

# Franklin & Associates

Design, Build, Remodel & Renovate  
Structures & Interiors

To: Keith Shy, Jeff Kerr  
Re: Richfield Joint Recreation District  
Preliminary Structural Analysis  
Date: 8.23.2016

## Preliminary Building Inspection Proposal:

### 1. Fourteen existing structures were reviewed / inspected:

#### a. Structures are in solid condition with minor repairs needed:

1. Caretaker House
2. Upper Maintenance Garage
3. Boat House
4. Kirby House
5. Kirby Mill
6. Gund Hall
7. Amity House
8. North House
9. Garfield
10. Coach House
11. Chagrin Cabin
12. Gemini Cabin
13. Oviatt House
14. Hilltop House

### 2. Estimated costs to mothball and fully restore structures:

a. Mothball Renovations includes: New roof, gutters, downspouts, temporary exterior drains & some masonry repair. These are only temporary repairs. Additional repairs will be needed within three years.

b. Full Renovation includes: All building requirements to restore the structure and meet ADA requirements including: New plumbing, new electrical, new HVAC, new septic & drain lines, new roof, new gutters & downspouts, new framing (As needed), new windows & doors (As needed.), new drywall, new exterior trim (As needed.) masonry repairs, new exterior & interior drainage, new priming and painting, along with all the renovation and restoration specific to each building. A detailed list of the work needs to be created for each structure.

1. Caretaker House: \$3,200.00
  - a. Exterior caulking
  - b. Misc. exterior trim adjustmentsDemolition of structure: Est. \$14,000.00
2. Upper Maintenance Garage: \$1,500.00
  - a. Exterior caulking / window repairs
  - b. Misc. exterior trim adjustmentsDemolition of structure: Est. \$12,000.00

3. Boat House: \$8,388.00
  1. Roof repair, as needed
  2. Masonry tuck pointing, as needed.
  3. Garage door(s) repairs
  4. Paint exterior of buildingDemolition of structure: Est. \$14,000.00 (Note: Getting the trucks back there to remove the debris will be costly due to the terrain.).
  
4. Kirby House:
  - a. Mothball Renovation: \$20,800.00 to \$40,800.00
    1. New roof.
    2. New gutters & downspouts
    3. Masonry tuck pointing, as needed.
    4. Foundation repair/pest control, as needed.
    5. Temporary repair/replacement of windows and doors, as needed.
    6. New locks on all doors (Keyed locks.).
    7. New exterior drains, as needed.
  
  - b. Full Restoration: \$320,000.00 to \$453,000.00
    1. Selective demolition of building for new insulation & mechanicals/electrical
    2. Repair exterior flashing
    3. Repair / new exterior structural framing
    4. New insulation & ventilation
    5. Repair / new windows
    6. New electrical package
    7. New heating & cooling package
    8. New plumbing package (ADA compatible).
    9. Repair & refinish flooring / new flooring
    10. Repair / new exterior doors
    11. New ADA bathrooms
    12. New kitchen
    13. New kitchen appliances
    14. New plumbing fixtures
    15. Repair / new moldings, casings and baseboards
    16. Repair / new light fixtures (Exterior & interior)
    17. New drwall & painting (Exterior & interior)
    18. New exterior drains
    19. Septic & water tie-ins
    20. Grading & landscaping
    21. ADA compatible parking
  
  - c. Demolition of structure: Est. \$14,000.00 to demo, remove debris, fill in demolition.
  
5. Kirby Mill (Does not include walking bridge or dam):
  - a. Mothball Renovation: \$16,900.00 to \$ 21,300.00
    1. New roof.
    2. New gutters & downspouts
    3. Masonry tuck pointing, as needed.
    4. Foundation repair/pest control, as needed.
    5. Temporary repair/replacement of windows and doors, as needed.
    6. New locks on all doors (Keyed locks.).
    7. New exterior drains, as needed.
    8. Does not include dam and suspended bridge repairs.

- b. Full Restoration: \$99,000.00 to \$122,000.00
  - 1. Selective demolition of building for new insulation & mechanicals/electrical
  - 2. Repair exterior flashing
  - 3. Repair / new exterior structural framing
  - 4. New insulation & ventilation
  - 5. Repair / new windows
  - 6. New electrical package
  - 7. New heating & cooling package
  - 8. New plumbing package (ADA compatible).
  - 9. Repair & refinish flooring / new flooring
  - 10. Repair / new exterior doors
  - 11. New ADA universal bathroom
  - 12. New plumbing fixtures
  - 13. Repair / new moldings, casings and baseboards
  - 14. Repair / new light fixtures (Exterior & interior)
  - 15. New drwall & painting (Exterior & interior)
  - 16. New exterior drains
  - 17. Septic & water tie-ins
  - 18. Grading & landscaping
  - 19. ADA compatible parking

c. Demolition of structure: Est. \$19,000.00 to demo, remove debris, fill in demolition.

6. Gund Hall:

a. Mothball Renovation: \$19,100.00 to 23,500.00

- 1. New roof.
- 2. New gutters & downspouts
- 3. Masonry tuck pointing, as needed.
- 4. Foundation repair/pest control, as needed.
- 5. Temporary repair/replacement of windows and doors, as needed.
- 6. New locks on all doors (Keyed locks.).
- 7. New exterior drains, as needed.

b. Full Restoration: \$134,400.00 to 164,800.00

- 1. Selective demolition of existing bathrooms / kitchen for new insulation & mechanicals/electrical
- 2. Repair exterior flashing
- 3. Repair / new exterior structural framing
- 4. New insulation & ventilation
- 5. Repair / new windows
- 6. New electrical package
- 7. New heating & cooling package including radiant floor heating boiler
- 8. New plumbing package (ADA compatible).
- 9. Repair & refinish main room flooring / new flooring in kitchen, as needed.
- 10. Repair / new exterior doors
- 11. New ADA universal bathrooms
- 12. New plumbing fixtures
- 13. New prep kitchen
- 14. New prep kitchen appliances
- 15. Repair / new moldings, casings and baseboards
- 16. Repair / new light fixtures (Exterior & interior)
- 17. New drwall & painting (Exterior & interior)
- 18. New exterior drains
- 19. Septic & water tie-ins
- 20. Grading & landscaping
- 21. ADA compatible parking

c. Demolition of structure: Est. \$13,000.00

7. Amity House:

a. Mothball Renovation: \$26,425.00

1. New roof.
2. New gutters & downspouts
3. Masonry tuck pointing, as needed.
4. Foundation repair/pest control, as needed.
5. Temporary repair/replacement of windows and doors, as needed.
6. New locks on all doors (Keyed locks.).
7. New exterior drains, as needed.

b. Full Restoration: \$330,900.00 to \$382,400.00

1. Selective demolition of building for new insulation & mechanicals/electrical
2. Repair exterior flashing
3. Repair / new exterior structural framing
4. New insulation & ventilation
5. Repair / new windows
6. New electrical package
7. New heating & cooling package
8. New plumbing package (ADA compatible).
9. Repair & refinish flooring / new flooring
10. Repair / new exterior doors
11. New ADA bathrooms
12. New kitchen
13. New kitchen appliances
14. New plumbing fixtures
15. Repair / new moldings, casings and baseboards
16. Repair / new light fixtures (Exterior & interior)
17. New drwall & painting (Exterior & interior)
18. New exterior drains
19. Septic & water tie-ins
20. Grading & landscaping
21. ADA compatible parking

c. Demolition of structure: Est. \$16,000.00 to demo, remove debris, fill in demolition.

8. North House:

a. Mothball Renovation: \$19,688.00

1. New roof.
2. New gutters & downspouts
3. Masonry tuck pointing, as needed.
4. Foundation repair/pest control, as needed.
5. Temporary repair/replacement of windows and doors, as needed.
6. New locks on all doors (Keyed locks.).
7. New exterior drains, as needed.
8. Does not include dam and suspended bridge repairs.

- b. Full Restoration: \$280,000.00 to \$325,000.00
1. Selective demolition of building for new insulation & mechanicals/electrical
  2. Repair exterior flashing
  3. Repair / new exterior structural framing
  4. New insulation & ventilation
  5. Repair / new windows
  6. New electrical package
  7. New heating & cooling package
  8. New plumbing package (ADA compatible).
  9. Repair & refinish flooring / new flooring
  10. Repair / new exterior doors
  11. New ADA bathrooms
  12. New kitchen
  13. New kitchen appliances
  14. New plumbing fixtures
  15. Repair / new moldings, casings and baseboards
  16. Repair / new light fixtures (Exterior & interior)
  17. New drywall & painting (Exterior & interior)
  18. New exterior drains
  19. Septic & water tie-ins
  20. Grading & landscaping
  21. ADA compatible parking

c. Demolition of structure: Est. \$15,000.00 to demo, remove debris, fill in demolition.

9. Garfield House: Beyond repair / Est. \$14,000.00 to demo, remove debris, fill in demolition.
10. Coach House: Beyond repair / Est. \$13,000.00 to demo, remove debris, fill in demolition.
11. Chagrin Cabin: Beyond repair / Est. \$8,000.00 to demo, remove debris, fill in demolition.
12. Gemini Cabin: Beyond repair / Est. \$8,000.00 to demo, remove debris, fill in demolition.
13. Oviatt House: Beyond repair / Est. \$12,000.00 to demo, remove debris, fill in demolition.
14. Hilltop House: Beyond repair / Est. \$16,000.00 to demo, remove debris, fill in demolition.

I will be glad to address renovation questions and recommendations in front of the Richfield Joint Park Division Board, as well as, ideas how to organize the use of these buildings to enhance our community and generate revenue to maintain the structures.

Cordially,

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President

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