



Preliminary Detail of Renovations Required

Final to be determined based on A&E

Overall Property:

1. Mold abatement study
2. Asbestos abatement study
3. Key all doors to current system/access system

Sitework:

1. Remove paving and install new 2" thick asphalt paving with striping and ADA spaces
2. Remove flagpole and steel pipe railings in parking lot
3. Install new LED parking lot lights on poles; Connect to photocell, not timer
4. Replace monument sign panels with new ones and install LED lighting kit
5. Re-paint propane fueling station railing
6. Remove tree stumps between buildings
7. Add area drains between buildings; Add concrete flatwork between buildings and regrade so that rainwater easily drains out

Station Building:

1. Remove and replace roofing with standing seam (plus damaged decking/joists)
2. Remove and replace siding with Hardie board siding (plus damaged sheathing/studs)
3. Remove and replace soffit with Hardie soffit
4. Remove and replace windows with Anderson
5. Paint entire exterior
6. Demo and repair water damaged areas throughout building interior, mostly along south wall
7. Remove and replace entire HVAC system
8. Remove and replace flooring throughout
9. Remove and replace all lighting with LED fixtures
10. Replace millwork and countertops in breakroom
11. Renovate restrooms, replace fixtures and update to current accessibility standards.
12. Remove and replace all doors.
13. Paint entire interior
14. Add rain gutters on south side of building to route water away from buildings

Metal Building

1. Repair damaged/dented roof beams
2. Repair roof leaks or reroof with new standing seam roofing
3. Remove windows
4. Remove office, restroom and cage
5. Remove and replace all doors and overhead doors
6. Remove and replace metal wall panels
7. Remove and replace lighting with LED fixtures
8. Provide allowance for warehouse shelving
9. Infill trench floor drain with concrete
10. Remove and replace blanket roof insulation
11. Remove vent through roof
12. Add rain gutters on north side of building to route water away from buildings