



Coventry PEACE Building

2843 Washington Boulevard

CAPITAL NEEDS ASSESSMENT

Prepared by



**PLAYHOUSE SQUARE
MANAGEMENT**



March 2024



Executive Summary of Coventry PEACE Building

After a review of the capital needs at the Coventry PEACE Building, Playhouse Square Management has developed recommendations and estimates based on the current conditions, remaining useful life, and potential future improvements. This capital improvement estimate includes the roof, facade, windows, HVAC, electrical, plumbing, interior improvements, and security systems.

Capital Item		Recommendation
ROOF	<input type="checkbox"/>	The west side roof was replaced in November 2023 because it was in imminent danger of collapse. The remainder of the roof is at the end of its life and should be replaced in 2024.
FACADE	<input type="checkbox"/>	The façade is brick veneer over concrete masonry units and overall appears to be in good condition, requiring some preventive maintenance and repairs to prevent moisture penetration.
	<input type="checkbox"/>	Masonry repairs include replacing window and door perimeter seals, caulking concrete or asphalt to the building, graffiti removal, tuckpointing 20% of the façade masonry, wash and seal the masonry, install lintels where missing and lintel weeps, replace embedded handrail post with surface mount.
	<input type="checkbox"/>	Subgrade repairs to reconfigure asphalt and soil grade/pitch.
	<input type="checkbox"/>	Below-grade waterproofing.



Executive Summary of Coventry PEACE Building

WINDOWS	<input type="checkbox"/>	Single-pane slider windows are original to the building except the mezzanine level, which were replaced in 2012.
	<input type="checkbox"/>	The windows are inefficient and in poor condition. Replacement is recommended.
HVAC	<input type="checkbox"/>	The HVAC and control system are original and at the end of their lives. It is difficult to find replacement parts.
ELECTRICAL	<input type="checkbox"/>	There are no immediate concerns; a thermal scan is recommended every 2-3 years to identify potential safety issues.
PLUMBING	<input type="checkbox"/>	Plumbing fixtures are mostly original and many need replacement.
PAINT & FLOORING	<input type="checkbox"/>	Recommend replacement of common area carpet and touch-up paint on peeling walls. Some stairwells are missing vinyl tiles.
	<input type="checkbox"/>	There is an immediate need to level the floor of 117-G in the southwest quadrant in anticipation of leasing to a new tenant. Additionally, partition walls are required in the 112 (northwest) quadrant to delineate tenant spaces.
SECURITY SYSTEMS	<input type="checkbox"/>	The security system is old, though functional. Artful/CPC placed home-style security cameras that enable them to record video and audio in the common areas.
	<input type="checkbox"/>	At least one additional card reader will be required at the former Family Connections door when 117-G is leased. Additional readers recommended where needed on west and east sides.
	<input type="checkbox"/>	Recommend upgrading the software.
	<input type="checkbox"/>	Recommend replacing tenant's common area security cameras with those controlled by ownership/management.

Building Facilities Capital Plan - 2843 Washington Blvd, Coventry PEACE Building

SUMMARY

Item	Total	2024	2025	2026
Roof	\$ 217,300	\$ 217,300	\$ -	\$ -
Façade/Structure	\$ 535,000	\$ -	\$ 260,000	\$ 275,000
Windows	\$ 6,346	\$ 4,320	\$ -	\$ 2,026
HVAC	\$ 1,860,000	\$ 1,510,000	\$ -	\$ 350,000
Electrical	\$ 5,600	\$ 2,800	\$ -	\$ 2,800
Plumbing	\$ 11,250	\$ 11,250	\$ -	\$ -
Interior Lighting	\$ 98,147	\$ 98,147	\$ -	\$ -
Paint-Flooring	\$ 40,955	\$ 17,140	\$ 1,280	\$ 22,535
Security Systems	\$ 27,245	\$ 27,245	\$ -	\$ -
	\$ 2,801,843	\$ 1,888,202	\$ 261,280	\$ 652,361

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Roof

Recommendation:	Est/Bid	TOTAL	2024	2025	2026
Replace remaining original	Bid	\$ 217,300	\$ 217,300	\$ -	\$ -
		\$ -		\$ -	\$ -
		\$ 217,300	\$ 217,300	\$ -	\$ -

Assessment	ROOF	Priority	Proposal
	<p><i>Current Condition:</i> The failing west side was replaced 11/23. The remainder is at the end of its life.</p> <p><i>Proposal:</i> Replace remainder of the roof in 2024</p> <p>10 year system and labor warranty</p>	High	\$217,300.00
		TOTAL	\$217,300.00
	Evaluation/Proposal: Legacy Roofing		

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Façade

Recommendation:	Est/Bid	TOTAL	2024	2025	2026
Façade Work	Est	\$ 535,000		\$ 260,000	\$ 275,000
		\$ 535,000	\$ -	\$ 260,000	\$ 275,000

Assessment	FAÇADE	Priority	Budget
	<p><i>Current Conditions:</i> Brick masonry veneer over concrete masonry units, constructed in the mid-1970s. No significant deficiencies were identified in the masonry. The brick façade appears to be in very good condition. Minor repairs and preventative maintenance are warranted to prevent moisture penetration. Oddly, several door openings lack steel lintels, which are an important structural component in masonry walls. Potentially concealed or future issues warrant further investigation: downspout covers, roof-to-brick seam, below-grade waterproofing.</p> <p><i>Proposal for Masonry Repairs:</i> Control joint sealant replacement, Window perimeter sealant replacement, Wet seal glazing to mullions and window frame replacement, Man door perimeter joint sealants replacement, Clean and paint lintel, Add missing lintel, Lintel replacement, Install lintel weeps, Clean and paint bottom of steel plate, Gutter cover removal, Caulk/seal concrete or asphalt to building, Brick corner repair, Graffiti removal and staining</p> <p><i>Proposal for Subgrade Repairs:</i> Reconfigure asphalt grade/pitch, Asphalt at window, Regrade soil</p> <p><i>Proposal for Below-grade waterproofing</i></p> <p><i>General Preventive Maintenance</i></p>	<p>Mixed</p> <p>Low</p> <p>Low</p>	<p>\$210,000.00</p> <p>\$75,000.00</p> <p>\$200,000.00</p> <p>\$50,000.00</p>
	TOTAL		\$535,000.00
	Evaluation/Estimates: WR Restoration		

Windows

Recommendation:	Est/Bid	TOTAL	2024	2025	2026
Investigation	Est	\$ 4,320	\$ 4,320	\$ -	\$ -
Replacement	Est	\$ 350,000	\$ -	\$ -	\$ 350,000
		\$ 354,320	\$ 4,320	\$ -	\$ 350,000

Assessment	Windows	Priority	Budget
	<p><i>Current Conditions:</i> Single Pane Slider Windows; Mezzanine level windows were replaced in 2012. These are in bad shape, inefficient, and need re-caulking at a minimum. Replacement is recommended.</p> <p><i>Proposal 1:</i> Perform an investigative inspection to verify/confirm problems that would allow vendor to provide pricing. 2 men = \$1,440 plus material cost. The inspection could take 1-3 days.</p> <p><i>Proposal 2:</i> Replace the windows</p>	High	4,320.00
		Medium	350,000.00
		TOTAL	\$354,320
	Evaluation/Estimate for Proposal 1: Pioneer Cladding & Glazing Systems Inc.		
	Evaluation/Estimate for Proposal 2: WR Restoration		

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HVAC

Recommendations:	Est/Bid	TOTAL	2024	2025	2026
RTU & Controls Design	Est	\$ 10,000	\$ 10,000	\$ -	\$ -
Replace RTUs, Ductwork, Controls	Est	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -
		\$ 1,510,000	\$ 1,510,000	\$ -	\$ -

Assessment	HVAC	Priority	Budget
	<i>Current Condition:</i> The current system of 4 gas-fired RTUs and damper system is out of date and at the end of its life.		
	<i>Proposal:</i> RTU and Controls Replacement Design (fee waived if contracted)	High	\$10,000.00
	Budget to replace RTUs, reconfigure ductwork as required, replace controls	High	\$1,500,000.00
	Evaluation/Estimate: Gardiner (NOTE: Gardiner is a member of the Ohio Schools Council)		

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Electrical

Recommendation:	Est/Bid	TOTAL	2024	2025	2026
Complete thermal imaging scan every two to three years	Bid	\$ 5,600	\$ 2,800		\$ 2,800
		\$ 5,600	\$ 2,800	\$ -	\$ 2,800

Assessment		Priority	Budget
	ELECTRICAL		
	<i>Current Condition</i> : Nothing of obvious concern <i>Proposal</i> : Conduct a thermal scan every 2-3 years for safety	High	\$2,800.00
	Evaluation/Bidder: Lakeland Electric		

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Plumbing

Recommendation:	Est/Bid	TOTAL	2024	2025	2026
First Floor	Est	\$ 4,000	\$ 4,000	\$ -	\$ -
First Floor Tenants	Est	\$ 900	\$ 900		
Mezzanine	Est	\$ 3,350	\$ 3,350		
Lower Level	Est	\$ 3,000	\$ 3,000	\$ -	\$ -
		\$ 11,250	\$ 11,250	\$ -	\$ -

Assessment	PLUMBING	Priority	Budget
	Current Condition: Many faucets, toilets & urinals are poorly or not functioning		
	Proposal: 1st floor common & vacant area repairs	High	\$4,000.00
	Proposal: 1st floor tenant space repairs	High	\$900.00
	Proposal: Mezzanine common & vacant area repairs	High	\$3,350.00
	Proposal: Lower Level common & vacant area repairs	High	\$3,000.00
	Evaluation/Estimate: GMC Contractors		

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Interior Lighting

Recommendations:	Est/Bid	TOTAL	2024	2025	2026
LED Lighting Upgrade	Bid	\$ 98,147	\$ 98,147	\$ -	\$ -
		\$ 98,147	\$ 98,147	\$ -	\$ -

Assessment	ASPHALT REPAIR	Priority	Budget
	Current Condition: Interior lighting utilizes outdated T12 lamps and ballasts. Fixtures are so old that conversion to T8 is impractical/inefficient.		
	Proposal 1: Upgrade and retrofit, reducing electricity consumption and improving light quality.	High	\$99,298.67
	Proposal 2: Upgrade and retrofit, reducing electricity consumption and improving light quality.	High	\$98,147.00
	First Energy Rebates may apply that are not included here as they are not guaranteed		
	Evaluation/Bids: TPI Efficiency (1) and Lakeland Electric (2)		

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Paint-Flooring

Recommendations:	Est/Bid	TOTAL	2024	2025	2026
Spot painting walls	Bid	\$ 1,280		\$ 1,280	\$ -
Replace carpet	Bid	\$ 22,535			\$ 22,535
112 doors & lobby repair	Bid	\$ 8,533	\$ 8,533		
117-G floor leveling	Bid	\$ 8,533	\$ 8,607		
		\$ 32,348	\$ 17,140	\$ 1,280	\$ 22,535

Assessment	Common Area	Priority	Budget
	Current Condition: There are areas of peeling paint, worn carpet		
	Proposal:		
	Spot painting common area walls	\$426.66/day, estimate 3 days	Low \$1,279.98
	Replace carpet in central common area		Low \$22,535.22
	Demising walls for 112-F, 112-A, and 112-D, repair front lobby walls		High \$8,533.12
	Repair 117-G floor to level - prospective tenant 5/24		High \$8,607.00
	Evaluation/Estimate: InterFinish		

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Security Systems

Recommendations:	Est/Bid	TOTAL	2024	2025	2026
Upgrade door entry system	Bid	\$ 12,650	\$ 12,650		
Replace carpet	Bid	\$ 14,595	\$ 14,595		
		\$ 27,245	\$ 27,245	\$ -	\$ -

Assessment	Common Area	Priority	Budget
	Current Condition: The existing system functions but software is out of date; 3 new card readers are needed at tenant access doors		
	Proposal:		
	Upgrade software & add new card readers where needed; \$55/yr Cloud service	High	\$12,650.00
	Install Uniview cameras in interior common areas and exterior	High	\$14,595.00
	Evaluation/Estimate: US Protective Services		