

Golden Lion Immediate Repair Estimate (11/15/22)

1. **85EA Guest Room Plumbing Repairs \$20,000 (Must be addressed)**
2 plumbers averaging 10 toilets each/ 10-hour day. Addressing shower valve repairs when necessary and Lavatory faucets. (Labor and Materials) MOA Facilities to perform SOW.
 2. **85EA Guest Rooms Heating/AC System Commissioning \$5,000 (Must be addressed)**
MOA Facility Maintenance labor/NO materials
 3. **Kitchen Fire Suppression Repairs \$10,000 (Must be addressed if kitchen is to be utilized)**
The kitchen appliances have not been used since it was a hotel, years ago.
Fierce Fire did the Inspection. They are contracted under facilities term contract.
 4. **Fire Suppression System throughout the BLDG \$5,000 (Must be addressed)**
907 Fire Protection, Inc. The work will take 1 to 2 days to correct under the Term Contract.
 5. **Fire Alarm/Reporting**
MOA Fire Inspection Estimate (NSS) **\$275,000 (Must be addressed)**
The Fire alarm replacement would address all issues listed on the Fire Inspection Notice 10/27/22.

MOA Facility Maintenance to complete the below items **\$5,000: (Must be addressed)**
 - a. Item 15- There are 2 panels – Mr. Furch was only referencing the sub panel tag is on reporting panel.
 - b. Item 27-28 Room Alarms if not replaced with proper fire alarm system detection, all alarms would have to all be replaced- this we can provide but is not a fire alarm system.
 6. **Interior Electrical Deficiency Repairs \$380,000-Not Required prior to Occupancy under current use (rooming) per Development Services**
 - a. ~~Replace power main disconnects~~
 - b. ~~Add ground wires in existing piping~~
 - ~~7. **Interior ADA Improvements/Repairs \$200K**~~
 - ~~8. **Exterior ADA Improvement/Repairs \$100K**~~
- Not Required under current

Grand Total to address recorded deficiencies prior to occupancy: \$320,000

Exclusions: Door re-keying, Locks, replacing appliances

Saxton Shearer, PMP | M&O Director

References:

- 10/10/2020 BGES Environmental-Limited Hazardous BLDG Materials Inventory **Lead-based Paint & Asbestos found.**
- 04/27/2021 Golden Lion Boiler Replacement Construction DRWGS/Documents
- 05/28/2021 Golden Lion Site, ADA, Mechanical & Electrical deficiency assessment by Burkhart Croft Architects
- 06/07/2021 Golden Lion Interior ADA & Code Compliance Renovations, M&E for CONST. by RSA
- 06/23/2022 Development Service (Elevators) INSPECTION REPORT
- 10/27/2022 Fire Department Fire INSPECTION NOTICE
- 11/10/2022 Northern support Services (Plumbing materials) QUOTE – See #5
- 11/14/2022 Frontier Supply Company materials QUOTE - See #1