

APPLICATION FOR VARIANCE
WILLOWICK BOARD OF ZONING APPEALS

NAME OF PROPERTY OWNER:

Shoregate Towers NS LLC

ADDRESS:

30901-30951 Lakeshore Blvd

PHONE:

708-642-0012

NAME OF APPLICANT
IF DIFFERENT FROM OWNER:

Vijai Ponnenzhan

ADDRESS:

76012 Woodward Ave.

PHONE:

Woodridge, IL 60517

REASON AND JUSTIFICATION FOR REQUEST:

See Attached

X

DATE: 11/25/25

X SIGNED:

Vijai Ponnenzhan

APPLICANT

FOR OFFICE USE ONLY

CASE NO. 25-17

PROPERTY ZONED FOR
(STATE DISTRICT):

Mixed Use

APPLICABLE SECTION OF
CODIFIED ORDINANCES:

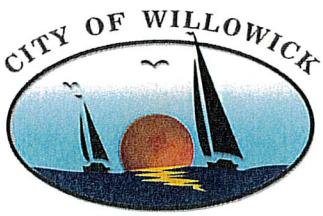
1355.05(e)

VARIANCE SOUGHT:

- 1) not to deposit monies in escrow for specific Point of Sale Violations.
- 2) For Vijai Ponnenzhan, Dynasty Properties Inc. to use an asset line of credit letter from Charles Schwab Bank for the sum of \$12,435,867.44 for the specific point of sale violations.

Pursuant to Section 1169.05(b) of the Codified Ordinances, a check in the amount of \$150.00 made payable to the City of Willowick, together with a drawing showing where the requested variance will be located and all measurements of same, must accompany this request for variance. All pertinent information must be submitted to the building department no later than 3 weeks prior to the meeting date, which is the second Wednesday of each month.

Meeting 6:30 pm 12-10-25 at 30435 Lakeshore Blvd. City Hall Council Chambers, 2nd floor



BUILDING DEPARTMENT

31230 VINE ST

WILLOWICK OH 44095

PHONE: 440-516-3000

FAX: 440-585-3776

EMAIL: sbrennan@cityofwillowick.com

Shoregate Towers / Vijai Ponnezhan
30901-30951 Lake Shore Blvd
Willowick Oh 44095

RE: PERMIT APPLICATION AT: 30901-30951 Lake Shore Blvd

DEAR SIR AND / OR MADAM:

THIS LETTER IS TO INFORM YOU THAT YOUR BUILDING PERMIT APPLICATION WAS DENIED FOR THE FOLLOWING REASON (S) :

1355.05 USE OF POINT OF SALE CERTIFICATE; RESPONSIBILITY FOR VIOLATIONS. (e) If, under the terms of the contract of sale, the seller has either not agreed to correct all violations as provided in subsection (c) hereof, or the purchaser's obligation is not limited to the payment of a stated sum of money or to the correction of specific violations as provided in subsection (d) hereof, then the contract of sale between the seller and the purchaser shall be conditional upon the seller and purchaser agreeing, in writing, after the point of sale certificate has been exhibited to the purchaser, as to their respective obligations for correction of the remaining uncorrected violations listed on such point of sale certificate. **The seller and purchaser shall thereafter deposit in escrow**, before transfer of title to the purchaser, their written agreement as to each party's responsibility for the correction of violations listed on the point of sale certificate remaining uncorrected, and such agreement may have attached thereto a compliance document described in Section 1355.03(b) evidencing the seller's correction of those violations for which he or she is responsible, and/or an agreed sum of money that is sufficient to cover the cost of correcting those violations remaining uncorrected for which the seller is responsible.

Variances Needed: 1) Not to deposit monies in escrow for specific Point of sale violations. 2) For Vijai Ponnezhan, Dynasty Properties Inc to use an asset line of credit letter from Charles Schwab Bank for the sum of \$ 12,435.867.44 for the specific point of sale violations.

IF YOU WISH TO APPEAL THIS RULING, AN APPLICATION FOR THE BOARD OF ZONING APPEALS CAN BE OBTAINED AT THE WILLOWICK BUILDING DEPARTMENT. THE BOARD OF ZONING APPEALS MEETS THE SECOND WEDNESDAY OF EVERY MONTH AT CITY HALL, 30435 LAKE SHORE BLVD., UPSTAIRS IN COUNCIL CHAMBERS AT 7:30 PM. APPLICATIONS MUST BE RECEIVED THREE (3) WEEKS PRIOR TO THE DATE OF THE MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

SINCERELY,


SEAN BRENNAN

CHIEF HOUSING AND ZONING INSPECTOR


APPLICANTS SIGNATURE

11/25/25

DATE



7612 Woodward Ave
Woodridge, IL 60517
(708)642-0012

11/4/2025

Attn: Mr. Sean Brennan
Director of Building and Zoning
Town of Willowick

Re: Escrow Estimate for Shoregate Towers 30901 & 30951 Lakeshore Blvd. Willowick, OH 44095

Dear Mr. Sean Brennan

Per our discussions, the following is a summary list of items for outstanding on the point-of-sale inspections and the expense costs. For all licensed work, quotes are attached.

Work	Cost
1. Rebuild collapsed garage. <i>Quote included</i>	\$3,819,000.00
2. Repair steel columns and beams for the non-collapsed part of the garage. <i>Quote included</i>	\$338,000.00
3. Balcony repairs. Resecure railing and replace panels. Cost projection is based on assumption of performing the full scope of work on all 404 balconies. <i>Quote included</i>	\$505,000.00
4. Exterior masonry restoration, windowsill and lintel restoration. Based on WR Restoration budget proposal and 4% annual increase from time of proposal. <i>Quote included</i>	\$4,600,000.00

5. Exterior electrical repairs and repairs to lighting in non-collapsed part of the garage. <i>Quote included</i>	\$25,000.00
6. Service all HVAC units in all apartments and common areas. <i>Quote included</i>	\$45,000.00
7. Replace 45 patio doors and 30 bedroom/elevator windows <i>Quote included</i>	\$81,000.00
8. Repair items in occupied the 140 occupied apartments. Repair/replace bathroom sinks/vanities, tub surround/shower tile repairs as needed, all wall repairs, repair/ replace exhaust fans, repair/replace bifold doors as needed, repair/replace light fixtures as needed, test and replace smoke and CO detectors, and all other items notes in the report pertaining to occupied units,	\$140,000.00
9. Make ready 264 vacant units. This will include new floor covering throughout, new appliances as needed, new bath vanities, replace kitchen cabinets as needed, new light fixtures, window coverings, and wall repairs.	\$1,320,000.00
10. Hallways & Elevator lobby repair and decoration for 24 floors and basements. The work will include the following for all hallways: repaint painting, replacing all the floor covering, fixing all chute doors, repairing all hallway doors, and fix all hallway lighting.	\$130,000.00

11. Repair walls, flooring, lighting and decorate the party room, fitness room, laundry rooms and boiler rooms in the basement	\$200,000.00
12. Driveway and parking area asphalt patching and repairs	\$100,000.00
13. Miscellaneous items such as entrance canopy/roof repairs/ leveling ac condenser pads, replace vent termination caps, etc.	\$100,000.00
TOTAL	\$11,403,000.00

Notes:

1. For items 1 thru 7 contractor quotes are attached.
2. Items 8 thru 13 are based on our estimates as we will be doing this work ourselves. We will be using in-house maintenance teams to complete these items since they do not require licensed contractors.
3. Both buildings received new roofs recently. HVAC units for hallways have been installed, and the rodent problem has been resolved.
4. Attached is a page for the receiver's maintenance report.

Thank you,

Vijai Ponnezhan
 Dynasty Properties Inc.
 (708)642-0012 cell



7612 Woodward Ave
Woodridge, IL 60517
(708)642-0012

11/13/2025

Board of Zoning Appeals
City of Willowick
30345 Lakeshore Blvd
Willowick, OH

Re: Escrow variance request for Shoregate Towers 30901 & 30951 Lakeshore Blvd. Willowick, OH 44095

Dear Board of Zoning Appeals,

My name is Vijai Ponnezhan, and I represent the ownership currently under contract to purchase Shoregate Towers. Our company is a family-owned real estate investment business that has been operating for over 28 years. Based in Woodridge, Illinois, we maintain a diverse portfolio of multifamily properties located across seven Midwestern states. As long-term, buy and hold investors, we specialize in acquiring distressed properties and investing significantly in their rehabilitation to stabilize and restore them to profitability. We acknowledge the escrow requirement to address point-of-sale items following the closing of this transaction. However, given the unique circumstances surrounding this closing and the scope of work and magnitude of investment involved in this project, we respectfully request the following two variances to the standard escrow process:

1. Variance to Reduce Escrow Requirement: We request that the requirement be reduced from 150% of the point-of-sale cost estimate to 100%.
2. Variance to Use Line of Credit as Escrow: We request satisfying the need for escrow funds by providing a line of credit letter that would cover 100% of the costs associated with the point-of-sale inspection.

Our company is very strong financially, with very low leverage and debt. We have the resources and experience to complete this project and restore Shoregate Towers to a thriving apartment community for the City of Willowick. Thank you for your consideration.

Sincerely,

Vijai Ponnezhan
Exec. Vice President
Dynasty Properties Inc.
(708)642-0012 cell

Line of Credit Information

1. Augustine, Rosemani, and Vijai Ponnezhan are the owner of Schwab Account XXX88
2. PG Shoregate LLC (buyer) is owned by Augustine, Rosemani, and Vijai Ponnezhan
3. The line of credit associated with the account provides an available withdrawal amount of \$12,500,000.00 at any time.



November 13, 2025

Vijai Ponnezhan
8535 Stone Gate Court
Saint John, IN 46373
US

Important information about your Schwab Bank Pledged Asset Line(R) account.

Dear Vijai Ponnezhan,

This letter is to serve as verification to confirm Vijai A Ponnezhan, Trustee, has established a Pledged Asset Line (PAL) with Charles Schwab Bank, ending in 729.

Credit being made available is contingent upon a positive payment history. The credit amount available is variable and subject to eligible collateral being held in all associated Pledged Asset account(s).

As of today, the Pledged Asset Line of credit can support a transaction of \$12,435,867.44

This letter is for informational purposes only.

Thank you for the opportunity to serve you. If you have any questions or need assistance, please call us at 1-800-838-6573.

Compliance Number: N/A



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Subject:

News From Schwab

Date:

Thursday, November 13, 2025 at 3:51:28 PM Central Standard Time

From:

client.service@schwab.com

To:

vponnezhan@hotmail.com

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Important information about your Schwab Bank Pledged Asset Line(R) account.

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Thank you for the opportunity to serve you. If you have any questions or need assistance, please call us at 1-800-838-6573.

Compliance Number: N/A

PRODUCTS

[PRIVACY](#)

[CONTACT US](#)

[LOG IN](#)

For fastest service, please contact the Schwab representative or team directly at the phone number above.

If you have any questions or concerns about your account, PLEASE DO NOT REPLY TO THIS EMAIL. Instead, visit Schwab.com/contactus to identify a fast and simple way to get in touch.

For your protection, we are unable to accept instructions to change your email address sent in reply to this message. To update your address using a secure channel, please [log in](#) to your account.

For your security, Charles Schwab will never request personal information through email.

Notice: All email sent to or from the Charles Schwab corporate email system is subject to archival, monitoring and/or review by Schwab personnel.

Review [SchwabSafe®](#) and [The Schwab Security Guarantee](#).

Charles Schwab & Co., Inc.; 3000 Schwab Way, Westlake, TX 76262.



LENDER ©2025 Charles Schwab Bank, SSB. All rights reserved. Member [FDIC](#). (1025-FL49) SGC47941-20
11/25



Dynasty Holdings
Attn: Augie Ponnezhan

October 1, 2025

Re: Shoregate Tower – Parking Garage Repairs

Ruble Builders, Inc. proposes the following per design drawings by I. A. Lewin & Associates sheets S0.0, S1.0 & S2.1 Dated 5/3/23.

Budget Proposal to remove existing damaged & replace with new deck support beams & columns to finish work in undamaged garage area. Column line H2 to column line 0 & column line 1 to column line 6B & column line 8.

Proposal: \$338,000.00

Note:

Shoring as required is included in this proposal.

Exclude:

- 1) Inspection & testing fees.
- 2) Bonds & permits.
- 3) Field paint & touchup.
- 4) Premium time.
- 5) Anything else not listed.

This proposal is good for ten (10) days; thereafter, subject to escalation.

Award contracts to follow A. I. A. Form A401 Agreement – 2017.

This proposal is based on one mobilization.

The work will be performed by Local 17 Ironworkers and Local 18 Operating Engineers using AISC Standards and current OSHA regulations, including Subparts M & R.

Thank you for the opportunity to quote this project. If you have any questions, please contact us.

Sincerely,


Louis J. Gornick
Sr. Estimator
LJG/jk

Crystal
WINDOW & DOOR
300 Axminster Drive
Fenton, MO 63026
Tel: (636)305-7880
Fax: (636)305-7881
www.crystalwindows.com

Quotation

Re-Print

Order Number

CWD - 858709

Page 1 of 2

Print Date	11/3/2025
Print Time	10:02:32 AM
Entered Date	11/03/2025
Valid Date	11/03/2025

VJ

Sold To Customer #: 135921

Ship & Service To Customer #: 135921

DYNASTY PROPERTIES, INC
7612 WOODWARD AVE
WOODRIDGE IL 60517
Phone: 630-504-2577 FAX: 630-507-2577

DYNASTY PROPERTIES, INC
30901 LAKESHORE BLVD
WILLOWICK OH 44095
Phone: 630-504-2577 FAX: 630-507-2577

Ship To PO	Notes	Payment Terms	Sales Rep.	Phone/Ext.
ShoregateTowers		COD	MO	
Freight Terms	Carrier	CW	Internal Service Rep.	Cell Phone/Ext.
		ESP:	Cynthia Counts	314-933-6661 / 636-305-7880

Line	Qty	Product	Description	List/EA	Disc.Price/EA	Total
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**** ORDER DETAILS AND DRAWING(s) ARE BASED ON OUTSIDE-LOOKING-IN. VERIFY BEFORE SIGNING****

1.01	1	CVS 220-2L	220 2-LITE SLIDER, OPEN FROM LEFT (OUT-SIDE VIEW)	\$531.00	\$292.05	\$292.05
			EXACT / W X H: 60.000 X 48.000 / COLOR: Vinyl White/ SCREEN: HRS/FG *** EQUAL GLASS LITE *** HEAD EXPANDER 3 5/16" WIDE X 1.31" LEG (V200, V500) FIN-EXPDR-SILL: VINYL 1.125" SILL EXTENSION ==LEFT SASH== EXT-G:1/8" CLEAR / INT-G:1/8" CLEAR / INTERCEPT DOUBLE LOCK ==RIGHT SASH== EXT-G:1/8" CLEAR / INT-G:1/8" CLEAR / INTERCEPT PERFORMANCE: U-FACTOR=0.45;SHGC=0.56;VT=0.6			
2.01	1	CVP 1600-3CL	1600 3-LITE PATIO DOOR - CNT SASH OPEN FROM LEFT	\$2,897.86	\$1,593.83	\$1,593.83
			EXACT / W X H: 107.500 X 79.500 / COLOR: Vinyl White/ SCREEN: HES/FG SCREEN SEPARATELY: NO ==LEFT SASH==1600 3 CL LEFT FIXED LITE EXT-G:1/8" TEMP CLEAR / INT-G:1/8" TEMP CLEAR / INTERCEPT ==CENTER SASH==1600 3 CL CENTER LITE OPERABLE EXT-G:1/8" TEMP CLEAR / INT-G:1/8" TEMP CLEAR / INTERCEPT ==RIGHT SASH==1600 3 CL RIGHT FIXED LITE EXT-G:1/8" TEMP CLEAR / INT-G:1/8" TEMP CLEAR / INTERCEPT		outside View	

Bottom Comments:

Order Entry Notes:

Clip Summary :



Quotation

Re-Print

Order Number

CWD - 858709

Page 2 of 2

Print Date	11/3/2025
Print Time	10:02:34 AM
Entered Date	11/03/2025
Valid Date	11/03/2025

Line	Qty	Product	Description	List/EA	Disc.Price/EA	Total
			Total Window / Door Qty: 2		Sub Total:	\$2,260.88
			To Check Order status: https://nyorder.ecrystal.nyc/order-tracker		OH 7.25%	\$163.91
					Total Amount:	\$2,424.79
					Total Advance Payments:	\$0.00
					Remaining Balance:	\$2,424.79

* Full Price (Credit Card Price): \$2,497.53
* Cash Price: \$2,424.79

ORDER DETAILS AND DRAWING(s) ARE BASED ON OUTSIDE-LOOKING-IN. VERIFY BEFORE SIGNING

1. Prices effective for 10 days from Quotation Date.
2. Please inspect this document and notify us at once of any errors or changes, failure to do so relieves Crystal of any liability for errors or omissions; signing the packing list means, you are accepting delivery and the products without objection.
3. Crystal makes no other EXPRESS OR IMPLIED warranty except as stated.
4. Lead Time: _____
5. Delivery charges may be applicable on this order and are dictated by the total dollar value of the order and delivery location. Box must be checked to request complete delivery shipments. Crystal's standard procedure is to make installment delivery shipments; a request for complete delivery shipments may extend original delivery date.
6. Delivery commitment and lead time will be counted from the date all approvals have been received, accepted, and signed by both the customer and Crystal management; including credit approval, any/all deposits required, and shop drawings/window schedule approvals including specifications.
7. This quotation is subject to Crystal's General Terms and Conditions of Sales as set forth on Crystal's website (<https://crystalwindows.com>) but if Crystal products exceed maximum tested dimensions, they are warranted only against defects in glass components or paint finishes in accordance with Crystal's limited warranty set forth on Crystal's website. Crystal makes no other EXPRESS OR IMPLIED warranty.
8. The Crystal products above are custom-manufactured to your specifications and you have agreed to the payment terms as stated. This order may be subject to freight, delivery, and storage charges.
9. Prior authorization from Crystal is required for any returns.
10. Crystal is required by law to charge and remit sales tax in certain States, based on the delivery address of the order, unless the Buyer provides Crystal with a tax exemption certificate. In all other States it is the Buyer's responsibility to pay the sales tax (or use tax) directly to the appropriate State taxing authority.
11. Buyer may request that Crystal warehouse the goods at Crystal's factory rather than accept them on the delivery date. Such arrangements may be available if Crystal has sufficient storage room at the time of Buyer's request. In such event, Crystal will add a charge for storage of \$5.00 per window/per day and \$10.00 per door/per day, and the balance of the price must be paid prior to the storage of the goods. Storage fees may be deducted from the Buyer's deposit.
12. Crystal may elect to cancel a sale if Buyer fails to pick up the goods from Crystal's factory within 30 days after the goods are ready for delivery. Buyer shall remain obligated to pay for all goods completed and in the process of being manufactured prior to Crystal's consent to the Buyer's cancellation as well as any storage fees incurred (See #12 above).
13. Please add \$3000.00 (net) to the total amount if a full set of shop drawings is required.
14. Field tests and professional engineering calculations are not included.
15. Any performance values included in this Quote may be subject to change because of a rating change made by the performance testing organization.

Sales

Customer Approval

Owner Information

Name: Brandon Wisher

Address: 78681 42nd st

City, State Zip: Decatur, MI 49045

Phone: 269-665-8227

Email: wisherservicesllc@gmail.com



Shoregate balcony repair 2026

Shoregate towers

30901 lakeshore Blvd

Willowick, OH 44095

Price is per deck

\$1,250.00

1. Replace or repair balcony railings per engineer's specs.
2. We will conduct necessary welding on aluminum frames to strengthen, so the structure of the frame is solid and can be properly connected to existing structure. If bracket extensions are recommended, they will be welded on. All recommended fasteners will be used.
3. This price includes any replacement of Pannels, whether it be 1 panel or all on balcony.
4. Our plan is to make these balconies as safe as possible by following the engineer's report and perscription.

If job is approved it will be scheduled and completed

X

Date



September 18, 2025

Mr. Augustine Ponnezhan

Dynasty Properties Inc.
7612 Woodward Ave
Woodridge, Illinois 60517

**Re: Shoregate Towers – Garage Restoration
Willowick, OH**

Dear Mr. Ponnezhan,

Thank you for the opportunity to provide a proposal for your above-referenced project. Please review the attached clarifications and assumptions for the proposed budget based on the drawings prepared by I. A. Lewin P.E. and Associates, dated 2.23.24 with revision #1 dated 03.05.24, revision #2 dated 03.25.24 and revision #3 dated 04.01.24.

Base Bid: Marous Builders proposes to provide the above construction services for the lump sum of
**Three Million, Eight Hundred Nineteen Thousand Sixty-Five and
00/100 Dollars (\$3,819,065.00)**

Should you require any further documentation or information, please do not hesitate to contact me. We look forward to meeting with you to further discuss this project, and to coordinate the activities to reconstruct the garage.

Sincerely,

A handwritten signature in blue ink, appearing to read 'LRY' followed by 'LEED G.A.'.

Leslie R. Yager
Director of Pre-Construction
LEED® Green Associate
Cell: 330-351-3752

Project name Parking Garage Restoration for Shoregate Apartments
Document BID
Estimator Les Yager
Job size 25200 SF
Duration 6 month
Project Insurance
Notes
Report format Sorted by 'Group phase/Phase'
'Detail' summary

Item	Description	Takeoff Qty	Amount	Total
020000.000 EXISTING CONDITIONS				
024119.001	Demolition - Selective			
10	Demolition - Selective - garage slab, precast, double tee	24,250.00	sf	157,500
	Demolition - Selective			157,500
	EXISTING CONDITIONS			157,500
030000.000 CONCRETE				
033170.001	Concrete Walls			
10	Concrete Wall - foundation on North & East	2,450.00	sf	80,548
13	Concrete Walls and coping	320.00	lf	38,347
	Concrete Walls			118,895
033510.001	Slab on Grade			
001	Slab on Grade - Garage level	25,625.00	sf	295,605
	Slab on Grade			295,605
033514.001	Concrete Topping			
13	Concrete Topping (S)	25,725.00	sf	242,560
	Concrete Topping			242,560
034000.001	Precast Concrete			
13	Precast Concrete - Double Tee's	25,725.00	sf	1,156,100
	Precast Concrete			1,156,100
	CONCRETE			1,813,160
040000.000 MASONRY				
042000.001	Unit Masonry			
n	10 Unit Masonry - 8"	4,477.00	sf	337,000
	Unit Masonry			337,000
	MASONRY			337,000
050000.000 METALS				
051200.001	Structural Steel			
13	Structural Steel (S)	75.00	ton	438,635
	Structural Steel			438,635
055213.001	Railings - Pipe			
10	Railings - Pipe - at top of wall	335.00	lf	
057000.001	Miscellaneous Metals			
10	Miscellaneous Metals - crash rails on garage level north - no information	1.00	ls	15,000

Item	Description	Takeoff Qty	Total	Amount
	Miscellaneous Metals			15,000
059999.001	05-Miscellaneous			
10	05-Miscellaneous - Special Inspections & Reports	1.00	ls	
	METALS			453,635

061000.000 Rough Carpentry

061100.001	Loose Lumber			
FRT-210	FRT - 2x10 - Goalposts for OH Doors	80.00	If	1,290
	Loose Lumber			1,290

Rough Carpentry	1,290
------------------------	--------------

075000.000 Membrane Roofing

075552.001	Roofing - Modified			
10	Roofing - Modified - membrane at the coping	1,750.00	sf	26,500
	Roofing - Modified			26,500

Membrane Roofing	26,500
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077000.000 Roof Specialties

077123.001	Gutters & Downspouts			
50	4" x 24" scupper	4.00	ea	2,000
50	4" x 24" scupper - elevated slab	4.00	ea	2,000
	Gutters & Downspouts			4,000
	Roof Specialties			4,000

079000.000 Joint Protection

079000.001	Joint Sealants			
13	Joint Sealants & Expansion Joints	1,000.00	If	83,335
	Joint Sealants			83,335

Joint Protection	83,335
-------------------------	---------------

081000.000 Doors & Frames

083323.001	Overhead Doors			
10	Overhead Doors	2.00	ls	25,773
	Overhead Doors			25,773

Doors & Frames	25,773
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210000.000 FIRE SUPPRESSION

Item	Description	Takeoff Qty	Total	
				Amount
211300.001	Fire Sprinkler Systems			
211316	Fire Sprinkler (S) - Dry Pipe	25,000.00	sf	43,700
	Fire Sprinkler Systems			43,700
	FIRE SUPPRESSION			43,700
220000.000	PLUMBING			
220000.001	Plumbing			
10	Plumbing - deck drains	1.00	ls	25,000
20	Plumbing - Jet and Camera lines	1.00	ls	750
	Plumbing			25,750
	PLUMBING			25,750
230000.000	HEATING / VENTILATING / AIR COND			
233516.001	Engine Exhaust Systems			
10	Wall Exhaust Fans	3.00	ls	33,500
	Engine Exhaust Systems			33,500
	HEATING / VENTILATING / AIR COND			33,500
260000.000	ELECTRICAL			
260000.001	Electrical			
006	Electrical	24,250.00	sf	35,980
	Electrical			35,980
265629.001	Site Lighting			
12	Garage Lighting - vaportite fixtures (M)	21.00	ls	4,259
	Site Lighting			4,259
	ELECTRICAL			40,239
310000.000	EARTHWORK & SITEWORK			
312300.001	Site Work			
10	Site Work - SWPPP and misc. items			25,000
	Site Work			25,000
	EARTHWORK & SITEWORK			25,000
320000.000	EXTERIOR IMPROVEMENTS			
321713.001	Parking Blocks / Wheel Stops			
10	Parking Blocks/Wheel Stops on elevated slab	17.00	ea	4,039

Item	Description	Takeoff Qty	Total	
				Amount
	Parking Blocks / Wheel Stops			4,039
321723.001	Pavement Markings			
10	Pavement Markings	1.00	ls	3,942
	Pavement Markings			3,942
EXTERIOR IMPROVEMENTS				7,981

Estimate Totals

Description	Amount	Totals	Hours
Labor	1,040		
Material	8,509		
Subcontract	2,860,708		
Equipment	7,898		
Other	200,208		
	3,078,363	3,078,363	
General Conditions (LS)	453,000		
Contingency			
Building Permit Etc.	25,000		
Construction Manager Fee	249,570		
General Liability Insurance	13,132		
Total		3,819,065	

Clarification and Assumptions – By Division

DIVISION 00.5 - GENERAL REQUIREMENTS:

- 1) It is assumed that there will be no prevailing wage requirements for this project.
- 2) There has been no premium cost or penalty costs included for Contract Requirements including MBE/WBE/CSB.
- 3) A payment and performance bond has not been included for the project.
- 4) No subcontractor bonds have been included.
- 5) Monthly pay application review/approval meetings will be scheduled. Attendance by Owner/Owner Representative, CM Project Manager and CM Director of Construction will be expected.
- 6) We have not included any winter contractors provisions in this proposal.
- 7) Permits and fees to the city are included as an allowance of \$25,000. All drawings are not included and are the responsibility of the owner.

DIVISION 01 - GENERAL CONDITIONS:

- 1) General conditions necessary for the project have been included. These include project manager, field supervision, safety consultant, office trailer, surveying, dumpsters, temporary toilets, and general clean-up of the site.

DIVISION 02 – SELECTIVE DEMOLITION:

- 1) Existing shoring will remain in place for the duration of the project. Others will relocate them, as necessary, to perform the work indicated on the drawings. Others are to remove the shoring, after the project is completed.
- 2) Existing debris located from column line A to H, north of column line 1 will be removed, utilizing equipment placed on the existing slab on grade. We have not accounted for removing any trees or allowing equipment to be in that area, as a safety concern.
- 3) Existing slab on grade to be removed to existing column lines indicated. . It is assumed that the slab on grade is 4" thick. Stone subgrade is assumed to be acceptable and at proper elevation. Removal of slab on grade thicker than the 4", or stone subgrade that is unacceptable or not at proper elevation, will be treated as a change to the contract.

- 4) Existing foundations will be uncovered and inspected by E.O.R., to confirm that they are in an acceptable condition to install new steel columns and will support the loads that will be imposed on them. Removal of any existing foundations that are deemed to be defective will be removed and replaced and treated as a change to the contract.
- 5) Remove existing double Tees upper slab to existing column lines indicated. Removal of any additional double Tees will be treated as a change to the contract.
- 6) Existing below grade veneer block on the north elevation will be removed from to the existing concrete foundation, to the extent of the construction limits. E.O.R. will inspect masonry foundation from concrete foundation to slab on grade elevation and it is in acceptable condition. Any areas that are deemed to be unacceptable will be removed and replaced and treated as a change to the contract.
- 7) Existing eastern above grade masonry wall will be removed back to the overhead door at column line 6A, to provide adequate bearing for new lintels.
- 8) Existing below grade veneer block on the east elevation will be removed from to the existing concrete foundation, to column line 2. E.O.R. will inspect masonry foundation from concrete foundation to slab on grade elevation and it is in acceptable condition. Any areas that are deemed to be unacceptable will be removed and replaced and treated as a change to the contract.
- 9) Existing steel beams will be inspected by E.O.R., after double Tees are removed to the indicated column lines. Steel beams will be removed to existing column lines indicated. E.O.R. will verify the condition of steel we are to attach to. Removal of any additional steel beams will be treated as a change to the contract.
- 10) The existing overhead door, track and operator will be removed from the site.
- 11) Existing electrical, plumbing and sprinkler lines will be removed back to the limits of construction. Any lines that need to be removed past the limits of construction will be treated as a change to the contract.

DIVISION 03 – CONCRETE:

- 1) Form and pour wall from existing foundation to slab on grade elevation, on north elevation, as indicated on S-7, including concrete, reinforcement, finishing, form removal, curing, knocking off of the concrete snots, imperfections, and filling honeycombs.
- 2) Slab on grade, for garage level, including concrete, reinforcement, fine grading existing subgrade, finishing, curing, and sealing. This will include installation of the column diamond concrete.
- 3) Furnish and install precast double Tees, as indicated and to construction limits. This will include bearing plates, reinforcement, welding, and layout. There are no provisions for penetrations through the precast, except for the (2) drains indicated.

- 4) Topping for elevated slab, including 2" of concrete, reinforcement indicated, bonding agent, finishing, and curing.
- 5) Form and pour concrete coping on elevated slab, as indicated, including concrete, reinforcement, drip edge, form removal, curing, knocking off of the concrete snots, imperfections, and filling honeycombs.
- 6) All existing exterior concrete on the garage level will remain as is and will not be replaced. If indicated for removal be either E.O.R or owner, this will be treated as a change to the contract. Existing trench drains to remain, per drawings.

DIVISION 04 – MASONRY:

- 1) CMU walls, 12" and 6" thick will be installed from garage slab on grade, as indicated on drawings, including reinforcement, grout, mortar, weeps, flashings, end dams, mortar nets, and air gap, as applicable.
- 2) Brick veneer for the east elevation, from column line A1 to column line A6, as indicated on the drawings, including reinforcement, mortar, weeps, flashings, end dams, mortar nets, and air space. There was no specifications provided for the brick veneer that needs to be replaced, we have included a utility brick that will closely match the existing, that will be approved by Owner and/or E.O.R., prior to starting project.
- 3) Furnish and install (2) through wall scuppers, on the north elevation, at the elevated slab and (2) through wall scuppers at the garage slab level, as indicated.

DIVISION 05 – STRUCTURAL AND MISCELLANEOUS METALS:

- 1) Structural steel columns, beams, K-Bracing, lintel beams, galvanized lintel angles, connection bolts and fasteners, Hilti epoxy adhesives, clip angles, and grouted baseplates, as indicated. Structural steel will be prime painted for all interior members and galvanized for lintels.
- 2) Steel guardrail for the elevated parking deck, including fasteners, internal coupling for continuous railing, and galvanized, as indicated.
- 3) We have included the special inspections that are indicated on the structural drawings. This would include necessary reports upon completion.

DIVISION 06 – ROUGH CARPENTRY:

- 1) Rough carpentry furnish and install pressure treated 2x material for the mounting of the overhead doors, as necessary.

DIVISION 06 – FINISH CARPENTRY:

- 1) None Included.

DIVISION 07 – THERMAL / MOISTURE PROTECTION:

- 1) None Included

DIVISION 07 – SIDING:

- 1) None Included. Per E.O.R., siding will not be replaced.

DIVISION 07 – FIRESTOP / JOINT SEALANTS:

- 1) Joint sealants, for expansion joints, construction, and control joints, as indicated.

DIVISION 07 – ROOFING:

- 1) Furnish and install a modified bitumen flashing, as indicated on the north elevation, from column lines A to H, as indicated on the drawings.

DIVISION 08 – OPENINGS:

- 1) (2) Overhead Doors, trolley driven motor operators, photocells, tracks, rails, fasteners, and pneumatic treadle hose operation.

DIVISION 08 – GLAZING:

- 1) None Included.

DIVISION 09 – INTERIORS:

- 1) None Included.

DIVISION 09 – FLOORING :

- 1) None Included.

DIVISION 09 – PAINTING & WALL COVERINGS:

- 1) None Included. Per E.O.R., materials to be left primed.

DIVISION 10 – SPECIALTIES:

- 1) None Included.

DIVISION 11 – EQUIPMENT:

- 1) None Included.

DIVISION 12 – WINDOW TREATMENT:

- 1) None Included.

DIVISION 13 – SPECIAL CONSTRUCTION:

- 1) None Included.

DIVISION 14 – ELEVATOR:

- 1) None Included.

DIVISION 21 – FIRE PROTECTION:

- 1) Existing drain lines for the dry system will be modified, per the drawings including connection to existing pipes at our construction limits, hangers, and wall mounted FDC connection.

DIVISION 22 – PLUMBING:

- 1) Furnish and install (2) deck drains, in the elevated slab, as indicated. This includes the ductile iron pipe from the drain to the existing connection at the garage level. The underground piping will have a camera done of the existing condition and if repairs are necessary, it will be a change to the contract.

DIVISION 23 – HVAC:

- 1) Furnish and install (3) side wall exhaust fans, as indicated. Fans will be set for automatic operation at 10 minutes every hour. All required safety features and disconnects are included.

DIVISION 26 – ELECTRICAL:

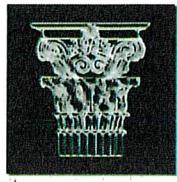
- 1) Furnish and install (14) new vapor tight fixtures, as indicated, are included. This includes necessary conduit and wiring. Reinstall (7) existing fixtures including necessary conduit and wiring.
- 2) Furnish and install disconnect switches for new exhaust fans and garage door operators, as indicated.
- 3) All new electrical conduits and wiring will be connected into the existing panel at the garage level. There are no timers, photocells, or lighting controllers included.

DIVISION 31 – SITEWORK:

- 1) Erosion Control, SWPPP, survey for the site, have been included.

DIVISION 32 – EXTERIOR IMPROVEMENTS:

- 1) Pavement markings for both the garage level and the elevated level are included.
- 2) (17) wheel stops are included for the elevated level, as indicated.



WR Restoration

December 6, 2023

Mr. Lemma Gteachew
Shoregate Apartments
30901 Lakeshore Blvd.
Willowick, OH 44095

RE: Façade Repair/Restoration Budgets

Dear Mr. Gteachew,

We are in receipt of the two façade reports From IA Lewin and Associates dated November 1, 2023 and have reviewed the findings and assessed those findings with our field experience from 2020, 2021 and 2022 where we conducted balcony repairs, façade repairs and stabilization based on IA Lewin plans. We concur with the general statements made in these reports. Specifically, the engineer recommends further detailed investigation of the façade. This work will provide specific areas of work, work by type, quantities of work and typical repairs details. As in the past, we will work with IA Lewin to gather that data by visual and hands on inspection as well as using our Drone to provide a 3d model of the structures. The product of the Team efforts will be a set of construction documents that we will use to apply for permits with the County and City.

Earlier this month, we met with Arthur Hannus from IA Lewin and Associates on site. Art was compiling the detailed façade investigation and shared some preliminary thoughts. It is clear that the remaining balconies on the east structure will need to be supported in the same manner as we did in 2022/23. Additional concrete repairs to the balconies appear to be needed, specifically at the connection plates.

The construction of the two buildings is different. The west building has precast walls that extend out to the balconies and appear wider than the balcony support walls on the east building. The east building balconies bear on clay masonry walls/ wing walls. The East building structural design presents limitations for repairs and may require specific shoring prior to undergoing repairs. Such potential shoring costs are not anticipated in this budget.

Per your request, we have developed a budget for the required work based on the preliminary investigation. The budgets may change once final designs, priority work and phasing are determined.

- Work is limited to:
 - Masonry restoration
 - Tuckpointing
 - Crack repair

- Individual brick replacement
 - Brick veneer replacement
 - Lintel replacement and / or flashing
 - Clean and coat all lintels
 - Sealant replacement at windows
 - Re-setting windows is excluded
 - Installation of concrete block supports on remaining balconies of East Building
 - West Building is a slightly different construction and we believe that from discussions with Lewin, the West Building Balconies are supported by a precast wall rather than clay brick as in the East Building.
- Concrete restoration
 - Horizontal concrete repairs on balconies
 - Soffit repairs on balconies
 - Epoxy injection and pinning
 - Repairs to precast support walls for balconies – West Building only
- Work will commence on each building at the same time.
- We will use swing stage and man lifts to access the façade
 - 2 swing stage scaffold per building
- The budget makes the assumption that “all” work will be completed in each drop
 - Future planning and phasing will take into account “priority” work (Unsafe/imminent Danger) and accomplish that first
 - Such phasing plans will increase access costs but priority work will need to occur in year one
- General conditions
 - Provide Site protection fencing
 - Conduct weekly safety meetings and assessments
 - Porta johns
 - Dumpsters
 - Project management / Weekly prdgress meeting/inspections
- Exclusions
 - Engineering
 - Permits
 - Shoring designs
 - Water, electric
 - Inspections other than for permit
 - Interior access / repairs / shoring
 - Tie back of façade to floor
 - Winter protection or cold weather work is included
 - Repairs/painting of balcony railings
 - Removal of deck coating on balconies
 - Installation of Deck coating of balconies
 - Painting on north and south elevation of both building precast walls
- All work shall conform to Ohio Code, ACI, NCMA, MIA standards.
- You will need to order brick prior to the start of any façade work. Assume 12-week lead time for the material. Minimum order quantity is 25,000.

Based on the above information, proposed plan and our experience and cursory review of the façade and balconies/structure, we recommend the following budgets;

East Building: \$2,500,000.00 to \$2,750,000.00.

West Building: \$1,250,000.00 to \$1,500,000.00

The costs are calculated in 2023 dollars. You should include a 2-4% increase per year for labor and material price changes. The masonry units are no longer produced as a stock or inventories material.

Your next steps will be to review the facade inspection reports with IA Lewin and charge them with developing details for drawings. The drawings will be used to acquire permits. The drawing process may take as much as 4 months and permitting can take as long as three months.

Construction durations will be impacted by weather and the location of the structures next to the Lake will play havoc on our ability to work. High winds are common. We would anticipate that the East Building will require 2 if not three construction seasons to complete (2024, 2025 and 2026). The West Building may be completed in 18 to 24 months as the work scope is smaller and relatively simpler to execute.

Once you have reviewed this information, please give me a call to discuss.

Respectfully,

James Wamelink

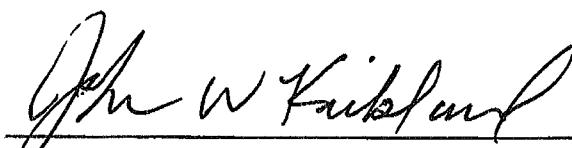
KIRK ENTERPRISES

Kirk Enterprises
3544 Hudson Rd
Osseo, MI 49266

Job Location: Dynasty Properties/Shoregate Towers Ohio

Proposal

- Perform 400 +/- tune-ups on Magic Pak style units. Clean furnace's and make any needed adjustments. Test CO levels and combustion efficiency and report the condition of each unit. \$100.00 per unit
- Replacement of any failed units will be \$1000.00 per unit for labor only. Parts and permits will be extra.



John W. Kirkland

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Mechanical Contractor License
JOHN W KIRKLAND
3844 HUDSON RD
Osseo, MI 49268

Classifications: 1, 2, 5

License No: 7116022 Expiration Date: 08/31/2028