

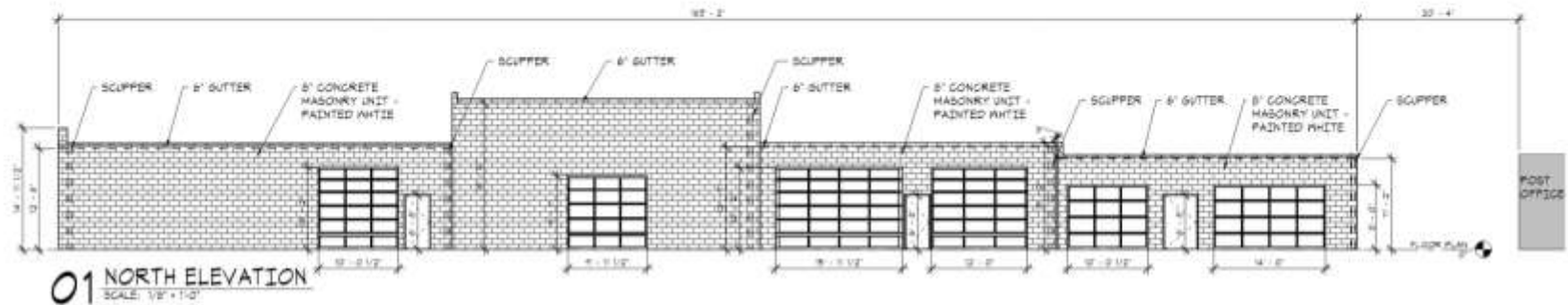
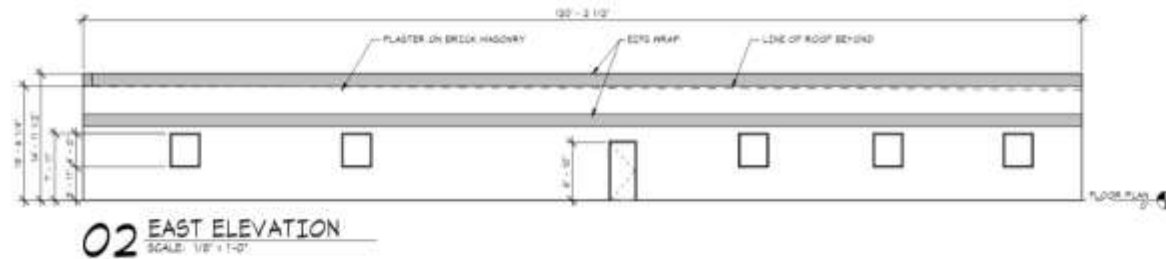
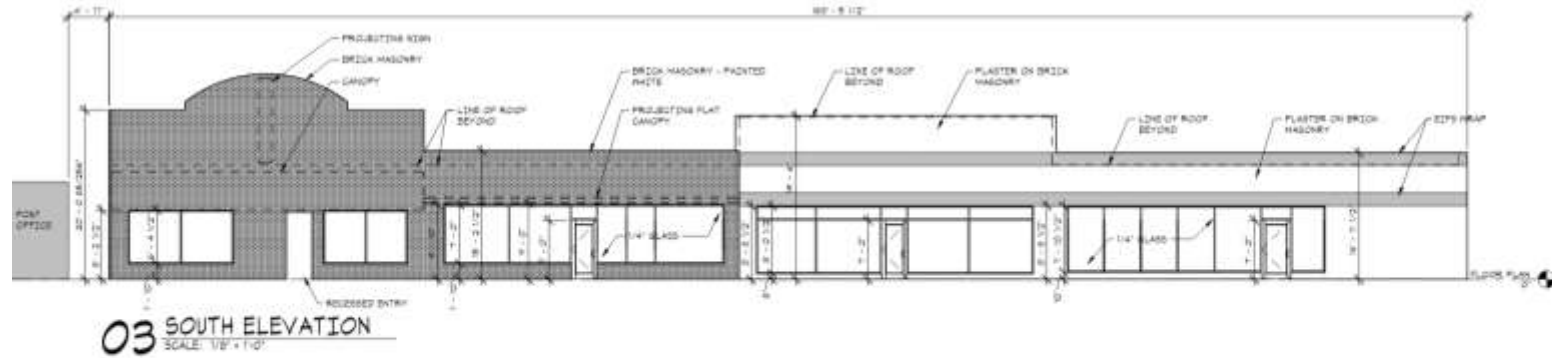


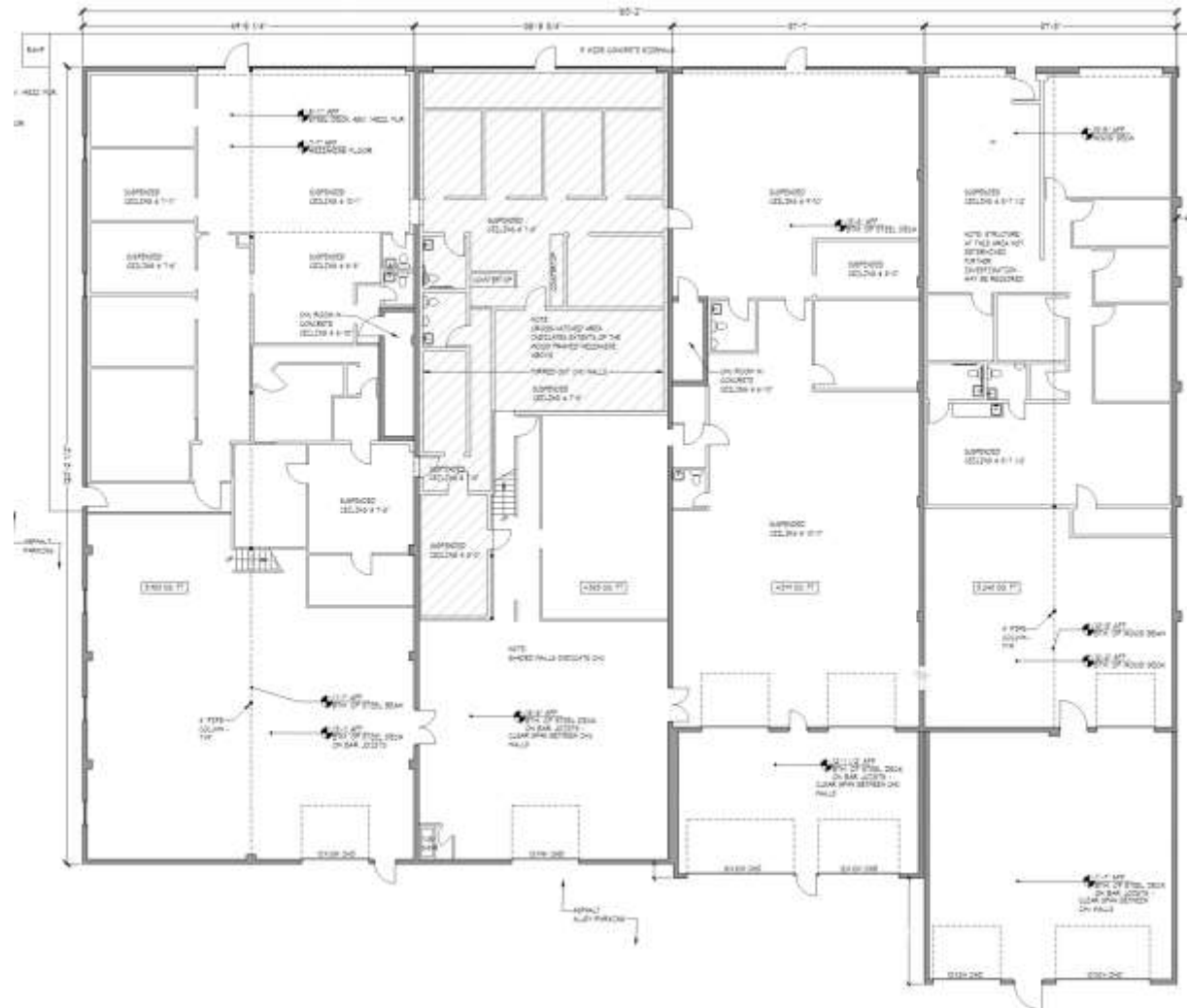
109 W GRAY ST

EMERGENCY SHELTER IMPROVEMENTS

FEBRUARY 13, 2024

109 W. Gray St



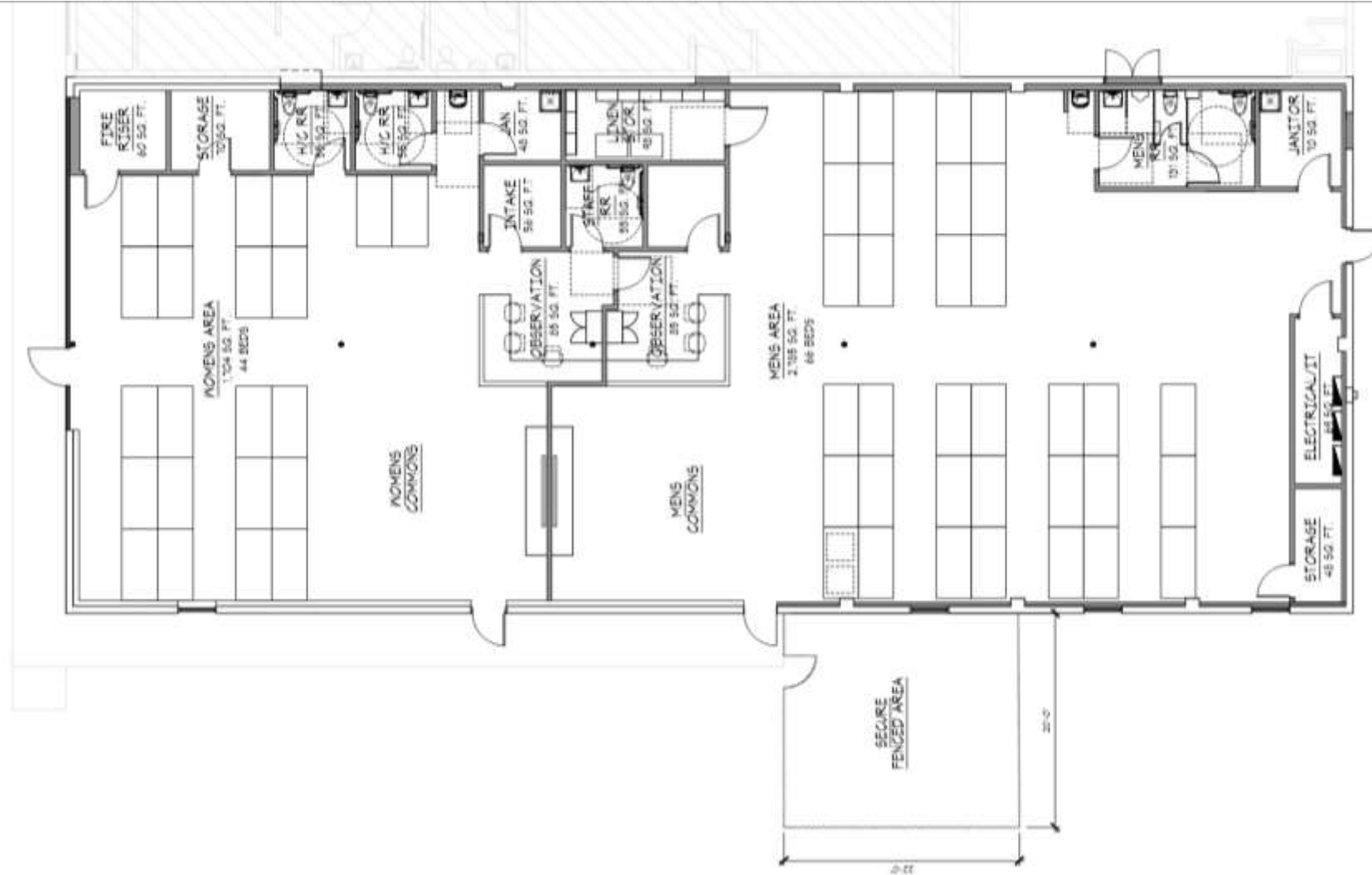


109 W. Gray St – Renovation & Asbestos

- City owned building is outdated and does not have a suitable layout for a rental property.
- Remodeling is not possible in this building without the abatement of the asbestos. Complete demo of the interior of this building is the most economical solution to the asbestos.
- By removing the asbestos you have now made this building suitable for future rental or sale adding value and usability of the property.
- Adding fire suppressions to this building and the adjacent buildings is a value add to the property.



109 W. Gray St – Proposed Renovation



109 W. Gray St – Value Adds

- Dilapidated interior removed along with asbestos
- Fire suppression installed with branch lines to connected buildings
- New electrical service and wiring
- New ceiling and LED light fixtures
- New plumbing with three ADA bathrooms
- Center office space
- Enclosed electrical room
- Building being brought up to current codes
- New HVAC system installed 2023



109 W. Gray St – Renovation Details

- The interior of the building will be demolished and removed. This includes the removal of all asbestos material. This will leave only the exterior walls and roof of the building. The HVAC system will also remain.
- New plumbing lines will be installed
- Fire suppression and riser room installed.
- Electrical inside the building will be brought up to code with room for future expansion and flexibility for future renter or owner.
- New bathrooms, janitorial closets and storage areas.
- New entry and doors on east side of the building and north end of the building.

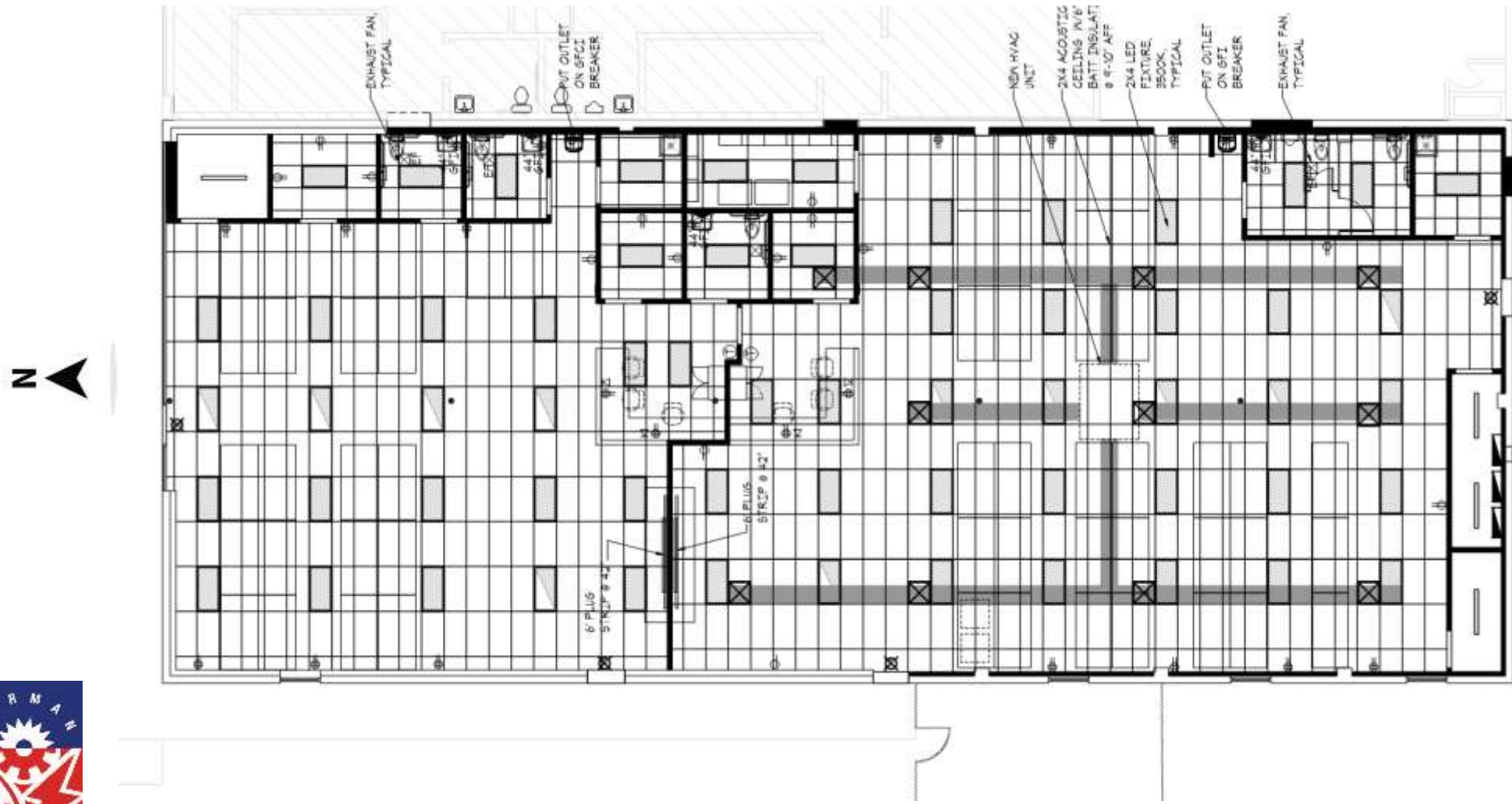


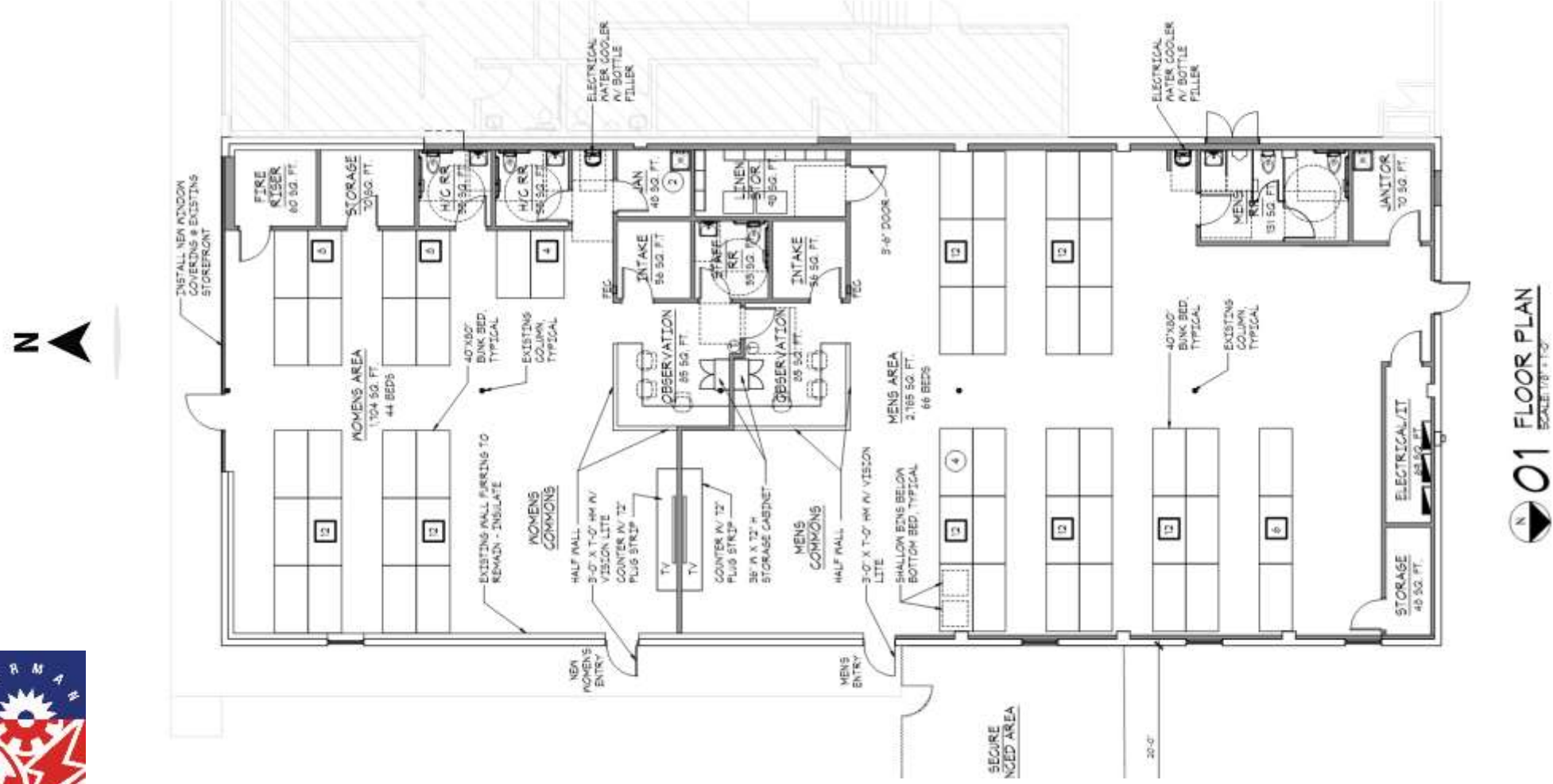
109 W. Gray St – Budget

Asbestos and Demo	\$60,000.00	Metal door/frame	\$ 5,800.00
Fire Suppression	\$49,000.00	Ceiling grid/tiles	\$12,500.00
Stud Frame and drywall	\$48,500.00	LED lights	\$ 7,000.00
Tape/texture/paint	\$19,500.00	Emergency lights/extinguishers	\$ 1,400.00
Interior Doors and frames	\$ 4,500.00	Misc. & hardware	\$ 7,500.00
Toilets/sinks/urinal	\$ 4,800.00	New Windows east side	\$ 2,500.00
Bathroom Accessories	\$ 2,000.00	CMU work	\$ 5,000.00
Underground plumbing	\$23,000.00	Seal Floors	\$12,500.00
Electrical install	\$25,000.00	Contingency	\$20,000.00
HVAC duct work	\$10,000.00		

Total Budget: \$300,000









QUESTIONS?
