

FINAL DRAFT

Honey Creek Resort

Facilities Condition Assessment

Moravia, Iowa

Date: November 7, 2022

Shive-Hattery Project Number 2142205650

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Parkway, Suite 100
West Des Moines, IA 50266

November 7, 2022

Adam Steen, Director
Iowa Department of Administrative Services
1305 East Walnut Street
Des Moines, Iowa 50319

RE: Honey Creek Resort Facilities Condition Assessment

Mr. Steen,

Thank you for the opportunity to perform the services referenced above. We have completed our evaluation and have summarized the results in the attached report. This report provides an assessment of civil, architectural-structural, mechanical, plumbing, and electrical systems for the Honey Creek Resort.

This written report outlines the team's observations as to the condition of the facilities. Included is a list of suggested repairs to remedy observed material deficiencies addressing priority and probable cost of construction. If you have any questions or need further assistance, please contact us at your convenience.

Sincerely,

SHIVE-HATTERY, INC.

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I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Registered Architect under the laws of the State of Iowa.

Mark H. Allen, AIA, NCARB, LEED AP

Printed or typed name

11-07-2022

Signature: Date

Registration Expires:

Pages, Sheets, or Divisions covered by this seal: This Report

SHIVEHATTERY ARCHITECTURE + ENGINEERING

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EXECUTIVE SUMMARY

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SCOPE OF REVIEW

We have performed a facility condition assessment for the Honey Creek Resort located on Rathbun Lake in Moravia, Iowa. This report provides an assessment of the property with respect to physical conditions and prioritization criteria as needed to address areas in need of repair for continued long term use.

The assessment included site visits to generally observe the buildings and site systems including discussions with building management and maintenance personnel. Budgetary pricing has been provided and is predicated on replacing items in-kind and does not include upgrades. The assessment did not include any invasive procedures or extensive investigation. The team performed a visual assessment of representative interior, exterior and site components only. A representative sample of areas, but not all, were available for our review.

Some of the conditions identified may require further analysis and documentation prior to remediation which may or may not have an impact on the budgetary pricing identified herein.

This pricing exercise is geared towards identifying a magnitude of cost in 2022 dollars for construction costs only. A variety of allowances, unit prices and market pricing from similar costs per square foot pricing as seen from this service area were used as a basis for developing costing information. In consultation with McGough Construction, Shive-Hattery has applied this information to this report and prepared a cost index for your consideration.

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ASSESSMENT OVERVIEW

This assessment was conducted to identify the physical condition of the buildings and to help categorize potential repair and maintenance items such that a systematic process can incorporate the repairs into an established maintenance schedule. To help prioritize the order in which the identified items should be addressed, priority groupings were established to help determine the most critical needs moving forward. The following priority groupings were established for this assessment:

> **Priority 1**: 0 to1 year, preemptive action: This priority describes conditions that if deferred will further deteriorate leading to additional damage or potentially unsafe conditions. This work, if performed, will remedy the identified conditions and reduce further deterioration caused by external factors. If not corrected expeditiously, these items could worsen leading to more severe damage of building components or create unsafe conditions for building occupants.
>
> **Priority 2**: 1 to 5 years, mitigate additional damage: This priority includes conditions requiring appropriate attention to minimize predictable deterioration or potential downtime and any associated damage that would ensue if deferred further. If conditions are not addressed in a timely manner, the condition could progressively worsen causing additional damage.
>
> **Priority 3**: 5 to 15 years, Beyond Expected Life: This priority includes conditions or systems that have been in service for a period of time beyond normally accepted industry standards. This priority includes items that may be of aesthetic concern or do not conform to current building codes but are "grandfathered" in their current condition. No action is required at this time, but should substantial work be undertaken, these items may require corrective action be taken.

Team members used reference materials, professional experience, and systems expertise to observe and assess existing conditions. While this review did not observe any conditions at this time that would be considered unsafe, several conditions observed that if not addressed in a timely manner could lead to unsafe conditions and should be addressed within the year. These items have been marked urgent in the existing conditions portion of this assessment.

The numbered photographs, which appear in the Appendix starting on page 34 of this report, are noted at the end of various recommendations.

Upon completion of the site observations, the information was broken down into the following individual categories for each group: architectural-structural, mechanical, electrical, and civil / site. Each discipline organized their review accordingly. A general description has been provided with a series of listed recommendations and anticipated costs tabulated by priority.

In general, our review has found that most of the areas reviewed are in reasonable condition with respect to their age and type. We have found several items of note and address them specifically while other recommendations are made to help advance asset protection efforts and general maintenance of these facilities. As the scope of service was limited to visual observations only, this assessment does not identify all potential deficiencies. However, reasonable conclusions can be drawn so that proactive steps can be taken to address notable concerns for added protection and preventative care extending the useful life of each facility.

The proposed repairs can be addressed now or spread out over time giving you options to address varied initial costs and/or varied functional efficiencies. Many combinations exist providing the flexibility that you may require to address these repairs.

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EXISTING CONDITIONS

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BUDGETARY PRICING SUMMARY

BUILDING GROUP	Priority 1 Summary	Priority 2 Summary	Priority 3 Summary	Building Group Total
1. EVENTS CENTER	$ 127,000	$ 624,000	$ 113,000	$ 864,000
2. HOTEL	$ 326,000	$ 1,440,000	$ 312,000	$ 2,078,000
3. WATER PARK	$ 372,000	$ 812,500	$ 335,500	$ 1,520,000
4. ACTIVITIES CENTER	$ 79,500	$ 17,000	$ 1,500	$ 98,000
5. COTTAGES & EMPLOYEE RESIDENCES	$ 784,000	$ 618,000	$ 401,000	$ 1,803,000
6. GOLF COURSE STRUCTURES	$ -	$ 71,000	$ 49,000	$ 120,000
(clubhouse, storage, maintenance, & pump house)				
7. SITE & SITE STRUCTURES	$ 27,000	$ 242,000	$ 48,000	$ 317,000
(paving, pavilion, restrooms, gazebo, & dock)				
PRIORITY GROUP TOTALS	$ 1,715,500	$ 3,824,500	$ 1,260,000	

IDENTIFIED REPAIRS GRAND TOTAL BUDGETARY PRICING	**$ 6,800,000**

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* Construction Costs: All sums identified in 2022 dollars of construction cost (trade labor and materials only).

* Deferred Maintenance: The costs are identified in 2022 dollars. Any future work should be adjusted accordingly for inflation.

* Allowances do not include savings possible if repairs are combined into a single project and competitively bid.

* In consultation with McGough Construction, Shive-Hattery (architect/engineer), as design professionals familiar with the construction industry have prepared this opinion of the probable cost of construction. As design professionals, we do not have control over the cost of labor, or equipment, or the contractor's method of determining bid prices, or over competitive bidding. Accordingly, the architect/engineer cannot and does not warrant or represent that such bids or negotiated prices will not vary from the probable cost of construction.

* Items observed to be unsafe at this time have been denoted as "**URGENT**" and require immediate attention.

* All associated costs represent allowances to address the identified condition. Mitigation of each item will require further clarification on quantity, quality, and schedule to work within the established allowance defined herein.

A1.1 EVENTS CENTER

GENERAL COMMENTS AND NOTES	Reviewer:	M. Allen / E. Maguire
The events center is in average to above average condition for the age of the facility. Structural movement was observed via wall cracking near entry vestibules and moisture penetration was observed throughout area via stained ceilings. Public restroom complied with ADA requirements at the time of construction but is not up to date with current guidelines. Vinyl wall covering is delaminating at numerous areas.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Damaged ceiling tile replacement (approx. 3000 SF)		$ 30,000	
Damaged vinyl wall covering replacement (approx. 3000 SF)		$ 30,000	
Carpet replacement (approx. 15,000 SF)		$ 110,000	
Gypsum board crack repair ($2500 per location / 10 locations)		$ 25,000	
Add gypsum board control joints at bulkhead corners (200 LF)		$ 30,000	
Kitchen to loading dock passage door replacement		$ 10,000	
Resealing grand lobby glazing		$ 20,000	
Repaint damaged gypsum board surfaces (approx. 25,000 SF @ $3/SF)			$ 75,000
Create ambulatory stalls in both men's and women's restroom			$ 4,000
Add vertical grab bars at accessible stalls in both men's and women's RR			$ 1,000
Clean ceilings at HVAC diffusers (after ducts have been cleaned)		$ 15,000	
EXTERIOR			
Leak repair at membrane roof	$ 20,000		
Hail damaged asphalt roofing replacement (approx. 200 sqrs)		$ 90,000	
Pressure wash exterior		$ 10,000	
Complete exterior prep and paint		$ 50,000	
Stabilize vestibule footings and repair cracks		$ 35,000	
Rain gutter and downspout cleaning	$ 5,000		
* structural movement observed does not represent a present safety hazard			
Priority totals	$ 25,000	$ 455,000	$ 80,000

Discipline total	**$ 560,000**

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M1.1 EVENTS CENTER

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
Mechanical systems are in commensurate condition with the type of systems and their age. Thorough cleaning and re-balancing would improve indoor air quality. Some HVAC systems are nearing the end of their useful life cycle.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
Duct Cleaning.		$ 5,000	$ 5,000
HVAC Equipment cleaning allowance.		$ 5,000	$ 5,000
Heat pump condensate pans have been overflowing and causing stains on ceiling tiles. Add an alarm sensor at 5 locations.	$ 5,000		
Replace heat pumps .	$ 48,000		
Replace water heater. (installed 02-14-2017)		$ 7,000	
Replace water heater. (installed 07-18-2022)			$ 7,000
Replace Ice Maker.		$ 7,000	
Upsize unit serving the lobby.		$ 6,000	
50% of thermostats still require replacement by Johnson Controls.		$ 6,000	
Replace pump cover.			$ 1,000
Replace damaged grilles, registers and diffusers - 10 @ $500 each.			$ 5,000
Replace damaged insulation in water service room.		$ 2,000	
Replace Ice Maker.		$ 6,000	
Replace Caulking on sinks - 10 locations.	$ 1,000		
Replace Air Handlers on roof (5).		$ 40,000	
Replace Kitchen Hood Make Up Air Units and exhaust fans.		$ 25,000	
Replace condensing units (5).		$ 40,000	
(includes freezer and cooler condensing units & evaporator coils)			
Priority totals	$ 54,000	$ 149,000	$ 23,000

Discipline total	**$ 226,000**

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E1.1 EVENTS CENTER

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Replacement of light fixture housings. (approx. 20 locations)			$ 10,000
Replace non-functioning redundant VFD's in mechanical room.	$ 35,000		
Create code required 3ft clearance from all electrical equipment.		$ 5,000	
Broken conduit with exposed wiring in electrical room.	$ 3,000		
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$10,000	
EXTERIOR			
Any sustainable energy systems (solar/photovoltaics) would need to be connected to be functional. Solar has not worked for the past five years and is supposed to feed domestic water system. It was reported that two pumps are needed to be replaced in order to fix it.	$ 10,000		
Provide maintenance / repair to lightning protection system.		$ 5,000	
(Franklin rod mounting brackets)			
Priority totals	$ 48,000	$ 20,000	$ 10,000

Discipline total	**$ 78,000**

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A2.1 HOTEL

GENERAL COMMENTS AND NOTES	Reviewer:	M. Allen / S. Brase
The 105 guest room hotel is in average condition for the age of the facility. Structural movement was observed at the hotel to events center demising wall via unlevel floors. Minor gypsum board cracking was observed at areas needing control joints. Moisture penetration was observed at the lower level guest rooms at HVAC chases. Rust was observed at a number of guest room bathroom door frames and shower drains. ADA requirements were met at the time of construction but are not up to date with current guidelines. Vinyl wall covering is delaminating extensively. Exterior prep and repaint needed within 5 years. Work has begun updating hotel room finishes but only a small percentage of rooms have been updated. The same finish updates should be completed for the remaining hotel rooms - no budgetary pricing has been included for hotel room finish updates herein other than areas in need of repair.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Patch and repair damaged vinyl wall covering. (500 SF)		$ 50,000	
Rusting door frame prep and paint. (approximately 30 doors)		$ 10,000	
Corridor carpet replacement. (approximately 8000 square ft)		$ 60,000	
Gypsum board patch and repair. $2K per 105 rooms.		$ 210,000	
* Predominately wood frame construction, but virtually no interior			
control joints - more gypsum board cracking can be expected			
* Previously repaired bathroom ceilings - addressed above in gyp bd patching			
Vertical grab bar installation. (6 accessible guest room toilets)			$ 2,000
Allowance to re-grout tile shower surrounds at all rooms.		$ 40,000	
Replace door and frame from public corridor to service area.		$ 5,000	
Replace 105 hotel room door electronic locking systems - door hardware only.		$ 210,000	
Hotel room HVAC chase on going maintenance	$ 35,000	$ 70,000	$ 70,000
Mitigate moisture damage at 30 HVAC chases - damaged areas only.	$ 54,000		
* HVAC chases systematically leaking condensation requiring frequent maintenance			
* Run HVAC during off season to prevent further damage to int. finishes			
* Bounce in corridor floor due to structural members being 2x10's			
in lieu of trusses. It is structurally sound, but uncomfortable to walk across.			
EXTERIOR			
Hail damaged asphalt roofing replacement allowance (approx. 350 sqs)		$ 150,000	
Pressure wash exterior allowance (confirm bird nest protection w/ DNR)		$ 30,000	
Complete exterior prep and paint allowance		$ 125,000	
Replace damaged and/or loose privacy fencing allowance (approx. 125 l)	$ 10,000		
275 LF Lower level sill flashing installation allowance		$ 25,000	
Repair / replace damaged siding. Approx 5,000 SF	$ 124,000		
Replace concrete apron for positive drainage (150 sq yds lower level walk out)	$ 25,000		
Rain gutter and downspout cleaning	$ 10,000		
Priority totals	$ 258,000	$ 985,000	$ 72,000

Discipline total	**$ 1,315,000**

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M2.1 HOTEL

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
Mechanical systems are in commensurate condition with the type of systems and their age. HVAC equipment is nearing or is passed its useful life cycle. Condensation management at HVAC units is creating moisture issues leading to deterioration and damage. Further design investigations are recommended to develop a solution that will prevent further damage.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
Replace caulking in showers - all locations.		$ 30,000	
Replace PTAC units at 95 guest rooms.		$ 250,000	
Replace Filters at PTAC units. (105 locations)		$ 5,000	
Replace/repair rusted tubs. (12)		$ 60,000	
Repair damaged PVC elbow on condensate discharge. (50)	$ 24,000		
Replace damaged hot water heater.	$ 7,000		
Install hard duct and fire damper in backup cooling to IT room.	$ 3,000		
Add supply duct to office in laundry room.	$ 2,000		
Add bug screens on newer units. (50)		$ 5,000	
Replace 9 condensing units. (southwest corner of hotel structure)		$ 35,000	
Replace laundry furnace.		$ 5,000	
Replace IT room cooling unit.		$ 5,000	
Replace LL hall furnace.		$ 5,000	
Insulate and seal refrigerant piping that penetrate exterior wall.	$ 4,000		
Replace passive solar system pumps.	$ 10,000		
* Condensing unit grouping on Southwest corner of hotel are too tightly			
spaced together and are likely not functioning at full potential. Currently, units			
are functioning, but likely will fall short of anticipated life cycle. Limited			
space prevents spreading units apart. Will require design analysis for			
long term solution. No other recommendations at this time.			
* Dryer vent discharge is directed towards condensing units. An airflow			
diverter was installed to redirect dryer exhaust up and away from condensing			
units. Further analysis and design are needed to recommend a more			
permanent solution.			
* Rust colored water from faucets was observed. Implement a maintenance			
schedule to flush and purge water lines.			
Priority totals	$ 50,000	$ 400,000	$ -

Discipline total	**$ 450,000**

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E2.1 HOTEL

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$10,000	
Push bar hardware required on electrical room door downstairs. Manual toggle switches for lighting control required in all electrical rooms.	$8,000		
Convert all lighting to LED fixtures. (all rooms & corridors)		$40,000	
Repair and replacement of light fixtures housing incorrectly installed.	$8,000		
Fire alarm system is previous generation model. Upgrade recommended.			$ 240,000
West electrical room - replace exit door hardware with panic device. Replace occupancy sensor for lighting control with manual toggle switch.	$2,000		
EXTERIOR			
Add receptacles for proper exterior applications.		$ 5,000	
* Condensing unit grouping on Southwest corner of hotel are too tightly			
spaced together and are likely not functioning at full potential. Currently, units			
are functioning, but likely will fall short of anticipated life cycle. Limited			
space prevents spreading units apart. Will require electrical design analysis			
for long term solution. No other recommendations at this time.			
Priority totals	$ 18,000	$ 55,000	$ 240,000

Discipline total	**$ 313,000**

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A3.1 WATER PARK

GENERAL COMMENTS AND NOTES	Reviewer:	M. Allen
The water park is in average condition for the age of the facility. Structural movement was observed at the West water slide stair tower via cracked slab edge. Minor gypsum board wall damage was observed. Moisture penetration was observed at gyp. board ceiling around ductwork. Rust was observed at stainless steel guard rail connectors and the stainless steel drinking fountain. ADA requirements were met at the time of construction but are not up to date with current guidelines. Several glass guard rail sections were cracked. Exterior prep and repaint needed.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Gypsum board patch and repair. Approx 50 SQ FT.		$ 5,000	
Vertical grab bar installation. (2 accessible toilet stalls)			$ 500
Replace restroom tile flooring with slip resistant tile.		$ 37,000	
Restrooms tile flooring cleaning.	$ 2,000		
Drinking fountain replacement.		$ 3,000	
Guardrail and handrail connection components, replace damage pieces.		$ 5,000	
Guardrail glazing replacement. (3 broken panels)		$ 3,000	
Miscellaneous repairs allowance. (vinyl base, ACT, touch up paint)		$ 5,000	
Repair structural steel column near water slide stair. (rust damage)	$ 5,000		
* the high humidity and the tracking of the chlorinated water is leaving			
heavy deposits on the floor surfaces. Given the nature of the space we			
believe this to be unavoidable and recommend an above average			
annual allowance be budgeted for cleaning.			
* Condensation on block wall in pump room. Monitor / repaint when needed.			
EXTERIOR			
Hail damaged asphalt roofing replacement. (approx. 150 sqrs)		$ 69,500	
Pressure wash exterior.		$ 10,000	
Complete exterior prep and paint.		$ 50,000	
Stabilize footings and repair crack in slab edge at water slide ext. enclosure.		$ 25,000	
- near water slide stair bump out.			
Priority totals	$ 7,000	$ 212,500	$ 500

Discipline total	**$ 220,000**

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M3.1 WATER PARK

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
HVAC systems are nearing or are passed their useful life cycle. Energy recovery ventilator (ERV) was observed to not be fully functioning.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
Replace Air Handler (ERV) allowance	$ 250,000		
Replace water heater allowance. (4)		$ 21,000	
Replace snack bar AHU allowance (installed 2007)		$ 10,000	
Replace Arcade AHU allowance (installed 2007)		$ 10,000	
Repair Damage to downspout		$ 3,000	
Replace gutter along northeast edge of building	$ 4,000		
Replace damaged piping insulation in pool equipment room allowance		$ 1,000	
Replace Water Park Pumps. (4)		$ 30,000	
Replace solar system pumps (4)	$ 33,000		
Priority totals	$ 287,000	$ 75,000	$ -

Discipline total	**$ 362,000**

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E3.1 WATER PARK

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$5,000	
EXTERIOR			
Receptacles upgraded to be Weatherproof GFCI.	$ 5,000		
Priority totals	$ 5,000	$ 5,000	$ -

Discipline total	**$ 10,000**

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W3.1 WATER PARK

GENERAL COMMENTS AND NOTES	Reviewer:	J. Bartley
The water park structures and systems are in fair condition for its age. The larger issue is damage occurring from a pool system that is generating chloramines which are being released into the water park air space. The resulting humidity and chlorine-laden air is causing corrosion of metallic items within the area. A UV system is proposed to help mitigate the chloramine issues. Most of the remaining repairs are typical for the age of facility and life-cycle of equipment.		

DISCIPLINE: Aquatics structure and systems	Priority 1	Priority 2	Priority 3
Remove and replace exposed aggregate finish in pool basins.			$ 140,000
Provide seal coating on pool deck, with non-skid texture.	$ 30,000		
Replace wading pool and spa filters.		$ 40,000	
Replace activity pool/lazy river filters and assoc. piping.			$ 175,000
Replace end suction pumps.		$ 110,000	
Install UV treatment system for all pools.		$ 100,000	
Construct separate chemical room to isolate chlorine and acid from main pool equipment.		$ 75,000	
Recoat ship slide structure and replace corroded carbon steel hardware.		$ 75,000	
Replace safety pads at exit of wading pool slides.	$ 8,000		
Replace tall spray in wading pool.			$ 20,000
Replace the floatables and safety pads in the water walk.		$ 30,000	
Replace the stair treads on the large slide structure.		$ 25,000	
Recoat the metal structure and rails on the water slide stair structural members, and remove all corrosion in the process.		$ 25,000	
Recoat the gel coating on the water slide flume.		$ 40,000	
Replace the PVC VGBA covers on the pool basins.	$ 35,000		
Priority totals	$ 73,000	$ 520,000	$ 335,000

Discipline total	**$ 928,000**

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A4.1 ACTIVITIES CENTER

GENERAL COMMENTS AND NOTES	Reviewer:	M. Allen
The Activities Center is a unique facility on this campus. It was a competition entry constructed by Iowa State University students on another site and subsequently relocated to this property as its permanent home. The construction type and architectural style are different than any other structure on the property. However, this facility appears to be in reasonable condition. The primary architectural and structural concerns are the integrity of the deck and the front fascia.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Repair shower wall and re-tile shower stall.	$ 7,000		
EXTERIOR			
Exterior deck decking replacement. (4 quarter decking)	$ 45,000		
Front fascia and associated drip edge repair/replacement.	$ 5,000		
Exterior siding cleaning. (clean and remove accumulated mildew)	$ 3,000		
Priority totals	$ 60,000	$ -	$ -

Discipline total	**$ 60,000**

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M4.1 ACTIVITIES CENTER

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
The condition of the mechanical systems are commensurate with the age and type of systems used at the activities center.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
Replace solar system pumps. (2 pumps)	$ 9,500		
Shower walls opened and piping is exposed. See architectural comments.			
Replace ceiling cabinet exhaust fan.			$ 1,500
Replace mini split system.		$ 5,000	
Replace large condensing unit.		$ 7,000	
Priority totals	$ 9,500	$ 12,000	$ 1,500

Discipline total **$ 23,000**

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E4.1 ACTIVITIES CENTER

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric. Building has PV solar panels on the roof.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$5,000	
EXTERIOR			
Any sustainable energy systems (solar, wind, photovoltaics) would need to be connected to be functional. Solar does not currently work and is supposed to feed domestic water system.	$ 10,000		
Priority totals	$ 10,000	$ 5,000	$ -

Discipline total	**$ 15,000**

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A5.1 COTTAGES & EMPLOYEE RESIDENCES

GENERAL COMMENTS AND NOTES	Reviewer:	E. Maguire
28 Cottages are available on the campus. Cottage variants include 1 bedroom with loft, 2 bedroom, and 4 bedroom options. Cottages are one and two story wood frame structures with the primary floor elevated above grade constructed on cast in place concrete piers. The exterior cladding is fiber cement siding and trim with vinyl windows, a primary exterior door that provides hotel key card access, and a secondary exterior door with access to the deck. All cottages include elevated decks with stairs or ramps at ADA units. Exteriors are in need of cleaning. Some interior painted surfaces have been damaged, chipped, or are flaking paint and requires touch up paint. Hail damage was observed on some of the exterior siding. Asphalt shingle roofs appeared to be in above average condition. No repairs recommended at this time. Vertical cracking observed at gypsum board at landings of spiral stair and railing in lofted cottages. Support of railings and stairs should be investigated. All associated pricing is intended for all 28 cottages and 6 resident housing unless noted otherwise.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
Elevated decks are not adequately supported. Sagging of deck and out-of-plumb railings is readily observable. Composite planks have failed and been replaced in several locations. Study deck design and revise as necessary. Price includes replacement of all decks. (Photo A5.1-01)	$ 450,000		
Stairs at cottage decks are failing. Stairs are being replaced. (Photo A5.1-02)			
Ramps at ADA units are not adequately supported. Composite planks have failed and been replaced in several locations. Railings are sturdy but pitched outboard. Investigation and redesign recommended. (Photo A5.1-03)	$ 40,000		
Some balusters at railing are missing. Replace as needed. (Photo A5.1-04)	$ 5,000		
URGENT: Some fire alarm devices are missing. Others are not secured to the ceiling and suspended by the power wires. Carbon monoxide detectors are missing, expired, or not operational. Repair or replace. (Photo A5.1-05)	$ 10,000		
Exterior geothermal chase at some cottages has been compromised by vermin. Chases should be modified to have more resistant cladding to resist vermin access. Repair HVAC and interior damage.	$ 30,000		
URGENT: Several concrete piers at some of the cottages observed have had issues at top of the piers adjacent to outboard anchor bolt. Based on informal observations, it appears that rebar cage was not provided around the anchor bolt assembly. This reinforcing would assist with distributing shear loads on the anchor bolts. Concrete requires rebar to resist shear loads. The areas where concrete has blown out should be repaired. Potential repair options include concrete patch with carbon fiber wrap. Issue was noted at 4 cabins. (Photos A5.1-06 and A5.1-07)	$ 30,000		
Vertical cracking observed at gypsum board at landings of spiral stair and railing in lofted cottages. Patch and repair. (Photos A5.1-08 and A5.1-09)		$ 20,000	
Fiber Cement siding is damaged in some locations. Repair or replace. (Photos A5.1-10, A5.1-11, A5.1-12, and A5.1-13)		$ 65,000	
Some areas of exterior wall have large gaps between in-plane planks. Manufacturers guidance should be followed to seal these gaps and repair. (Photo A5.1-15)		$ 150,000	
Priority totals	$ 565,000	$ 235,000	$ -

Discipline total	**$ 800,000**

FINAL DRAFT

A5.2 COTTAGES & EMPLOYEE RESIDENCES

GENERAL COMMENTS AND NOTES	Reviewer:	E. Maguire
Architectural / structural comments continued from previous page.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
Some shower plumbing fixtures are loose and sealant at shower enclosure has failed. Secure plumbing fixtures and reseal. (Photo A5.1-16)		$ 6,000	
Sealant at sink basins needs to be replaced. (Photo A5.1-17)		$ 7,000	
Kitchen counters are plastic laminate. Edging and field laminate is failing in many locations. Allowance for replacing with plastic laminate countertop. (Recommend replacing with better, long term solution of solid surfacing. Doubles cost but improved longevity)		$ 56,000	
Facia panels under primary floor are dislodged or loose. Resecure and replace worn panels. (Photo A5.1-18)		$ 40,000	
Soffit and facia panels at roof level are dislodged in several cottages. Resecure panels and replace worn panels. (Photos A5.1-19, A5.1-20, and A5.1-21)		$ 76,000	
Secondary exterior patio doors have worn-out door operating hardware. Door hardware is loose and does not smoothly operate. Recommend replacing all operating hardware.	$ 13,000		
Bathroom exhaust fans are not secured and noisy when operating. Replace.		$ 11,000	
Sink faucet replacement. (14)		$ 16,000	
Enamel coating at kitchen sink basins has worn off. Replace sink basins. (Photo A5.1-22)			$ 16,000
Flooring trim is incomplete or missing in some areas. Repair or replace. (Photo A5.1-23)			$ 8,000
Repaint faded chimney fiber cement cladding. (Photo A5.1-24)			$ 16,000
Damage downspouts, missing segments, and missing splash blocks. Unsupported extensions below floor may require additional support structure.		$ 30,000	
Seal in lite at some main entry doors has failed. Replace lite. (Photo A5.1-25)		$ 4,000	
Interior walls are dented and damaged. Patch and repair. Aesthetic issue only.			$ 140,000
Restroom solid surface needs to be resealed. Aesthetic issue only. (Photo A5.1-26)			$ 25,000
Replace approx. 40 broken window panes. (Photo A5.1-27)		$ 20,000	
Appliances are near or at end of service life. Some microwaves don't work. Some ranges functions are not operational. Fridge interior panels are damaged. Replace all appliances.			$ 87,000
Cracking at ridge of living rooms. Aesthetic issue only. Patch and repair. (Photo A5.1-28)			$ 77,000
Replace sealant at tubs. (Photo A5.1-29)			$ 25,000
Employee Housing skirts are damaged in several locations. Repair or replace at all 6 units. (Photo A5.1-30 and A5.1-31)		$ 12,000	
Employee Housing. Perimeter of windows is drafty and exposed where trim is missing. Seal perimeter of windows at all 6 units. (Photos A5.1-32 and A5.1-33)		$ 15,000	
Employee Housing. Water damage at ceilings. Repair leaks in roof and ceilings allowance for all 6 units. (Photo A5.1-34)	$ 50,000		
Priority totals	$ 63,000	$ 293,000	$ 394,000

Discipline total **$ 750,000**

FINAL DRAFT

A5.3 COTTAGES & EMPLOYEE RESIDENCES

GENERAL COMMENTS AND NOTES	Reviewer:	E. Maguire
Architectural / structural comments continued from previous page.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
Employee Housing. Exterior doors are warped and missing seals. Replace 28 entry doors. (Photo A5.1-35)	$ 70,000		
URGENT: Employee Housing. Smoke and Carbon Dioxide Detectors are missing. Replace all (28). (Photo A5.1-36_	$ 15,000		
Employee Housing. Window blinds are damaged or missing. Replace. Approx 30 blinds. (Photos A5.1-37 and A5.1-38)			$ 5,000
Employee Housing. Repair damage to interior walls. Approx 50 SQ FT. (Photo A5.1-39)		$ 10,000	
Priority totals	$ 85,000	$ 10,000	$ 5,000

Discipline total	**$ 100,000**

FINAL DRAFT

M5.1 COTTAGES AND EMPLOYEE RESIDENCES

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
Mechanical systems are generally showing signs of age and are nearing the end of their useful life.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
Replace underground domestic water piping at cottages. (28)		$ 50,000	
Clean Grilles on Equipment closets at cottages.			$ 2,000
Replace non-functioning heat pumps at two unobserved cottages.	$ 8,000		
Replace water heaters at cottages. (28)	$ 43,000		
Replace window AC units in all cottages. (28)		$ 25,000	
Priority totals	$ 51,000	$ 75,000	$ 2,000

Discipline total	**$ 128,000**

FINAL DRAFT

E5.1 COTTAGES AND EMPLOYEE RESIDENCES

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric. 5 Cabins have PV solar panels on them. Electrical disconnect at solar is turned off at some cabins. Unclear if solar is in use or operational. Additional investigation warranted.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
INTERIOR			
GFCI Breakers within 6ft of sink in cabins - replace with GFCI device. (Photo E5.1_2-4)	$5,000		
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$5,000	
EXTERIOR			
Replace light pole bases near cabins due to unstable installations. (Photo	$15,000		
* Several exterior receptacles show insect nests.			
Priority totals	$ 20,000	$ 5,000	$ -

Discipline total	**$ 25,000**

FINAL DRAFT

A6.1 GOLF COURSE STRUCTURES (clubhouse, storage, maintenance, & pump houses)

GENERAL COMMENTS AND NOTES	Reviewer:	
5 Golf Course Structures were reviewed. The Club House (CH) is in good condition. Mechanical/Electrical room was observed to be used for storage (E6.1_1). This could be a fire hazard. Room should not be used for storage. The Open Storage Building is a light frame wood structure in good condition. The North Pump House (NPH) has some deteriorated elements and wildlife damage that should be repaired. The South Pump House (SPH) and Maintenance Building (MB) are in good condition.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
CH: Control Joints were not observed. Cracking was noted in walls in many locations including: where direction of wall changes, along walls of extended runs, above door and window frames, and where gypsum board ceiling abut walls. Common locations for .Control Joints include door frames, where gypsum board assemblies suspended from structure abuts walls, and at regular intervals along extended walls. Control Joints prevent cracking in gypsum board resulting from natural building movement. Patch and repair gypsum board cracks only. (Photos A6.1-02, A6.1-03, A6.1-04, and A6.1-05)			$ 10,000
NPH: Fiber Cement exterior has sustained extensive vermin damage. In some locations vermin have penetrated siding and sheathing. Limited patching has been done. Recommend replacing damaged elements and studying vermin resistant cladding options. (Photos A6.1-06, A6.1-07, and A6.1-08)		$ 8,000	
NPH: Exterior door and frame have extensive surface rust. Remove rust and re-paint. (Photo A6.1-09)		$ 5,000	
MB: Gypsum board ceiling above vehicular lift is damaged. (Photo A6.1-10)			$ 4,000
MB: Fascia and Soffit trim have become dislodged in some locations. Secure and make water tight. (Photo A6.1-11)		$ 3,000	
Priority totals	$ -	$ 16,000	$ 14,000

Discipline total	**$ 30,000**

FINAL DRAFT

M6.1 GOLF COURSE STRUCTURES (clubhouse, storage, maintenance, & pump house)

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
Mechanical systems are generally showing signs of age and are nearing the end of their useful life.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
Replace Water heaters at clubhouse and maintenance building. (5)		$ 14,000	
Replace Furnaces at clubhouse and maintenance building. (3)		$ 21,000	
Replace 75 HP pump at pump house.			$ 35,000
Priority totals	$ -	$ 35,000	$ 35,000

Discipline total	**$ 70,000**

FINAL DRAFT

E6.1 GOLF COURSE STRUCTURES (clubhouse, storage, maintenance, & pump house)

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
INTERIOR			
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$10,000	
Replace tracking lighting in golf course shop. (Photo E6.1_2)		$ 10,000	
Priority totals	$ -	$ 20,000	$ -

Discipline total	**$ 20,000**

FINAL DRAFT

C7.1 SITE & SITE STRUCTURES (paving, pavilion, restrooms, gazebo, & dock)

GENERAL COMMENTS AND NOTES	Reviewer:	K. Scallon / M. Moylan
Site paving is generally in good condition with respect to the age. Limited deterioration or damage was observed. Specific areas of concern include uneven pavement panels that now act as tripping hazards. These items have been given a Priority 1 ranking due to pedestrian trip and fall concerns. Other pavement areas require routine maintenance such as crack sealing and isolated removal and replacement of deteriorated PCC pavement panels.		

DISCIPLINE: CIVIL	Priority 1	Priority 2	Priority 3
MAIN PARKING LOT			
Replace 120 sq yards PCC panels. (Photos C7.1-01 to C7.1-03		$ 12,000	
Replace 125 sq yards PCC sidewalk panels. (Photos C7.1-04 to C7.1-10)	$ 12,500		
Replace 16 sq yards PCC sidewalk panel adjacent to intake. (Photo C7.1-11)	$ 1,500		
Replace broken curb stop. Approx 6 LF			$ 500
Grind PCC pavement at joint. (Photo C7.1-12)	$ 1,500		
Seal 450 lineal feet of pavement cracks. (Photos C7.1-13 to C7.1-15)		$ 9,000	
Replace PCC curb and gutter. (Photo C7.1-16)			$ 1,000
Clean sand from linear trench drain. (Photo C7.1-17)		$ 1,000	
DOCK			
Replace concrete square panels. Approx 10 SQ Yds Photo C7.1-18)		$ 1,000	
ACTIVITIES CENTER			
Replace 42 sq yards PCC sidewalk panels. (Photo C7.1-19)	$ 4,000		
Grind PCC pavement at joint. (Photo C7.1-20)	$ 500		
WALKING TRAIL			
Seal cracks. (Photo C7.1-21)			$ 6,000
MAIN ROAD			
Replace 70 sq yards PCC panels. (Photo C7.1-22)		$ 7,000	
Grind PCC pavement at joint. Approx. 15 LF			$ 1,000
Seal pavement cracks. (Photo C7.1-23)		$ 5,000	
CABIN ROADS/DRIVEWAYS			
Replace 50 sq yards PCC panels. (Photo C7.1-24)		$ 5,000	
Grind PCC pavement at joint. (Photo C7.1-25)			$ 1,000
Seal cracks.			$ 5,000
Replace broken curb stop. Approx. 6 LF			$ 500
Priority totals	$ 20,000	$ 40,000	$ 15,000

Discipline total	**$ 75,000**

FINAL DRAFT

C7.2 SITE & SITE STRUCTURES (paving, pavilion, restrooms, gazebo, & dock)

GENERAL COMMENTS AND NOTES	Reviewer:	K. Scallon / M. Moylan
Site paving is generally in good condition with respect to the age. Limited deterioration or damage was observed. Specific areas of concern include uneven pavement panels that now act as tripping hazards. These items have been given a Priority 1 ranking due to the hazard to pedestrians. Other pavement areas require routine maintenance such as crack sealing and isolated removal and replacement of deteriorated PCC pavement panels.		

DISCIPLINE: CIVIL	Priority 1	Priority 2	Priority 3
RV PARK			
Replace PCC panels. Approx 30 SQ Yds (Photo C7.2-01)		$ 3,000	
Grind PCC pavement at joint. (Photo C7.2-02)		$ 500	
Seal pavement cracks. (Photo C7.2-03)		$ 7,500	
Re-install marker post. (Photo C7.2-04)			$ 500
Replace wooden dock slats. Approx. 8000 SF (Photo C7.2-05)		$ 48,000	
GAZEBO			
Replace broken curb stops.			$ 1,500
GOLF COURSE PARKING LOT			
Replace PCC panels. Approx. 20 SQ Yds (Photo C7.2-06)		$ 2,000	
Seal pavement cracks. (Photos C7.2-07 to C7.2-09)		$ 10,000	
Grind PCC pavement at joint. (Photo C7.2-10)	$ 1,000		
Repair PCC curb and gutter. (Photo C7.2-11)		$ 1,000	
Priority totals	$ 1,000	$ 72,000	$ 2,000

Discipline total	**$ 75,000**

FINAL DRAFT

A7.1 SITE & SITE STRUCTURES (paving, pavilion, restrooms, gazebo, & dock)

GENERAL COMMENTS AND NOTES	Reviewer:	E. Maguire
Restroom Structure (RR) is made of precast concrete panels and roof with separate facilities for men and women. The Pavilion (Pv) is a mass timber structure with concrete block bases at columns.		

DISCIPLINE: ARCHITECTURAL & STRUCTURAL	Priority 1	Priority 2	Priority 3
RR: Exterior concrete slabs have cracks radiating from corners of Rest Room structure. Replace panels and ensure that adequate accommodations are made for expansion and contraction. (Photo A7.1-07)			$ 8,000
RR: Paint on precast walls of Rest Rooms is fading and warn off. Re-paint.			$ 13,000
RR: Interior floor and wall finish is pealing. Repair or replace. (Photo A7.1-08)			$ 10,000
Pv: Pavilion columns passthrough CMU bases with cast stone tops. All 22 bases are consistently cracking along short axis of pavilion. Cracking is assumed to be from column movement along long axis of pavilion. Replace all column bases with same but with connection at column to absorb structural movement. (Photos A7.1-03, A7.1-04, A7.1-05, and A7.1-06)		$ 110,000	
Priority totals	$ -	$ 110,000	$ 31,000

Discipline total	**$ 141,000**

FINAL DRAFT

M7.1 SITE & SITE STRUCTURES (paving, pavilion, restrooms, gazebo, & dock)

GENERAL COMMENTS AND NOTES	Reviewer:	Sprenger, Baumhover, Cloyd
This group of structures has no or limited mechanical systems. All plumbing fixtures appeared to be in reasonable condition.		

DISCIPLINE: MECHANICAL	Priority 1	Priority 2	Priority 3
No recommendations at this time.			
Priority totals	$ -	$ -	$ -

Discipline total **$ -**

FINAL DRAFT

E7.1 SITE & SITE STRUCTURES (paving, pavilion, restrooms, gazebo, & dock)

GENERAL COMMENTS AND NOTES	Reviewer:	J. Waldron, L. Anderson
*Arc flash study and labels recommended for entire site. Arc flash studies to be completed for entire campus under a single review. Items herein are broken up for pricing estimates only. Arc flash guidelines were not in place at the time of construction. Recommended that an Arc flash study be conducted in accordance with NFPA 70E and OSHA safety guidelines. Electric Utility is Chariton Valley Electric.		

DISCIPLINE: ELECTRICAL	Priority 1	Priority 2	Priority 3
EXTERIOR			
Replace handhole cover that was destroyed by lawn maintenance. (Photo E7.1_1	$1,000		
All exterior receptacles shall be Weather Proof GFI's. (Photo E7.1_3)	$5,000		
Upgrade wood EV charging mounting to industrial pedestal. (Photo E7.1_4)		$15,000	
Lack of arc flash labels on electrical equipment - arc flash study should be done and stickers created for all electrical equipment per NFPA 70E & OSHA.		$5,000	
Priority totals	$ 6,000	$ 20,000	$ -

Discipline total	**$ 26,000**

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APPENDIX

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CIVIL - SITE PHOTOGRAPHS

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ARCHITECTURAL - STRUCTURAL PHOTOGRAPHS

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MECHANICAL PHOTOGRAPHS

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ELECTRICAL PHOTOGRAPHS

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