FEEL THE ZEEL

TowerPinkster
Architecture · Engineering · Interiors

NOVEMBER 26TH, 2024

CITY OF ZEELAND

UTILIZATION STUDY



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LOCATIONS:

GRAND HAVEN | MI:
1 South Harbor Drive, Suite 8
Grand Haven, Michigan 49417
phone: 616.456.9944

GRAND RAPIDS | MI:
4 East Fulton Street, Suite 200
Grand Rapids, Michigan 49503
phone: 616.456.9944

KALAMAZOO | MI:
242 East Kalamazoo Ave. SE, Suite 100
Kalamazoo, Michigan 49007
phone: 269.343.6133

NEW ALBANY | IN:
320 Pearl Street, Suite 100
New Albany, Indiana 47150
phone: 812.282.9554

LOUISVILLE | KY:
1941 Bishop Lane, Suite A
Louisville, Kentucky 40218
phone: 502.454.4555

ONLINE:
www.towerpinkster.com

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

GENERAL

Following the completion of the Facility Assessment, the following Utilization Study of the buildings of the City of Zeeland was conducted. The purpose of the study was to create an optimum future vision of the building, creating plans to renovate the buildings to support the residents of Zeeland. Through three rounds of meetings, the team developed plans for the redevelopment of each building and adjust the spaces dedicated to each department.

All 2029 costs noted include:

- Owner Contingency
- Soft Costs
- Project Costs
- 6% escalation costs

TOTALS

BUILDING	Utilization 2029	Facility Assessment 2029	Totals 2029
CITY HALL	$ 3,137,460.00	$ 1,214,700.00	$ 4,352,160.00
LIBRARY + COMMUNITY CENTER	$ 1,996,206.00	$ 6,226,900.00	$ 8,223,106.00
PUBLIC SAFETY	$ 3,693,595.00	$ 368,500.00	$ 4,062,095.00
ROOSEVELT FIRE STATION	$ 713,300.00	$ 178,800.00	$ 892,100.00
STREET MAINTENANCE	$ 6,111,475.00	$ 770,300.00	$ 6,881,775.00
TOTALS	$ 15,652,036.00	$ 8,759,200.00	$ 24,411,236.00

EXECUTIVE SUMMARY

PROCESS

This Utilization Study was developed through a series of conversations and working sessions. This was performed to accomplish the following objectives:

- Provide an assessment of the current facilities and the spaces allocated to serving each department.
- Provide an assessment of the future needs of departments and assess internal department interactions and interactions with the public.

This report represents a possible concept for each building as to how they may be renovated to continue to support the needs of City of Zeeland.

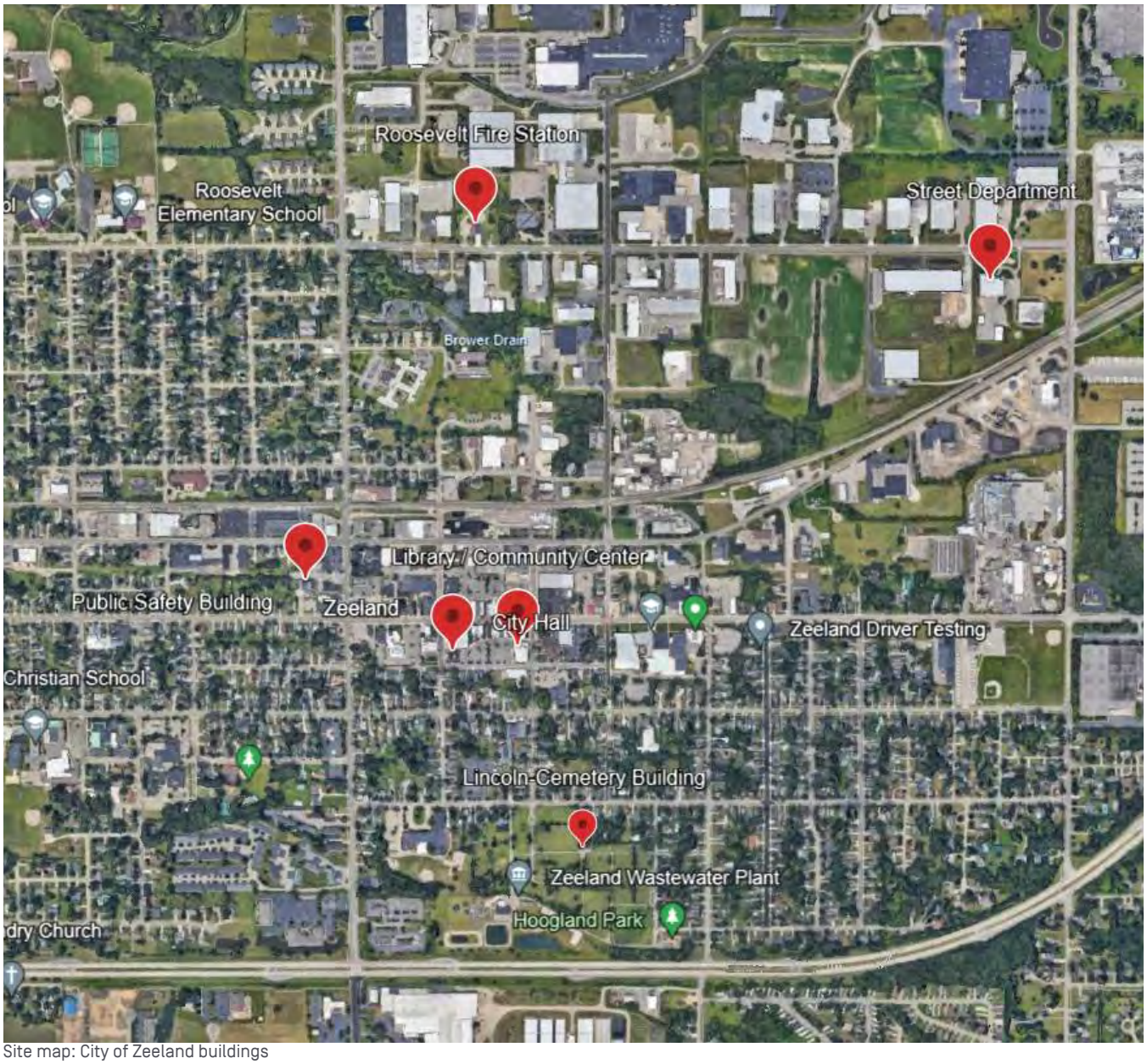
Throughout the 2nd and 3rd quarters of 2024, the following TowerPinkster Team members met with staff members of the City of Zeeland:

Brad Boyer	TowerPinkster
Dennis Panars	TowerPinkster

The buildings studied site included City Hall, Howard Miller Library + Community Center, Public Safety Building, Roosevelt Fire Station and the Street Maintenance Building.

The following study illustrates a suggested concept for the renovation of each of the listed city buildings. The concepts are accompanied with rough order of magnitude pricing grouped into suggested project groupings. The pricing breakouts include the maintenance and upgrade pricing from the previously issued Facility Assessment, pricing for the suggested building renovations from the Utilization Meetings, and a final budget grouping the projects together to minimize disruptions to the buildings during the completion of the renovations and to maximize budgets.

FACILITY MAP



Site map: City of Zeeland buildings

01

CITY HALL

01 CITY HALL

Address:	21 S. Elm St.
Use:	Offices/Meeting Space
Built:	1934
Total Building Area:	12,620 SF



City Hall main entry



01 CITY HALL

UTILIZATION STUDY SUMMARY

City Hall serves to support the public. The conversations focused around how to ensure that the departments that are most forward facing are easily accessible to the public. The changes include:

LOWER LEVEL

- The creation of a Technology Office Suite, creating enough space to bring the department together as they are currently divided between the Howard Miller Community Center and City Hall

- Increase of Storage Areas by removing the existing basement restrooms (creating public restrooms on the Level One)

- Create code compliant restrooms for staff

LEVEL ONE

- Create a larger Conference room accessible to the public and able to be used by the public

- Create a vestibule for the south entrance for security

- A new reception

- Create a secondary Conference Room

- Finance to be relocated to behind the reception counter for security but remaining accessible to the public

- Building and Zoning to remain on Level One

- New Public Access Restrooms

LEVEL TWO

- Mayor's Office relocated to Level Two

- Marketing Relocated to a larger space

- City Manager and Assistant Manager relocated

01 CITY HALL

PROJECT COST BREAKDOWNS

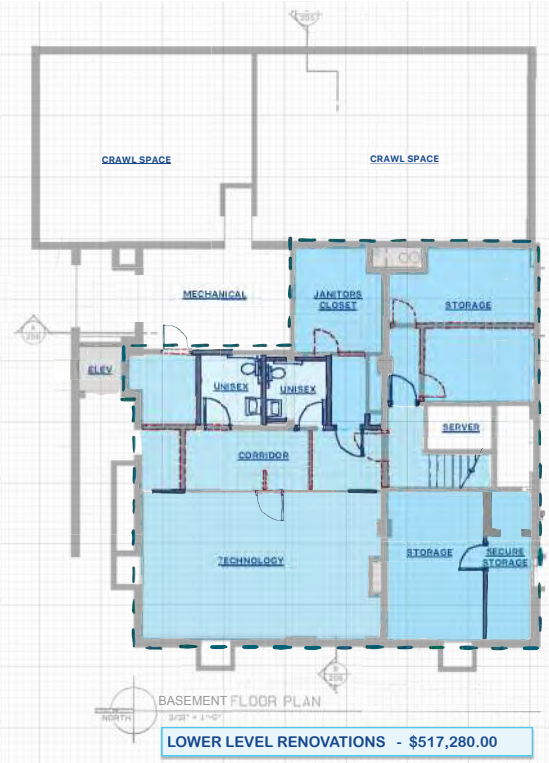
City Hall

		Unit	Cost/Unit	Anticipated Cost	Grouping Costs	Total Phase Costs
Facility Assessment Maintenance and Upgrade Projects	Elevator Replacement	1	$385,900.00	$385,900.00	**$385,900.00**	**$1,214,669.72**
	Roofing Single Ply & Insulation Replacement	5,600	$50.20	$281,097.60	**$281,097.60**	
	Mechancial	12,605	$43.45	$547,672.12	**$547,672.12**	
Proposed Renovations	Lower Level Storage Renovations	960	$200.00	$192,000.00	**$517,280.00**	**$3,137,460.00**
	Lower Level Restroom Creation/Renovation	170	$400.00	$68,000.00		
	Lower Level Office Renovation	960	$268.00	$257,280.00		
	First Floor Office Renovation	4,640	$268.00	$1,243,520.00	**$1,303,520.00**	
	First Floor Restroom Creation/Renovation	150	$400.00	$60,000.00		
	Second Floor Restroom Creation/Renovation	280	$400.00	$112,000.00	**$1,316,660.00**	
	Second Floor Office Renovation	3,375	$268.00	$904,500.00		
	Second Floor Chambers Renovation	1,120	$268.00	$300,160.00		
Combined Project Groupings	Roofing Single Ply & Insulation Replacement	5,600	$50.20	$281,120.00	**$281,120.00**	**$4,167,941.40**
	Elevator Replacement	1	$385,900.00	$385,900.00	**$385,900.00**	
	Mechancial	12,605	$41.28	$520,334.40	**$3,500,921.40**	
	Lower Level Storage Renovations	960	$190.00	$182,400.00		
	Lower Level Restroom Creation/Renovation	170	$380.00	$64,600.00		
	Lower Level Office Renovation	960	$254.60	$244,416.00		
	First Floor Office Renovation	4,640	$254.60	$1,181,344.00		
	First Floor Restroom Creation/Renovation	150	$380.00	$57,000.00		
	Second Floor Restroom Creation/Renovation	280	$380.00	$106,400.00		
	Second Floor Office Renovation	3,375	$254.60	$859,275.00		
	Second Floor Chambers Renovation	1,120	$254.60	$285,152.00		

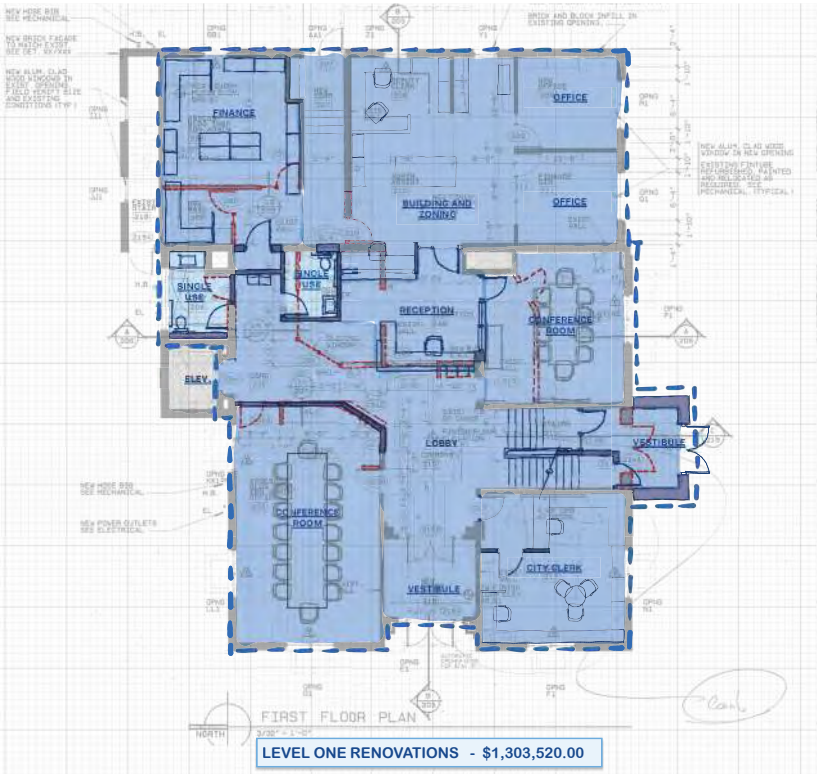
*The Combined Project Grouping prices reflect potential savings that may be realized by grouping similar scopes of work into a singular project

01 CITY HALL

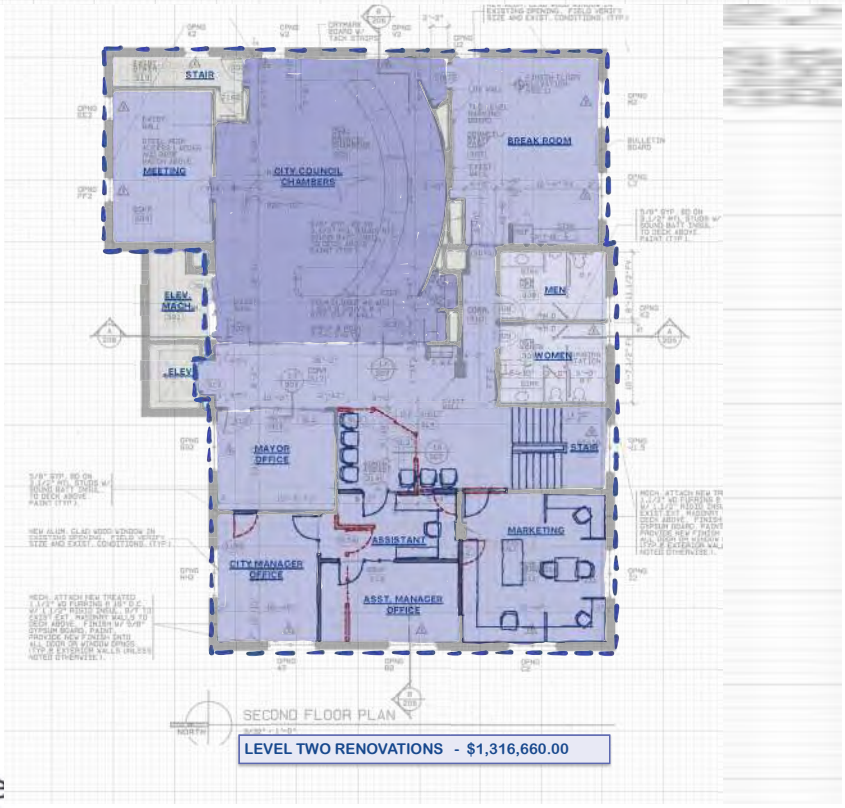
PROPOSED RENOVATIONS



LOWER LEVEL RENOVATIONS - $517,280.00



LEVEL ONE RENOVATIONS - $1,303,520.00



LEVEL TWO RENOVATIONS - $1,316,660.00

01 CITY HALL

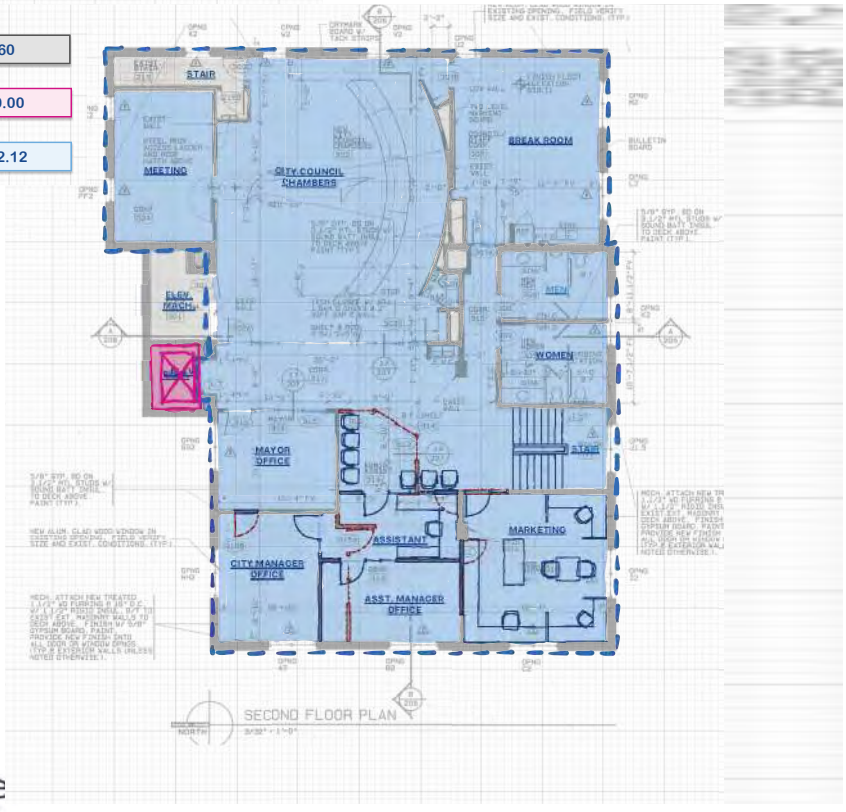
COMBINED PROJECT GROUPINGS



ROOFING REPLACEMENT - $281,097.60

ELEVATOR REPLACEMENT - $385,900.00

BUILDING RENOVATIONS - $3,685,132.12



02

HOWARD MILLER LIBRARY + COMMUNITY CENTER

02 HOWARD MILLER LIBRARY + COMM. CENTER

Address:	14 S. Church St
Use:	Library/Meeting Space
Built:	1995
Total Building Area:	42,281 SF





02 HOWARD MILLER LIBRARY + COMM. CENTER

UTILIZATION STUDY SUMMARY

The Public Library and Community Center have served the City of Zeeland for nearly 30 years. The conversations focused around how to better create spaces to support the library and make alterations to the group study areas that are currently lacking in quantity to support the needs of the public. The Community Center has been adjusted to adjust the lower level meeting rooms and adjust the storage spaces. The changes include:

SITE PLAN

- The site is adjusted, alternating the book drop off area to add an addition, with a green roof, for more support space.

LOWER LEVEL

- Modified less used meeting rooms to a flexible meeting room

- Adjusted storage spaces

LEVEL ONE

- Removal of the fountain

- Addition of support and administration spaces

LEVEL TWO

- Infill part of the floor to add square footage

- Rework the meeting room spaces to maximize spaces

02 HOWARD MILLER LIBRARY + COMM. CENTER

PROJECT COST BREAKDOWNS

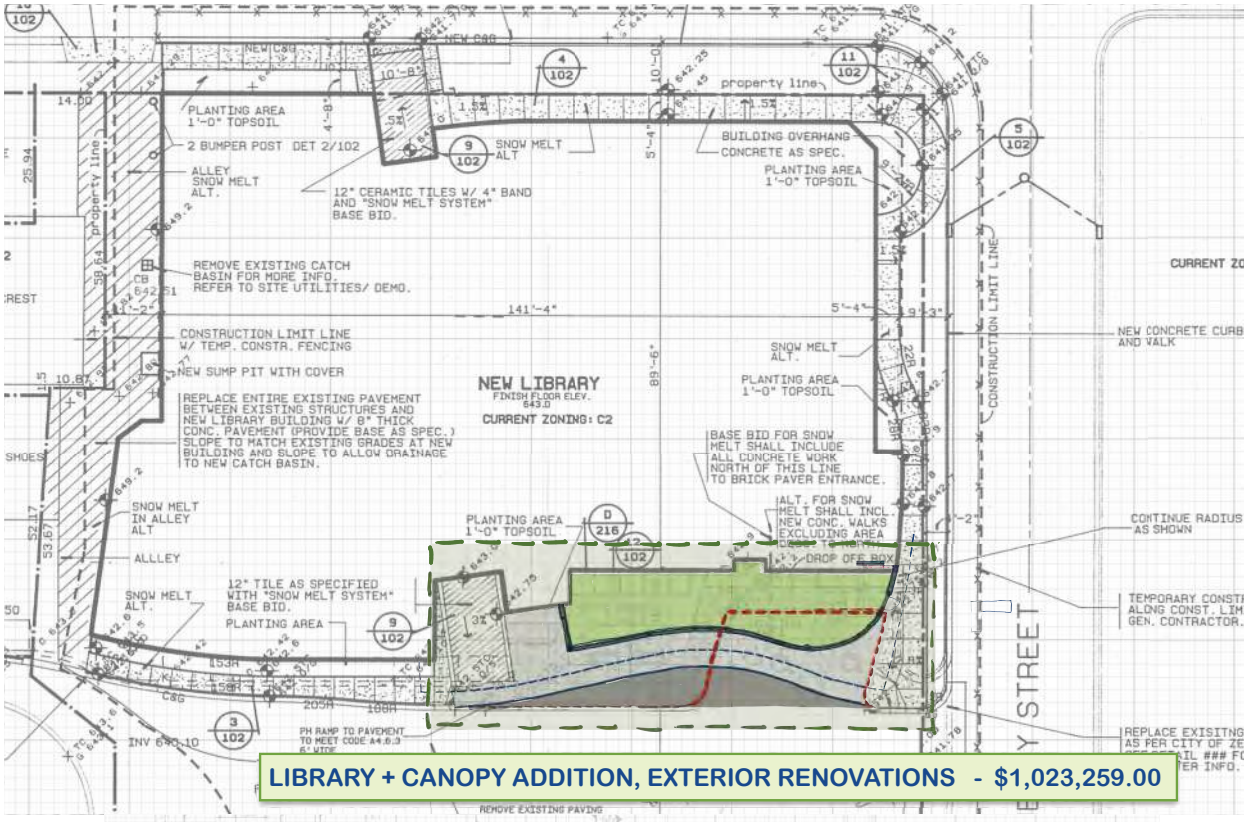
Howard Miller Library + Community Center

		Unit	Cost/Unit	Anticipated Cost	Grouping Costs	Total Phase Costs
Facility Assessment Maintenance and Upgrade Projects	Site - Sloped Concrete to Correct	1	$20,900.00	$20,900.00	**$20,900.00**	**$5,805,297.41**
	Roofing Single Ply replacement	13,300	$49.86	$663,200.51	**$1,001,400.71**	
	Kalwall Recplacement	1,950	$173.44	$338,200.20		
	Replacement of carpet and rubber base	33,555	$44.20	$1,482,996.78	**$1,482,996.78**	
	Mechancial	42,281	$78.05	$3,299,999.92	**$3,299,999.92**	
Proposed Renovations	Library Addition with Living Roof	873	$535.00	$467,055.00	**$1,023,259.00**	**$1,996,206.00**
	EIFS Panel Replacement/Repairs/Repaint	7,000	$20.00	$140,000.00		
	Office/Circulation Desk Renovation	1,553	$268.00	$416,204.00		
	Waterfall Removal	138	$335.00	$46,230.00	**$46,230.00**	
	Reference Desk Furniture Budget	1	$53,500.00	$53,500.00	**$212,960.00**	
	2nd Floor Meeting Room Renovations	595	$268.00	$159,460.00		
	2nd Floor Infill	211	$535.00	$112,885.00	**$112,885.00**	
	Storage Renovations	2,045	$100.00	$204,500.00	**$600,872.00**	
	Meeting Room Renovations	1,387	$268.00	$371,716.00		
	Corridor Renovations	92	$268.00	$24,656.00		
Combined Project Groupings	Site - Sloped Concrete to Correct	1	$20,900.00	$20,900.00	**$20,900.00**	**$7,350,167.17**
	Roofing Single Ply replacement	13,300	$47.37	$630,021.00	**$6,364,293.17**	
	Kalwall Recplacement	1,950	$173.44	$338,200.20		
	Replacement of carpet and rubber base	29,928	$42.00	$1,256,976.00		
	Mechancial	42,281	$78.05	$3,299,999.92		
	Library Addition with Living Roof	873	$508.25	$443,702.25		
	Office/Circulation Desk Renovation	1,553	$254.60	$395,393.80		
	Waterfall Removal	138	$335.00	$46,230.00	**$46,230.00**	
	Reference Desk Furniture Budget	1	$53,500.00	$53,500.00	**$317,872.00**	
	2nd Floor Meeting Room Renovations	595	$254.60	$151,487.00		
	2nd Floor Infill	211	$535.00	$112,885.00		
	Storage Renovations	2,045	$100.00	$204,500.00	**$600,872.00**	
	Meeting Room Renovations	1,387	$268.00	$371,716.00		
	Corridor Renovations	92	$268.00	$24,656.00		

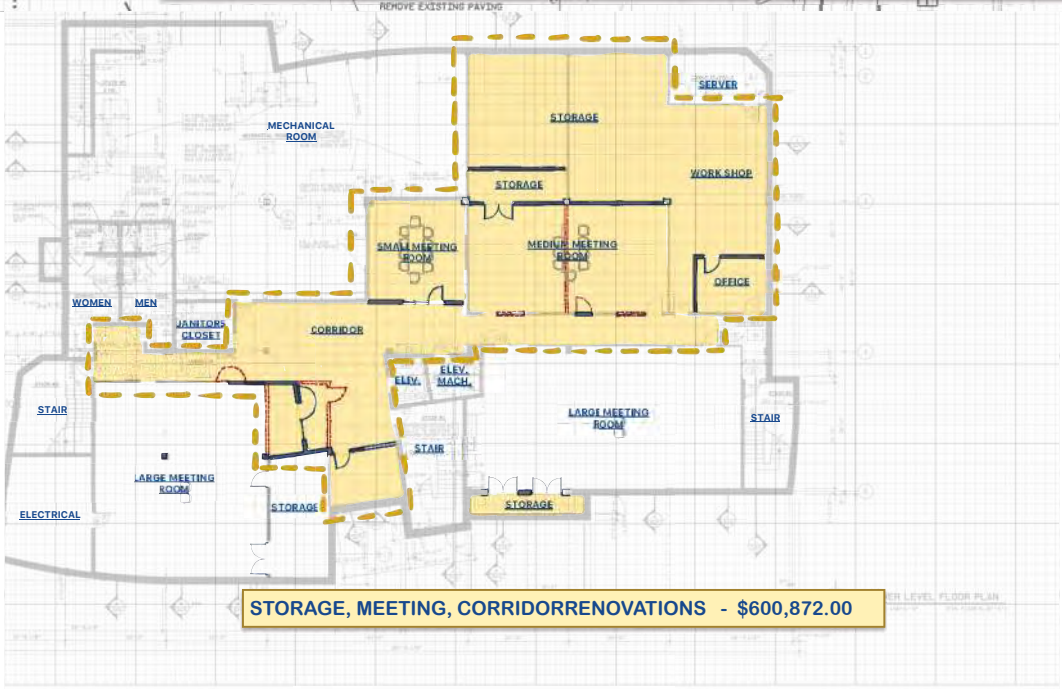
*The Combined Project Grouping prices reflect potential savings that may be realized by grouping similar scopes of work into a singular project

02 HOWARD MILLER LIBRARY + COMM. CENTER

PROPOSED RENOVATIONS - SITE PLAN AND LOWER LEVEL



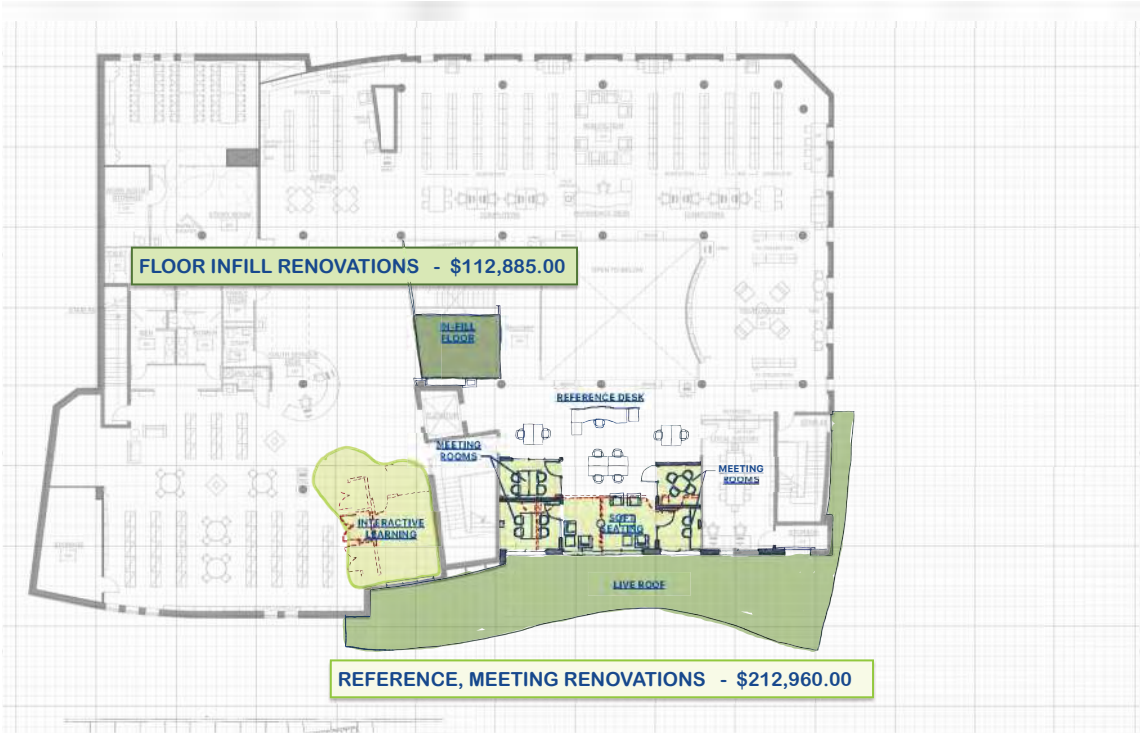
LIBRARY + CANOPY ADDITION, EXTERIOR RENOVATIONS - $1,023,259.00

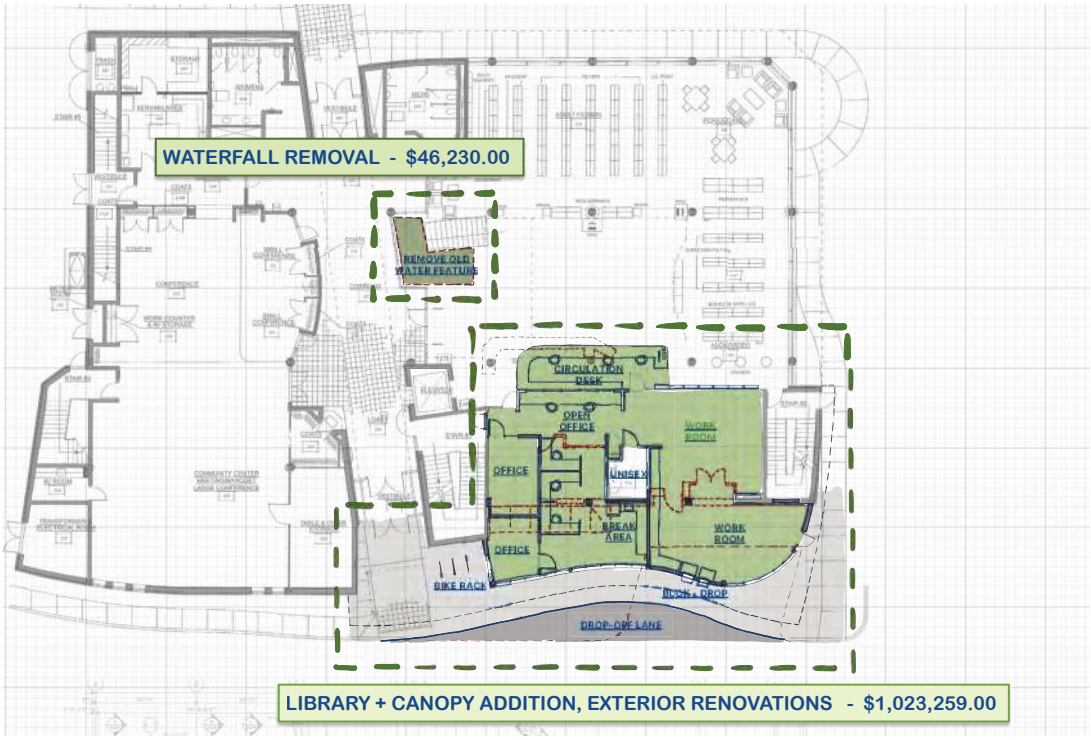


STORAGE, MEETING, CORRIDORRENOVATIONS - $600,872.00

02 HOWARD MILLER LIBRARY + COMM.

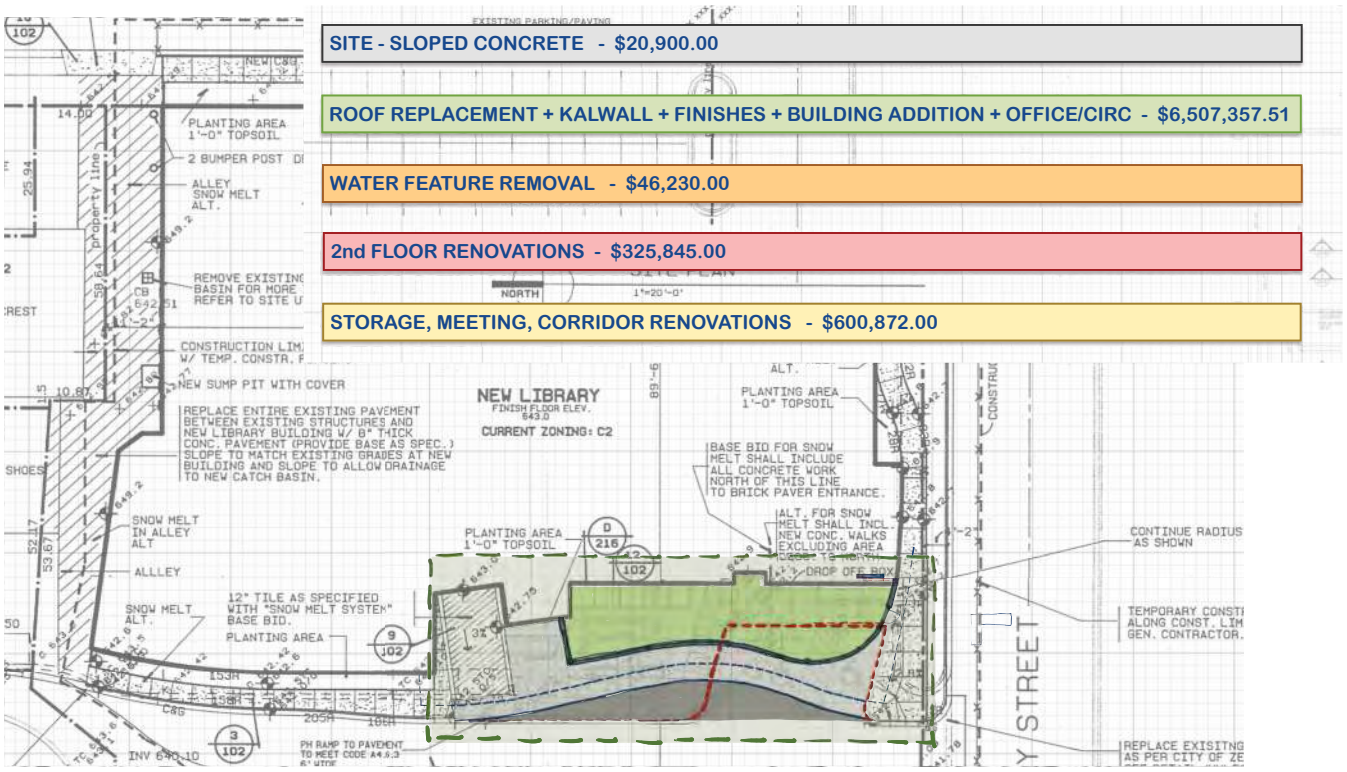
PROPOSED RENOVATIONS - MAIN LEVEL AND SECOND LEVEL

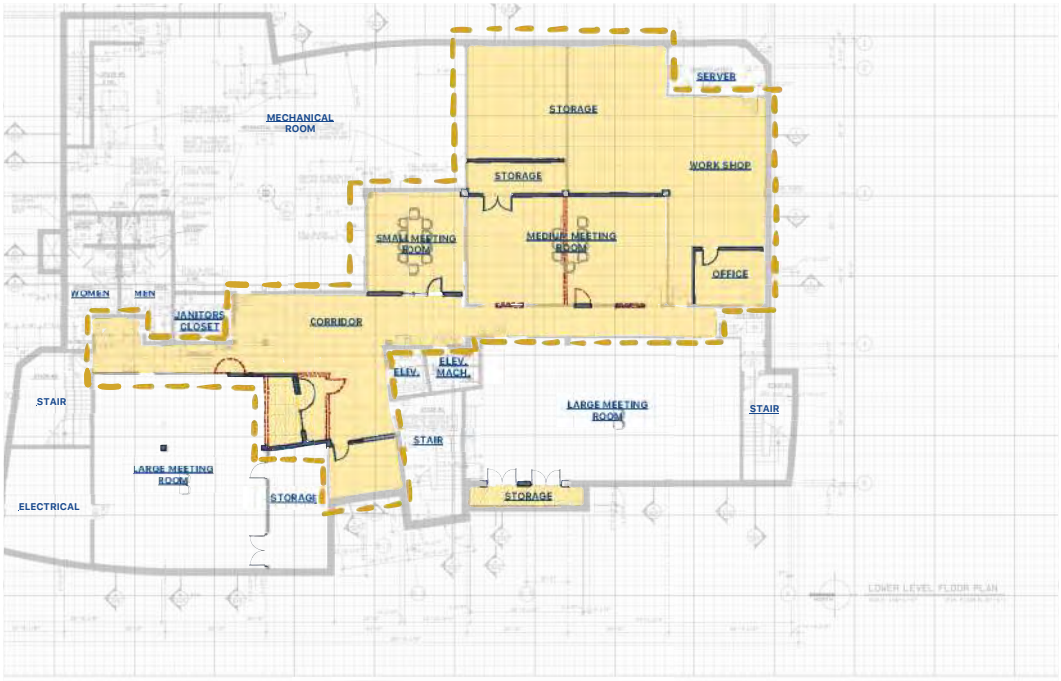




02 HOWARD MILLER LIBRARY + COMM. CENTER

COMBINED PROJECT GROUPINGS

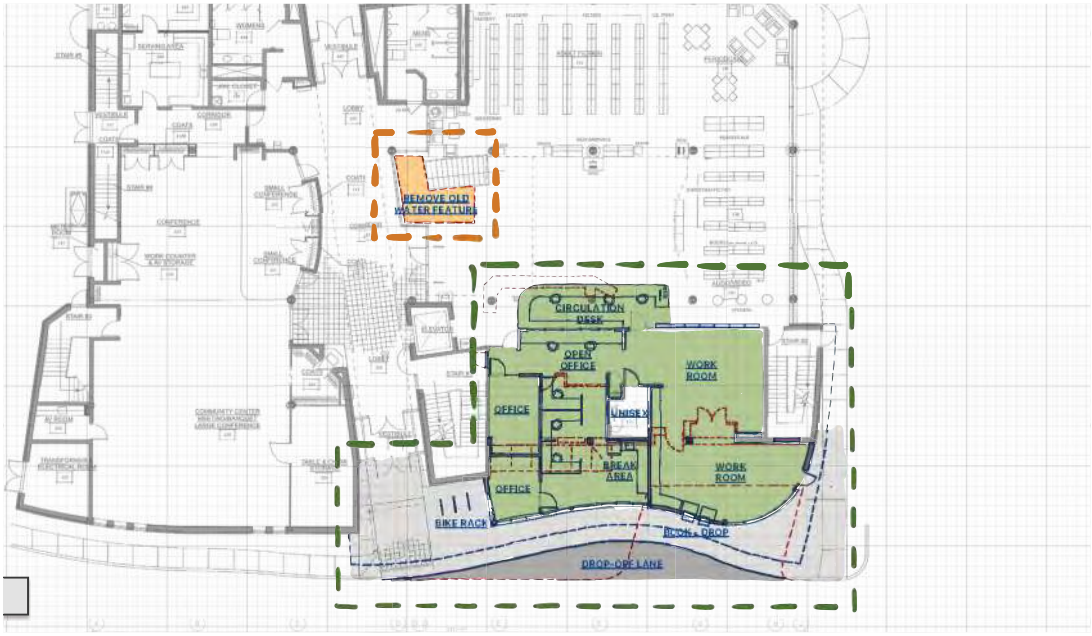




02 HOWARD MILLER LIBRARY + COMM.

COMBINED PROJECT GROUPINGS





03

ZEELAND PUBLIC SAFETY

03 ZEELAND PUBLIC SAFETY

Address: 29 W. Main

Use: Police, Fire Offices
Vehicle Storage

Built: 2003

Total Building Area: 16,157 SF



Building Exterior - Public Entrance



03 ZEELAND PUBLIC SAFETY

UTILIZATION STUDY SUMMARY

The Public Safety Building is sited in a location that limits vehicular circulation and storage to support both the Police Department and the Fire Department. Alternate access to the North of the property was investigated. Proposed additions to both the ground and second floors were proposed to support increased needs of both departments. The changes include:

SITE

- Access to the building from the north was proposed to increase on accessibility to the pull through garage for the Fire Department Apparatuses. Additionally, current access via North State Street is often delayed due to traffic and a direct access to Washington would increase responsiveness by both departments. A drive to the West was investigated but cannot be created due to property lines, setbacks and zoning requirements.

LEVEL ONE

- Relocate the E.O.C. to the Ground Floor ensuring the structure is designed to withstand natural disasters

- Add a Decontamination Area with shower/toilet with direct access to Apparatus Bay

- Extend Apparatus Bay to the North to accommodate new, larger Apparatus

- Increase indoor vehicle storage for Police Vehicles

- Expand Evidence Storage

- Modify Prisoner Prep and supporting areas

- Renovate Women's Locker Room and Expand Men's Locker Room

LEVEL TWO

- Expand the floor-plate to create new Sleeping Rooms

- Expand Day Room

- Renovate Men's Locker Room

- Create Women's Locker Room

- Modify Office Space in vacated E.O.C. area

- Increase and Renovate Kitchen

03 ZEELAND PUBLIC SAFETY

PROJECT COST BREAKDOWNS

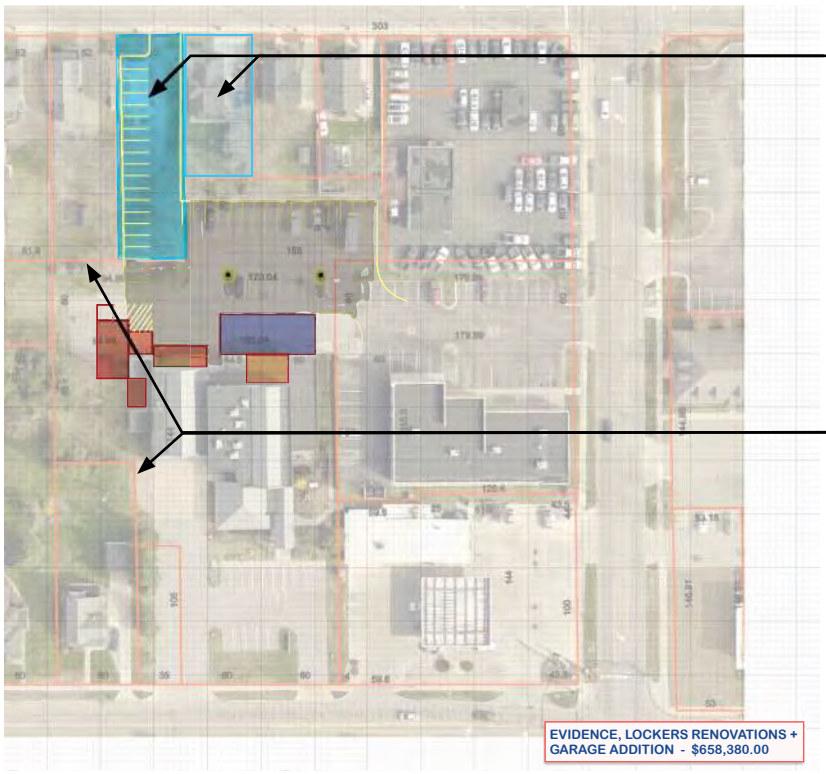
Zeeland Public Safety Building

		Unit	Cost/Unit	Anticipated Cost	Grouping Costs	Total Phase Costs
Facility Assessment Maintenance and Upgrade Projects	Site - Sloped Concrete to Correct	1	$17,500.00	$17,500.00	**$17,500.00**	**$368,500.01**
	Interiors Updates - N/A due to Current Projects	0	$0.00	$0.00	**$0.00**	
	Architectural Updates - N/A due to Current Projects	0	$0.00	$0.00	**$0.00**	
	Mechancial	19,025	$18.45	$351,000.01	**$351,000.01**	
Proposed Renovations	Vehicle Storage Addition	1,725	$535.00	$922,875.00	**$2,291,700.00**	**$3,693,565.00**
	Apparatus Storage Addition	530	$535.00	$283,550.00		
	Work room Addition	265	$535.00	$141,775.00		
	E.O.C Addition	900	$870.00	$783,000.00		
	Decontamination Addition	300	$535.00	$160,500.00		
	Evidence Storage/Prisoner Prep/Office Renovation	820	$335.00	$274,700.00	**$658,380.00**	
	Men's and Women's Locker Room Renovations	608	$335.00	$203,680.00		
	Trun-Out Gear Area Renovation	185	$200.00	$37,000.00		
	General Garage Storage Renovation	715	$200.00	$143,000.00		
	Sleeping Rooms Addition	615	$535.00	$329,025.00	**$743,485.00**	
	Locker room Renovations	460	$335.00	$154,100.00		
	Day Room Renovations & Expansion	500	$268.00	$134,000.00		
	Kitchen Renovation	135	$400.00	$54,000.00		
	Office Renovation	270	$268.00	$72,360.00		
Combined Project Groupings	Site - Sloped Concrete to Correct	1	$17,500.00	$17,500.00	**$3,421,453.76**	**$3,942,593.76**
	Mechanical	19,025	$18.45	$351,000.01		
	Vehicle Storage Addition	1,725	$508.25	$876,731.25		
	Apparatus Storage Addition	530	$508.25	$269,372.50		
	Work room Addition	265	$508.25	$134,686.25		
	E.O.C Addition	900	$870.00	$783,000.00		
	Decontamination Addition	300	$508.25	$152,475.00		
	Sleeping Rooms Addition	615	$508.25	$312,573.75		
	Day Room Renovations & Expansion	500	$254.60	$127,300.00		
	Evidence Storage/Prisoner Prep/Office Renovation	820	$318.25	$260,965.00		
	General Garage Storage Renovation	715	$190.00	$135,850.00		
	Men's and Women's Locker Room Renovations	608	$335.00	$203,680.00	**$521,140.00**	
	Trun-Out Gear Area Renovation	185	$200.00	$37,000.00		
	Locker room Renovations	460	$335.00	$154,100.00		
	Kitchen Renovation	135	$400.00	$54,000.00		
	Office Renovation	270	$268.00	$72,360.00		

*The Combined Project Grouping prices reflect potential savings that may be realized by grouping similar scopes of work into a singular project

03 ZEELAND PUBLIC SAFETY

PROPOSED RENOVATIONS



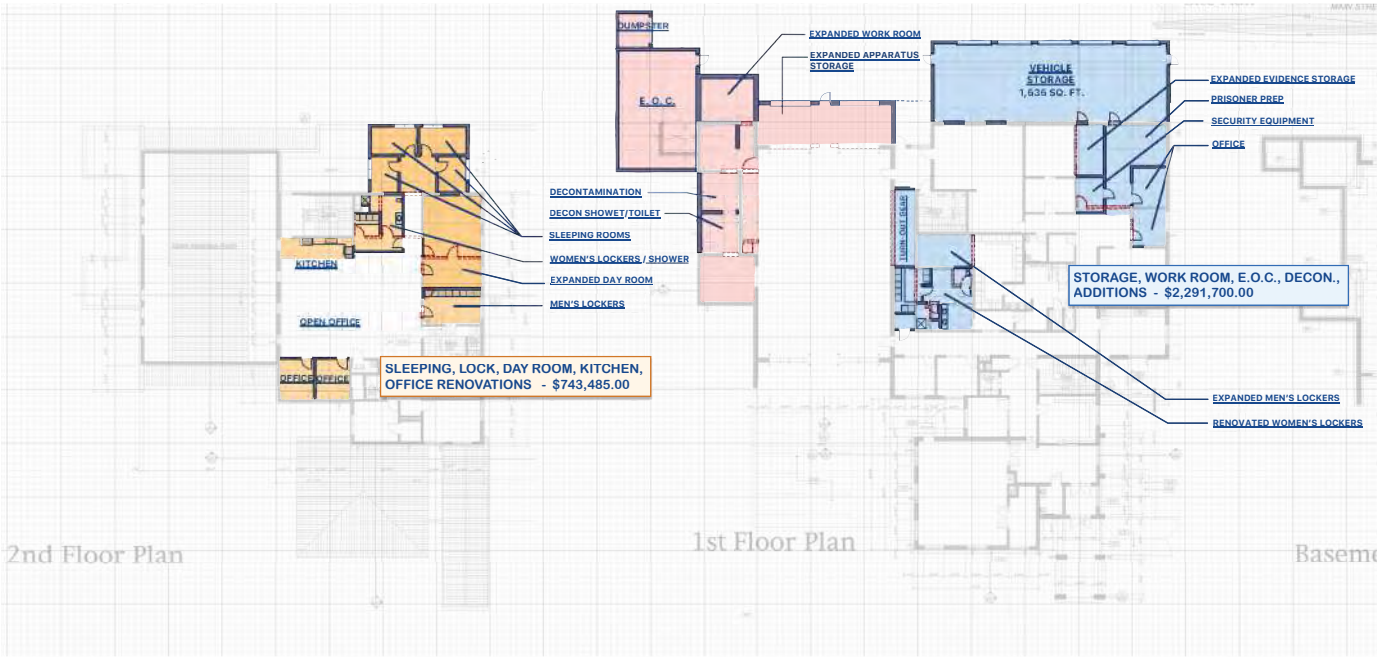
Based on the size and maneuvering of the large apparatuses, these (2) parcels have been identified as being best to provide access to the building.

Due to property lines, setbacks, and zoning requirements, a drive to the West cannot be created.



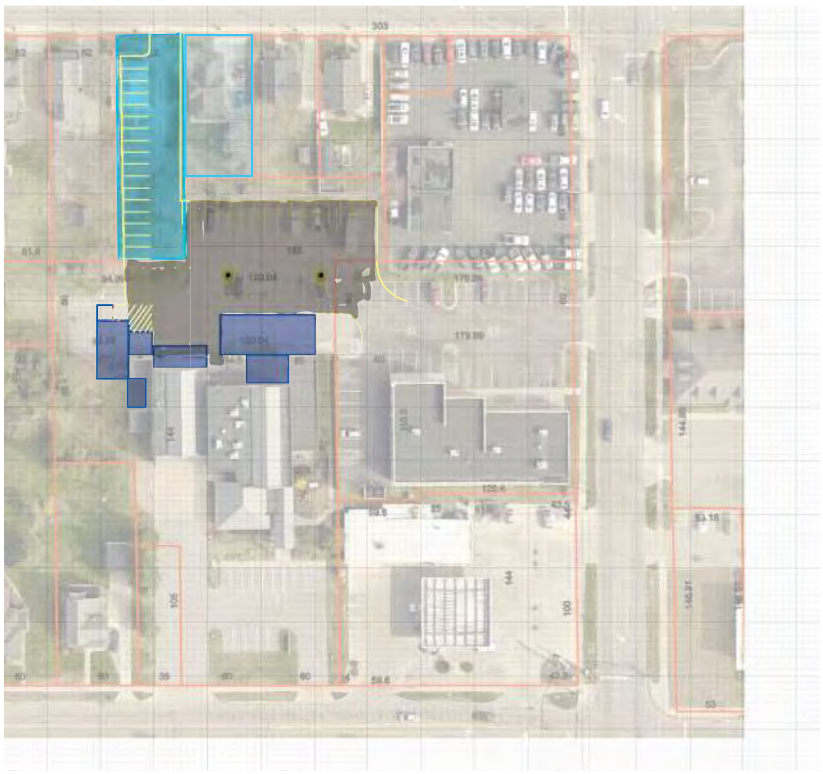
03 ZEELAND PUBLIC SAFETY

PROPOSED RENOVATIONS



03 ZEELAND PUBLIC SAFETY

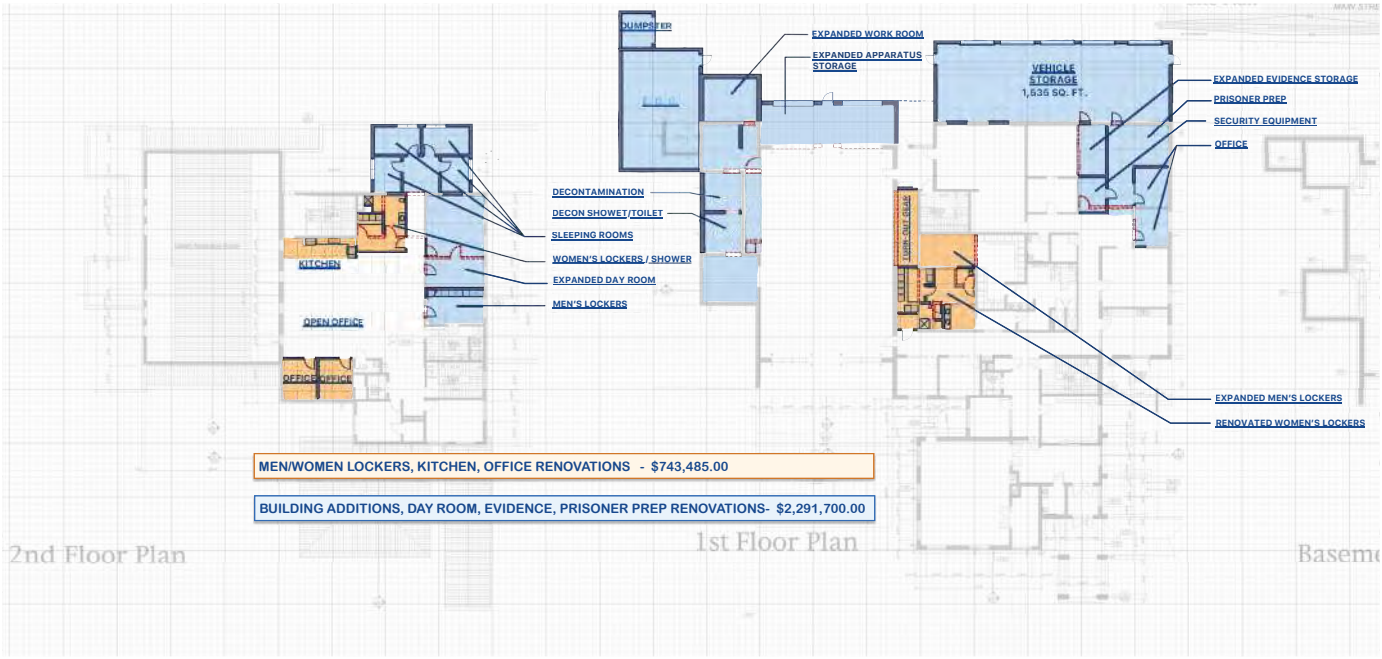
COMBINED PROJECT GROUPINGS





03 ZEELAND PUBLIC SAFETY

COMBINED PROJECT GROUPINGS



04

ROOSEVELT FIRE STATION

04 ROOSEVELT FIRE STATION

Address:	133 E. Roosevelt
Use:	Fire Dept Offices, Meeting Space, Vehicle Storage
Built:	1976
Total Building Area:	6,936 SF



Exterior Roosevelt Fire Station



04 ROOSEVELT FIRE STATION

UTILIZATION STUDY SUMMARY

The Roosevelt Fire Station supports and services the City of Zeeland, north of the railroad tracks. The long serving building was reviewed to determine how to maximize the existing space, creating flexible space to serve as additional training and meeting space for the Fire Department. The changes include:

LEVEL ONE

- Renovate Existing Break and Meeting Room to become a dedicated Break Room and create a Men's Locker Room

- Divide the existing indoor small apparatus storage area in half, leaving space for indoor apparatus storage and using the remaining space for a large Meeting/Training Room and a Women's Locker Room

- Create a small addition to the East of the building off of the Large Apparatus Bay for dedicated Decontamination and Turn-Out Area with Shower

04 ROOSEVELT FIRE STATION

PROJECT COST BREAKDOWNS

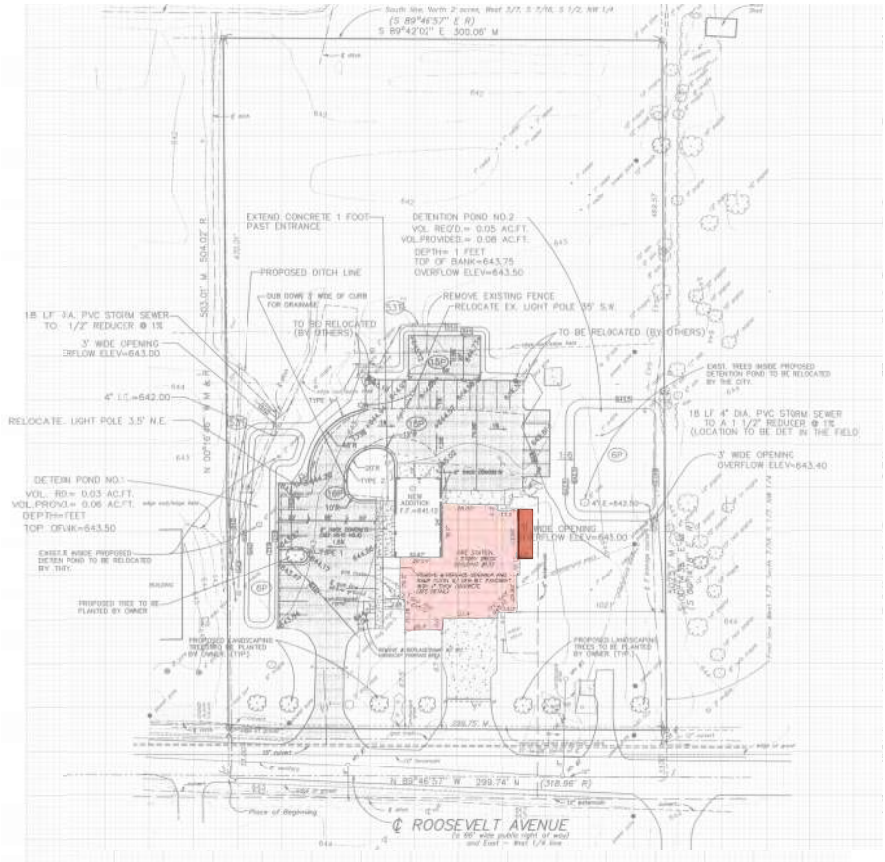
Roosevelt Fire Station

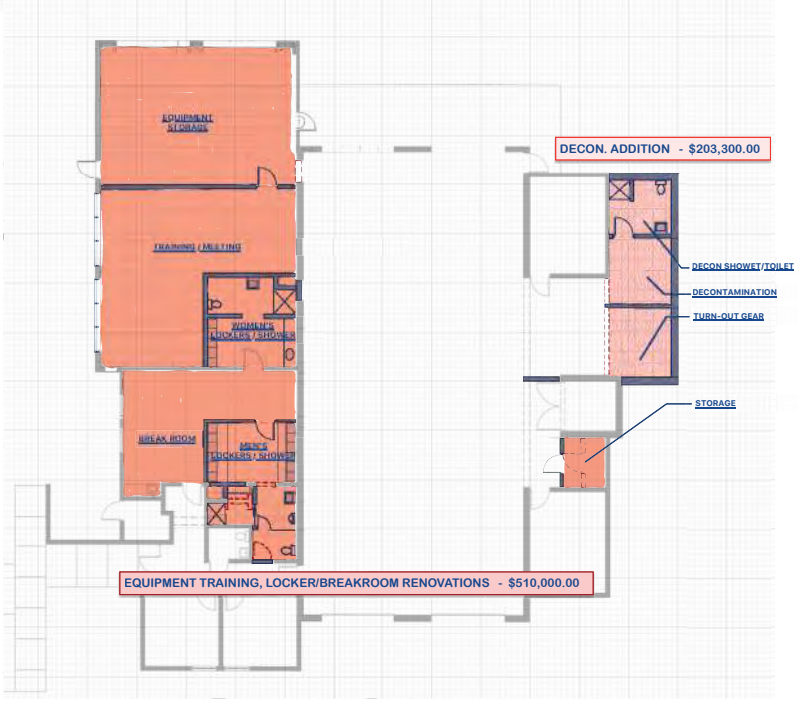
		Unit	Cost/Unit	Anticipated Cost	Grouping Costs	Total Phase Costs
Facility Assessment Maintenance and Upgrade Projects	Site - Accessible Sidewalk	1	$17,500.00	$17,500.00	**$17,500.00**	**$196,300.01**
	Interiors Updates - N/A due to Current Projects	0	$0.00	$0.00	**$0.00**	
	Architectural Updates - N/A due to Current Projects	0	$44.20	$0.00	**$0.00**	
	Mechancial	6,950	$25.73	$178,800.01	**$178,800.01**	
Proposed Renovations	Decon Area Addition	380	$535.00	$203,300.00	**$203,300.00**	**$713,300.00**
	Equipment Stroage Renovation	790	$100.00	$79,000.00	**$510,000.00**	
	Training/Meeting Room Renovation	735	$200.00	$147,000.00		
	Men's and Women's Locker Room Renovation	510	$400.00	$204,000.00		
	Break Room Renovation	400	$200.00	$80,000.00		
Combined Project Groupir	Site - Accessible Sidewalk	1	$17,500.00	$17,500.00	**$220,800.00**	**$909,600.01**
	Decon Area Addition	380	$535.00	$203,300.00		
	Equipment Stroage Renovation	790	$100.00	$79,000.00	**$688,800.01**	
	Training/Meeting Room Renovation	735	$200.00	$147,000.00		
	Men's and Women's Locker Room Renovation	510	$400.00	$204,000.00		
	Break Room Renovation	400	$200.00	$80,000.00		
	Mechancial	6,950	$25.73	$178,800.01		

*The Combined Project Grouping prices reflect potential savings that may be realized by grouping similar scopes of work into a singular project

04 ROOSEVELT FIRE STATION

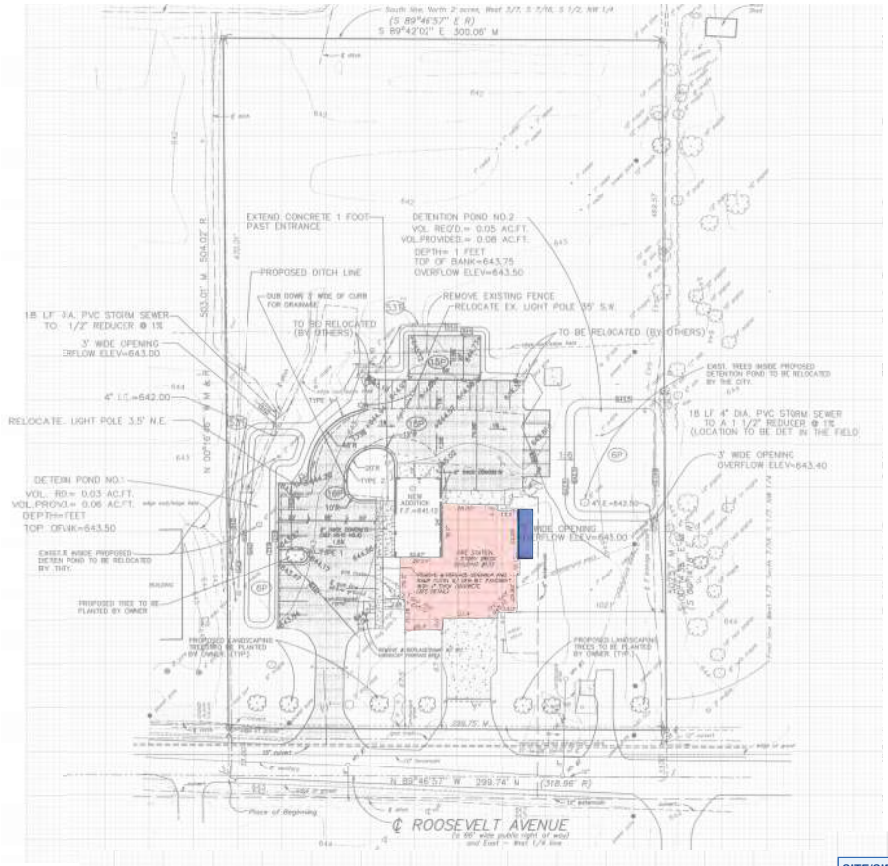
PROPOSED RENOVATIONS





04 ROOSEVELT FIRE STATION

COMBINED PROJECT GROUPINGS



SITE/SIDEWALK, DECON. ADDITION - $220,800.00

EQUIPMENT TRAINING, LOCKER/BREAKROOM RENOVATIONS - $699,800.01



05

ZEELAND STREET GARAGE

05 ZEELAND STREET GARAGE

Address:	600 E. Roosevelt
Use:	Vehicle Storage + Maintenance
Built:	2007
Total Building Area:	22,618 SF



Exterior Main Entry



05 ZEELAND STREET GARAGE

UTILIZATION STUDY SUMMARY

With expanding needs for vehicular storage as well as storage for materials and seasonal items, the Street Garage modifications focus on large scale storage needs. The changes include:

LEVEL ONE

- Increase plumbing fixture count in Men's Locker Room

- Create a dedicated Women's Locker Room

- Increase indoor Heated Equipment Storage

- Create indoor non heated storage

- Create outdoor, covered Rack Storage

- Expand covered Salt Storage

05 ZEELAND STREET GARAGE

PROJECT COST BREAKDOWNS

Zeeland Street Garage

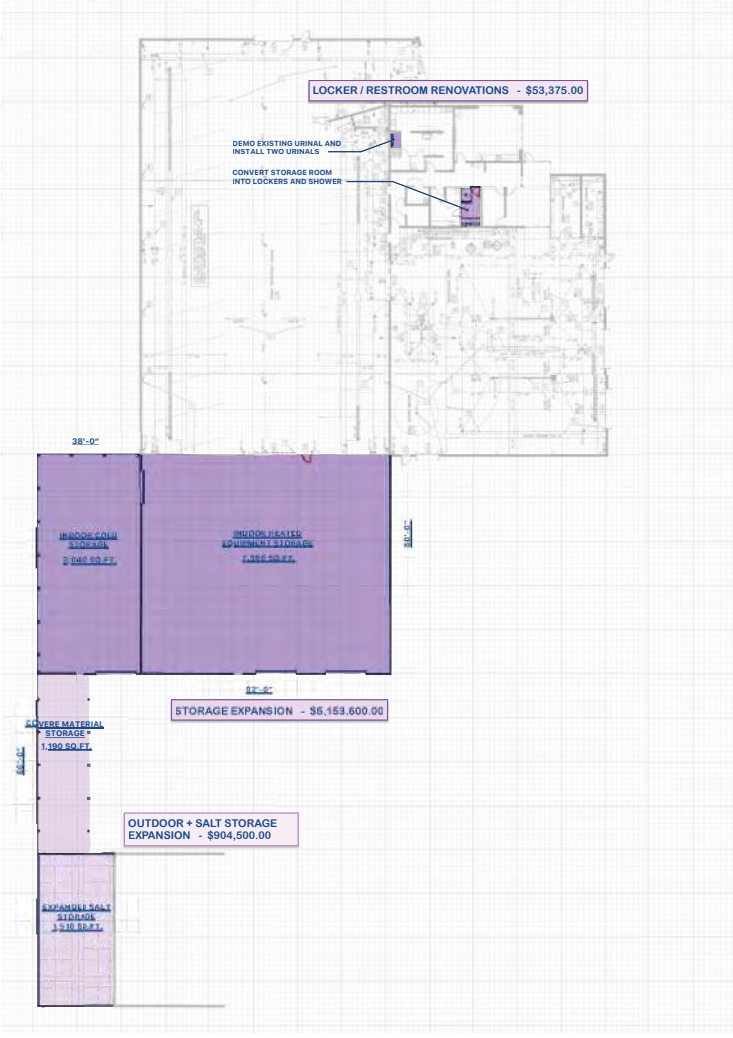
		Unit	Cost/Unit	Anticipated Cost	Grouping Costs	Total Phase Costs
Facility Assessment Maintenance and Upgrade Projects	Site Updates - N/A	0	$0.00	$0.00	**$0.00**	**$770,300.00**
	Interiors Updates - N/A due to Current Projects	0	$0.00	$0.00	**$0.00**	
	Architectural Updates - N/A due to Current Projects	0	$0.00	$0.00	**$0.00**	
	Mechancial	25,111	$30.68	$770,300.00	**$770,300.00**	
Proposed Renovations	Locker Room Creation	100	$400.00	$40,000.00	**$53,375.00**	**$6,111,475.00**
	Men's Restroom Renovation	25	$535.00	$13,375.00		
	Equipment Storage Expansion - Heated	7,360	$535.00	$3,937,600.00	**$5,153,600.00**	
	Equipment Storage Expansion - Non Conditioned	3,040	$400.00	$1,216,000.00		
	Covered Outdoor Storage	1,190	$335.00	$398,650.00	**$904,500.00**	
	Expanded Salt Storage	1,510	$335.00	$505,850.00		
Combined Project Groupings	Locker Room Creation	100	$400.00	$40,000.00	**$53,375.00**	**$6,881,775.00**
	Men's Restroom Renovation	25	$535.00	$13,375.00		
	Equipment Storage Expansion - Heated	7,360	$535.00	$3,937,600.00	**$5,923,900.00**	
	Equipment Storage Expansion - Non Conditioned	3,040	$400.00	$1,216,000.00		
	Mechancial	25,111	$30.68	$770,300.00		
	Covered Outdoor Storage	1,190	$335.00	$398,650.00	**$904,500.00**	
	Expanded Salt Storage	1,510	$335.00	$505,850.00		

*The Combined Project Grouping prices reflect potential savings that may be realized by grouping similar scopes of work into a singular project

05 ZEELAND STREET GARAGE

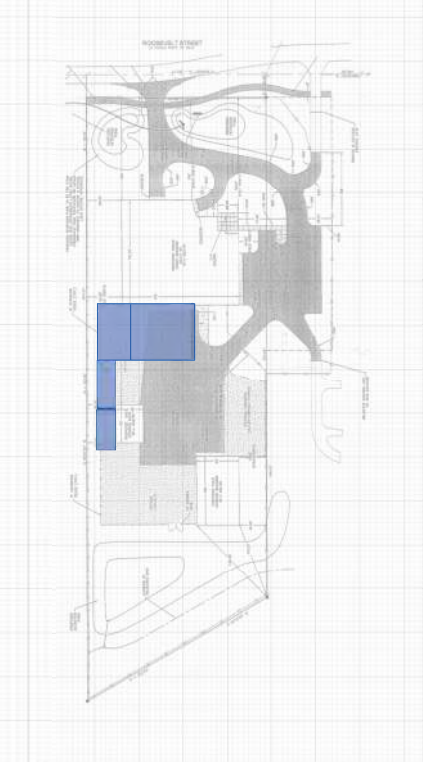
PROPOSED RENOVATIONS

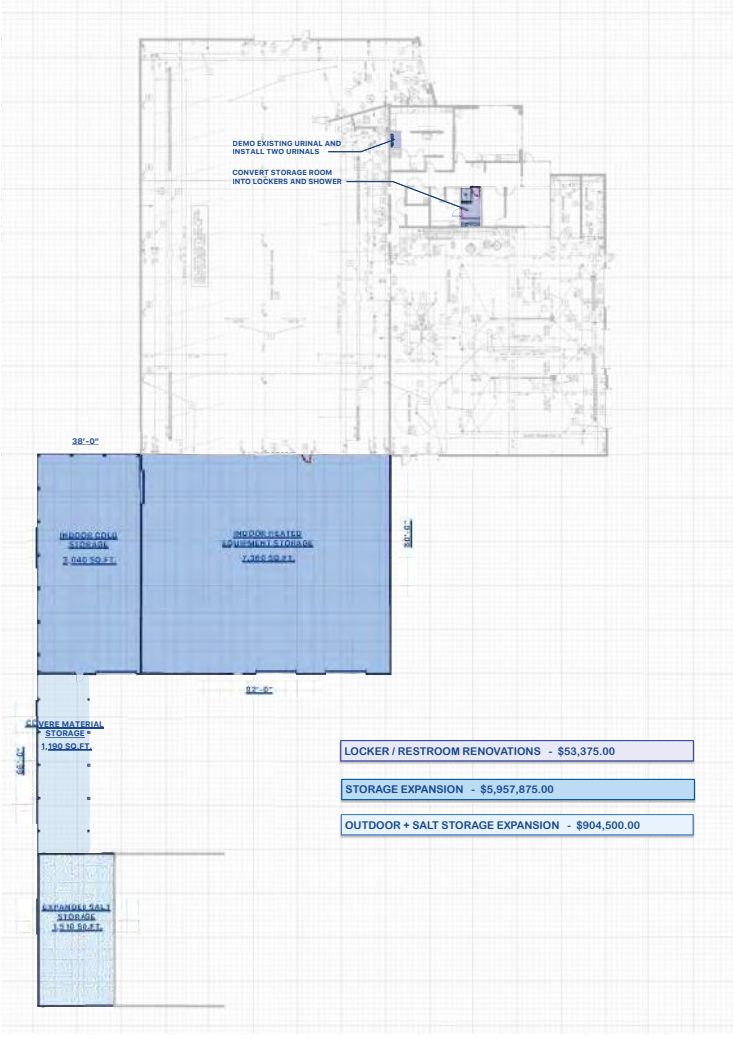




05 ZEELAND STREET GARAGE

COMBINED PROJECT GROUPINGS





06

FUTURE FELCH STREET CEMETERY BUILDING

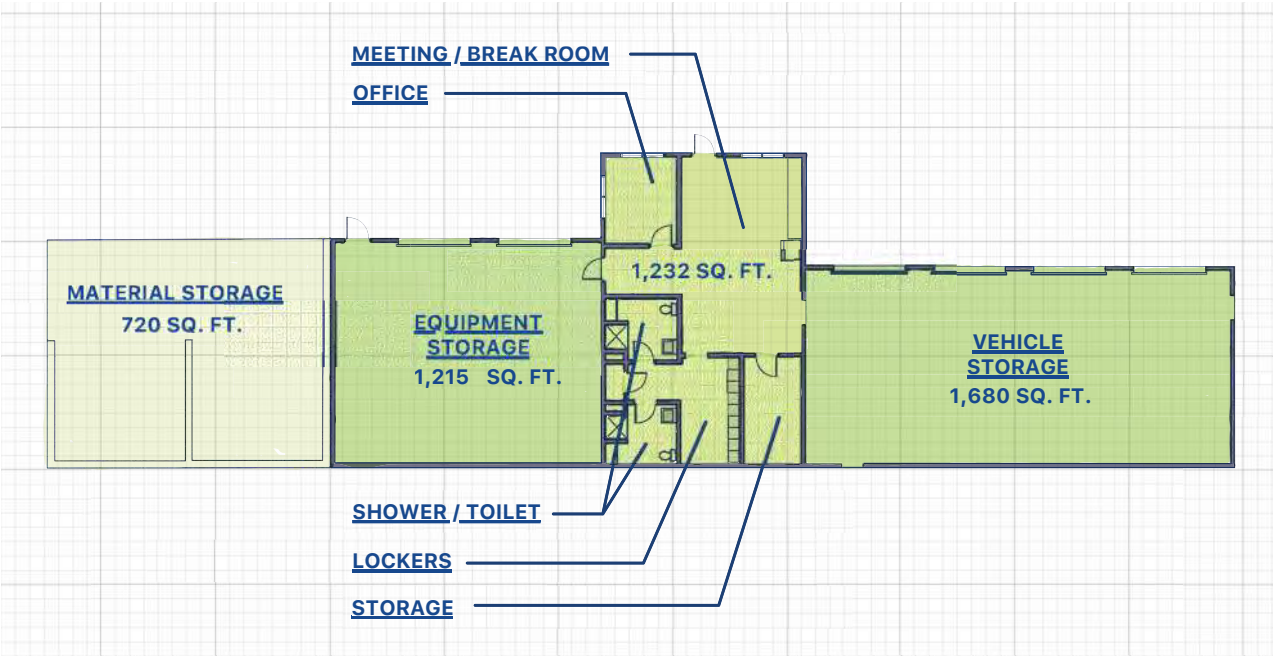
06 FUTURE STREET CEMETERY BUILDING

UTILIZATION STUDY SUMMARY

Based on the current and future needs of the Cemetery, Parks, Streets, and Clean Water Departments, we recommend a building of roughly 4,125sf and additional covered material storage area of about 725sf. The building is proposed to include: vehicular storage, equipment storage, a break room, an office, support storage, restrooms and lockers.

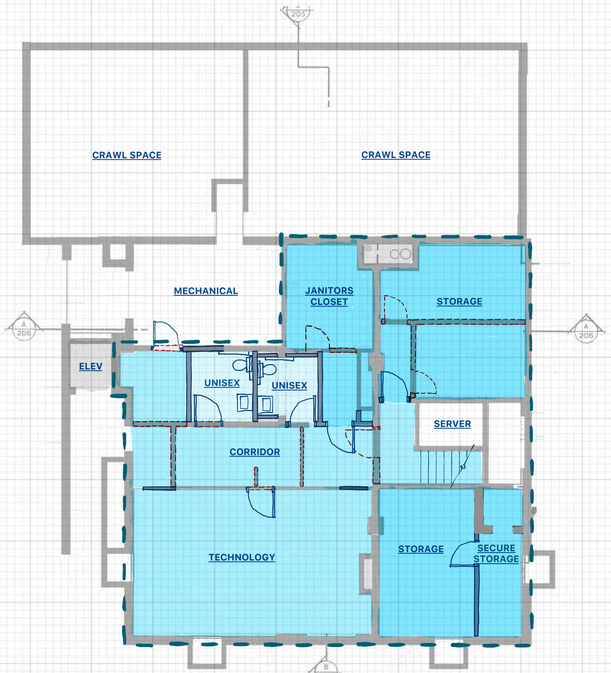
The building was not studied in depth, but the assessment does highlight the need for a building on the site and the various departments it may directly and indirectly support.

PROPOSED RENOVATIONS



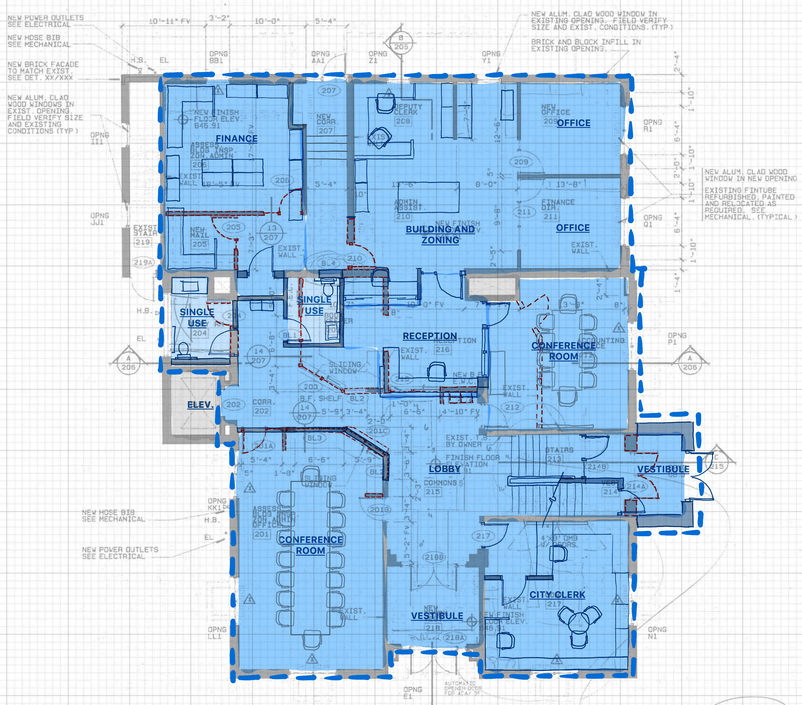
A1

UTILIZATION PLANS



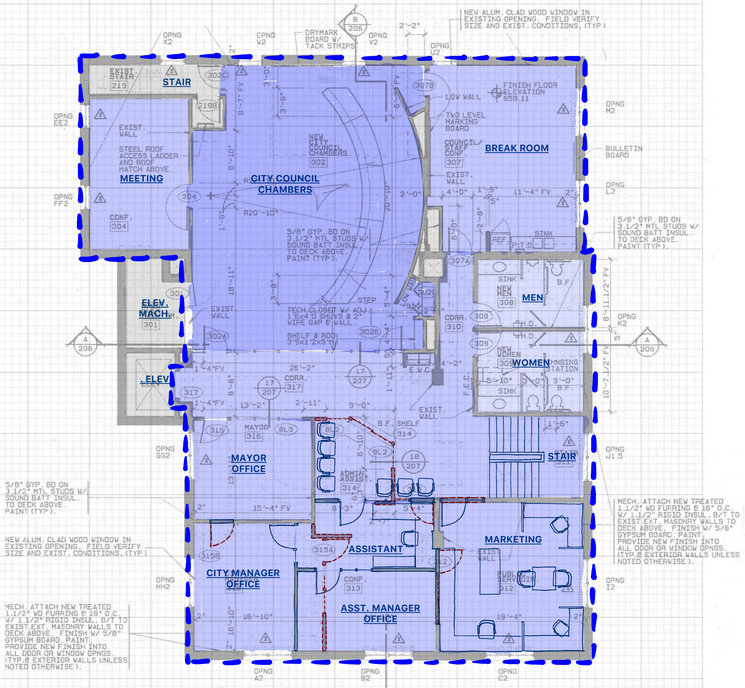
BASEMENT FLOOR PLAN

LOWER LEVEL RENOVATIONS - $517,280.00



FIRST FLOOR PLAN

LEVEL ONE RENOVATIONS - $1,303,520.00



SECOND FLOOR PLAN

LEVEL TWO RENOVATIONS - $1,316,660.00

21 S. ELM ST.
ZEELAND, MICHIGAN

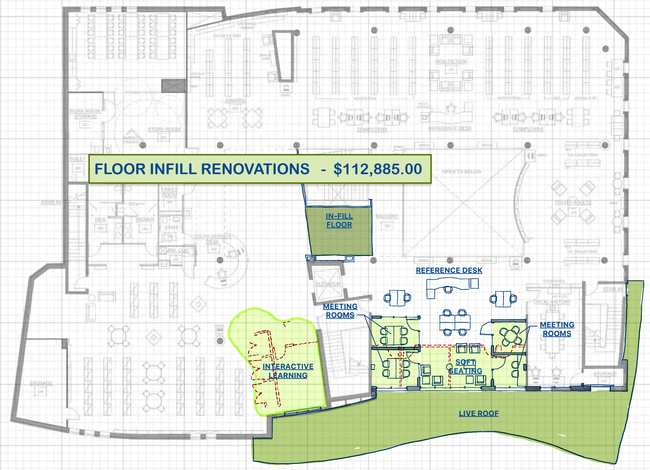
CITY HALL
SITE AND BUILDING FLOOR PLANS

ZEELAND

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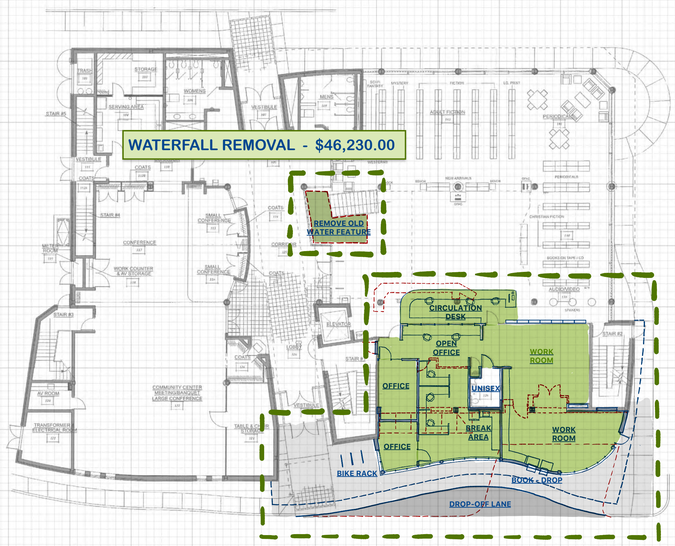


LIBRARY + CANOPY ADDITION, EXTERIOR RENOVATIONS - $1,023,259.00



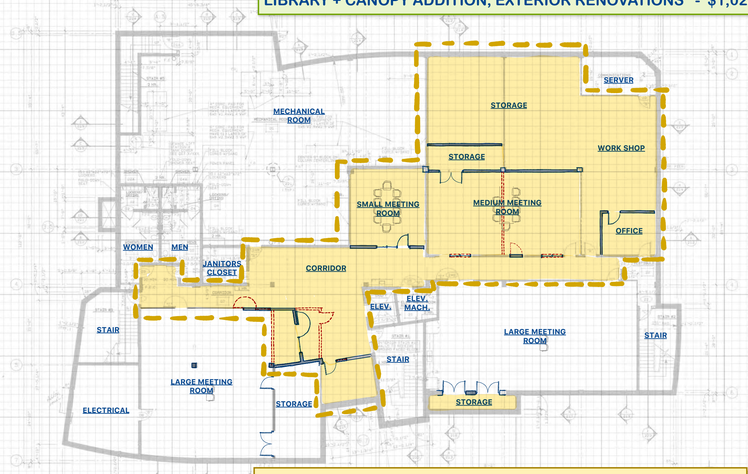
FLOOR INFILL RENOVATIONS - $112,885.00

REFERENCE, MEETING RENOVATIONS - $212,960.00



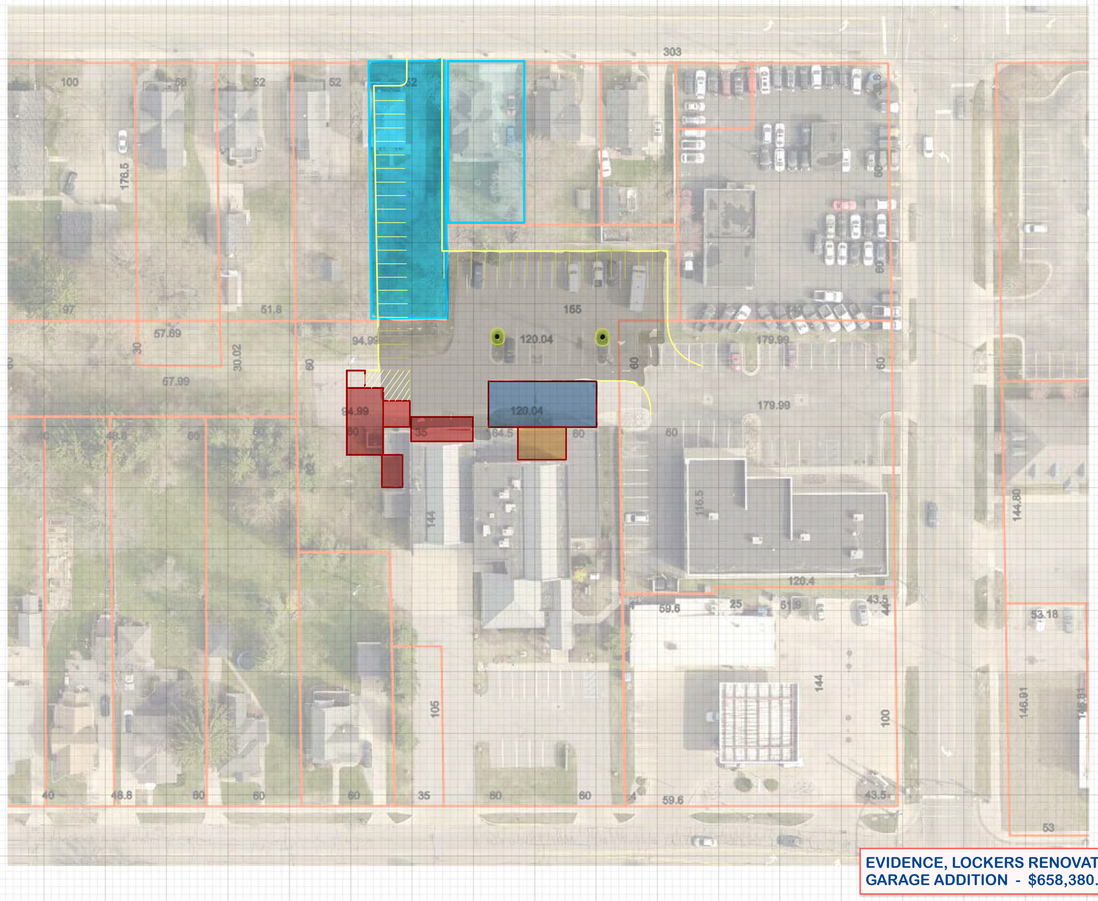
WATERFALL REMOVAL - $46,230.00

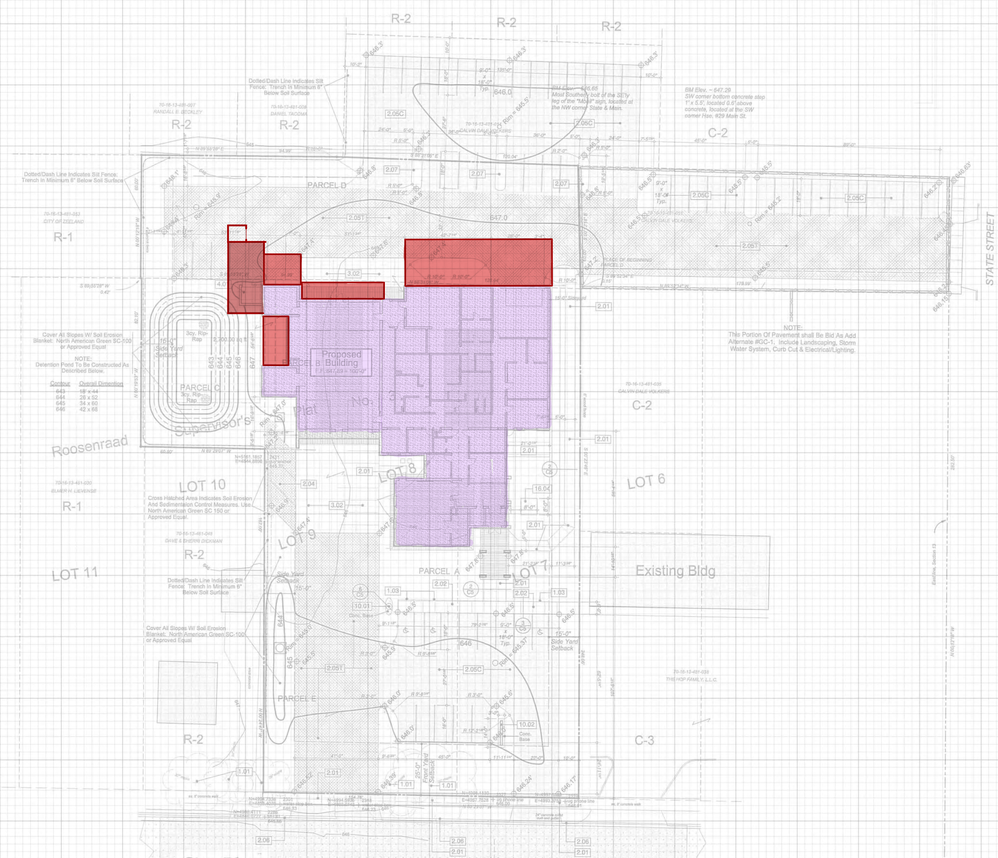
LIBRARY + CANOPY ADDITION, EXTERIOR RENOVATIONS - $1,023,259.00

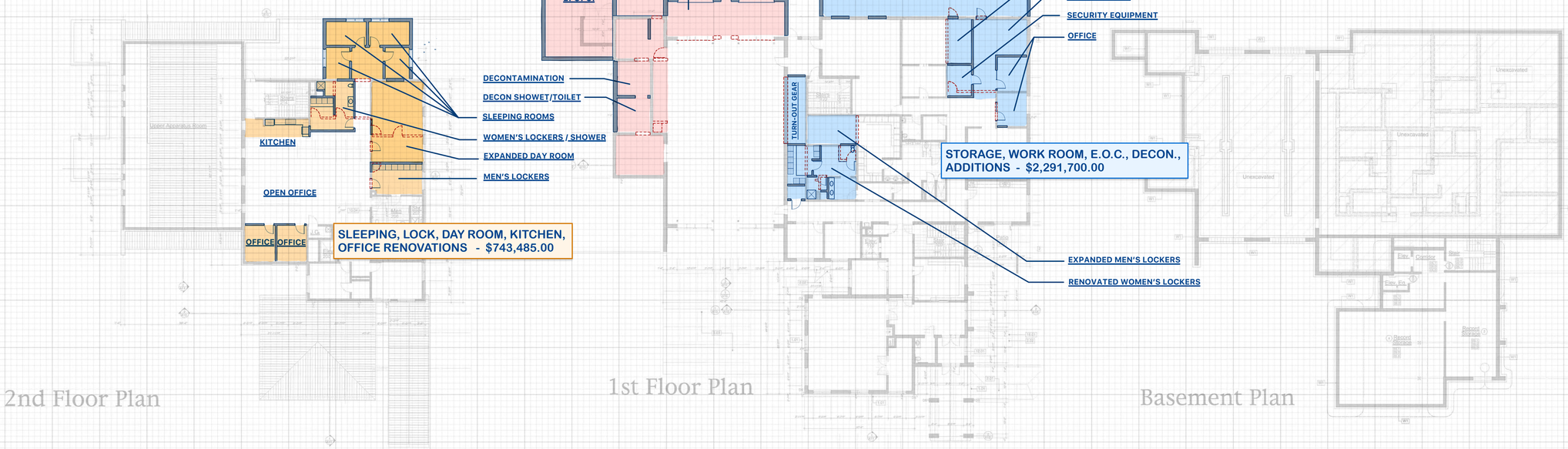


STORAGE, MEETING, CORRIDORRENOVATIONS - $600,872.00

CITY OF ZEELAND
16 September, 2024





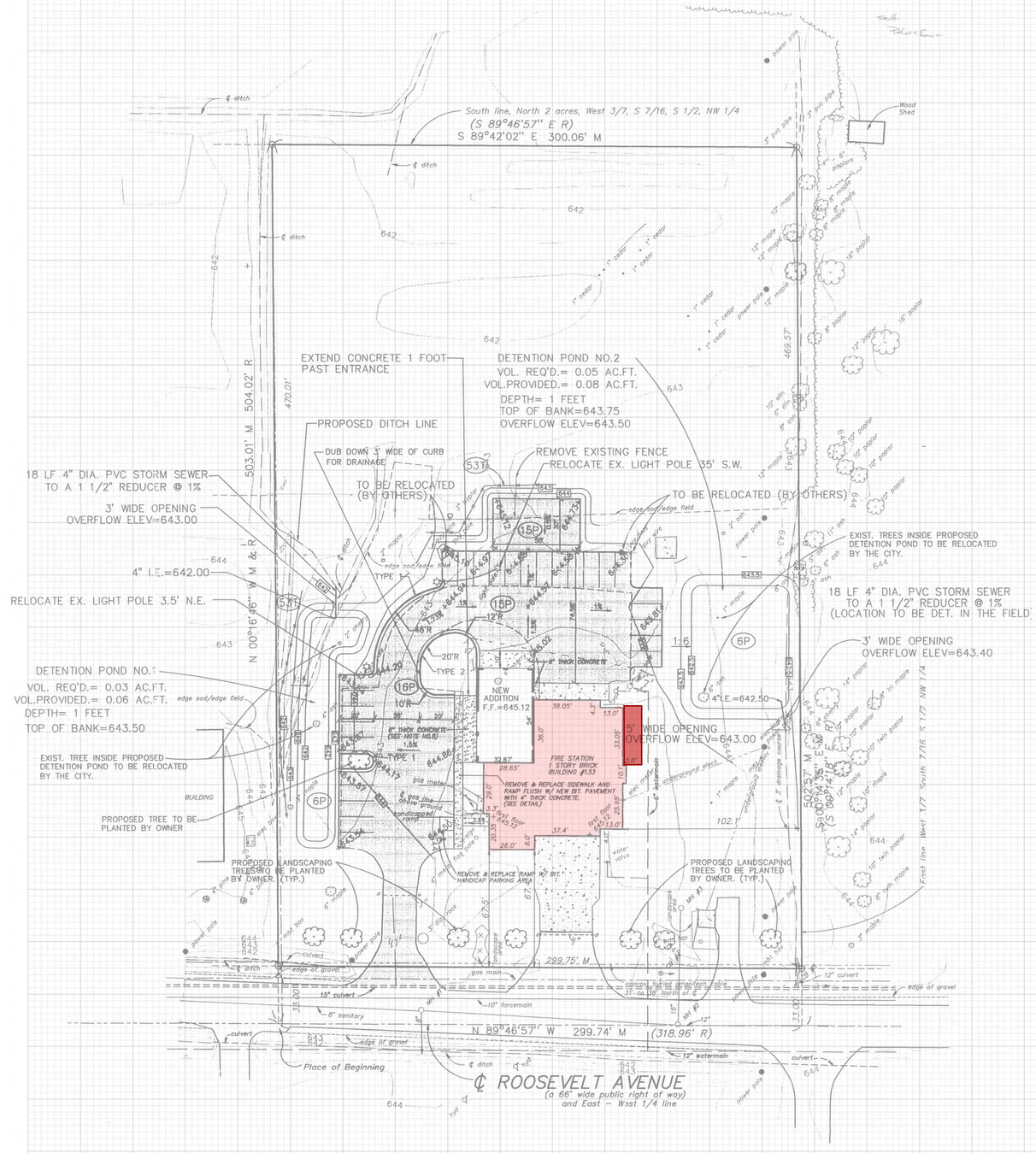


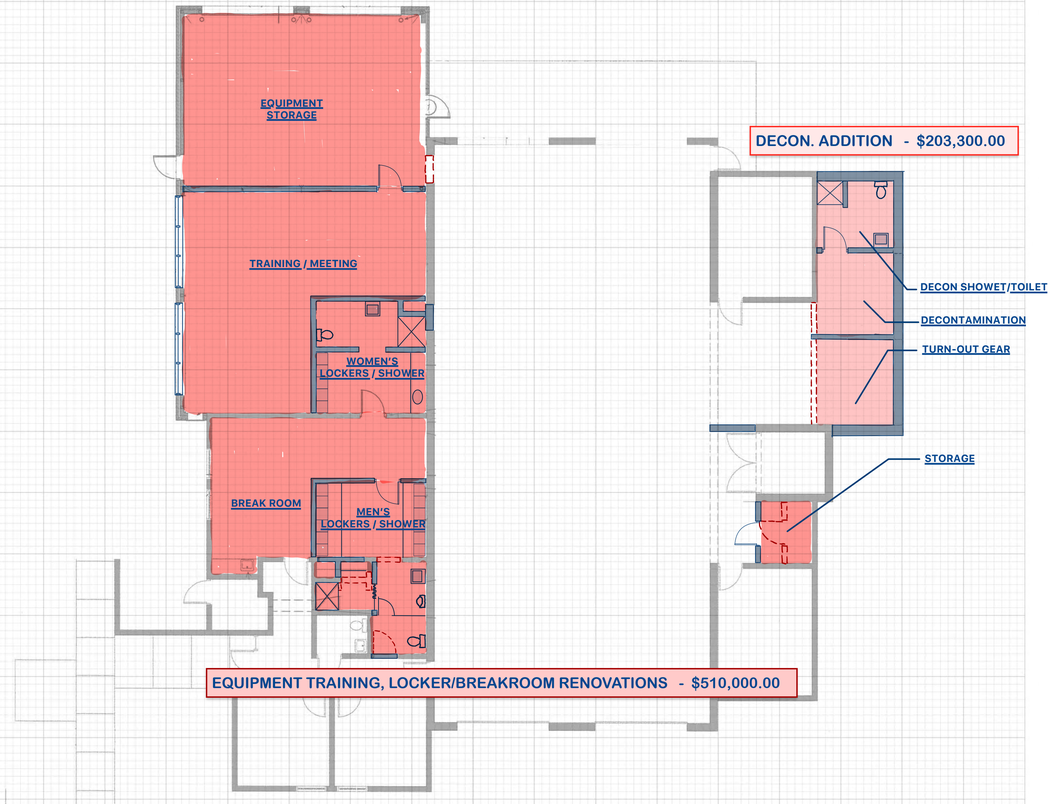
29 W. MAIN AVE.
ZEELAND, MICHIGAN

PUBLIC SAFETY BUILDING
SITE AND BUILDING FLOOR PLANS

ZEELAND

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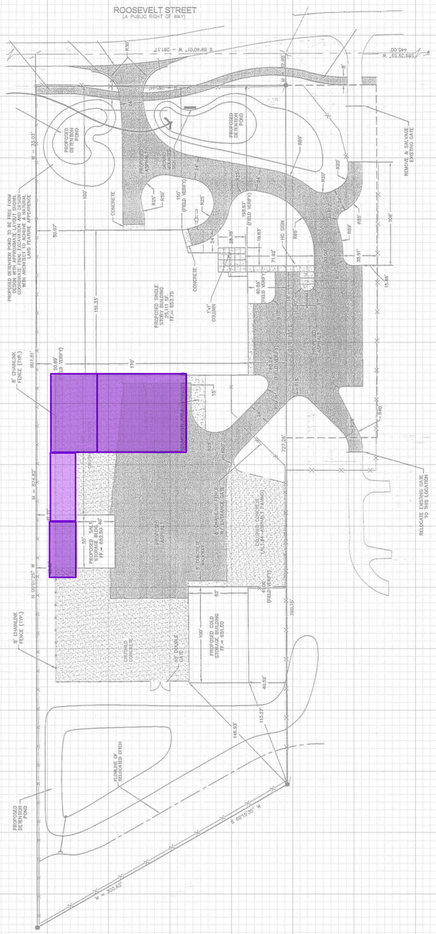


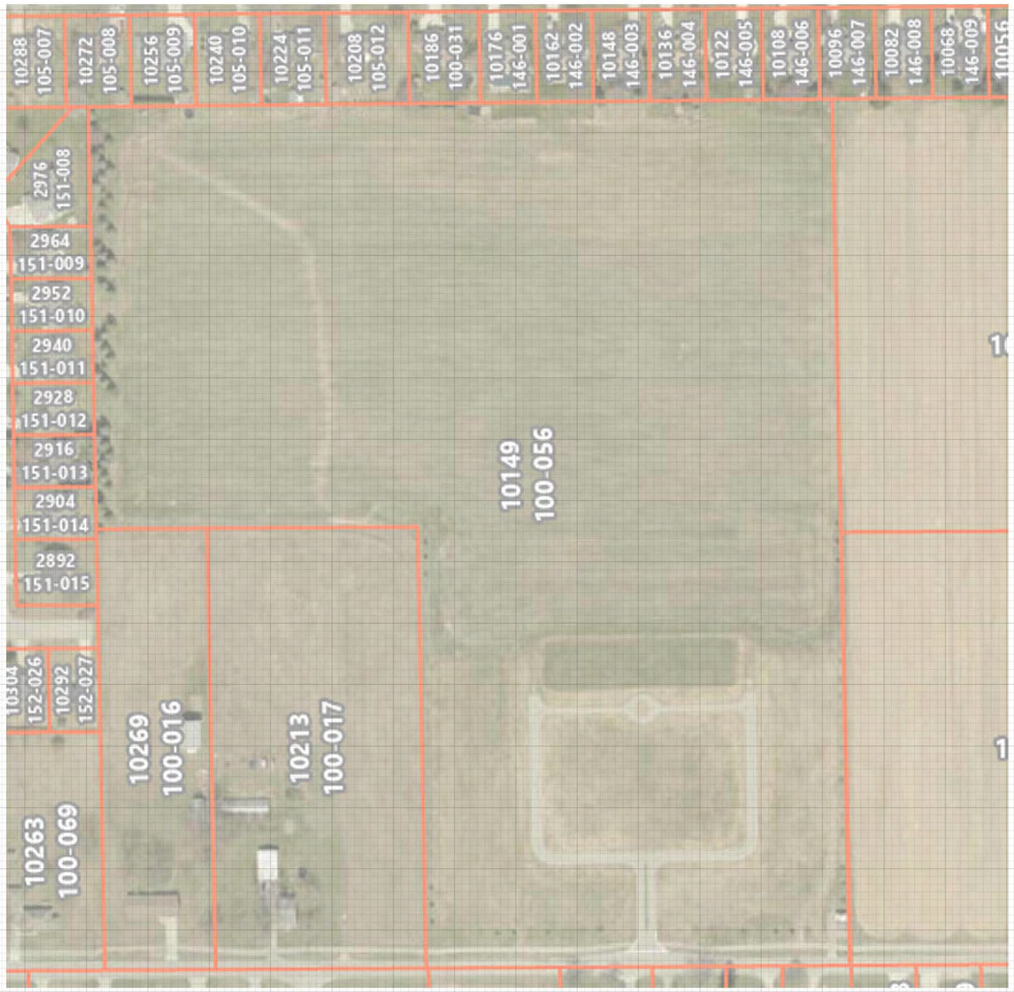
133 ROOSEVELT AVE.
ZEELAND, MICHIGAN

ROOSEVELT FIRE STATION
SITE AND BUILDING FLOOR PLANS

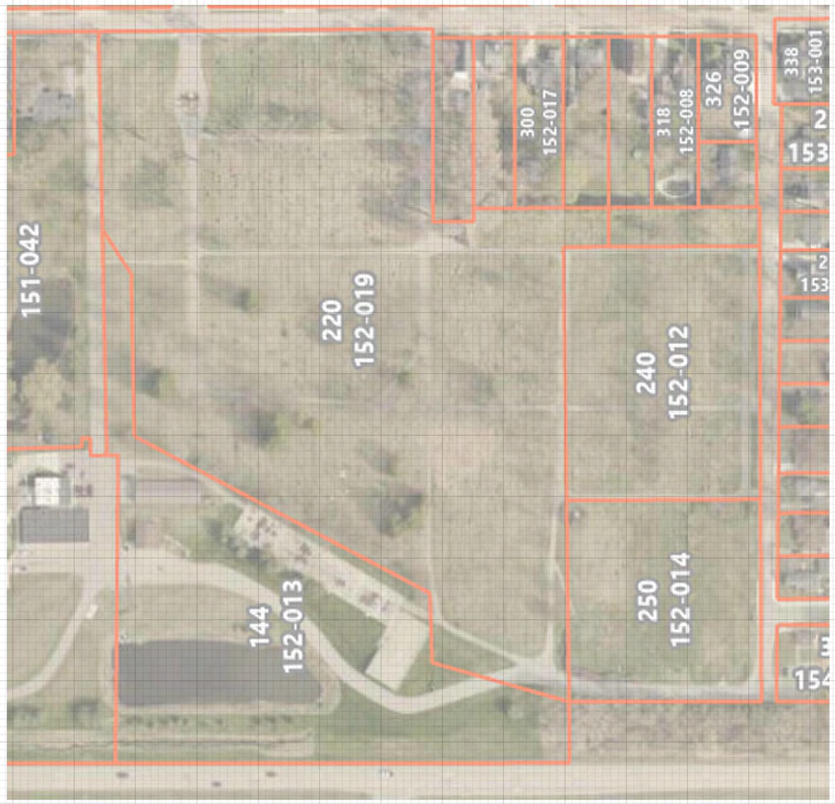
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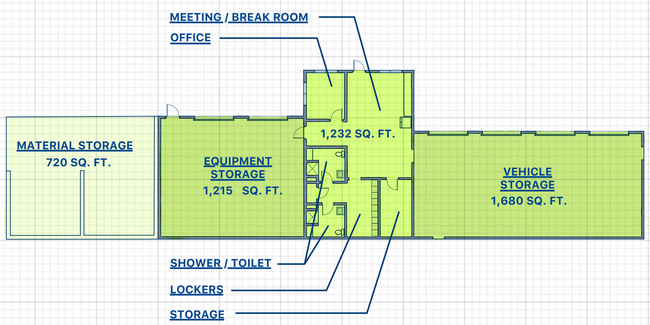

ROOSEVELT STREET
(A PUBLIC RIGHT OF WAY)
PROPOSED SALT STORAGE BUILDING
PROPOSED COLD STORAGE BUILDING
PROPOSED EQUIPMENT STORAGE BUILDING
PROPOSED SALT STORAGE BUILDING
PROPOSED SALT STORAGE BUILDING
PROPOSED COLD STORAGE BUILDING
PROPOSED SALT STORAGE BUILDING
PROPOSED SALT STORAGE BUILDING
PROPOSED COLD STORAGE BUILDING
PROPOSED EQUIPMENT STORAGE BUILDING
PROPOSED SALT STORAGE BUILDING
PROPOSED SALT STORAGE BUILDING
PROPOSED COLD



NEW CEMETERY SITE -FELCH ST.



EXISTING SITE - EAST LINCOLN AVE.

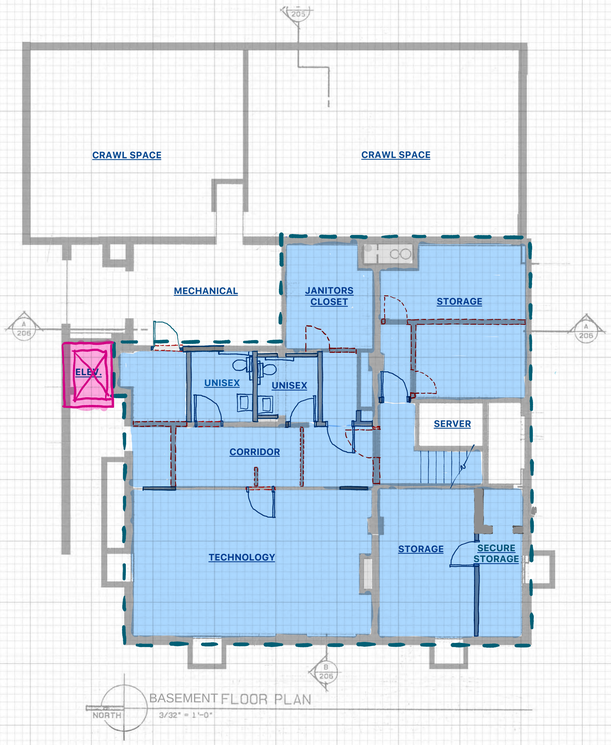


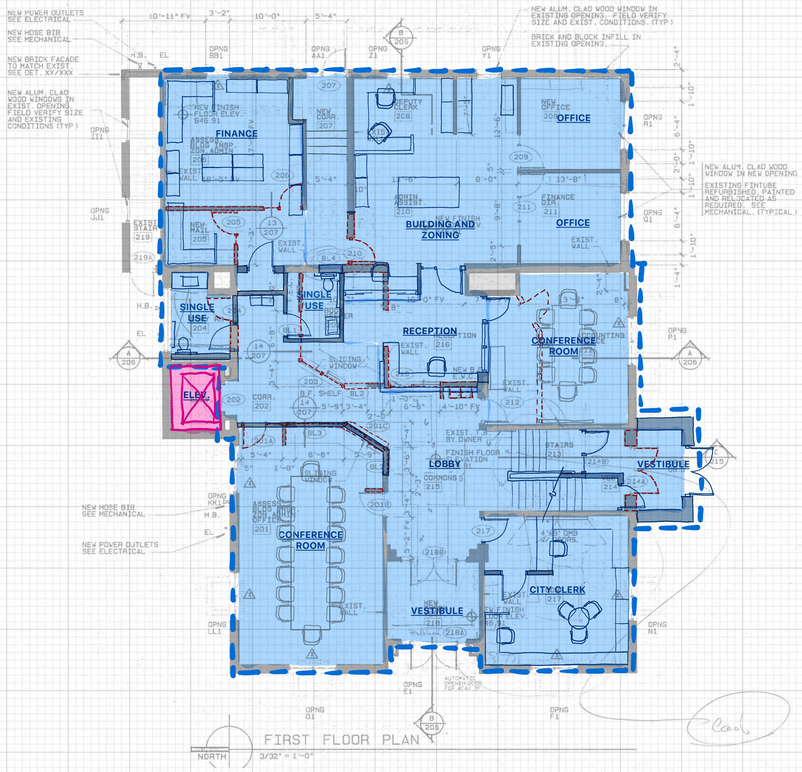
EXISTING FACILITY - EAST LINCOLN AVE.

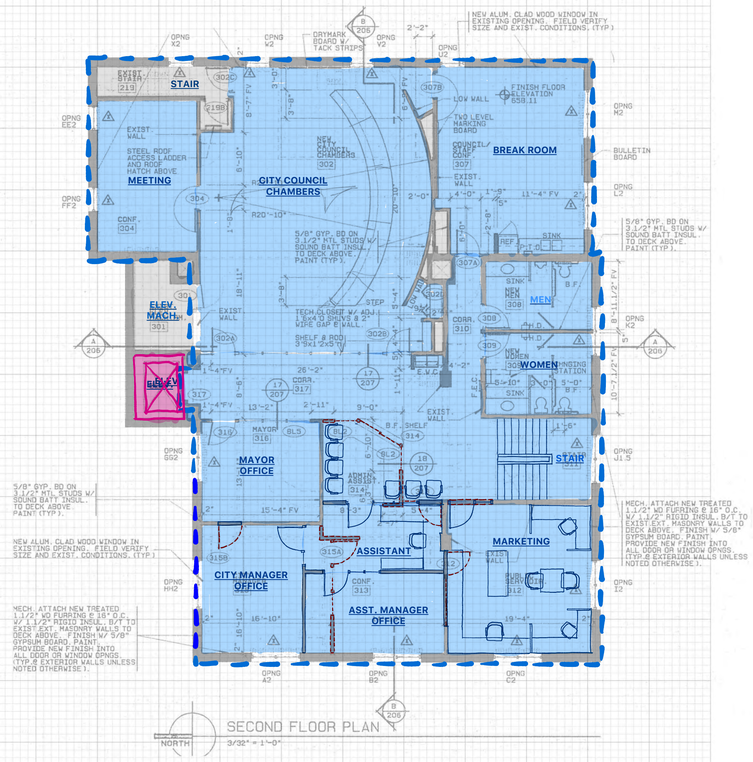


A2

COMBINED PLANS







ROOFING REPLACEMENT - $281,097.60

ELEVATOR REPLACEMENT - $385,900.00

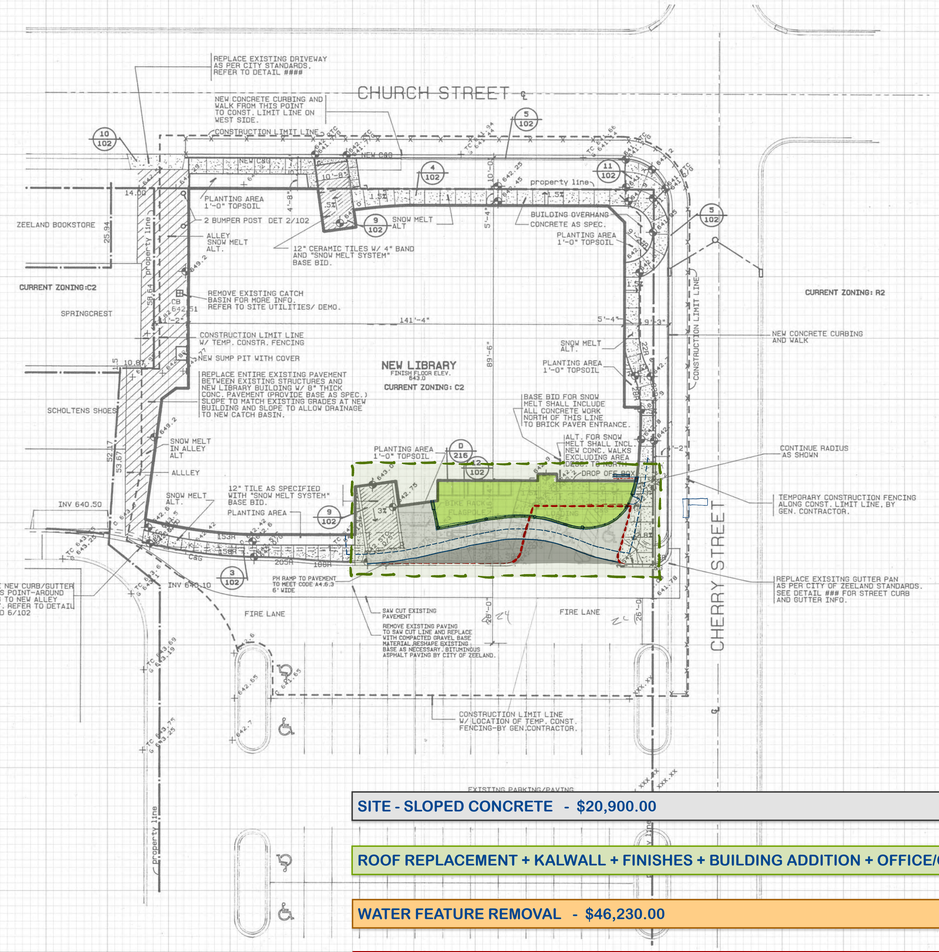
BUILDING RENOVATIONS - $3,685,132.12

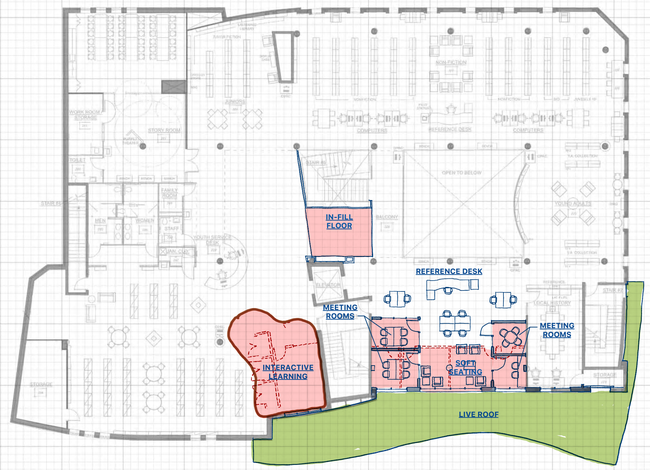
21 S. ELM ST.
ZEELAND, MICHIGAN

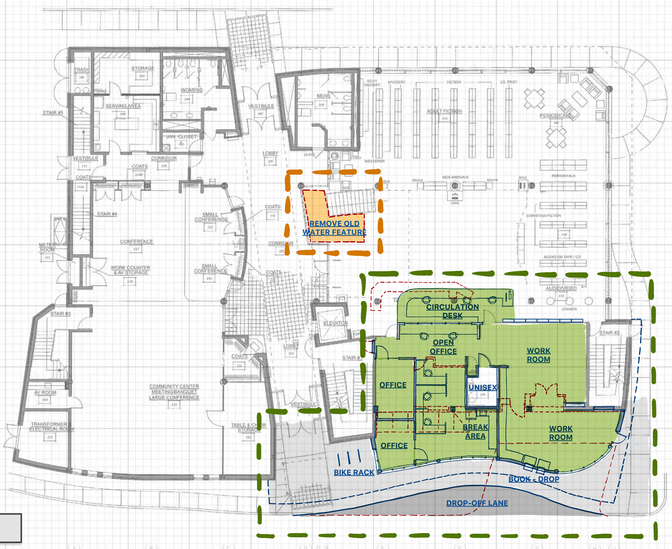
CITY HALL
SITE AND BUILDING FLOOR PLANS

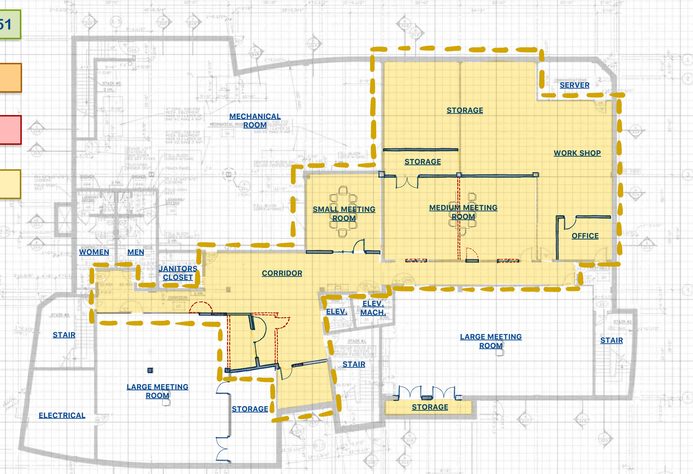
ZEELAND

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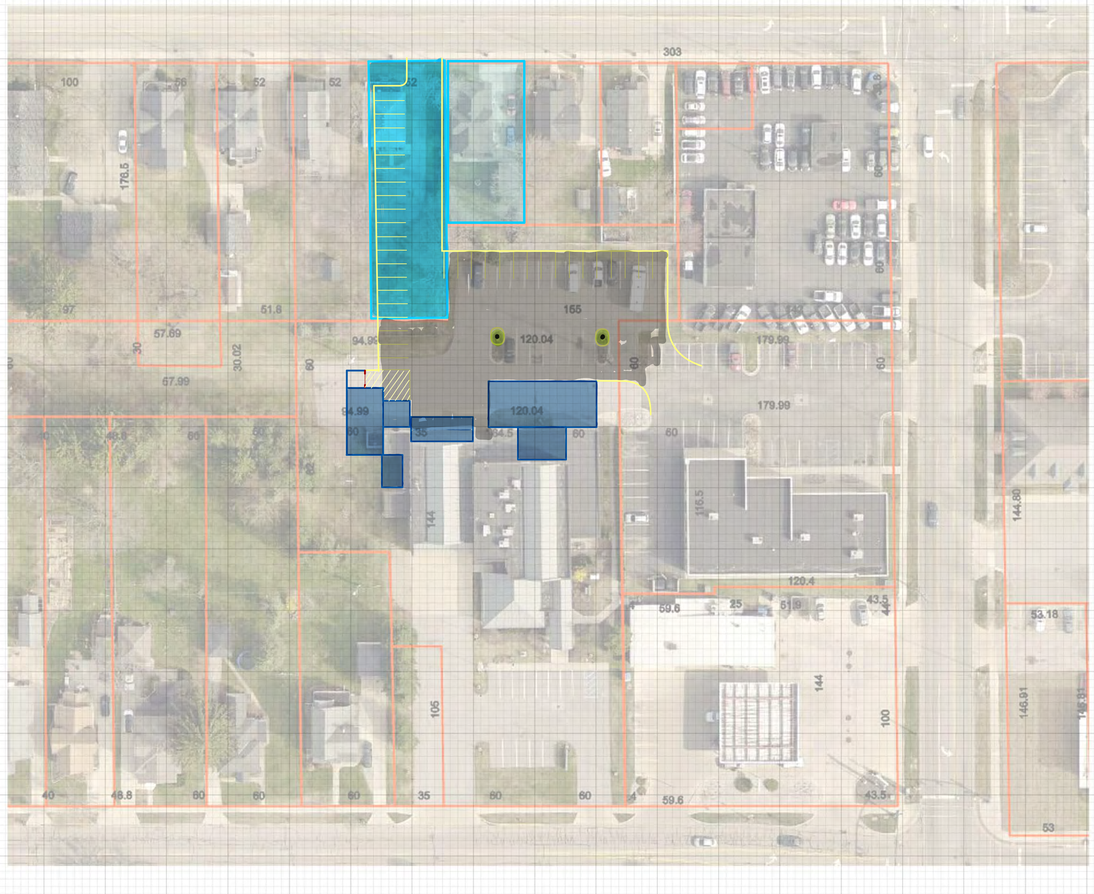


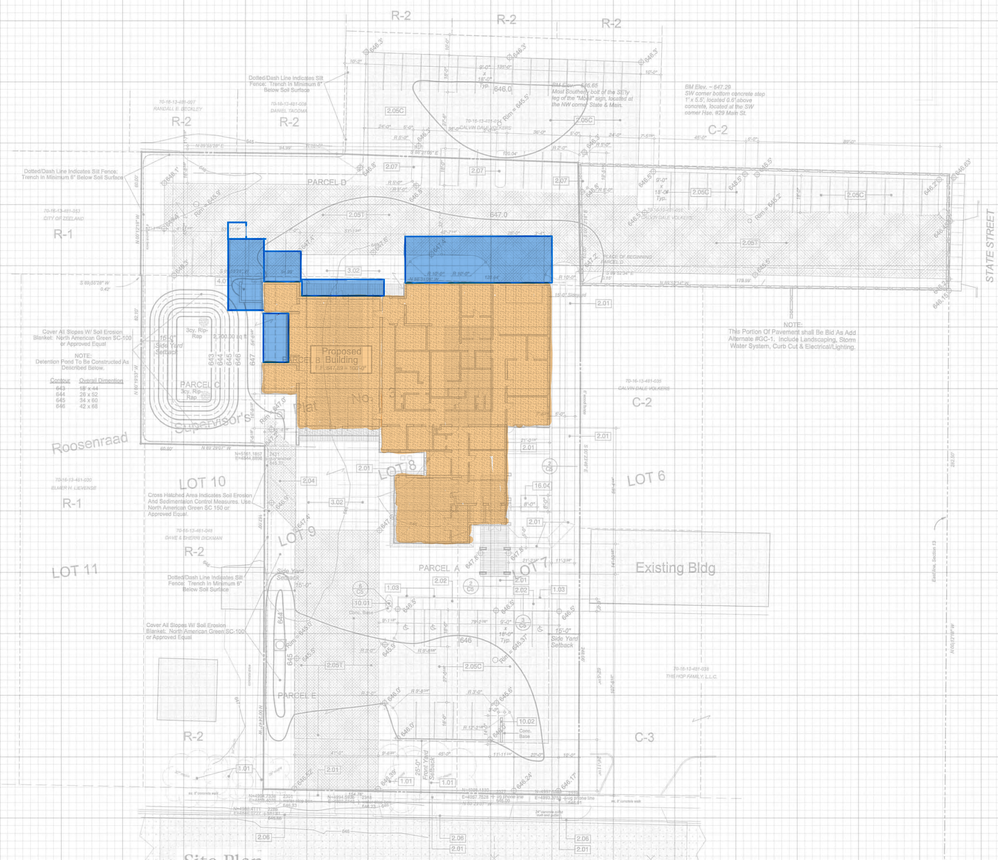


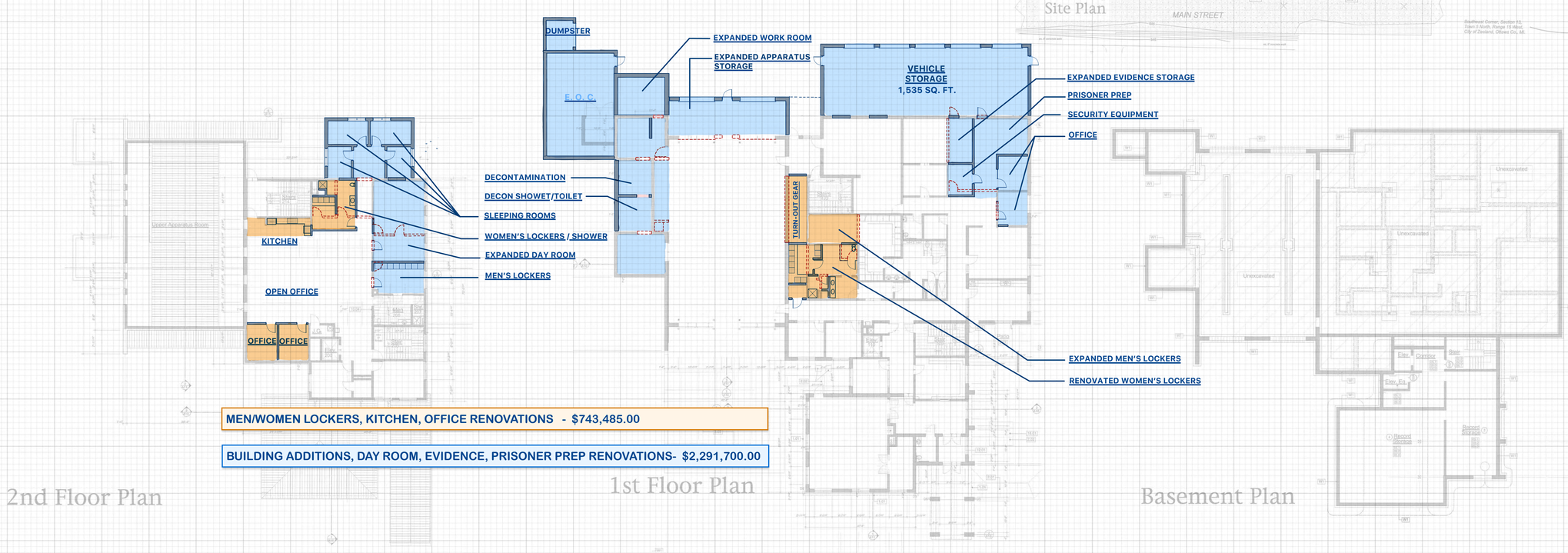
SITE - SLOPED CONCRETE	$20,900.00
ROOF REPLACEMENT + KALWALL + FINISHES + BUILDING ADDITION + OFFICE/CIRC	$6,507,357.51
WATER FEATURE REMOVAL	$46,230.00
2nd FLOOR RENOVATIONS	$325,845.00
STORAGE, MEETING, CORRIDOR RENOVATIONS	$600,872.00

CITY OF ZEELAND

16 September, 2024







MEN/WOMEN LOCKERS, KITCHEN, OFFICE RENOVATIONS - $743,485.00

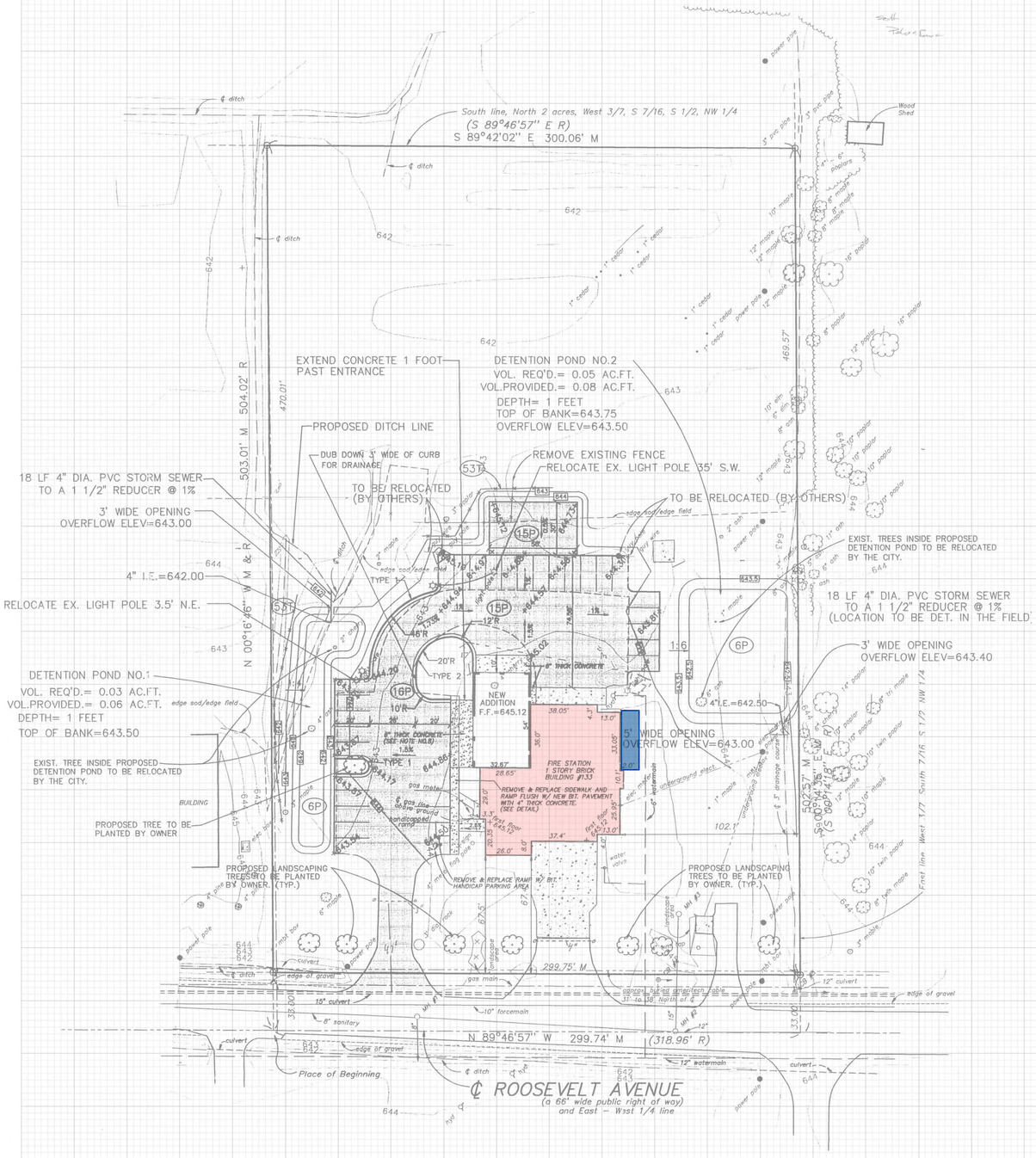
BUILDING ADDITIONS, DAY ROOM, EVIDENCE, PRISONER PREP RENOVATIONS- $2,291,700.00

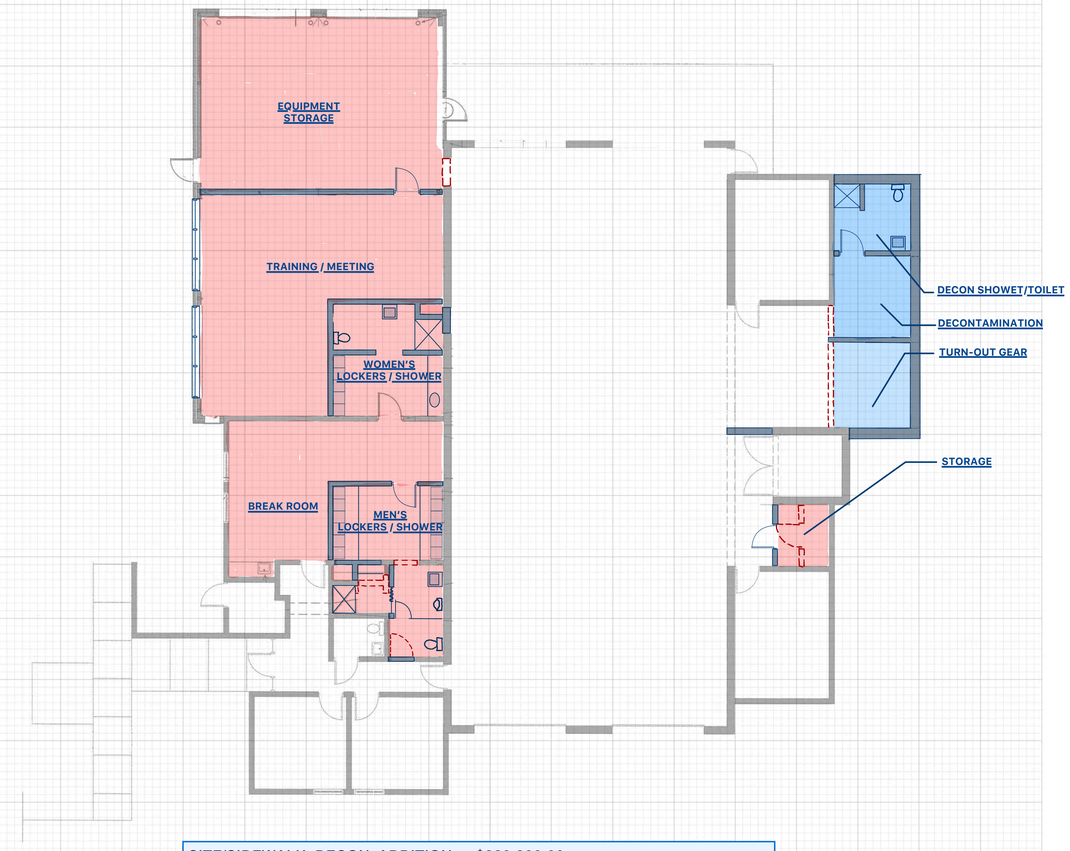
29 W. MAIN AVE.
ZEELAND, MICHIGAN

PUBLIC SAFETY BUILDING
SITE AND BUILDING FLOOR PLANS

ZEELAND

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SITE/SIDEWALK, DECON. ADDITION - $220,800.00

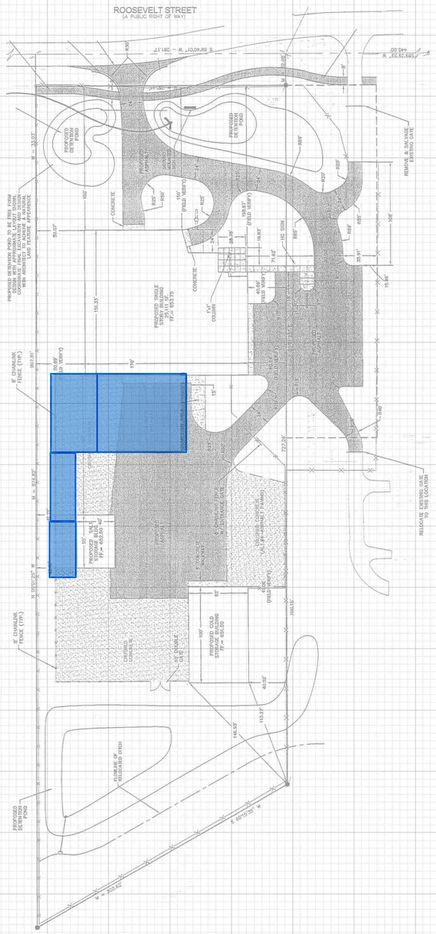
EQUIPMENT TRAINING, LOCKER/BREAKROOM RENOVATIONS - $699,800.01

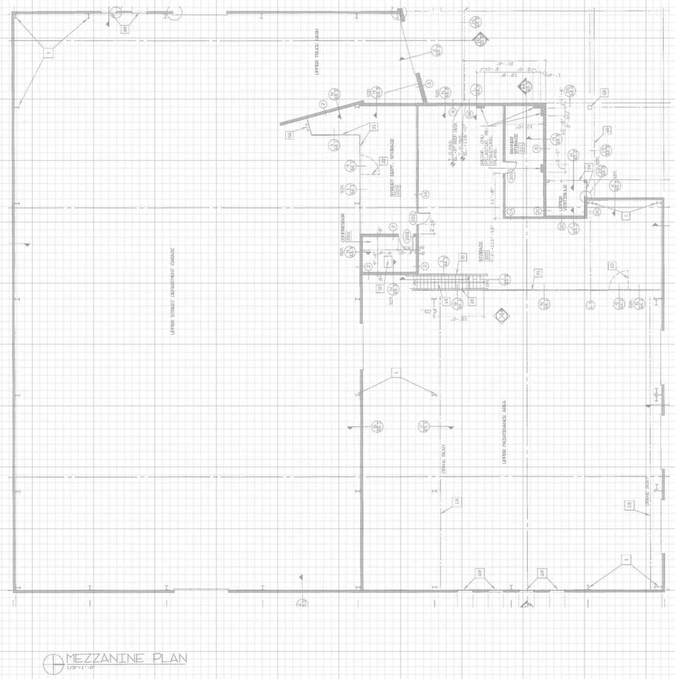
133 ROOSEVELT AVE.
ZEELAND, MICHIGAN

ROOSEVELT FIRE STATION
SITE AND BUILDING FLOOR PLANS

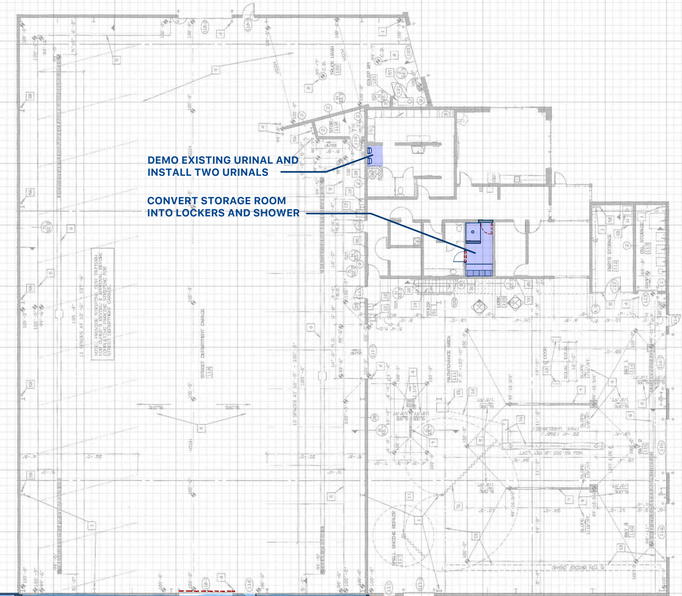
ZEELAND

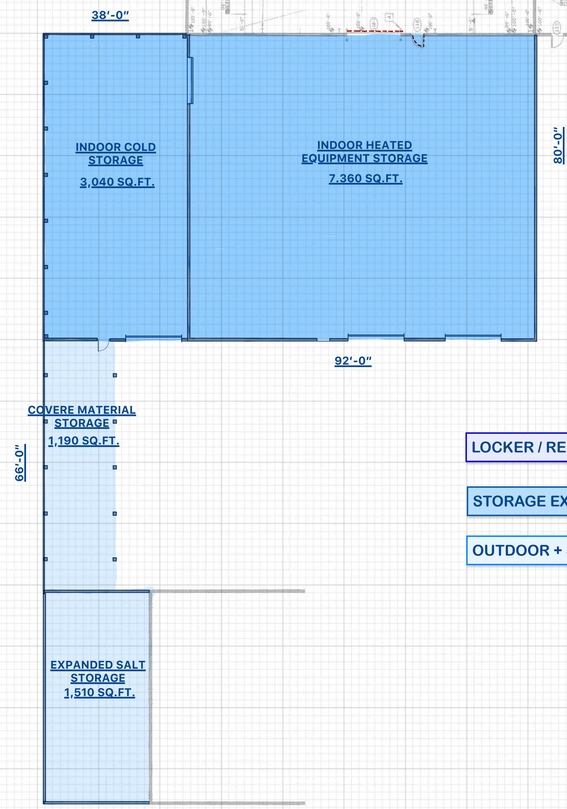
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MEZZANINE PLAN





LOCKER / RESTROOM RENOVATIONS - $53,375.00

STORAGE EXPANSION - $5,957,875.00

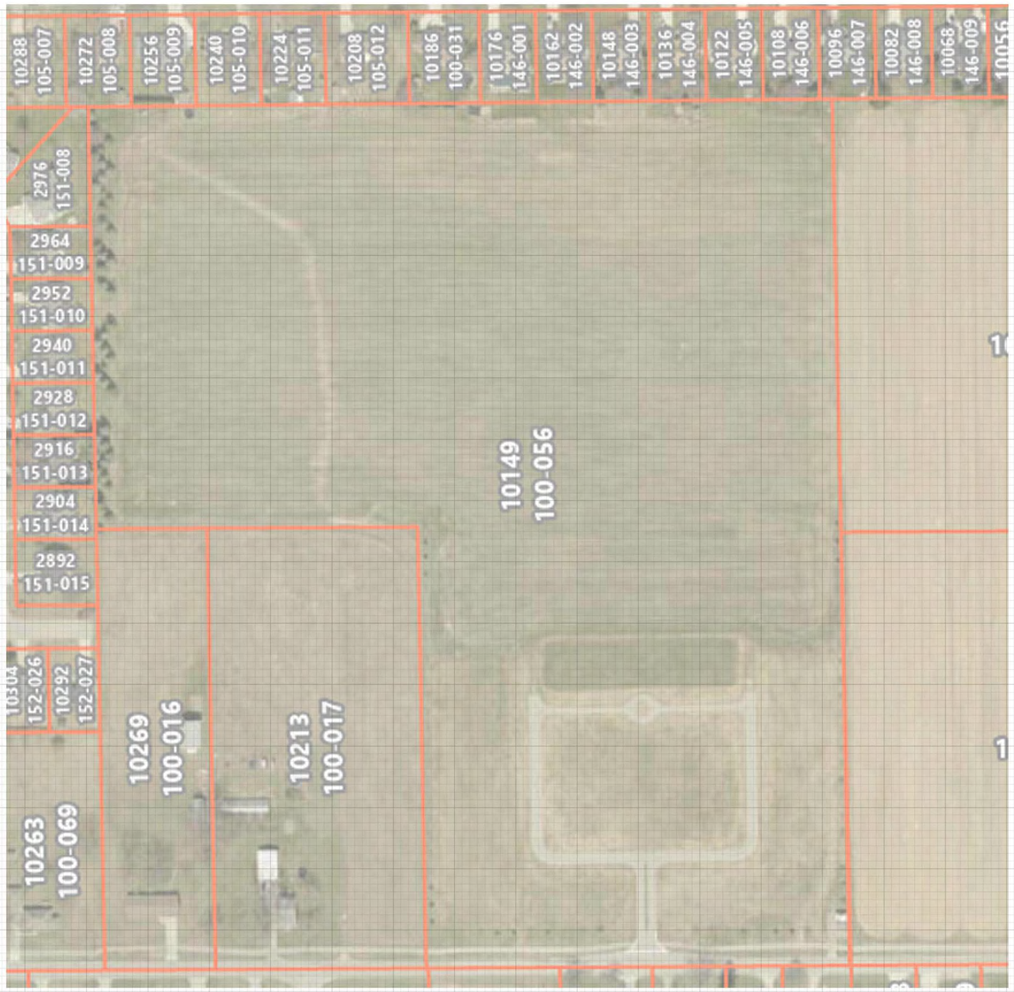
OUTDOOR + SALT STORAGE EXPANSION - $904,500.00

600 E. ROOSEVELT AVE.
ZEELAND, MICHIGAN

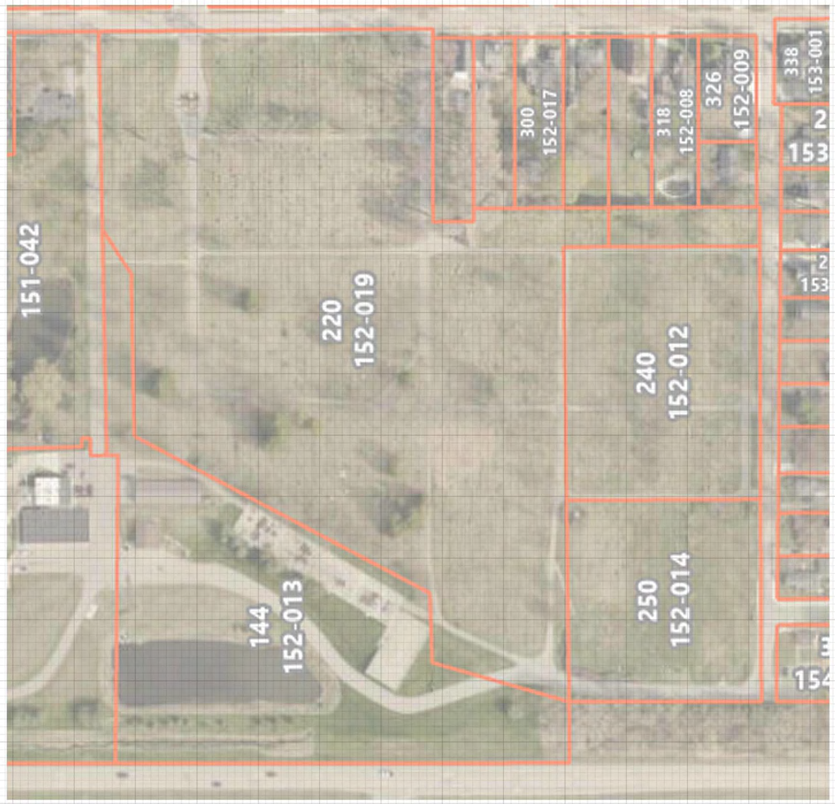
STREET MAINTENANCE FACILITY
SITE AND BUILDING FLOOR PLANS

ZEELAND

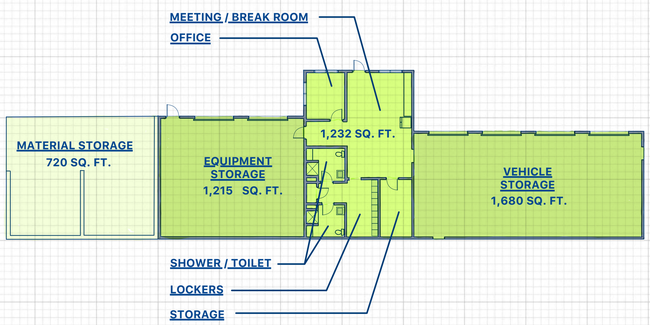
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NEW CEMETERY SITE -FELCH ST.



EXISTING SITE - EAST LINCOLN AVE.



EXISTING FACILITY - EAST LINCOLN AVE.



A3

FACILITY ASSESSMENT

FEEL THE ZEEL

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MARCH 21, 2024

CITY OF ZEELAND

FACILITY CONDITION AUDIT



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LOCATIONS:

GRAND HAVEN | MI:
1 South Harbor Drive, Suite 8
Grand Haven, Michigan 49417
phone: 616.456.9944

GRAND RAPIDS | MI:
4 East Fulton Street, Suite 200
Grand Rapids, Michigan 49503
phone: 616.456.9944

KALAMAZOO | MI:
242 East Kalamazoo Ave. SE, Suite 100
Kalamazoo, Michigan 49007
phone: 269.343.6133

NEW ALBANY | IN:
320 Pearl Street, Suite 100
New Albany, Indiana 47150
phone: 812.282.9554

LOUISVILLE | KY:
1941 Bishop Lane, Suite A
Louisville, Kentucky 40218
phone: 502.454.4555

ONLINE:
www.towerpinkster.com

EXECUTIVE SUMMARY

TOTAL ROUGH ORDER OF MAGNITUDE COST SUMMARY

GENERAL

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc)

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components.

TOTALS

BUILDING	2024	2029
CITY HALL	$ 906,850.00	$ 1,214,700.00
LIBRARY + COMMUNITY CENTER	$ 4,648,800.00	$ 6,226,900.00
PUBLIC SAFETY	$ 275,400.00	$ 368,500.00
CEMETERY BUILDING	$ 29,300.00	$ 39,200.00
ROOSEVELT FIRE STATION	$ 133,600.00	$ 178,800.00
STREET MAINTENENANCE	$ 575,600.00	$ 770,300.00
TOTALS	$6,598,050.00	$8,836,600.00

EXECUTIVE SUMMARY

PROCESS

This Facilities Assessment Study was developed through a combination of personnel interviews, owner documents, facility walk-throughs, and building system analyses. This was performed to accomplish the following objectives:

- Provide an inventory of the facilities in an clear and concise format, which can be easily updated and maintained by City of Zeeland personnel and allow for quick access to facilities information.
- Determine the general condition of the City's facilities and provide the data in a concise format, allowing quick determination of the current replacement value and condition of each facility.

This report represents a “snapshot in time” in the life of the facilities. The City is engaged in on-going maintenance projects that could render some of the items listed in this report as obsolete in the near future.

It is our goal to provide this information as a “springboard” for further discussions as to the best approach for incorporating improvements to City facilities.

The following individuals met on on December 8, 2023 to tour and discuss the current conditions of buildings within the City. Attendees included:

Tom Kaywood	TowerPinkster
Ben Rambadt	TowerPinkster
Yvonne Van Wormer	TowerPinkster
Scott Smith	TowerPinkser
Tom Jandernoa	TowerPinkster
Aaron Riess	TowerPinkster
Trevor Groll	TowerPinkster

The building site visits (in order of appearance) included City Hall, Howard Miller Library + Community Center, Lincoln Cemetary Building, Public Safety Building, Roosevelt Fire Station and the Street Maintenance Building.



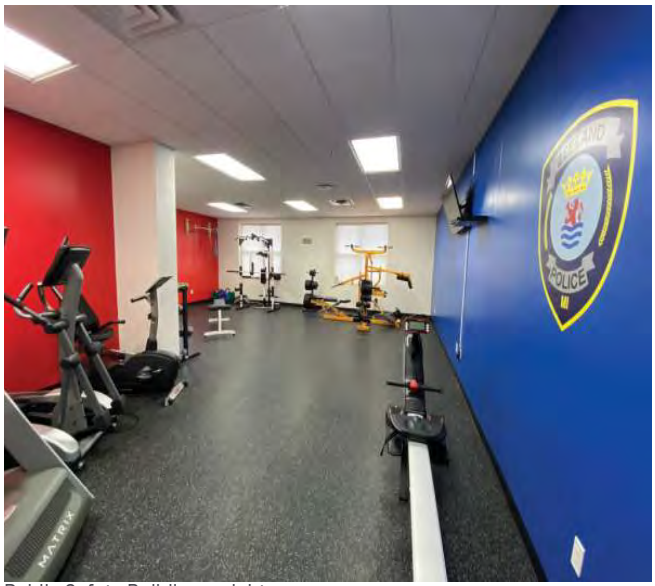
Exterior Howard Miller Library + Community Center

EXECUTIVE SUMMARY

A general take away from this assessment is that the mechanical items pose the highest priority for review/ replacement due to the use and life remaining for select peices of equipment. Another area of higher priority for review/replacement are site related items with the noted technology items pose no immediate need for replacement as they are currently functional, they could be upgraded slowly over upcoming years or included in any possible major renovation project. Architectural and interior items fall in the middle to low range of priority for review/replacement.

All interior spaces are well maintained and have little to no issues that would extend outside of a maintenance budget. The one area of concern is the cracking porcelain tile at the main entry hall of the Howard Miller Library + Community Center which will require a larger scale replacement due to unavailable product to match the original material.

Overall, the City of Zeeland Facilities are in good functional and aesthetic condition with some room for improvements that fall within the expected industry standard with regard to the life expectancy of select systems, materials, and finishes.



Public Safety Building weight room


City Hall Lobby

EXECUTIVE SUMMARY

RATINGS

While no attempt was made to assess programatic improvements, some deferred maintenance improvements could have a positive impact on existing programs and facility use. The intent is to first determine the physical condition of the facilities as currently used before exploring program improvements with a separate study. Our approach was to prioritize the list with the following categories:

- **Poor** - item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years. *Examples:* Replace flooring to improve maintenance. Upgrade mechanical/electrical systems for energy efficiency
- **Fair** - Item meets current use, showing signs of age and should be replaced in the next 10 years. *Examples:* Lighting is LED, but contains retrofit bulbs in existing light fixtures
- **Good** - Item meets current and future needs, no recommendation for improvement for the next 10 years. *Examples:* Terrazzo flooring has limited or no cracking and has been maintained.



Howard Miller Library + Community Center lobby

GLOSSARY

Deferred Maintenance Backlog (DMB)

Deferred Maintenance is defined as maintenance work that has been deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.

Facility Statistics

Basic building information- building use types (classroom, library, and administration), year built, building area in square feet, and number of floors.

Observation Highlights

This is a summary of field observations, highlighting major repair/replacement items supported by images. For a more complete list of field observations, see the individual building data sheets in the appendix.

Renovation Costs

A Rough Order of Magnitude value to perform renovations that would bring the facility up to an overall "good" rating but do not include any enhancements or expansions to the facilities.

Facilities Condition Index (FCI)

The estimated renovation cost divided by the estimated replacement cost and shown as a percent value.

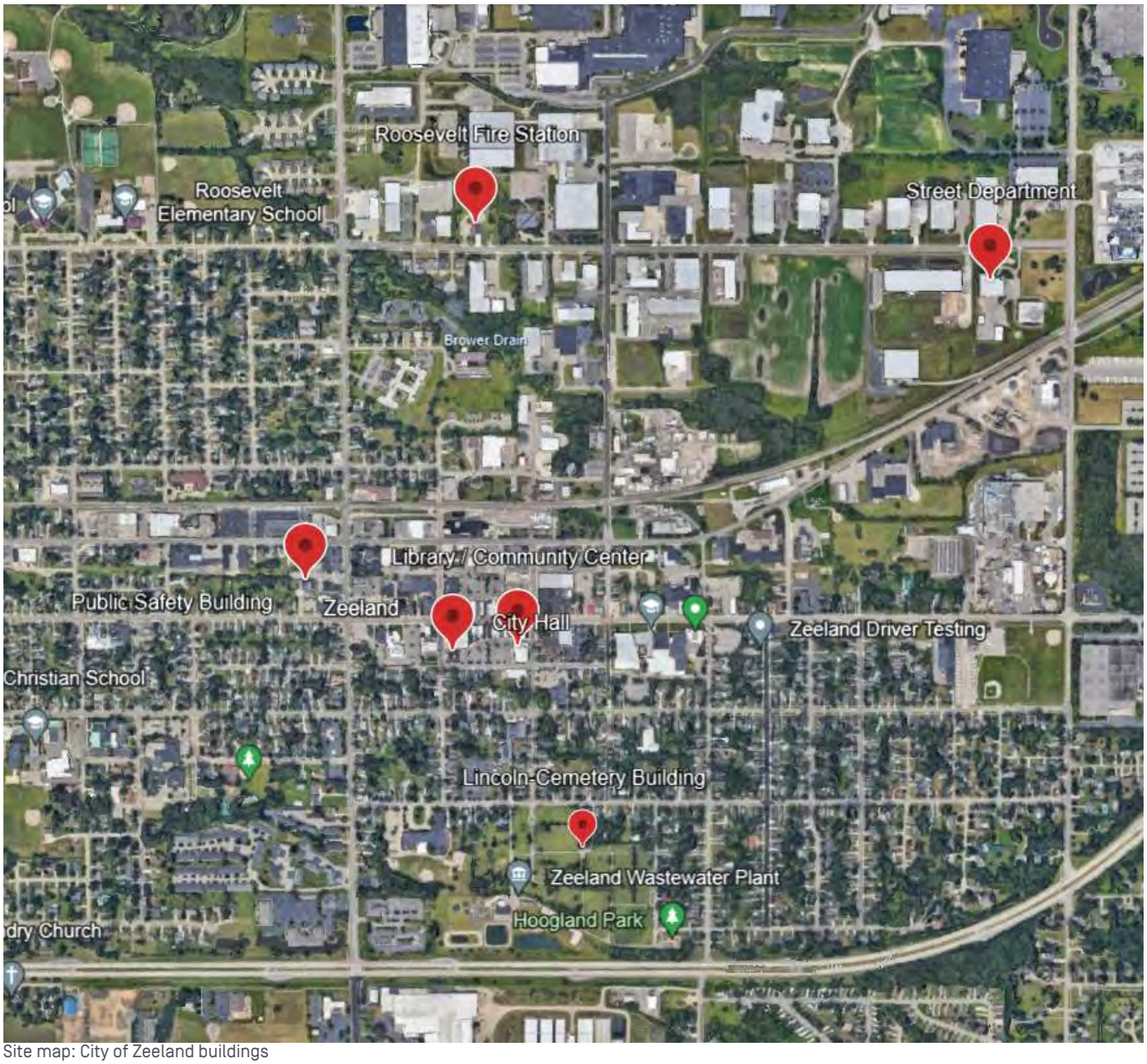
Useful Life

The estimated duration of utility placed on a variety of assets including building, grounds, equipment, technology, and furniture.

FACILITY INFORMATION

The City of Zeeland facilities included in this assessment were found to be in good condition with a cumlative score of 8 out of a score range from 1-10 (worse-best). These facitilies are considered to be some of the better maintained and managed structures compared to many other buildings TowerPinkster has assessed in their portfolio of experience.

FACILITY MAP



Site map: City of Zeeland buildings



Street Maintenance Building Exterior



Roosevelt Fire Station Exterior

01

CITY HALL

01 CITY HALL

Address:	21 S. Elm St.
Use:	Offices/Meeting Space
Built:	1934
Total Building Area:	12,620 SF



City Hall main entry



01 CITY HALL

OBSERVATION HIGHLIGHTS

SITE

The site is generally in good condition, with attractive, well maintained landscaping and site furnishings. Concrete and brick paver sidewalks are in good to fair condition throughout the City Hall site. Barrier free ADA access is in good condition at the front entrance, with one reserved parking space provided, and a barrier free ramp into the building. The ramp is starting to show signs of general wear and tear, with some concrete starting to crack, handrails starting to rust, and some stair treads needing repair. There is one ADA barrier free parking space in the rear, or southeast corner of the property that did not have an accessible access route to the main entrance of the building. The concrete curb ramp adjacent to the space had slopes greater than the maximum allowed. The Cherry street parking lot is in poor condition. It is our understanding that the city already has plans to renovate and repave this parking lot.

ARCHITECTURE

The Zeeland City Hall Building, built in 1934, shows its charm with original woodwork, terrazzo, and exterior features. The City Hall holds and accomodates the majority of the administration and civil functions for community. The building, given it's age, currently lacks select ADA compliant features at stairs within the building and ramps at the exterior.

At exterior windows, some of the lintels show signs of sagging and will need to be repaired or replaced in the near future to avoid brick soldier coursing failure. The brick at the smoke stack shows signs of spalling and mortar cracking due to water infiltration with freeze/thaw cycles and therefore should be repaired while the cap at the smoke stack should be replaced. Visible patches of brick repair with mortar joints that appear to need future tuck pointing. Building is not suppressed. Existing EPDM membrane roof is in functional condition but will require replacement or discussion of replacement in next 5-7 years.

Interior wood doors and frames are in great functional condition. The elevator serving the building is older and currently a maintenance concern for the owner as parts and service for the elevator are becoming more proprietary or no longer have parts available for elevator. It is advisable for owner to begin the process of thinking to replace elevator with a newer elevator to help extend the service life. The interior stair wooden rails and guardrails are original to the building and are not ADA compliant but are grand-fathered in. There is an area of plaster cracking near basement exit door that could be indicative of the foundation wall also having cracks or settling. It is advisable to have this investigated further for repair.

INTERIORS

The building has been well maintained and overall shows few signs of wear. In some of the more trafficked areas, the walls could be repainted and the rubber base replaced; however, this is to be expected in public buildings.

It should be noted that much of the permanent casework does not meet current ADA standards; however, they are currently grand-fathered in and, unless a major renovation occurs, they will not need to be replaced.

MECHANICAL

Useful Life: Useful life is the industry standard for the life expectancy of equipment under normal intended use. Equipment useful life can exceed industry standards if the equipment has been well maintained and also on the actual

operating run times. Equipment that does not operate as often will exceed its useful life compared to equipment that operates more often. Useful life in this summary is a gauge for equipment replacement. It may be determined that some equipment that has exceeded its useful life may not need to be replaced based on the usage.

Plumbing Systems: The majority of the sanitary and storm piping may be the original from 1934, especially the underground. Some of the sanitary and storm piping was reconfigured to accommodate the last major remodel project in 1999. The main facility sanitary discharge, from the exit of the building to the City's municipal system, has been recently replaced. It is recommended to scope all the indoor underground sanitary and storm piping to determine the condition for any potential future repairs. Currently, there are no knowable problems with these (2) systems. It appears the majority of the domestic water piping including cold water, hot water and hot water recirculation was replaced in 1999. This piping is all in fair condition with no foreseeable work required in the next 5 years. There is currently (1) tank type domestic water heater and that was recently replaced which is in good condition. All the plumbing fixtures look in fair condition and most were replaced in 1999. At this time, no replacement work looks necessary for the next 5 years but a miscellaneous flush valve or faucet could require replacement. There are currently (2) electric water coolers that are 24 years old, installed in 1999, and at the end of their useful life. They both look in fair condition and could operate sufficiently for the next 5 years but there is also a possibility that one or both could require replacement. No reported problems with any of the plumbing systems.

HVAC Systems: A majority of the current mechanical systems were installed in 1999, which are 24 years old. The heating hot water and snowmelt piping appear to be in fair condition with no foreseeable work required in the next 5 years. Though there is (1) location where the snowmelt manifold serving the south side of the building needs to be replaced due to corrosion. Inside the boiler room, (2) boilers, the heating hot water pumps, snowmelt pumps, snowmelt heat exchanger, piping and piping accessories including expansion tanks and air separators were replaced 6 years ago and are in good condition with no recommended work required. Currently, there is (1) rooftop air handling unit with cooling that serves the facility. This unit is at the end of its useful life, which is between 20 to 25 years. The compressors have been rebuilt and the supply fan and relief fan motors have been replaced with an EC type. With the rebuilt compressors and new fan motors this unit may extend beyond another 5 years without any problems. It would be recommended to budget this unit for replacement in the next 5 years if any other major components fails and replacement is the only required option. This is a bigger expense that should be accounted for. All the spaces are served by variable air volume terminal units with reheat coils. There are approximately (18) and they are at the end of their useful life, which is normally 15-20 years. These units should be budgeted to be replaced in the next 5 years. There are a total of (3) roof mounted exhaust fans. The fans do look in decent condition but are at the end of their useful life, which is normally 20-25 years. It would be recommended to budget replacing these fans in the next 5 years if necessary. The current building management controls system is electronic and based on the Trane Tracer system. The front end has been recently updated to the Trane Tracer SC. All the equipment controllers and sensors are the originals to the existing equipment. These controls can be updated as the mechanical systems are replaced. The current system outdoor air temperature sensor is giving inaccurate temperatures and is located on the outside north wall. This sensor may need to be replaced and or relocated to another area were sheltered from the boiler exhaust or sunlight from the ally.

ELECTRICAL

Overall, the electrical systems are in good condition. Interior lighting is in the process of being retrofitted with LED.

01 CITY HALL

There are a couple low priority items such as upgrading the lighting controls and replacing receptacles with temper-resistant receptacles.

Lighting controls do not meet the current energy code and could be upgraded if energy costs are a concern. Tamper-resistant receptacles are required in business offices accessible to the general public and should be replaced.

TECHNOLOGY

The technology components within city hall are adequate for serving the current needs of the building, but many of them are also more than twenty years old. Recommend updating and organizing network cabling (intra-building fiber optic and copper cabling) and updating city council chambers audiovisual equipment as time and budget allows.

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: City of Zeeland

BUILDING: Zeeland City Hall

DATE: December 8, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE

PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	☑	☐	☐	☐	
Condition	☐	☑	☑	☐	The parking lot is showing some signs of cracking and deterioration.
Barrier Free Parking	☐	☑	☐	☑	One ADA barrier free parking space in the southeast corner of the building did not have an accessible route to the main entrance. The walk in front of the space had a slope greater than 1:12 (8.33%).
Curbs	☐	☑	☐	☐	
Drainage	☐	☑	☐	☐	
PEDESTRIAN SERVICES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Sidewalks and Curbs	☐	☑	☐	☐	
Barrier Free Access	☐	☑	☑	☐	The front entry stairs and ramp are showing some signs of general wear and tear with concrete cracking, rust staining.
OUTDOOR ELEMENTS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Signage	☑	☑	☐	☐	
Landscaping	☑	☐	☐	☐	
Irrigation	☐	☐	☐	☐	No irrigation was observed.
Benches, Flagpole, Etc.	☑	☐	☐	☐	
Dumpster Enclosure	☑	☐	☐	☐	
Fencing	☐	☐	☐	☐	N/A
Drainage	☐	☑	☐	☐	There were no drainage issues observed.
Surface / ADA Access	☐	☑	☐	☑	Majority of access was sufficient, but one ADA barrier free parking space did not have an accessible route.
Equipment	☐	☐	☐	☑	N/A
SITE UTILITIES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm Water	☐	☐	☐	☐	
Well / City Water	☐	☐	☐	☐	
Septic / Sewer	☐	☐	☐	☐	
Incoming Electrical Service	☑	☐	☐	☐	
Emergency Power Generator(s)	☐	☐	☐	☐	N/A

ARCHITECTURAL

ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	☐	☑	☐	☐	
Elevator	☐	☑	☐	☐	
Toilet Rooms	☑	☐	☐	☐	

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Drinking Fountains	☑	☐	☐	☐	
Stairwells	☐	☐	☑	☐	Rails and top of stair guardrails below code minimums. Currently 'grandfathered' in.
STRUCTURE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Foundations	☑	☐	☐	☐	
Slabs on Grade	☐	☐	☐	☐	
Load Bearing Walls / Columns	☑	☐	☐	☐	
Supported Floor Framing	☑	☐	☐	☐	
Roof Framing	☑	☐	☐	☐	
BUILDING ENVELOPE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Roofing Membrane and Flashings	☐	☑	☐	☐	
Roof Gutters and Downspouts	☐	☑	☐	☐	
Exterior Walls	☐	☑	☐	☐	Concern with soldier course brick at larger lintel locations. Failing brick at old smoke stack on roof - spalling mortar joints. Most likely from moist penetrating to backside of brick and no proper drainage.
Wood Windows / Glazing	☐	☑	☐	☐	
Trim, Fascia, and Soffits	☑	☐	☐	☐	
Porches	☑	☐	☐	☐	
Exterior Doors	☑	☐	☐	☐	
SAFETY + SECURITY	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Fire Protection	☐	☐	☐	☐	N/A
Egress Windows	☐	☐	☐	☐	
Stairwells	☐	☑	☐	☐	Stairwells have rails outside ADA compliance, but they are currently 'grandfathered' in
Card Access	☐	☐	☐	☐	Key pads at select doors. Rest of door used key access
Security Vestibule	☐	☐	☐	☐	
Security Camera	☐	☐	☐	☐	
INTERIORS / FINISHES					
FLOORING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	
Toilet Rooms	☑	☐	☐	☐	
Staff Lounges (Kitchenettes)	☑	☐	☐	☐	
Entries	☑	☐	☐	☐	Terrazzo - minor cracks at first floor
Boardroom	☑	☐	☐	☐	Aesthetically dated, but good condition
Offices	☑	☐	☐	☐	
Misc Conference Rooms	☑	☐	☐	☐	
Stairs	☑	☑	☐	☐	Unique conditions: some carpet with nosings. Small run has applied treads over terrazzo that appear to be failing.
					COMMENTS
WALLS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	
Corridors	☑	☑	☐	☐	Lower Level needs some painting and base repair.
Toilet Rooms	☑	☐	☐	☐	Toilet rooms grandfathered in for not having impervious surface on walls adjacent to water closets and urinals
Staff Lounges (Kitchenettes)	☑	☐	☐	☐	
Entries	☑	☐	☐	☐	

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Boardroom	☑	☐	☐	☐	
Offices	☑	☐	☐	☐	
Misc Conference Rooms	☑	☐	☐	☐	
CEILINGS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	
Toilet Rooms	☑	☐	☐	☐	
Staff Lounges (Kitchenettes)	☑	☐	☐	☐	
Entries	☑	☐	☐	☐	
Boardroom	☑	☐	☐	☐	Some ACP staining, tiles need replaced. Style is aesthetically dated.
Offices	☑	☐	☐	☐	Some ACP staining, tiles need replaced.
Misc Conference Rooms	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
DOORS + HARDWARE	☑	☐	☐	☐	Wood doors and hardware in good working order
	GOOD	**FAIR**	**POOR**	**REPLACE**	
WINDOWS	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
CABINETS / STORAGE / COUNTERS	☑	☑	☐	☐	Most casework does not meet ADA (Existing is 36"H). Cabinets are in good condition but residential quality.
MECHANICAL					
HVAC	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Heating Source and Condition	☑	☐	☐	☐	(2) newer heating hot water boilers installed 6 years ago.
Heating Pumps and Piping	☑	☑	☐	☐	Heating hot water and snowmelt pumps were replaced 6 years ago. All heating hot water and snowmelt piping and piping accessories inside the boiler room were replaced 6 years ago. All heating hot water and snowmelt piping outside the boiler room are 24 years and in fair condition. ***There is (1) snowmelt manifold which serves the south side of the building that needs to be replaced because it is corroded (Item shoud be planned to be replaced before failure).***
Rooftop Air Handling Unit with DX Cooling	☐	☐	☑	☐	***Unit is 24 years old and at the end of it's useful life. The compressors have been rebuilt and the supply fan and relief fan motors have been changed to ECM. Unit operates well with no reported problems and serves entire building. (Item shoud be planned to be replaced before failure).***
Room Level Terminal Equipment	☐	☐	☑	☐	The rooms are served by variable air volume terminal units with reheat coils. Approximately (18) total. These units are 24 years old and at the end of their useful life. No reported problems.
Roof Exhaust Fans	☐	☐	☑	☐	(3) total. Look in decent condition but unsure of current age maybe 24 years or older. Given poor rating due to age. No reported problems.

Building Management System / Controls	☐	☑	☐	☐	Current system is Trane Tracer which is all DDC electronic. System front end was upgraded in 2023 to Tracer SC. All equipment controllers and sensors are the originals at 24 years old. ***System outdoor air temperature sensor is located on the north wall and does not sense the temperature accurately. The temperature can swing between 5-10 degrees of the actual outdoor air temperature. The sensor might have just worn out or potentially is being effected by the boiler exhaust discharge air or sunlight through the alley. (Item shoud be planned to be replaced before failure).***
PLUMBING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm System	☐	☐	☑	☐	Given a poor rating due to age. Some storm was updated 24 years ago when the building was renovated but the majority could be the original. No reported problems.
Sanitary System	☐	☐	☑	☐	Given a poor rating due to age. Some sanitary was updated 24 years ago when the building was renovated but the majority could be the original. No reported problems.
Domestic Water Piping	☐	☑	☐	☐	Most of the piping appears to have been replaced 24 years ago when the last renovation occurred. No reported problems.
Water Heater	☑	☐	☐	☐	Looks fairly new.
Plumbing Fixtures	☐	☑	☐	☐	All look in good to fair condition but most of them are 24 years old. No reported problems.
Drinking Fountains	☐	☐	☑	☐	They look in fair condition but are 24 years old and at the end of their useful life. Given a poor rating due to age. No reported problems.
Fire Protection	☐	☑	☐	☐	Only area of fire protection is the boiler room which is served from the domestic water system.
ELECTRICAL					
LIGHTING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Exterior Lighting	☐	☑	☐	☐	Lighting has been converted to LED and is in good condition.
Parking Lot Lighting	☐	☑	☐	☐	Lighting has been converted to LED and is in good condition.
Interior Lighting	☑	☐	☐	☐	Lighting is in process of being converted to LED.
Emergency Lighting	☑	☐	☐	☐	Battery packs throughout building.
Lighting Controls	☐	☐	☑	☐	Toggle switches and minimal to no occupancy sensors were observed. Does not meet current energy code.
Exit Signage	☑	☐	☐	☐	Exit signs were in good condition.
POWER	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Electrical Service	☑	☐	☐	☐	480/277V 600A Main
Generator System	☐	☐	☐	☐	N/A
Distribution/Service Panels / Gear	☑	☐	☐	☐	
Branch Panels	☑	☐	☐	☐	
Receptacles + Circuiting	☐	☑	☐	☐	Tamper-resistant receptacles are required in business offices accessible to the general public.
Sink GFCI Receptacles	☑	☐	☐	☐	
Emergency Power - Batteries	☐	☐	☐	☐	N/A
Fire Alarm System	☑	☐	☐	☐	Fire alarm looks to be in good working condition. A voice evacuation system is not required for this building but would be recommended if upgrading.

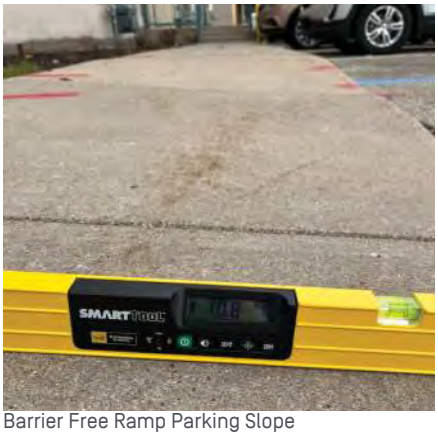
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TECHNOLOGY					
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Main Distribution Frame + Independent Distribution Frame	☐	☐	☑	☐	MDF needs cabling and equipment cleaned up, shorter patch cables and better cable management
Fiber Optic Cabling (between buildings/distribution frames)	☐	☑	☐	☑	OS2 singlemode fiber, OM1 multimode fiber should be replaced with OM4
Network Cabling (within building)	☐	☐	☐	☑	CAT5/5e, recommend upgrading to CAT6
AV Systems	☐	☑	☐	☑	Large display in meeting room with HDMI and Clickshare connection, city council chambers is due for an AV upgrade - most equipment is 20-30 years old
Security Camera System	☐	☑	☐	☐	Axis cameras, Qognify VMS
Access Control System	☐	☑	☐	☐	Kantech/Lenel S2 w/ HID readers
Digital Signage	☐	☐	☐	☐	None

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01 CITY HALL


Barrier Free Ramp Parking Slope



Barrier Free Ramp Parking Slope


Front Entry Ramp Rust


Cracked Deteriorating Parking Lot Pavement


Cracked Deteriorating Parking Lot Pavement


Cracked Deteriorating Parking Lot Pavement


Front Entry Concrete Cracking


Front Entry Stairs Cracking

01 CITY HALL


Exterior windows lintels

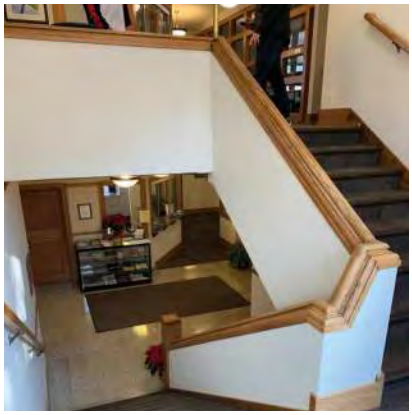

Concrete cap and brick at chimney

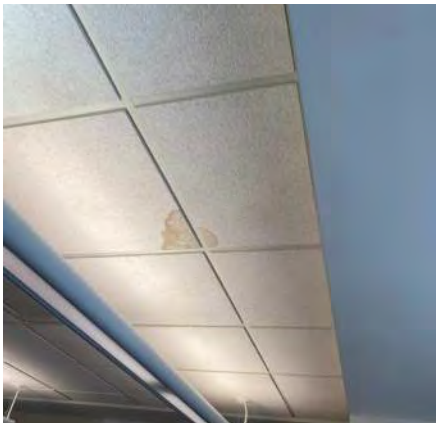

Bubbling paint on foundation walls


City Hall Clerk Office and Entry to Council Chambers


Public toilet rooms


Elevator


Existing stair railings


Administartion office ceilings


Administration Office flooring

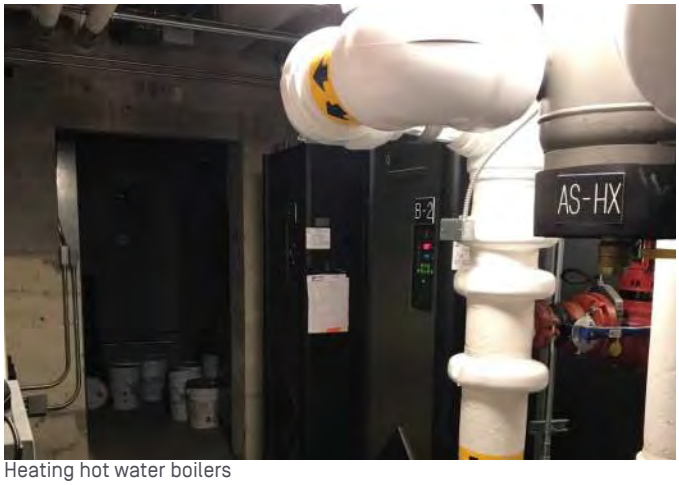
01 CITY HALL



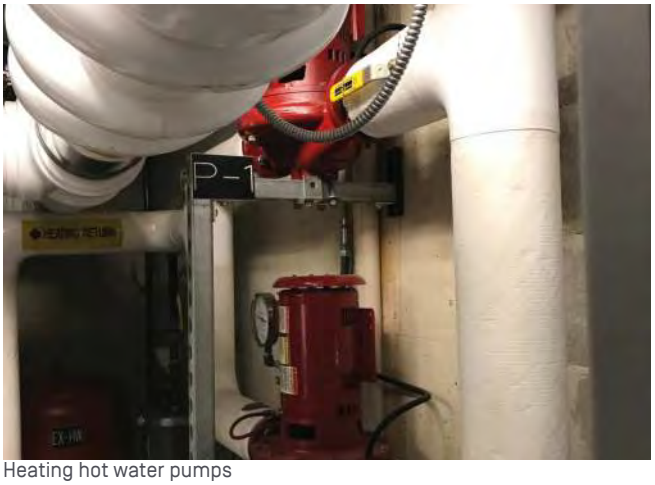
Building management system


Domestic water heater

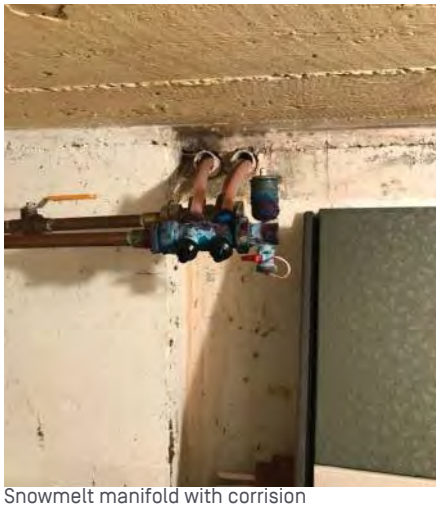

Facility rooftop unit



Heating hot water boilers



Heating hot water pumps

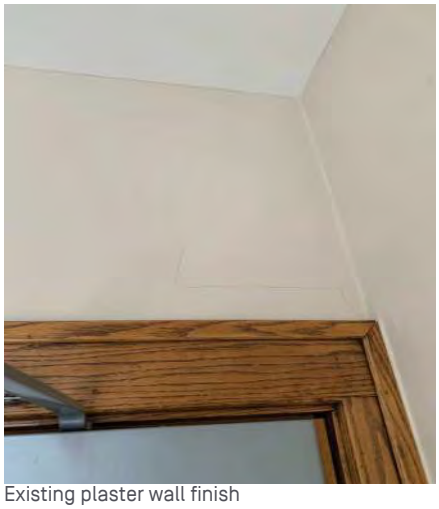

Snowmelt manifold with corrision

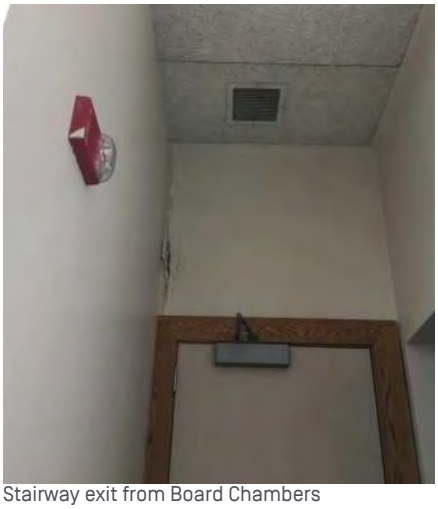


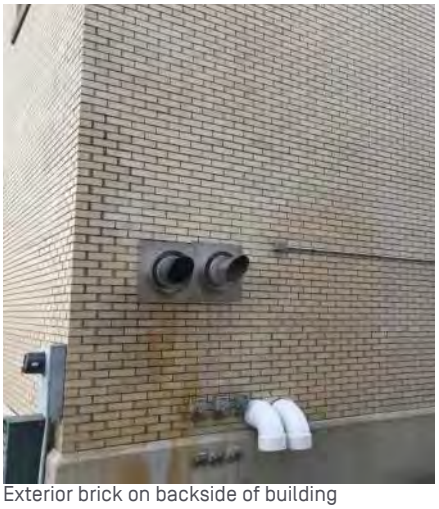
Snowmelt pumps


Typical water closet

01 CITY HALL


Existing plaster wall finish


Stairway exit from Board Chambers


Exterior brick on backside of building


Staff kitchen, lower level


Terrazzo/Carpet transitions


City Hall Lobby


Administration offices


Staff Bathrooms

01 CITY HALL



Council Chamber Ceiling



Council/Staff Conference Room



Council Chambers Flooring

01 CITY HALL

ROUGH ORDER OF MAGNITUDE COST

General:

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components

Site Scope:

The recommended renovation/repairs identified for the site at City Hall are currently accounted for through currently planned projects by the City of Zeeland. No additional funding needs have been identified through this assessment.

Architecture Scope:

Many of the identified repairs including, but not limited to, the repair or possible replacement of the lintels, the brick and masonry jointing repairs and the chimney cap replacement, have not been budgeted as they can be addressed through maintenance and fall below the established maintenance budget; however, two larger projects have been noted:

Elevator Replacement:

-2024 Dollars: $288,000

-2029 Dollars: $385,900

Single-Ply Roofing Replacement:

-2024 Dollars: $209,600

-2029 Dollars: $281,100

ARCHITECTURAL COST SUMMARY:

- 2024 Dollars: $497,600

- 2029 Dollars: $667,000

Interiors Scope:

The recommended renovation/repairs identified for the interiors of City Hall currently fall below the established maintenance budget and therefore have no associated cost.

01 CITY HALL

Mechanical Scope:

The recommended project to include in budgetary discussions are:

- Demolition of existing Equipment
- Permit
- Replacement of (2) Electric Water Coolers, Bi-Level, No Bottle Filler – connect to existing Piping
- Replacement of (1) Rooftop Air Handling Unit (Cooling Only) – Reuse Existing Roof Curb
- Replacement of Spring Kit for existing Thybar Qcurb
- Replacement of (18) Variable Air Volume Terminal Units with Heating Coils – connect to existing Piping & Ductwork
- Replacement of (3) Roof Mounted Down-Blast Exhaust Fans with Curb Adapters
- Scoping of underground piping
- Snowmelt Manifold

MECHANICAL COST SUMMARY:

- 2024 Dollars: $409,250
- 2029 Dollars: $547,700

Electrical Scope:

The recommended renovation/repairs identified for the Electrical System of City Hall currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

Technology Scope:

The recommended renovation/repairs identified for the Technology System of City Hall currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

TOTAL ROM CITY HALL:

- Total 2024 Dollars: $906,850

- Total 2029 Dollars: $1,214,700

02

HOWARD MILLER LIBRARY + COMMUNITY CENTER

02 HOWARD MILLER LIBRARY + COMM. CENTER

Address:	14 S. Church St
Use:	Library/Meeting Space
Built:	1995
Total Building Area:	42,281 SF





02 HOWARD MILLER LIBRARY + COMM. CENTER

OBSERVATION HIGHLIGHTS

SITE

The site is generally in good condition, with attractive, well maintained landscaping and site furnishings. Concrete and brick paver sidewalks are in good to fair condition throughout the library site. Barrier free ADA access is in good condition throughout the site, with reserved parking and barrier free routes located in the Cherry street parking lot on the west side of the building. Drainage throughout the site appears to be in good to fair condition. However, there is one area where the concrete walk appears to be sloping towards the building, leading to the exterior door of the mechanical room causing flooding issues during storm events. The Cherry street parking lot is in poor condition. It is our understanding that the city already has plans to renovate and repave this parking lot.

ARCHITECTURE

The Howard Miller Library + Community Center is a multi-use facility serving the Zeeland community at large for both adults and also school age children during after school hours. The building was constructed in 1995 and does not appear to have any renovations or major upgrades since its original construction. There are dated finishes, dated architectural features, and dated circulation items present such as the elevator. Functionally the overall building is in great condition and appears to the serve the community well.

Upon entry into the building at the main entry lobby, the vestibule door handles and pull weight do not meet ADA compliance - this should be updated to be brought up in compliance. While the exterior brick appears to be in good condition, there was observed damage to some EIFS panels. It is recommended that the EIFS system is inspected; however, additional repairs are not anticipated to be extensive. The EIFS could also be cleaned following inspection. The main membrane roof on the building is PVC and showing signs of deteriation, this is highly recommended to be replaced with in the next 5 years. Similarly, the vaulted Translucent Panel Roof System over the main atrium space of the library is showing signs of deteriation and distress - this too should be replaced with in the next five years. A replacement atrium roof should take into consideration thermal properties to mitigate the current solar heat gain in the upper atrium space. Where the sloped concrete tile roof sheds down into an exterior roof well at the southeast corner fo the building, there are signs of leakage to be addressed during any future roof work. There are sections of the decorative glass block that are cracked and should be replaced.

The elevator that serves both the community side of the building and the library side is in need of replacement as parts and service for the elevator are becoming obsolete. The elevator function itself is in poor condition as the buttons and functions are outdated and not working properly. At the bottom of the basement stairwells, cane detection rails are needed for ADA compliance.

INTERIORS

The building has been well maintained and overall shows few signs of wear. Carpet is starting to show signs of wear throughout the building. Tile Flooring within the main corridor show minor cracking and should be repaired or replaced. To minimize the cost of a full replacement, it may be possible to selectively replace damaged tiles and some additional tiles to create an accent pattern and avoid need for total replacement. A phased replacement of the flooring would mitigate a large project cost impact.

The operable partitions in the community rooms are difficult to utilize; however, the replacement of them may be cost prohibitive as they are still currently functional and are not in disrepair. It is recommended to consider their replacement if an extensive remodel is conducted.

02 HOWARD MILLER LIBRARY + COMM. CENTER

It should be noted that some of the current plumbing fixtures and casework do not meet current ADA standards; however, they are currently grandfathered in and unless a major renovation occurs, they will not need to be replaced.

MECHANICAL

Useful Life: Useful life is the industry standard for the life expectancy of equipment under normal intended use. Equipment useful life can exceed industry standards if the equipment has been well maintained and also on the actual operating run times. Equipment that does not operate as often will exceed its useful life compared to equipment that operates more often. Useful life in this summary is a gauge for equipment replacement. It may be determined that some equipment that has exceeded its useful life may not need to be replaced based on the usage.

Plumbing Systems: This building was constructed in 1995 and the majority of the plumbing is 28 years old. Both the sanitary and storm systems are in fair condition with no foreseeable work required in the next 5 years. The domestic water piping including cold water, hot water and hot water recirculation look in fair condition with no foreseeable work required in the next 5 years. There is currently (1) tank type domestic water heater and that was recently replaced which is in good condition. All the plumbing fixtures look in fair condition with no major foreseeable work required in the next 5 years but a miscellaneous flush valve or faucet could require replacement. There are currently (6) electric water coolers where (5) are 28 years old and (1) that has been recently replaced. The (5) older ones are at the end of their useful life. They look in fair condition and could operate sufficiently for the next 5 years but there is also a possibility that they could require replacement. No reported problems with any of the plumbing systems.

Fire Protection System: The entire building is sprinkled with no foreseeable upgrades required in the next 5 years.

HVAC Systems: This building was constructed in 1995 and the majority of the HVAC is 28 years old. There are a total of (4) boilers that serve the Library and the City of Zeeland snowmelt system. These boilers are 3 years old and in good condition. There are a total of (12) heating hot water and snowmelt pumps that are in fair condition with no foreseeable work required in the next 5 years. There is newer heating hot water and snowmelt piping within the boiler room that has been recently installed for the new boilers and snowmelt installations. The heating hot water piping in the building is the original and some within the boiler room is still the original. The original piping is in fair condition with no foreseeable work required in the next 5 years. It was reported by the owner there are still rocks in the new snowmelt system installed 3 years ago. The cooling system consists of a chilled water system with (1) air cooled chiller and (3) ice storage tanks. The chiller is at the end of its useful life, which is normally 25-30 years and should be considered for replacement in the next 5 years. The ice tanks look in fair condition with no foreseeable work required in the next 5 years. The tanks recently had their flexible piping connectors replaced. There are currently (3) pumps in the chilled water system. One (1) pump looks in fair condition with no foreseeable work required in the next 5 years but the other (2) should be considered to be replaced in the next 5 years. The chilled water piping system is in fair condition with no foreseeable work required in the next 5 years. There are a total of (2) indoor air handling units located in the Basement Boiler Room. These units are nearing the end of their useful life, which is normally 25-30 years. The supply fans recently had their bearing replaced. We can budget new air handlers for the next 5 years but the units are in good enough shape where it may be beneficial just to replace components that fail in the next 5 years to save on removing a section of flooring and or sections of the building to install new units in the basement. Most of the spaces are served by variable air volume terminal units with reheat coils. There are approximately (42) and they are at the end of their useful life, which is normally 15-20 years. These units should be budgeted to be replaced in the next 5 years. There are a total of (9) roof mounted exhaust fans and (3) indoor inline type exhaust fans. The fans do look in decent condition but are at the end of their useful life, which is normally 20-25 years. It would be recommended to budget replacing these fans in the next 5 years if necessary. The humidifier serving the indoor air handling units should be considered

02 HOWARD MILLER LIBRARY + COMM. CENTER

to be replaced in the next 5 years. Looks in decent shape but at the end of its useful life. There is (1) blower coil indoor air handling unit and (2) gas fired unit heaters that are at the end of their useful life, which is normally 15-20 years. These units should be considered to be replaced in the next 5 years. The radiant floor system and roof intake and relief air hoods are in fair condition with no foreseeable work or replacements required within the next 5 years. The current building management controls system is electronic and based on the Trane Tracer system. The front end has been recently updated to the Trane Tracer SC. All the equipment controllers and sensors are the originals to the existing equipment. These controls can be updated as the mechanical systems are replaced.

ELECTRICAL

Overall, the electrical systems are in good condition. Interior lighting is in the process of being retrofitted with LED. There are a few low priority items such as upgrading the lighting controls, replacing receptacles with temper-resistant receptacles, and upgrading the fire alarm system. Lighting controls do not meet the current energy code and could be upgraded if energy costs are a concern. Tamper-resistant receptacles are required in areas accessible to the general public and should be replaced. As the fire alarm system does not have a voice evacuation system, any future expansion or extensive renovation should include the upgrade and/or replacement of the system to bring it to current standards.

TECHNOLOGY

Similar to City Hall, the technology components within the Library + Community Center are adequate for serving the current needs of the building. Most of the audiovisual equipment is between ten and thirty years old. The MDF is greatly in need of organization and proper cable management. Recommend updating network cabling (intra-building fiber optic and copper cabling), organizing network cabinet spaces, and updating audiovisual equipment as time and budget allows.

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: City of Zeeland

BUILDING: Howard Miller Library and Community Center

DATE: December 8, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE

PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	☑	☑	☐	☐	
Condition	☐	☑	☑	☐	The parking lot is showing some signs of cracking and deterioration.
Barrier Free Parking	☑	☐	☐	☐	
Curbs	☐	☑	☐	☐	
Drainage	☐	☑	☐	☐	
PEDESTRIAN SERVICES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Sidewalks and Curbs	☑	☐	☐	☐	
Barrier Free Access	☑	☑	☐	☐	
OUTDOOR ELEMENTS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Signage	☑	☐	☐	☐	
Landscaping	☑	☐	☐	☐	
Irrigation	☐	☐	☐	☐	No irrigation was observed.
Benches, Flagpole, Etc.	☑	☑	☐	☐	
Dumpster Enclosure	☑	☐	☐	☐	
Fencing	☐	☐	☐	☐	N/A
Drainage	☐	☑	☐	☑	Drainage throughout the site appears to be in good to fair condition. There is one area, where the concrete walk appears to be sloping towards the building, leading to the exterior door of the mechanical room causing flooding issues during storm events.
Surface / ADA Access	☑	☐	☐	☐	
Equipment	☐	☐	☐	☐	N/A
SITE UTILITIES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm Water	☐	☐	☐	☐	
Well / City Water	☐	☐	☐	☐	
Septic / Sewer	☐	☐	☐	☐	
Incoming Electrical Service	☐	☐	☐	☐	
Emergency Power Generator(s)	☑	☐	☐	☐	

ARCHITECTURAL

ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	☑	☐	☐	☐	Door handle should be upgraded to a compliant grip
Elevator	☐	☐	☑	☐	Discontinued elevator parts. Elevator functions are outdated for complex use with Community Center and Library sharing access.

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Toilet Rooms	☑	☐	☐	☐	
Drinking Fountains	☐	☑	☐	☐	
Stairwells	☑	☐	☐	☐	Need for cane detection underneath bottom stairs
STRUCTURE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Foundations	☐	☑	☐	☐	Recent leaking at foundations resolved by City of Zeeland maintenance staff
Slabs on Grade	☑	☐	☐	☐	
Load Bearing Walls / Columns	☑	☐	☐	☐	
Supported Floor Framing	☑	☐	☐	☐	
Roof Framing	☑	☐	☐	☐	
BUILDING ENVELOPE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Roofing Membrane and Flashings	☑	☐	☑	☑	EPDM roof membrane in the mechanical well is in GOOD condition. The PVC roof membrane is in POOR condition but is very near the end of its life. The Kalwall atrium roof has begun to delaminate and no longer providing protection from solar heat gain, this is in REPLACE condition.
Roof Gutters and Downspouts	☐	☑	☐	☐	Roof downspout near southeast corner of building showing sign of inproper installation and leaking into second floor library space below.
Exterior Walls	☑	☐	☐	☐	
Wood Windows / Glazing	☐	☑	☐	☐	Some of the decorative glass block is cracked in the main Community Center conference room.
Trim, Fascia, and Soffits	☐	☑	☐	☐	
Porches	☐	☐	☐	☐	N/A
Exterior Doors	☐	☑	☐	☐	Exterior doors are wood, heavy, and hinges are showing signs of fatigue
SAFETY + SECURITY	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Fire Protection	☑	☐	☐	☐	
Egress Windows	☐	☐	☐	☐	
Stairwells	☐	☑	☐	☐	
Card Access	☐	☐	☐	☐	
Security Vestibule	☐	☐	☐	☐	N/A
Security Camera	☐	☐	☐	☐	
INTERIORS / FINISHES					
FLOORING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☑	☐	Lower Level carpet is starting to show wear and stains but in tact. Cracking in tile at the main cooridor on the first floor.
Community Rooms	☑	☐	☐	☐	Carpet is starting to show wear.
Toilet Rooms	☑	☐	☐	☐	
Stairs	☑	☐	☐	☐	
Offices	☑	☐	☐	☐	
Media Center	☑	☐	☐	☐	Carpet is starting to show wear.
					COMMENTS
WALLS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	
Corridors	☑	☐	☐	☐	
Community Rooms	☐	☑	☐	☐	Specific to operable partitions: hard to use, very heavy and akward.

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Toilet Rooms	☑	☐	☐	☐	Some toilet rooms grandfathered in for not having impervious surface on walls adjacent to water closets and urinals.
Stairs	☑	☐	☐	☐	
Offices	☑	☐	☐	☐	
Media Center	☑	☐	☐	☐	
CEILINGS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	
Community Rooms	☑	☐	☐	☐	ACP has slight discoloration from replaced tiles being set next to old.
Toilet Rooms	☑	☐	☐	☐	
Stairs	☑	☐	☐	☐	
Offices	☑	☐	☐	☐	ACP has slight discoloration from replaced tiles being set next to old
Media Center	☑	☐	☐	☐	ACP has slight discoloration from replaced tiles being set next to old
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
DOORS + HARDWARE	☐	☑	☐	☐	No card access, just keyed functions. Some door handle hardware could be updated, but presently functioning.
	GOOD	**FAIR**	**POOR**	**REPLACE**	
WINDOWS	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
CABINETS / STORAGE / COUNTERS	☐	☑	☐	☐	Outdated, not ADA compliant some areas have more wear
MECHANICAL					
HVAC	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Heating Source and Condition	☑	☐	☐	☐	Total of (4) boilers. Boilers are 3 years old. Boilers serve heating hot water for the Library/Community Center and snowmelt for the City of Zeeland.
Heating Pumps and Piping	☐	☑	☐	☐	Total of (12) pumps which also include the snowmelt system. Within the boiler room heating hot water and snowmelt piping have been upgraded for the new boiler and snowmelt installation but there are areas where the original piping still remains which is 28 years old. Outside the boiler room all the piping is original and 28 years old. It has been reported that there are still rocks in the new snowmelt system which was installed 3 years ago.
Cooling Source and Condition (Chilled Water)	☐	☐	☑	☐	***(1) Air cooled chiller with (Item shoud be planned to be replaced before failure)*** and (3) ice storage tanks. ***Chiller is 28 years old and at the end of its useful life. (Item shoud be planned to be replaced before failure).*** Tanks look in fair condition but recently had the flexible piping connectors replaced. No reported problems with equipment.
Cooling Pumps and Piping (Chilled Water)	☐	☑	☑	☐	Total of (3) pumps. ***(2) of those pumps looks in poor condition (Item shoud be planned to be replaced before failure)*** while the other (1) looks in fair condition. The piping and system is the original which is 28 years old.
Indoor Air Handling Units	☐	☐	☑	☐	***Total of (2) which serve the entire building. Units are 28 years old and at the end of their useful life. The motors recently had their bearings replaced. They look in fair condition but are given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***

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Room Level Terminal Equipment	☐	☐	☑	☐	The rooms are served by variable air volume terminal units with reheat coils. Approximately (42) total. These units are 28 years old and at the end of their useful life. No reported problems.
Roof Exhaust Fans	☐	☐	☑	☐	(9) total. Look in decent condition but are 28 years old and at the end of their useful life. No reported problems.
Inline Exhaust Fans	☐	☐	☑	☐	(3) total. They are 28 years old and at the end of their useful life. No reported problems.
Humidifier	☐	☐	☑	☐	(1) total. Unit is 28 years old with no reported problems. Looks in decent shape but given a poor rating due to age.
Blower Coil Indoor Air Handling Unit	☐	☐	☑	☐	***(1) total. Unit is 28 years old and at the end of its useful life. Given a poor rating for age. (Item shoud be planned to be replaced before failure).***
Roof Intake/Relief Air Hoods	☐	☑	☐	☐	(2) total.
Gas Fired Unit Heaters	☐	☐	☑	☐	(2) total. Units are 28 years old and at the end of their useful life. Given a poor rating for age.
Radiant Floor Heating System	☐	☑	☐	☐	No reported problems.
Building Management System / Controls	☐	☑	☐	☐	Current system is Trane Tracer which is all DDC electronic. System front end was upgraded a few years ago to Tracer SC. All equipment controllers and sensors are the originals at 28 years old. No reported problems.
PLUMBING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm System	☐	☑	☐	☐	The system is 28 years old with no reported problems.
Sanitary System	☐	☑	☐	☐	The system is 28 years old with no reported problems.
Domestic Water Piping	☐	☑	☐	☐	The system is 28 years old with no reported problems.
Water Heaters	☑	☐	☐	☐	(1) total. Heater is 5 years old.
Plumbing Fixtures	☐	☑	☐	☐	Most of the fixtures are 28 years old. There are some newer fixtures, faucets and flush valves. Overall the fixtures look in fair condition with no reported problems.
Drinking Fountains	☐	☐	☑	☐	They look in fair condition but are 28 years old. No reported problems. There is (1) newer electric water cooler/bottle filling station that was installed. Given poor rating due to age.
Fire Protection	☐	☑	☐	☐	Entire buiding is sprinkled. System is 28 years old.
ELECTRICAL					
LIGHTING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Exterior Lighting	☑	☐	☐	☐	LED
Parking Lot Lighting	☑	☐	☐	☐	LED
Interior Lighting	☑	☐	☐	☐	Lighting is in process of being converted to LED.
Emergency Lighting	☑	☐	☐	☐	Emergency lighting is on generator.
Lighting Controls	☐	☑	☐	☐	Toggle switches and occupancy sensors in most spaces where required.
Exit Signage	☑	☐	☐	☐	
POWER	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Electrical Service	☑	☐	☐	☐	208/120V 1200A Main
Generator System	☑	☐	☐	☐	Natural Gas generator. Noted that generator occasionally has trouble starting up.
Distribution/Service Panels / Gear	☑	☐	☐	☐	

Branch Panels	☑	☐	☐	☐	
Receptacles + Circuiting	☐	☑	☐	☐	Recommend replacing receptacles with tamper-resistant receptacles in public areas.
Sink GFCI Receptacles	☑	☐	☐	☐	
Emergency Power - Batteries	☐	☐	☐	☐	N/A
Fire Alarm System	☐	☐	☑	☐	Fire alarm system did not appear to have voice evacuaton which does not meet current code. System appeared to be in good working condition.
TECHNOLOGY					
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Main Distribution Frame + Independent Distribution Frame	☐	☑	☐	☐	MDF needs cabling and equipment cleaned up, shorter patch cables and better cable management
Fiber Optic Cabling (between buildings/distribution frames)	☐	☑	☐	☑	OS2 singlemode fiber, OM1 multimode fiber should be replaced with OM4
Network Cabling (within building)	☐	☐	☐	☑	CAT5/5e, recommend upgrading to CAT6
AV Systems	☐	☑	☐	☑	Multiple rooms with projectors and screens, audio reinforcement systems with wireless microphones, screens are old aspect ratio, video should be upgraded in the near future
Security Camera System	☐	☑	☐	☐	Axis and Clinton Electronics cameras
Access Control System	☐	☑	☐	☐	Kantech with HID readers
Digital Signage	☐	☑	☐	☐	A few screens that were not in use during visit

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02 HOWARD MILLER LIBRARY + COMM. CENTER


Building Exterior


Cracked Deteriorating Parking Lot


Cracked Deteriorating Parking Lot


Cracked Deteriorating Parking Lot Pavement


Air Handler AHU-1


Air Handler Ahu-2


Building And Snowmelt Boilers


Chilled Water Pumps

02 HOWARD MILLER LIBRARY + COMM. CENTER


Facility air cooled chiller


Facility ice storage tanks


Typical exhaust fans


Typical water closet



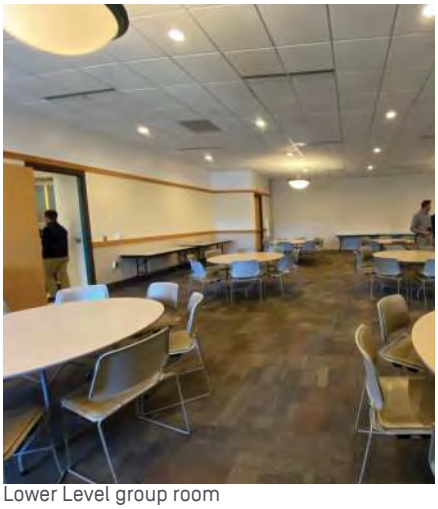
Main entrance to building

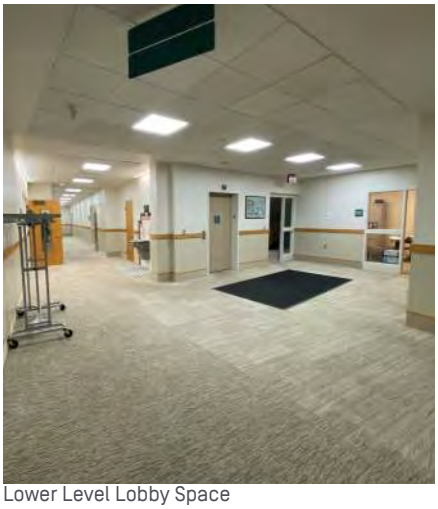

Kalwall Atrium and Structure


Building foundation wall. North wall.


Main Roof (PVC).

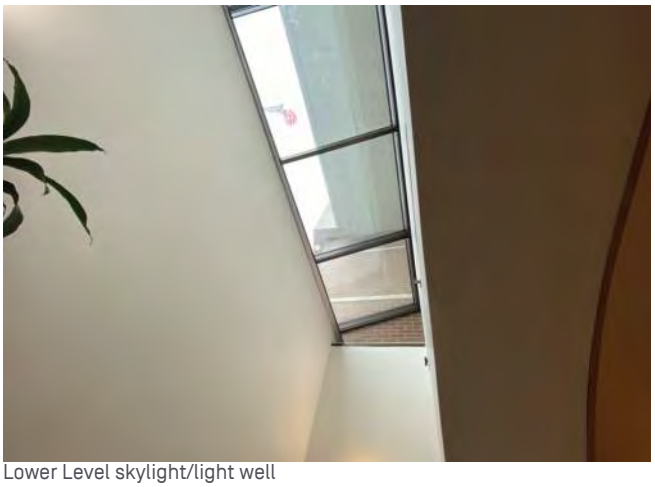
02 HOWARD MILLER LIBRARY + COMM. CENTER

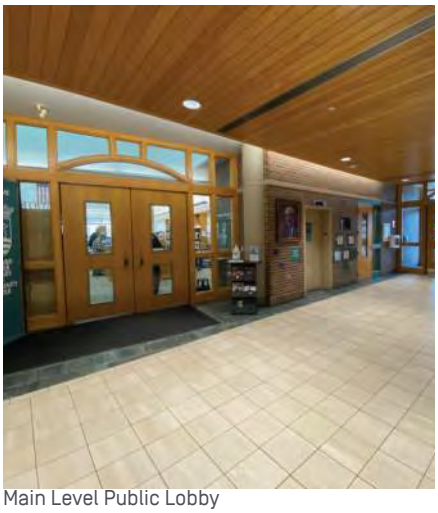

Lower Level group room


Lower Level Lobby Space


Lower Level Public Restrooms


Lower Level kitchenette


Lower Level skylight/light well


Main Level Public Lobby


Library Stair Carpet


Library Atrium Space

02 HOWARD MILLER LIBRARY + COMM. CENTER

ROUGH ORDER OF MAGNITUDE COST

General:

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc)

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components

Site Scope:

The recommended renovation/repairs identified for the parking lot the Library and Community Center are currently accounted for through currently planned projects by the City of Zeeland; therefore, no additional funding needs have been identified through this assessment for the parking lot. However, concrete sloping to the building was noted and should be repaired.

- 2024 Dollars: $15,600

- 2029 Dollars: $20,900

Architecture Scope:

Many of the identified repairs including, but not limited to, the replacement of the entry door hardware and the inspection and selective repair of the EIFS panels, have not been budgeted as they can be addressed through maintenance and fall below the established maintenance budget; however, three larger projects have been noted:

Elevator Replacement:

-2024 Dollars: $360,000

-2029 Dollars: $481,600

Single-Ply Roofing Replacement:

-2024 Dollars: $498,000

-2029 Dollars: $663,200

Kalwall Roof Replacement:

-2024 Dollars: $250,200

-2029 Dollars: $338,200

02 HOWARD MILLER LIBRARY + COMM. CENTER

ARCHITECTURAL COST SUMMARY:

- 2024 Dollars: $1,108,200

- 2029 Dollars: $1,483,000

Interiors Scope:

The recommended renovation/repairs include the removal and replacement of the carpet and rubber base:

INTERIOR COST SUMMARY:

- 2024 Dollars: $1,063,000

- 2029 Dollars: $1,483,000

Mechanical Scope:

The recommended project to include in budgetary discussions are:

- Demolition of existing Equipment

- Permit

- Replacement of (5) Electric Water Coolers, single station, no Bottle Filler – connect to existing Piping

- Replacement of (1) Air Cooled Chiller – connect to existing Piping

- Replacement of (1) Base Mounted Chilled Water Pump – connect to existing Piping

- Replacement of (1) Inline Chilled Water Pump – connect to existing Piping

- Replacement of (2) Air Handling Units – connect to existing Ductwork, Heating/Chilled Water Piping, Condensate Piping

- Replacement of (1) Air Handler Humidifier – connect to existing

- Replacement of (42) Fan Powered Variable Air Volume Terminal Units with Heating Coil – connect to existing Piping/ Ductwork

- Replacement of (9) Roof Mounted Down-Blast Exhaust Fans with Curb Adapters

- Replacement of (3) Inline Exhaust Fans – connect to existing Ductwork

- Replacement of (1) Blower Coil Unit with Chilled Water Coil – connect to existing Ductwork/Piping

- Replacement of (2) Gas Fired Unit Heaters – connect to existing Gas Piping

- New Glycol for Chilled Water System

MECHANICAL COST SUMMARY:

- 2024 Dollars: $2,462,000

- 2029 Dollars: $3,300,000

02 HOWARD MILLER LIBRARY + COMM. CENTER

Electrical Scope:

The recommended renovation/repairs identified for the Electrical System of the Howard Miller Library + Comm. Center currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

Technology Scope:

The recommended renovation/repairs identified for the Technology System of Howard Miller Library + Comm. Center currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

TOTAL ROM HOWARD MILLER LIBRARY + COMMUNITY CENTER:

- Total 2024 Dollars: $4,648,800

- Total 2029 Dollars: $6,226,900

03

ZEELAND PUBLIC SAFETY

03 ZEELAND PUBLIC SAFETY

Address: 29 W. Main

Use: Police, Fire Offices
Vehicle Storage

Built: 2003

Total Building Area: 16,157 SF



Building Exterior - Public Entrance



03 ZEELAND PUBLIC SAFETY

OBSERVATION HIGHLIGHTS

SITE

The site is generally in good condition, with well maintained landscaping. Concrete and sidewalks are in fair condition throughout the public safety building site. Barrier free ADA access is in fair condition, with a reserved parking space at the entrance. The barrier free route from the reserved parking space appears to have a cross slope greater than the maximum allowed. There is no ADA parking space present in the rear/north parking lot. The parking lots are generally in good to fair condition with some asphalt starting to crack in some area of the north and south lots. There are also some concrete pavement areas starting to crack in certain areas around catch basins and at the garage entrances. The grass pavers adjacent to the garage entrance are damaged and starting to deteriorate at the edge, with some rutting in the adjacent lawn. Signage appears to be in fair condition with some parking signs starting to fade.

ARCHITECTURE

The Zeeland Public Safety Building was constructed in 2003 and serves as a central dispatch location for both the police department and fire department. This building is an great condition and does not show many signs of fatigue or wear.

The existing EPDM and standing seam metal roofs are in excellent condition and should be visually inspected periodically as they age. There are some overflow roof drains that exit the sidewalls but with no 'cows tongue' to help get the water away from the face brick. It is advisable to install cows tongues to help keep the brick from discoloring due to water. There are current foundation water leak issues being resolved by City of Zeeland maintenance.

The interior architectural items and features of the building are all in working condition with no current signs of wear or fatigue. Entries and circulations appear to be in ADA compliance throughout the building.

INTERIORS

The building has been well maintained and overall shows few signs of wear. Excluding minor staining in various locations in the carpet, there are no project needs of note for the facility.

MECHANICAL

Useful Life: Useful life is the industry standard for the life expectancy of equipment under normal intended use. Equipment useful life can exceed industry standards if the equipment has been well maintained and also on the actual operating run times. Equipment that does not operate as often will exceed its useful life compared to equipment that operates more often. Useful life in this summary is a gauge for equipment replacement. It may be determined that some equipment that has exceeded its useful life may not need to be replaced based on the usage.

Plumbing Systems: This building was constructed in 2003 and the plumbing system is 20 years old. Both the sanitary and storm systems are in good condition with no foreseeable work required in the next 5 years. The domestic water piping including cold water, hot water and hot water recirculation are in good condition with no foreseeable work required in the next 5 years. There is currently (1) tank type domestic water heater that is at the end of its useful life, which is normally 15-20 years. This water heater should be replaced in the next 5 years. The hot water recirculation pump should also be replaced with the water heater. All the plumbing fixtures look to be in fair condition with no foreseeable work required in the next 5 years, but a miscellaneous flush valve or faucet could require replacement.

03 ZEELAND PUBLIC SAFETY

There are currently (2) electric water coolers at the end of their useful life, which normally is 18-22 years. They look in fair condition and could operate sufficiently for the next 5 years but there is also a possibility that they could require replacement. No reported problems with any of the plumbing systems.

Fire Protection System: The entire building is sprinkled with no foreseeable upgrades required in the next 5 years. There is, however, a sprinkler head located directly above the technology caged MDF in the basement. The sprinkler head should be considered to be relocated to keep the MDF dry.

HVAC Systems: This building was constructed in 2003 and the majority of the HVAC is 20 years old. There are currently (2) furnaces with gas heat and cooling with a remote outdoor condenser unit. One (1) furnace was just recently replaced a few weeks ago. The other furnace is at the end of its useful life, which normally is 15-20 years. This furnace and condenser unit should be replaced in the next 5 years. There is (1) rooftop energy recovery unit that serves the furnaces. This unit is at the end of its useful life, which normally is 15-20 years. This unit should be replaced in the next 5 years. There are currently (5) rooftop gas heating and cooling units. Three (3) of the units were replaced 5 years ago and are in good shape with no foreseeable work in the next 5 years. Two (2) of the units are at the end of their useful life, which normally is 15-20 years. These (2) units should be replaced in the next 5 years. There are currently (6) ceiling inline type exhaust fans that are at the end of their useful life, which normally is 15-20 years. These fans should be budgeted to be replaced within the next 5 years if necessary. There is (1) gas fired unit heater, (2) electric unit heaters and (2) gas fired infrared radiant heaters that are at the end of their useful life, which normally is 15-20 years. This equipment looks in decent shape but should be budgeted to be replaced in the next 5 years if necessary. The vehicle exhaust system still has its original roof mounted exhaust fan, which is nearing the end of its useful life. The useful life is normally 20-25 years. This fan should be budgeted to be replaced in the next 5 years if necessary. The hoses and vehicle connections have been recently updated. The current building management controls system is electronic and based on Trend. The furnaces, rooftop units, energy recovery unit, water heater and infrared radiant heaters are on this system. All the equipment controllers and sensors are the originals to the existing equipment. These controls can be updated as the mechanical systems are replaced. The software license for the Trend control system has expired and should be considered to be renewed if feasible.

ELECTRICAL

Overall, the electrical systems are in good condition. Interior lighting is in the process of being retrofitted with LED. There are no major concerns for this building.

TECHNOLOGY

The technology systems of the public safety building are good overall. A primary concern is protecting the MDF, located in the basement, from potential water damage. There are signs of water having been present on the lower level and there is a sprinkler head located directly over the network rack. Recommend relocating the sprinkler head.

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: City of Zeeland

BUILDING: Zeeland Public Safety Building

DATE: December 8, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE

PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	☑	☐	☐	☐	
Condition	☑	☑	☑	☐	The grass pavers adjacent to the garage entrance are damaged and starting to deteriorate in some areas. There is some cracking present in the parking lot pavement in certain areas, but it is generally in good condition.
Barrier Free Parking	☐	☑	☑	☑	There are no barrier free reserved parking spaces provided on the north/rear side of the building.
Curbs	☑	☑	☐	☐	
Drainage	☐	☑	☐	☐	
PEDESTRIAN SERVICES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Sidewalks and Curbs	☐	☑	☑	☐	The cross slope of the barrier free walk leading to the main entrance appeared to be greater than 2%.
Barrier Free Access	☐	☑	☐	☐	
OUTDOOR ELEMENTS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Signage	☐	☑	☐	☐	Some parking signage is starting to show signs of weathering and rust around the bolts.
Landscaping	☑	☐	☑	☐	There is some rutting in the lawn adjacent to the garage entrance where vehicles turn around, out of general view.
Irrigation	☐	☐	☐	☐	No irrigation was observed.
Benches, Flagpole, Etc.	☑	☐	☐	☐	
Dumpster Enclosure	☑	☐	☐	☐	
Fencing	☐	☐	☐	☐	N/A
Drainage	☐	☑	☐	☐	There were no drainage issues observed.
Surface / ADA Access	☐	☑	☑	☐	
Equipment	☐	☐	☐	☐	N/A
SITE UTILITIES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm Water	☐	☐	☐	☐	
Well / City Water	☐	☐	☐	☐	
Septic / Sewer	☐	☐	☐	☐	
Incoming Electrical Service	☑	☐	☐	☐	
Emergency Power Generator(s)	☑	☐	☐	☐	

ARCHITECTURAL

ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	☑	☐	☐	☐	
Elevator	☑	☐	☐	☐	

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Toilet Rooms	☑	☐	☐	☐	
Drinking Fountains	☑	☐	☐	☐	
Stairwells	☑	☐	☐	☐	
STRUCTURE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Foundations	☑	☐	☐	☐	water leak issues into the basement, current work being done to resolve
Slabs on Grade	☑	☐	☐	☐	
Load Bearing Walls / Columns	☑	☐	☐	☐	
Supported Floor Framing	☑	☐	☐	☐	
Roof Framing	☑	☐	☐	☐	
BUILDING ENVELOPE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Roofing Membrane and Flashings	☑	☐	☐	☐	EPDM and Standing Seam Metal Roof
Roof Gutters and Downspouts	☑	☐	☐	☐	(1) main roof drain in locations with through wall overflow drain. Through wall overflow could use a 'cows tongue' to help keep water from dripping down face of brick.
Exterior Walls	☑	☐	☐	☐	
Wood Windows / Glazing	☑	☐	☐	☐	CofZ is currently undergoing a phased first floor level balistic glazing update.
Trim, Fascia, and Soffits	☑	☐	☐	☐	
Porches	☑	☐	☐	☐	
Exterior Doors	☑	☐	☐	☐	
SAFETY + SECURITY	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Fire Protection	☑	☐	☐	☐	
Egress Windows	☑	☐	☐	☐	
Stairwells	☑	☐	☐	☐	
Card Access	☑	☐	☐	☐	
Security Vestibule	☑	☐	☐	☐	
Security Camera	☐	☐	☐	☐	
INTERIORS / FINISHES					
FLOORING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	Carpet is starting to show a little wear but overall good condition.
Entry Lobby and Reception	☑	☐	☐	☐	
Toilet/Locker Rooms	☑	☐	☐	☐	
Weight Room	☑	☐	☐	☐	
Evidence/Processing	☑	☐	☐	☐	
Meeting Spaces	☑	☐	☐	☐	Carpet is starting to show a little wear and staining but overall good condition.
Staff Lounge	☑	☐	☐	☐	
Offices/Squad Room	☑	☐	☐	☐	
Open Office	☑	☐	☐	☐	
Day Rooms	☑	☐	☐	☐	**COMMENTS**
WALLS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	
Corridors	☑	☐	☐	☐	

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Entry Lobby and Reception	☑	☐	☐	☐	
Toilet/Locker Rooms	☑	☐	☐	☐	
Weight Room	☑	☐	☐	☐	
Evidence/Processing	☑	☐	☐	☐	
Meeting Spaces	☑	☐	☐	☐	
Staff Lounge	☑	☐	☐	☐	
Offices/Squad Room	☑	☐	☐	☐	
Open Office	☑	☐	☐	☐	
Day Rooms	☑	☐	☐	☐	
CEILINGS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	
Entry Lobby and Reception	☑	☐	☐	☐	Minor Staining on ACP, replace tiles
Toilet/Locker Rooms	☑	☐	☐	☐	
Weight Room	☑	☐	☐	☐	Minior Staining on ACP, replace tiles
Evidence/Processing	☑	☐	☐	☐	
Meeting Spaces	☑	☐	☐	☐	
Staff Lounge	☑	☐	☐	☐	
Offices/Squad Room	☑	☐	☐	☐	
Open Office	☑	☐	☐	☐	
Day Rooms	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
DOORS + HARDWARE	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
WINDOWS	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
CABINETS / STORAGE / COUNTERS	☑	☐	☐	☐	Front counter appears to meet ADA reachas a side approach
MECHANICAL					
HVAC	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Furnaces with Gas Heat and DX Cooling	☑	☐	☑	☐	(2) total. Each furnace has an outdoor condenser unit for cooling. ***(1) furnace is 20 years old and at the end of its useful life (Item shoud be planned to be replaced before failure)*** and the other furnace was just recently replaced. The older furnace is given a poor rating due to age.
Rooftop Energy Recovery Unit	☐	☐	☑	☐	(1) unit. Serves both furnaces. Unit is 20 years old and at the end of its useful life. No reported problems.
Rooftop Gas Heat and DX Cooling Units	☑	☐	☑	☐	(5) total. (3) of the units were replaced 5 years ago. ***The other (2) are the originals at 20 years old and are at the end of their useful life which are given a poor rating. (Item shoud be planned to be replaced before failure).*** No reported problems.
Ceiling Inline Type Exhaust Fans	☐	☐	☑	☐	(6) total. Fans are 20 years old and near or at the end of their useful life. Given a poor rating due to age. No reported problems.

Gas Fired Unit Heater	☐	☐	☑	☐	***(1) unit. Unit is 20 years old and at the end of its useful life. Looks in decent shape but given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Electric Unit Heaters	☐	☐	☑	☐	(2) units. Units are 20 years old and at the end of their useful life. They look in decent shape but given a poor rating due to age. No reported problems.
Gas Fired Infrared Radiant Heaters	☐	☐	☑	☐	***(2) units. Units are 20 years old and at the end of their useful life. They look in decent shape but given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Vehicle Exhaust Removal System	☑	☐	☑	☐	The hoses and vehicle connections have been recently updated. ***The roof mounted exhaust fan is the original at 20 years old and given a poor rating due to age. (Item shoud be planned to be replaced before failure).***
Building Management System / Controls	☐	☑	☐	☐	Current system is Trend which is DDC based. The furnaces, rooftop units, energy recovery unit, water heater and infrared radiant heaters are on this system. The gas fired unit heater and (2) electric unit heaters are controlled by their independent thermostat. With the exhaust fans (1) is controlled with a thermostat and the others are controlled by wall switches. The software license for the Trend control system has expired.
PLUMBING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm System	☑	☐	☐	☐	The system is 20 years old with no reported problems.
Sanitary System	☑	☐	☐	☐	The system is 20 years old with no reported problems.
Domestic Water Piping	☑	☐	☐	☐	The system is 20 years old with no reported problems.
Water Heaters	☐	☐	☑	☐	***(1) total. Heater is 20 years old and at the end of its useful life. No reported problems. (Item shoud be planned to be replaced before failure).***
Plumbing Fixtures	☐	☑	☐	☐	Fixtures are 20 years old with no reported problems.
Drinking Fountains	☐	☐	☑	☐	Look in fair condition and are 20 years old with no reported problems. Given a poor rating due to age.
Fire Protection	☑	☐	☐	☐	Entire buiding is sprinkled. System is 20 years old. For technology there is a caged MDF in the basement with a sprinkler head located above. This sprinkler head should be relocated to keep the MDF dry.
ELECTRICAL					
LIGHTING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Exterior Lighting	☑	☐	☐	☐	LED
Parking Lot Lighting	☑	☐	☐	☐	LED
Interior Lighting	☑	☐	☐	☐	Lighting is in process of being replaced with LED
Emergency Lighting	☑	☐	☐	☐	
Lighting Controls	☑	☐	☐	☐	Occpupancy sensors in most spaces where required.
Exit Signage	☑	☐	☐	☐	Exit signs in good condition.
POWER	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Electrical Service	☑	☐	☐	☐	208/120V 800A Main
Generator System	☑	☐	☐	☐	Generator and transfer switch looked to be in good condition
Distribution/Service Panels / Gear	☑	☐	☐	☐	

Branch Panels	☑	☐	☐	☐	
Receptacles + Circuiting	☑	☐	☐	☐	
Sink GFCI Receptacles	☑	☐	☐	☐	
Emergency Power - Batteries	☐	☐	☐	☐	N/A
Fire Alarm System	☑	☐	☐	☐	Fire alarm in good condition.
TECHNOLOGY					
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Main Distribution Frame + Independent Distribution Frame	☐	☑	☐	☐	Caged MDF in basement, some concern with water entering the space and nearby sprinkler, should be addressed.
Fiber Optic Cabling (between buildings/distribution frames)	☑	☐	☐	☐	OS2 singlemode fiber
Network Cabling (within building)	☐	☑	☐	☐	CAT5E
AV Systems	☐	☑	☐	☐	Large display in meeting room with HDMI and Clickshare connection, needs audio reinforcement
Security Camera System	☐	☑	☐	☐	Honeywell cameras, general coverage of entry and exterior, soon to be moving to one system for all buildings
Access Control System	☐	☑	☐	☐	Kantech system with HID card reader on select doors.
Digital Signage	☐	☐	☐	☐	None

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03 ZEELAND PUBLIC SAFETY


Cracking in Concrete Pavement at Catch Basins


Cracking in Parking Lot Pavement


Cracking in Parking Lot Pavement



Cross Slope Slightly Above 2%


Cross Slope Greater than Maximum Allowed


Damaged Deteriorating Grass Pavers

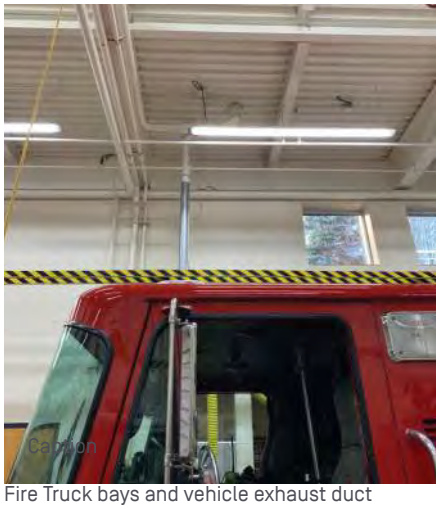

Parking Sign Starting to Fade & Rust


Rutting in lawn

03 ZEELAND PUBLIC SAFETY


Standing metal roof and EPDM flat room membrane


EPDM flat room membrane


Fire Truck bays and vehicle exhaust duct


Domestic water heater


Furnace condenser units



Newer rooftop unit



Typical furnace


Typical rooftop units

03 ZEELAND PUBLIC SAFETY

typical water closet

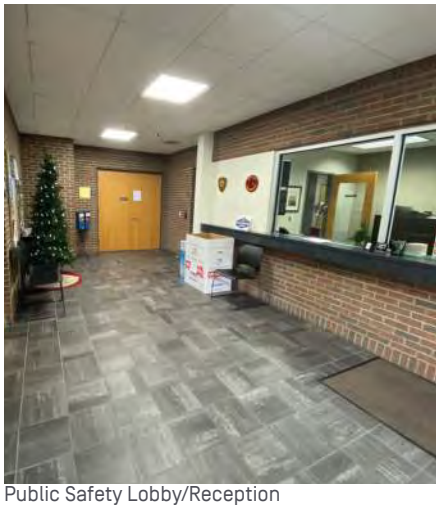


Typical water closet

vehicle exhaust fan



Exterior view of fire truck vehicle exhaust outlet



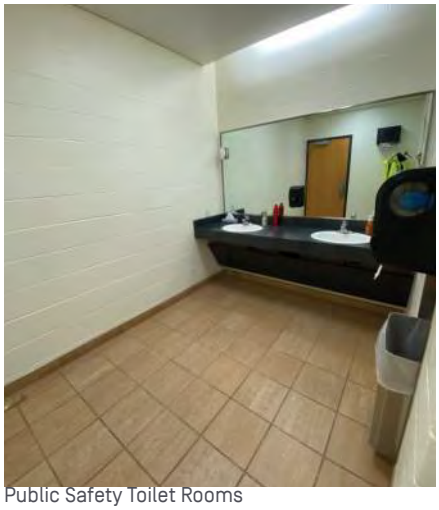
Public Safety Lobby/Reception



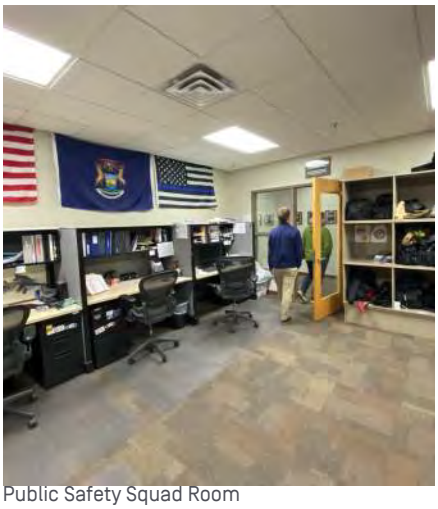
Public Safety Ceiling tile conditions



Public Safety Training Room



Public Safety Toilet Rooms



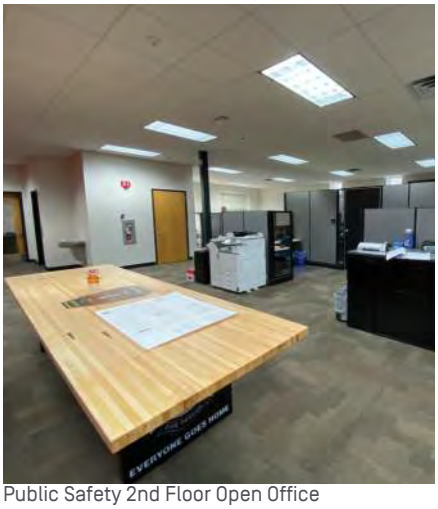
Public Safety Squad Room



Public Safety Weight Room Ceilings

03 ZEELAND PUBLIC SAFETY


Public Safety 2nd Floor Kitchenette


Public Safety 2nd Floor Open Office


Public Safety Dormitory

03 ZEELAND PUBLIC SAFETY

ROUGH ORDER OF MAGNITUDE COST

General:

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc)

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components.

Site Scope:

The parking lot and site access are in fair condition at this time and any noted concerns should be able to be mitigated through continued maintenance; however, the accessible sidewalk should be modified to meet required cross slopes.

- 2024 Dollars: $13,100

- 2029 Dollars: $17,500

Architecture Scope:

The recommended renovation/repairs identified for the architecture of the Public Safety building currently fall below the established maintenance budget and therefore have no associated cost.

Interiors Scope:

The recommended renovation/repairs identified for the interiors of the Public Safety building currently fall below the established maintenance budget and therefore have no associated cost.

Mechanical Scope:

The recommended project to include in budgetary discussions are:

- Demolition of existing Equipment

- Permit

- Replacement of (2) Electric Water Coolers, Single Station, No Bottle Filler – connect to existing Piping

- Replacement of (1) Domestic Water Heater – connect to existing Piping

- Replacement of (1) Domestic Hot Water Inline Pump – connect to existing Piping

- Replacement of (1) Furnace, Cased Coil, Condensing Unit, & Condensate Pump – connect to existing Ductwork, Gas Piping, Condensate Piping

03 ZEELAND PUBLIC SAFETY

- Replacement of (1) Rooftop Energy Recovery Unit with Curb Adapter – connect to existing
- Replacement of (2) Rooftop Units with Curb Adapters – connect to existing
- Replacement of (6) Ceiling Type Exhaust Fans – connect to existing Ductwork
- Replacement of (1) Gas Fired Unit Heater – connect to existing Gas Piping
- Replacement of (2) Electric Unit Heaters
- Replacement of (2) Gas Fired Infrared Radiant Heaters – connect to existing Gas Piping
- Vehicle Exhaust Fan (1)

MECHANICAL COST SUMMARY:

- 2024 Dollars: $262,300
- 2029 Dollars: $351,000

Electrical Scope:

The recommended renovation/repairs identified for the Electrical System of Zeeland Public Safety currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

Technology Scope:

The recommended renovation/repairs identified for the Technology System of Zeeland Public Safety currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

TOTAL ROM PUBLIC SAFETY:

- Total 2024 Dollars: $275,400

- Total 2029 Dollars: $368,500

04

LINCOLN CEMETERY BUILDING

04 LINCOLN CEMETERY BUILDING

Address:	220 E. Lincoln
Use:	Office/Meeting Space
Built:	2008
Total Building Area:	1,200 SF



Exterior Main Entry



04 LINCOLN CEMETERY BUILDING

OBSERVATION HIGHLIGHTS

SITE

The site is generally in good condition. Asphalt paved drive and walks are in good to fair condition, with some minor cracking starting to show in a few areas. Most signage is in good to fair condition, with one sign surface starting to peal. Some gavinized chain link fense is starting to rust along property boundaries with neighboring residences.

ARCHITECTURE

The Lincoln Cemetery Building serves as an office location and meeting space for the ground staff and occasional cemetery event on site. The Lincoln Cemetery building is the newest building on the City of Zeeland's list of facilities, having been renovated as a rebuild in 2008 over top of what appears to have been an older smaller structure.

The exterior finishes and features of the Lincoln Cemetery Building appear to be in good functioning condition with no signs of wear or fatigue.

The interior architectural items are in good condition and are ADA compliant for the function that the building serves.

INTERIORS

The building has been well maintained and is in good condition. While the aesthetic is dated, there are no renovations or modifications that are deemed to be needed within the near future.

MECHANICAL

Useful Life: Useful life is the industry standard for the life expectancy of equipment under normal intended use. Equipment useful life can exceed industry standards if the equipment has been well maintained and also on the actual operating run times. Equipment that does not operate as often will exceed its useful life compared to equipment that operates more often. Useful life in this summary is a gauge for equipment replacement. It may be determined that some equipment that has exceeded its useful life may not need to be replaced based on the usage.

Plumbing Systems: This building was constructed in 2008 and the plumbing system is 15 years old. The age of the sanitary piping was unable to be confirmed but is assumed to be 15 years old. No foreseeable work is required in the next 5 years. The domestic water piping, including cold water and hot water, is in good condition with no foreseeable work required in the next 5 years. There is currently (1) tank type electric domestic water heater that is nearing the end of its useful life, which is normally 15-20 years. This water heater should be considered to be replaced in the next 5 years. Based on building usage, it may be determined to let it go and replace when necessary. All the plumbing fixtures look in fair condition with no foreseeable work required in the next 5 years. There is currently (1) electric water cooler nearing the end of its useful life, which normally is 18-22 years. It looks in fair condition and based on the building usage we will assume replacement will not be required in the next 5 years. No reported problems with any of the plumbing systems.

HVAC Systems: This building was constructed in 2008 and the HVAC is 15 years old. There currently is a furnace with gas heat and cooling with an outdoor condenser unit. The furnace is nearing the end of its useful life, which is normally 15-20 years. The furnace and condenser unit should be considered to be replaced in the next 5 years. There are (2) bathroom ceiling exhaust fans that are nearing the end of their useful life, which normally is 15-20 years. These

04 LINCOLN CEMETERY BUILDING

fans should be considered to be replaced in the next 5 years. Based on building usage it may be determined to let the furnace, condenser unit and (2) ceiling exhaust fans go for the next 5 years and replace as they fail.

ELECTRICAL

Overall, the electrical systems are in good condition. Interior lighting is in the process of being retrofitted with LED. There are a couple low priority items such as upgrading the lighting controls and replacing the service entrance panel. Lighting controls do not meet the current energy code and could be upgraded if energy costs are a concern. The service entrance panel is near the end of its useful life and could be replaced if desired.

TECHNOLOGY

There are very few technology related items at the cemetery building. Network connectivity is adequate for a single desk and could support more with added network switch/cabling. Possible additions would be security camera coverage of the main entry and a flat panel display television for presentation in the meeting space.

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: City of Zeeland

BUILDING: Lincoln Cemetary Building

DATE: December 8, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE

PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	☐	☐	☐	☐	There are no striped parking spaces present, but there are a few areas designated for parking for a couple vehicles directly outside of the cemetary building. Vistors parallel park in the two-way access drives, with room for cars to pass.
Condition	☑	☑	☑	☐	The access drives are starting to show some minor cracking in a few areas
Barrier Free Parking	☐	☑	☐	☐	
Curbs	☐	☐	☐	☐	N/A
Drainage	☐	☑	☐	☐	
PEDESTRIAN SERVICES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Sidewalks and Curbs	☐	☑	☐	☐	There are no concrete walks present, but there are paved bituminous walks in fair condition.
Barrier Free Access	☐	☑	☐	☐	
OUTDOOR ELEMENTS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Signage	☑	☑	☑	☐	Most signage is in good to fair condition, with one sign surface starting to peal.
Landscaping	☑	☐	☐	☐	
Irrigation	☐	☐	☐	☐	No irrigation was observed.
Benches, Flagpole, Etc.	☑	☐	☐	☐	
Dumpster Enclosure	☐	☐	☐	☐	There is no dumpster enclosure.
Fencing	☐	☑	☑	☐	Some gavinized chain link fense is starting to rust along property boundaries with neighboring residences.
Drainage	☑	☑	☐	☐	
Surface / ADA Access	☐	☑	☐	☐	
Equipment	☐	☐	☐	☐	N/A
SITE UTILITIES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm Water	☐	☐	☐	☐	
Well / City Water	☐	☐	☐	☐	
Septic / Sewer	☐	☐	☐	☐	
Incoming Electrical Service	☐	☐	☐	☐	
Emergency Power Generator(s)	☐	☐	☐	☐	

ARCHITECTURAL

ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	☑	☐	☐	☐	
Elevator	☐	☐	☐	☐	N/A

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Toilet Rooms	☑	☐	☐	☐	
Drinking Fountains	☑	☐	☐	☐	
Stairwells	☐	☑	☐	☐	
STRUCTURE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Foundations	☑	☐	☐	☐	Rebuilt in 2008
Slabs on Grade	☐	☐	☐	☐	
Load Bearing Walls / Columns	☑	☐	☐	☐	
Supported Floor Framing	☑	☐	☐	☐	
Roof Framing	☑	☐	☐	☐	
BUILDING ENVELOPE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Roofing Membrane and Flashings	☑	☐	☐	☐	
Roof Gutters and Downspouts	☑	☐	☐	☐	
Exterior Walls	☑	☐	☐	☐	
Wood Windows / Glazing	☑	☐	☐	☐	
Trim, Fascia, and Soffits	☑	☐	☐	☐	
Porches	☐	☐	☐	☐	N/A
Exterior Doors	☑	☐	☐	☐	
SAFETY + SECURITY	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Fire Protection	☐	☐	☐	☐	N/A
Egress Windows	☐	☐	☐	☐	N/A
Stairwells	☐	☑	☐	☐	
Card Access	☐	☐	☐	☐	N/A
Security Vestibule	☐	☐	☐	☐	N/A
Security Camera	☐	☐	☐	☐	
INTERIORS / FINISHES					
FLOORING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Primary Open Meeting Space	☑	☐	☐	☐	Aesthetic is dated, but in good condition.
Offices	☑	☐	☐	☐	Aesthetic is dated, but in good condition.
Toilet Rooms	☑	☐	☐	☐	Aesthetic is dated, but in good condition.
Staff Lounge (kitchenette)	☑	☐	☐	☐	
					COMMENTS
WALLS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	
Primary Open Meeting Space	☑	☐	☐	☐	
Offices	☑	☐	☐	☐	
Toilet Rooms	☑	☐	☐	☐	
Staff Lounge (kitchenette)	☑	☐	☐	☐	
CEILINGS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Primary Open Meeting Space	☑	☐	☐	☐	
Offices	☑	☐	☐	☐	
Toilet Rooms	☑	☐	☐	☐	
Staff Lounge (kitchenette)	☑	☐	☐	☐	

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	GOOD	FAIR	POOR	REPLACE	COMMENTS
DOORS + HARDWARE	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
WINDOWS	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
CABINETS / STORAGE / COUNTERS	☑	☐	☐	☐	Does not meet ADA
MECHANICAL					
HVAC	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Furnace with Gas Heat and DX Cooling	☐	☐	☑	☐	***Furnace has an outdoor condenser unit for cooling. Furnace is 15 years old nearing the end of its useful life. Given poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Bathroom Ceiling Exhaust Fans	☐	☐	☑	☐	(2) total. Fans are 15 years old nearing the end of their useful life. Given poor rating due to age. No reported problems.
Building Management System / Controls	☐	☐	☐	☐	Furnace is controlled by thermostat.
PLUMBING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm System	☐	☐	☐	☐	No storm system.
Sanitary System	☐	☑	☐	☐	Uncertain of age thinking it is 15 years old. No reported problems.
Domestic Water Piping	☐	☑	☐	☐	
Electric Water Heater	☐	☐	☑	☐	15 years old and nearing the end of its useful life. No reported problems. Given poor rating due to age.
Plumbing Fixtures	☐	☑	☐	☐	
Drinking Fountain	☐	☑	☐	☐	
Fire Protection	☐	☐	☐	☐	No fire protection system.
ELECTRICAL					
LIGHTING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Exterior Lighting	☐	☑	☐	☐	Building mounted lighting looks to be near end of useful life.
Parking Lot Lighting	☐	☐	☐	☐	N/A
Interior Lighting	☑	☐	☐	☐	Lighting in process of being replaced with LED.
Emergency Lighting	☐	☑	☐	☐	Emergency lighting on Exit signs.
Lighting Controls	☐	☑	☐	☐	Toggle switches and no occupancy sensors were observed.
Exit Signage	☑	☐	☐	☐	
POWER	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Electrical Service	☑	☐	☐	☐	
Generator System	☐	☐	☐	☐	N/A
Distribution/Service Panels / Gear	☐	☐	☑	☐	Service entrance panel is near end of usefuly life.

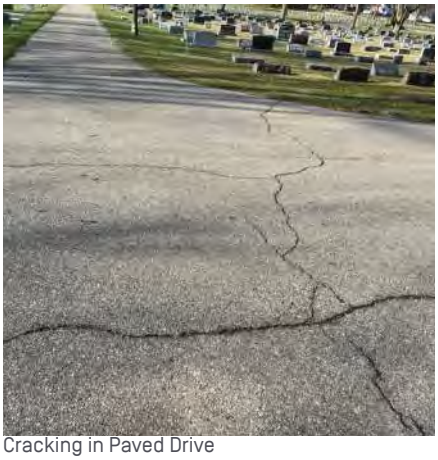
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Branch Panels	☑	☐	☐	☐	
Receptacles + Circuiting	☑	☐	☐	☐	
Sink GFCI Receptacles	☑	☐	☐	☐	
Emergency Power - Batteries	☐	☐	☐	☐	N/A
Fire Alarm System	☐	☐	☐	☐	No fire alarm system was observed.
TECHNOLOGY					
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Main Distribution Frame + Independent Distribution Frame	☐	☐	☐	☐	N/A
Fiber Optic Cabling (between buildings/distribution frames)	☑	☐	☐	☐	OS2 singlemode
Network Cabling (within building)	☐	☑	☐	☐	CAT5e
AV Systems	☐	☐	☐	☐	None.
Security Camera System	☐	☐	☐	☐	None.
Access Control System	☐	☐	☐	☐	None.
Digital Signage	☐	☐	☐	☐	None.

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04 LINCOLN CEMETERY BUILDING


Cracking in Paved Drive


Cracking in Paved Drive

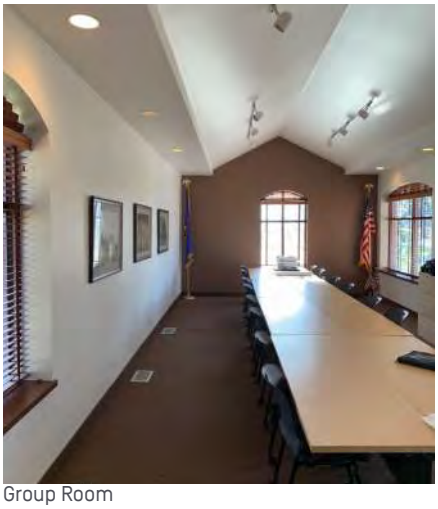

Cracking in Paved Drive

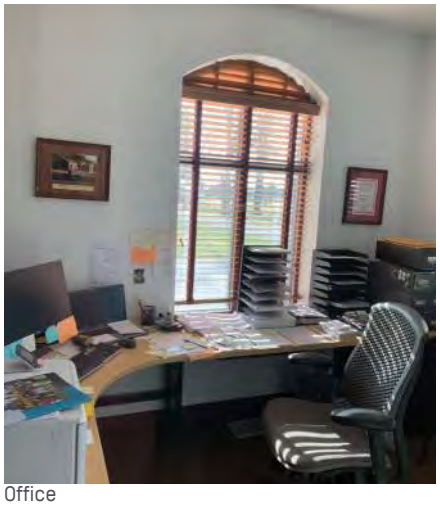

Overgrown Rusting Fenceline


Overgrown Rusting Fenceline

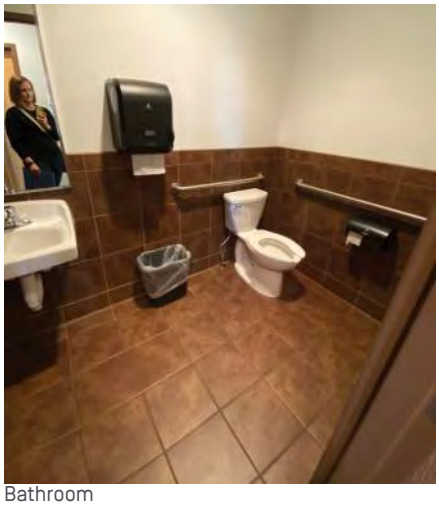


Sign Surface Pealing


Group Room


Office

04 LINCOLN CEMETERY BUILDING


Bathroom


Exterior Brick and Siding

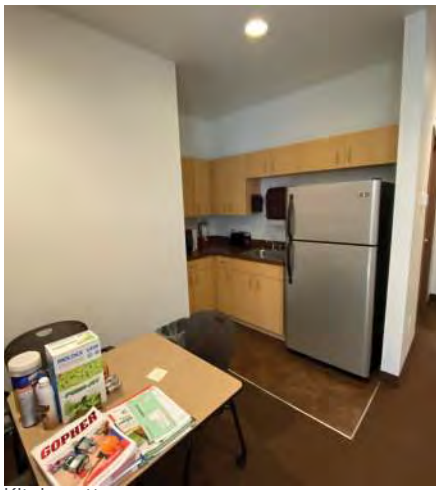

Exterior Main Entrance


Domestic water heater


Furnace condenser unit


Furnace


Typical water closet



Kitchenette

04 LINCOLN CEMETERY BUILDING

ROUGH ORDER OF MAGNITUDE COST

General:

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc)

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components.

Site Scope:

The parking lot and site access are in fair condition at this time and any noted concerns should be able to be mitigated through continued maintenance. All other noted items fall below the established maintenance budget.

Architecture Scope:

There are no recommended renovation/repairs identified for the architecture of the Cemetery building.

Interiors Scope:

There are no recommended renovation/repairs identified for the interiors of the Cemetery building.

Mechanical Scope:

The recommended project to include in budgetary discussions are:

-Demolition of existing Equipment

-Permit

-Replacement of (1) Electric Water Heater – Connect to existing Water Piping

-Replacement of (1) Furnace, Cased Coil, Condensing Unit, & Condensate Pump

-Connect to existing Ductwork, Gas Piping, Condensate Piping

-Ceiling Exhaust Fan (2)

-Electric Water Cooler

MECHANICAL COST SUMMARY:

- 2024 Dollars: $29,300

- 2029 Dollars: $39,200

04 LINCOLN CEMETERY BUILDING

Electrical Scope:

The recommended renovation/repairs identified for the Electrical System of The Lincoln Cemetary Building currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

Technology Scope:

The recommended renovation/repairs identified for the Technology System of The Lincoln Cemetary Building currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

TOTAL ROM CEMETERY BUILDING:

- Total 2024 Dollars: $29,300

- Total 2029 Dollars: $39,200

05

ROOSEVELT FIRE STATION

05 ROOSEVELT FIRE STATION

Address:	133 E. Roosevelt
Use:	Fire Dept Offices, Meeting Sapce, Vehicle Storage
Built:	1976
Total Building Area:	6,936 SF



Exterior Roosevelt Fire Station



05 ROOSEVELT FIRE STATION

OBSERVATION HIGHLIGHTS

SITE

The site is generally in good condition. Asphalt and concrete pavements are generally in good to fair condition sitewide, with some cracks present at the south garage concrete driveway. Sidewalks are in fair condition throughout the site. Barrier free ADA access is in fair condition, with a reserved parking space at the entrance. The barrier free route from the reserved parking space appears to have a cross slope greater than the maximum allowed. The lawn adjacent to the detention basin on the northeast side of the building was saturated, at it was stated that the north side of the building occationally has some flooding issues. Signage appears to be in fair condition with some parking signs starting to fade showing signs of weathering.

ARCHITECTURE

The Roosevelt Fire Station, built in 1976, is a dedicated fire station serving the Fire Department of the City of Zeeland along with vehicle storage functions for the City of Zeeland Public safety department. The building is currently undergoing a renovation to the front of house office and meeting spaces for interior finish updates. The main entry to the building does not have a true vestibule for temperature control and security - this may be something in the future to consider if a major renovation is planned.

The exterior of the building is mainly a face brick finish in good condition with minimal effervescent areas on the exterior. There is an area of concern with the CMU exterior wall inside the fire truck bay on the northeast side of the building that should be investigated for future structural repair.

There are a small number of exterior windows where the glazing seals have failed, resulting in condensation inside the window pane creating fog and improper thermal function of the window. These should be replaced within the next five years.

INTERIORS

At the time of the report, many interior finishes including the walls, ceilings and floors were in need of repair or replacement; however, it has been noted that most, if not all, items will be addressed in an upcoming renovation project.

MECHANICAL

Useful Life: Useful life is the industry standard for the life expectancy of equipment under normal intended use. Equipment useful life can exceed industry standards if the equipment has been well maintained and also on the actual operating run times. Equipment that does not operate as often will exceed its useful life compared to equipment that operates more often. Useful life in this summary is a gauge for equipment replacement. It may be determined that some equipment that has exceeded its useful life may not need to be replaced based on the usage.

Plumbing Systems: This building was constructed in 1976 with the back apparatus area constructed in 1997. Some areas of the plumbing are 47 years old and the back apparatus area is 26 years old. The storm system is the original, which is 47 years old. It is recommended to scope all indoor underground storm piping to determine the condition for any potential future repairs. Currently, there are no knowable problems. There is no storm piping in the back apparatus area. A majority of the sanitary system is 47 years old with the back apparatus area being 26 years old. It

05 ROOSEVELT FIRE STATION

is recommended to scope all indoor underground sanitary piping that is 47 years old to determine the condition for any potential future repairs. Currently, there are no knowable problems. The majority of the domestic water piping including cold water, hot water and hot water recirculation are original, which is 47 years old and underground. The piping serving the back apparatus area is 26 years old, above ground, and in fair condition. The incoming water service appears to have been updated within the last 10-15 years and is in fair condition. There is no foreseeable work required with any water piping in the next 5 years. For now the water piping underground is good for the next 5 years but after that it should be determined if that piping should be re-installed overhead. There are currently no knowable problems with the underground piping. There are currently (2) tank type domestic water heaters that were both replaced 2 years ago. One (1) is gas fired and (1) is electric. Both are in good condition. The plumbing fixtures appear to be 25 years old or greater. All the fixtures look in fair condition with no major foreseeable work required in the next 5 years but a miscellaneous flush valve or faucet could require replacement. There is currently (1) electric water cooler nearing the end of its useful life, which normally is 18-22 years. It looks in fair condition and could operate sufficiently for the next 5 years but there is also a possibility that it could require replacement.

HVAC Systems: This building was constructed in 1976 with the back apparatus area constructed in 1997. Some areas of HVAC are 47 years old and the back apparatus area is 26 years old. There is currently (1) boiler that was replaced 5 years ago and is in fair condition. There are a total of (2) heating hot water pumps. One (1) was replaced with the boiler and is in fair condition. The other pump is showing signs of age so it should be considered to be replaced in the next 5 years. Most of the heating hot water piping is 47 years old except the back apparatus area, which is 26 years old. The piping that is 47 years old should be good for the next 5 years if the water chemical treatment is kept up to date and there are no current problems with the piping now. After the next 5 years, the piping should be re-examined to determine if replacement is required. The expansion tank was replaced with the boiler and is in fair condition but the air separator looks in poor condition and should be considered to be replaced within the next 5 years. There is (1) rooftop cooling only unit that was replaced last year and is in good condition. There are heating hot water baseboard heaters and convectors located in the front meeting and office areas that appear to be the originals. They are at the end of their useful life, which normally is 25 to 30 years. These units are probably fine for the next 5 years but they should be considered to be replaced due to their age. There are (4) heating hot water unit heaters, (2) located in the back apparatus area, which are 26 years old and (2) in the front apparatus area that could be the originals. These are 30 plus years old. All (4) of these units are at the end of their useful life, which is 20-25 years. These units should be considered to be replaced in the next 5 years. There is a side wall mounted propeller type exhaust fan located in the back apparatus area that is 26 years old and at the end of its useful life, which is 15-20 years. This fan should be considered to be replaced in 5 years but based on the usage it may be determined to let the fan go and replace when fails. There is a newer electric unit heater installed in the boiler room that is in good condition. With the vehicle exhaust system, uncertain of the age but thinking around 20 years old which is the same age as the Public Safety Building's system. The roof mounted exhaust fan is nearing the end of its useful life, which is 20-25 years. This fan should be budgeted to be replaced in the next 5 years if necessary. The hoses and vehicle connections have been recently updated.

ELECTRICAL

Overall, the electrical systems are in good condition. Interior lighting is in the process of being retrofitted with LED. There is only one low priority item which is the service entrance panel. It is showing signs of age and is near the end of its useful life. We recommend upgrading the service to 3 phase if a panel replacement is desired.

05 ROOSEVELT FIRE STATION

TECHNOLOGY

The technology systems of the fire station are good overall. Recommend adding a videoconferencing system to the break room to improve communication and provide opportunity for virtual training; dependent on budget and priority.

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: City of Zeeland

BUILDING: Roosevelt Fire Station

DATE: December 8, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE

PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	☑	☑	☐	☐	
Condition	☑	☐	☑	☐	The concrete garage entry is cracked.
Barrier Free Parking	☐	☑	☑	☐	The barrier free parking walk seemed to have a cross slope greater than 2%.
Curbs	☐	☑	☐	☐	
Drainage	☐	☑	☐	☐	
PEDESTRIAN SERVICES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Sidewalks and Curbs	☐	☑	☐	☐	
Barrier Free Access	☐	☑	☐	☐	
OUTDOOR ELEMENTS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Signage	☑	☑	☐	☐	There is some rusting and weathering on reserved parking signs.
Landscaping	☑	☐	☐	☐	
Irrigation	☐	☐	☐	☐	No irrigation was observed.
Benches, Flagpole, Etc.	☑	☐	☐	☐	
Dumpster Enclosure	☐	☑	☐	☐	
Fencing	☐	☑	☐	☐	
Drainage	☐	☑	☑	☐	The lawn adjacent to the shallow detention basin in the NE of the property was saturated with poor drainage.
Surface / ADA Access	☐	☑	☐	☐	
Equipment	☐	☐	☐	☐	N/A
SITE UTILITIES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm Water	☐	☐	☐	☐	
Well / City Water	☐	☐	☐	☐	
Septic / Sewer	☐	☐	☐	☐	
Incoming Electrical Service	☑	☐	☐	☐	
Emergency Power Generator(s)	☐	☐	☐	☐	

ARCHITECTURAL

ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	☐	☐	☑	☐	No visitor or public entry vestibule
Elevator	☐	☐	☐	☐	N/A
Toilet Rooms	☐	☑	☐	☐	
Drinking Fountains	☐	☐	☑	☐	
Stairwells	☐	☐	☐	☐	N/A

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STRUCTURE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Foundations	☐	☑	☐	☐	
Slabs on Grade	☐	☑	☐	☐	
Load Bearing Walls / Columns	☐	☑	☑	☐	Majority of building is in FAIR condition. Directed to visible area of concern in northeast corner of the fire truck bay where cracks in load bearing CMU have formed.
Supported Floor Framing	☐	☐	☐	☐	
Roof Framing	☐	☑	☐	☐	
BUILDING ENVELOPE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Roofing Membrane and Flashings	☐	☑	☐	☐	
Roof Gutters and Downspouts	☐	☑	☐	☐	
Exterior Walls	☐	☑	☐	☐	
Wood Windows / Glazing	☐	☐	☑	☐	Multiple windows showing signs of broken seals.
Trim, Fascia, and Soffits	☐	☑	☐	☐	
Porches	☐	☐	☐	☐	
Exterior Doors	☐	☑	☐	☐	Hollow metal doors and frames at exterior
SAFETY + SECURITY	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Fire Protection	☐	☐	☐	☐	
Egress Windows	☐	☐	☐	☐	N/A
Stairwells	☐	☐	☐	☐	N/A
Card Access	☐	☐	☐	☐	N/A
Security Vestibule	☐	☐	☐	☐	N/A
Security Camera	☐	☐	☐	☐	
INTERIORS / FINISHES					
FLOORING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☐	☑	☐	☐	Quarry Tile - Will be updated soon in sep. project
Meeting Room	☐	☐	☑	☐	Carpet - Will be updated soon in sep. project
Toilet Rooms	☐	☑	☐	☐	Quarry Tile - Will be updated soon in sep. project
Offices	☐	☐	☑	☐	Carpet- Will be updated soon in sep. project
Apparatus Room 2	☑	☐	☐	☐	Concrete
Apparatus Room 1	☑	☐	☐	☐	Concrete
					COMMENTS
WALLS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	
Corridors	☐	☑	☐	☐	Will be updated soon in sep. project
Meeting Room	☐	☑	☐	☐	Will be updated soon in sep. project
Toilet Rooms	☐	☑	☐	☐	Will be updated soon in sep. project
Offices	☐	☑	☐	☐	Will be updated soon in sep. project
Apparatus Room 2	☐	☑	☐	☐	Wall protection needs replaced/extended near exterior doors
Apparatus Room 1	☑	☐	☐	☐	
CEILINGS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☐	☐	☑	☐	Will be updated soon in sep. project
Meeting Room	☐	☐	☑	☐	Will be updated soon in sep. project

Toilet Rooms	☐	☑	☐	☐	
Offices	☐	☐	☑	☐	Will be update soon in sep project
Apparatus Room 2	☑	☐	☐	☐	
Apparatus Room 1	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
DOORS + HARDWARE	☐	☑	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
WINDOWS	☐	☐	☑	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	
CABINETS / STORAGE / COUNTERS	☐	☐	☐	☑	Will be updated soon in sep. project
MECHANICAL					
HVAC	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Heating Source and Condition	☐	☑	☐	☐	(1) Boiler. Approximately 5 years old.
Heating Pumps and Piping	☐	☑	☑	☐	(2) pumps total. Boiler pump is the same age as the boiler which is in fair condition. ***The heating hot water system pump is showing signs of age so given a poor rating. (Item shoud be planned to be replaced before failure).*** Most of the piping is original so given a poor rating due to age. Piping serving equipment in the back apparatus area is 26 years old and in fair condition. The boiler expansion tank was replaced with the boiler and is in fair condition.
Cooling Only Rooftop Unit	☑	☐	☐	☐	Serves only the front meeting room and offices. Unit is only (1) years old.
Heating Hot Water Baseboard Heaters and Convectors	☐	☐	☑	☐	***Appear to be the orginals. Given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Heating Hot Water Unit Heaters	☐	☐	☑	☐	***(4) total. (2) are located in the back apparatus area and are 26 years old. (2) are located in the front apparatus area and could be the originals. Given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Exhaust Fan	☐	☐	☑	☐	Located in the back apparatus area and is 26 years old. Given poor rating due to age. No reported problems.
Electric Unit Heater	☑	☐	☐	☐	Located in the boiler room and looks new.
Vehicle Exhaust Removal System	☑	☐	☑	☐	The hoses and vehicle connections have been recently updated. ***Not sure the age of the roof mounted exhaust fan. Thinking it could be 20 years old the same age as the Zeeland Public Safety Building. Given poor rating due to age. (Item shoud be planned to be replaced before failure).***
Building Management System / Controls	☐	☐	☐	☐	There is no building management system for the controls. All equipment utilizes stand alone controls. There is some monitoring done by EPS.
PLUMBING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm System	☐	☐	☑	☐	Original system which is 47 years old. Given poor rating due to age.
Sanitary System	☐	☑	☑	☐	Majority of the building is the original which is 47 years old. Given poor rating due to age. The back apparatus area is 26 years old and given a fair rating.

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Domestic Water Piping	☐	☐	☑	☐	Primarily the original system which is 47 years old. Appears most of the piping is underground. Given poor rating due to age. The incoming water service looks like it has been updated within the last 10-15 years. The piping serving the back apparatus area is 26 years old.
Water Heaters	☑	☐	☐	☐	(2) total. Both are 2 years old.
Plumbing Fixtures	☐	☑	☐	☐	The plumbing fixtures are older maybe 25 years plus. Appear to be in fair condition with no reported problems.
Drinking Fountains	☐	☑	☐	☐	(1) total. Looks 20 plus years old but in fair condition. No reported problems.
Fire Protection	☐	☐	☐	☐	No fire protection system.
ELECTRICAL					
LIGHTING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Exterior Lighting	☑	☐	☐	☐	LED
Parking Lot Lighting	☑	☐	☐	☐	LED
Interior Lighting	☑	☐	☐	☐	Lighting is in process of being replaced with LED
Emergency Lighting	☑	☐	☐	☐	
Lighting Controls	☑	☐	☐	☐	Occupancy sensors and sensor switches.
Exit Signage	☑	☐	☐	☐	
POWER	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Electrical Service	☐	☑	☐	☐	120/240V 1 Phase 225A Main
Generator System	☐	☐	☐	☐	
Distribution/Service Panels / Gear	☐	☑	☐	☐	Main panel showing signs of age and is nearing end of useful life.
Branch Panels	☑	☐	☐	☐	
Receptacles + Circuiting	☑	☐	☐	☐	
Sink GFCI Receptacles	☑	☐	☐	☐	
Emergency Power - Batteries	☐	☐	☐	☐	N/A
Fire Alarm System	☑	☐	☐	☐	Fire alarm looks to be in good working condition.
TECHNOLOGY					
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Main Distribution Frame + Independent Distribution Frame	☐	☑	☐	☐	Equipment needs a rack, but is otherwise tidy
Fiber Optic Cabling (between buildings/distribution frames)	☑	☐	☐	☐	OS2 singlemode fiber
Network Cabling (within building)	☐	☑	☐	☐	CAT5E, consider upgrading to CAT6
AV Systems	☐	☑	☐	☐	Adding TV to break room space.
Security Camera System	☐	☑	☐	☐	Axis cameras, general coverage of entrance and exterior.
Access Control System	☐	☑	☐	☐	Kantech system with HID card reader on front door.
Digital Signage	☐	☐	☐	☐	None.

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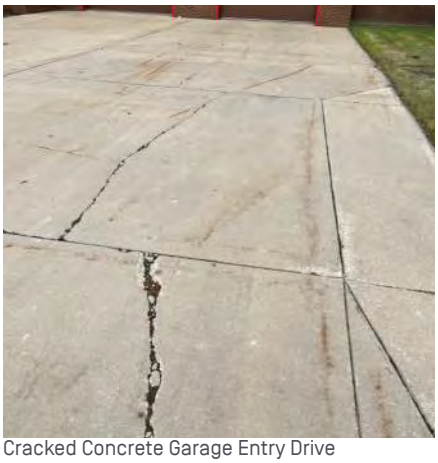
05 ROOSEVELT FIRE STATION


Building Exterior


Cracked Concrete Garage Entry Drive



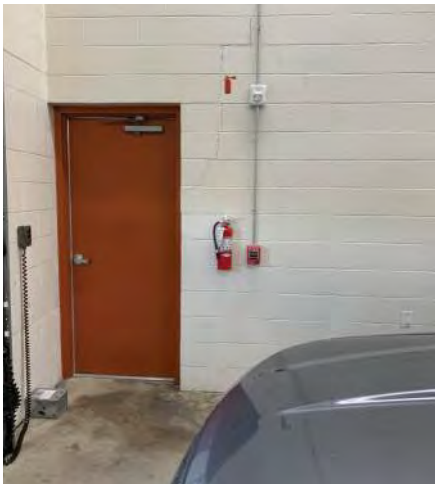

Barrier Free Walk Crosslope

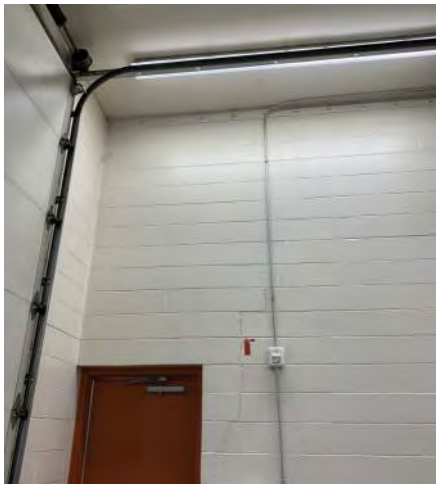

Cracked Concrete Garage Entry Drive



Rusting and Faded Reserved Parking Signs


Saturated Lawn Poor Drainage

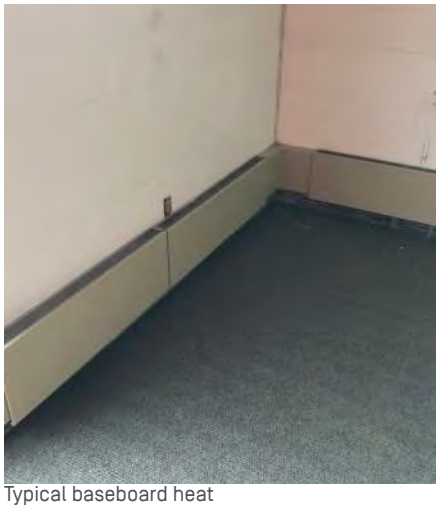

Fire truck bay - CMU wall cracks


Fire truck bay - CMU wall cracks

05 ROOSEVELT FIRE STATION


Domestic water heater


Heating hot water boiler

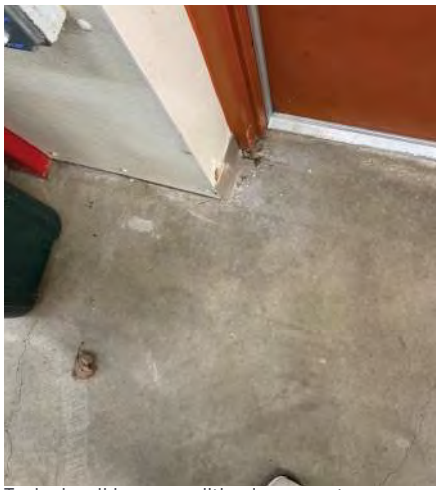

Typical baseboard heat


Typical exhaust fan back apparatus area


Typical plumbing fixtures


Typical unit heater back apparatus area


Typical unit heater back apparatus area


Typical wall base condition in apparatus area

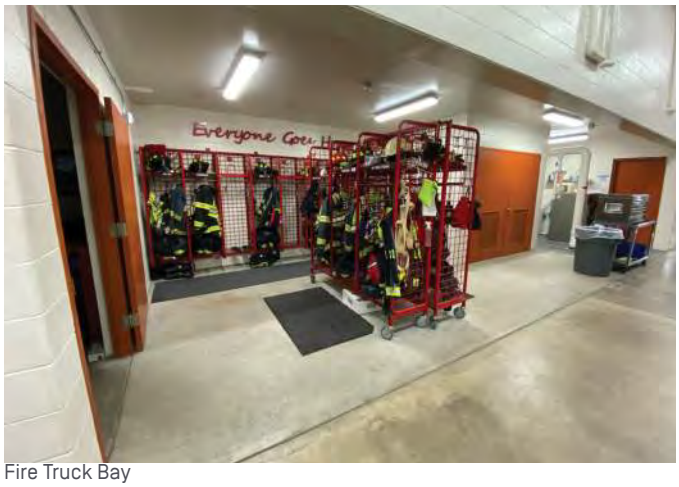
05 ROOSEVELT FIRE STATION


Office Conference Rooms


Apparatus Area - clerestory



Fire Truck Bay



Fire Truck Bay

05 ROOSEVELT FIRE STATION

ROUGH ORDER OF MAGNITUDE COST

General:

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc)

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components.

Site Scope:

The parking lot and site access are in fair condition at this time and any noted concerns should be able to be mitigated through continued maintenance; however, the accessible sidewalk should be modified to meet required cross slopes.

- 2024 Dollars: $13,100

- 2029 Dollars: $17,500.

Architecture Scope:

The area on the northeast side of the building identified for possible structural investigation is assumed to result in repairs valued under the maintenance budget threshold and therefore has not been included. All other recommended renovation/repairs identified for the architecture of the Roosevelt Fire Station are either planned to be addressed through an ongoing project or currently fall below the established maintenance budget and therefore have no associated cost.

Interiors Scope:

The recommended renovation/repairs identified for the interiors of the Roosevelt Fire Station are currently being addressed through an ongoing project.

Mechanical Scope:

The recommended project to include in budgetary discussions are:

- Demolition of existing Equipment

- Permit

- Replacement of (1) Hot Water System Inline Pump – connect to existing Piping

- Replacement of (1) Hot Water System Air Separator – connect to existing Piping

- Replacement of Hot Water Base Board Heat (55' of element & 70' of enclosure) – connect to existing Piping

05 ROOSEVELT FIRE STATION

- Replacement of (3) Hot Water Convectors – connect to existing Piping
- Replacement of (4) Hot Water Unit Heaters – connect to existing Piping
- Replacement of (1) Wall Exhaust Fan
- Vehicle Exhaust (1) Fan
- Underground Scoping
- (1) Electric Water Cooler

MECHANICAL COST SUMMARY:

- 2024 Dollars: $120,500
- 2029 Dollars: $161,300

Electrical Scope:

The recommended renovation/repairs identified for the Electrical System of the Roosevelt Fire Station currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

Technology Scope:

The recommended renovation/repairs identified for the Technology System of the Roosevelt Fire Station currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

TOTAL ROM ROOSEVELT FIRE STATION:

- Total 2024 Dollars: $133,600

- Total 2029 Dollars: $178,800

06

ZEELAND STREET GARAGE

06 ZEELAND STREET GARAGE

Address:	600 E. Roosevelt
Use:	Vehicle Storage + Maintenance
Built:	2007
Total Building Area:	22,618 SF



Exterior Main Entry



06 ZEELAND STREET GARAGE

OBSERVATION HIGHLIGHTS

SITE

The site is generally in good condition, with attractive, well maintained landscape. The asphalt parking lots and entry drives are showing some signs of cracking and deterioration, with more severe cracking in the south lot. Drainage seemed to be in fair condition throughout the site, but there were a few paved areas with some puddling present.

ARCHITECTURE

The Zeeland Street Garage serves the maintenance and utility crew functions of the city by housing: offices, locker rooms, conference room, high bay work space, and high bay vehicle storage. The overall condition of this facility is in good condition with minimal visual or reported issues.

The exterior of the building is in good condition with the siding and roof materials working properly with no visible signs of wear or fatigue.

The interior spaces of the building are in good condition with no visible signs of needing repair or replacement.

INTERIORS

All interior finishes are in good condition. There are no recommendations for any improvements.

MECHANICAL

Useful Life: Useful life is the industry standard for the life expectancy of equipment under normal intended use. Equipment useful life can exceed industry standards if the equipment has been well maintained and also on the actual operating run times. Equipment that does not operate as often will exceed its useful life compared to equipment that operates more often. Useful life in this summary is a gauge for equipment replacement. It may be determined that some equipment that has exceeded its useful life may not need to be replaced based on the usage.

Plumbing Systems: This building was constructed in 2007 and the plumbing system is 16 years old. Both the sanitary and storm systems are in good condition with no foreseeable work required in the next 5 years. The grates on the trench drains, in the back garage, are showing some significant rust. The domestic water piping including cold water, hot water and hot water recirculation are in good condition with no foreseeable work required in the next 5 years. The RPZ valve or backflow flow preventer on the incoming water service is leaking and should be repaired. In the front maintenance garage, there is a 1.5" cold water line that shakes and moves when certain fixtures are turned off due to water hammer. This piping should be addressed with the installation of a water hammer arrestor. There is currently (1) tank type domestic water heater that is at the end of its useful life, which is normally 15-20 years. It leaks and the bottom is rusted. This water heater should be replaced as soon as possible. The hot water recirculation pump should also be replaced with the water heater or in the next 5 years. All the plumbing fixtures look in fair condition with no foreseeable work required in the next 5 years. There are currently (3) electric water coolers nearing the end of their useful life, which normally is 18-22 years. They look to be fair condition and could operate sufficiently for the next 5 years but there is also a possibility that they could require replacement. The compressed air system looks in fair condition with no foreseeable work required in the next 5 years.

06 ZEELAND STREET GARAGE

Fire Protection System: The entire building is sprinkled with no foreseeable upgrades required in the next 5 years.

HVAC Systems: This building was constructed in 2007 and the HVAC is 16 years old. There are currently (2) furnaces with gas heat and cooling with a remote outdoor condenser unit. These furnaces are nearing the end of their useful life, which is 15-20 years. One of the furnaces is currently leaking condensate in the heating mode and should be replaced including the outdoor condenser unit. The other furnace and condenser unit should be replaced in the next 5 years. There is (1) indoor energy recovery unit that serves the furnaces. This unit is nearing the end of its useful life, which normally is 15-20 years. This unit should be replaced in the next 5 years. There is (1) indoor make-up air unit (no cooling) and (2) outdoor make-up air units (no cooling) which are nearing the end of their useful life, which is 15-20 years. These units look in decent shape but should be considered to be replaced in the next 5 years. There are (10) gas fired infrared radiant heaters that are nearing the end of their useful life, which normally is 15-20 years. They look in decent shape but should be considered to be replaced in the next 5 years. There are a total of (8) exhaust fans that are nearing the end of their useful life, which is 15-20 years. These fans all look in fair condition but should be considered to be replaced in the next 5 years. The vehicle exhaust removal system looks in fair condition with no foreseeable work required in the next 5 years. The welding exhaust removal system looks in decent shape but there are concerns because the system is not capturing the fumes, which escape into the work area. This may not be the type of system that is required for the work that is being performed. Other types of systems may want to be explored for the future.

ELECTRICAL

Overall, the electrical systems are in good condition. Interior lighting is in the process of being retrofitted with LED. There is only one low priority item which is upgrading the parking lot lighting from fluorescent to LED.

TECHNOLOGY

The technology systems of the street garage are in good working order. The garage lacks access controlled doors and surveillance. At a minimum, recommend exterior camera coverage to monitor traffic in and out of the building. A flat panel television in the break room would be beneficial for presentation or entertainment during downtime with the option to add components for video conferencing if desired.

FACILITIES ASSESSMENT DATA

TowerPinkster
Architecture · Engineering · Interiors

CLIENT: City of Zeeland

BUILDING: Zeeland Street Garage

DATE: December 8, 2023

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE

PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity	☑	☐	☐	☐	
Condition	☐	☑	☑	☐	The parking lot and entry drive are showing some signs of cracking and deterioration, with more severe cracking in the south lot.
Barrier Free Parking	☐	☑	☐	☐	
Curbs	☐	☑	☐	☐	
Drainage	☐	☑	☐	☐	There was some puddling present at the edge of some paved areas.
PEDESTRIAN SERVICES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Sidewalks and Curbs	☑	☑	☐	☐	
Barrier Free Access	☐	☑	☐	☐	
OUTDOOR ELEMENTS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Signage	☑	☐	☐	☐	
Landscaping	☑	☐	☐	☐	
Irrigation	☑	☐	☐	☐	
Benches, Flagpole, Etc.	☑	☐	☐	☐	
Dumpster Enclosure	☐	☐	☐	☐	There is no dumpster enclosure.
Fencing	☑	☐	☐	☐	
Drainage	☑	☐	☐	☐	
Surface / ADA Access	☐	☑	☐	☐	
Equipment	☐	☐	☐	☐	N/A
SITE UTILITIES	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm Water	☐	☐	☐	☐	
Well / City Water	☐	☐	☐	☐	
Septic / Sewer	☐	☐	☐	☐	
Incoming Electrical Service	☑	☐	☐	☐	
Emergency Power Generator(s)	☐	☐	☐	☐	N/A

ARCHITECTURAL

ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	☑	☐	☐	☐	
Elevator	☐	☐	☐	☐	No Elevator Present
Toilet Rooms	☑	☐	☐	☐	
Drinking Fountains	☐	☐	☐	☐	None observed

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Stairwells	☑	☐	☐	☐	Back stair into balcony observed
STRUCTURE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Foundations	☑	☐	☐	☐	
Slabs on Grade	☑	☐	☐	☐	Concrete bay slabs in good condition
Load Bearing Walls / Columns	☑	☐	☐	☐	No structural damage noticed
Supported Floor Framing	☑	☐	☐	☐	
Roof Framing	☑	☐	☐	☐	
BUILDING ENVELOPE	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Roofing Membrane and Flashings	☑	☐	☐	☐	Sloped metal roofing - no leaks detected
Roof Gutters and Downspouts	☑	☐	☐	☐	good condition heat tape appeared installed.
Exterior Walls	☑	☐	☐	☐	
Windows / Glazing	☑	☐	☐	☐	lintels looked good no apparent rust or expansion
Trim, Fascia, and Soffits	☐	☑	☐	☐	missing end caps at the base of some metal panels
Porches	☐	☐	☐	☐	
Exterior Doors	☑	☐	☐	☐	aluminum doos looked good, thresholds in good condition.
SAFETY + SECURITY	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Fire Protection	☑	☐	☐	☐	
Egress Windows	☐	☐	☐	☐	None observed
Stairwells	☑	☐	☐	☐	balcony stair
Card Access	☐	☐	☐	☐	
Security Vestibule	☑	☐	☐	☐	Main entrance vestibule add good vision to oncoming visitors.
Security Camera	☐	☐	☐	☐	
INTERIORS / FINISHES					
FLOORING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	
Toilet Rooms	☑	☐	☐	☐	tile floors looked good, no observed cracking
Offices	☑	☐	☐	☐	
					COMMENTS
WALLS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	
Corridors	☑	☐	☐	☐	
Toilet Rooms	☑	☐	☐	☐	Dated finishes but partitions and elements looked good.
Offices	☑	☐	☐	☐	
CEILINGS	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Corridors	☑	☐	☐	☐	tegular tile in good shape no leaks detected
Toilet Rooms	☑	☐	☐	☐	tegular tile in good shape no leaks detected
Offices	☑	☐	☐	☐	
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
DOORS + HARDWARE	☑	☐	☐	☐	All in good working condition
	GOOD	**FAIR**	**POOR**	**REPLACE**	

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WINDOWS	☑	☐	☐	☐	frames, lintels and caulking looked good
	GOOD	**FAIR**	**POOR**	**REPLACE**	
CABINETS / STORAGE / COUNTERS	☑	☐	☐	☐	PLAM Counters, cabinets and drawers in good condition
MECHANICAL					
HVAC	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Furnaces with Gas Heat and DX Cooling	☐	☐	☑	☑	***(2) total. Each furnace has an outdoor condenser unit for cooling. This equipment is 16 years old and nearing the end of its useful life. One of the furnaces is currently leaking condensate in the heating mode. This unit should be considered to be replaced. (Item shoud be planned to be replaced before failure).***
Indoor Energy Recovery Unit	☐	☐	☑	☐	(1) total which serves both furnaces. Unit is nearing the end of its useful life. Given a poor rating due to age. No reported problems.
Indoor Make Up Air Unit (no cooling)	☐	☐	☑	☐	***(1) total. Unit is nearing the end of its useful life. Unit looks in decent shape but given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Outdoor Make Up Air Units (no cooling)	☐	☐	☑	☐	***(2) total. Units are nearing the end of their useful life. Given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Gas Fired Infrared Radiant Heaters	☐	☐	☑	☐	***(10) total. Units are 16 years old and nearing the end of their useful life. They look in decent shape but given a poor rating due to age. No reported problems. (Item shoud be planned to be replaced before failure).***
Exhaust Fans	☐	☐	☑	☐	(8) total. Nearing the end of their useful life. Given poor rating due to age. No reported problems.
Vehicle Exhaust Removal System	☐	☑	☐	☐	No reported problems.
Welding Exhaust Removal System	☐	☐	☑	☐	Fan looks in decent shape but there are concerns because the system is not capturing the fumes which escape into the work area.
Building Management System / Controls	☐	☑	☐	☐	No building management system. Stand alone controls for equipment.
PLUMBING	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Storm System	☑	☐	☐	☐	16 years old.
Sanitary System	☑	☐	☐	☐	The grates on the trench drains in the Back Garage area are rusting.
Domestic Water Piping	☑	☐	☐	☐	***16 years old. The RPZ valve on the incoming water service is leaking. In the front Maintenance Garage there is a 1.5" cold water line that shakes and moves when certain plumbing fixtures are turned off due to water hammer. There is a concern with the pipe rubbing where it goes through the wall between the Mantenance Garage and Back Garage area. (Item shoud be planned to be replaced before failure).***
Water Heater	☐	☐	☐	☑	***Unit leaks and the bottom is rusted. (Item shoud be planned to be replaced before failure).***
Plumbing Fixtures	☐	☑	☐	☐	16 years old.
Drinking Fountains	☐	☑	☐	☐	16 years old.
Compressed Air System	☐	☑	☐	☐	16 years old. Compressor still operates well.
Fire Protection	☑	☐	☐	☐	Entire buiding is sprinkled. System is 16 years old.
ELECTRICAL					

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LIGHTING	GOOD	FAIR	POOR	REPLACE	COMMENTS
Exterior Lighting	☑	☐	☐	☐	LED
Parking Lot Lighting	☐	☑	☐	☐	Parking lot lighting looked to be flourescent.
Interior Lighting	☑	☐	☐	☐	Lighting in process of being replaced with LED.
Emergency Lighting	☐	☐	☐	☐	No emergency lighting was observed.
Lighting Controls	☑	☐	☐	☐	
Exit Signage	☑	☐	☐	☐	
POWER	**GOOD**	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Electrical Service	☑	☐	☐	☐	480/277V 600A Main
Generator System	☐	☐	☐	☐	N/A
Distribution/Service Panels / Gear	☑	☐	☐	☐	
Branch Panels	☑	☐	☐	☐	
Receptacles + Circuiting	☑	☐	☐	☐	
Sink GFCI Receptacles	☑	☐	☐	☐	
Emergency Power - Batteries	☐	☐	☐	☐	N/A
Fire Alarm System	☑	☐	☐	☐	Fire alarm seemed to be in good working condition.
TECHNOLOGY					
	GOOD	**FAIR**	**POOR**	**REPLACE**	**COMMENTS**
Main Distribution Frame + Independent Distribution Frame	☑	☐	☐	☐	Single switch in a rack, adequate for building needs
Fiber Optic Cabling (between buildings/distribution frames)	☑	☐	☐	☐	OS2 singlemode fiber
Network Cabling (within building)	☐	☑	☐	☐	CAT5E
AV Systems	☐	☑	☐	☐	Adding TV to break room for entertainment/presentation.
Security Camera System	☐	☐	☑	☐	None. Consider adding cameras.
Access Control System	☐	☐	☑	☐	None. Consider adding card access.
Digital Signage	☐	☐	☐	☐	None.

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06 ZEELAND STREET GARAGE


Cracked Deteriorating Parking Lot

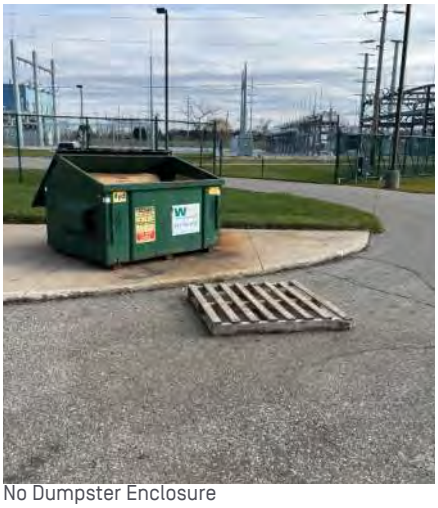

Cracked Deteriorating Parking Lot

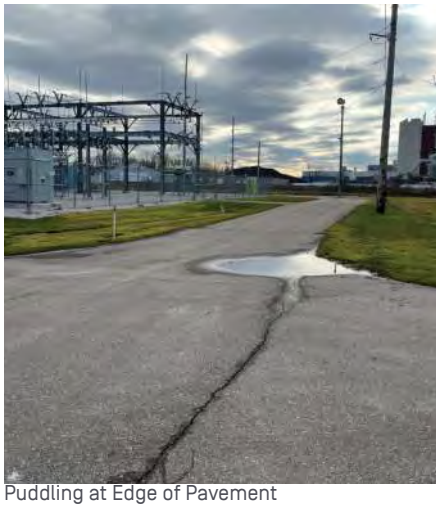

Cracked Deteriorating Parking Lot


Cracked Deteriorating Parking Lot


Cracked Entry Drive Pavement


Cracked Entry Drive Pavement


No Dumpster Enclosure


Puddling at Edge of Pavement

06 ZEELAND STREET GARAGE



Furnace that leaks condensate

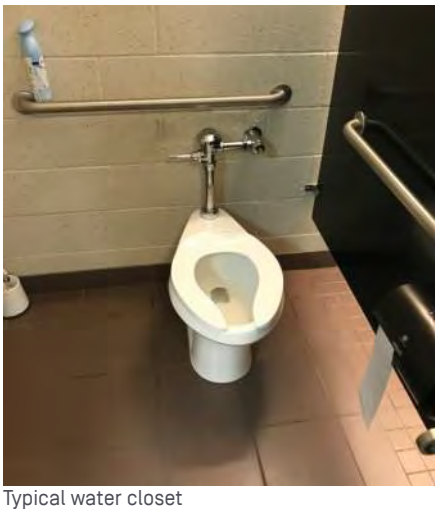

Leaking RPZ valve at main water service


Rusty trench drain in back garage area


Typical furnace condenser unit


Typical indoor make up air unit

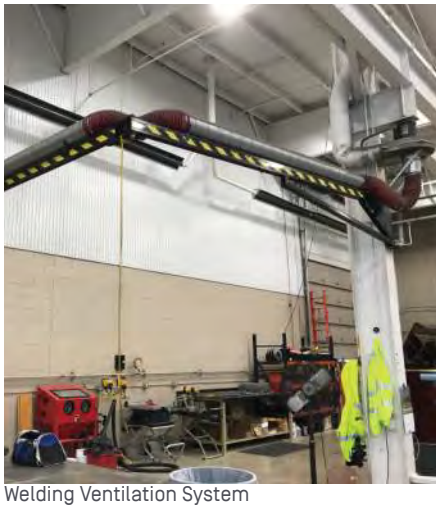

Typical outdoor make up air unit


Typical water closet

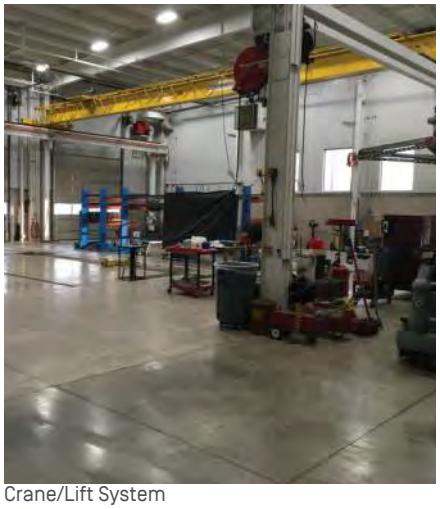


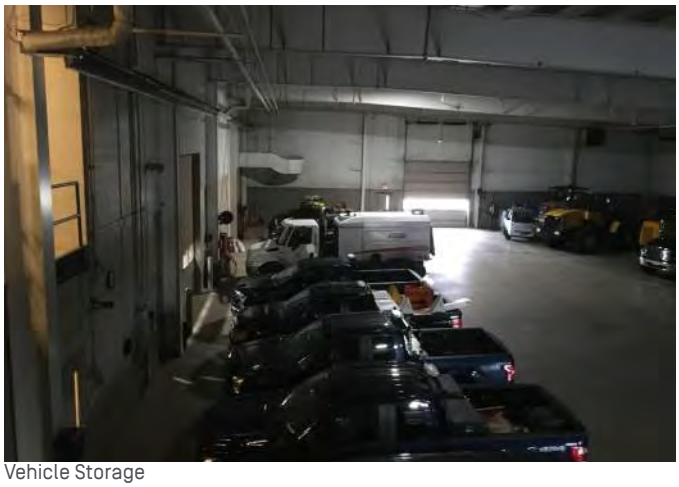
Water heater

06 ZEELAND STREET GARAGE


Welding Ventilation System


Material Racks


Crane/Lift System


Vehicle Storage


Vehicle Storage


Equipment Storage


Equipment Storage

06 ZEELAND STREET GARAGE

ROUGH ORDER OF MAGNITUDE COST

General:

An objective of the study is to identify recommended/observed deficiencies that would exceed the cost of a maintenance project (any project costing under $50,000) and may need to be completed within the next (5) years to ensure full function of the facility. Some code and accessibility based projects are excluded as they are grandfathered in and will not be required to be completed unless in conjunction with a large scale facility renovation.

All 2024 costs noted include:

- Owner Contingency

- Soft Costs

- Project Costs

- Associated Required Work (i.e. patching walls/connecting electrical/etc)

All 2029 costs noted include 6% escalation costs.

All budgets assume replacement of systems and equipment. Costs may be minimized through repair or rebuild of components.

Site Scope:

The parking lot and site access are in fair condition at this time and any noted concerns should be able to be mitigated through continued maintenance.

Architecture Scope:

There are no recommended renovation/repairs identified for the architecture of the Street Maintenance building.

Interiors Scope:

There are no recommended renovation/repairs identified for the interiors of the Street Maintenance building.

Mechanical Scope:

The recommended project to include in budgetary discussions are:

-Demolition of existing Equipment

-Permit

-Replacement of (1) Tank Type Water Heater – connect to existing Piping/Vent

-Replacement of (1) Domestic Hot Water Inline Pump – connect to existing Piping

-Replacement of (1) 2" Backflow Preventer – connect to existing piping

-Installation of (1) Water Hammer Arrestor in Front Vehicle Repair Garage Area

-Replacement of (2) Furnace, Cased Coil, Condensing Unit, & Condensate Pump – connect to existing Ductwork, Gas Piping, Condensate Piping

-Replacement of (1) Energy Recovery Unit – connect to existing Ductwork

-Replacement of (1) Indoor Makeup Air Unit – connect to existing Piping/Ductwork

06 ZEELAND STREET GARAGE

-Replacement of (2) Outdoor Makeup Air Units – connect to existing Piping/Ductwork

-Replacement of (10) Gas Fired Infrared Radiant Heaters – connect to existing Gas Piping

-Replacement of (7) Exhaust Fans – connect to existing Ductwork

- Electric water coolers (3)

MECHANICAL COST SUMMARY:

- 2024 Dollars: $575,600

- 2029 Dollars: $770,300

Electrical Scope:

The recommended renovation/repairs identified for the Electrical System of the Zeeland Street Garage currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

Technology Scope:

The recommended renovation/repairs identified for the Technology System of the Zeeland Street Garage currently fall below the established maintenance budget or purely optional for operational upgrades and therefore have no associated cost.

TOTAL ROM STREET MAINTENANCE FACILITY:

- Total 2024 Dollars: $575,600

- Total 2029 Dollars: $770,300