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Fairview Manor
 Needs Assessment

Replace roofing, tear off and install new insulation and EPDM <i>Existing EPDM membrane roof installed in 2004 at end of life, seams are separating. Replace roofing and insulation.</i>	\$529,920.00
Replace metal roof edging <i>Metal cap and roof edging circa 1968 to be replaced along with roofing</i>	\$20,580.00
Relocate roof access ladder and roof hatch <i>Roof access ladder does not have sufficient clearance to wall for foot placement. Cannot move ladder out from wall as it would impede stair access. Ladder and roof access hatch to be relocated.</i>	\$7,500.00
Replace cracked concrete cap by incinerator stack, tuck point brick, replace brick, install clear sealer <i>Concrete cap on former elevator shaft above roof is original and severely cracked. Brick face on shaft walls with spalled surfaces to be replaced.</i>	\$25,000.00
Replace 11 exit signs with LED <i>Exit signs replace to LED for energy efficiency</i>	\$2,750.00
Replace hall carpeting <i>Hallway carpeting installed in 2002 is beyond useful life. Replace.</i>	\$23,540.00
Replace 3-fan coil units in corridor ceiling <i>Fan coil units are original from 1968 and beyond useful life</i>	\$33,240.00
Replace can lights in corridor <i>Replace corridor can lights with LED can lights for energy efficiency.</i>	\$14,400.00
Replace apartment entry doors/frames/hardware <i>Wood entry doors/frames are original from 1968 and showing wear, splits, delamination. Replace with new.</i>	\$130,000.00
Add handrail to corridors <i>Install handrail in corridor for tenant safety</i>	\$17,610.00
Change out stairwell doors/frames/hardware <i>Stairwell wood doors and hollow metal frames are original from 1968 and are showing wear, splits, delamination. Do not close properly, to be replaced for safety</i>	\$31,500.00
Replace stairwell handrails <i>Stair wood handrails are original from 1968. Present configuration does not meet code. Replace for tenant safety.</i>	\$13,000.00
Replace stair treads <i>Existing vinyl stair treads nosing cracking. Replace for tenant safety.</i>	\$12,000.00
Replace stair landings with rubber tile <i>Stair landings are carpet from 2002. Carpet beyond useful life. Replace with rubber tile for tenant safety.</i>	\$10,370.00

Laundry rooms, replace drain piping. Replace dryer venting to sidewall <i>Replace drain piping and dryer vent duct and reconfigure room to clean up appearance.</i>	\$42,565.00
Replace exterior hollow metal doors/frames with aluminum doors/frames in community room, second floor patio, front entry, side exits <i>Existing exterior hollow metal doors/frames are original from 1968 and are rusting badly. Replace with aluminum.</i>	\$75,120.00
Replace community kitchen flooring, cabinets, range hood, roll-up doors, lower serving counter, lighting <i>Community room kitchen is original from 1968, is showing signs of wear and is not ADA accessible.</i>	\$20,000.00
Community room, replace windows, lighting, closet doors, flooring, paint walls/ceiling <i>Carpet was replaced in 2002 and is at end of life. Lighting to upgrade to LED for energy efficiency.</i>	\$51,410.00
Replace community room split systems <i>Air conditioning split system installed 35 years ago is past end of life.</i>	\$31,450.00
Install new mailboxes, larger horizontal box style and new wall framing <i>Present mailboxes do not meet USPS mailbox requirements.</i>	\$20,000.00
New Hi-Lo drinking fountains <i>Provide Hi-Lo drinking fountains to meet ADA requirements</i>	\$5,500.00
Convert hair dressing room to storage <i>Former hair dressing room has not been used for years. Convert this room into usable storage space</i>	\$3,000.00
Separate storm line and sewer line <i>Storm line and sewer line are combined withing the building. Separate lines to meet city requirements.</i>	\$87,575.00
Replace sewer line in crawl space <i>Life expectancy for cast iron pipe is 50 years. Existing sewer line is original from 1968 – 56 years ago.</i>	\$125,590.00
Relocate boilers from basement to new grade level mechanical/electrical room at end of building <i>Life expectancy for high efficiency boilers is 15 years. Present boilers are 12 years old and exhibit problems and need more maintenance now. Replace with new Move boilers out of basement which is subject to flooding.</i>	\$877,000.00
Create new Grade level mechanical Room – Assume 800 s.f. <i>Present basement mechanical room subject to flooding. Relocate to grade</i>	\$240,000.00
Replace fin pipe radiation covers and fin pipe, zone valves, ball valves, unions, balancing valves, coin vents all apartments and public areas <i>Fin pipe and covers were replaced 2004. Covers are dented, bent. Valves and venting at that time were not replaced. Replaced with new for appearance and to minimize maintenance on heating system.</i>	\$428,850.00
Replace windows <i>Windows were replaced in 2000. Window replacement parts not available</i>	\$264,000.00
Replace stucco panels with EIFS around windows <i>With planter boxes removed. Remove remainder of stucco and replace with EIFS for uniform appearance and energy efficiency.</i>	\$192,500.00
Paint apartments <i>Paint apartments to provide attractive appearance</i>	\$158,150.00
Replace first floor drywall ceiling for heating piping replacement <i>Upgrade heating line sizes due to boiler relocation</i>	\$14,175.00
Remove wall in kitchen and enlarge kitchen for more counter space, solid surface countertop, range hoods	\$845,215.00

Kitchens are small, enlarge kitchen to make the room larger and provide tenant with more cabinet and counter space.	
Change out apartment bi-fold closet doors <i>Closet doors are original to 1968 building and showing wear</i>	\$70,600.00
Replace apartment thermostats <i>Replace thermostats with easier to read larger dial for tenants use</i>	\$85,700.00
Remodel apartment bathrooms with new shower bases, solid surface walls, shower controls, toilets, vanities and tops, medicine cabinets, exhaust fans and ductwork <i>Update bathroom with new vanities and showers, medicine cabinets, material is original from 1968</i>	\$578,695.00
Add mini-split units to each apartment for air conditioning <i>Provide air conditioning for tenants to make units more attractive to rent</i>	\$503,950.00
Replace apartment carpeting <i>Carpeting showing wear and use</i>	\$91,320.00
Install LVT in apartment kitchen and bathrooms <i>Provide modern flooring in kitchen and bathrooms to make unit more attractive to rent</i>	\$39,840.00
Install vinyl base <i>New flooring will require new base</i>	\$33,000.00
Replace apartment interior doors/hardware <i>Interior doors original to building and showing signs of wear. Provide lever hardware for ADA accessibility</i>	\$108,750.00
Install light switch for apartment entry closet <i>Present closet light is on a pull chain. Provide wall switch for tenant convenience</i>	\$10,000.00
Install new electric range 30" width <i>Provide standard 30" stove in lieu of 21" which are harder to find</i>	\$50,000.00
Remove exterior second floor planter boxes <i>Remove exterior stucco planter boxes which are not used and source of maintenance</i>	\$25,000.00
Replace concrete patio <i>Existing concrete patio is original to building 1968 and has multiple cracks. Uneven surface. Replace for tenant safety.</i>	\$13,040.00
Replace exterior lights/poles <i>Exterior light poles are original to building. Replace with new and upgrade to LED for more modern appearance and energy efficiency.</i>	\$45,000.00
Modify crawl space venting <i>Provide crawl space venting extending above snow line</i>	\$1,500.00
Replace side entry sidewalk for ADA access <i>Replace side entry walks with ramped surface for ADA accessibility</i>	\$9,000.00
Replace north drive apron <i>Existing drive apron concrete surface is severely spalled.</i>	\$9,000.00
Replace partial exterior sidewalks <i>Replace cracked and raised exterior sidewalks for tenant safety.</i>	\$3,500.00
Storage garage, replace garage door, pass door, create a stoop, replace roof <i>EPDM roof replaced in 2004 at end of life. Passage door rusting. Present stoop is tilted. Provide a new stoop on frost walls to create level surface for safety. Overhead garage door old and worn. Provide new insulated overhead door.</i>	\$46,620.00
TOTAL	\$6,077,965.00

MAX COST OF REPAIRS CAN ONLY BE
\$3,100,000⁰⁰