CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

FACILITY ANALYSIS

Shaker Square



PREPARED BY

Michael Corcoran, CPM, RPA

Vice President of Real Estate Services

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SHAKER SQUARE
FACILITY ANALYSIS

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CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

EXHIBIT 1

ENGAGEMENT LTR

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

March 8, 2021

Ms. Linda Warren
President
NEW VILLAGE CORPORATION
11327 Shaker Blvd.
Suite 500W
Cleveland, OH 44104

Dear Linda:

This document outlines the Scope of Work discussed at the meeting on March 4, 2021 with Michael Corcoran, Justin Fleming and Kory Clark. The Scope, as I understand it, is as follows:

New Village Corporation is interested in engaging CRESCO Playhouse Square Management ("PSM") to perform a Full Facility Analysis and/or a Capital Needs Analysis of the Shaker Square Buildings. PSM will analyze and assist the president of New Village Corporation with all facility related areas (based on the chosen project scope) such as utility management, service contract management, subcontractor selection, capital management, financial management and budgeting, customer relations and operational policies and procedures. PSM will look for potential operational savings and ways to improve overall operations of the facility as the study is completed.

ASSIGNMENT OBJECTIVES- CAPITAL NEEDS ASSESSMENT (Option A)

To evaluate and understand the current property facility related items in order to assess their current state and determine any immediate and long-term capital related needs the property may have.

Fact Finding and Management Implementation

1. Conduct a thorough inspection of the Shaker Square property facility related items. These items will include:
   - All roofs on all buildings.
   - Major plumbing system components serving the property.
   - All HVAC related components.
   - Exterior façade and structural items for all buildings.
   - Windows and awnings.
   - Fire systems.
   - Facility electrical systems and generators (if applicable).
   - Parking areas and sidewalks.

2. PSM will provide reports outlining all of the components in each facility related category. These reports will list, in detail, all of the facility components, the current state of those components, and their estimated useful life.

3. Each facility related category will be evaluated for capital needs for both immediate and within a five (5) year time span. PSM will provide recommendations for improvements for each facility category.

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4. PSM will provide New Village Corporation with a five (5) year capital budget to address the facility related needs for the property over the next five years.

ASSIGNMENT OBJECTIVES- FULL FACILITY AUDIT (Option B)

To maintain and enhance the high quality of facility maintenance and environmental services for the tenants at Shaker Square and assist the president of New Village Corporation in understanding all operational, financial and administrative areas of building operations. Additionally, to ultimately save New Village Corporation management personnel time so they can concentrate on the needs of their tenants.

SCOPE OF SERVICES- FULL FACILITY AUDIT

Consistent with your current needs, as we understand them, we suggest the follow methodology:

Fact Finding and Management Implementation

1. PSM will complete a thorough inspection of the facility and establish a current and five (5) year building capital improvement plan, as outlined in the Capital Needs Assessment scope (Option A).

2. The PSM team will complete a thorough inspection of the facility, operations and the personnel responsibilities in the facility maintenance area. Based on these findings, PSM will make recommendations on how to improve the facility operations and establish consistent operating policies and procedures.

3. PSM will immediately begin working with the current building engineers to understand and evaluate their current responsibilities. Based on this evaluation, PSM will organize effective operating systems to coordinate and achieve the desired results of New Village Corporation's management and the tenants of Shaker Square.

4. PSM will review current operating statements and costs as compared to the real estate market so internal and exterior benchmarking of the facility operations can occur and based on these findings, determine potential cost savings opportunities.

5. PSM will analyze current facility services such as environmental services, recycling, trash removal, maintenance, roofing, elevators, painting, security, alarm services, pest control, HVAC, energy management systems, fire systems, parking lots, utilities, snow removal, etc. to uncover immediate and long-term process improvements. Additionally, service contracts will be reviewed for potential improvements to minimize risks and improve the services provided. Furthermore, this process will establish a quality and consistent service vendor base. Lastly, we will work with the contractors to establish value added pricing for the facilities.

6. Review and establish monitoring and measuring devices for subcontractor management, onsite maintenance management, budgeting and customer relations.

PROJECT TEAM

The initial PSM consulting team will be Tim Luli, President; Michael Corcoran, Property Manager; James Haag, Operations Manager, and Ron Krajewski, Architectural Services.

MANAGEMENT START DATE

Based on our initial meeting we would anticipate starting in March 2021 with a kick off meeting sometime that month. The project is anticipated to take about two months for Option A, or three to four months for Option B.

FACILITY ANALYSIS FEES

To perform the Facility Capital Needs Assessment (Option A), based on the above Scope of Services, our fee would be $7,500. To perform the full Facility Audit (Option B), based on the above Scope of Services listed, our fee would be $15,000. Based on the results of the analysis, the New Village Corporation management team and PSM will determine an implementation strategy. If structural or mechanical engineers are needed for analysis, their fees will be presented to New Village Corporation management for approval before any work would commence (i.e. Façade study for the City, building structural and mechanical issues, electrical and plumbing detailed inspection).

PSM is pleased to have the opportunity to assist New Village Corporation with the building audit of these beautiful facilities. If the proposed services are in accordance with your request, please indicate your acceptance by signing in the space provided below and returning the acknowledgment copy to us.

Sincerely,

CRESCO Playhouse Square Management

Michael Corcoran
Property Manager

I:\property management 2014\shaker square\new village corporation engagement letter.docx

Agreed to and Accepted by:

Name Linda Warren

Title President of New Village Corporation

Date 3/19/2021

Please select option:

☐ OPTION A:
Facility Capital Needs Assessment $7,500

☑ OPTION B:
Facility Audit $15,000

EXHIBIT 2

EXECUTIVE SUMMARY

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Executive Summary of SHAKER SQUARE

After an extensive review of the Shaker Square facility operations, Cresco Playhouse Square Management has developed recommendations for each service area and has created a preliminary Capital Plan. Our findings have uncovered some critical improvements that, if not corrected, could cause significant life safety risks as well as operational risk and damage to the facility. An Executive Summary is as follows:

Service line	*Recommendation*
HVAC	☐ Review all leases to ensure tenants are maintaining their HVAC equipment as the lease dictates.
	☐ Based on the Brewer Garrett report, create and follow a Capital replacement plan for HVAC equipment. Budgeting on attached 5-year Capital plan is broken out by year.
	☐ Utilize the PSM list of the existing HVAC units and locations. Create maintenance schedules for those units.
	☐ Immediately start a HVAC preventative maintenance program.
	☐ Regularly test HVAC units in vacant suites.
	☐ Enter HVAC info into work order system to schedule PM's.
PLUMBING	☐ Replace sump pump in Quad D when the new unit arrives.
	☐ Tag all water shut-off's in the buildings.
	☐ Install grease trap in Edwin's unit.
ROOFING **SLATE ROOFING**	☐ Clean low areas on all roofs, particularly around the drains.
	☐ Based on roof conditions, develop a Capital replacement plan for the replacement of the roofs beginning in 2023.
	☐ Immediately start an annual roof inspection and maintenance program for the facility.
	☐ Bid any roof replacements to three qualified roofing contractors.
PARKING LOTS	☐ Consider a bi-annual crack sealing program.
	☐ Develop a long-term capital plan.
	☐ Bid parking area replacements to 3 qualified contractors.

Revision - #1

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Executive Summary of SHAKER SQUARE

CONCRETE	☐	Replace sections of concrete as outlined in the attached report from Carron.
	☐	Monitor concrete and schedule repairs as cracking or deterioration occurs.
	☐	Schedule the concrete to be pressure washed semi-annually.
ELECTRICAL AND LIFE SAFETY	☐	Clean up debris and storage equipment 3 feet around all electrical panels to meet code.
	☐	Consider LED upgrades, starting with the exterior pole lights.
	☐	Check all electrical panels to ensure they are marked correctly.
	☐	Repair electrical issues throughout all quadrants.
	☐	Schedule a thermoscan of all electric panels.
EXTERIOR FAÇADE AND CARPENTRY	☐	Review WR Restoration, Next Generation, and Coon Restoration surveys and reports. Budget accordingly for façade maintenance going forward.
	☐	Budget for the most immediate needs, primarily focusing on repairs on the storefront areas.
	☐	Implement an ongoing carpentry inspection and repair plan.
	☐	Monitor all façade deficiencies annually.
	☐	Create a short term and long-term capital plan for masonry and façade work.
EXTERIOR LIGHTING	☐	Implement the recommendations from the TPI Efficiency Lighting report.
	☐	Upgrade all exterior lighting to LED.
	☐	Add lighting in areas that are deficient, as outlined in the TPI report.
AWNINGS	☐	Replace awnings as recommended in Ohio Awning report.
	☐	Implement an ongoing awning cleaning plan for spring and fall.

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Executive Summary of SHAKER SQUARE

OVERALL	☐	Ensure contracts are in place for all services.
	☐	Ensure all needed contractor information is collected (i.e.-insurance, workman's comp., etc.).
	☐	Use consistent Cresco Playhouse Square Management recommendations.
	☐	Implement preventative maintenance contracts for HVAC, plumbing, and roofs.
	☐	Use prints that were developed for the rooms, facility floors, HVAC equipment, and mechanical equipment to ensure correct locations and minimize miscommunication with contractors.
	☐	Develop Disaster Recovery Program and duties.

The above is a quick summary of recommendations for the Shaker Square, but enclosed is a review of each service detailing the current situation, service analysis and recommendations.

*All of the attached is based on observations and information we received from key services vendors and hired engineering services.

EXHIBIT 3

CAPITAL PLAN

5 Year Building Facilities Capital Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$ 7,488,425	$ 4,226,422	$ 1,366,101	$ 570,189	$ 1,304,295	$ 21,418
Shaker Square		$ 7,488,425	$ 4,226,422	$ 1,366,101	$ 570,189	$ 1,304,295	$ 21,418
	Roof	$ 4,351,033	$ 2,119,030.00	$ 1,119,600.90	$ 570,188.93	$ 520,794.59	$ 21,418.43
	Electrical	$ 218,500	$ 218,500.00	$ -	$ -	$ -	$ -
	HVAC	$ 1,153,500	$ 123,500.00	$ 246,500.00	$ -	$ 783,500.00	$ -
	Parking Lot	$ 525,443	$ 525,443.00	$ -	$ -	$ -	$ -
	Facades	$ 688,762	$ 688,762.00	$ -	$ -	$ -	$ -
	Plumbing	$ 75,000	$ 75,000.00	$ -	$ -	$ -	$ -
	Concrete	$ 113,126	$ 113,126.00	$ -	$ -		
	Lighting	$ 217,430	$ 217,430.00				
	Awnings	$ 145,631	$ 145,631	$ -	$ -	$ -	$ -

5 Year Roofing Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$4,351,033	$ 2,119,030	$ 1,119,601	$ 570,189	$ 520,795	$ 21,418
Shaker Square		$ 4,351,033	$ 2,119,030	$ 1,119,601	$ 570,189	$ 520,795	$ 21,418
	Roof Maintenance	$ 101,033	$ 19,030	$ 19,601	$ 20,189	$ 20,795	$ 21,418
	Roof Replacement	$ 4,250,000	$ 2,100,000	$ 1,100,000	$ 550,000	$ 500,000	
	Sections						

3% annual increase

The total of slate roof repairs are estimated at $1,899,000. It is recommended to do the repairs on an "as-needed" basis, as the slate itself has a useful life of 20-50 years.

Flat roof estimates based on Boak & Sons report.

Quad A	$1,100,000
Quad B	$550,000
Quad C	$2,100,000
Quad D	$500,000

Electrical
Shaker Square
Life safety issues
Electrical
New Alarm Quad B

Grand Total

TOTAL	2023	2024	2025	2026	2027
$ ***34,500.00***	$ 34,500.00				
$ ***87,000.00***	$ 87,000.00				
$ ***97,000.00***	$ 97,000.00				
$ -					
$ 218,500.00	***$ 218,500.00***	***$ -***	***$ -***	***$ -***	***$ -***

Electrical analysis done by Hatzel & Beuhler through Next Gen Construction. Electrical includes correctic

Quad A	$29,500	
Quad B	$125,500	*Includes installation of new fire alarm. Currently there is*
Quad C	$34,500	
Quad D	$29,000	

5 Year HVAC Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$ 1,153,500	**$ 123,500**	**$ 246,500**	**$ -**	**$ 783,500**	**$ -**
Shaker Square		$ 1,153,500	$ 123,500	$ 246,500	$ -	$ 783,500	$ -
	Quad A	$ 315,500	$ 52,500	$ 8,000	$ -	$ 255,000	
	Quad B	$ 157,500	$ 43,000	$ 27,000	$ -	$ 87,500	
	Quad C	$ 539,500	$ 28,000	$ 211,500	$ -	$ 300,000	
	Quad D	$ 141,000	$ -	$ -	$ -	$ 141,000	
		$ -	$ -	$ -	$ -		
		$ -	$ -	$ -	$ -		
		$ -	$ -	$ -	$ -		
		$ -	$ -	$ -	$ -		
		$ -	$ -	$ -	$ -		

See spreadsheet analysis. Pricing and recommendations based on Brewer Garrett recommendations.

5 Year Parking Lot Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$ -	$ 525,443	$ -	$ -	$ -	$ -
Shaker Square		$ -	$ 525,443			$ -	$ -
	Quad A		$ 139,872				
	Quad B		$ 20,041				
	Quad C		$ 292,374				
	Quad D		$ 73,156				

Parking lot analysis based on Carron Asphalt Paving report.

Facility	Item	5 Year Facade Plan Total	2023	2024	2025	2026	2027
		$ 688,762	$ 688,762	$ -	$ -	$ -	$ -
Shaker Square		$ 688,762	$ 688,762	$ -	$ -	$ -	$ -
	Quad A	$ 152,883	$ 152,883				
	Quad B	$ 178,094	$ 178,094				
	Quad C	$ 193,828	$ 193,828				
	Quad D	$ 163,957	$ 163,957				

See summary from Coon Restoration.
Carpentry is included in this price with a certain allowance per quad based on visual analysis.
A more detailed and craftsmanship carpentry analysis is include in the full CNA report.

5 Year Plumbing Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$ 75,000	$ 75,000	$ -	$ -	$ -	$ -
Shaker Square		$ 75,000	$ 75,000	$ -	$ -	$ -	$ -
	Quad D items	$ 75,000	$ 75,000		$ -	$ -	$ -
					$ -	$ -	$ -
					$ -	$ -	$ -

Grease trap and sump pump for Quad D. All other items are regular maintenance related.

5 Year Concrete Plan							
Facility	**Item**	**Total**	**2023**	**2024**	**2025**	**2026**	**2027**
		$113,126	**$113,126**	**$ -**	**$ -**	**$ -**	**$ -**
Shaker Square		$ 113,126	$ 113,126	$ -	$ -	$ -	$ -
	Quad A	$16,100	$16,100				
	Quad B	$36,876	$36,876				
	Quad C	$43,700	$43,700				
	Quad D	$16,450	$16,450				

Based on analysis by Carron Asphalt.

Check report to see if pavers are included

5 Year Lighting Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$ -	$217,430	$ -	$ -	$ -	$ -
Shaker Square		$ -	$ 217,430	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -

Lighting estimate based on TPI Efficiency analysis.
This lighting estimate dramatically improves the overall lighting throug
The price includes all new lighting components, all converted to LED.
This will dramatically improve the visibility and safety at Shaker Squa
The investment of the lighting project has a 5.8 year payback pe

5 Year Awning Plan

Facility	Item	Total	2023	2024	2025	2026	2027
		$ 145,631	$ 145,631	$ -	$ -	$ -	$ -
Shaker Square		$ 145,631	$ 145,631	$ -	$ -	$ -	$ -
	Quad A	$ 31,433	$ 31,433			$ -	$ -
	Quad B	$ 35,307	$ 35,307				
	Quad C	$ 29,251	$ 29,251				
	Quad D	$ 49,640	$ 49,640				
		$ -				$ -	$ -

These numbers are based on the updated 2022 analysis completed by Ohio Awning.

Please note that the prices do not include the noted wood repairs required to once again hang awnings in those specific locations.

EXHIBIT 4

BUDGET

Completed by: Mike Corcoran

Last Revision Date: 2/16/2023 4:10 PM

SHAKER SQUARE
2023 Cash Flow Statement
Monthly Detail

Account Description	Account Number	Jan BUDGET	Feb BUDGET	Mar BUDGET	Apr BUDGET	May BUDGET	Jun BUDGET	Jul BUDGET	Aug BUDGET	Sep BUDGET	Oct BUDGET	Nov BUDGET	Dec BUDGET	2023 BUDGET	PSF
Total Rentable Square Feet(per Lease)		169,090	169,090	169,090	169,090	169,090	169,090	169,090	169,090	169,090	169,090	169,090	169,090	169,090	
Occupied Square Feet		152,822	152,822	145,287	145,287	143,178	143,178	143,178	143,178	133,560	133,560	133,560	133,275	141,907	
Percent Occupied		90.4%	90.4%	85.9%	85.9%	84.7%	84.7%	84.7%	84.7%	79.0%	79.0%	79.0%	78.8%	83.9%	
INCOME															
RENTAL INCOME															
Office - Base Rent	3010	155,383	155,383	147,574	147,574	145,683	149,104	149,104	149,104	146,119	146,119	147,225	147,071	1,785,442	12.58
Office - Common Area Maintenance	3013	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	5,193	62,315	0.44
Office - INS Reimbursement	3020	454	454	454	454	454	454	454	454	454	454	454	454	5,448	0.04
Office - Electric Income	3025	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
Office - Water-Sewer	3028	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
Office - HVAC	3030	143	143	143	143	143	143	143	143	143	143	143	143	1,719	0.01
Office - Internet Access	3032	208	208	208	208	208	208	208	208	208	208	208	208	2,500	0.02
Office - Utility	XXXX	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
Office - Assoc Fees	3040	553	553	553	553	553	553	553	553	553	553	553	553	6,640	0.05
Office - Storage Income	3050	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.01
Office - Tenant Services	3060	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Office - Late Charges	3080	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Ofice - Reserve Interest Income	3160	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Office - Interest Income	3170	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Office - Admin Fee	3180	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office - Miscellaneous Income	3190	2,333	2,333	2,333	2,333	2,333	2,333	-	-	-	-	-	-	14,000	0.10
TOTAL RENTAL INCOME		164,443	164,443	156,635	156,635	154,743	158,164	155,831	155,831	152,845	152,845	153,952	153,798	1,880,164	13.25
TOTAL INCOME		164,443	164,443	156,635	156,635	154,743	158,164	155,831	155,831	152,845	152,845	153,952	153,798	1,880,164	13.25
REIMBURSABLE EXPENSES															
UTILITIES															
Electricity	4100	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000	0.47
Gas	4110	15,000	15,000	15,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	15,000	15,000	96,000	0.57
Water	4150	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	56,400	0.33
Sewer	4160	9,987	9,987	9,987	9,987	9,987	9,987	9,987	9,987	9,987	9,987	9,987	9,987	119,844	0.71
TOTAL UTILITIES		35,187	35,187	35,187	23,187	23,187	23,187	23,187	23,187	23,187	23,187	35,187	35,187	338,244	2.08
CLEANING															
Contracted Cleaning Services	4030	496	496	496	496	496	496	496	496	496	496	496	496	5,949	0.04
Trash Removal	4060	792	792	792	792	792	792	792	792	792	792	792	792	9,499	0.06
Cleaning Other	4090	427	427	427	427	427	427	427	427	427	427	427	427	5,127	0.03
TOTAL CLEANING		1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	1,715	20,575	0.13
LANDSCAPE SERVICES															
Landscaping & Grounds Upkeep	4270	-	-	-	6,296	6,296	6,296	6,296	6,296	6,296	6,296	6,296	-	-	0.00
Landscaping Extra	4275	-	-	-	-	10,450	-	-	-	-	-	-	-	10,450	0.06
TOTAL LANDSCAPE		-	-	-	6,296	16,746	6,296	6,296	6,296	6,296	6,296	6,296	-	60,818	0.06
HVAC MAINTENANCE															
HVAC Contracts	4240	6,700	-	-	6,700	-	-	6,700	-	-	6,700	-	-	26,800	0.16
HVAC Repairs	4245	5,000	-	-	5,000	-	-	5,000	-	-	5,000	-	-	20,000	0.12
TOTAL HVAC		11,700	-	-	11,700	-	-	11,700	-	-	11,700	-	-	46,800	0.28
SECURITY/LIFE SAFETY															
Security Systems	4300	388	388	388	388	388	388	388	388	388	388	388	388	4,653	0.03
Security System Repair	4305	15,000	-	-	-	-	-	313	-	-	-	-	-	15,313	0.09
Contracted Security	4330	12,255	12,255	12,255	12,255	12,255	12,255	12,255	12,255	12,255	12,255	12,255	12,255	147,056	0.87
Permits/Inspections	4340	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Fire Alarm Service Contract	4350	400	808	400	400	808	400	400	808	400	400	808	400	6,431	0.04
Fire Alarm Mnt/Repair	4355	-	-	200	-	-	-	-	-	200	-	-	-	400	0.00
Security Other	4390	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00

Completed by: Mike Corcoran

Last Revision Date: 2/16/2023 4:10 PM

SHAKER SQUARE
2023 Cash Flow Statement
Monthly Detail

Account Description	Account Number	Jan BUDGET	Feb BUDGET	Mar BUDGET	Apr BUDGET	May BUDGET	Jun BUDGET	Jul BUDGET	Aug BUDGET	Sep BUDGET	Oct BUDGET	Nov BUDGET	Dec BUDGET	2023 BUDGET	PSF
TOTAL SECURITY/LIFE SAFE		28,042	13,450	13,242	13,042	13,450	13,042	13,355	13,450	13,242	13,042	13,450	13,042	173,853	1.03
GROUND & LOT															
Snow Removal Contract	4280	8,660	8,660	8,660	-	-	-	-	-	-	-	9,526	9,526		
Snow Removal - Salt & Extras	4285	11,791	11,791	11,791	-	-	-	-	-	-	-	12,970	12,970		
Parking Lot	4500	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	3,218	1,700	1,700	21,918	0.13
Parking Lot Repairs	4520	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Parking Lot Lighting Repairs	4525	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL GROUND & LOT		22,151	22,151	22,151	1,700	1,700	1,700	1,700	1,700	1,700	3,218	24,196	24,196	128,263	0.13
GENERAL BUILDING EXPENSE															
Electrical	4248	-	2,000	-	-	2,000	-	-	2,000	-	-	2,000	-	8,000	0.05
Roof	4250	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	0.35
Plumbing	4255	670	670	1,670	670	670	1,670	670	670	1,670	670	670	5,670	16,040	0.09
Maintenance Repairs	4260	200	-	-	-	200	-	-	-	200	-	-	-	600	0.00
Building Supplies/Misc	4265	100	-	-	-	-	100	-	-	-	-	-	-	200	0.00
Maintenance - Other	4290	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Payroll	4400	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Payroll Taxes	4410	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Payroll Charges	4420	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Office Expense	4460	-	-	-	-	-	-	-	462	-	-	-	-	462	0.00
Communications	4470	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	0.14
Professional Services	4480	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL GENERAL BUILDING		7,970	9,670	8,670	7,670	9,870	8,770	7,670	10,132	8,870	7,670	9,670	12,670	109,302	0.65
MANAGEMENT FEES															
Property Management	4450	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	111,158	0.78
TOTAL MANAGEMENT FEES		9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	9,263	111,158	0.78
TAXES AND LICENSES															
Real Estate Tax	4720	227,000	-	-	-	-	-	227,000	-	-	-	-	-	454,000	2.68
TOTAL TAXES AND LICENSES		227,000	-	-	-	-	-	227,000	-	-	-	-	-	454,000	2.68
INSURANCE															
Insurance	4710	16,733	-	-	16,733	-	-	16,733	-	-	16,733	-	-	66,931	0.40
TOTAL INSURANCE		16,733	-	-	16,733	-	-	16,733	-	-	16,733	-	-	66,931	0.40
TOTAL REIMBURSABLE		359,761	91,436	90,228	91,306	75,931	63,973	318,619	65,743	64,273	92,824	99,777	96,073	1,509,944	8.21
NON-REIMBURSABLE EXPENSES															
REPAIRS AND MAINTENANCE															
General Building Maintenance	5100	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL REPAIRS & MAINT.		-	-	-	-	-	-	-	-	-	-	-	-	-	**0.00**
ADMINISTRATIVE															
BID Tax	4700	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Non-Reimbursable Electric	5120	-	-	-	-	-	-	-	-	3,060	1,170	-	-		
Legal Fees	5210	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Accounting	5220	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Professional Fees	5230	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Bank Service Charge	5240	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
Services - Other	5250	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Other-Special Events	5290	-	-	-	-	-	-	-	-	-	-	-	-		
Marketing	5400	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL ADMINISTRATIVE		50	50	50	50	50	50	50	50	3,110	1,220	50	50	4,830	0.00
BAD DEBT EXPENSES															
Bad Debt Expense	5410	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL BAD DEBT EXPENSE		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-REIMBURSABLE		50	50	50	50	50	50	50	50	3,110	1,220	50	50	4,830	0.00

Completed by: Mike Corcoran

Last Revision Date: 2/16/2023 4:10 PM

SHAKER SQUARE
2023 Cash Flow Statement
Monthly Detail

Account Description	Account Number	Jan BUDGET	Feb BUDGET	Mar BUDGET	Apr BUDGET	May BUDGET	Jun BUDGET	Jul BUDGET	Aug BUDGET	Sep BUDGET	Oct BUDGET	Nov BUDGET	Dec BUDGET	2023 BUDGET	PSF
TOTAL EXPENSES		359,811	91,486	90,278	91,356	75,981	64,023	318,669	65,793	67,383	94,044	99,827	96,123	1,514,774	8.21
NET OPERATING INCOME		(195,367)	72,957	66,356	65,279	78,762	94,141	(162,838)	90,038	85,462	58,801	54,125	57,675	365,390	
CAPITAL EXPENDITURES															
Building Improvements	1740	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Tenant Improvements	1810	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Capitalized Leasing Commissions	1820	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
TOTAL CAPITAL EXPEND.		-	-	-	-	-	-	-	-	-	-	-	-	-	
ESCROWS															
Roof Replacement		-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Repair Reserve		-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
NET ESCROWS		-	-	-	-	-	-	-	-	-	-	-	-	-	
NET CASH FLOW		(195,367)	72,957	66,356	65,279	78,762	94,141	(162,838)	90,038	85,462	58,801	54,125	57,675	365,390	
NOTE PAYABLE	2510	37,979	37,979	37,979	37,979	37,979	37,979	37,979	37,979	37,979	37,979	37,979	37,979	455,752	2.70
	2520	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
	2530	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
NET CF AFTER DEBT SERVICE		(233,347)	34,978	28,377	27,299	40,783	56,161	(200,818)	52,058	47,483	20,822	16,145	19,695	(90,362)	
Year to date		(233,347)	(198,369)	(169,991)	(142,692)	(101,909)	(45,748)	(246,565)	(194,507)	(147,024)	(126,203)	(110,057)	(90,362)		

EXHIBIT 5

SERVICE VENDOR CONTRACTS

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

VENDOR SOURCE LIST

Shaker Square — Capital Needs Assessment 2022

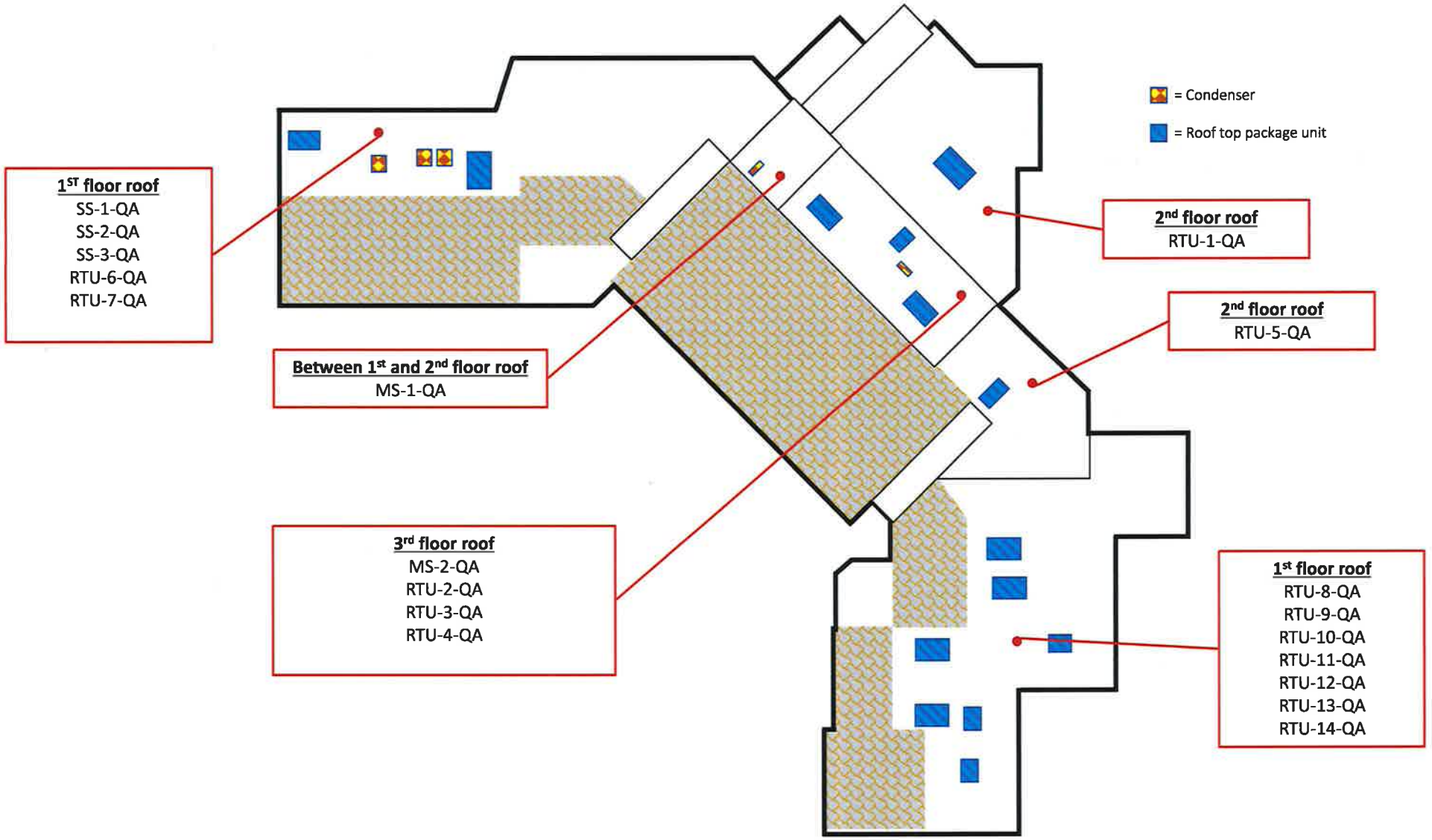
Item	Vendor	Contact Name	Contact Phone Nu	Contact Email
Concrete	Walkway Restoration Inc	Mike Zatelli	844-925-5929	mike@grindallconcrete.net
Electrical	Primary Source Electric LLC	Mike Jaffe	216-894-3728	mjafee@primaryse.com
Signage	Commercial Sign Company	Jeff Lotter	440-234-2421	christinemlotter@gmail.com
Energy Management	TPI Efficiency	Tripp Torchia	440-636-2246	tripp.torchia@tpiefficiency.com
Façades and Carpentry	WR Restoration	Jason DuFour	216-401-3566	jim@wrrestoration.net
	Coon Restoration	Matt Sibila	330-353-3129	msibila@coonrestoration.com
	Next Generation	Macel Clopton	216-269-9196	mclopton@nxtgc.com
HVAC	Brewer Garrett	Phil Freidel	330-807-7431	jpouliot@brewergarrett.com
	K Company	Mark Chonko	330-697-5180	mchonko@thekcompany.com
Landscaping	Landmark Designs			
	CUI Services	Adam Clark	440-666-5455	adamc@cuiservices.com
	H&M	Dave Ellison	216-543-7565	daveellison@hmlandscaping.com
Lighting	Real Lighting			
	Mars Electrical			
	TPI Efficiency	Tripp Torchia	440-636-2246	tripp.torchia@tpiefficiency.com
Pavement	Carron	Rick Carron	440-773-3905	rickf@carronasphalt.com
	Empire Paving	Todd Weber	216-581-1000	todd@empirepaving.biz
Plumbing	GMC	Greg Campolletl	440-479-6696	greg@gmccontractors.net
	Neptune Plumbing	Mike Wallenstein	216-986-7000	michaelw@neptuneplumbing.net
Roofing	West Roofing	Ryan Mains	440-355-2523	ryan@westroofingsystems.com
	Durable Slate	Aaron Passmore	216-440-7196	apassmore@durableslate.com
	Boak and Sons	Dominic Rich	330-509-9958	drich@boakandsons.com
	Commercial Roofing	Paul Horbaly	216-225-2657	paul@ohiocommercialroofing.com
	Rustic Slate Roofing			info@rusticslateroofing.com
Security/Life Safety	Silco	Mike Jelarcic	216-252-3851	mjelarcic@silcofs.com
Snow Removal				
	CUI Services	Adam Clark	440-439-5455	adamc@cuiservices.com
	H&M	Dave Ellison	216-543-7565	daveellison@hmlandscaping.com
Structural Engineering	Kurtis Taylor	Kurtis Taylor		
	BECS	Mike Payne		
Trash/Recycling	Kimble			
	Pete & Pete	Lisa	216-441-4422	sara@peteandpeteinc.com or naudia@peteandpeteinc.com
Windows	Euclid Glass	Rich Wandel	440-269-1335	richw@euclidglass.com

Prepared by Cresco Playhouse Square Management

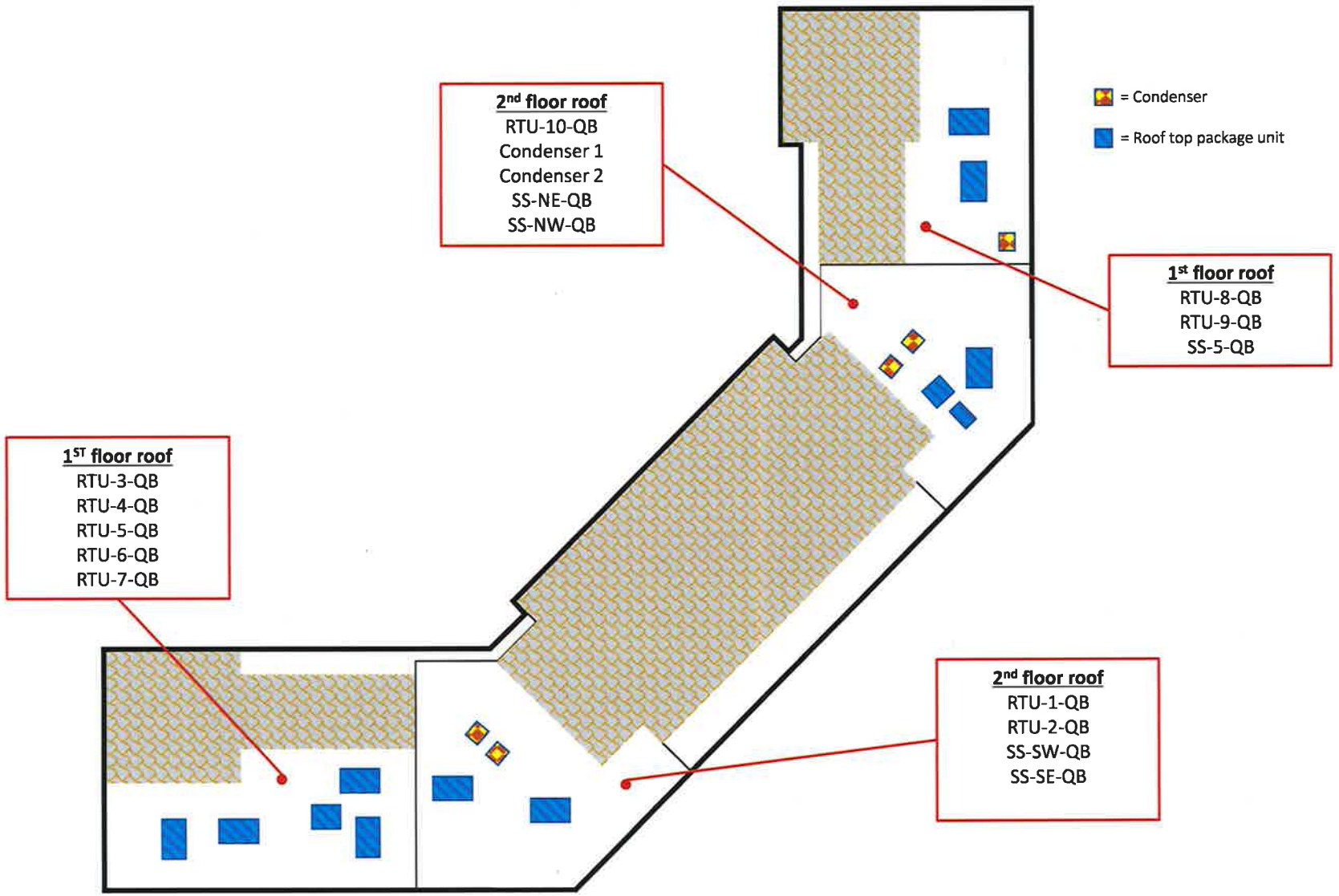
EXHIBIT 6

MECHANICAL PLANS

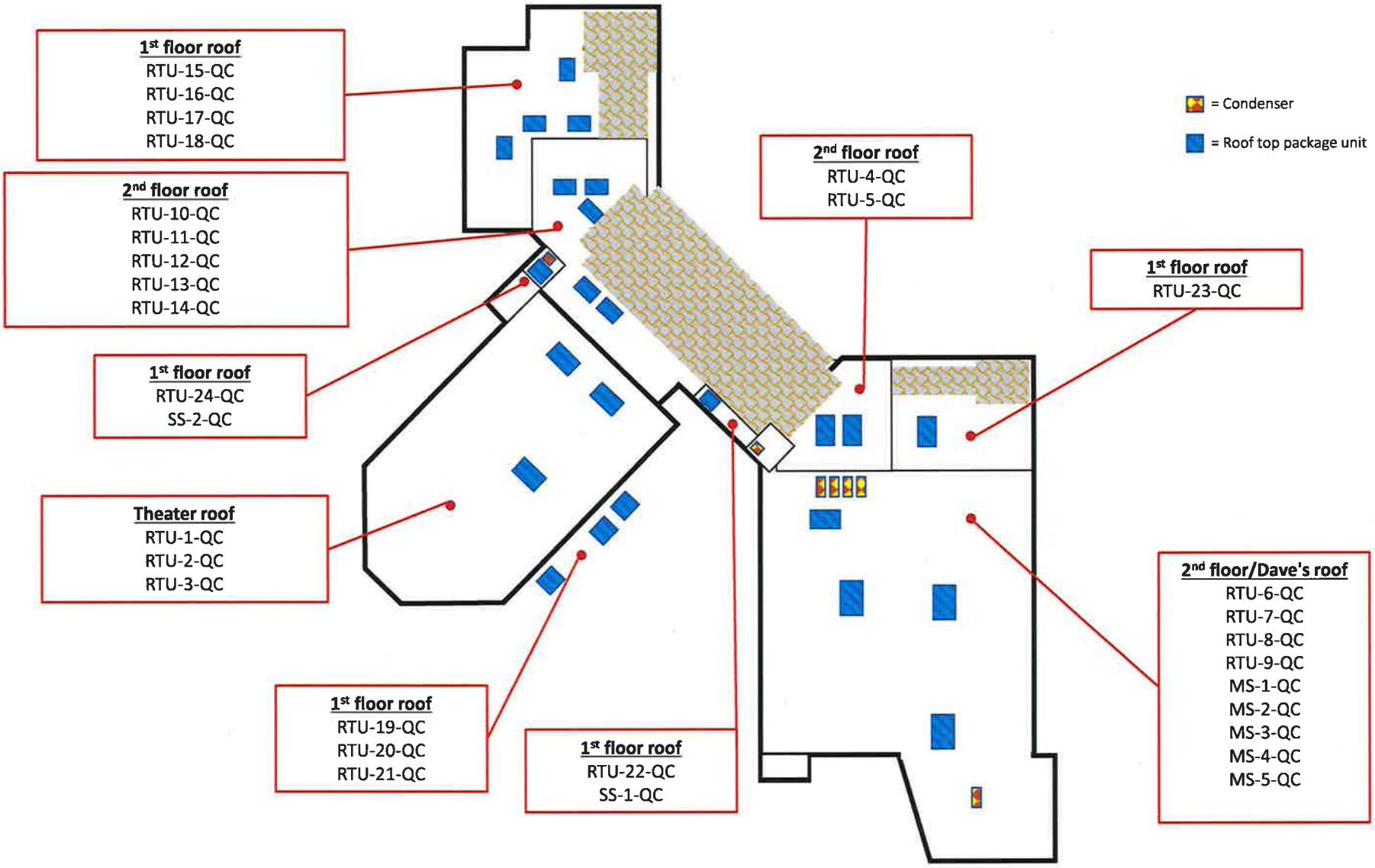
A


= Condenser
= Roof top package unit
1ST floor roof
SS-1-QA
SS-2-QA
SS-3-QA
RTU-6-QA
RTU-7-QA
2nd floor roof
RTU-1-QA
2nd floor roof
RTU-5-QA
Between 1st and 2nd floor roof
MS-1-QA
3rd floor roof
MS-2-QA
RTU-2-QA
RTU-3-QA
RTU-4-QA
1st floor roof
RTU-8-QA
RTU-9-QA
RTU-10-QA
RTU-11-QA
RTU-12-QA
RTU-13-QA
RTU-14-QA

B


= Condenser
= Roof top package unit
2nd floor roof
RTU-10-QB
Condenser 1
Condenser 2
SS-NE-QB
SS-NW-QB
1st floor roof
RTU-8-QB
RTU-9-QB
SS-5-QB
1ST floor roof
RTU-3-QB
RTU-4-QB
RTU-5-QB
RTU-6-QB
RTU-7-QB
2nd floor roof
RTU-1-QB
RTU-2-QB
SS-SW-QB
SS-SE-QB

C


1st floor roof
RTU-15-QC
RTU-16-QC
RTU-17-QC
RTU-18-QC
2nd floor roof
RTU-10-QC
RTU-11-QC
RTU-12-QC
RTU-13-QC
RTU-14-QC
1st floor roof
RTU-24-QC
SS-2-QC
Theater roof
RTU-1-QC
RTU-2-QC
RTU-3-QC
1st floor roof
RTU-19-QC
RTU-20-QC
RTU-21-QC
1st floor roof
RTU-22-QC
SS-1-QC
2nd floor roof
RTU-4-QC
RTU-5-QC
1st floor roof
RTU-23-QC
2nd floor/Dave's roof
RTU-6-QC
RTU-7-QC
RTU-8-QC
RTU-9-QC
MS-1-QC
MS-2-QC
MS-3-QC
MS-4-QC
MS-5-QC
= Condenser
= Roof top package unit

D

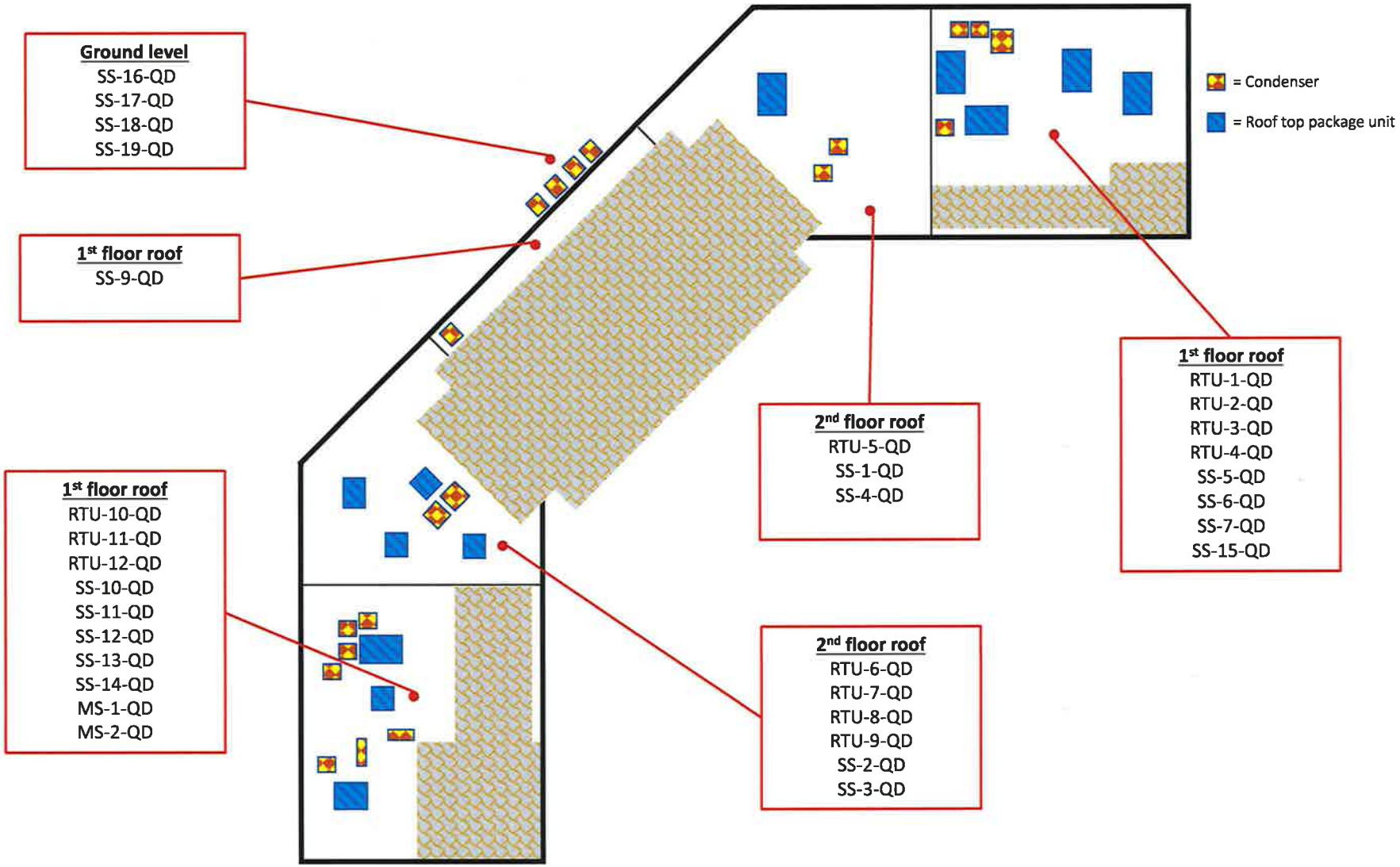
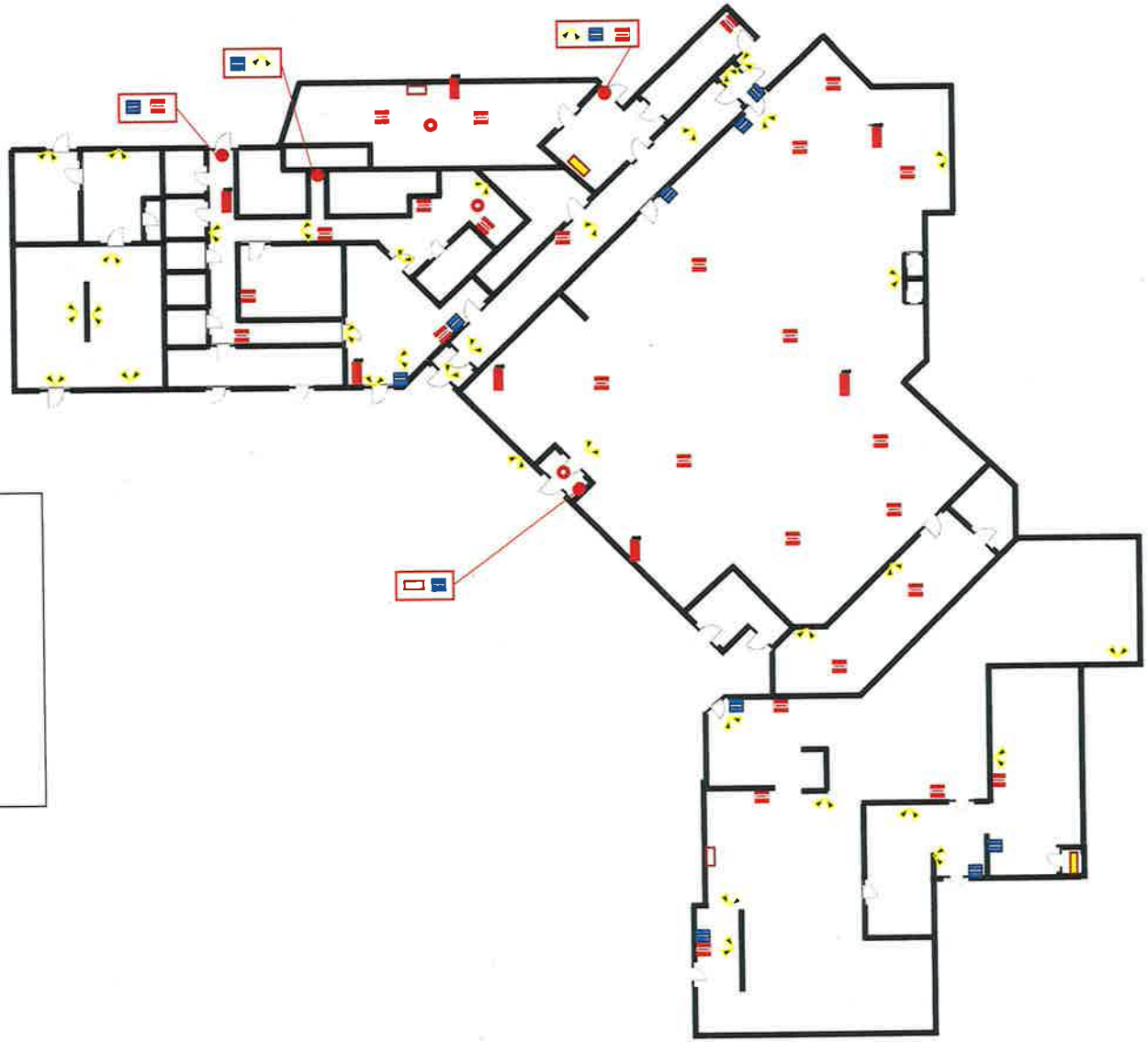

Ground level
SS-16-QD
SS-17-QD
SS-18-QD
SS-19-QD
1st floor roof
SS-9-QD
1st floor roof
RTU-10-QD
RTU-11-QD
RTU-12-QD
SS-10-QD
SS-11-QD
SS-12-QD
SS-13-QD
SS-14-QD
MS-1-QD
MS-2-QD
2nd floor roof
RTU-5-QD
SS-1-QD
SS-4-QD
2nd floor roof
RTU-6-QD
RTU-7-QD
RTU-8-QD
RTU-9-QD
SS-2-QD
SS-3-QD
1st floor roof
RTU-1-QD
RTU-2-QD
RTU-3-QD
RTU-4-QD
SS-5-QD
SS-6-QD
SS-7-QD
SS-15-QD
= Condenser
= Roof top package unit

EXHIBIT 7

FIRE SYSTEM COMPONENT PLANS

Quad A
1st floor



Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =

Quad A
2nd floor

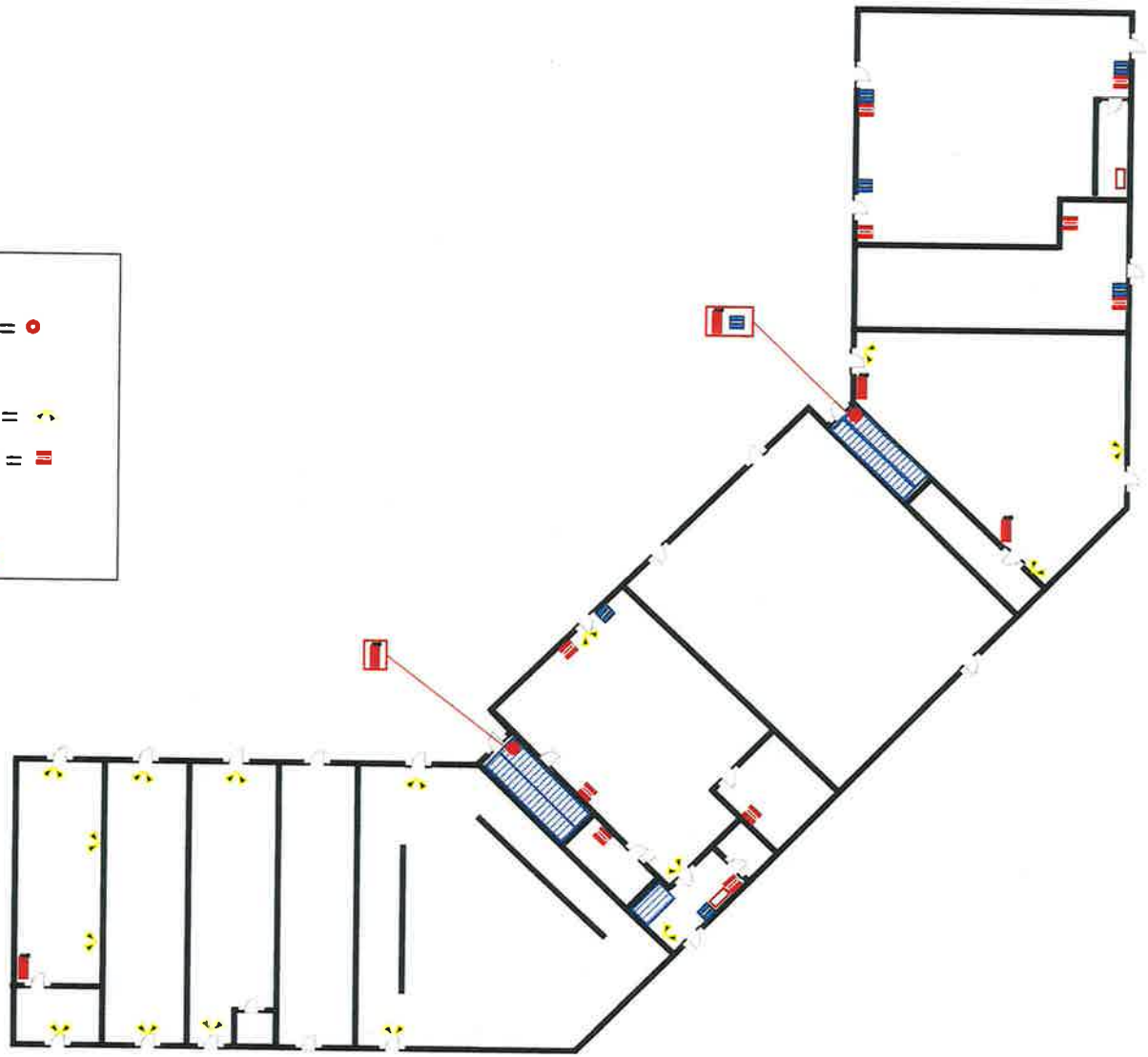


Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =

N

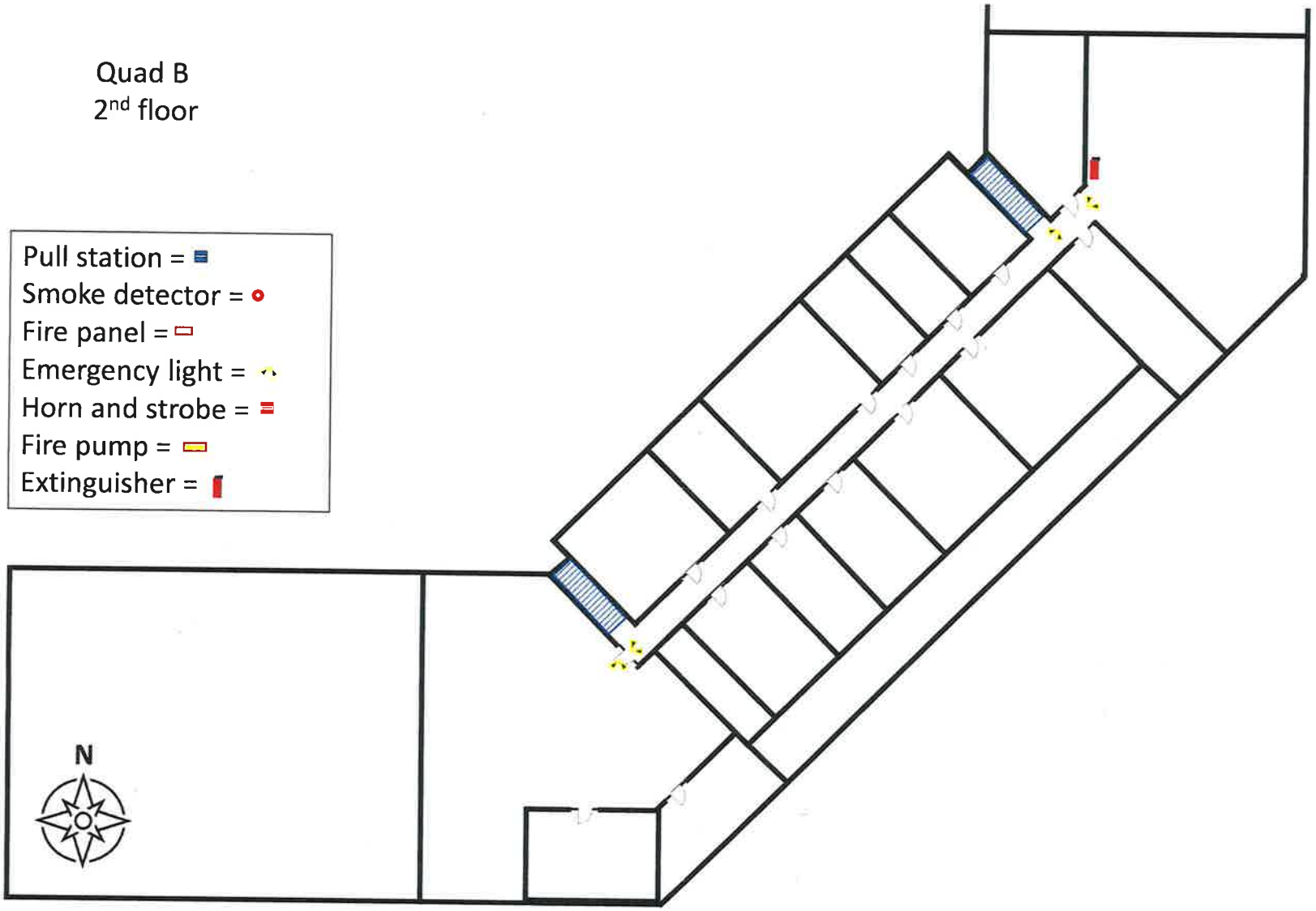
Quad B
1st floor

Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =



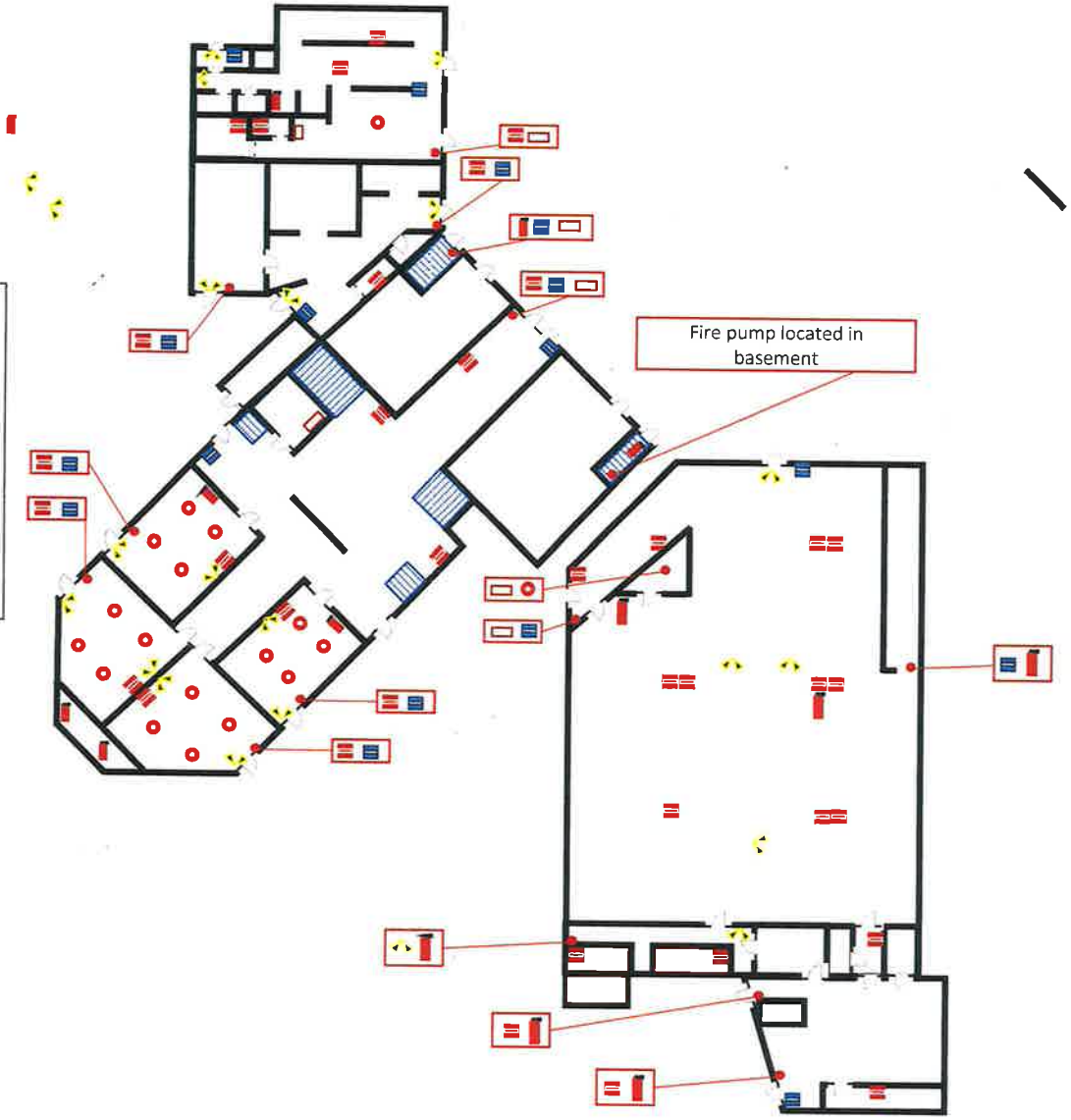
Quad B
2nd floor

Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =



Quad C
1st floor

Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =



N

Quad C
2nd floor

Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =



Quad D
1st floor

Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =



N

Quad D
2nd floor

Pull station =
Smoke detector =
Fire panel =
Emergency light =
Horn and strobe =
Fire pump =
Extinguisher =

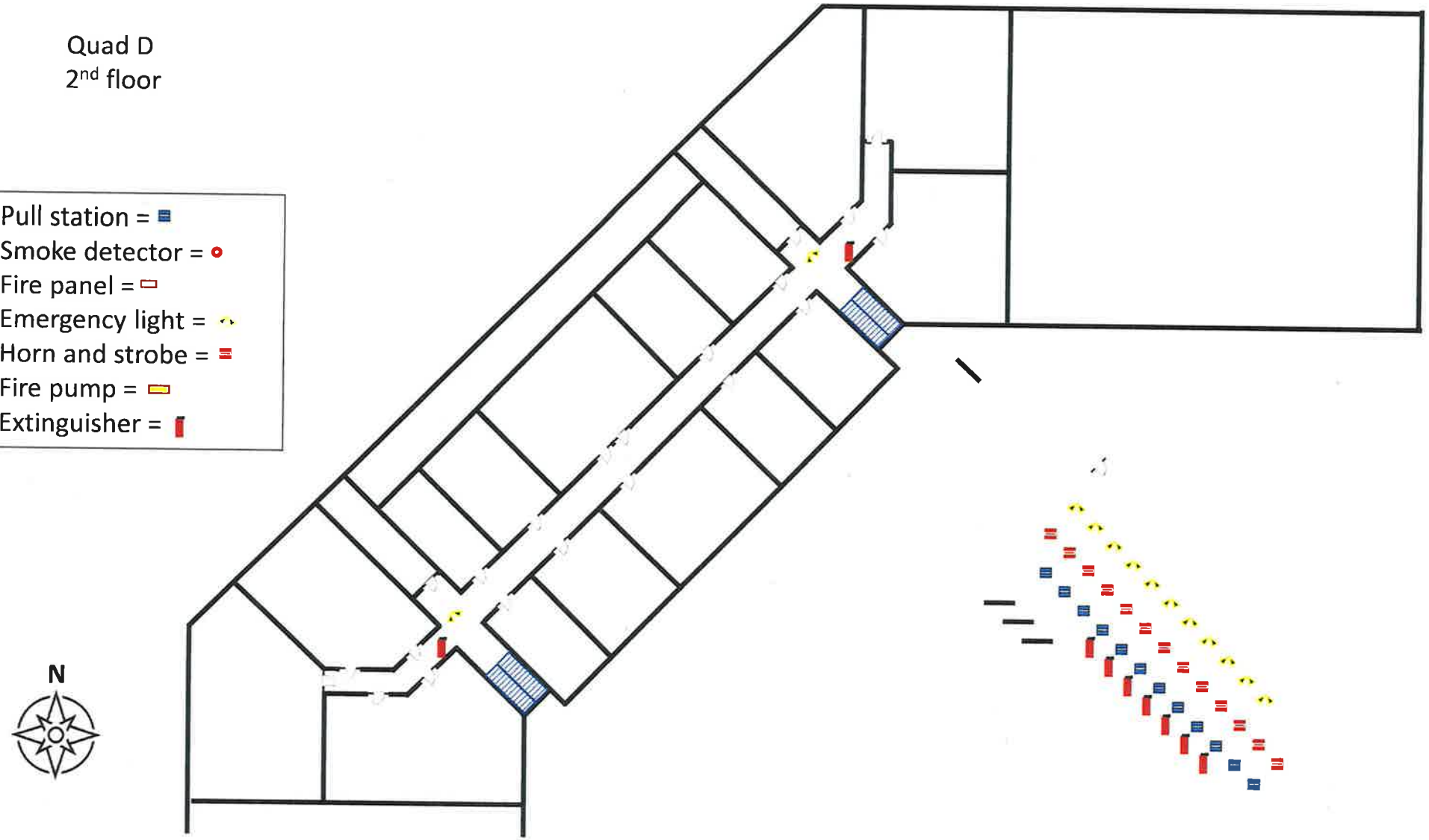
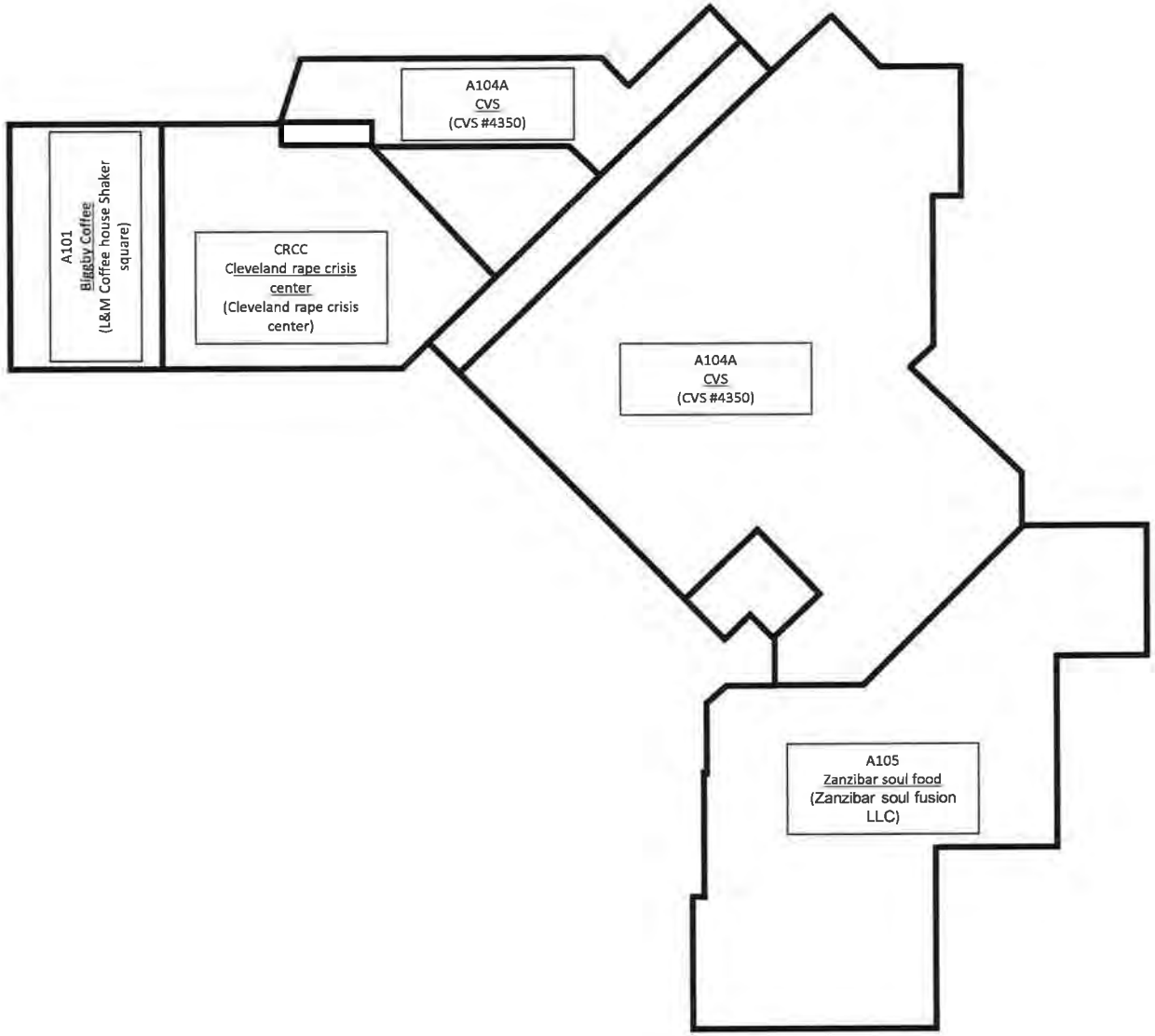
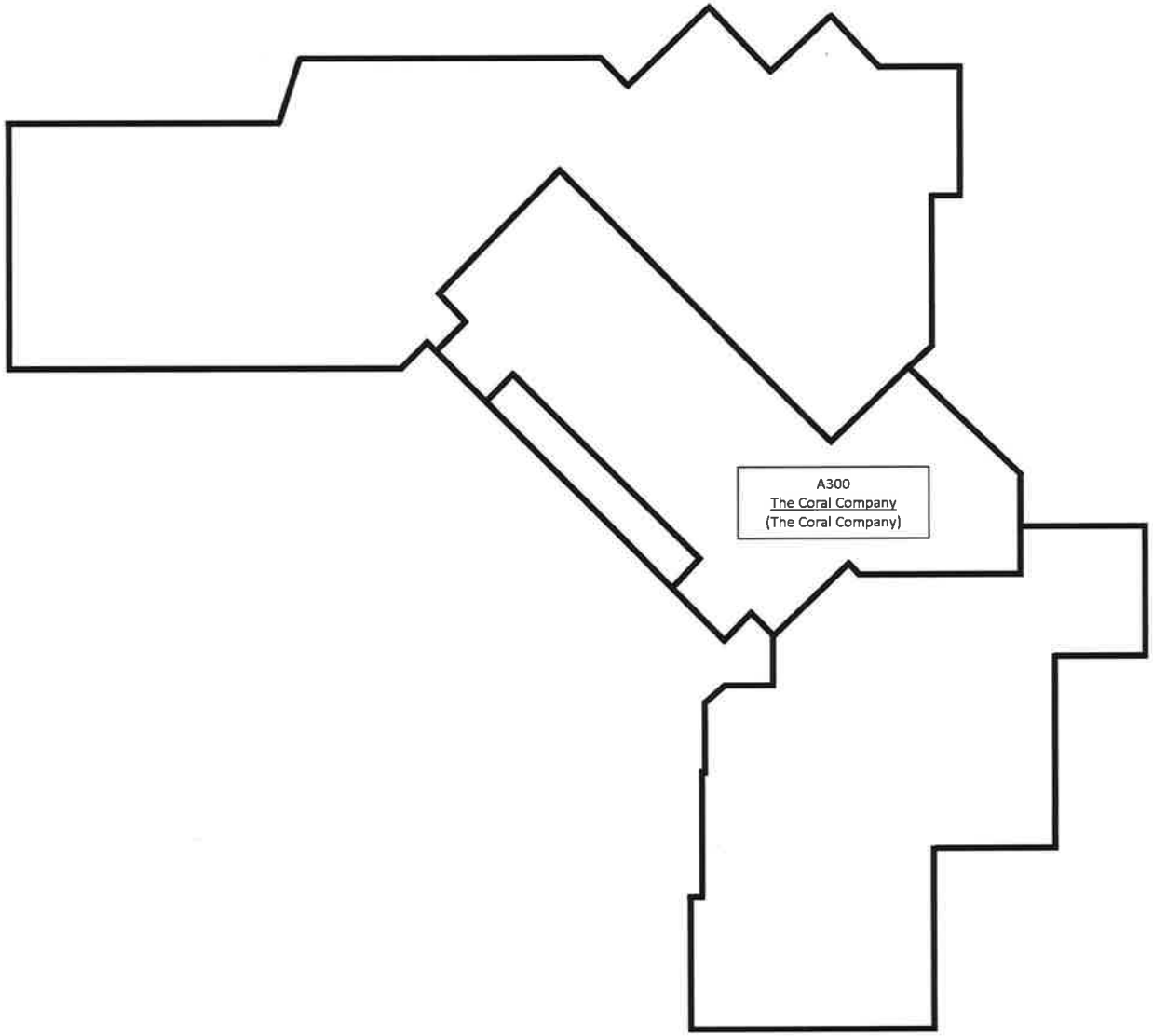
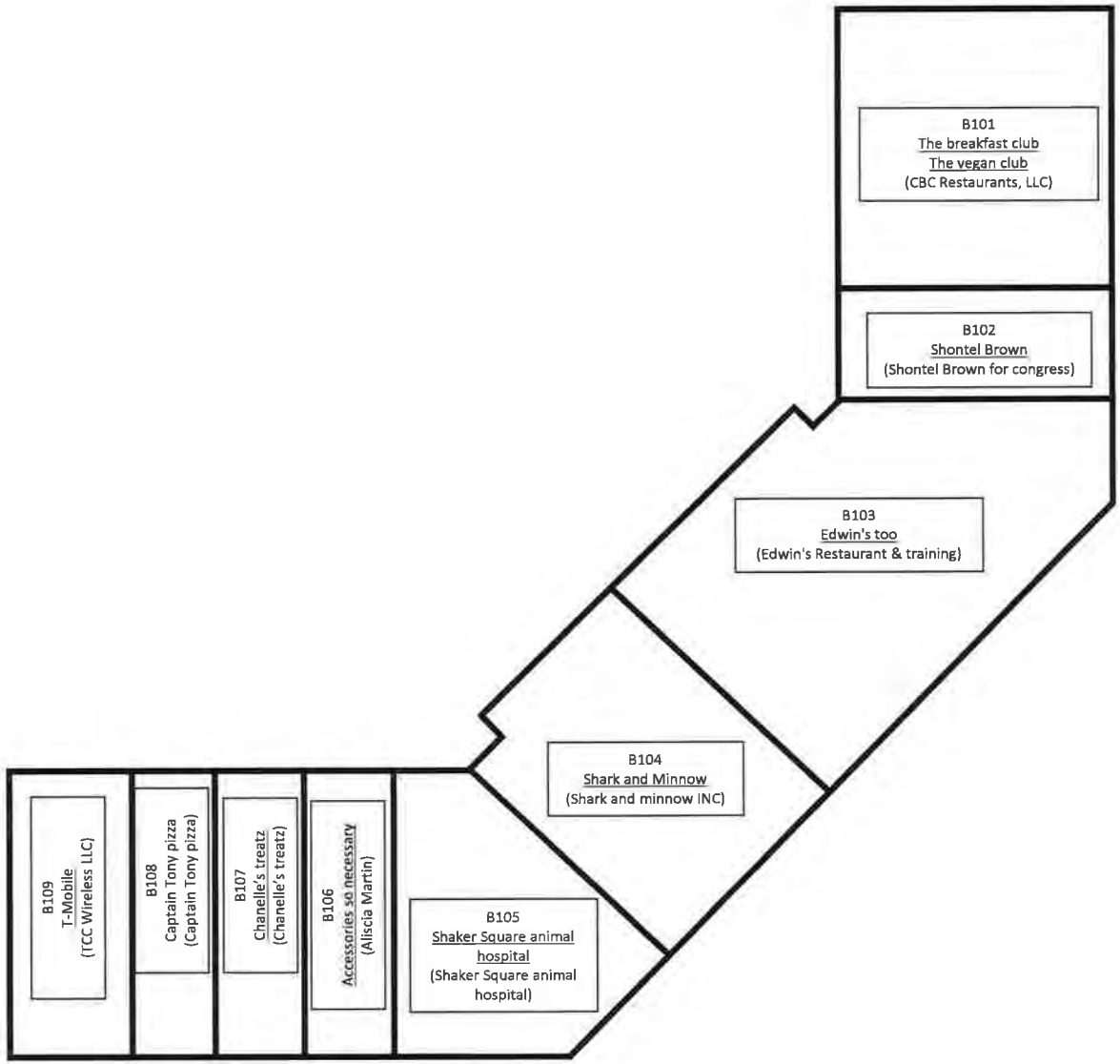


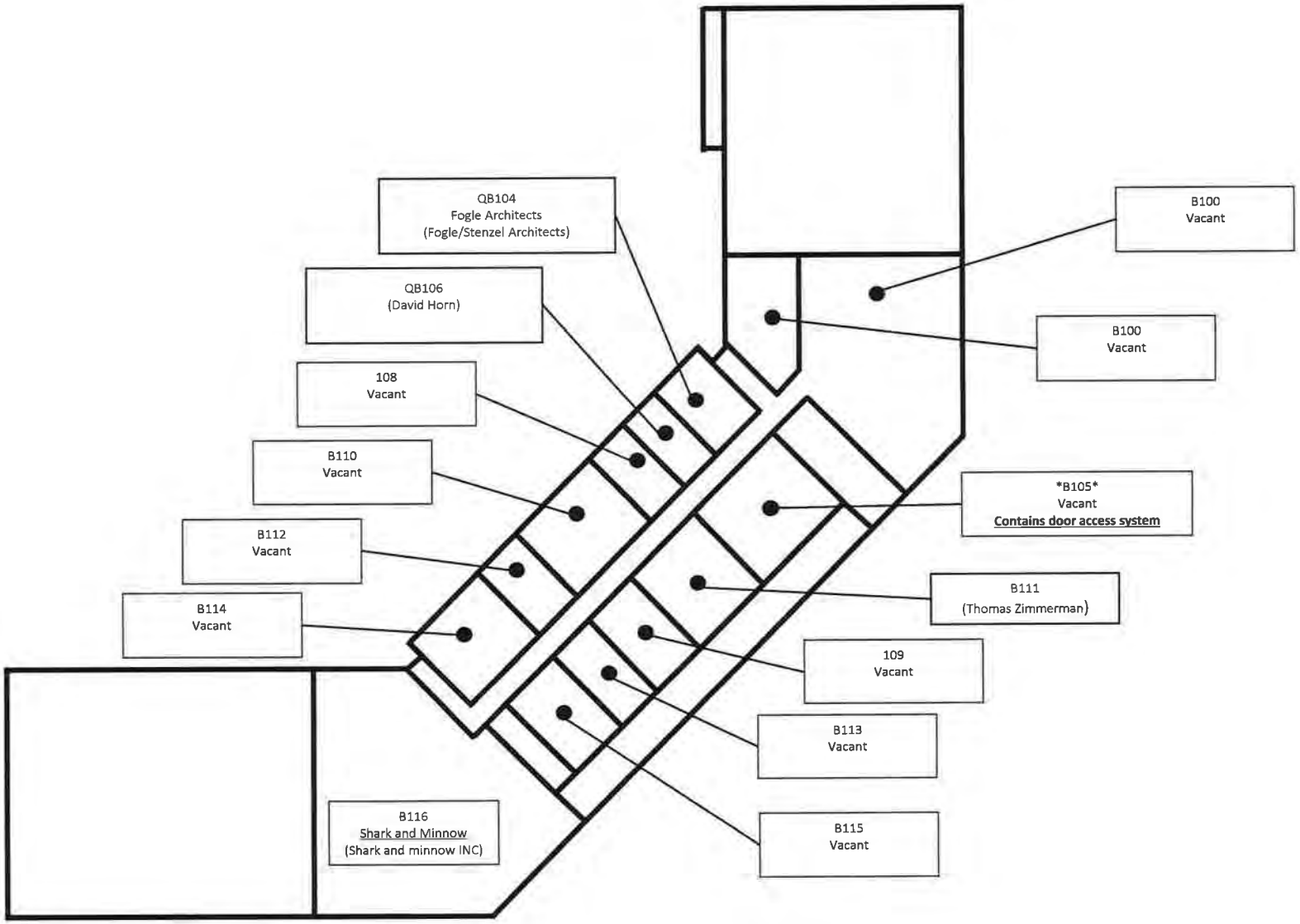
EXHIBIT 8

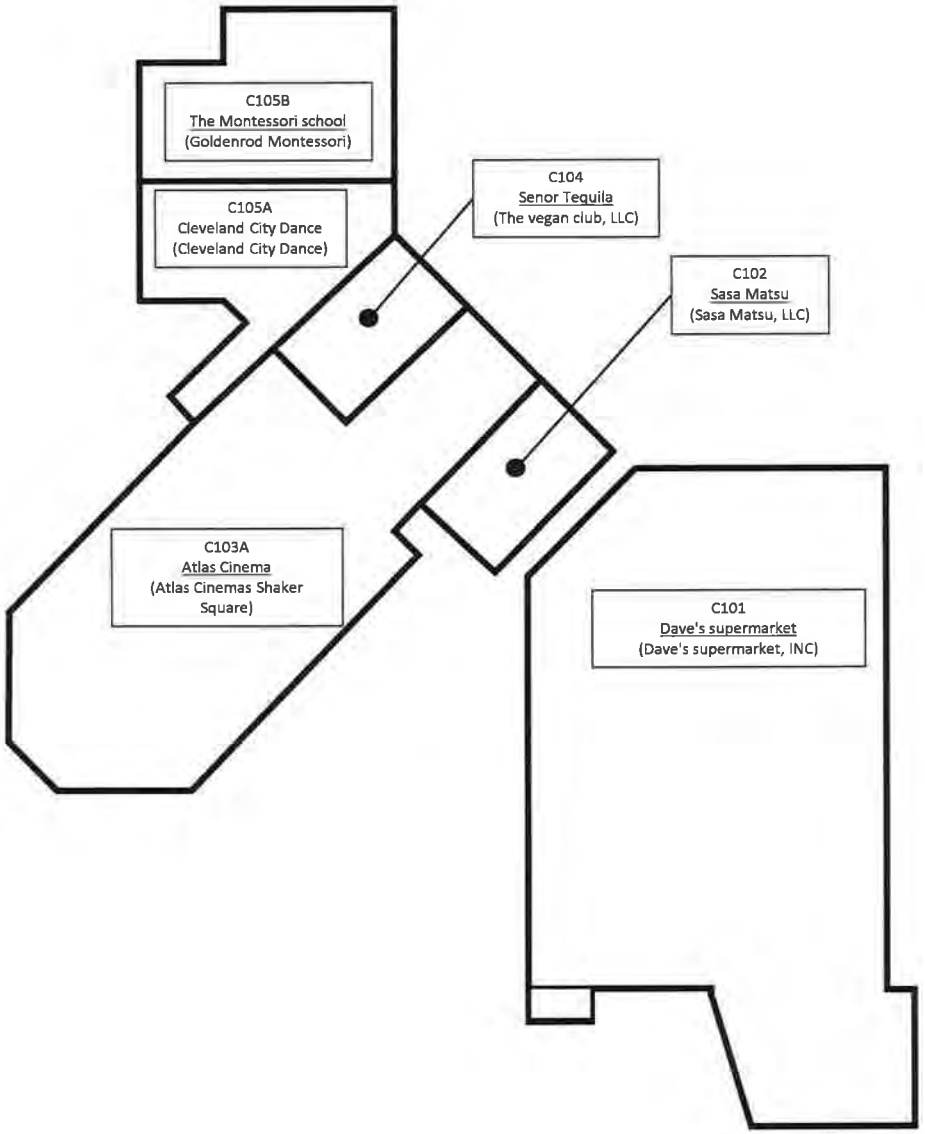
TENANT LAYOUT FLOOR PLANS WITH SQUARE FOOTAGES

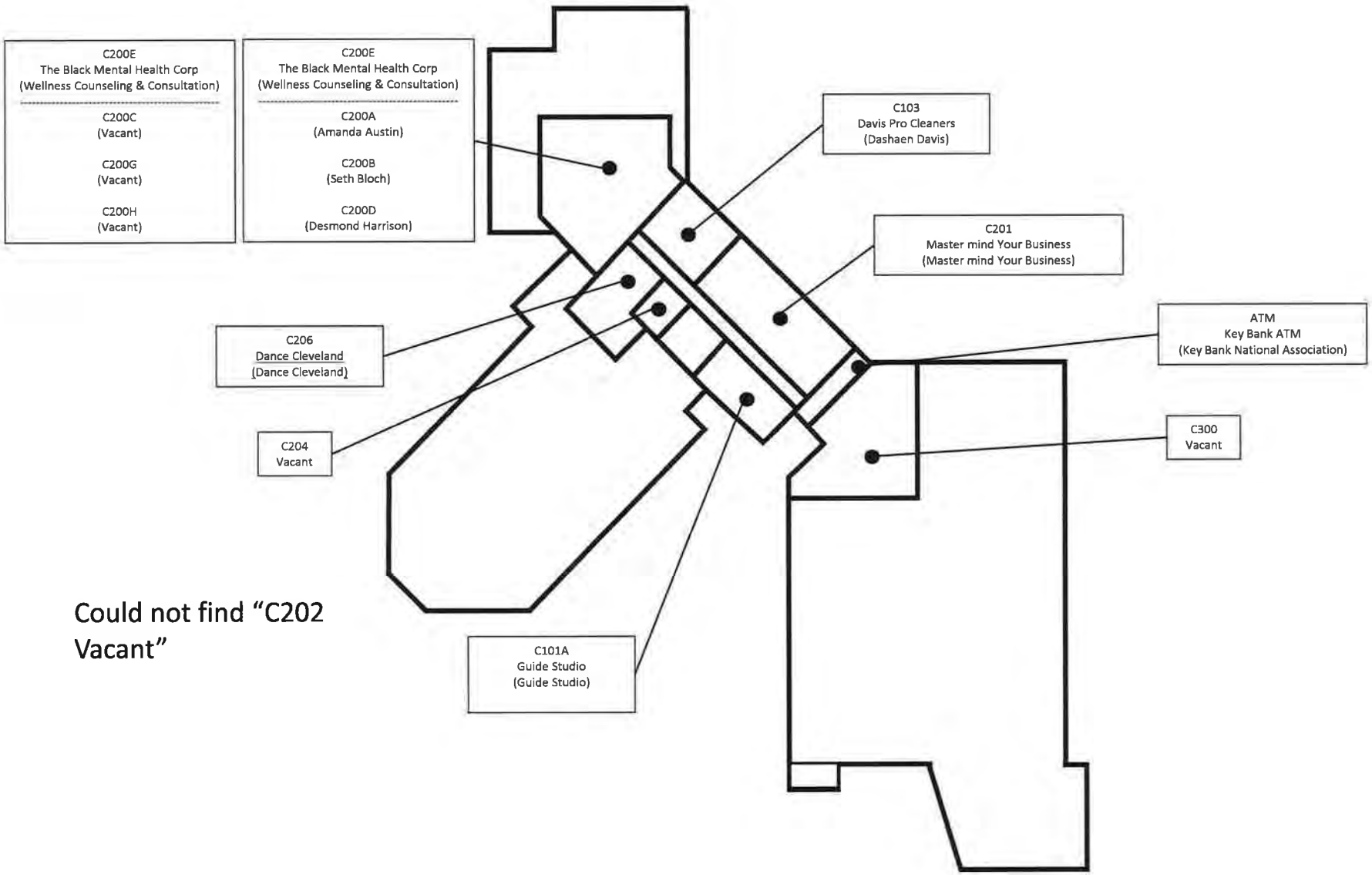

A104A
CVS
(CVS #4350)
A101
Biggby Coffee
(L&M Coffee house Shaker square)
CRCC
Cleveland rape crisis center
(Cleveland rape crisis center)
A104A
CVS
(CVS #4350)
A105
Zanzibar soul food
(Zanzibar soul fusion LLC)


A300
The Coral Company
(The Coral Company)

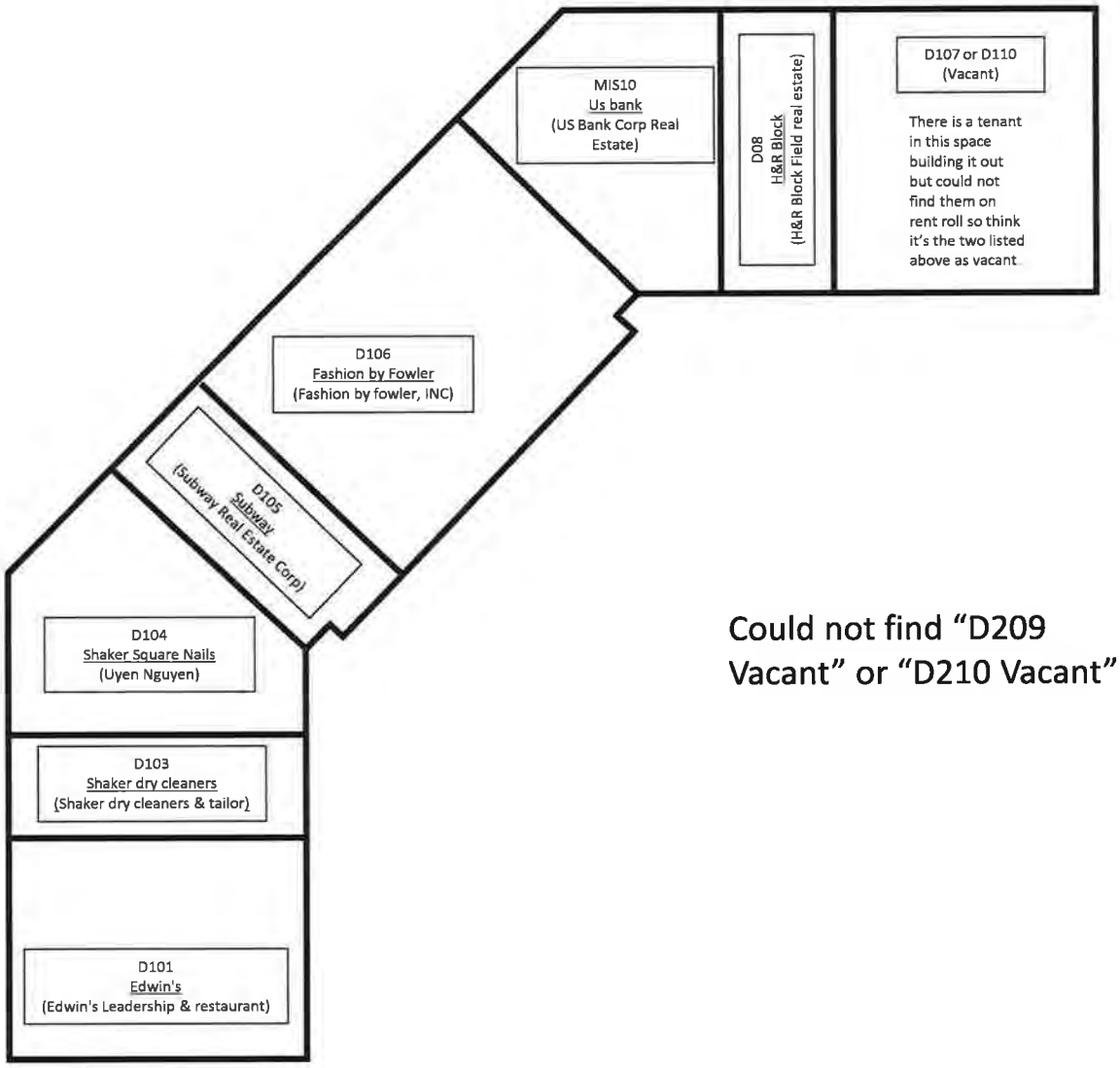

B101
The breakfast club
The vegan club
(CBC Restaurants, LLC)
B102
Shontel Brown
(Shontel Brown for congress)
B103
Edwin's too
(Edwin's Restaurant & training)
B104
Shark and Minnow
(Shark and minnow INC)
B105
Shaker Square animal hospital
(Shaker Square animal hospital)
B106
Accessories so necessary
(Alisha Martin)
B107
Chanelle's treatz
(Chanelle's treatz)
B108
Captain Tony pizza
(Captain Tony pizza)
B109
T-Mobile
(TCC Wireless LLC)


QB104
Fogle Architects
(Fogle/Stenzel Architects)
QB106
(David Horn)
108
Vacant
B110
Vacant
B112
Vacant
B114
Vacant
B116
Shark and Minnow
(Shark and minnow INC)
B100
Vacant
B100
Vacant
B105
Vacant
Contains door access system
B111
(Thomas Zimmerman)
109
Vacant
B113
Vacant
B115
Vacant

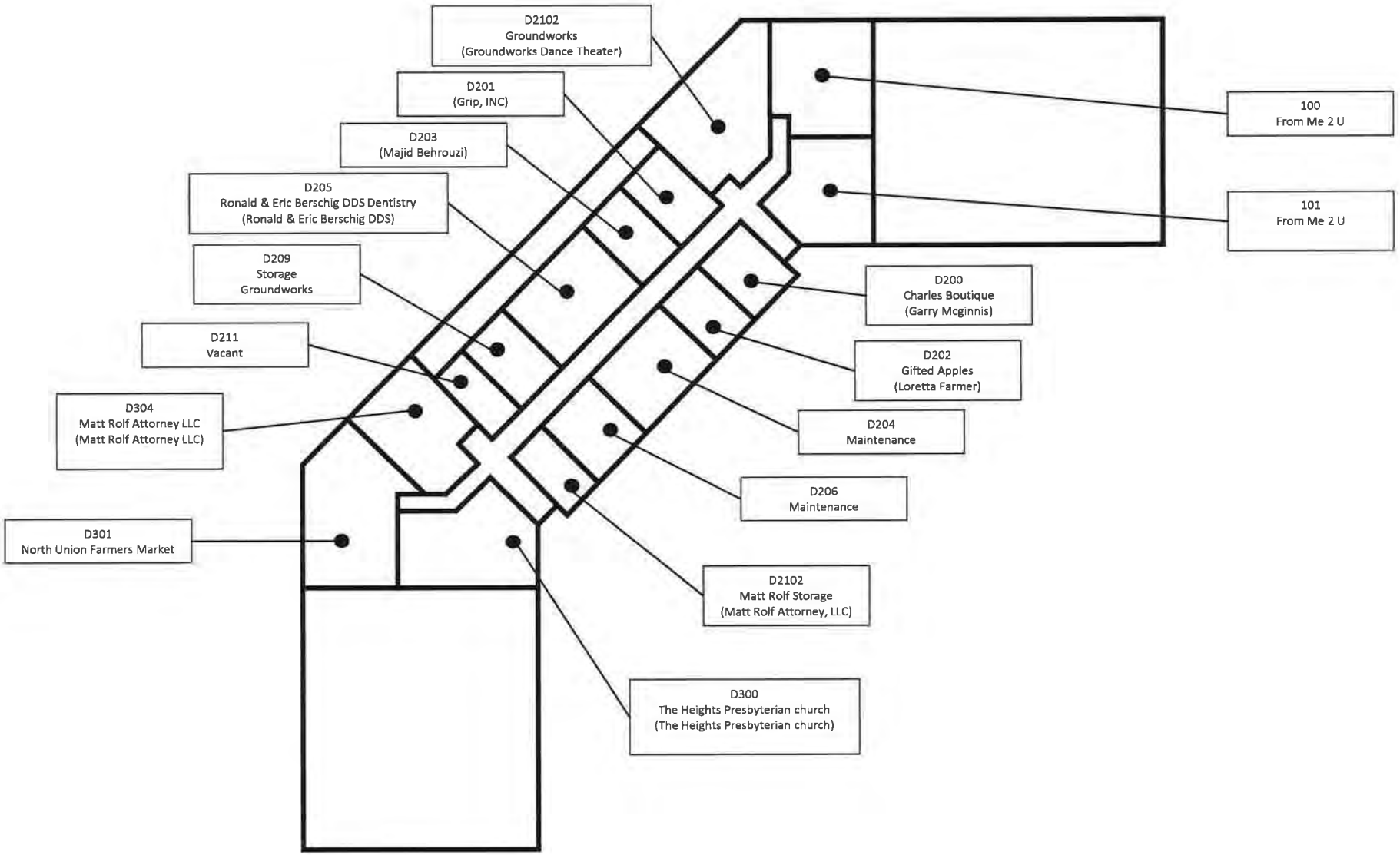

C105B
The Montessori school
(Goldenrod Montessori)
C105A
Cleveland City Dance
(Cleveland City Dance)
C104
Senor Tequila
(The vegan club, LLC)
C102
Sasa Matsu
(Sasa Matsu, LLC)
C103A
Atlas Cinema
(Atlas Cinemas Shaker Square)
C101
Dave's supermarket
(Dave's supermarket, INC)



Could not find "C202 Vacant"



Could not find "D209 Vacant" or "D210 Vacant"


D2102
Groundworks
(Groundworks Dance Theater)
D201
(Grip, INC)
D203
(Majid Behrouzi)
D205
Ronald & Eric Berschig DDS Dentistry
(Ronald & Eric Berschig DDS)
D209
Storage
Groundworks
D211
Vacant
D304
Matt Rolf Attorney LLC
(Matt Rolf Attorney LLC)
D301
North Union Farmers Market
100
From Me 2 U
101
From Me 2 U
D200
Charles Boutique
(Garry Mcginnis)
D202
Gifted Apples
(Loretta Farmer)
D204
Maintenance
D206
Maintenance
D2102
Matt Rolf Storage
(Matt Rolf Attorney, LLC)
D300
The Heights Presbyterian church
(The Heights Presbyterian church)

NOTE - SF may not be correct for vacants/basement stora

SUITE	NE ("A") Quad	SF
A101	Biggby Coffee	2,471
A102-103	Rape Crisis Center	4,890
A104	CVS	11,472
A105	Zanzibar	6,379
	1st floor retail	**25,212**
A300	Coral Co.	7,535
	2nd floor office	**7,535**
	Basement	1,627
	Basement	2,025
	Storage	**3,652**
	TOTAL	**36,399**

	SE ("B") Quad	SF
B101	CBC Restaurants	3,980
B102	Shontel Brown for Congress	1,730
B103	Edwins Too	4,364
B104	Shark & Minnow	2,310
B105	Shaker Square Animal Hospital	2,558
B106	Accessories So Necessary	1,119
B107	Channelle's Treatz	1,200
B108	Captain Tony's Pizza	1,120
B109	T-Mobile	1,360
	1st floor retail	**19,741**
B101	Vacant	1,260
B102	Vacant (Maintenance)	374
B103	Vacant (Maintenance)	342
QB104	Fogle-Stenzel Architects	378
B105	Vacant (door control system)	285
QB106	David Horn	198
B107	Vacant	285
B108	Vacant	320
B109	Vacant	320
B110	Vacant	320
B111	Zimmerman	320
B112	Vacant	320
B113	Vacant	320
B114	Vacant	320
B115	Vacant	320
B116	Shark & Minnow	1,764
	2nd floor office	**7,446**

	CBC Restaurants	3,877
		1,787
	Edwins Too	4,015
		2,048
		4,082
	Captain Tony's Pizza	1,118
	T-Mobile	1,127
	Basement storage	**18,054**
	TOTAL	**45,241**

	SW ("C") Quad	**SF**
C101	Dave's Supermarket	26,400
C102	Sasa Matsu	2,729
C103A	Shaker Square Cinema	25,000
C104	The Vegan Club	3,118
C105A	Cleveland City Dance	4,290
C105B	Goldenrod Montessori	4,500
	1st floor retail	**66,037**
C100	Vacant (Rutledge)	1,600
C101A	Guide Studio	990
C103	Dashawn Davis	779
C200A	Amanda Austin	144
C200B	Vacant (Seth Bloch)	285
C200E	Desmond Harrison Yanamayu	1,065
C200E	Wellness Counselfing	285
C201	Mastermind Your Business	837
C206	Dance Cleveland	1,454
	Vacant (windowless)	285
	2nd floor office	**7,724**
	Dave's Supermarket	4,737
	Sasa Matsu	576
	Vacant	751
	Basement storage	**6,064**
	TOTAL	**79,825**

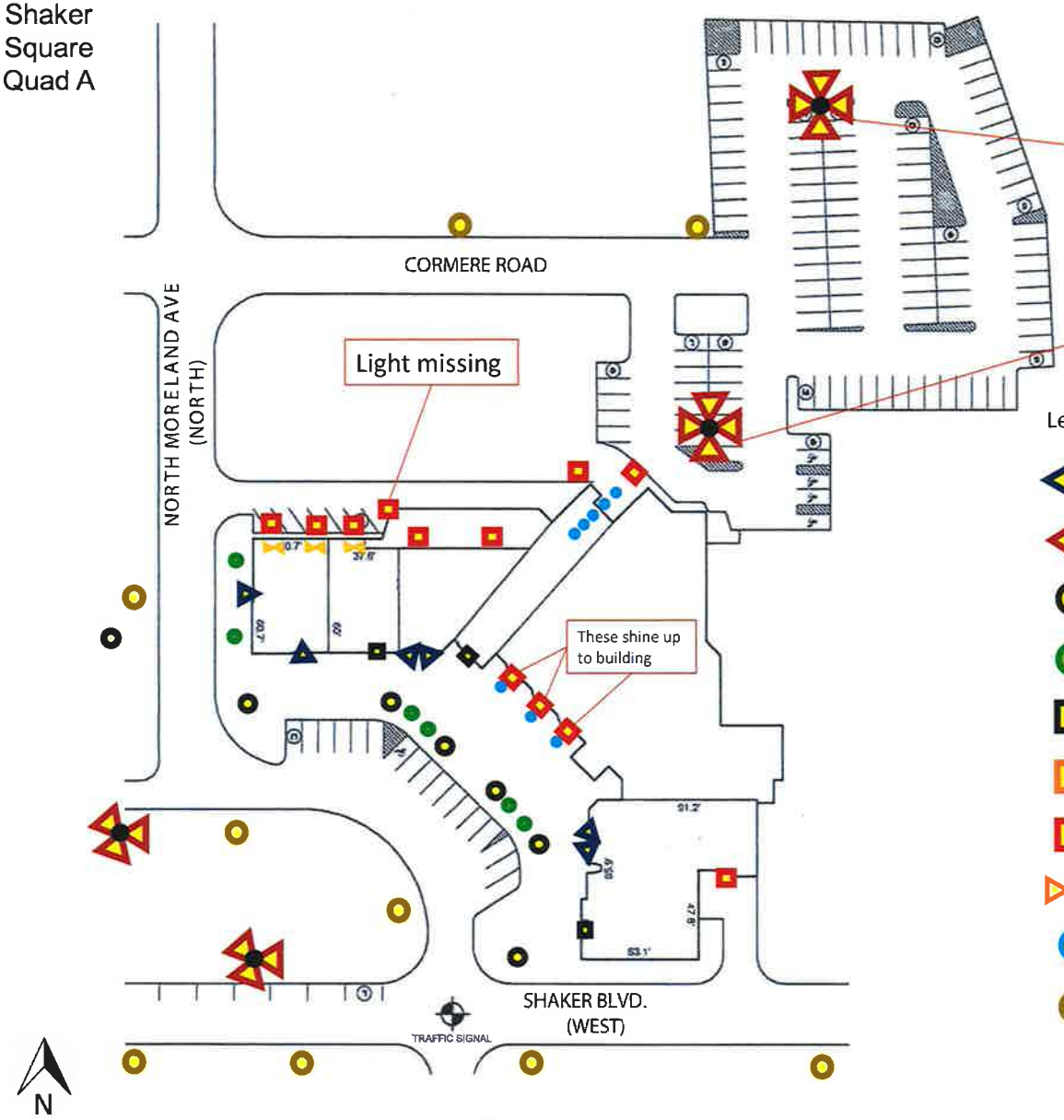
	NW ("D") Quad	**SF**
D101	Edwins Restaurant	2,939
D103	Shaker Dry Cleaners	993
D104	Shaker Square Nails	2,371
D105	Subway	1,355
D106	Fashions by Fowler	5,200
MIS10	US Bank	2,500
D008	H&R Block	1,119
D109	DLP Hospitality	2,441
	1st floor retail	**18,918**

D100	Gary McGinnis	366
D201-204	GRIP Inc.	825
D202	Loretta Farmer	352
D203	Majid Behrouzi	353
D205-207	Berschig DDS	807
D210	Matt Rolf Atty LLC-expansion	365
D2102	Groundworks Dance Theater	957
D300-303	Heights Presby Church	961
D301-302	North Union Farmers Market	765
D304	Matt Rolf Atty LLC	575
D206-208	Maintenance	974
	2nd floor office	**7,300**
	Vacant	902
	Vacant	986
	Vacant	2,416
	Vacant	1,365
	Vacant	2,153
	Vacant	2,433
	Vacant	1,127
	Vacant	713
	Vacant	2,463
	Basement storage	**14,558**
	TOTAL	**40,776**
	Retail Total	129,908
	Office Total	30,005
	Basement Total	68,546
	GRAND TOTAL	**202,241**

EXHIBIT 9

EXTERIOR LIGHTING PLANS

Shaker Square Quad A



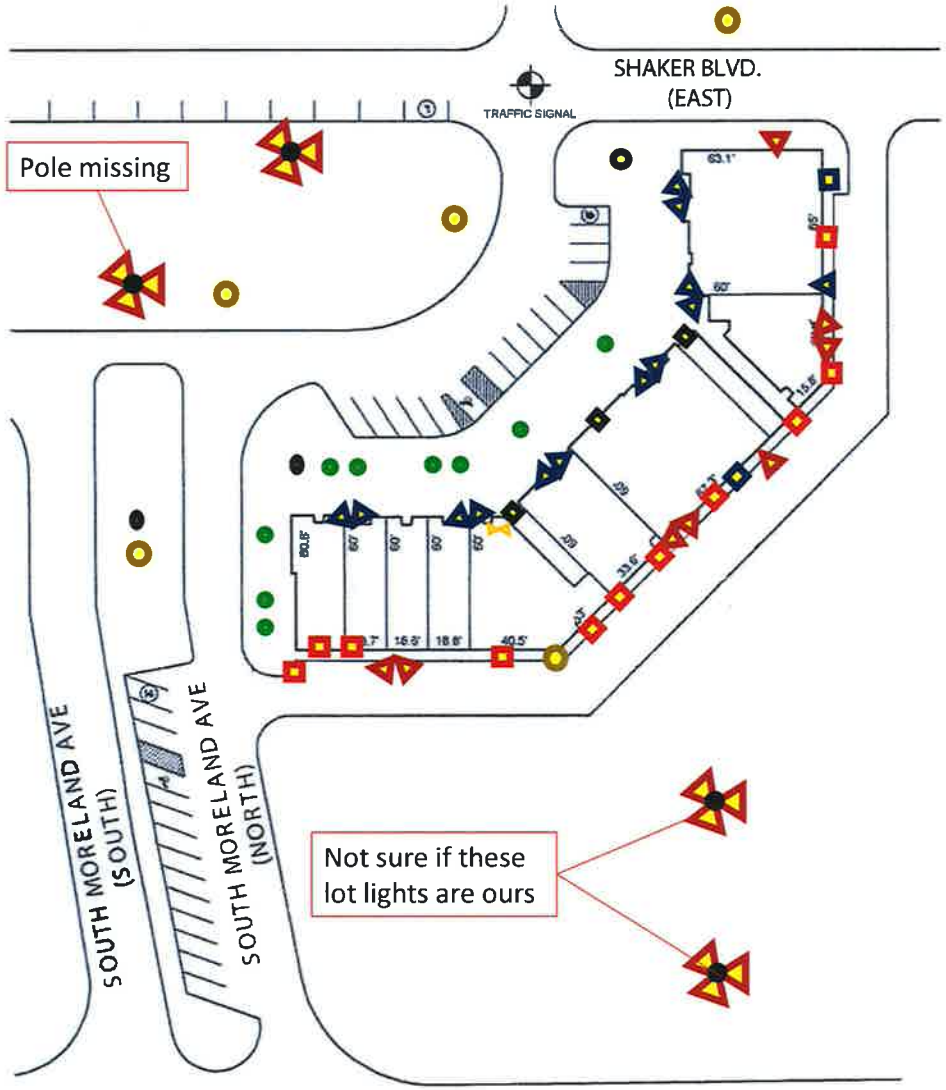
Parking lot pole light
*these poles have **two** LED flood light as well*

Parking lot pole light
*these poles have **one** LED flood light as well*

Legend

- -LED flood lighting
- -Halogen flood lighting
- -Antique pole lights
- -Tree lighting *Ground level light pointed up to trees*
- -Antique sconces
- -Incandescent wall pack lights
- -Halogen wall pack lights
- -Basic incandescent flood light
- - Can light
- -Street pole light

Shaker
Square
Quad B



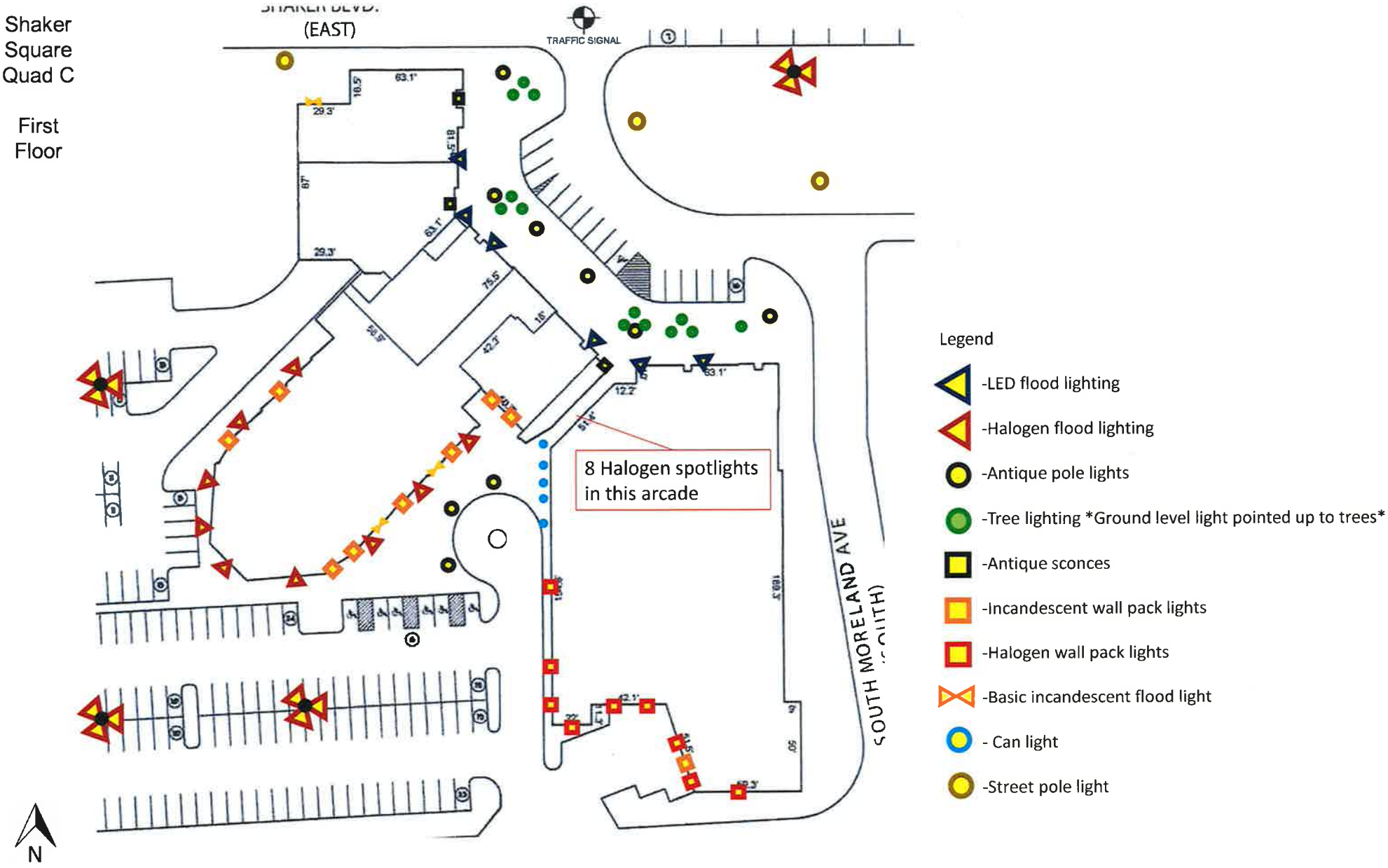
N

Legend

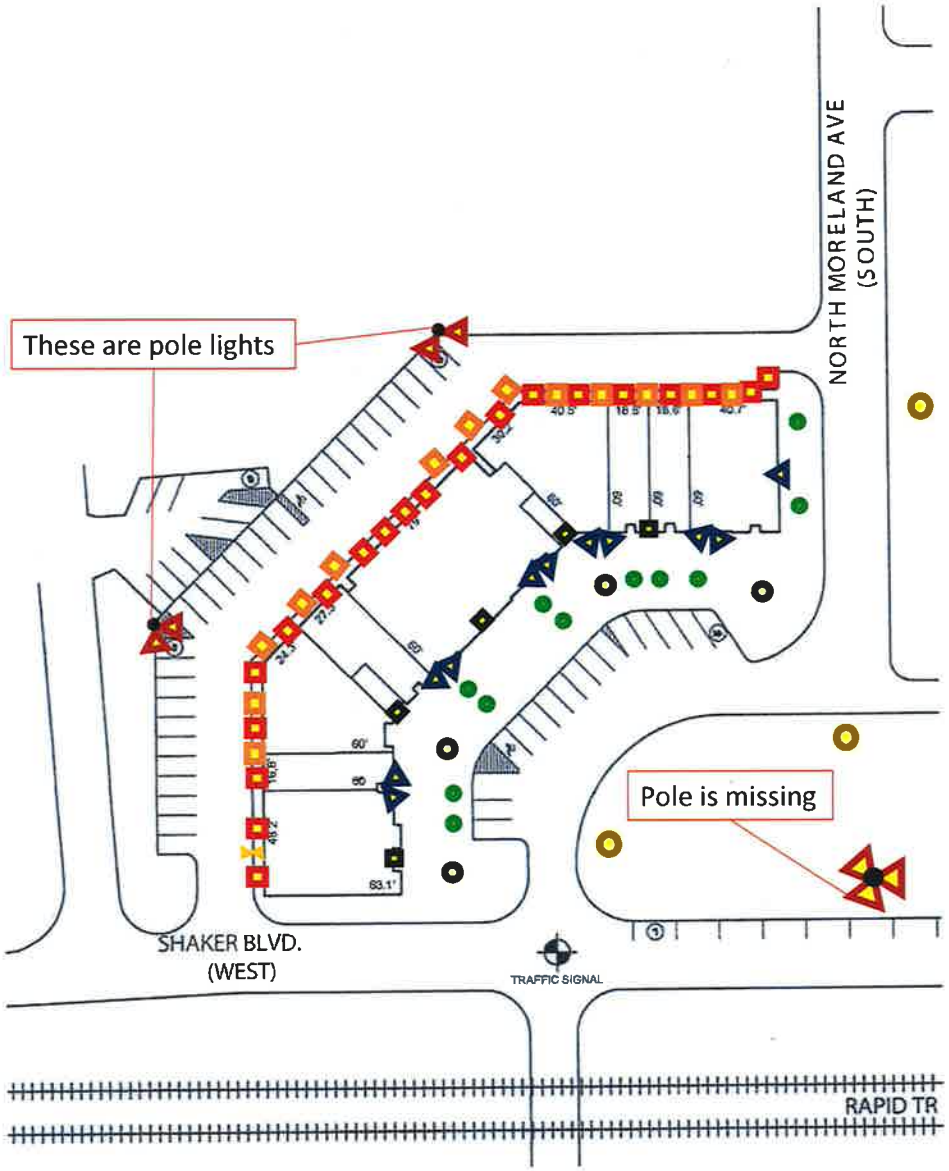
- -LED flood lighting
- -Halogen flood lighting
- -Antique pole lights
- -Tree lighting *Ground level light pointed up to trees*
- -Antique sconces
- -Incandescent wall pack lights
- -Halogen wall pack lights
- -Basic incandescent flood light
- - Can light
- -Street pole light

Shaker Square Quad C

First Floor



Shaker
Square
Quad D



Legend

-LED flood lighting

-Halogen flood lighting

-Antique pole lights

-Tree lighting *Ground level light pointed up to trees*

-Antique sconces

-Incandescent wall pack lights

-Halogen wall pack lights

-Basic incandescent flood light

-Street pole light

EXHIBIT 10

BUILDING ANALYSIS BY SERVICE AREA

HVAC

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

HVAC

CURRENT SITUATION

- There are currently no HVAC maintenance contracts in place.
- 99 individual HVAC units were located and the info for each unit is in the attached equipment list.
- There is not a current list of what equipment exists.
- There are no existing prints identifying equipment locations in the facility.
- There is no HVAC Capital Plan for the facility.
- Most of the units are showing neglect. Many are not currently working and are waiting on parts.
- All suites are serviced by package units. There is no central HVAC or steam systems in the buildings.

ANALYSIS OF HVAC

- We created a list of all equipment, make, model number, Serial number, year installed, useful life and equipment cost at today's dollars. Since an updated list was not available, we surveyed the entire complex and noted the make, model, and serial number of every existing HVAC unit and boiler.
- All HVAC and boiler units were identified and cataloged. The location of each unit was labeled on floor plans that we created.
- See detailed equipment list and costs attached from Cresco Playhouse Square Management.

RECOMMENDATIONS

- Budget to replace the outdated units that have surpassed their expected life span. Budgeting should be done by year.
- Based on the equipment cost information, complete a Capital Replacement Plan.
- See below for capital planning needs and attached list for equipment replacements:

Year 1	$123,500
Year 2	$246,500
Year 3	$0.00

HVAC

Year 4	$783,500
Year 5	$0.00
Total	**$5,249,000**

- Budget pricing provided by Brewer Garrett.

HVAC CAPITAL

Asset ID #	Equipment Type	Make	Model	Serial #	Location	Manufacture Yr	Life Expectancy	Replacement Cost	Notes / Deficiencies
AHU 1	Air Handling Unit	TBD	TBD	TBD	Quad B	TBD	1-2 Years	$ 8,000	Old unit no data tags need checked out/ heat exchangers bad and shut off
RTU 20	Rooftop Unit	Lennox	GCS16-1353-270-6G	5691D00214	Quad C	1991	1-2 Years	$ 15,000	side discharge, duct is rough
RTU 23	Rooftop Unit	TBD	TBD	TBD	Quad C	2000	1-2 Years	$ 12,000	
RTU 1	Rooftop Unit	Trane	YCD075C3H0BE	M22102676D	Quad D	1997	1-2 Years	$ 18,750	
RTU 2	Rooftop Unit	Trane	YCD075C3H0BE	M0S103401D	Quad D	1997	1-2 Years	$ 18,750	
RTU 3	Rooftop Unit	Trane	YCD048C1H08F	Z12101594D	Quad D	1997	1-2 Years	$ 12,000	
RTU 4	Rooftop Unit	Carrier	48TFE00S---511--	0602G40409	Quad D	2002	1-2 Years	$ 12,000	
RTU 6	Rooftop Unit	Carrier	50GS-024---301--	2300G10448	Quad D	2000	1-2 Years	$ 30,000	
RTU 7	Rooftop Unit	Carrier	50GS-024---301--	2300G10447	Quad D	2000	1-2 Years	$ 30,000	
RTU 8	Rooftop Unit	Carrier	50TFF05---301--	2401G24081	Quad D	2001	1-2 Years	$ 30,000	
RTU 9	Rooftop Unit	Carrier	GS-030---301--	0803G31107	Quad D	2003	1-2 Years	$ 30,000	
RTU 11	Rooftop Unit	Lennox	10CHA42-1PA	8400E26696	Quad D	2000	1-2 Years	$ 30,000	
								$ 246,500	
RTU 1	Rooftop Unit	Trane	YCD210C3HACA	R3102603D	Quad A	2000	2-5 years	$ 52,500	
RTU 3	Rooftop Unit	Trane	YCD060C3HABF	R32101958D	Quad A	2000	2-5 years	$ 15,000	
RTU 4	Rooftop Unit	Trane	YCH2103L8CA	R32104510D	Quad A	2000	2-5 years	$ 52,500	New heat exchanger 2022
RTU 5	Rooftop Unit	Trane	YCD060C3HABF	R291008530	Quad A	2000	2-5 years	$ 15,000	Hail Damage on condenser coil
RTU 8	Rooftop Unit	Trane	YCD150C3LACA	R31104770D	Quad A	2000	2-5 years	$ 37,500	Hail Damage on condenser coil
RTU 10	Rooftop Unit	Trane	YCD060C3HABF	R32101915D	Quad A	2000	2-5 years	$ 15,000	
RTU 11	Rooftop Unit	Trane	YCD060C3HABF	R32102874D	Quad A	2000	2-5 years	$ 15,000	
RTU 13	Rooftop Unit	Trane	YCD150C3LCCA	R321016740	Quad A	2000	2-5 years	$ 37,500	
RTU 14	Rooftop Unit	Trane	YCD060C3HABF	R321008980	Quad A	2000	2-5 years	$ 15,000	
SW Attic	Furnace	Carrier	Weather maker 9200	1301A12490	Quad B	2001	2-5 years	$ 8,000	
NW attic	Furnace	Carrier	Weather maker 9200	2101A12406	Quad B	2001	2-5 years	$ 8,000	
SE Attic	Furnace	Carrier	Weather maker 9200	1301A14536	Quad B	2001	2-5 years	$ 8,000	
NE Attic	Furnace	Carrier	Weather maker 9200	2101A12407	Quad B	2001	2-5 years	$ 8,000	Indoor unit is good, outdoor unit is poor
RTU 2	Rooftop Unit	Rheem	RKNL-A036JK12E	2G7496ADAAF151102800	Quad B	TBD	2-5 years	$ 9,000	
RTU 3	Rooftop Unit	Carrier	48TFE005---311--	2902G50098	Quad B	2002	2-5 years	$ 12,000	
RTU 6	Rooftop Unit	Trane	YCD090C3L0BE	R31101786D	Quad B	2000	2-5 years	$ 22,500	
RTU 8	Rooftop Unit	Carrier	48TCED12A2A5A0A0A0	1913G20111	Quad B	2013	2-5 years	$ 12,000	
RTU 4	Rooftop Unit	Carrier	48TME006-A-301--	5104G20161	Quad C	2004	2-5 years	$ 12,000	
RTU 5	Rooftop Unit	Carrier	48TME006-A-301--	3604G40094	Quad C	2005	2-5 years	$ 12,000	
RTU 6	Rooftop Unit	Reznor	HRPB200-8-S-2	EBEF66X2N03715	Quad C	TBD	2-5 years	$ 15,000	heating only
RTU 7	Rooftop Unit	Trane	YCD300B3HAGA	R37100687D	Quad C	2000	2-5 years	$ 75,000	Hail damage on cond coils
RTU 8	Rooftop Unit	Trane	YCD300B3HAGA	R37100669D	Quad C	2000	2-5 years	$ 75,000	Hail damage on cond coils
RTU 9	Rooftop Unit	Trane	YCD120B3H0EB	R37100574D	Quad C	2000	2-5 years	$ 30,000	
RTU 11	Rooftop Unit	Carrier	48TFF004---501--	2201G24306	Quad C	2001	2-5 years	$ 12,000	side discharge duct is rough
RTU 12	Rooftop Unit	Carrier	48TFF004---501--	2201G24307	Quad C	2001	2-5 years	$ 12,000	
RTU 16	Rooftop Unit	Carrier	48TFD014---53503-1	4700G30505	Quad C	2000	2-5 years	$ 12,000	
RTU 17	Rooftop Unit	Carrier	48HJD009---53503-1	4700G30207	Quad C	2000	2-5 years	$ 12,000	
RTU 18	Rooftop Unit	Carrier	48HJD009---53503-1	4700G30206	Quad C	2000	2-5 years	$ 12,000	
RTU 19	Rooftop Unit	Carrier	38AK-012---611--	3900G00113	Quad C	2000	2-5 years	$ 9,000	
SS 2	Split System	Carrier	58MXA080-F-1-20	2101A12404	Quad D	2001	2-5 years	$ 8,000	
SS 3	Split System	Carrier	59SCSB080E211120	3921A45503	Quad D	2021	2-5 years	$ 8,000	
SS 4	Split System	Carrier	58MXA080-F-1-20	2101A12396	Quad D	2001	2-5 years	$ 8,000	
SS 5	Split System	Trane	TTA090A300EA	2293UYWAD	Quad D	2000-2005	2-5 years	$ 8,000	
SS 6	Split System	Trane	TTA036C300A0	J45257991	Quad D	1994	2-5 years	$ 8,000	
SS 7	Split System	Trane	TTR036C100A2	J36289431	Quad D	1994	2-5 years	$ 8,000	
SS 9	Split System	Payne	PA13NA060-E	2815X74120	Quad D	2000-2005	2-5 years	$ 8,000	
SS 10	Split System		38TUA060310	1100E03989	Quad D	2000-2005	2-5 years	$ 8,000	
SS 11	Split System	TBD	38TUA060310	: 2999E00414	Quad D	2000-2005	2-5 years	$ 8,000	
SS 12	Split System	TBD	38TUA060310	4600E00473	Quad D	2000-2005	2-5 years	$ 8,000	
MS 1	Mini Split	TBD	TBD	TBD	Quad D	2000-2005	2-5 years	$ 8,000	
MS 2	Mini Split	TBD	TBD	TBD	Quad D	2000-2005	2-5 years	$ 8,000	
RTU 5	Rooftop Unit	Carrier	50TFF004---301--	3600G24037	Quad D	2000	2-5 years	$ 30,000	
RTU 10	Rooftop Unit	Trane	YCD060C1H0BF	R36102436D	Quad D	2000	2-5 years	$ 15,000	
								$ 771,500	
MS 1	Mini Split	LG	LSN180HEV2	TBD	Quad A	TBD	5+ years	$ 10,000	
MS 2	Mini Split	EnviroAir	KWHA24D	TBD	Quad A	TBD	5+ years	$ 10,000	
S5	Split System	Goodman	GSC130361DE	705241851	Quad A	TBD	5+ years	$ 10,000	Condenser inpected could not access AHU
S6	Split System	Goodman	GSC130361DE	705241851	Quad A	TBD	5+ years	$ 10,000	
RTU 6	Rooftop Unit	Trane	YSC090H3EHA01	184612324L	Quad A	2018	5+ years	$ 22,500	
RTU 7	Rooftop Unit	Trane	YSC102H3EHA03	193212839L	Quad A	2019	5+ years	$ 25,500	
RTU 9	Rooftop Unit	Trane	YCD150C3LACA	R3310061D	Quad A	2000	5+ years	$ 37,500	
RTU 12	Rooftop Unit	Lennox	LRP14GE60-126EP-A1	1620F17476	Quad A	2020	5+ years	$ 15,000	
RTU 1	Rooftop Unit	York	ZE048H12A1A1ABA2	N2C2177544	Quad B	2022	5+ years	$ 12,000	
RTU 4	Rooftop Unit	Trame	YSC120F3EHA1V0000000000	164311501L	Quad B	2016	5+ years	$ 30,000	
RTU 5	Rooftop Unit	Trane	4YCC4036A1090AA	164813511L	Quad B	2016	5+ years	$ 9,000	
RTU 9	Rooftop Unit	Trane	YSC090F3RHA1V0000000000	164111871L	Quad B	2016	5+ years	$ 22,500	
RTU 10	Rooftop Unit	Lenox	LGH060H4EH1P	5612A05617	Quad B	2012	5+ years	$ 22,500	
Cond 1	Condenser	Sterling	CAS241HAA0A00AA---	P180941557	Quad B	2018	5+ years	$ 6,000	On roof serves AHU 1
Cond 2	Condenser	Sterling	CAS241HAA0A00AA---	P180840750	Quad B	2018	5+ years	$ 6,000	On roof serves AHU 1
RTU 1	Rooftop Unit	Trane	YSG102F4EHA08	150610046L	Quad C	2015	5+ years	$ 25,500	
RTU 2	Rooftop Unit	Trane	YSG102F4EHA08	152713273L	Quad C	2015	5+ years	$ 25,500	
RTU 10	Rooftop Unit	Bryant	582JP06A150A2A0AAA	1718C75183	Quad C	2018	5+ years	$ 30,000	
RTU 13	Rooftop Unit	Carrier	481MD012-A-501--	0206G30760	Quad C	2006	5+ years	$ 12,000	
RTU 14	Rooftop Unit	Bryant	580JP12D180A2A0AAA	0517P88670	Quad C	2017	5+ years	$ 30,000	
RTU 15	Rooftop Unit	International comfo	RGS060HECA0AAAA---	C162269170	Quad C	2016	5+ years	$ 15,000	
RTU 21	Rooftop Unit	York	ZF150N20N4AAA7	N1D5648180	Quad C	2015	5+ years	$ 37,500	
RTU 22	Rooftop Unit	Trane	YSC120F3EHA1WW00	173312938L	Quad C	2017	5+ years	$ 30,000	
SS 1	Split System	Carrier	58MXA080-F-1-20	2101A12417	Quad D	2001	5+ years	$ 8,000	
SS 8	Split System	TBD	TBD	TBD	Quad D	2000-2005	5+ years	$ 8,000	
SS 13	Split System	TBD	38TUA060310	TBD	Quad D	2014	5+ years	$ 8,000	
SS 14	Split System	TBD	PA13PR060-J	0914X61456	Quad D	2014	5+ years	$ 8,000	
Cond 1	Condenser	TBD	TBD	TBD	Quad D	2000-2005	5+ years	$ 8,000	Condenser is on ground, could not access indoor unit
Cond 2	Condenser	TBD	TBD	TBD	Quad D	2000-2005	5+ years	$ 8,000	Condenser is on ground, could not access indoor unit
Cond 3	Condenser	TBD	TBD	TBD	Quad D	2000-2005	5+ years	$ 8,000	Condenser is on ground, could not access indoor unit
Cond 4	Condenser	TBD	TBD	TBD	Quad D	2000-2005	5+ years	$ 8,000	Condenser is on ground, could not access indoor unit
B1	Boiler System	Well-Mclain	GV-6	2	Quad D	TBD	5+ years	$ 50,000	
								$ 568,000	
RTU 2	Rooftop Unit	Trane	YCH210C3HBCA	R3110152D	Quad A	2000	Attention Required	$ 52,500	Not operating
SS 5	Split System	Rheem	TBD	EH5D707F310110222	Quad B	2001	Attention Required	$ 8,000	indoor unit is poor, Outdoor unit is good
RTU 7	Rooftop Unit	York	D7CG048N09925A	NGJM087923	Quad B	2000	Attention Required	$ 15,000	
Unit 1	Furnace	Sterling	QVES400M	D0119380A3KD1H51S1AA3B5	Quad B	TBD	Attention Required	$ 10,000	Water cooled with electric heat
unit 2	Furnace	Dunkirk	PWB-5D	PWB-5D	Quad B	TBD	Attention Required	$ 10,000	Water cooled with electric heat
SS 1	Split System	TBD	TBD	TBD	Quad C	TBD	Attention Required	$ 8,000	
SS 2	Split System	TBD	TBD	TBD	Quad C	TBD	Attention Required	$ 8,000	
RTU 3	Rooftop Unit	Lennox	GCS11-3003-450A-7G	5691C01415	Quad C	1991	Attention Required	$ 30,000	Might not be used
RTU 24	Rooftop Unit	TBD	TBD	TBD	Quad C	TBD	Attention Required	$ 12,000	
RTU 12	Rooftop Unit	TBD	TBD	TBD	Quad D	2000-2005	Attention Required	$ 30,000	No tag, unit is shut off
								$ 183,500	
								$ 1,769,500	

HVAC EQUIP. SUMMARY

Shaker Square Quad A equipment list

Quad A - Ductless mini split systems with heat pump

Unit: MS 1 QA

Area it supplies: 2nd floor server room
Heating system type: Heat pump
Location: Center attic
Manufacturer: LG
Model:
Serial Number:
Model Number: LSN180HEV2
Filter size: NA
Filter count: NA
Type of heat distribution: Forced air
BTU output: 24,000
Burner count: NA Heat pump
Ignition device: NA Heat pump
Minimum gas pressure: 4.5 In. wc
Evaporator coil Model number: NA
Evaporator coil Serial number: NA
Condenser model number: LSU180HEV2
Condenser Serial number:
Condenser tonnage:
Condenser Voltage: 230
Refrigerant type: R410A
Fuse size:
Fan motor size:

Unit: MS 2 QA

Area it supplies: 2nd floor offices sunroom
Heating system type: Heat pump
Location: Center attic
Manufacturer: EnviroAir
Model:
Serial Number:
Model Number: KWHA24D
Filter size: NA
Filter count: NA
Type of heat distribution: Forced air
BTU output:
Burner count: NA
Ignition device: NA
Minimum gas pressure: 4.5 In. wc
Evaporator coil Model number: NA
Evaporator coil Serial number: NA
Condenser model number: KIHA4000D00
Condenser Serial number:
Condenser tonnage:
Condenser Voltage: 230
Refrigerant type: R410A
Fuse size:
Fan motor size:

Quad A - Furnace and air conditioning split systems

Unit: SS 5 QA

Area it supplies: Rape crisis center west
Heating system type: Condensing gas furnace
Location: Above drop ceiling
Manufacturer:
Model:
Serial Number:
Model Number:
Filter size: 16x25x1
Filter count: 1

In drop ceiling of space could not find

Could not find unit this is from invoice that tenant had

Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser manufacture: Goodman
Condenser model number: GSC130361DE
Condenser Serial number: 0705241851
Condenser tonnage: 3
Condenser Voltage: 208/230
Refrigerant types: R22
Fuse size: 25 Amp
Fan motor size:

Unit: SS 6 QA

Area it supplies: Rape crisis center call center
Heating system type: Condensing gas furnace
Location: Above drop ceiling
Manufacturer:
Model:
Serial Number:
Model Number:
Filter size: 16x24x1
Filter count: 1

In drop ceiling of space could not find

Could not find unit this is from invoice that tenant had

Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser manufacture: Goodman
Condenser model number: GSC130361DE
Condenser Serial number: 0705241850
Condenser tonnage: 3
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 25 Amp
Fan motor size:

Quad A - Package heating and air conditioning system

Unit: RTU-1 QA

Area it supplies: CVS Pharmacy
Heating system type: Gas heated exchanger
Location: (CVS) Center lower roof top
Manufacturer: Trane
Model: Voyager
Serial Number: R3102603D
Model Number: YCD210C3HACA

Filter size:	20x25x2	20x20x2
Filter count:	4	2

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx68
BTU output:
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 17.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-2 QA

Area it supplies: CVS Left sales
Heating system type: Gas heated exchanger
Location: (CVS) Center upper roof south unit
Manufacturer: Trane
Model: Voyager
Serial Number: R3110152D
Model Number: YCH210C3HBCA

Filter size:	20x20x2	20x25x2
Filter count:	2	4

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx75
BTU output:
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 17.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-3 QA

Area it supplies: CVS
Heating system type: Gas heated exchanger
Location: (CVS) Center upper roof center unit
Manufacturer: Trane
Model: Voyager
Serial Number: R32101958D
Model Number: YCD060C3HABF
Filter size: 20x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output:
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-4 QA

Area it supplies: CVS
Heating system type: Gas heated exchanger
Location: (CVS) Center upper roof north unit
Manufacturer: Trane
Model: Voyager
Serial Number: R32104510D
Model Number: YCH2103LBCA

Filter size:	15x20x2	20x25x2
Filter count:	2	4

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx75
BTU output:
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad A - Package heating and air conditioning system - Continued

Unit: RTU-5 QA

Area it supplies: Office area above CVS
Heating system type: Gas heated exchanger
Location: Center north lower roof
Manufacturer: Trane
Model: Voyager
Serial Number: R291008530
Model Number: YCD060C3HABF
Filter size: 20x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 90,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-6 QA

Area it supplies: Rape crisis center front lobby
Heating system type: Gas heated exchanger
Location: Lower east roof
Manufacturer: Trane
Model: American standard
Serial Number: 184612324L
Model Number: YSC090H3EHA0100000000000000000C00000000
Filter size: 16x25x2
Filter count: 4
Type of heat distribution: Forced air
Belt count: 1
Belt size: A32
BTU output: 160,000
Orifice size: 3.3MM
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 7.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-7 QA

Area it supplies: Biggby coffee
Heating system type: Gas heated exchanger
Location: Lower east roof
Manufacturer: Trane
Model: Voyager
Serial Number: 193212839L
Model Number: YSC102H3EHA03
Filter size: 20x25x2
Filter count: 4
Type of heat distribution: Forced air
Belt count: Ax35
Belt size: 1
BTU output: 110,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 8.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-8 QA

Area it supplies: Zanzibar north
Heating system type: Gas heated exchanger
Location: Lower north roof
Manufacturer: Trane
Model: Voyager
Serial Number: R31104770D
Model Number: YCD150C3LACA

Filter size:	16x20x2	20x20x2
Filter count:	3	3

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx58
BTU output: 90,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad A - Package heating and air conditioning system - Continued

Unit: RTU-9 QA

Area it supplies:
Heating system type: Condensing gas furnace
Location: Zanzibar (Restaurant roof)
Manufacturer: Trane
Model: Voyager
Serial Number: R3310061D
Model Number: YCD150C3LACA

Filter size:	16x20x2	20x20x2
Filter count:	3	3

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx58
BTU output: 122,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-10 QA

Area it supplies: 1st floor south office area
Heating system type: Gas heated exchanger
Location: Lower south roof
Manufacturer: Trane
Model: Voyager
Serial Number: R32101915D
Model Number: YCD060C3HABF
Filter size: 20x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 90,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-11 QA

Area it supplies: 1st floor south office area
Heating system type: Gas heated exchanger
Location: Lower south roof
Manufacturer: Trane
Model: Voyager
Serial Number: R32102874D
Model Number: YCD060C3HABF
Filter size: 20x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 90,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-12 QA

Area it supplies: 1st floor south office area
Heating system type: Gas heated exchanger
Location: Lower south roof
Manufacturer: Lennox
Model:
Serial Number: 1620F17476
Model Number: LRP14GE60-126EP-A1
Filter size: 15x20x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 102,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad A - Package heating and air conditioning system - Continued

Unit: RTU-13 QA

Area it supplies: 1st floor south office area
Heating system type: Gas heated exchanger
Location: Lower south roof
Manufacturer: Trane
Model: Voyager
Serial Number: R32101674D
Model Number: YCD150C3LCCA

Filter size:	16x20x2	20x20x2
Filter count:	3	3

Type of heat distribution: Forced air
Belt count: 1
Belt size: B68
BTU output: 120,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-14 QA

Area it supplies: 1st floor south office area
Heating system type: Gas heated exchanger
Location: Lower south roof
Manufacturer: Trane
Model: Voyager
Serial Number: R321008980
Model Number: YCD060C3HABF
Filter size: 20x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 90,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Shaker Square Quad B equipment list

Quad B - Furnace and air conditioning split systems

Unit: SW attic furnace

Area it supplies: 2nd floor southwest offices
Heating system type: Condensing gas furnace
Location: Center attic
Manufacturer: Carrier
Model: Weather maker 9200
Serial Number: 1301A12490
Model Number: 58MXA100-F-1-20
Filter size: 24x19x1
Filter count: 1
Type of heat distribution: Forced air
BTU output: 93,000 BTU
Burner count: 5
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Heating CFM: 1690
Cooling CFM: 1930
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X5B902
Condenser model number: 38CKC060300
Condenser Serial number: 1701E07160
Condenser tonnage: 2.5 tons
Condenser Voltage: 208/230
Refrigerant type: R-22
Fuse size: 60 Amp
Fan motor size: 1/4 Hp

Unit: NW attic furnace

Area it supplies: 2nd floor northwest offices
Heating system type: Condensing gas furnace
Location: Center attic
Manufacturer: Carrier
Model: Weather maker 9200
Serial Number: 210A12406
Model Number: 58MXA080-F-1-20
Filter size: 24x19x1
Filter count: 1
Type of heat distribution: Forced air
BTU output: 74,400 BTU
Burner count: 4
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Heating CFM: 1785
Cooling CFM: 1925
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X58903
Condenser model number: 38CKC060300
Condenser Serial number: 2001E30612
Condenser tonnage: 2.5 tons
Condenser Voltage: 208/230
Refrigerant type: R-22
Fuse size: 60 Amp
Fan motor size: 1/4 Hp

Unit: SE attic furnace

Area it supplies: 2nd floor southeast offices 108
Heating system type: Condensing gas furnace
Location: Center attic
Manufacturer: Carrier
Model: Weather maker 9200
Serial Number: 1301A14536
Model Number: 58MXA080-F-1-20
Filter size: 24x19x1
Filter count: 1
Type of heat distribution: Forced air
BTU output: 74,400 BTU
Burner count: 4
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Heating CFM: 1785
Cooling CFM: 1925
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X58900
Condenser model number: 38CKC060300
Condenser Serial number: 1701E07171
Condenser tonnage: 2.5 tons
Condenser Voltage: 208/230
Refrigerant type: R-22
Fuse size: 60 Amp
Fan motor size: 1/4 Hp

Unit: NE attic furnace

Area it supplies: 2nd floor northeast offices 110,112, and 114
Heating system type: Condensing gas furnace
Location: Center attic
Manufacturer: Carrier
Model: Weather maker 9200
Serial Number: 2101A12407
Model Number: 58MXA080-F-1-20
Filter size: 24x19x1
Filter count: 1
Type of heat distribution: Forced air
BTU output: 74,400 BTU
Burner count: 4
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Heating CFM: 1785
Cooling CFM: 1925
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X58905
Condenser model number: 38CKC060300
Condenser Serial number: 2001E30599
Condenser tonnage: 2.5 tons
Condenser Voltage: 208/230
Refrigerant type: R-22
Fuse size: 60 Amp
Fan motor size: 1/4 Hp

Quad B - Furnace and air conditioning split systems - Continued

Unit: SS 5 QB

Area it supplies: Shontel brown space
Heating system type: Condensing gas furnace
Location: Basement
Manufacturer: Rheem
Model:
Serial Number: EH5D707F310110222
Model Number: RGRA-09EZAJS
Filter size: 20x25x1
Filter count: 1
Type of heat distribution: Forced air
BTU output: 90,000
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Evaporator coil Model number: RCBA-6089GG24XI
Evaporator coil Serial number: T3501
Condenser model number: 13ACD-060-230-17
Condenser Serial number: 1914F24582
Condenser tonnage: 2.5 tons
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 30Amp
Fan motor size: 1/4Hp

Quad B - Package heating and air conditioning system

Unit: RTU-1 QB

Area it supplies: 2nd floor west side of suite 105 and 109
Heating system type: Condensing gas furnace
Location: South 2nd floor flat roof
Manufacturer: York
Model: York forced air furnace with cooling unit
Serial Number: N2C2177544
Model Number: ZE048H12A1A1ABA2

Filter size:	15x20x1	14x25x1
Filter count:	2	1

Type of heat distribution: Forced air
BTU output: 120,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4 tons
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 45 Amp
Fan motor size: 1 Hp

Unit: RTU-2 QB

Area it supplies: 2nd floor east side of suite 111,113,and 115
Heating system type: 80% gas furnace
Location: South 2nd floor flat roof
Manufacturer: Rheem
Model: Rhreem package heating and cooling
Serial Number: 2G7496ADAAF151102800
Model Number: RKNL-A036JK12E
Filter size: 16x24x1
Filter count: 2
Type of heat distribution: Forced air
BTU output: 120,000
Orifice size: 45
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4 tons
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 40 Amp
Fan motor size: 1/3 Hp

Quad B - Package heating and air conditioning system - Continued

Unit: RTU-3 QB

Area it supplies: Animal hospital
Heating system type: Condensing gas furnace
Location: South 1st floor flat roof
Manufacturer: Carrier
Model:
Serial Number: 2902G50098
Model Number: 48TFE005---311--
Filter size: 16x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 92,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R-22
Fuse size: 40 Amp
Fan motor size:

Unit: RTU-4 QB

Area it supplies: Animal hospital
Heating system type: Condensing gas furnace
Location: South 1st floor flat roof
Manufacturer: Trane
Model:
Serial Number: 164311501L
Model Number: YSC120F3EHA1V0000000000000000D000000000
Filter size: 20x25x2
Filter count: 4
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 250,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4 5 In. WC
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 50 Amp
Fan motor size:

Unit: RTU-5 QB

Area it supplies: Shop between AH and Pizza shop
Heating system type: Condensing gas furnace
Location: South 1st floor flat roof
Manufacturer: Trane
Model:
Serial Number: 164813511L
Model Number: 4YCC4036A1090AA
Filter size: 25x18x1
Filter count: 1
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 90,000
Orifice size: 37
Ignition device: Hot surface ignitor
Minimum gas pressure: 4 5 In. WC
Condenser tonnage: 3
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 40 Amp
Fan motor size: Cond: 1/5Hp Evap:1/2Hp Exhaust: 1/35Hp

Unit: RTU-6 QB

Area it supplies: Pizza shop
Heating system type: Condensing gas furnace
Location: South 1st floor flat roof
Manufacturer: Trane
Model: Voyager
Serial Number: R31101786D
Model Number: YCD090C3L0BE
Filter size: 14x25x1
Filter count: 3
Type of heat distribution: Forced air
Belt count: 1
Belt size: 4L240
BTU output: 97,000
Orifice size:
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 7.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 40 Amp
Fan motor size: Cond: 1/2Hp Evap: 1Hp

Quad B - Package heating and air conditioning system - Continued

Unit: RTU-7 QB

Area it supplies: T-mobile
Heating system type: Condensing gas furnace
Location: South 1st floor flat roof
Manufacturer: York
Model:
Serial Number: NGJM087923
Model Number: D7CG048N09925A

Filter size:	15x20x2	14x25x2
Filter count:	2	1

Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 125,000
Orifice size: 42
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 40 Amp
Fan motor size:

Unit: RTU-8 QB

Area it supplies: Shop next to Breakfast club
Heating system type: Condensing gas furnace
Location: North 1st floor flat roof
Manufacturer: Carrier
Model:
Serial Number: 1913G20111
Model Number: 48TCED12A2A5A0A0A0
Filter size: 20x20x2
Filter count: 4
Type of heat distribution: Forced air
Belt count: 1
Belt size: A48
BTU output: 180,000
Orifice size:
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 10
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 60 Amp
Fan motor size:

Unit: RTU-9 QB

Area it supplies: The breakfast club
Heating system type: Condensing gas furnace
Location: North 1st floor flat roof
Manufacturer: Trane
Model:
Serial Number: 164111871L
Model Number: YSC090F3RHA1V0000000000000000C0000000
Filter size: 16x25x2
Filter count: 4
Type of heat distribution: Forced air
Belt count: 1
Belt size: A32
BTU output: 160,000
Orifice size: 3.3mm
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 7.5
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 35 Amp
Fan motor size:

Unit: RTU-10 QB

Area it supplies: 2nd floor North offices
Heating system type: Condensing gas furnace
Location: North 2st floor flat roof
Manufacturer: Lennox
Model:
Serial Number: 5612A05617
Model Number: LGH060H4EH1P
Filter size: 20x20x2
Filter count: 4
Type of heat distribution: Forced air
Belt count: N/A Direct drive
Belt size: N/A Direct drive
BTU output: 120,000
Orifice size: 0.0089 IN
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 6
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 60 Amp
Fan motor size:

Quad B - Water cooled and heated air handler with in duct electric heater

Unit: Unit 1

Area it supplies: 1st floor shark and minnow
Heating system type: Electric in duct heater
Location: Back door
Heating manufacturer: Tutco
Heating Model: DHC3308-24.03P
Heating Serial Number: 82569
Air handler manufacturer: Carrier
Air handler model Number: 50BT-008---510--
Air handler serial number: t889889
Filter size: 16x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 1
Belt size: AX-34
BTU output:
Ignition device: electric
Condenser tonnage: 7.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 50Amp
Fan motor size:

Unit: Unit 2

Area it supplies: Basement floor shark and minnow
Heating system type: Electric in duct heater
Location: Basement
Heating manufacturer: Markel
Heating Model: 3HF10
Heating Serial Number: 602323/10
Air handler manufacturer: Carrier
Air handler model Number: 50BT-004---530--
Air handler serial number: R892178
Filter size: 16x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 1
Belt size: AX-34
BTU output: 10Kw
Ignition device: electric
Condenser tonnage: 3
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad B - Large split system *These units are all part of the same system*

Unit: Indoor AHU 1

Area it supplies: Basement Edwin restaurant
Heating system type: Gas furnace
Location: Basement
Heating manufacturer: Sterling
Heating Model: QVES400M
Heating Serial Number: D0119380A3KD1H51S1AA3B5
Air handler manufacturer: Sterling
Air handler model Number: No longer on unit
Air handler serial number:
Filter size: 20x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 2
Belt size: BX63
BTU output: 320,000
Ignition device: electric
Heating CFM:
Cooling CFM:
Fuse size:
Fan motor size:

Unit: Outdoor Condensor 1

Area it supplies: Coil at airhandler in resturant basement
Location: 2nd floor North flat roof
Condensor manufacturer: Sterling
Condensor model Number: CAS241HAA0A00AA---
Condensor serial number: P180941557
Filter size: N/A
Filter count: N/A
Type of heat distribution: forced air
Belt count: N/A
Belt size: N/A
Condenser tonnage: 20
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 100 Amp
Fan motor size:

Unit: Outdoor Condensor 2

Area it supplies: Coil at airhandler in resturant basement
Location: 2nd floor North flat roof
Condensor manufacturer: Sterling
Condensor model Number: CAS241HAA0A00AA---
Condensor serial number: P180840750
Filter size: N/A
Filter count: N/A
Type of heat distribution: forced air
Belt count: N/A
Belt size: N/A
Condenser tonnage: 20
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 100 Amp
Fan motor size:

Quad B - Boiler system

Unit: B1

Area it supplies: Basement Breakfast club
Heating system type: Gas boiler
Location: Basement
Heating manufacturer: Dunkirk
Boiler Model: PWB-5D
Boiler Serial Number: PWB-5D
Air handler manufacturer: Not accessable due to storage
Air handler model Number: Not accessable due to storage
Air handler serial number: Not accessable due to storage
Filter size: Not accessable due to storage
Filter count: Not accessable due to storage
Type of heat distribution: forced air
Belt count: Not accessable due to storage
Belt size: Not accessable due to storage
BTU output: 140,000
Ignition device: electric
Heating CFM: Not accessable due to storage
Cooling CFM: Not accessable due to storage
Fuse size: Not accessable due to storage
Fan motor size: Not accessable due to storage

Shaker Square Quad C equipment list

Quad C - Furnace and air conditioning split systems

Unit:

Area it supplies:
Heating system type: Condensing gas furnace
Location: Center attic
Manufacturer:
Model:
Serial Number:
Model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In wc
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Unit:

Area it supplies:
Heating system type: Condensing gas furnace
Location: Center attic
Manufacturer:
Model:
Serial Number:
Model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device: hot surface ignitor
Minimum gas pressure: 4.5 In. wc
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Quad C - Package heating and air conditioning system

Unit: RTU-1 QC

Area it supplies: Northeast side of theater
Heating system type: Gas heated exchanger
Location: Theater roof top
Manufacturer: Trane
Date built:
Serial Number: 150610046L
Model Number: YSG102F4EHA080000000000000000000D00000
Filter size: 16x25x2 | 20x25x2
Filter count: 4 | 4
Type of heat distribution:
Belt count: 1
Belt size: A45
BTU output: 121,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In WC
Condenser tonnage: 8 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-2 QC

Area it supplies: Southwest side of theater
Heating system type: Gas heated exchanger
Location: Theater roof top
Manufacturer: Trane
Date built:
Serial Number: 152713273L
Model Number: YSG102F4EHA080000000000000000000D00000
Filter size: 16x25x2 | 20x25x2
Filter count: 4 | 4
Type of heat distribution:
Belt count: 1
Belt size: A45
BTU output: 121,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 8.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad C - Package heating and air conditioning system -Continued

Unit: RTU-3 QC *Believe this unit is not in use*

Area it supplies: Unknown
Heating system type: Gas heated exchanger
Location: Theater roof top
Manufacturer: Lennox
Date built:
Serial Number: 5691C01415
Model Number: GCS11-3003-450A-7G
Filter size: 16x20x2
Filter count: 8
Type of heat distribution:
Belt count:
Belt size:
BTU output: 369,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In WC
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Unit: RTU-4 QC

Area it supplies: 2nd floor south offices
Heating system type: Gas heated exchanger
Location: Southwest upper roof top
Manufacturer: Carrier
Date built:
Serial Number: 5104G20161
Model Number: 48TME006-A-301--
Filter size: 16x25x2
Filter count: 2
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output:
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size:

Unit: RTU-5 QC

Area it supplies: 2nd floor south offices
Heating system type: Gas heated exchanger
Location: Southwest upper roof top
Manufacturer: Carrier
Date built:
Serial Number: 3604G40094
Model Number: 48TME006-A-301--
Filter size: 16x25x2
Filter count: 2
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output: 60,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size:

Unit: RTU-6 QC *ONLY HEATING*

Area it supplies: Dave's market front entrance
Heating system type: Gas heated exchanger
Location: Northeast of daves market roof
Manufacturer: Reznor
Date built:
Serial Number: EBEF66X2N03715
Model Number: HRPB200-8-S-2

Filter size:	20x25x2	16x20x2
Filter count:	2	2

Type of heat distribution:
Belt count: 1
Belt size: 4L470
BTU output: 100,000
Orifice size:
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: NA
Condenser Voltage: NA
Refrigerant type: NA
Fuse size:
Fan motor size:

Quad C - Package heating and air conditioning system -Continued

Unit: RTU-7 QC

Area it supplies: Dave's market east side
Heating system type: Gas heated exchanger
Location: east roof top daves market
Manufacturer: Trane
Date built: 9/2000
Serial Number: R37100687D
Model Number: YCD300B3HAGA

Filter size:	20x20x2	20x25x2
Filter count:	3	3

Type of heat distribution:
Belt count: 1
Belt size: Bx81
BTU output: 324,000
Orifice size: .437
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 25
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-8 QC

Area it supplies: Dave's market west side
Heating system type: Gas heated exchanger
Location: Cent of Dave market roof
Manufacturer: Trane
Date built: 9/2000
Serial Number: R37100669D
Model Number: YCD300B3HAGA

Filter size:	20x20x2	20x25x2
Filter count:	3	3

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx81
BTU output: 324,000
Orifice size: .437
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 25
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-9 QC

Area it supplies: back storage of daves market
Heating system type: Gas heated exchanger
Location: Back center of daves market of roof
Manufacturer: Trane
Date built: 9/2000
Serial Number: R37100574D
Model Number: YCD120B3H0EB

Filter size:	20x20x2	20x25x2
Filter count:	3	3

Type of heat distribution: Forced air
Belt count: 1
Belt size: Bx60
BTU output: 203,000
Orifice size: .323
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 10
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-10 QC

Area it supplies: 2nd floor north offices
Heating system type:
Location: Northeast upper roof
Manufacturer: Bryant
Date built:
Serial Number: 1718C75183
Model Number: 582JP06A150A2A0AAA
Filter size: 16x16x2
Filter count: 4
Type of heat distribution:
Belt count: 1
Belt size: Ax40
BTU output: 120,000
Orifice size:
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 6
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad C - Package heating and air conditioning system -Continued

Unit: RTU-11 QC

Area it supplies: 2nd floor north offices
Heating system type: Gas heated exchanger
Location: Upper north roof
Manufacturer: Carrier
Date built:
Serial Number: 2201G24306
Model Number: 48TFF004---501--
Filter size: 16x25x2
Filter count: 2
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output: 60,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-12 QC

Area it supplies: 2nd floor north offices
Heating system type: Gas heated exchanger
Location: Upper north roof
Manufacturer: Carrier
Date built:
Serial Number: 2201G24307
Model Number: 48TFF004---501--
Filter size: 16x25x2
Filter count: 2
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output: 60,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 in. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-13 QC

Area it supplies: 2nd floor offices
Heating system type: Gas heated exchanger
Location: Upper center roof
Manufacturer: Carrier
Date built:
Serial Number: 0206G30760
Model Number: 481MD012-A-501--
Filter size: 20x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 1
Belt size: Ax49
BTU output: 140,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-14 QC

Area it supplies: 2nd floor offices
Heating system type: Gas heated exchanger
Location: Upper center roof
Manufacturer: Bryant
Date built:
Serial Number: 0517P88670
Model Number: 580JP12D180A2A0AAA
Filter size: 20x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 1
Belt size: Ax49
BTU output: 148,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad C - Package heating and air conditioning system -Continued

Unit: RTU-15 QC

Area it supplies: School
Heating system type: Gas heated exchanger
Location: North lower roof
Manufacturer: International comfort products
Date built:
Serial Number: C162269170
Model Number: RGS060HECA0AAAA---
Filter size: 16x25x2
Filter count: 2
Type of heat distribution: forced air
Belt count:
Belt size:
BTU output: 93,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 30 Amp
Fan motor size:

Unit: RTU-16 QC

Area it supplies: School
Heating system type: Gas heated exchanger
Location: North lower roof
Manufacturer: Carrier
Date built:
Serial Number: 4700G30505
Model Number: 48TFD014---53503-1
Filter size: 20x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count:
Belt size:
BTU output: 144,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 14.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-17 QC

Area it supplies: Back of school
Heating system type:
Location: North lower roof
Manufacturer: Carrier
Date built:
Serial Number: 4700G30207
Model Number: 48HJD009---53503-1
Filter size: 16x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count:
Belt size:
BTU output: 75,440
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 8.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-18 QC

Area it supplies: Back of dance school
Heating system type:
Location: North lower roof
Manufacturer: Carrier
Date built:
Serial Number: 4700G30206
Model Number: 48HJD009---53503-1
Filter size: 16x20x2
Filter count: 4
Type of heat distribution: forced air
Belt count:
Belt size:
BTU output: 75,440
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 8.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad C - Package heating and air conditioning system -Continued

Unit: RTU-19 QC

Area it supplies: Movie theater
Heating system type:
Location: Ground level south of theater
Manufacturer: Carrier
Date built:
Serial Number: 3900G00113
Model Number: 38AK-012---611--
Filter size: *in ceiling that is not accessible*
Filter count:
Type of heat distribution: forced air
Belt count:
Belt size:
BTU output: 120,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-20 QC

Area it supplies: Movie theater
Heating system type:
Location: Ground level south of theater
Manufacturer: Lennox
Date built:
Serial Number: 5691D00214
Model Number: GCS16-1353-270-6G
Filter size: 16x25x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 1
Belt size: Ax53
BTU output: 216,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-21 QC

Area it supplies: Movie theater
Heating system type:
Location: Ground level south of theater
Manufacturer: York
Date built:
Serial Number: N1D5648180
Model Number: ZF150N20N4AAA7
Filter size: 24x20x2
Filter count: 2
Type of heat distribution: forced air
Belt count:
Belt size:
BTU output: 135,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 12.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-22 QC

Area it supplies: Restaurant
Heating system type:
Location: lower back roof next to daves
Manufacturer: Trane
Date built:
Serial Number: 173312938L
Model Number: YSC120F3EHA1WW0000000000000000D00000
Filter size: 20x24x2
Filter count: 4
Type of heat distribution: forced air
Belt count: 1
Belt size: A45
BTU output: 120,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 10
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Shaker Square Quad D equipment list

Quad D - Furnace and air conditioning split systems * Have not found the corresponding furnaces to these condensers*

Unit: SS 1 QD

Area it supplies:
Heating system type:
Location: West center attic
Heating manufacturer: Carrier
Heating model:
Heating serial Number: 2101A12417
Heating model Number: 58MXA080-F-1-20
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X58901
Condenser location:
Condenser manufacture: Payne
Condenser model number: PA13NR060-L
Condenser Serial number: 1815X63565
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 50 Amp
Fan motor size: 1/4 hp

Unit: SS 2 QD

Area it supplies: 2007
Heating system type:
Location: West center attic
Heating manufacturer: Carrier
Heating model:
Heating serial Number: 2101A12404
Heating model Number: 58MXA080-F-1-20
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301K58908
Condenser location:
Condenser manufacture:
Condenser model number: 38CKC060300
Condenser Serial number: 1701E07105
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size:

Unit: SS 3 QD

Area it supplies:
Heating system type:
Location: East center attic
Heating manufacturer: Carrier
Heating model:
Heating serial Number: 3921A45503
Heating model Number: 59SC5B080E211120
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X58899
Condenser location:
Condenser manufacture:
Condenser model number: 38CKC060300
Condenser Serial number: 1701E07157
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size:

Unit: SS 4 QD

Area it supplies:
Heating system type:
Location: East center attic
Heating manufacturer: Carrier
Heating model:
Heating serial Number: 2101A12396
Heating model Number: 58MXA080-F-1-20
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number: CK3BXA060024AAAA
Evaporator coil Serial number: 1301X58904
Condenser location:
Condenser manufacture:
Condenser model number: PA13NR060-L
Condenser Serial number: 1815X63558
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 50 Amp
Fan motor size: 1/4 hp

Quad D - Furnace and air conditioning split systems - Continued

Unit: SS 5 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower west roof
Condenser manufacture: Trane
Condenser model number: TTA090A300EA
Condenser Serial number: 2293UYWAD
Condenser tonnage:
Condenser Voltage: 200/230
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size:

Unit: SS 6 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower west roof
Condenser manufacture: Trane
Condenser model number: TTA036C300A0
Condenser Serial number: J45257991
Condenser tonnage:
Condenser Voltage: 200/230
Refrigerant type: R22
Fuse size: 25 Amp
Fan motor size:

Unit: SS 7 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower west roof
Condenser manufacture: Trane
Condenser model number: TTR036C100A2
Condenser Serial number: J36289431
Condenser tonnage:
Condenser Voltage: 200/230
Refrigerant type: R22
Fuse size: 40 Amp
Fan motor size:

Unit: SS 8 QD

Area it supplies:
Heating system type: Induct electric heat
Location: Northern attic
Heating manufacturer: Tutco
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Northern attic space
Condenser manufacture: Carrier
Condenser model number: 38EN024310
Condenser Serial number: 4588E07425
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad D - Furnace and air conditioning split systems - Continued

Unit: SS 9 QD

Area it supplies: center offices
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Back lower center roof
Condenser manufacture: Payne
Condenser model number: PA13NA060-E
Condenser Serial number: 2815X74120
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R 410A
Fuse size: 50 Amp
Fan motor size: 1/4 hp

Unit: SS 10 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower south roof
Condenser manufacture:
Condenser model number: 38TUA060310
Condenser Serial number: 1100E03989
Condenser tonnage:
Condenser Voltage:
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size: 1/4 hp

Unit: SS 11 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower south roof
Condenser manufacture:
Condenser model number: 38TUA060310
Condenser Serial number: 2999E00414
Condenser tonnage:
Condenser Voltage:
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size: 1/4 hp

Unit: SS 12 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower south roof
Condenser manufacture:
Condenser model number: 38TUA060310
Condenser Serial number: 4600E00473
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 60 Amp
Fan motor size: 1/4 hp

Quad D - Furnace and air conditioning split systems - Continued

Unit: SS 13 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower south roof
Condenser manufacture:
Condenser model number: 38TUA060310
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Unit: SS 14 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4 5 In wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower south roof
Condenser manufacture:
Condenser model number: PA13PR060-J
Condenser Serial number: 0914X61456
Condenser tonnage:
Condenser Voltage:
Refrigerant type: R22
Fuse size: 30 Amp
Fan motor size: 1/4 hp

Unit: SS 15 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location: Lower south roof
Condenser manufacture:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Unit: SS 16 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location:
Condenser manufacture:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Quad D - Furnace and air conditioning split systems - Continued

Unit: SS 17 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location:
Condenser manufacture:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Unit: SS 18 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In. wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location:
Condenser manufacture:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Unit: SS 19 QD

Area it supplies:
Heating system type:
Location:
Heating manufacturer:
Heating model:
Heating serial Number:
Heating model Number:
Filter size:
Filter count:
Type of heat distribution: Forced air
BTU output:
Burner count:
Ignition device:
Minimum gas pressure: 4.5 In wc
Heating CFM:
Evaporator coil Model number:
Evaporator coil Serial number:
Condenser location:
Condenser manufacture:
Condenser model number:
Condenser Serial number:
Condenser tonnage:
Condenser Voltage:
Refrigerant type:
Fuse size:
Fan motor size:

Quad D - Ductless mini split conditioned air system

Unit: MS 1 QD

Area it supplies:
Location:
Model number:
Serial number:
Condenser location: Lower South roof
Condenser manufacture: Fujitsu
Condenser model number: AOU9RLFW1
Condenser Serial number: MXN 009179
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 15 Amp

Unit: MS 2 QD

Area it supplies:
Location:
Model number:
Serial number:
Condenser location: Lower South roof
Condenser manufacture: Fujitsu
Condenser model number: AOU48RLXFZ1
Condenser Serial number: LWN 002776
Condenser tonnage:
Condenser Voltage: 208/230
Refrigerant type: R410A
Fuse size: 40 Amp

Quad D - Package heating and air conditioning system

Unit: RTU-1 QD

Area it supplies: 13133 space (Restaurant)
Heating system type: Gas heated exchanger
Location: Lower west roof top
Manufacturer: Trane
Model: Voyager
Serial Number: M22102676D
Model Number: YCD075C3H0BE
Filter size: 16x24x1
Filter count: 3
Type of heat distribution: Forced air
Belt count: 1
Belt size: 4L460
BTU output: 80,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4 5 In. WC
Condenser tonnage: 6.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-2 QD

Area it supplies: 13133 space (Restaurant)
Heating system type: Gas heated exchanger
Location: Lower west roof top
Manufacturer: Trane
Model: Voyager
Serial Number: M05103401D
Model Number: YCD075C3H0BE
Filter size: 16x24x1
Filter count: 3
Type of heat distribution: Forced air
Belt count: 1
Belt size: 4L460
BTU output: 80,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 6.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-3 QC

Area it supplies: H&R Block
Heating system type: Gas heated exchanger
Location: Lower west roof top
Manufacturer: Trane
Model:
Serial Number: Z12101594D
Model Number: YCD048C1H0BF
Filter size: 20x25x1
Filter count: 2
Type of heat distribution: Forced air
Belt count: Direct drive
Belt size: Direct drive
BTU output: 50,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-4 QC

Area it supplies: US Bank
Heating system type: Gas heated exchanger
Location: Lower west roof top
Manufacturer: Carrier
Model:
Serial Number: 0602G40409
Model Number: 48TFE005---511--
Filter size: 16x25x1
Filter count: 2
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output: 55,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4 5 In. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Quad D - Package heating and air conditioning system - Continued

Unit: RTU-5 QC

Area it supplies: 2nd floor North offices
Heating system type: Gas heated exchanger
Location: Upper north roof top
Manufacturer: Carrier
Model:
Serial Number: 3600G24037
Model Number: 50TFF004---301--
Filter size: 16x24x1
Filter count: 2
Type of heat distribution: forced air
Belt count: Direct drive
Belt size: Direct drive
BTU output: 50,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 30 Amp
Fan motor size:

Unit: RTU-6 QC

Area it supplies: 2nd floor South offices
Heating system type:
Location: Upper south roof top
Manufacturer: Carrier
Model:
Serial Number: 2300G10448
Model Number: 50GS-024---301--
Filter size: 20x20x1
Filter count: 1
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output: 27,000
Orifice size:
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 2
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-6 QC

Area it supplies: 2nd floor South offices
Heating system type: Gas heated exchanger
Location: Upper south roof top
Manufacturer: Carrier
Model:
Serial Number: 2300G10447
Model Number: 50GS-024---301--
Filter size: 20x20x1
Filter count: 1
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output: 27,000
Orifice size:
Ignition device: Hot surface ignitor
Minimum gas pressure: 4 5 In. WC
Condenser tonnage: 2
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-8 QC

Area it supplies: 2nd floor South offices
Heating system type: Gas heated exchanger
Location: Upper south roof top
Manufacturer: Carrier
Model:
Serial Number: 2401G24081
Model Number: 50TFF05---301--
Filter size: 16x25x1
Filter count: 2
Type of heat distribution: Forced air
Belt count: Direct drive
Belt size: Direct drive
BTU output: 50,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 4
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size: 40 Amp
Fan motor size:

Quad D - Package heating and air conditioning system - Continued

Unit: RTU-9 QC

Area it supplies: 2nd floor South offices
Heating system type: Gas heated exchanger
Location: Upper south roof top
Manufacturer: Carrier
Model:
Serial Number: 0803G31107
Model Number: GS-030---301--
Filter size: 20x20x1
Filter count: 1
Type of heat distribution: Forced air
Belt count: Direct drive
Belt size: Direct drive
BTU output: 45,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 2.5
Condenser Voltage: 208/230
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-10 QC

Area it supplies: Dry cleaners
Heating system type: Gas heated exchanger
Location: Lower south roof
Manufacturer: Trane
Model:
Serial Number: R36102436D
Model Number: YCD060C1H0BF
Filter size: 20x25x2
Filter count: 2
Type of heat distribution: Forced air
Belt count: Direct drive
Belt size: Direct drive
BTU output: 90,000
Orifice size
Ignition device: Hot surface ignitor
Minimum gas pressure: 4.5 In. WC
Condenser tonnage: 5
Condenser Voltage:
Refrigerant type: R22
Fuse size:
Fan motor size:

Unit: RTU-11 QC

Area it supplies:
Heating system type:
Location: Lower south roof
Manufacturer: Lennox
Model:
Serial Number: 8400E26696
Model Number: 10CHA42-1PA
Filter size: 14x24x1
Filter count: 2
Type of heat distribution:
Belt count: Direct drive
Belt size: Direct drive
BTU output:
Orifice size
Ignition device:
Minimum gas pressure: 4.5 In. WC
Condenser tonnage:
Condenser Voltage:
Refrigerant type: R22
Fuse size: 35 Amp
Fan motor size:

ROOFING

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Roofs

CURRENT ROOFS AND CONDITION

A flat roof inspection and assessment was completed by Commercial Roofing, Boak & Sons Roofing, and West Roofing.

All the quadrants have ongoing roof issues. Many of these issues have been corrected by current ownership, although ongoing issues persist.

Roof grades are listed in the detailed reports.

- Quad A- 14 sections, roof grades ranging from C to F.
- Quad B- 7 sections, all grade F.
- Quad C- 12 sections, all grade F except for two sections which are grade D.
- Quad D- 7 sections, all grade F.

Prior ownership had no ongoing maintenance performed on the roofs. Many leaks have occurred and have caused interior damage to the tenant spaces.

Unless these roofs are replaced, roof issues will continue.

ROOF ANALYSIS

- The roofs were inspected in great detail by three qualified contractors. All recommend roof replacement.
- The roof replacements can be budgeted over 3 to 4 years, with the worst quadrants being replaced first.
- A roof maintenance plan should be put in place immediately to extend the life of the roofs.

RECOMMENDATIONS

- Start an annual roof maintenance program immediately, pricing from Boak & Sons is attached.
- Begin roof replacements with Quad C and continue by quad annually. If the budget permits, replace the roofs on Quad C and A in year one, as these are where most of the ongoing issues occur.
- Budget pricing of $4,351,033 based on Boak & Sons pricing. Should ownership decide to go with a foam style roof (West Roofing) all the roofs can be replaced for approximately $1,100,000.
- Conduct the necessary repairs as soon as possible to extend the lives of the roofs.

ROOFING CAPITAL

BOAK & SONS

BOAK & SONS, INC.
PREVENTATIVE ROOF MAINTENANCE
75 Victoria Road,
Youngstown, Ohio 44515
Phone: (330) 793 – 5646, Fax: (330) 793 – 1999
www.boakandsons.com

ROOF MAINTENANCE PLAN

The best Preventative Maintenance that one can do is perform semi-annual inspections to identify and solve problems as they arise. Roofs get more abuse from the elements than any other part of the building and preventative maintenance is the key element to providing a longer service life.

Boak & Sons will provide labor, materials and supervision to complete the inspections and the preventative maintenance repair work.

Boak & Sons agrees to perform roof inspections at the locations listed below for the amount set forth:

CUSTOMER NAME: Playhouse Square Management DATE: December 6, 2022

ADDRESS: 1501 Euclid Ave. Suite 200 Cleveland, OH 44115

PHONE: 216-577-0701

BUILDING NAME: Shaker Square

ADDRESS: 13111 Shaker Square Cleveland, OH 44120

CONTACT PERSON: Michael Corcoran

BOAK & SONS, INC.
PREVENTATIVE ROOF MAINTENANCE

PREVENTATIVE ROOF MAINTENANCE PROCEDURES AND REPAIRS:

- Field technician to meet with building owner's representative to discuss any existing leaks, problems or changes in plant operations that would affect roof performance.
- Repair of leaks during service inspection, as directed by building owner's representative.
- Strip-in repairs of open seams on single-ply roofs.
- Coating of bare membrane with appropriate material.
- Redistribution of aggregate or ballast in areas caused by wind scour.
- Repair of blisters, splits and ridges on BUR and modified membrane surfaces.
- Inspection, sealing and securement of clamping ring and strainer on roof drains.
- Removal of debris from roof surface (nails, screws, metal scraps, etc.)
- Removal of debris and obstruction at drain, gutter and scupper locations.
- Refill pitch pockets.
- Inspect and adjust wood blocking under conduits and gas lines.
- Install 3 course membrane and cement repairs at open flashing laps and base flashings.
- Inspect expansion joint flashings, caps and bellows for watertight integrity.

REPORTING:

- Walk-over inspection after maintenance with owner's representative (if requested) to evaluate repairs completed.
- Written report to owner of any observed deficiencies that are beyond the scope of work that can be accomplished during routine maintenance.
- Photos of representative "before & after" repairs.
- Report to owner any damage to roof system that may have been caused by other trades or vandalism.

EXCLUSIONS:

- Routine roof management service repairs and inspections are limited to those areas and components that are accessible to service technician.
- Leaks that occur before or after the service inspection should be reported and repaired immediately. Charges for visits other than scheduled inspections are billable at current labor and material rates.
- An ongoing roof service program performed by qualified technicians is recommended by all major manufacturers of roof systems to extend roof service life and reduce leaks that may occur. Boak & Sons will provide the appropriate material and the best-qualified workmanship to perform these services, but cannot make any assurance regarding how long a roof system will last.

BOAK & SONS, INC.
PREVENTATIVE ROOF MAINTENANCE

SCOPE OF SERVICES TO INCLUDE:

- VISUAL INSPECTION
- ROUTINE MAINTENANCE
- GENERAL HOUSEKEEPING

This agreement shall remain in effect for a term of one (1) year from the date of Purchaser's signature and shall renew automatically for one (1) year periods thereafter for a fee based on Boak & Sons' Preventative Maintenance Price Plan. This agreement may be terminated by either party at any time.

By signing below, I authorize Boak & Sons to begin a Flat Roof Maintenance Program to include ***Two (2) Inspections per Year*** at the property/properties listed on contract.

Budget Price for Two (2) Inspections Per Year: SW Building: $5,940.00

NE Building: $5,290.00

NW Building: $3,910.00

SE Building: $3,890.00

Payment will consist of half the monies due after first inspection and the balance remaining due after final inspection.

_____ Date: _____

Building Owner Representative

_____

Printed Name & Title

_____ Date: _____

Boak & Sons' Authorizing Signature

BOAK & SONS
330-793-5646 • 1-800-447-2625

Property:
Shaker Square NE
13111 Shaker Square
Cleveland, OH 44120



INVOICE # 1733335
Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/30/2022 10:39 AM
Signed: Tom with Boak and Sons

1 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

1 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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COMMERCIAL/INDUSTRIAL ROOFING & INSULATION
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Property:
Shaker Square NE
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Cleveland, OH 44120



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2 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

2 Corrective Action:





Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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Property:
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Cleveland, OH 44120



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3 Problem:

J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

3 Corrective Action:






Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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13111 Shaker Square
Cleveland, OH 44120



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4 Problem:
A) Field Overview
Before Maintenance





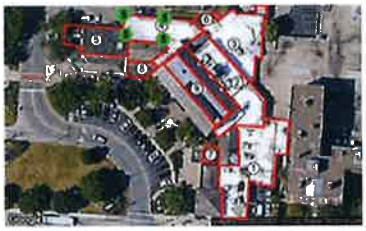
General overall condition of roof prior to maintenance

4 Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

Property:
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13111 Shaker Square
Cleveland, OH 44120



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5 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

5 Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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Property:
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13111 Shaker Square
Cleveland, OH 44120



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Signed: Tom with Boak and Sons

6 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

6 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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Property:
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13111 Shaker Square
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7 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

7 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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8 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

8 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Cleveland, OH 44120



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Signed: Tom with Boak and Sons

Problem:

A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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10 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

10 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Property:
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Cleveland, OH 44120

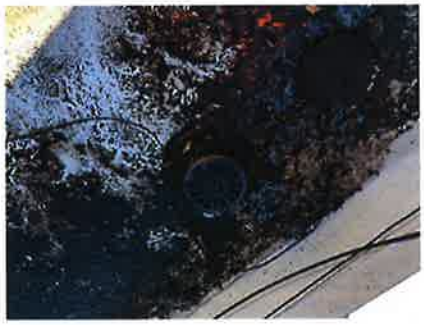


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11 Problem:
D) Drainage


The overall roof drainage is inspected to review how well the roof removes water.

11 Corrective Action:




Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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Property:
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Cleveland, OH 44120

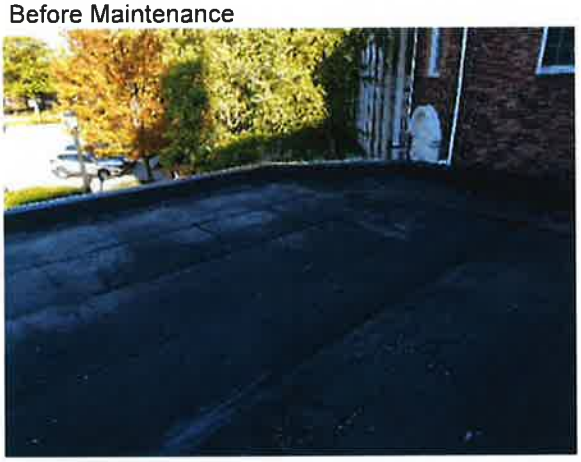


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Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

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Time dispatched: 01:34 PMCST

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Signed: Tom with Boak and Sons

12 **Problem:**
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

12 **Corrective Action:**





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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Property:
Shaker Square NE
13111 Shaker Square
Cleveland, OH 44120



INVOICE # 1733335
Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/30/2022 10:39 AM
Signed: Tom with Boak and Sons

13 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

13 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

BOAK & SONS
COMMERCIAL/INDUSTRIAL ROOFING & INSULATION
330-793-5646 • 1-800-447-2625

Property:
Shaker Square NE
13111 Shaker Square
Cleveland, OH 44120



INVOICE # 1733335
Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/30/2022 10:39 AM
Signed: Tom with Boak and Sons

15 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

15 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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Property:
Shaker Square NE
13111 Shaker Square
Cleveland, OH 44120



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Playhouse Square Real Estate Services
1501 Euclid Avenue
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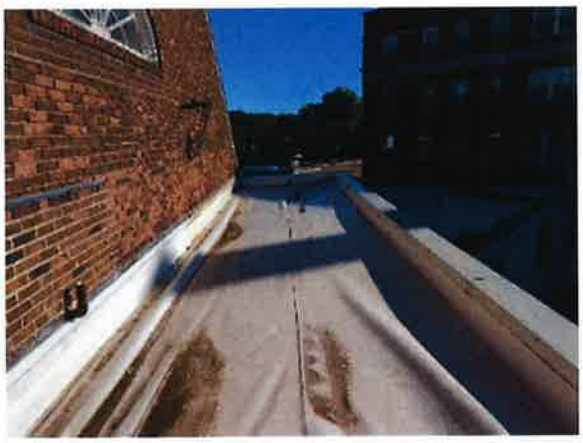
Acknowledged: 09/30/2022 10:39 AM
Signed: Tom with Boak and Sons

16 Problem:
A) Field Overview
Before Maintenance



General overall condition of roof prior to maintenance

16 Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

BOAK & SONS
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Property:
Shaker Square NE
13111 Shaker Square
Cleveland, OH 44120



INVOICE # 1733335
Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/30/2022 10:39 AM
Signed: Tom with Boak and Sons

17 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

17 Corrective Action:





Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

BOAK & SONS
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330-793-5646 • 1-800-447-2625

Property:
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18 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

18 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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Property:
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Cleveland, OH 44120

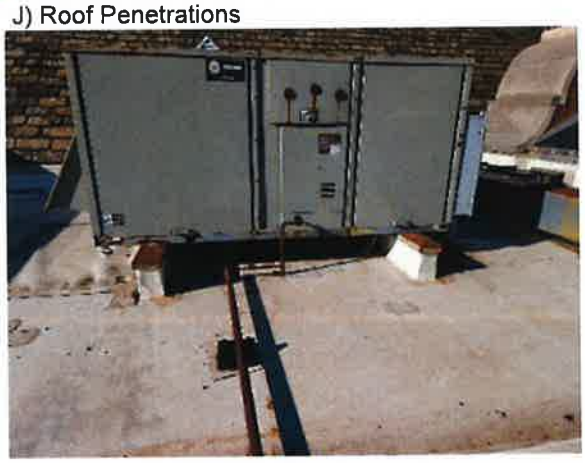


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19 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

19 Corrective Action:



Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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20 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

20 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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21 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

21 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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22 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

22 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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23 Problem:
A) Field Overview
Before Maintenance



General overall condition of roof prior to maintenance

23 Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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24 Problem:
C1) Clogged
Scupper/Drain/Gutter





The existing scupper, drain, or gutter has become clogged and is no longer functioning properly.

24 Corrective Action:





The scupper, drain, or gutter area is cleaned and all debris is removed to ensure water drains from the roof properly. This is to be part of a routine roof maintenance program.

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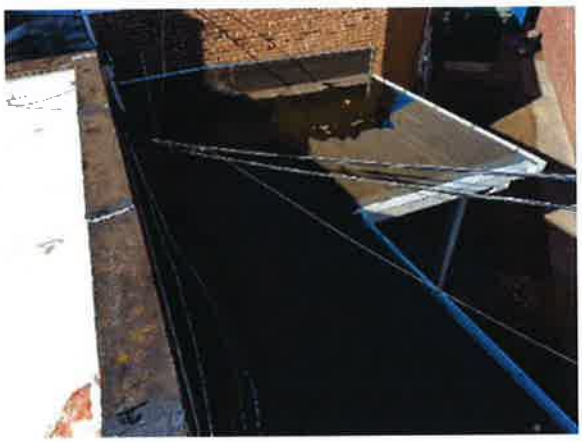
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25 **Problem:**
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

25 **Corrective Action:**

Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

Recommend budgeting for roof replacement. Estimated budget pricing: $900,000.00-$1,200,000.00

Property:
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Acknowledged: 10/18/2022 02:12 PM
Signed: Tom with Boak and Sons

1 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

1 Corrective Action:

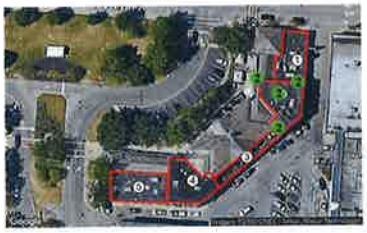




Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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2 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

2 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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3 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

3 Corrective Action:

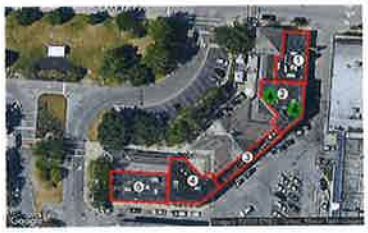




Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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5 Problem:
A) Field Overview
Before Maintenance





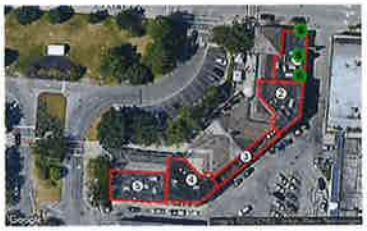
General overall condition of roof prior to maintenance

5 Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

Property:
Shaker Square SE
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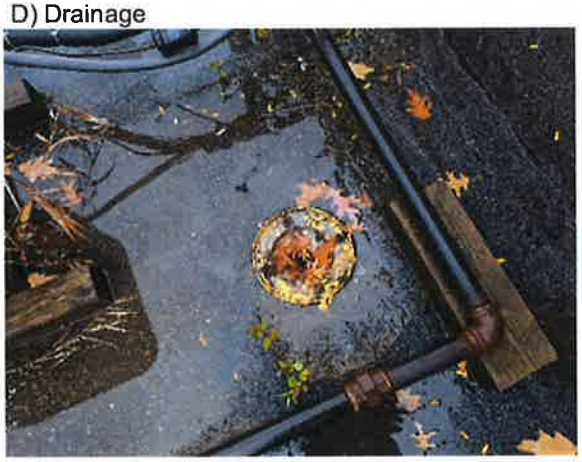


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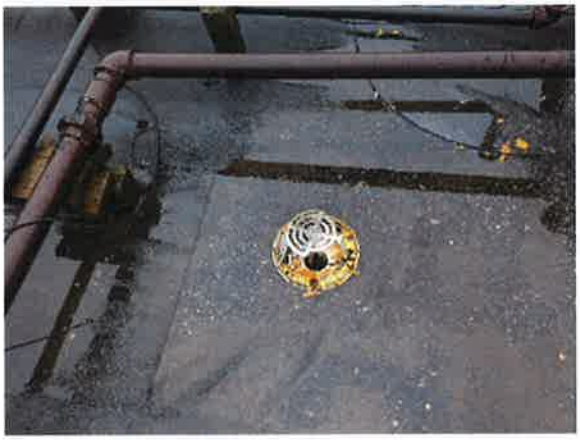
6 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

6 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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7 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

7 Corrective Action:




Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Property:
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Problem:
A) Field Overview
Before Maintenance



General overall condition of roof prior to maintenance

Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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Property:
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9 Problem:

J) Roof Penetrations







Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

9 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Property:
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10 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

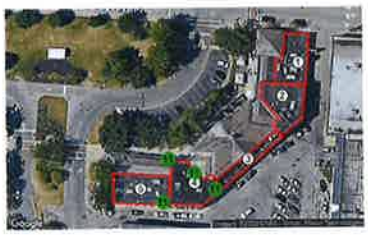
10 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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Signed: Tom with Boak and Sons

11 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

11 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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12 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

12 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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13 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

13 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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14 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

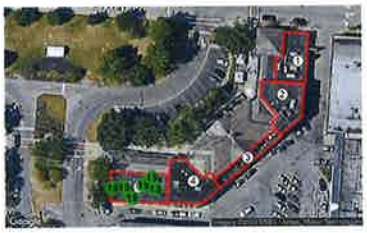
14 Corrective Action:




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15 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

15 Corrective Action:




Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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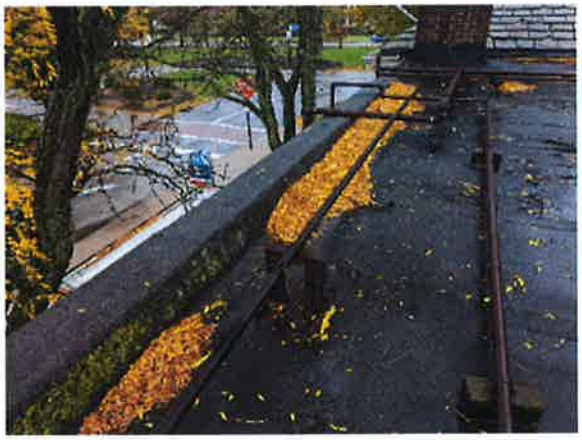
16 Problem:
C) Loose Debris





Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

16 Corrective Action:





Remove loose debris from roof area

Recommend budgeting for roof replacement. Estimated budget pricing:
$450,000.00-$550,000.00

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1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:36 PMCST

Acknowledged: 10/03/2022 01:56 PM
Signed: Tom with Boak and Sons

1 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

1 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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2 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

2 Corrective Action:




Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

Corrective Action:




Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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4 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

4 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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5 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

5 Corrective Action:





Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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6 Problem:
H) Physical Damage



Inspect field and flashings for punctures, rips, and tear.

6 Corrective Action:



The area surrounding the deficiency is cleaned and primed. A new piece of material is installed and sealed per industry standards.

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Problem:
F1) Open Seams






Open seams in the waterproofing membrane are typically caused by failing seam adhesives coupled with membrane shrinkage and stress on the seams.

Corrective Action:



The area surrounding the open seam is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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Property:
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13111 Shaker Square
Cleveland, OH 44120



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Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:36 PMCST

Acknowledged: 10/03/2022 01:56 PM
Signed: Tom with Boak and Sons

Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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10 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

10 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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11 Problem:
A) Field Overview
Before Maintenance



General overall condition of roof prior to maintenance

11 Corrective Action:



Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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12 Problem:
J) Roof Penetrations



Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

12 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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13 **Problem:**
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

13 **Corrective Action:**





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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14 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

14 Corrective Action:





Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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15 Problem:
C) Loose Debris





Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

15 Corrective Action:



Remove loose debris from roof area

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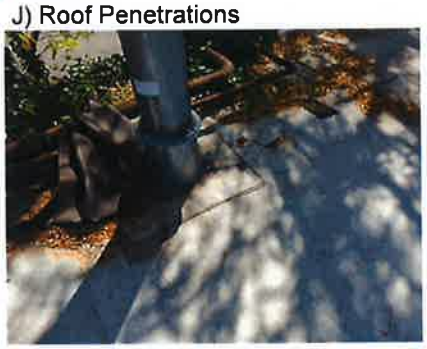


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16 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

16 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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17 Problem:
B3)Splitting/Cracking





Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

17 Corrective Action:



The area surrounding the split is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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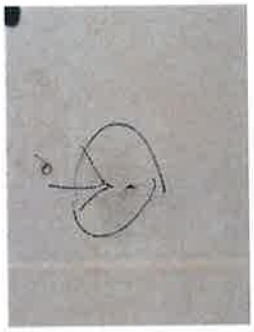
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18 Problem:
H1) Punctures - Rips - Tears






These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of it's service life and can no longer withstand the weathering and building movement.

18 Corrective Action:




The area surrounding the deficiency is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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19 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

19 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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Cleveland, OH 44120

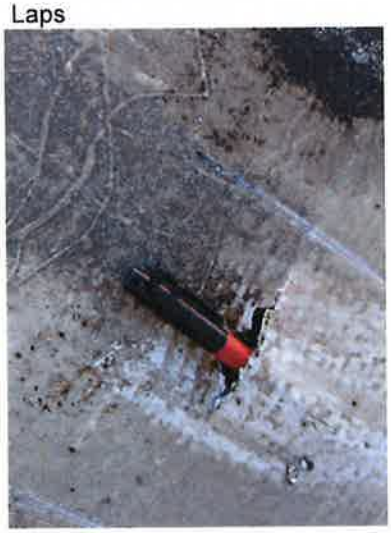


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20 Problem:
F2) Fish Mouth/Open Laps



Example of fish mouths on membrane laps that is allowing water
into the system.

20 Corrective Action:



The fish mouth is cut out, the area is cleaned and primed, and a new patch is installed over effected area to ensure water tightness.

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21 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

21 Corrective Action:






Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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22 **Problem:**
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

22 **Corrective Action:**





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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23 Problem:
C) Loose Debris



Loose debris has a high probability of blowing around on the roof and causing damage to the waterproofing membrane.

23 Corrective Action:



Remove loose debris from roof area

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24 Problem:
D) Drainage





The overall roof drainage is inspected to review how well the roof removes water.

24 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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25 Problem:
J) Roof Penetrations



Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

25 Corrective Action:



Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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26 Problem:
B3)Splitting/Cracking







Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

26 Corrective Action:



The area surrounding the split is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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27 Problem:
H1) Punctures - Rips - Tears





Puncture in roof.

27 Corrective Action:



The area surrounding the deficiency is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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28 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

28 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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29 **Problem:**
H1) Punctures - Rips - Tears






These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of it's service life and can no longer withstand the weathering and building movement.

29 **Corrective Action:**




The area surrounding the deficiency is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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30 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

30 Corrective Action:





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Problem:
B3)Splitting/Cracking



Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

Corrective Action:

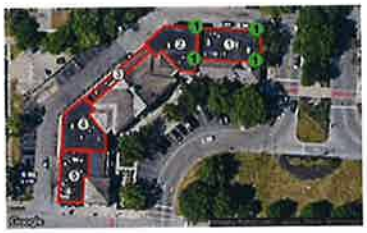


The area surrounding the split is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

Recommend budgeting for roof replacement. Estimated budget pricing: $1,920,000.00-$2,150,000.00

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Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/26/2022 02:26 PM
Signed: Tom with Boak and Sons

1 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

1 Corrective Action:

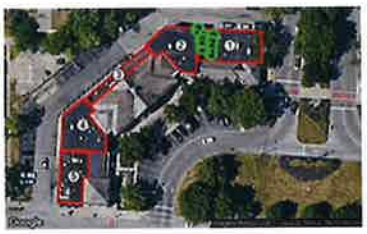




Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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2 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

2 Corrective Action:

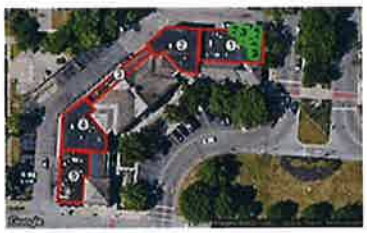





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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3 Problem:
J) Roof Penetrations



Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

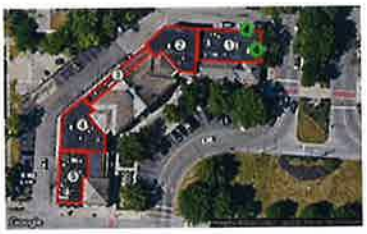
3 Corrective Action:



Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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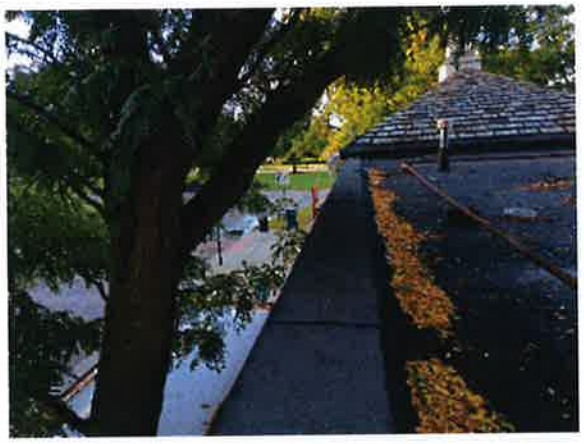
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4 Problem:





Top of walls

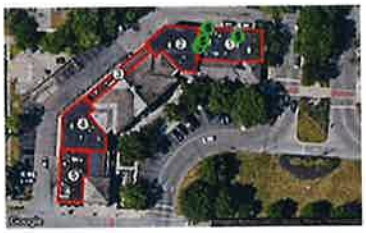
4 Corrective Action:





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5 Problem:
B3)Splitting/Cracking






Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

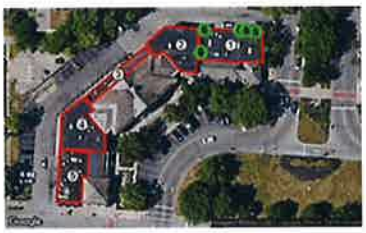
5 Corrective Action:






The area surrounding the split is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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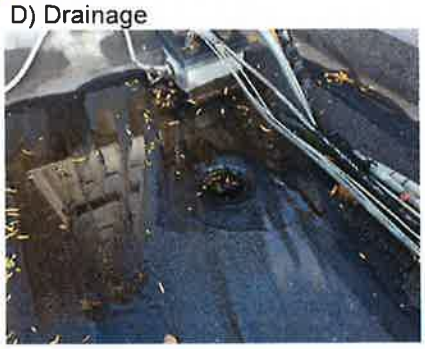
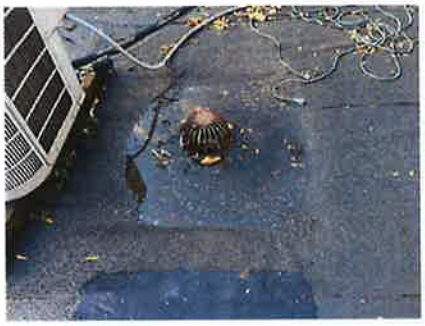
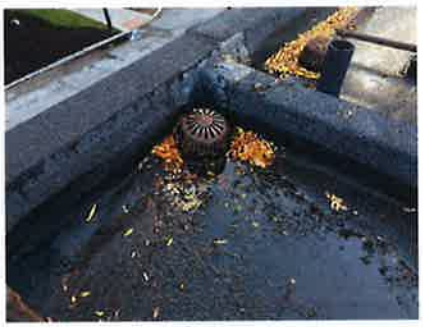


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6 Problem:
D) Drainage

The overall roof drainage is inspected to review how well the roof removes water.

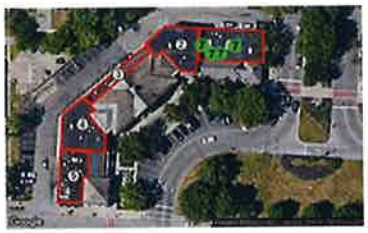
6 Corrective Action:




Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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Cleveland, OH 44120



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Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/26/2022 02:26 PM
Signed: Tom with Boak and Sons

7 Problem:
F) Field Seams






The field seams conditions are critical to the roof performance. Seams must be inspected for condition, ponding water at seams and location of seams to roof penetrations.

7 Corrective Action:

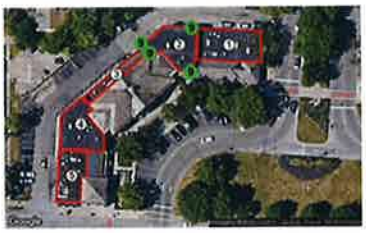





Seams located in ponding water areas or too close to a penetration (i.e. roof drain, pipe boot, etc.) are cleaned, primed and covered with a pressure sensitive flashing membrane.

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Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

Corrective Action:

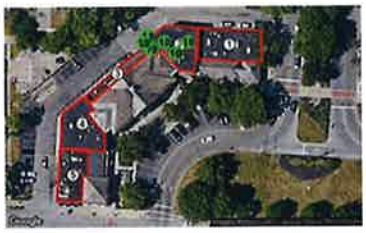




Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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10 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

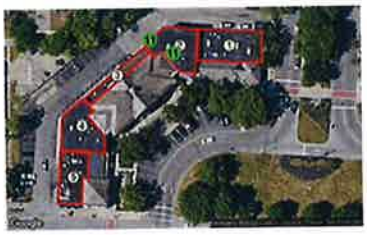
10 Corrective Action:




Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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11 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

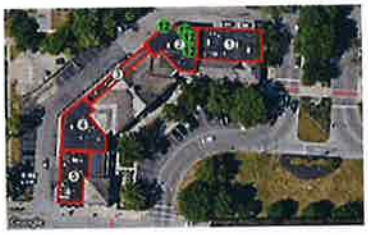
11 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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12 Problem:
F) Field Seams






The field seams conditions are critical to the roof performance. Seams must be inspected for condition, ponding water at seams and location of seams to roof penetrations.

12 Corrective Action:

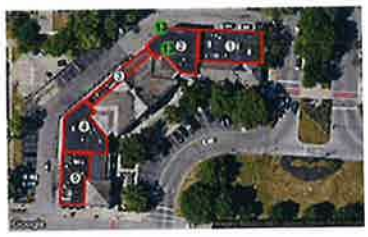




Seams located in ponding water areas or too close to a penetration (i.e. roof drain, pipe boot, etc.) are cleaned, primed and covered with a pressure sensitive flashing membrane.

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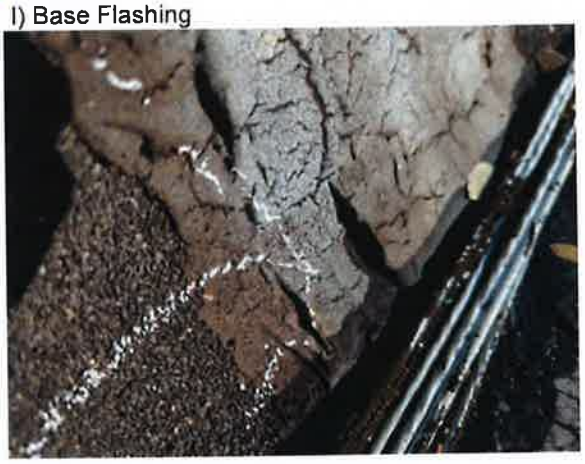


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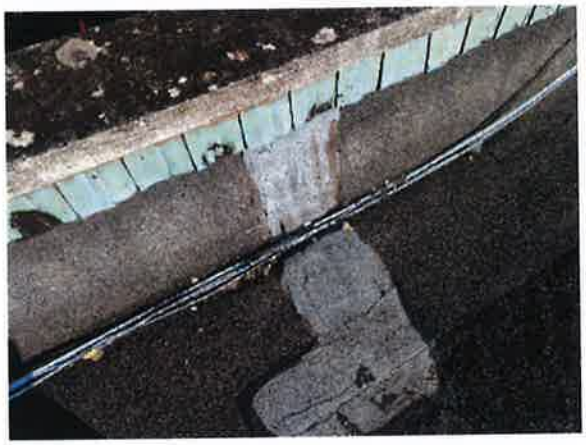
13 Problem:
I) Base Flashing





Inspect base flashing at walls and tie-in areas to ensure movement or shrinkage has not caused field to pull away from perimeter walls or curbing.

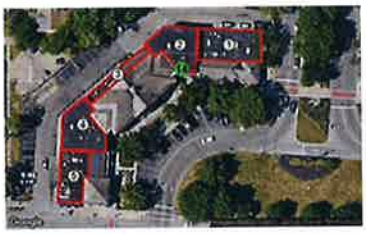
13 Corrective Action:





If membrane has pulled away, then existing material is cut to relax and re-secured at base. New material is added and flashed to ensure a watertight seal. Open flashings are re-flashed with new EPDM flashing.

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14 Problem:
F) Field Seams



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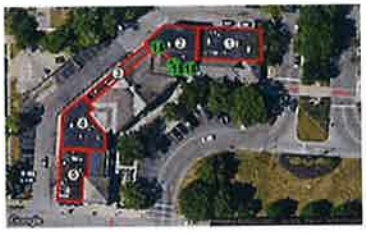
14 Corrective Action:



Seams located in ponding water areas or too close to a penetration (i.e. roof drain, pipe boot, etc.) are cleaned, primed and covered with a pressure sensitive flashing membrane.

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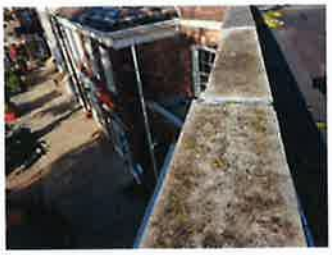


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15 Problem:



Sandstone top

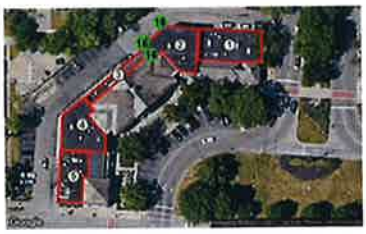
15 Corrective Action:






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16 Problem:





Sandstone top

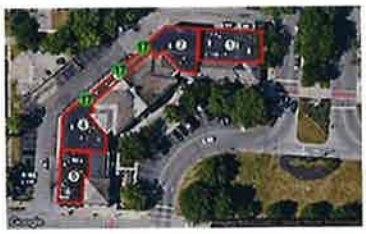
16 Corrective Action:





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17 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

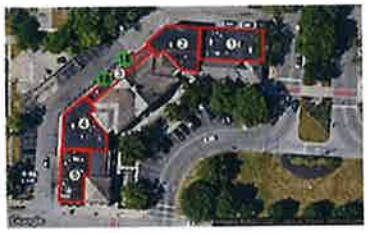
17 Corrective Action:





Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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18 Problem:
D) Drainage



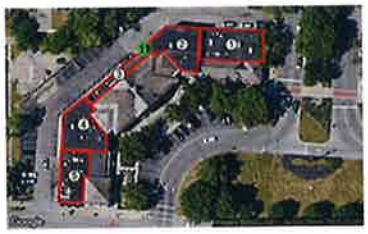
The overall roof drainage is inspected to review how well the roof removes water.

18 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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19 Problem:

I) Base Flashing



Inspect base flashing at walls and tie-in areas to ensure movement or shrinkage has not caused field to pull away from perimeter walls or curbing.

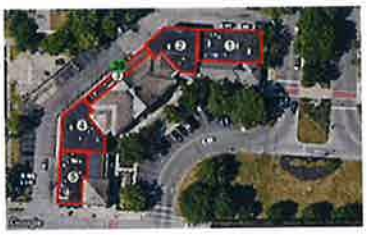
19 Corrective Action:



If membrane has pulled away, then existing material is cut to relax and re-secured at base. New material is added and flashed to ensure a watertight seal. Open flashings are re-flashed with new EPDM flashing.

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20 Problem:
B3)Splitting/Cracking



Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

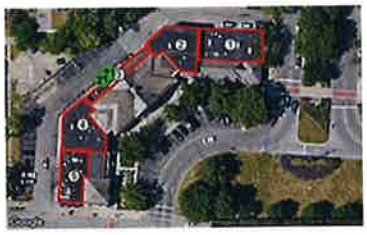
20 Corrective Action:



The area surrounding the split is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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21 Problem:





wall not properly terminated at wall

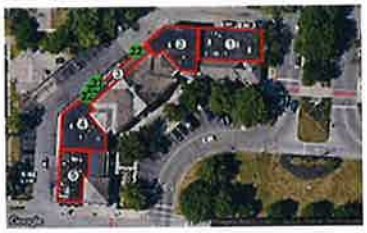
21 Corrective Action:





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22 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

22 Corrective Action:

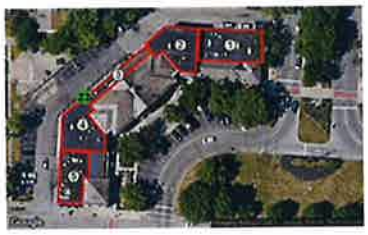




Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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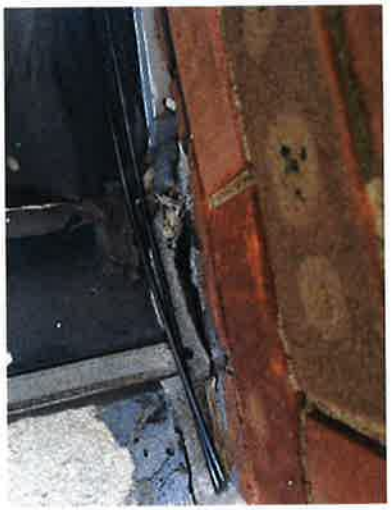


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23 Problem:



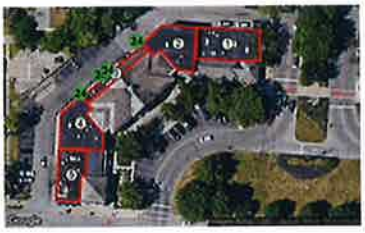
Failed caulking

23 Corrective Action:



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24 Problem:





Sandstone top

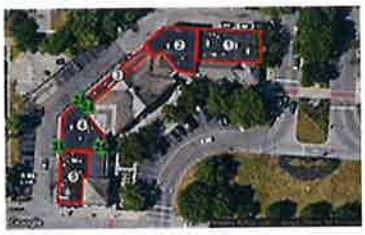
24 Corrective Action:





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25 Problem:
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

25 Corrective Action:

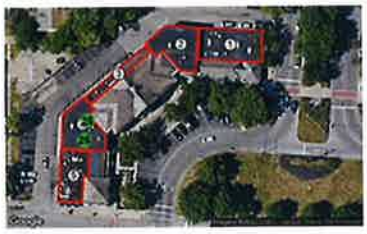




Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

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26 Problem:
D) Drainage



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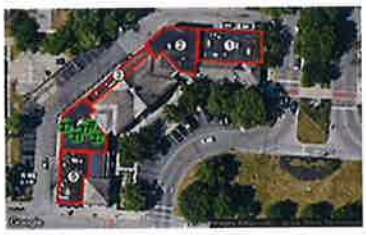
26 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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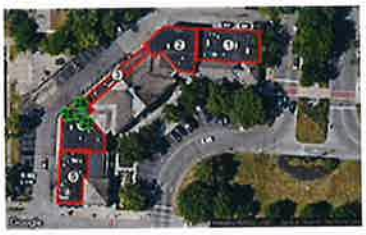
27 Corrective Action:



Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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F) Field Seams



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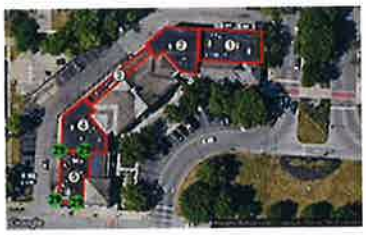
28 Corrective Action:



Seams located in ponding water areas or too close to a penetration (i.e. roof drain, pipe boot, etc.) are cleaned, primed and covered with a pressure sensitive flashing membrane.

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29 **Problem:**
A) Field Overview
Before Maintenance





General overall condition of roof prior to maintenance

29 **Corrective Action:**

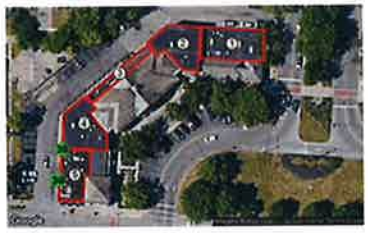




Clean up all debris. Check membrane condition and drainage. Check metal flashings and penetrations.

BOAK & SONS
COMMERCIAL/INDUSTRIAL ROOFING & INSULATION
330-793-5646 • 1-800-447-2625

Property:
Shaker Square NW
13111 Shaker Square
Cleveland, OH 44120



INVOICE # 1733336
Playhouse Square Real Estate Services
1501 Euclid Avenue
Cleveland, OH 44115

Distributed By: Boak & Sons Inc
Date dispatched: 09/23/2022
Time dispatched: 01:34 PMCST

Acknowledged: 09/26/2022 02:26 PM
Signed: Tom with Boak and Sons

30 Problem:
D) Drainage



The overall roof drainage is inspected to review how well the roof removes water.

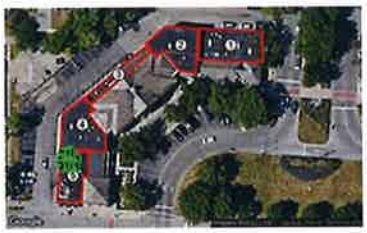
30 Corrective Action:



Addition of tapered insulation and/or modifying the existing insulation are options for enhancing slope.

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31 Problem:
J) Roof Penetrations






Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

31 Corrective Action:

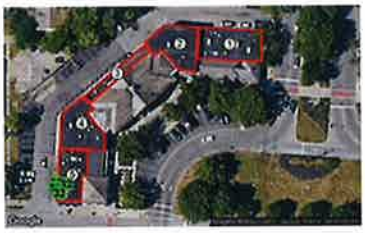





Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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32 Problem:
J) Roof Penetrations





Inspect penetration to ensure flashing, securement, and termination are intact. Check roof top equipment for damage.

32 Corrective Action:



Re-flash open corners and seams. Re-seal terminations as needed. Note any physical damage to roof top equipment and report it to owner.

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Cleveland, OH 44120



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33 Problem:

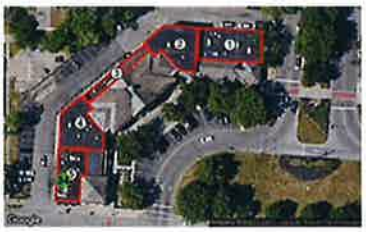


wall of hvac unit has water inside of it

33 Corrective Action:



Property:
Shaker Square NW
13111 Shaker Square
Cleveland, OH 44120



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Cleveland, OH 44115

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34 Problem:
B3)Splitting/Cracking



Splits in the membrane are typically due to building movement and lateral stress. As the membrane ages and weathers, it cannot withstand these forces and split open allowing water to enter the roof system.

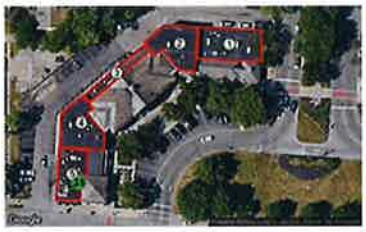
34 Corrective Action:



The area surrounding the split is cleaned. A new piece of waterproofing membrane is installed and sealed per industry standards.

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35 Problem:

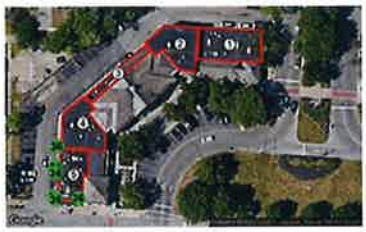


Failed termination bar

35 Corrective Action:



Property:
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13111 Shaker Square
Cleveland, OH 44120



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Cleveland, OH 44115

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36 Problem:





Sandstone Top

36 Corrective Action:

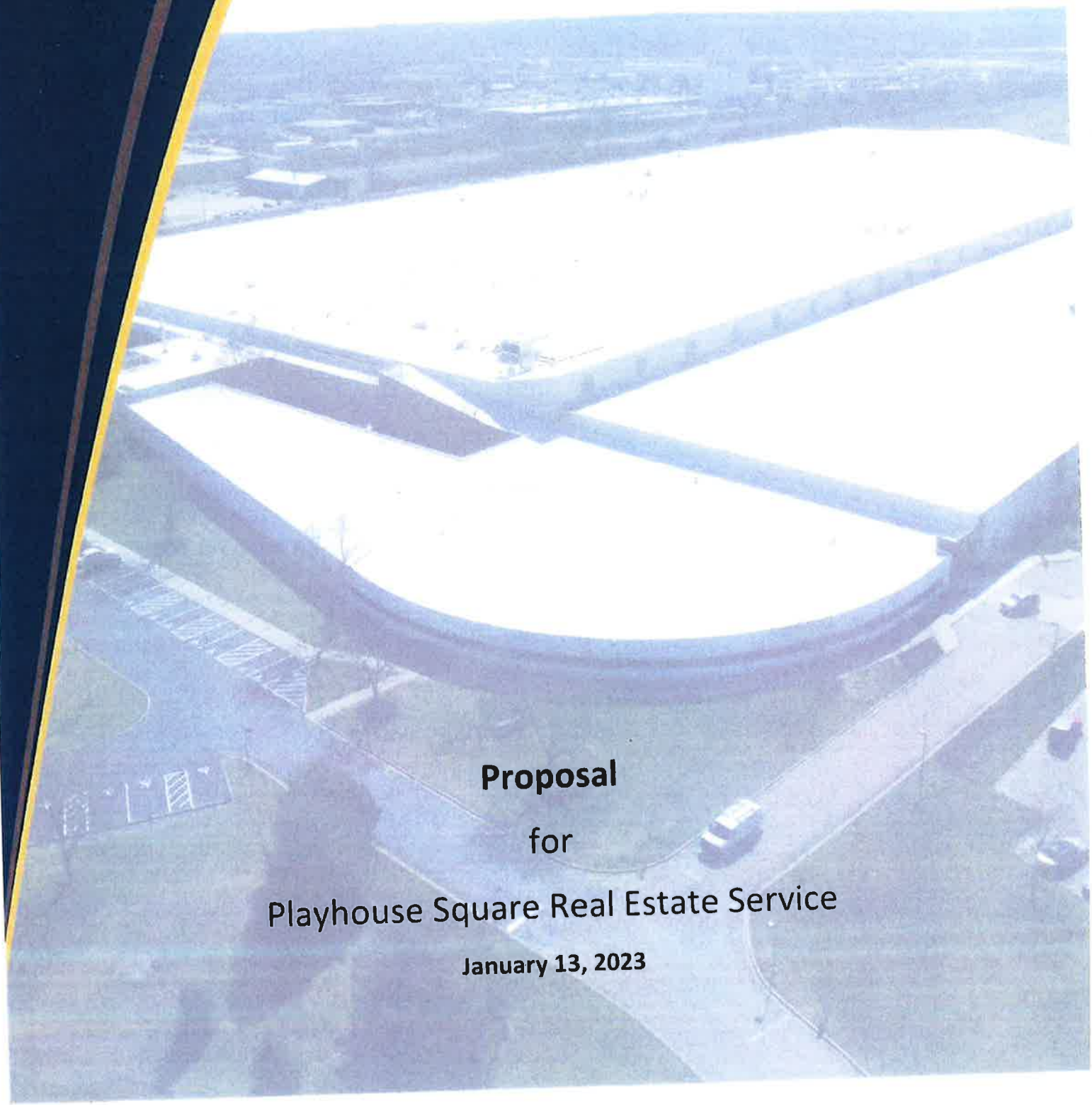




Recommend budgeting for roof replacement. Estimated budget pricing: $400,000.00-$500,000.00

WEST ROOFING

West Roofing Systems, Inc.



Proposal

for

Playhouse Square Real Estate Service

January 13, 2023

We Promise To Be The Only Commercial Roofer You'll Ever Need!

- We Have 16 Crews Nationally
- The Average Tenure of Our Foreman is 15 Years
- WRS is capable of installing 66,500 square feet of finished roofing on a daily basis.
- Our Project Managers have a combined 313 years' experience (an average of 28)

West Roofing Systems, Inc. is the commercial roofing company of choice for installing high quality, sustainable, spray polyurethane foam (SPF), membrane restoration and single-ply roofing systems that waterproof, insulate, and protect commercial and industrial buildings. Our turnkey operations help reduce architectural costs and streamline all phases of a roofing project, from the initial inspection to the application of an energy efficient, insulated roof system.

We also provide follow-up maintenance and a variety of manufacturer warranties, from 10 to 20 years in duration. Every roof is different and offers its own unique set of challenges. West Roofing Systems designs and installs roofing systems that are flexible and versatile enough to address practically any situation.



Prepared By: Ryan Mains
Technical Sales
O: 440-355-2523
C: 440-723-7556
ryan@westroofingsystems.com

Prepared For:	Playhouse Square Real Estate Service		
	1501 Euclid Ave Suite 200		
	Cleveland	Ohio	44115
Project:	PSF Real Estate - Shaker Square NE Quad		
	13215 Shaker Square		
	Cleveland	OH	44120
Quote Info:	Estimate Number (771)		

Scope of Work: NE Quadrant

Total Square Footage: 30,815 (Includes any vertical wall surfaces)

- Pre-job inspection – Tour representative area(s) of roofing with West Roofing Systems and Owner's representative. Review roofing system requirements and finalize schedule.
- Set up warning lines/flags around staging area to ensure no unauthorized personnel accidentally enters the staging area. Multiple staging areas required for this scope of work to be completed.
- Existing roof surfaces to have all loose debris removed utilizing 2,500 PSI pressure washers to ensure a clean substrate to adhere new materials to.
- Approximately 10,765 square feet will receive a Silicone restoration Membrane (SRM).
- All SRM areas will be properly prepped with primers as necessary to ensure proper adhesion of new silicone coating to existing surface. This includes primers and Bleed-blockers as needed.
- Silicone sealants will be used to ensure all splits or joints are sealed prior to coating application.
- A new 24-gauge, Kynar finished transition metal will be installed on sections where slate roof and flat roof areas meet. This includes the removal of existing slate, installation of new transition metal piece, and then the re-installment of slate as needed.
    - *Please note that cost is not included in this scope of work should any of the existing slate break while WRS is handling this material. Additional cost will accrue.*
- Remaining 20,050 square feet will receive Spray Polyurethane Foam roof system (SPF).
- These roof areas will either have a board mechanically fastened overtop of the existing membrane, or the existing membrane will be properly cleaned and prepped to ensure proper adhesion of new SPF roof system.
- Any units currently resting on wood blocking will have new unit pads installed and flashed into the new roof system.
- Should any wet insulation be found during the restoration and re-roofing process above and beyond what is included within this scope of work, it will be removed and replaced at a rate of **$5.75 per square foot** found. No wet insulation is anticipated at this time.
- All roof top mechanical equipment, piping, vents, etc. will be masked prior to foaming.
- Apply ***closed cell*** spray polyurethane foam. The average thickness of the foam will be 1.5 inches. The polyurethane foam will be applied uniformly over the specified roof surfaces with a tolerance of plus or minus ¼" per inch of thickness, except where variations are required to ensure proper drainage or to complete a feathered edge.

- Apply ***High Solids*** silicone base coat over the polyurethane foam. The silicone coating will be applied according to manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils. Allow the coating to cure. Inspect for thinly coated areas, uncured areas or other defects. Any defects will be repaired prior to subsequent application of coating. The base coat will be clean, dry, sound, and free of dust, dirt, and other contaminants before application of the top coat.
- Apply ***High Solids*** silicone topcoat in a timely manner upon completion of base coat to insure proper adhesion between coats. The topcoat will be applied per manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils.
- Apply ceramic granules @ 30 lbs. per square broadcast into the wet top coat for proper granule adhesion.
- After all work is complete, we will remove all job-related debris and surplus materials and leave the premises in a neat and orderly condition.
- The project superintendent will be OSHA 30 hour trained in Construction & Health.
- The new roof system is fire rated class "A" per UL 790.
- Upon final completion of the project the Owner will be issued a (10)-year Full System NPR, NDL, RENEWABLE Contractor's warranty.

Additional Notes:

- *Owner to provide adequate set-up areas for the duration of the project. Multiple set up areas will be needed which may interfere with parking/deliveries. WRS Rep and PSF Real Estate Rep to coordinate parking areas with Shaker Square Tenants. Set-up space includes but is not limited to Dumpsters, Generators, Box Trucks, etc...*
- *Ay Electrical, Plumbing, HVAC, etc... work that is to be completed is to be done by Other's prior to roofing work beginning.*
- *If any units are not currently in use, they are recommended to be removed from the roof surface prior to roofing project start date.*
- *Price includes any building permits needed for project.*
- *Owner to provide adequate water access for pressure washing portion of work to be completed.*
- *Slate to Flat Roof Transition Detail:*
    - *Costs have been included in the overall proposal amount for this portion of work. These funds are included to cover the anticipated cost for the transition between the slate and flat roof areas. Portions of the slate will need to be removed in order to install a proper sheet metal detail transition and to provide a definitive stop-gap between the 2 systems. Upon completion of the transition detail, portions of the slate will be reinstalled to maintain a watertight condition. Costs do not include purchasing any new slate should the existing slate break during construction.*

Pricing:

The following table details the pricing for delivery of the services outlined in this proposal. This pricing is valid for 30 days from the date of this proposal:

Services:	Price:
PSF REAL ESTATE - SHAKER SQUARE NE QUAD	$311,405.00
Additional Options:	**Price:**
Remove/Replace wet insulation found: ADD	$5.75/sq.ft.
Apply 30 mils of silicone coating to provide a (20)-year Contractor's Warranty in Lieu of proposed (10)-year: ADD	$27,785.00
Total:	**Price:**
	TBD

All material will be installed according to specifications. All work to be completed in a professional manner per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, property damage, comprehensive liability and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

West Roofing Systems, Inc. safety statement: West Roofing Systems, Inc. may install tie-off brackets to the roof structure to allow West Roofing Systems, Inc. personnel to safely install the new roof. West Roofing Systems, Inc. will remove the tie-off brackets at job completion, or Customer has the option to leave tie-off brackets in-place. In the event that the Customer elects to keep the tie-off brackets in place after job completion, Customer shall be responsible for all repairs and maintenance for the tie-off brackets, and Customer shall indemnify and defend West Roofing Systems, Inc., its affiliates and its and their shareholders, officers, directors, employees, agents, successors and assigns, and hold them harmless, from and against any losses, liabilities, damages, judgments and expenses (including without limitation reasonable legal expenses and costs) sustained or incurred in connection with or as a result of claims or causes of action for the death or personal injury to persons or damage to property resulting from the use of tie-off brackets by persons or entities after job completion.

Due to escalating prices and volatility in the pricing of steel, isocyanurate, and petroleum-based construction products, the price set forth in this proposal/contract applies only to orders that are ordered and paid for within 90 days of the date of this proposal/contract. All other orders shall be subject to change based upon changes in the price of steel, isocyanurate insulation, and asphalt roofing products charged to West Roofing Systems, Inc.

Quality: All material is warranted to be as described in specifications.

Insurance: West Roofing Systems shall at all times, carry the following insurance coverage: General and Public Liability and Workers Compensation (limit as set by law). West Roofing Systems shall also require each of its subcontractors to carry liability insurance and Worker's Compensation. The Owner shall carry fire, tornado, and any and all other necessary property insurance on the above work.

Liens: West Roofing Systems shall promptly pay all sums owed to laborers, subcontractors, and materialmen who supply labor and/or materials for the work and shall indemnify, hold harmless, and defend the Owner and the property on which the work

is located from mechanic's and materialmen's liens providing West Roofing Systems receives payment from the Owner in a timely manner.

Guarantee: West Roofing Systems must be given an opportunity to make an investigation and inspection of any asserted defects in workmanship which must be reported promptly in writing within ten (10) days of discovery and not later than ten (10) days after expiration of the warranty period. Materials are warranted as specified by individual manufacturers and not by West Roofing Systems unless specifically noted, and such warranty as to materials shall be subject to all of the terms and conditions of the individual manufacturer's warranty.

Building Codes: All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of West Roofing Systems.

Independent West Roofing Systems: The relationship of Owner and West Roofing Systems created by this agreement shall be that of independent contractor and not one of joint venture, partnership, or employment.

Completion Date: West Roofing Systems shall complete all work required by this agreement by not later than the above specified date, as time is of the essence of this agreement. If West Roofing Systems is prevented from performing its obligations by reason of fire, flood, rain, windstorm, strike, shortage of materials, or other event beyond the control of West Roofing Systems, the time for completion set forth above shall be extended by a period equal to the period in which West Roofing Systems is so prevented from performing.

Asbestos and Other Hazardous Materials: It is the obligation of the Owner to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then West Roofing Systems shall be entitled to additional compensation and an increase in time for completion of the project.

Finance Charges: Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 ½%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Owner agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

Existing Conditions: We make no representation of existing conditions and assume no responsibility of condition for any of the Owner's equipment that may or may not be relocated or affected by our work, unless such conditions are caused by an act of negligence on our part.

Payment Terms: Full payment is due within 14 days of project completion. Any balance after 14 days will accrue at a rate of 1.5% monthly.

Hidden Defects: It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing structure may need to be updated or replaced in order to properly complete the above-quoted work, and Owner further acknowledges and agrees that the cost and expense to correct such defects or conditions, if any, will be the responsibility of the property Owner.

Destructive Inspections: We have made thorough visual inspections of the existing structure and have made our analysis of the building methods and locations of covered systems. We have not made destructive inspections (that is, removing floors, walls, sidings, or other coverings) to reveal possible unknowns. In the event of a discovery of an unknown element or condition (not an oversight on our part), any additional costs involved shall be cost incurred by the property Owner.

Deliveries: It is acknowledged that West Roofing Systems shall need to have heavy trucks picking up and delivering materials for the above described work. The property Owner acknowledges this fact and releases West Roofing Systems from liability for possible damage to landscape; sprinklers; driveways (e.g. cracking or sinking); or sidewalks, where applicable.

Advertising: It is acknowledged that West Roofing Systems may install a sign to facilitate delivery of materials, as well as advertise. West Roofing Systems shall have the right to photograph its work and use the photographs for promotional purposes in brochures and other advertising media. West Roofing Systems shall not advertise client names unless prior approval has been obtained from the client. We shall add client names to the current Past Clients List, to be provided to potential clients, on request, as references and Owner agrees that it may be included on such Past Clients List.

Utilities: West Roofing Systems has not included costs for electrical, water, sewage, gas or telephone in the proposal. It is understood that West Roofing Systems shall have full use of the Owner's utilities during the process of construction, at no cost to West Roofing Systems, and that the Owner shall bear the costs of those utilities above and beyond the contract price agreed upon in this contract.

Materials Selection: We assume no responsibility for any delays caused by selection of materials that are not locally and immediately available.

Other Owner Responsibilities: As the building Owner, you can help to ensure that your project goes smoothly by doing the following: A) Designate one person to be the Owner's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise. B) Direct all questions to West Roofing Systems Lead man and avoid trying to resolve questions or problems with workers, subcontractors, vendors, or other individuals on or off the job site. C) Make any and all changes to the original contract in writing and ensure that an "Additional Work Request" form is completed and signed before those changes are made.

Specifications: We hereby propose to furnish all materials, except as noted, and perform all labor necessary for completion of the project as indicated in the above description, attached details, specifications and drawings.

WARRANTY, DISCLAIMER, LIMITATION OF LIABILITY AND EXCLUSIVE REMEDY: EXCEPT AS SPECIFICALLY PROVIDED IN THIS AGREEMENT IN THE TERMS OF THE ABOVE GUARANTEE AND UNDER THE TERMS OF THE CONTRACTOR'S WARRANTY, NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NOR ANY OTHER WARRANTY, EXPRESS OR IMPLIED OR STATUTORY, IS MADE BY WEST ROOFING SYSTEMS HEREUNDER REGARDING MATERIALS OR SERVICES PROVIDED BY WEST ROOFING SYSTEMS. WEST ROOFING SYSTEMS DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO MATERIALS AND SERVICES PROVIDED BY WEST ROOFING SYSTEMS. WEST ROOFING SYSTEMS' ENTIRE AND EXCLUSIVE LIABILITY, WHETHER FOUNDED ON WARRANTY, CONTRACT, NEGLIGENCE OR OTHERWISE (A) FOR DEFECTS IN WORKMANSHIP UNDER THE TERMS OF THE GUARANTEE ABOVE SHALL BE TO REPAIR THE DEFECTIVE WORK AT NO CHARGE TO CUSTOMER, AND (B) FOR CLAIMS UNDER THE CONTRACTOR'S WARRANTY SHALL BE LIMITED TO REPAIR OR REPLACEMENT AS DESCRIBED IN, AND LIMITED BY, THE TERMS OF THE CONTRACTOR'S WARRANTY. WEST ROOFING SYSTEMS SHALL NOT BE LIABLE FOR BREACH OF WARRANTY WITH RESPECT TO MATERIALS PROVIDED, AND CUSTOMER'S SOLE REMEDY FOR DEFECTIVE MATERIALS SHALL BE AGAINST THE MANUFACTURER OF THE MATERIALS AS DESCRIBED IN, AND LIMITED BY, THE TERMS OF ANY APPLICABLE MANUFACTURER'S WARRANTY. WEST ROOFING SYSTEMS SHALL NOT BE LIABLE TO CUSTOMER IN ANY EVENT FOR (I) ANY OTHER DIRECT DAMAGES, OR (II) ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, ANY DAMAGE FOR INJURY TO PERSON OR PROPERTY, LOSS OF SALES, LOSS OF PROFITS, INCREASED COST OR EXPENSES OR CUSTOMER'S LIABILITIES TO THIRD PARTIES, RESULTING FROM, ARISING OUT OF, OR IN CONNECTION WITH DEFECTIVE MATERIALS OR SERVICES PROVIDED BY WEST ROOFING SYSTEMS HEREUNDER OR IN CONNECTION WITH CUSTOMER'S CLAIMS UNDER THE CONTRACTOR'S WARRANTY OR THE GUARANTEE.

Exclusion From Guarantee: The Guarantee and warranties made by West Roofing Systems hereunder shall not be applicable to, and West Roofing Systems shall not have any liability to Customer for, damages incurred by the Customer, including without limitation damages to Customer's roof, caused by, occurring during, or resulting from, a Natural Disaster (as hereinafter defined). West Roofing Systems shall not be obligated to repair the Customer's roof, or replace any part of the Customer's roof, in the event of the occurrence of any Natural Disaster. As used herein, "Natural Disaster" means any hurricane, tornado, earthquake, fire, flood, lightning strike, named storm or any other act of God.

Limitation of Liability: West Roofing Systems shall not be liable to Customer for (i) direct damages, other than those specifically described in this Agreement as obligations of West Roofing Systems (and such direct damages shall not, in any event, exceed the amount Customer paid West Roofing Systems for the materials and services), or (ii) any indirect, incidental,

special or consequential damages, including without limitation any damages for lost sales, loss of production, lost profits, loss of goodwill, increased costs or expenses or for obligations or liabilities of Customer or Customer affiliates to its or their customers or any third parties, whether founded on warranty, contract, negligence or any other theory of liability, resulting from, in connection with or arising out of (1) West Roofing Systems' breach of or failure to perform its agreement with Customer, and/or (2) West Roofing Systems' breach of the terms of the Contractor's Warranty or the Guarantee and/or (3) West Roofing Systems' delay in performance of, or failure to perform, services, and/or (4) West Roofing Systems' delay in completion of the project which is the subject of this Agreement.

Assignment: Neither West Roofing Systems nor Customer may assign its respective rights or duties under this Agreement without the prior written consent of the other party.

Governing Law, Venue, Actions: The Agreement between West Roofing Systems and Customer shall be governed by and construed in accordance with the laws of the State of Ohio, without giving effect to any choice or conflict of law, rules or provisions (whether of the State of Ohio or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Ohio. Each of West Roofing Systems and Customer agrees to bring any action arising out of or related to this Agreement in a state court in Lorain County, Ohio or in a federal court which has jurisdiction over Lorain County, Ohio. Each of West Roofing Systems and Customer waives any defense of inconvenient forum to the maintenance of any action so brought. Should either West Roofing Systems or Customer initiate litigation with respect to the agreement between them, the prevailing party in any such proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in connection with such proceeding.

Entire Agreement: This Agreement constitutes a final and complete written expression of the entire agreement between West Roofing Systems and Customer, and are a complete and exclusive statement of that agreement. No part of the agreement between West Roofing Systems and Customer may be waived, modified or supplemented in any manner whatsoever (including a course of dealing or of performance or usage of trade) except by a written instrument signed by duly authorized officers of both West Roofing Systems and Customer. This Agreement shall control the sale and provision of services and materials by West Roofing Systems to Customer. The terms and conditions in this Agreement shall supersede and replace the terms, conditions and agreements in all Customer documents, including without limitation, Customer's Request for Quotation, Request for Proposal, Purchase Order, or any Customer documents or communications pertaining to Customer's purchase of services and materials from West Roofing Systems. To the extent there are additional or different terms and conditions in the Customer Documents or otherwise referenced by Customer in any manner whatsoever in connection with services and/or materials provided by West Roofing Systems, West Roofing Systems hereby expressly objects to, and rejects, those additional or different terms and conditions. Any such proposed additional or different terms and conditions from Customer shall be void and this Agreement shall constitute the complete and exclusive statement of the terms and conditions of the contract between West Roofing Systems and Customer for the sale of services and materials by West Roofing Systems to Customer.

Disclosure: The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. West Roofing Systems is hereby authorized to perform the work as specified. Payment shall be made as outlined above.

Acknowledgements: Playhouse Square Real Estate Service acknowledges that they have read and received a legible copy of this agreement signed by West Roofing Systems, including Terms and Conditions, before any work has been performed, and that he/she has read and received a legible copy of every other document that the Playhouse Square Real Estate Service has signed during the negotiation.

Signatures: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

WRS Approved Signature: *Ryan Mains*

Customer Signature: _____

Date of Acceptance: _____

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Locations

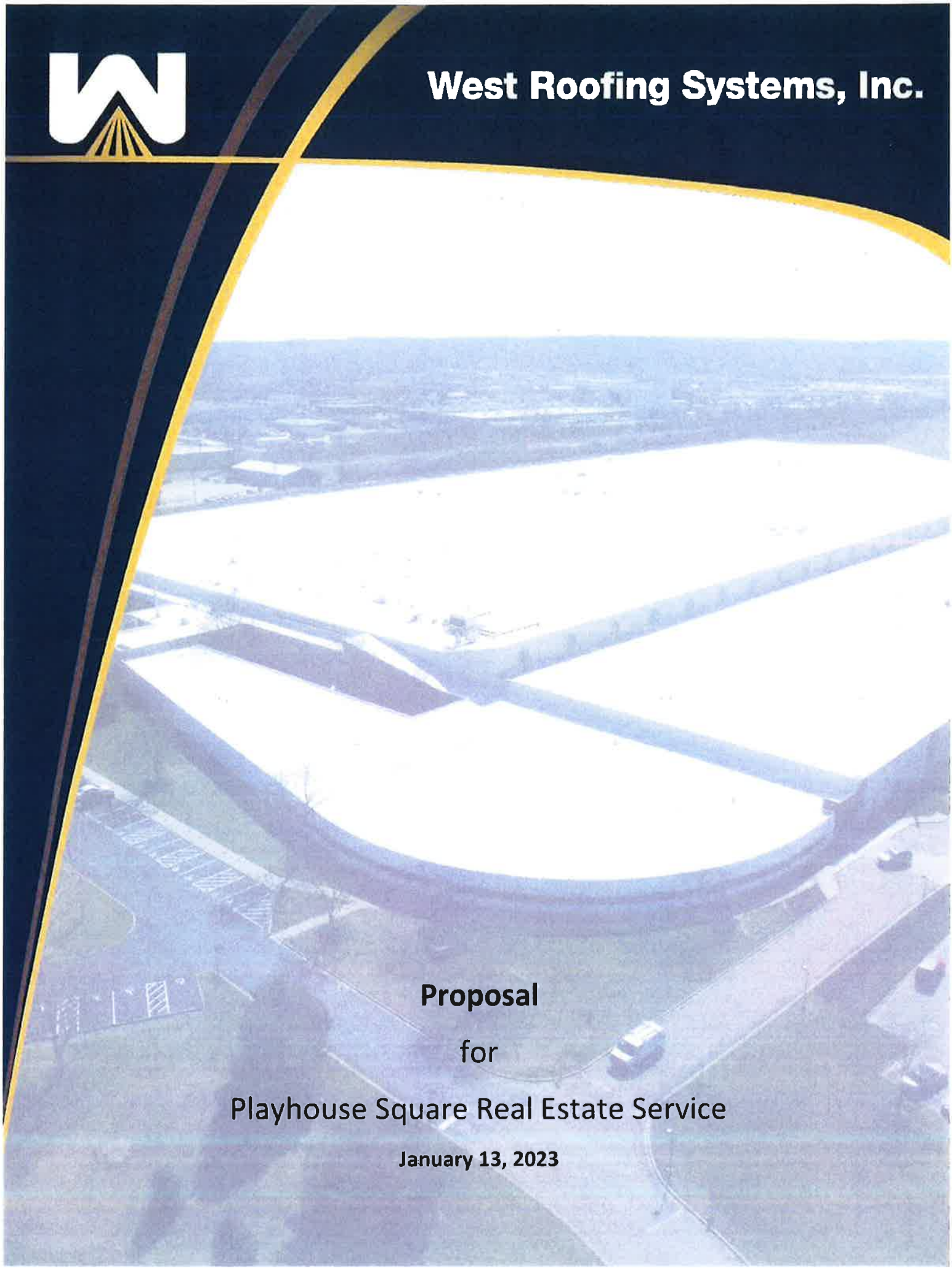
West Roofing Systems, Inc.
121 Commerce Dr.
PO Box 505
LaGrange, OH 44050
1-800-356-5748

West Roofing Systems, Inc.
530 Bonifacious Rd.
PO Box 908
Tunnel Hill, GA 30755
1-800-356-5748

West Roofing Systems, Inc.
4700 Commercial Drive
Huntsville, AL 35816
1-800-356-5748
Click Here to Learn More

Aerial View





West Roofing Systems, Inc.

Proposal

for

Playhouse Square Real Estate Service

January 13, 2023

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O: 440-355-2523
C: 440-723-7556
ryan@westroofingsystems.com

Prepared For:	Playhouse Square Real Estate Service		
	1501 Euclid Ave Suite 200		
	Cleveland	Ohio	44115
Project:	PSF Real Estate - Shaker Square NW Quad		
	13220 Shaker Square		
	Cleveland	OH	44120
Quote Info:	Estimate Number (770)		

Scope of Work: NW Quadrant

Total Square Footage: 12,475 (Includes any vertical wall surfaces)

- Pre-job inspection – Tour representative area(s) of roofing with West Roofing Systems and Owner's representative. Review roofing system requirements and finalize schedule.
- Set up warning lines/flags around staging area to ensure no unauthorized personnel accidentally enters the staging area. Multiple staging areas required for this scope of work to be completed.
- Existing roof surfaces to have all loose debris removed utilizing 2,500 PSI pressure washers to ensure a clean substrate to adhere new materials to.
- Silicone sealants will be used to ensure all splits or joints are sealed prior to coating application.
- A new 24-gauge, Kynar finished transition metal will be installed on sections where slate roof and flat roof areas meet. This includes the removal of existing slate, installation of new transition metal piece, and then the re-installment of slate as needed.
    - *Please note that cost is not included in this scope of work should any of the existing slate break while WRS is handling this material. Additional cost will accrue.*
- These roof areas will either have a board mechanically fastened overtop of the existing membrane, or the existing membrane will be properly cleaned and prepped to ensure proper adhesion of new SPF roof system.
- Any units currently resting on wood blocking will have new unit pads installed and flashed into the new roof system.
- Should any wet insulation be found during the restoration and re-roofing process above and beyond what is included within this scope of work, it will be removed and replaced at a rate of **$5.75 per square foot** found. No wet insulation is anticipated at this time.
- All roof top mechanical equipment, piping, vents, etc. will be masked prior to foaming.
- Apply ***closed cell*** spray polyurethane foam. The average thickness of the foam will be 1.5 inches. The polyurethane foam will be applied uniformly over the specified roof surfaces with a tolerance of plus or minus ¼" per inch of thickness, except where variations are required to ensure proper drainage or to complete a feathered edge.

- Apply ***High Solids*** silicone base coat over the polyurethane foam. The silicone coating will be applied according to manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils. Allow the coating to cure. Inspect for thinly coated areas, uncured areas or other defects. Any defects will be repaired prior to subsequent application of coating. The base coat will be clean, dry, sound, and free of dust, dirt, and other contaminants before application of the top coat.
- Apply ***High Solids*** silicone topcoat in a timely manner upon completion of base coat to insure proper adhesion between coats. The topcoat will be applied per manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils.
- Apply ceramic granules @ 30 lbs. per square broadcast into the wet top coat for proper granule adhesion.
- After all work is complete, we will remove all job-related debris and surplus materials and leave the premises in a neat and orderly condition.
- The project superintendent will be OSHA 30 hour trained in Construction & Health.
- The new roof system is fire rated class "A" per UL 790.
- Upon final completion of the project the Owner will be issued a (10)-year Full System NPR, NDL, RENEWABLE Contractor's warranty.

Additional Notes:

- *Owner to provide adequate set-up areas for the duration of the project. Multiple set up areas will be needed which may interfere with parking/deliveries. WRS Rep and PSF Real Estate Rep to coordinate parking areas with Shaker Square Tenants. Set-up space includes but is not limited to Dumpsters, Generators, Box Trucks, etc...*
- *Ay Electrical, Plumbing, HVAC, etc... work that is to be completed is to be done by Other's prior to roofing work beginning.*
- *If any units are not currently in use, they are recommended to be removed from the roof surface prior to roofing project start date.*
- *Price includes any building permits needed for project.*
- *Owner to provide adequate water access for pressure washing portion of work to be completed.*
- *Slate to Flat Roof Transition Detail:*
    - *Costs have been included in the overall proposal amount for this portion of work. These funds are included to cover the anticipated cost for the transition between the slate and flat roof areas. Portions of the slate will need to be removed in order to install a proper sheet metal detail transition and to provide a definitive stop-gap between the 2 systems. Upon completion of the transition detail, portions of the slate will be reinstalled to maintain a watertight condition. Costs do not include purchasing any new slate should the existing slate break during construction.*

Pricing:

The following table details the pricing for delivery of the services outlined in this proposal. This pricing is valid for 30 days from the date of this proposal:

Services:	Price:
PSF REAL ESTATE - SHAKER SQUARE NE QUAD	$160,130.00
Additional Options:	**Price:**
Remove/Replace wet insulation found: ADD	$5.75/sq.ft.
Apply 30 mils of silicone coating to provide a (20)-year Contractor's Warranty in Lieu of proposed (10)-year: ADD	$11,250.00
Total:	**Price:**
	TBD

All material will be installed according to specifications. All work to be completed in a professional manner per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, property damage, comprehensive liability and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

West Roofing Systems, Inc. safety statement: West Roofing Systems, Inc. may install tie-off brackets to the roof structure to allow West Roofing Systems, Inc. personnel to safely install the new roof. West Roofing Systems, Inc. will remove the tie-off brackets at job completion, or Customer has the option to leave tie-off brackets in-place. In the event that the Customer elects to keep the tie-off brackets in place after job completion, Customer shall be responsible for all repairs and maintenance for the tie-off brackets, and Customer shall indemnify and defend West Roofing Systems, Inc., its affiliates and its and their shareholders, officers, directors, employees, agents, successors and assigns, and hold them harmless, from and against any losses, liabilities, damages, judgments and expenses (including without limitation reasonable legal expenses and costs) sustained or incurred in connection with or as a result of claims or causes of action for the death or personal injury to persons or damage to property resulting from the use of tie-off brackets by persons or entities after job completion.

Due to escalating prices and volatility in the pricing of steel, isocyanurate, and petroleum-based construction products, the price set forth in this proposal/contract applies only to orders that are ordered and paid for within 90 days of the date of this proposal/contract. All other orders shall be subject to change based upon changes in the price of steel, isocyanurate insulation, and asphalt roofing products charged to West Roofing Systems, Inc.

Quality: All material is warranted to be as described in specifications.

Insurance: West Roofing Systems shall at all times, carry the following insurance coverage: General and Public Liability and Workers Compensation (limit as set by law). West Roofing Systems shall also require each of its subcontractors to carry liability insurance and Worker's Compensation. The Owner shall carry fire, tornado, and any and all other necessary property insurance on the above work.

Liens: West Roofing Systems shall promptly pay all sums owed to laborers, subcontractors, and materialmen who supply labor and/or materials for the work and shall indemnify, hold harmless, and defend the Owner and the property on which the work

is located from mechanic's and materialmen's liens providing West Roofing Systems receives payment from the Owner in a timely manner.

Guarantee: West Roofing Systems must be given an opportunity to make an investigation and inspection of any asserted defects in workmanship which must be reported promptly in writing within ten (10) days of discovery and not later than ten (10) days after expiration of the warranty period. Materials are warranted as specified by individual manufacturers and not by West Roofing Systems unless specifically noted, and such warranty as to materials shall be subject to all of the terms and conditions of the individual manufacturer's warranty.

Building Codes: All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of West Roofing Systems.

Independent West Roofing Systems: The relationship of Owner and West Roofing Systems created by this agreement shall be that of independent contractor and not one of joint venture, partnership, or employment.

Completion Date: West Roofing Systems shall complete all work required by this agreement by not later than the above specified date, as time is of the essence of this agreement. If West Roofing Systems is prevented from performing its obligations by reason of fire, flood, rain, windstorm, strike, shortage of materials, or other event beyond the control of West Roofing Systems, the time for completion set forth above shall be extended by a period equal to the period in which West Roofing Systems is so prevented from performing.

Asbestos and Other Hazardous Materials: It is the obligation of the Owner to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then West Roofing Systems shall be entitled to additional compensation and an increase in time for completion of the project.

Finance Charges: Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 ½%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Owner agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

Existing Conditions: We make no representation of existing conditions and assume no responsibility of condition for any of the Owner's equipment that may or may not be relocated or affected by our work, unless such conditions are caused by an act of negligence on our part.

Payment Terms: Full payment is due within 14 days of project completion. Any balance after 14 days will accrue at a rate of 1.5% monthly.

Hidden Defects: It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing structure may need to be updated or replaced in order to properly complete the above-quoted work, and Owner further acknowledges and agrees that the cost and expense to correct such defects or conditions, if any, will be the responsibility of the property Owner.

Destructive Inspections: We have made thorough visual inspections of the existing structure and have made our analysis of the building methods and locations of covered systems. We have not made destructive inspections (that is, removing floors, walls, sidings, or other coverings) to reveal possible unknowns. In the event of a discovery of an unknown element or condition (not an oversight on our part), any additional costs involved shall be cost incurred by the property Owner.

Deliveries: It is acknowledged that West Roofing Systems shall need to have heavy trucks picking up and delivering materials for the above described work. The property Owner acknowledges this fact and releases West Roofing Systems from liability for possible damage to landscape; sprinklers; driveways (e.g. cracking or sinking); or sidewalks, where applicable.

Advertising: It is acknowledged that West Roofing Systems may install a sign to facilitate delivery of materials, as well as advertise. West Roofing Systems shall have the right to photograph its work and use the photographs for promotional purposes in brochures and other advertising media. West Roofing Systems shall not advertise client names unless prior approval has been obtained from the client. We shall add client names to the current Past Clients List, to be provided to potential clients, on request, as references and Owner agrees that it may be included on such Past Clients List.

Utilities: West Roofing Systems has not included costs for electrical, water, sewage, gas or telephone in the proposal. It is understood that West Roofing Systems shall have full use of the Owner's utilities during the process of construction, at no cost to West Roofing Systems, and that the Owner shall bear the costs of those utilities above and beyond the contract price agreed upon in this contract.

Materials Selection: We assume no responsibility for any delays caused by selection of materials that are not locally and immediately available.

Other Owner Responsibilities: As the building Owner, you can help to ensure that your project goes smoothly by doing the following: A) Designate one person to be the Owner's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise. B) Direct all questions to West Roofing Systems Lead man and avoid trying to resolve questions or problems with workers, subcontractors, vendors, or other individuals on or off the job site. C) Make any and all changes to the original contract in writing and ensure that an "Additional Work Request" form is completed and signed before those changes are made.

Specifications: We hereby propose to furnish all materials, except as noted, and perform all labor necessary for completion of the project as indicated in the above description, attached details, specifications and drawings.

WARRANTY, DISCLAIMER, LIMITATION OF LIABILITY AND EXCLUSIVE REMEDY: EXCEPT AS SPECIFICALLY PROVIDED IN THIS AGREEMENT IN THE TERMS OF THE ABOVE GUARANTEE AND UNDER THE TERMS OF THE CONTRACTOR'S WARRANTY, NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NOR ANY OTHER WARRANTY, EXPRESS OR IMPLIED OR STATUTORY, IS MADE BY WEST ROOFING SYSTEMS HEREUNDER REGARDING MATERIALS OR SERVICES PROVIDED BY WEST ROOFING SYSTEMS. WEST ROOFING SYSTEMS DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO MATERIALS AND SERVICES PROVIDED BY WEST ROOFING SYSTEMS. WEST ROOFING SYSTEMS' ENTIRE AND EXCLUSIVE LIABILITY, WHETHER FOUNDED ON WARRANTY, CONTRACT, NEGLIGENCE OR OTHERWISE (A) FOR DEFECTS IN WORKMANSHIP UNDER THE TERMS OF THE GUARANTEE ABOVE SHALL BE TO REPAIR THE DEFECTIVE WORK AT NO CHARGE TO CUSTOMER, AND (B) FOR CLAIMS UNDER THE CONTRACTOR'S WARRANTY SHALL BE LIMITED TO REPAIR OR REPLACEMENT AS DESCRIBED IN, AND LIMITED BY, THE TERMS OF THE CONTRACTOR'S WARRANTY. WEST ROOFING SYSTEMS SHALL NOT BE LIABLE FOR BREACH OF WARRANTY WITH RESPECT TO MATERIALS PROVIDED, AND CUSTOMER'S SOLE REMEDY FOR DEFECTIVE MATERIALS SHALL BE AGAINST THE MANUFACTURER OF THE MATERIALS AS DESCRIBED IN, AND LIMITED BY, THE TERMS OF ANY APPLICABLE MANUFACTURER'S WARRANTY. WEST ROOFING SYSTEMS SHALL NOT BE LIABLE TO CUSTOMER IN ANY EVENT FOR (I) ANY OTHER DIRECT DAMAGES, OR (II) ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, ANY DAMAGE FOR INJURY TO PERSON OR PROPERTY, LOSS OF SALES, LOSS OF PROFITS, INCREASED COST OR EXPENSES OR CUSTOMER'S LIABILITIES TO THIRD PARTIES, RESULTING FROM, ARISING OUT OF, OR IN CONNECTION WITH DEFECTIVE MATERIALS OR SERVICES PROVIDED BY WEST ROOFING SYSTEMS HEREUNDER OR IN CONNECTION WITH CUSTOMER'S CLAIMS UNDER THE CONTRACTOR'S WARRANTY OR THE GUARANTEE.

Exclusion From Guarantee: The Guarantee and warranties made by West Roofing Systems hereunder shall not be applicable to, and West Roofing Systems shall not have any liability to Customer for, damages incurred by the Customer, including without limitation damages to Customer's roof, caused by, occurring during, or resulting from, a Natural Disaster (as hereinafter defined). West Roofing Systems shall not be obligated to repair the Customer's roof, or replace any part of the Customer's roof, in the event of the occurrence of any Natural Disaster. As used herein, "Natural Disaster" means any hurricane, tornado, earthquake, fire, flood, lightning strike, named storm or any other act of God.

Limitation of Liability: West Roofing Systems shall not be liable to Customer for (i) direct damages, other than those specifically described in this Agreement as obligations of West Roofing Systems (and such direct damages shall not, in any event, exceed the amount Customer paid West Roofing Systems for the materials and services), or (ii) any indirect, incidental,

special or consequential damages, including without limitation any damages for lost sales, loss of production, lost profits, loss of goodwill, increased costs or expenses or for obligations or liabilities of Customer or Customer affiliates to its or their customers or any third parties, whether founded on warranty, contract, negligence or any other theory of liability, resulting from, in connection with or arising out of (1) West Roofing Systems' breach of or failure to perform its agreement with Customer, and/or (2) West Roofing Systems' breach of the terms of the Contractor's Warranty or the Guarantee and/or (3) West Roofing Systems' delay in performance of, or failure to perform, services, and/or (4) West Roofing Systems' delay in completion of the project which is the subject of this Agreement.

Assignment: Neither West Roofing Systems nor Customer may assign its respective rights or duties under this Agreement without the prior written consent of the other party.

Governing Law, Venue, Actions: The Agreement between West Roofing Systems and Customer shall be governed by and construed in accordance with the laws of the State of Ohio, without giving effect to any choice or conflict of law, rules or provisions (whether of the State of Ohio or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Ohio. Each of West Roofing Systems and Customer agrees to bring any action arising out of or related to this Agreement in a state court in Lorain County, Ohio or in a federal court which has jurisdiction over Lorain County, Ohio. Each of West Roofing Systems and Customer waives any defense of inconvenient forum to the maintenance of any action so brought. Should either West Roofing Systems or Customer initiate litigation with respect to the agreement between them, the prevailing party in any such proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in connection with such proceeding.

Entire Agreement: This Agreement constitutes a final and complete written expression of the entire agreement between West Roofing Systems and Customer, and are a complete and exclusive statement of that agreement. No part of the agreement between West Roofing Systems and Customer may be waived, modified or supplemented in any manner whatsoever (including a course of dealing or of performance or usage of trade) except by a written instrument signed by duly authorized officers of both West Roofing Systems and Customer. This Agreement shall control the sale and provision of services and materials by West Roofing Systems to Customer. The terms and conditions in this Agreement shall supersede and replace the terms, conditions and agreements in all Customer documents, including without limitation, Customer's Request for Quotation, Request for Proposal, Purchase Order, or any Customer documents or communications pertaining to Customer's purchase of services and materials from West Roofing Systems. To the extent there are additional or different terms and conditions in the Customer Documents or otherwise referenced by Customer in any manner whatsoever in connection with services and/or materials provided by West Roofing Systems, West Roofing Systems hereby expressly objects to, and rejects, those additional or different terms and conditions. Any such proposed additional or different terms and conditions from Customer shall be void and this Agreement shall constitute the complete and exclusive statement of the terms and conditions of the contract between West Roofing Systems and Customer for the sale of services and materials by West Roofing Systems to Customer.

Disclosure: The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. West Roofing Systems is hereby authorized to perform the work as specified. Payment shall be made as outlined above.

Acknowledgements: Playhouse Square Real Estate Service acknowledges that they have read and received a legible copy of this agreement signed by West Roofing Systems, including Terms and Conditions, before any work has been performed, and that he/she has read and received a legible copy of every other document that the Playhouse Square Real Estate Service has signed during the negotiation.

Signatures: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

WRS Approved Signature: Ryan Mains

Customer Signature: _____

Date of Acceptance: _____

Connect with us on:

Locations

West Roofing Systems, Inc.
121 Commerce Dr.
PO Box 505
LaGrange, OH 44050
1-800-356-5748

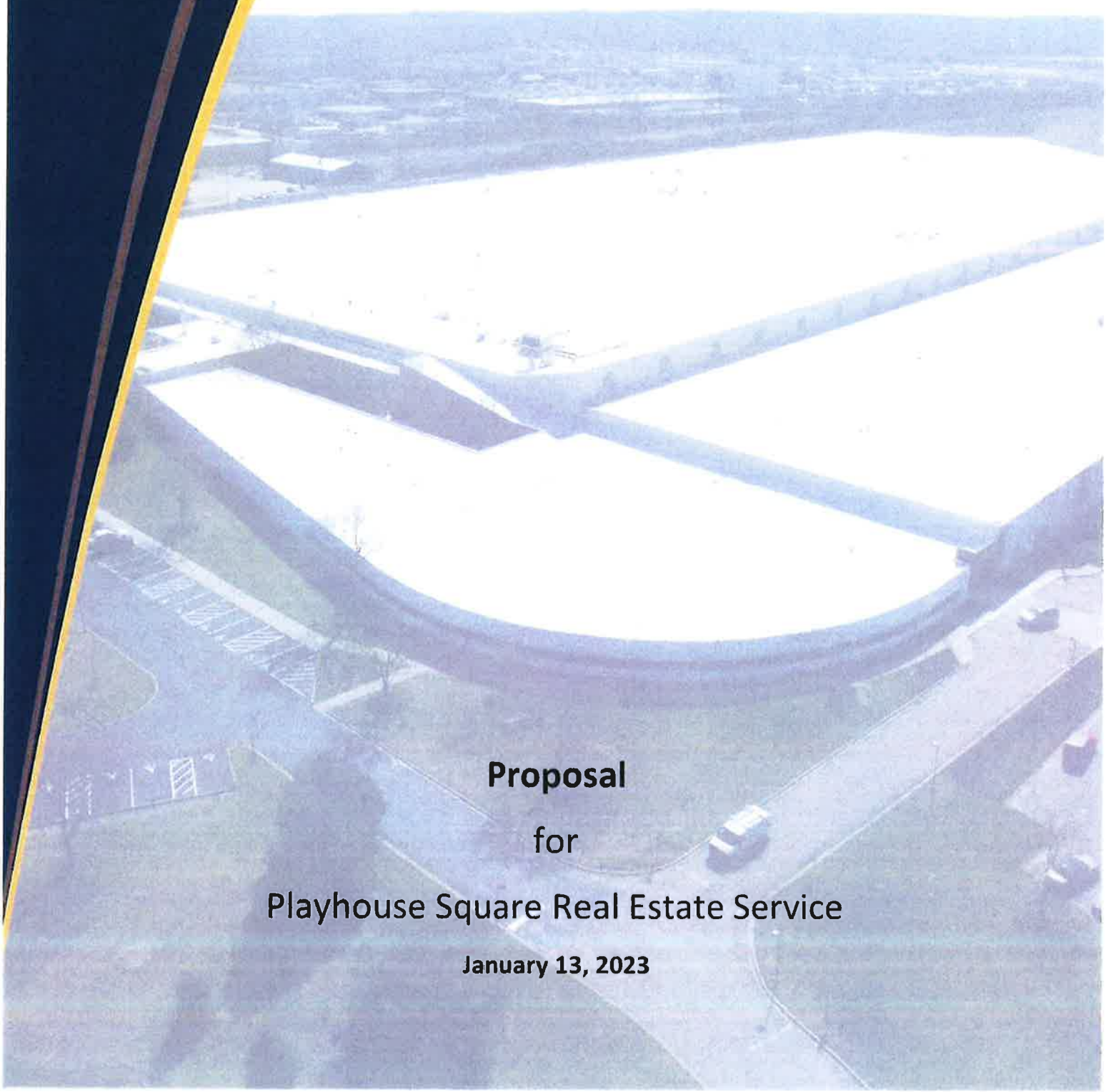
West Roofing Systems, Inc.
530 Bonifacious Rd.
PO Box 908
Tunnel Hill, GA 30755
1-800-356-5748

West Roofing Systems, Inc.
4700 Commercial Drive
Huntsville, AL 35816
1-800-356-5748
Click Here to Learn More

Aerial View



West Roofing Systems, Inc.



Proposal

for

Playhouse Square Real Estate Service

January 13, 2023

We Promise To Be The Only Commercial Roofer You'll Ever Need!

- We Have 16 Crews Nationally
- The Average Tenure of Our Foreman is 15 Years
- WRS is capable of installing 66,500 square feet of finished roofing on a daily basis.
- Our Project Managers have a combined 313 years' experience (an average of 28)

West Roofing Systems, Inc. is the commercial roofing company of choice for installing high quality, sustainable, spray polyurethane foam (SPF), membrane restoration and single-ply roofing systems that waterproof, insulate, and protect commercial and industrial buildings. Our turnkey operations help reduce architectural costs and streamline all phases of a roofing project, from the initial inspection to the application of an energy efficient, insulated roof system.

We also provide follow-up maintenance and a variety of manufacturer warranties, from 10 to 20 years in duration. Every roof is different and offers its own unique set of challenges. West Roofing Systems designs and installs roofing systems that are flexible and versatile enough to address practically any situation.



Prepared By: Ryan Mains
Technical Sales
O: 440-355-2523
C: 440-723-7556
ryan@westroofingsystems.com

Prepared For:	Playhouse Square Real Estate Service		
	1501 Euclid Ave Suite 200		
	Cleveland	Ohio	44115
Project:	PSF Real Estate - Shaker Square SE Quad		
	13220 Shaker Square		
	Cleveland	OH	44120
Quote Info:	Estimate Number (770)		

Scope of Work: SE Quadrant

Total Square Footage: 12,475 (Includes any vertical wall surfaces)

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- Apply ***closed cell*** spray polyurethane foam. The average thickness of the foam will be 1.5 inches. The polyurethane foam will be applied uniformly over the specified roof surfaces with a tolerance of plus or minus ¼" per inch of thickness, except where variations are required to ensure proper drainage or to complete a feathered edge.

- Apply ***High Solids*** silicone base coat over the polyurethane foam. The silicone coating will be applied according to manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils. Allow the coating to cure. Inspect for thinly coated areas, uncured areas or other defects. Any defects will be repaired prior to subsequent application of coating. The base coat will be clean, dry, sound, and free of dust, dirt, and other contaminants before application of the top coat.
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- Upon final completion of the project the Owner will be issued a (10)-year Full System NPR, NDL, RENEWABLE Contractor's warranty.

Additional Notes:

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- *Price includes any building permits needed for project.*
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Pricing:

The following table details the pricing for delivery of the services outlined in this proposal. This pricing is valid for 30 days from the date of this proposal:

Services:	Price:
PSF Real Estate - Shaker Square NE Quad	$166,315.00
Additional Options:	**Price:**
Remove/Replace wet insulation found: ADD	$5.75/sq.ft.
Apply 30 mils of silicone coating to provide a (20)-year Contractor's Warranty in Lieu of proposed (10)-year: ADD	$11,250.00
Total:	**Price:**
	TBD

All material will be installed according to specifications. All work to be completed in a professional manner per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, property damage, comprehensive liability and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

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Liens: West Roofing Systems shall promptly pay all sums owed to laborers, subcontractors, and materialmen who supply labor and/or materials for the work and shall indemnify, hold harmless, and defend the Owner and the property on which the work

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Completion Date: West Roofing Systems shall complete all work required by this agreement by not later than the above specified date, as time is of the essence of this agreement. If West Roofing Systems is prevented from performing its obligations by reason of fire, flood, rain, windstorm, strike, shortage of materials, or other event beyond the control of West Roofing Systems, the time for completion set forth above shall be extended by a period equal to the period in which West Roofing Systems is so prevented from performing.

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Hidden Defects: It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing structure may need to be updated or replaced in order to properly complete the above-quoted work, and Owner further acknowledges and agrees that the cost and expense to correct such defects or conditions, if any, will be the responsibility of the property Owner.

Destructive Inspections: We have made thorough visual inspections of the existing structure and have made our analysis of the building methods and locations of covered systems. We have not made destructive inspections (that is, removing floors, walls, sidings, or other coverings) to reveal possible unknowns. In the event of a discovery of an unknown element or condition (not an oversight on our part), any additional costs involved shall be cost incurred by the property Owner.

Deliveries: It is acknowledged that West Roofing Systems shall need to have heavy trucks picking up and delivering materials for the above described work. The property Owner acknowledges this fact and releases West Roofing Systems from liability for possible damage to landscape; sprinklers; driveways (e.g. cracking or sinking); or sidewalks, where applicable.

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Utilities: West Roofing Systems has not included costs for electrical, water, sewage, gas or telephone in the proposal. It is understood that West Roofing Systems shall have full use of the Owner's utilities during the process of construction, at no cost to West Roofing Systems, and that the Owner shall bear the costs of those utilities above and beyond the contract price agreed upon in this contract.

Materials Selection: We assume no responsibility for any delays caused by selection of materials that are not locally and immediately available.

Other Owner Responsibilities: As the building Owner, you can help to ensure that your project goes smoothly by doing the following: A) Designate one person to be the Owner's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise. B) Direct all questions to West Roofing Systems Lead man and avoid trying to resolve questions or problems with workers, subcontractors, vendors, or other individuals on or off the job site. C) Make any and all changes to the original contract in writing and ensure that an "Additional Work Request" form is completed and signed before those changes are made.

Specifications: We hereby propose to furnish all materials, except as noted, and perform all labor necessary for completion of the project as indicated in the above description, attached details, specifications and drawings.

WARRANTY, DISCLAIMER, LIMITATION OF LIABILITY AND EXCLUSIVE REMEDY: EXCEPT AS SPECIFICALLY PROVIDED IN THIS AGREEMENT IN THE TERMS OF THE ABOVE GUARANTEE AND UNDER THE TERMS OF THE CONTRACTOR'S WARRANTY, NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NOR ANY OTHER WARRANTY, EXPRESS OR IMPLIED OR STATUTORY, IS MADE BY WEST ROOFING SYSTEMS HEREUNDER REGARDING MATERIALS OR SERVICES PROVIDED BY WEST ROOFING SYSTEMS. WEST ROOFING SYSTEMS DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO MATERIALS AND SERVICES PROVIDED BY WEST ROOFING SYSTEMS. WEST ROOFING SYSTEMS' ENTIRE AND EXCLUSIVE LIABILITY, WHETHER FOUNDED ON WARRANTY, CONTRACT, NEGLIGENCE OR OTHERWISE (A) FOR DEFECTS IN WORKMANSHIP UNDER THE TERMS OF THE GUARANTEE ABOVE SHALL BE TO REPAIR THE DEFECTIVE WORK AT NO CHARGE TO CUSTOMER, AND (B) FOR CLAIMS UNDER THE CONTRACTOR'S WARRANTY SHALL BE LIMITED TO REPAIR OR REPLACEMENT AS DESCRIBED IN, AND LIMITED BY, THE TERMS OF THE CONTRACTOR'S WARRANTY. WEST ROOFING SYSTEMS SHALL NOT BE LIABLE FOR BREACH OF WARRANTY WITH RESPECT TO MATERIALS PROVIDED, AND CUSTOMER'S SOLE REMEDY FOR DEFECTIVE MATERIALS SHALL BE AGAINST THE MANUFACTURER OF THE MATERIALS AS DESCRIBED IN, AND LIMITED BY, THE TERMS OF ANY APPLICABLE MANUFACTURER'S WARRANTY. WEST ROOFING SYSTEMS SHALL NOT BE LIABLE TO CUSTOMER IN ANY EVENT FOR (I) ANY OTHER DIRECT DAMAGES, OR (II) ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, ANY DAMAGE FOR INJURY TO PERSON OR PROPERTY, LOSS OF SALES, LOSS OF PROFITS, INCREASED COST OR EXPENSES OR CUSTOMER'S LIABILITIES TO THIRD PARTIES, RESULTING FROM, ARISING OUT OF, OR IN CONNECTION WITH DEFECTIVE MATERIALS OR SERVICES PROVIDED BY WEST ROOFING SYSTEMS HEREUNDER OR IN CONNECTION WITH CUSTOMER'S CLAIMS UNDER THE CONTRACTOR'S WARRANTY OR THE GUARANTEE.

Exclusion From Guarantee: The Guarantee and warranties made by West Roofing Systems hereunder shall not be applicable to, and West Roofing Systems shall not have any liability to Customer for, damages incurred by the Customer, including without limitation damages to Customer's roof, caused by, occurring during, or resulting from, a Natural Disaster (as hereinafter defined). West Roofing Systems shall not be obligated to repair the Customer's roof, or replace any part of the Customer's roof, in the event of the occurrence of any Natural Disaster. As used herein, "Natural Disaster" means any hurricane, tornado, earthquake, fire, flood, lightning strike, named storm or any other act of God.

Limitation of Liability: West Roofing Systems shall not be liable to Customer for (i) direct damages, other than those specifically described in this Agreement as obligations of West Roofing Systems (and such direct damages shall not, in any event, exceed the amount Customer paid West Roofing Systems for the materials and services), or (ii) any indirect, incidental,

special or consequential damages, including without limitation any damages for lost sales, loss of production, lost profits, loss of goodwill, increased costs or expenses or for obligations or liabilities of Customer or Customer affiliates to its or their customers or any third parties, whether founded on warranty, contract, negligence or any other theory of liability, resulting from, in connection with or arising out of (1) West Roofing Systems' breach of or failure to perform its agreement with Customer, and/or (2) West Roofing Systems' breach of the terms of the Contractor's Warranty or the Guarantee and/or (3) West Roofing Systems' delay in performance of, or failure to perform, services, and/or (4) West Roofing Systems' delay in completion of the project which is the subject of this Agreement.

Assignment: Neither West Roofing Systems nor Customer may assign its respective rights or duties under this Agreement without the prior written consent of the other party.

Governing Law, Venue, Actions: The Agreement between West Roofing Systems and Customer shall be governed by and construed in accordance with the laws of the State of Ohio, without giving effect to any choice or conflict of law, rules or provisions (whether of the State of Ohio or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Ohio. Each of West Roofing Systems and Customer agrees to bring any action arising out of or related to this Agreement in a state court in Lorain County, Ohio or in a federal court which has jurisdiction over Lorain County, Ohio. Each of West Roofing Systems and Customer waives any defense of inconvenient forum to the maintenance of any action so brought. Should either West Roofing Systems or Customer initiate litigation with respect to the agreement between them, the prevailing party in any such proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in connection with such proceeding.

Entire Agreement: This Agreement constitutes a final and complete written expression of the entire agreement between West Roofing Systems and Customer, and are a complete and exclusive statement of that agreement. No part of the agreement between West Roofing Systems and Customer may be waived, modified or supplemented in any manner whatsoever (including a course of dealing or of performance or usage of trade) except by a written instrument signed by duly authorized officers of both West Roofing Systems and Customer. This Agreement shall control the sale and provision of services and materials by West Roofing Systems to Customer. The terms and conditions in this Agreement shall supersede and replace the terms, conditions and agreements in all Customer documents, including without limitation, Customer's Request for Quotation, Request for Proposal, Purchase Order, or any Customer documents or communications pertaining to Customer's purchase of services and materials from West Roofing Systems. To the extent there are additional or different terms and conditions in the Customer Documents or otherwise referenced by Customer in any manner whatsoever in connection with services and/or materials provided by West Roofing Systems, West Roofing Systems hereby expressly objects to, and rejects, those additional or different terms and conditions. Any such proposed additional or different terms and conditions from Customer shall be void and this Agreement shall constitute the complete and exclusive statement of the terms and conditions of the contract between West Roofing Systems and Customer for the sale of services and materials by West Roofing Systems to Customer.

Disclosure: The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. West Roofing Systems is hereby authorized to perform the work as specified. Payment shall be made as outlined above.

Acknowledgements: Playhouse Square Real Estate Service acknowledges that they have read and received a legible copy of this agreement signed by West Roofing Systems, including Terms and Conditions, before any work has been performed, and that he/she has read and received a legible copy of every other document that the Playhouse Square Real Estate Service has signed during the negotiation.

Signatures: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

WRS Approved Signature: *Ryan Mains*

Customer Signature: _____

Date of Acceptance: _____

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Locations

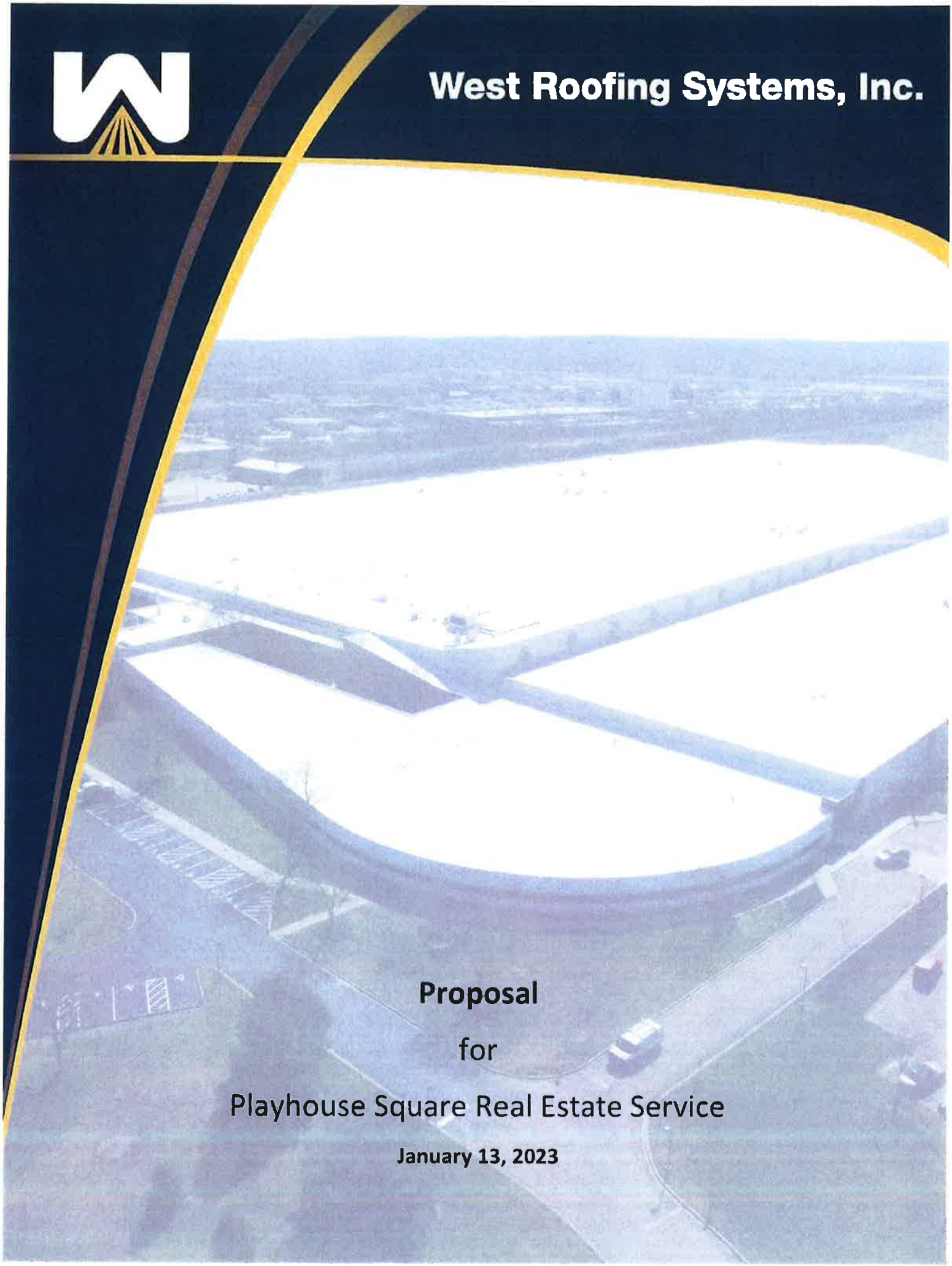
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Tunnel Hill, GA 30755
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West Roofing Systems, Inc.
4700 Commercial Drive
Huntsville, AL 35816
1-800-356-5748
Click Here to Learn More

Aerial View





West Roofing Systems, Inc.

Proposal

for

Playhouse Square Real Estate Service

January 13, 2023

We Promise To Be The Only Commercial Roofer You'll Ever Need!

- We Have 16 Crews Nationally
- The Average Tenure of Our Foreman is 15 Years
- WRS is capable of installing 66,500 square feet of finished roofing on a daily basis.
- Our Project Managers have a combined 313 years' experience (an average of 28)

West Roofing Systems, Inc. is the commercial roofing company of choice for installing high quality, sustainable, spray polyurethane foam (SPF), membrane restoration and single-ply roofing systems that waterproof, insulate, and protect commercial and industrial buildings. Our turnkey operations help reduce architectural costs and streamline all phases of a roofing project, from the initial inspection to the application of an energy efficient, insulated roof system.

We also provide follow-up maintenance and a variety of manufacturer warranties, from 10 to 20 years in duration. Every roof is different and offers its own unique set of challenges. West Roofing Systems designs and installs roofing systems that are flexible and versatile enough to address practically any situation.



Prepared By: Ryan Mains
Technical Sales
O: 440-355-2523
C: 440-723-7556
ryan@westroofingsystems.com

Prepared For:	Playhouse Square Real Estate Service		
	1501 Euclid Ave Suite 200		
	Cleveland	Ohio	44115
Project:	PSF Real Estate - Shaker Square SW Quad		
	13130 Shaker Square		
	Cleveland	OH	44120
Quote Info:	Estimate Number (772)		

Scope of Work: SW Quadrant

Total Square Footage: 58,260 (Includes any vertical wall surfaces)

- Pre-job inspection – Tour representative area(s) of roofing with West Roofing Systems and Owner's representative. Review roofing system requirements and finalize schedule.
- Set up warning lines/flags around staging area to ensure no unauthorized personnel accidentally enters the staging area. Multiple staging areas required for this scope of work to be completed.
- Existing roof surfaces to have all loose debris removed utilizing 2,500 PSI pressure washers to ensure a clean substrate to adhere new materials to.
- Approximately 45,055 square feet will receive a Silicone restoration Membrane (SRM).
- All SRM areas will be properly prepped with primers as necessary to ensure proper adhesion of new silicone coating to existing surface.
- Silicone sealants will be used to ensure all splits or joints are sealed prior to coating application.
- A new 24-gauge, Kynar finished transition metal will be installed on sections where slate roof and flat roof areas meet. This includes the removal of existing slate, installation of new transition metal piece, and then the re-installment of slate as needed.
    - *Please note that cost is not included in this scope of work should any of the existing slate break while WRS is handling this material. Additional cost will accrue.*
- Remaining 13,205 square feet will receive Spray Polyurethane Foam roof system (SPF).
- These roof areas will either have a board mechanically fastened overtop of the existing membrane, or the existing membrane will be properly cleaned and prepped to ensure proper adhesion of new SPF roof system.
- Any units currently resting on wood blocking will have new unit pads installed and flashed into the new roof system.
- Approximately 1,500 square feet of roof on Dave's Market to be removed around drain locations and replaced will proper substrate to adhere new silicone coating to.
- Should any wet insulation be found during the restoration and re-roofing process above and beyond what is included within this scope of work, it will be removed and replaced at a rate of **$5.75 per square foot** found. No wet insulation is anticipated at this time.
- All roof top mechanical equipment, piping, vents, etc. will be masked prior to foaming.
- Apply ***closed cell*** spray polyurethane foam. The average thickness of the foam will be 1.5 inches. The polyurethane foam will be applied uniformly over the specified roof surfaces with a tolerance of plus or minus ¼" per inch of thickness, except where variations are required to ensure proper drainage or to complete a feathered edge.

- Apply ***High Solids*** silicone base coat over the polyurethane foam. The silicone coating will be applied according to manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils. Allow the coating to cure. Inspect for thinly coated areas, uncured areas or other defects. Any defects will be repaired prior to subsequent application of coating. The base coat will be clean, dry, sound, and free of dust, dirt, and other contaminants before application of the top coat.
- Apply ***High Solids*** silicone topcoat in a timely manner upon completion of base coat to insure proper adhesion between coats. The topcoat will be applied per manufacturer specifications to achieve a minimum dry film thickness at approximately 10 mils.
- Apply ceramic granules @ 30 lbs. per square broadcast into the wet top coat for proper granule adhesion.
- After all work is complete, we will remove all job-related debris and surplus materials and leave the premises in a neat and orderly condition.
- The project superintendent will be OSHA 30 hour trained in Construction & Health.
- The new roof system is fire rated class "A" per UL 790.
- Upon final completion of the project the Owner will be issued a (10)-year Full System NPR, NDL, RENEWABLE Contractor's warranty.

Additional Notes:

- *Owner to provide adequate set-up areas for the duration of the project. Multiple set up areas will be needed which may interfere with parking/deliveries. WRS Rep and PSF Real Estate Rep to coordinate parking areas with Shaker Square Tenants. Set-up space includes but is not limited to Dumpsters, Generators, Box Trucks, etc...*
- *Ay Electrical, Plumbing, HVAC, etc... work that is to be completed is to be done by Other's prior to roofing work beginning.*
- *If any units are not currently in use, they are recommended to be removed from the roof surface prior to roofing project start date.*
- *Price includes any building permits needed for project.*
- *Owner to provide adequate water access for pressure washing portion of work to be completed.*
- *Slate to Flat Roof Transition Detail:*
    - *Costs have been included in the overall proposal amount for this portion of work. These funds are included to cover the anticipated cost for the transition between the slate and flat roof areas. Portions of the slate will need to be removed in order to install a proper sheet metal detail transition and to provide a definitive stop-gap between the 2 systems. Upon completion of the transition detail, portions of the slate will be reinstalled to maintain a watertight condition. Costs do not include purchasing any new slate should the existing slate break during construction.*

Pricing:

The following table details the pricing for delivery of the services outlined in this proposal. This pricing is valid for 30 days from the date of this proposal:

Services:	Price:
PSF Real Estate - Shaker Square SW Quad	$435,505.00
Additional Options:	**Price:**
Remove/Replace wet insulation found: ADD	$5.75/sq.ft.
Apply 30 mils of silicone coating to provide a (20)-year Contractor's Warranty in Lieu of proposed (10)-year: ADD	$52,435.00
Total:	**Price:**
	TBD

All material will be installed according to specifications. All work to be completed in a professional manner per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, property damage, comprehensive liability and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

West Roofing Systems, Inc. safety statement: West Roofing Systems, Inc. may install tie-off brackets to the roof structure to allow West Roofing Systems, Inc. personnel to safely install the new roof. West Roofing Systems, Inc. will remove the tie-off brackets at job completion, or Customer has the option to leave tie-off brackets in-place. In the event that the Customer elects to keep the tie-off brackets in place after job completion, Customer shall be responsible for all repairs and maintenance for the tie-off brackets, and Customer shall indemnify and defend West Roofing Systems, Inc., its affiliates and its and their shareholders, officers, directors, employees, agents, successors and assigns, and hold them harmless, from and against any losses, liabilities, damages, judgments and expenses (including without limitation reasonable legal expenses and costs) sustained or incurred in connection with or as a result of claims or causes of action for the death or personal injury to persons or damage to property resulting from the use of tie-off brackets by persons or entities after job completion.

Due to escalating prices and volatility in the pricing of steel, isocyanurate, and petroleum-based construction products, the price set forth in this proposal/contract applies only to orders that are ordered and paid for within 90 days of the date of this proposal/contract. All other orders shall be subject to change based upon changes in the price of steel, isocyanurate insulation, and asphalt roofing products charged to West Roofing Systems, Inc.

Quality: All material is warranted to be as described in specifications.

Insurance: West Roofing Systems shall at all times, carry the following insurance coverage: General and Public Liability and Workers Compensation (limit as set by law). West Roofing Systems shall also require each of its subcontractors to carry liability insurance and Worker's Compensation. The Owner shall carry fire, tornado, and any and all other necessary property insurance on the above work.

Liens: West Roofing Systems shall promptly pay all sums owed to laborers, subcontractors, and materialmen who supply labor and/or materials for the work and shall indemnify, hold harmless, and defend the Owner and the property on which the work

is located from mechanic's and materialmen's liens providing West Roofing Systems receives payment from the Owner in a timely manner.

Guarantee: West Roofing Systems must be given an opportunity to make an investigation and inspection of any asserted defects in workmanship which must be reported promptly in writing within ten (10) days of discovery and not later than ten (10) days after expiration of the warranty period. Materials are warranted as specified by individual manufacturers and not by West Roofing Systems unless specifically noted, and such warranty as to materials shall be subject to all of the terms and conditions of the individual manufacturer's warranty.

Building Codes: All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of West Roofing Systems.

Independent West Roofing Systems: The relationship of Owner and West Roofing Systems created by this agreement shall be that of independent contractor and not one of joint venture, partnership, or employment.

Completion Date: West Roofing Systems shall complete all work required by this agreement by not later than the above specified date, as time is of the essence of this agreement. If West Roofing Systems is prevented from performing its obligations by reason of fire, flood, rain, windstorm, strike, shortage of materials, or other event beyond the control of West Roofing Systems, the time for completion set forth above shall be extended by a period equal to the period in which West Roofing Systems is so prevented from performing.

Asbestos and Other Hazardous Materials: It is the obligation of the Owner to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then West Roofing Systems shall be entitled to additional compensation and an increase in time for completion of the project.

Finance Charges: Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 ½%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Owner agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

Existing Conditions: We make no representation of existing conditions and assume no responsibility of condition for any of the Owner's equipment that may or may not be relocated or affected by our work, unless such conditions are caused by an act of negligence on our part.

Payment Terms: Full payment is due within 14 days of project completion. Any balance after 14 days will accrue at a rate of 1.5% monthly.

Hidden Defects: It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing structure may need to be updated or replaced in order to properly complete the above-quoted work, and Owner further acknowledges and agrees that the cost and expense to correct such defects or conditions, if any, will be the responsibility of the property Owner.

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Disclosure: The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. West Roofing Systems is hereby authorized to perform the work as specified. Payment shall be made as outlined above.

Acknowledgements: Playhouse Square Real Estate Service acknowledges that they have read and received a legible copy of this agreement signed by West Roofing Systems, including Terms and Conditions, before any work has been performed, and that he/she has read and received a legible copy of every other document that the Playhouse Square Real Estate Service has signed during the negotiation.

Signatures: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

WRS Approved Signature: Ryan Mains

Customer Signature: _____

Date of Acceptance: _____

Connect with us on:

Locations

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Aerial View



West Roofing Systems, Inc.



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Shaker Square
Cleveland, OH 44120

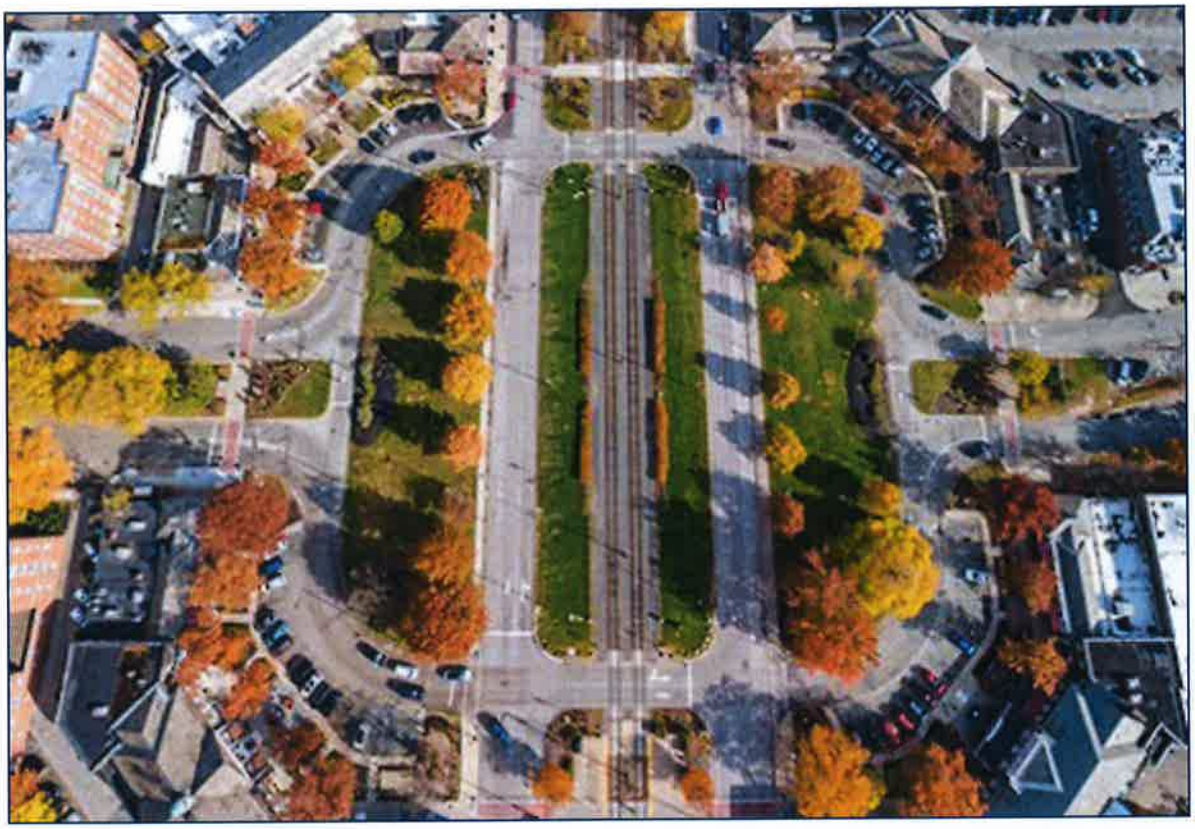
1.800.356.5748
westroofingsystems.com

Survey conducted by:

West Roofing Systems, Inc.

Roof Survey Report:

Shaker Square



Ryan Mains
440-723-7556 Mobile
440.355.9929 x 2523
ryan@westroofingsystems.com

NRCA

SPRAY POLYURETHANE FOAM ALLIANCE SPFA

GSA Contract Holder
Contract GS-07F-0451X

Roof Survey Data

Roof Area(s)

3

Facility Name:	Shaker Square
Survey Date:	October 31, 2022
Street Address:	Shaker Square
City, State:	Cleveland, OH
Roof (sq. ft.):	
Wall (sq. ft.):	
Roof Height:	Various per section
General Notes:	Multiple scopes of work noticed while on-site. Maintenance is recommended for the existing roof surface as drains are clogged with debris, disrupting water flow and proper drainage of roof surface. Existing slate roofs are damaged and allowing for water entry into the building. Masonry should be examined as well to ensure no water can enter through existing masonry walls.

Roof Survey Data

Flat Roof System Conditions

Roof Slope:	Low
Slope Method:	Structural
Drainage Method:	Internal Drains
Standing Water Present	Yes
Additional Drains/Gutters Needed:	NO
Additional Taper Needed:	NO
Method:	
General Conclusion:	Multiple sections in need of attention. Slate roofs should be budgeted for re-roof (Shingles or slate). Multiple units to be discussed with Owner if in use or not. Multiple types of roofs found, some insulation was found to be saturated.
Capital Recommendation:	

Roof Survey Photos:

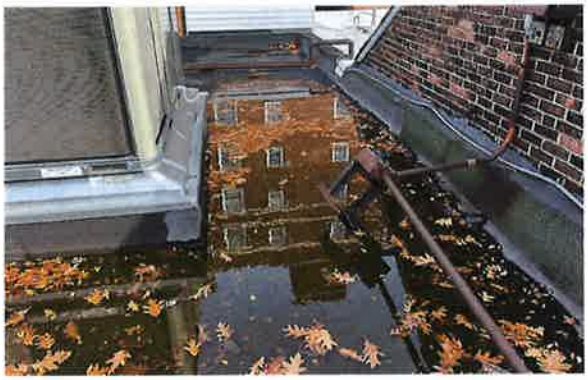
General View of conditions found













Roof Survey Photos:

General view of conditions found





Existing TPO roof section repaired with non-compatible materials. Membrane itself is beginning to pull from the perimeter.









Roof Survey Photos:

Overview of conditions found. Clogged collector box causing drainage issues.













Roof Survey Photos:

Overview of conditions found.





Existing units resting on wood blocking to have unit pads installed proper support.





Multiple areas of ponding water and debris found on roof sections





Roof Survey Photos:

9

Overview of conditions, along with slate roof to flat roof tie-in













Roof Survey Photos:

Openings found in existing penetration areas.













Roof Survey Photos:

General view of conditions





View of pipe portals with openings found that may possibly be allowing moisture into the system.





View of masonry wall and window sills currently deteriorating





Roof Survey Photos:

12

View of slate tie-in with ductwork transition into building.



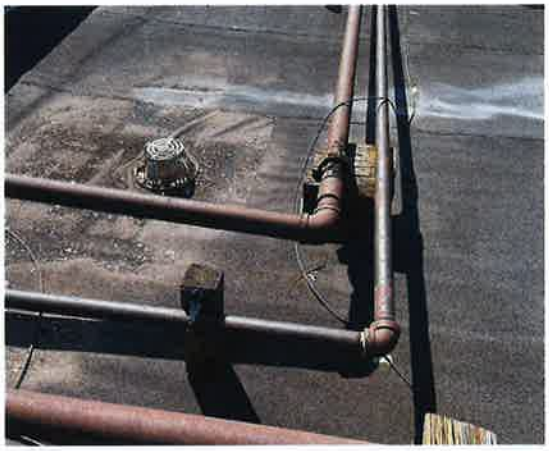






View of gas lines/electrical lines that will need to be addressed/raised.



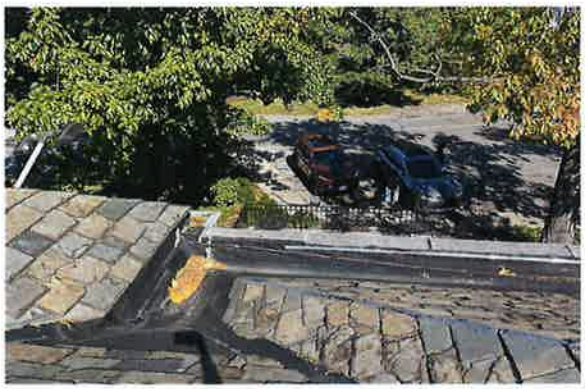


Roof Survey Photos:
13

Overview of conditions













Roof Survey Photos:

Overview of Dave's Market.

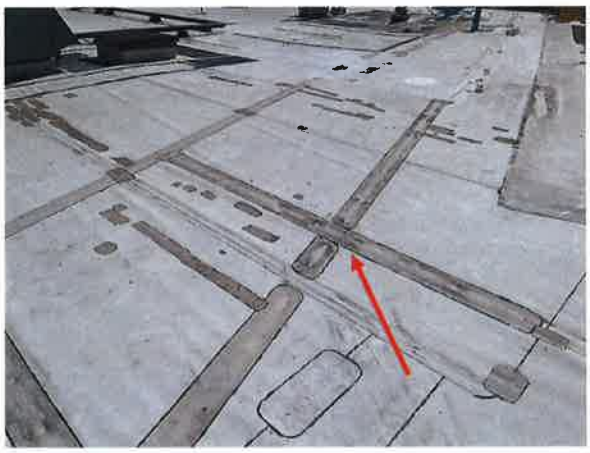


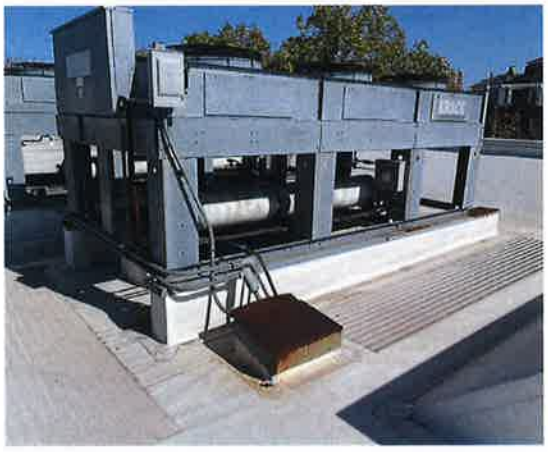






Multiple repair areas along with existing units currently in use.





Roof Survey Photos:

Overview with previous repair area found.





Existing membrane is wrinkled in walk-way area.









Roof Survey Photos:

16

Overview of general conditions.















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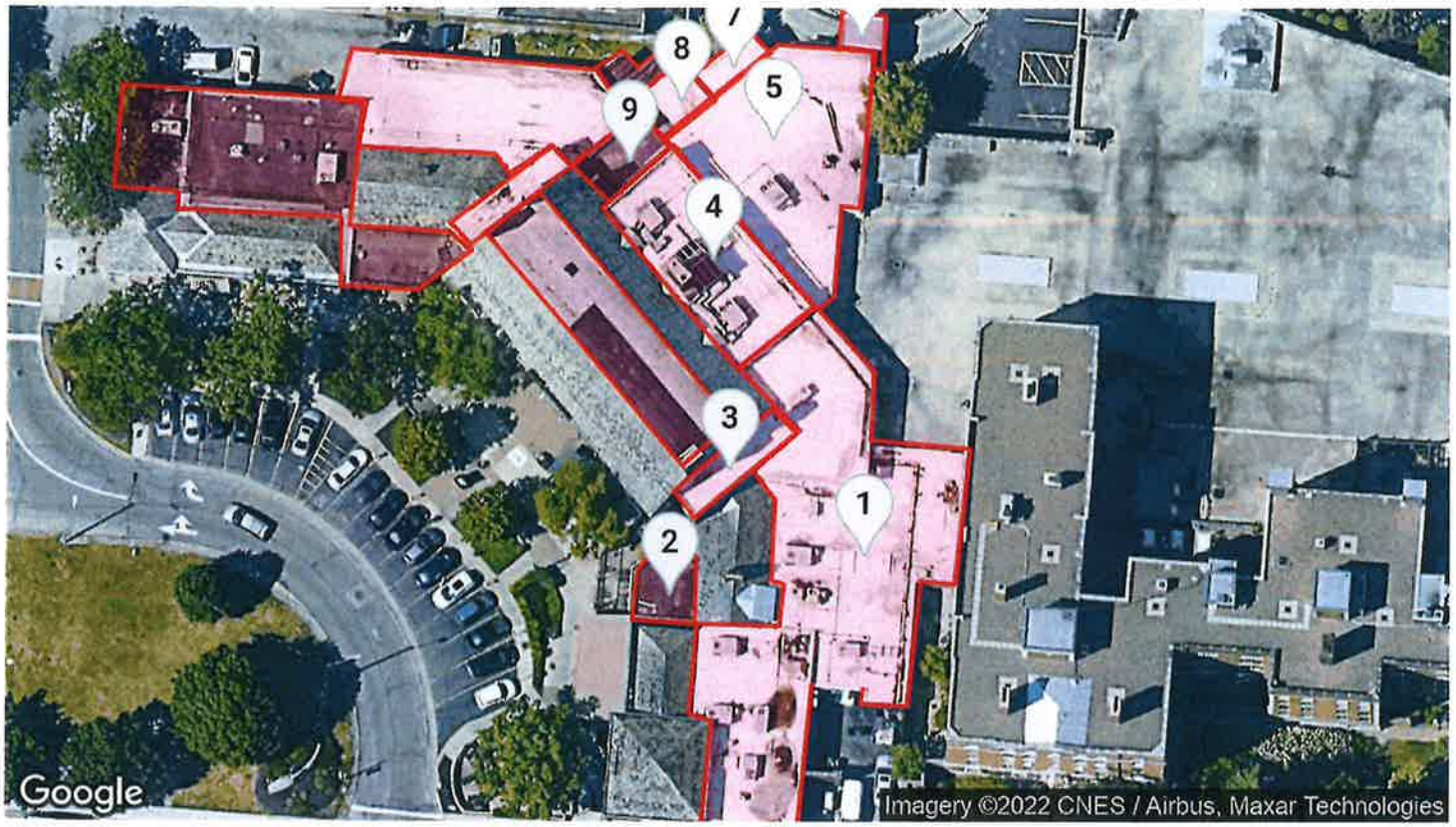
Our in-house crane, gravel service, and sheet metal shop allows us to offer a turn key operation, saving customers money.

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COMMERCIAL ROOFING

Commercial ROOFING and Coating Systems, Inc.

Inspection Report



Prepared For:

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 14
Total Sq/Ft: 30,187



Map	Section Name	Sq/Ft	Grade
1	Section 1	9,159	D
2	Section 2	639	F
3	Section 3	601	F
4	Section 4	2,582	D-
5	Section 5	3,958	C-
6	Section 6	347	C
7	Section 7	401	D
8	Section 8	529	D
9	Section 9	622	F
10	Section 10	3,237	F
11	Section 11	600	
12	Section 12	2,382	C
13	Section 13	562	F
14	Section 14	4,568	F

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 1
Size: 9,159
Overall Grade: D

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 1
Size: 9,159
Overall Grade: D

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: D

Estimated Replace: 2026

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $219,816

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 2
Size: 639
Overall Grade: F

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 2
Size: 639
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $14,250

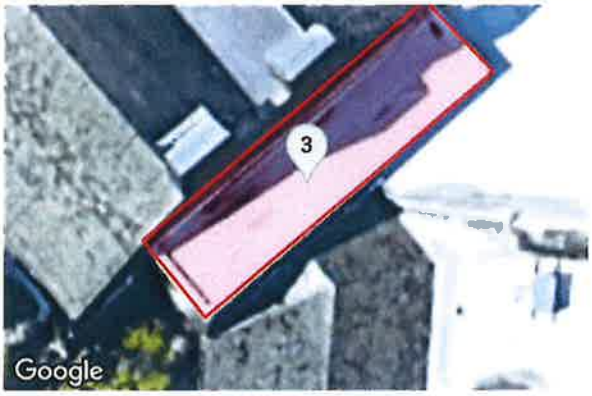
A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.
D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 3
Size: 601
Overall Grade: F

Inspection Date:
Inspected By:



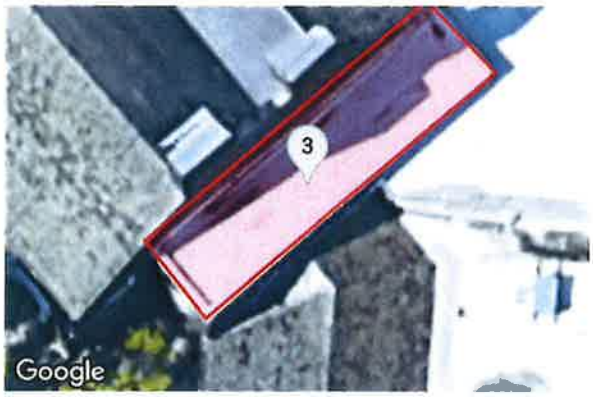


Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 3
Size: 601
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $14,424

- **A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- **B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- **C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.
- **D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- **F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 4
Size: 2,582
Overall Grade: D-

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 4
Size: 2,582
Overall Grade: D-

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: D-

Estimated Replace: 2024

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $59,386

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 5
Size: 3,958
Overall Grade: C-

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 5
Size: 3,958
Overall Grade: C-

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: C-

Estimated Replace: 2026

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $82,722

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

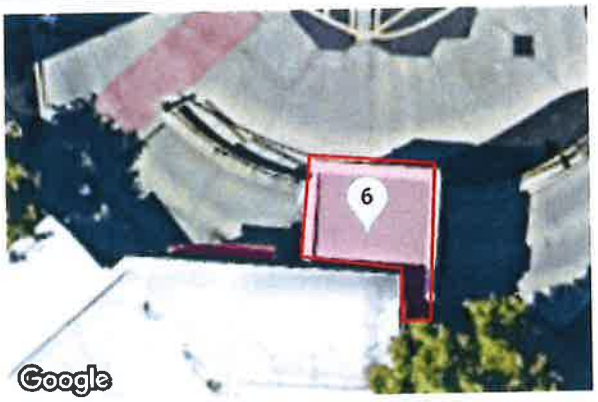
F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 6
Size: 347
Overall Grade: C

Inspection Date:
Inspected By:



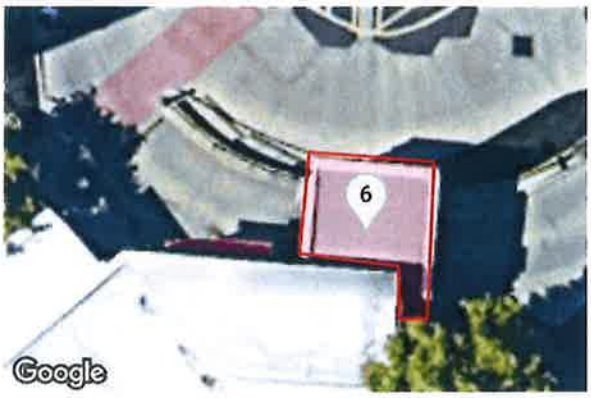


Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 6
Size: 347
Overall Grade: C

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: C

Estimated Replace: 2027

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $7,252

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 7
Size: 401
Overall Grade: D

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 7
Size: 401
Overall Grade: D

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: D

Estimated Replace: 2025

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $8,381

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

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F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 8
Size: 529
Overall Grade: D

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 8
Size: 529
Overall Grade: D

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: D

Estimated Replace: 2025

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $11,056

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

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Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 9
Size: 622
Overall Grade: F

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 9
Size: 622
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $14,928

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

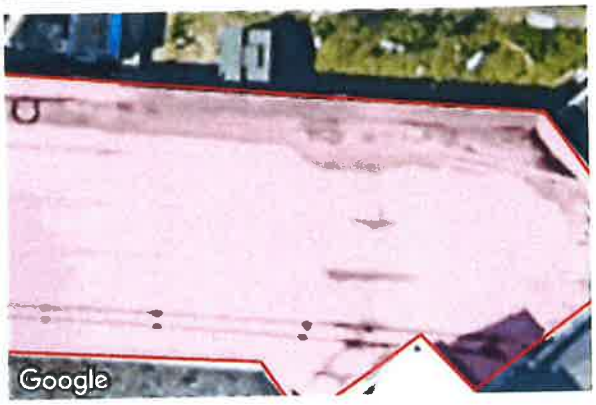
F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 10
Size: 3,237
Overall Grade: F

Inspection Date:
Inspected By:



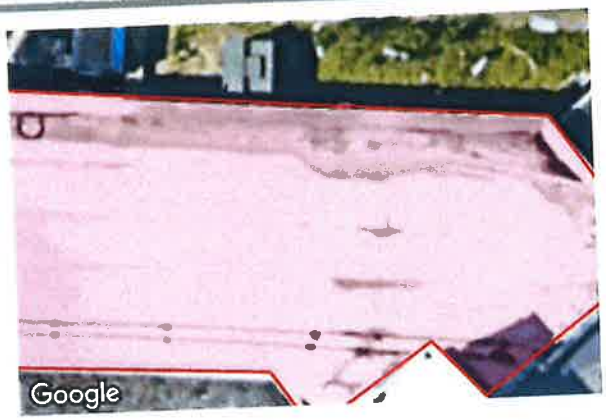


Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 10
Size: 3,237
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:	
Flashings:	
Sheet Metal:	
Overall:	F
Estimated Replace:	2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $67,653

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 11
Size: 600
Overall Grade:
Inspection Date:
Inspected By:

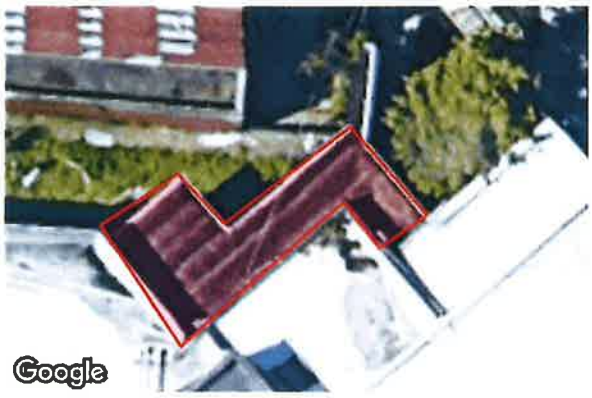




Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 11
Size: 600
Overall Grade:
Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall:
Estimated Replace:

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $14,400

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 12
Size: 2,382
Overall Grade: C

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 12
Size: 2,382
Overall Grade: C

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: C

Estimated Replace: 2027

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $64,314

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 13
Size: 562
Overall Grade: F

Inspection Date:
Inspected By:



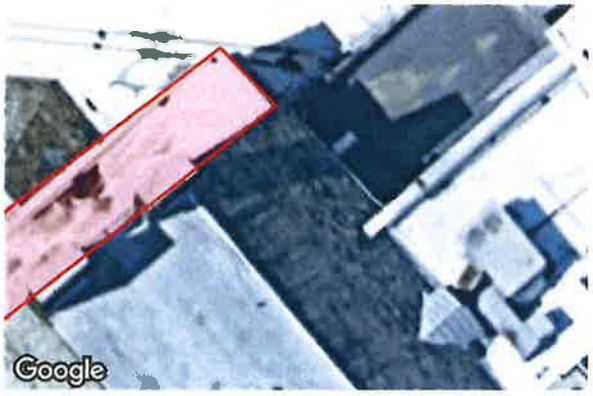


Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 13
Size: 562
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $13,488

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

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Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 14
Size: 4,568
Overall Grade: F

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 14
Size: 4,568
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:	
Flashings:	
Sheet Metal:	
Overall:	F
Estimated Replace:	2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $95,471

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 14

Total Sq/Ft: 30,187

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.



1 - Section 1 (9,159 SF) Grade D

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	9,159 SF			$219,816
Total		$0	$0	$219,816

2 - Section 2 (639 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	639 SF			$14,250
Total		$0	$0	$14,250

3 - Section 3 (601 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	601 SF			$14,424
Total		$0	$0	$14,424

4 - Section 4 (2,582 SF) Grade D-

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,582 SF			$59,386
Total		$0	$0	$59,386

5 - Section 5 (3,958 SF) Grade C-

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,958 SF			$82,722
Total		$0	$0	$82,722

6 - Section 6 (347 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	347 SF			$7,252
Total		$0	$0	$7,252

7 - Section 7 (401 SF) Grade D

Deficiencies	Qty	Emergency	Proactive	Replacement

Full Replacement	401 SF			$8,381
Total		$0	$0	$8,381

8 - Section 8 (529 SF) Grade D

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	529 SF			$11,056
Total		$0	$0	$11,056

9 - Section 9 (622 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	622 SF			$14,928
Total		$0	$0	$14,928

10 - Section 10 (3,237 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,237 SF			$67,653
Total		$0	$0	$67,653

11 - Section 11 (600 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	600 SF			$14,400
Total		$0	$0	$14,400

12 - Section 12 (2,382 SF) Grade C

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,382 SF			$64,314
Total		$0	$0	$64,314

13 - Section 13 (562 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	562 SF			$13,488
Total		$0	$0	$13,488

14 - Section 14 (4,568 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	4,568 SF			$95,471
Total		$0	$0	$95,471

	Emergency	Proactive	Replacement
Budget Totals	$0	$0	$687,542

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120

Description	Amount
_____ Emergency	$0.00
_____ Proactive	$0.00

Terms and Conditions

Payment is due upon completion of work unless specified in another agreement. An invoice will be sent with documentation of work performed.

Work Authorization

I hereby authorize the work indicated in this document. I understand the minimum cost per service work order is $375.

Signature: _____ Date: _____

Printed Name: _____ PO#: _____

Commercial ROOFING and Coating Systems, Inc.

Inspection Report



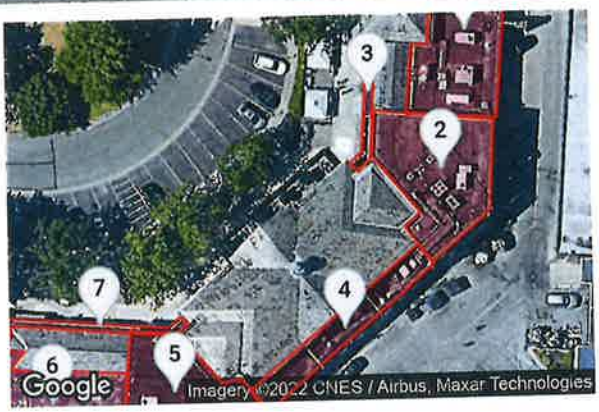
Prepared For:

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 7
Total Sq/Ft: 15,808



Map	Section Name	Sq/Ft	Grade
1	Section 1	2,956	F
2	Section 2	3,117	F
3	Section 3	391	F
4	Section 4	1,718	F
5	Section 5	3,205	F
6	Section 6	3,762	F
7	Section 7	659	F

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 1
Size: 2,956
Overall Grade: F

Inspection Date:
Inspected By:









Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 1
Size: 2,956
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $61,780

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 2
Size: 3,117
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall:	F
Estimated Replace:	2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $65,145

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

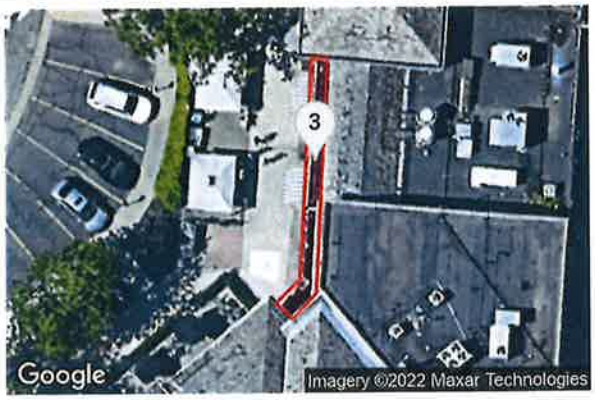
F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 3
Size: 391
Overall Grade: F

Inspection Date:
Inspected By:



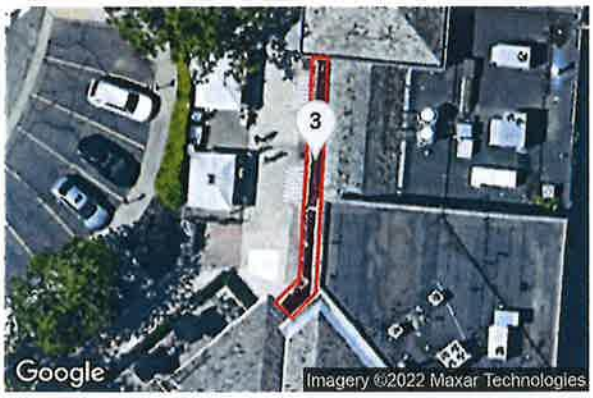


Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 3
Size: 391
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $9,775

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

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F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 4
Size: 1,718
Overall Grade: F

Inspection Date:
Inspected By:









Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 4
Size: 1,718
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $37,796

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 5
Size: 3,205
Overall Grade: F

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 5
Size: 3,205
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $66,985

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 6
Size: 3,762
Overall Grade: F

Inspection Date:
Inspected By:









Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 6
Size: 3,762
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $78,626

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 7
Size: 659
Overall Grade: F

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 7
Size: 659
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $17,793

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 7

Total Sq/Ft: 15,808

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

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1 - Section 1 (2,956 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,956 SF			$61,780
Total		$0	$0	$61,780

2 - Section 2 (3,117 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,117 SF			$65,145
Total		$0	$0	$65,145

3 - Section 3 (391 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	391 SF			$9,775
Total		$0	$0	$9,775

4 - Section 4 (1,718 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	1,718 SF			$37,796
Total		$0	$0	$37,796

5 - Section 5 (3,205 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,205 SF			$66,985
Total		$0	$0	$66,985

6 - Section 6 (3,762 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,762 SF			$78,626
Total		$0	$0	$78,626

7 - Section 7 (659 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement

Full Replacement	659 SF			$17,793
Total		$0	$0	$17,793

	Emergency	Proactive	Replacement
Budget Totals	$0	$0	$337,900

Cresco Real Estate
Shaker Square Quad B
13219 Shaker Square
Cleveland, OH 44120

Description	Amount
_____ Emergency	$0.00
_____ Proactive	$0.00

Terms and Conditions

Payment is due upon completion of work unless specified in another agreement. An invoice will be sent with documentation of work performed.

Work Authorization

I hereby authorize the work indicated in this document. I understand the minimum cost per service work order is $375.

Signature: _____ Date: _____

Printed Name: _____ PO#: _____

Commercial ROOFING and Coating Systems, Inc.

Inspection Report



Prepared For:

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 12
Total Sq/Ft: 58,104



Map	Section Name	Sq/Ft	Grade
1	Section 1	23,037	F
2	Section 2	3,158	F
3	Section 3	2,116	F
4	Section 4	1,055	F
5	Section 5	14,637	F
6	Section 6	672	F
7	Section 7	2,557	F
8	Section 8	2,644	D-
9	Section 9	6,587	D-
10	Section 10	616	F
11	Section 11	479	
12	Section 12	546	

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 1
Size: 23,037
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Observations

Section: Section 1
Size: 23,037
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

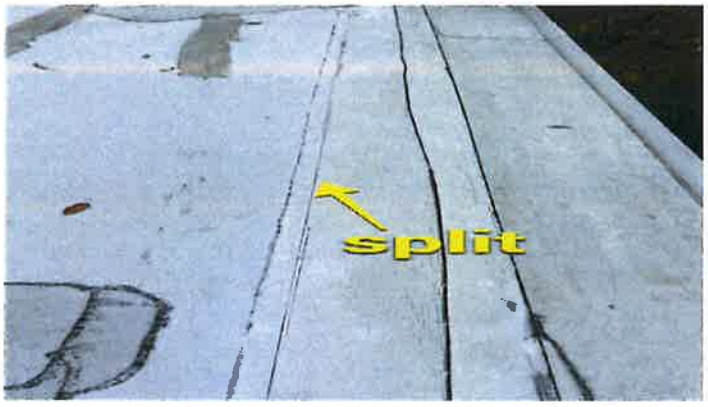
Observations

Section: Section 1
Size: 23,037
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Observations
Section: Section 1
Size: 23,037
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Observations

Section: Section 1
Size: 23,037
Overall Grade: F

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 1
Size: 23,037
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $411,210

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

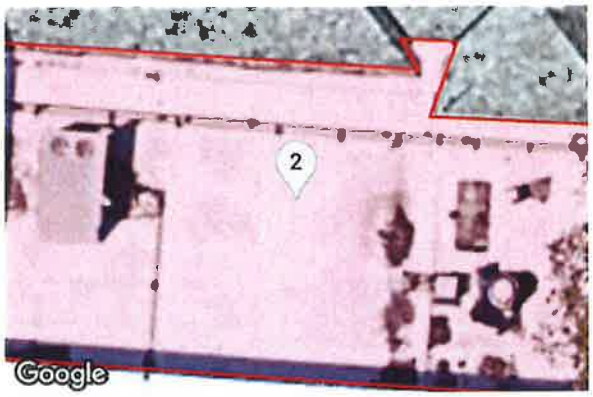
F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 2
Size: 3,158
Overall Grade: F

Inspection Date:
Inspected By:





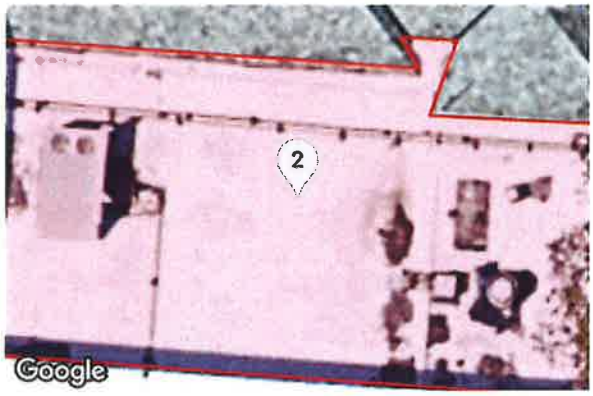


Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 2
Size: 3,158
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $75,792

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

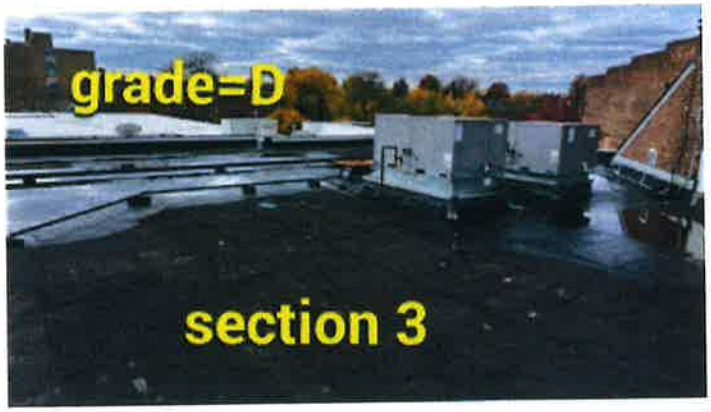
Section Overview

Section: Section 3
Size: 2,116
Overall Grade: F

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 3
Size: 2,116
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $44,224

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

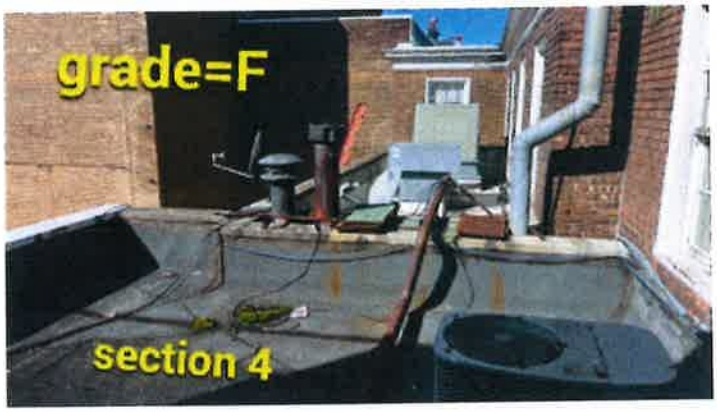
Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 4
Size: 1,055
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 4
Size: 1,055
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $25,320

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 5
Size: 14,637
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Observations

Section: Section 5
Size: 14,637
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Observations

Section: Section 5
Size: 14,637
Overall Grade: F

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 5
Size: 14,637
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall:	F
Estimated Replace:	2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $434,719

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

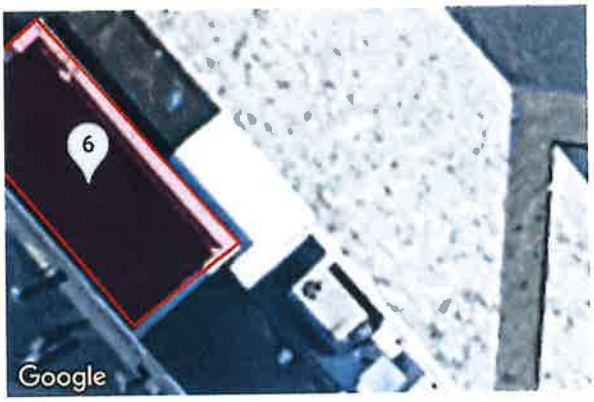
F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 6
Size: 672
Overall Grade: F

Inspection Date:
Inspected By:



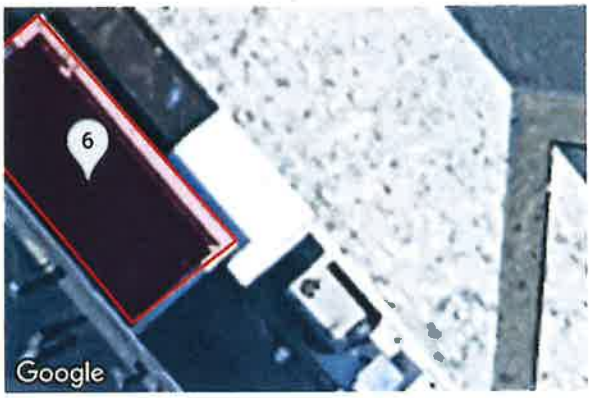


Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 6
Size: 672
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $14,045

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 7
Size: 2,557
Overall Grade: F

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 7
Size: 2,557
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $56,254

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 8
Size: 2,644
Overall Grade: D-

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 8
Size: 2,644
Overall Grade: D-

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: D-

Estimated Replace: 2024

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $55,260

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 9
Size: 6,587
Overall Grade: D-

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 9
Size: 6,587
Overall Grade: D-

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: D-

Estimated Replace: 2024

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $137,668

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

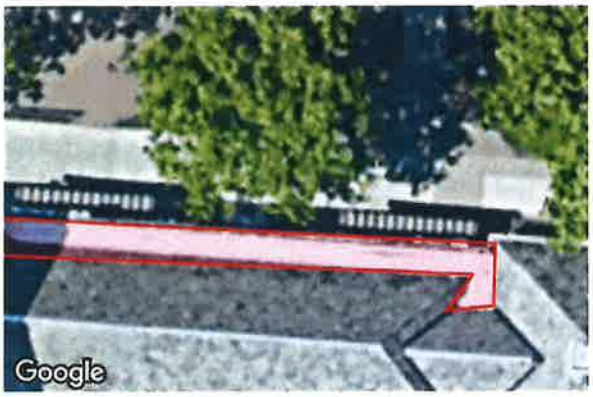
F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 10
Size: 616
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $16,632

- **A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- **B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- **C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.
- **D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- **F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 11
Size: 479
Overall Grade:
Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 11
Size: 479
Overall Grade:
Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall:
Estimated Replace:

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $12,933

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 12
Size: 546
Overall Grade:
Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 12
Size: 546
Overall Grade:
Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall:
Estimated Replace:

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $14,742

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 12

Total Sq/Ft: 58,104

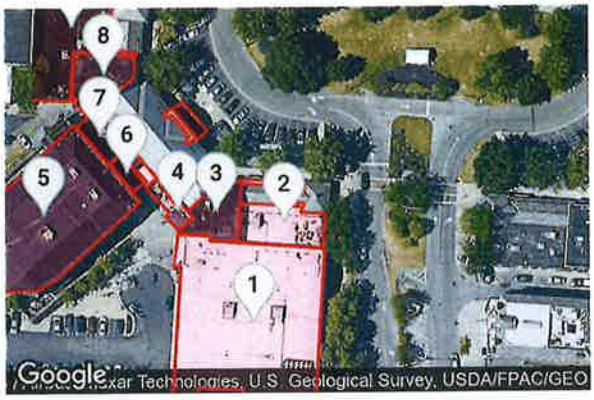
A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.



1 - Section 1 (23,037 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	23,037 SF			$411,210
Total		$0	$0	$411,210

2 - Section 2 (3,158 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,158 SF			$75,792
Total		$0	$0	$75,792

3 - Section 3 (2,116 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,116 SF			$44,224
Total		$0	$0	$44,224

4 - Section 4 (1,055 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	1,055 SF			$25,320
Total		$0	$0	$25,320

5 - Section 5 (14,637 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	14,637 SF			$434,719
Total		$0	$0	$434,719

6 - Section 6 (672 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	672 SF			$14,045
Total		$0	$0	$14,045

7 - Section 7 (2,557 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement

Full Replacement	2,557 SF	$0	$0	$56,254
Total				$56,254

8 - Section 8 (2,644 SF) Grade D-

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,644 SF	$0	$0	$55,260
Total				$55,260

9 - Section 9 (6,587 SF) Grade D-

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	6,587 SF	$0	$0	$137,668
Total				$137,668

10 - Section 10 (616 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	616 SF	$0	$0	$16,632
Total				$16,632

11 - Section 11 (479 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	479 SF	$0	$0	$12,933
Total				$12,933

12 - Section 12 (546 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	546 SF	$0	$0	$14,742
Total				$14,742

	Emergency	Proactive	Replacement
Budget Totals	$0	$0	$1,298,799

Cresco Real Estate
Shaker Square Quad C
13219 Shaker Square
Cleveland, OH 44120

Description	Amount
_____ Emergency	$0.00
_____ Proactive	$0.00

Terms and Conditions

Payment is due upon completion of work unless specified in another agreement. An invoice will be sent with documentation of work performed.

Work Authorization

I hereby authorize the work indicated in this document. I understand the minimum cost per service work order is $375.

Signature: _____ Date: _____

Printed Name: _____ PO#: _____

Commercial ROOFING and Coating Systems, Inc.

Inspection Report



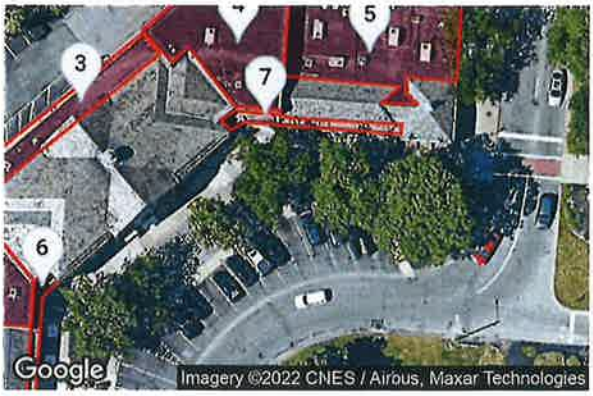
Prepared For:

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 7
Total Sq/Ft: 15,467



Map	Section Name	Sq/Ft	Grade
1	Section 1	2,684	F
2	Section 2	3,125	F
3	Section 3	1,588	F
4	Section 4	3,129	F
5	Section 5	3,823	F
6	Section 6	518	
7	Section 7	600	F

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 1
Size: 2,684
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 1
Size: 2,684
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $56,096

- **A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- **B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- **C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.
- **D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- **F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 2
Size: 3,125
Overall Grade: F

Inspection Date:
Inspected By:









Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 2
Size: 3,125
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $65,312

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 3
Size: 1,588
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 3
Size: 1,588
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $38,112

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 4
Size: 3,129
Overall Grade: F

Inspection Date:
Inspected By:







Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 4
Size: 3,129
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $65,396

A **Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.

B **Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks

C **Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D **Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.

F **Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 5
Size: 3,823
Overall Grade: F

Inspection Date:
Inspected By:











Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 5
Size: 3,823
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $79,901

- **A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- **B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- **C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.
- **D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- **F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 6
Size: 518
Overall Grade:
Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 6
Size: 518
Overall Grade:
Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall:
Estimated Replace:

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $13,986

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Section Overview

Section: Section 7
Size: 600
Overall Grade: F

Inspection Date:
Inspected By:





Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Summary

Section: Section 7
Size: 600
Overall Grade: F

Inspection Date:
Inspected By:



Condition Summary

Membrane:
Flashings:
Sheet Metal:

Overall: F

Estimated Replace: 2023

Recommendations:

Estimated Repair Cost: $0

Estimated Replacement Cost: $16,200

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Site Overview

Total Sections: 7

Total Sq/Ft: 15,467

A Roof is "New" or in "Like New" condition. Continue to monitor and maintain.

B Roof is "Good" condition. General repairs may be required and a maintenance program may minimize unnecessary leaks

C Roof is in "Fair" condition. The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenence program may help prevent unnecessary leaks and minimize repair costs.

D Roof is in "Poor" condition and is nearing the end of its useful life. Repairs could help reduce unexpected leaks, depending on the severity.

F Roof has failed. The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.



1 - Section 1 (2,684 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	2,684 SF			$56,096
Total		$0	$0	$56,096

2 - Section 2 (3,125 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,125 SF			$65,312
Total		$0	$0	$65,312

3 - Section 3 (1,588 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	1,588 SF			$38,112
Total		$0	$0	$38,112

4 - Section 4 (3,129 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,129 SF			$65,396
Total		$0	$0	$65,396

5 - Section 5 (3,823 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	3,823 SF			$79,901
Total		$0	$0	$79,901

6 - Section 6 (518 SF)

Deficiencies	Qty	Emergency	Proactive	Replacement
Full Replacement	518 SF			$13,986
Total		$0	$0	$13,986

7 - Section 7 (600 SF) Grade F

Deficiencies	Qty	Emergency	Proactive	Replacement

Full Replacement	600 SF			$16,200
Total		$0	$0	$16,200

	Emergency	Proactive	Replacement
Budget Totals	$0	$0	$335,003

Cresco Real Estate
Shaker Square Quad D
13218 Shaker Square
Cleveland, OH 44120

Description	Amount
_____ Emergency	$0.00
_____ Proactive	$0.00

Terms and Conditions

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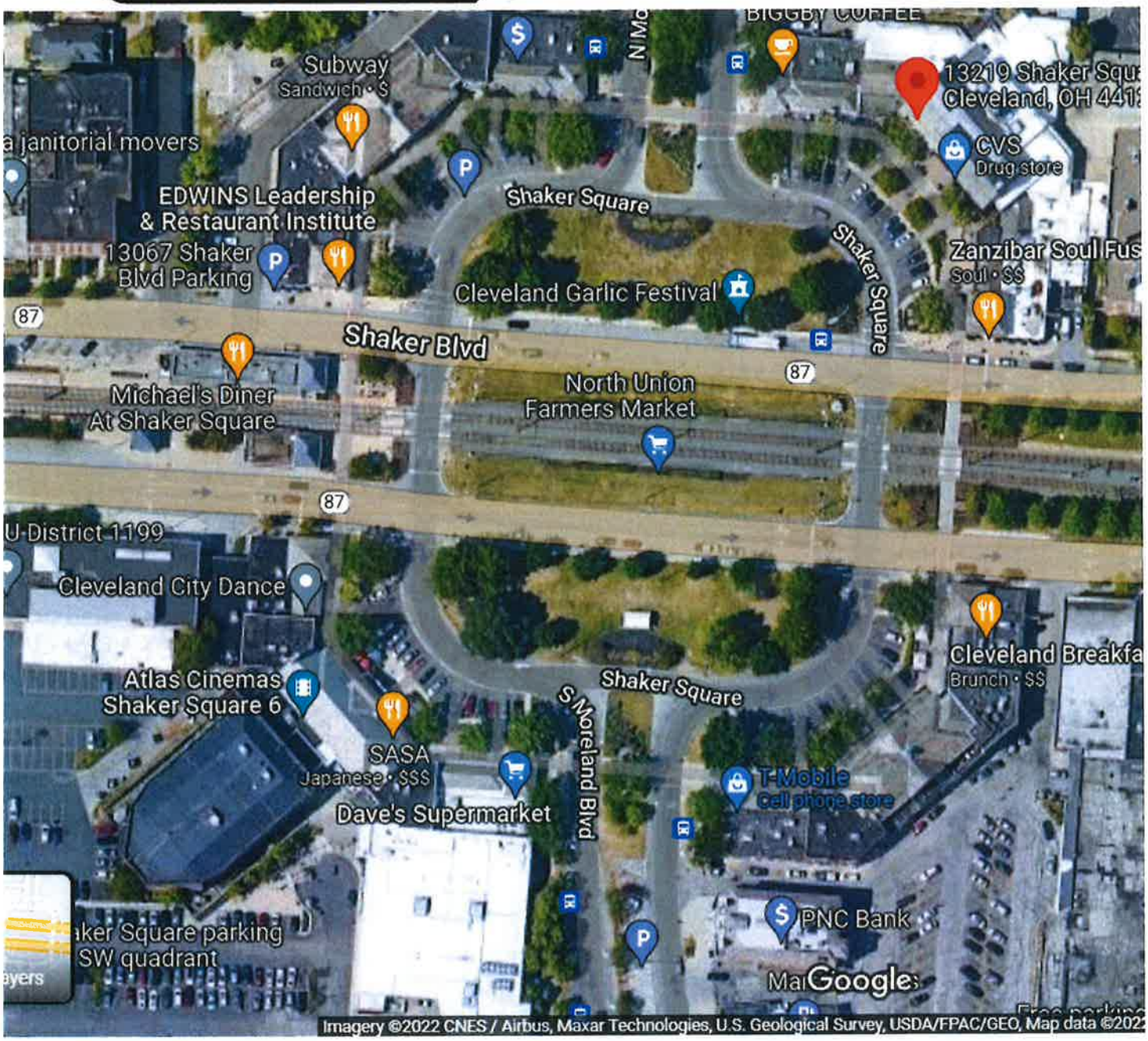
Work Authorization

I hereby authorize the work indicated in this document. I understand the minimum cost per service work order is $375.

Signature: _____ Date: _____

Printed Name: _____ PO#: _____

Commercial ROOFING and Coating Systems, llc.



Cresco Real Estate
1501 Euclid Ave
Cleveland, OH 44115

Ohio Commercial Roofing and Coating Systems
4494 Orchard Street
Mantua OH 44255
www.ohiocommercialroofing.com

Cresco Real Estate
Shaker Square Quad A
13219 Shaker Square
Cleveland, OH 44120









Quadrant	Section Apprx Size (SF)	Replacement Cost
A	31,000	$687,542.00
B	16,000	$337,900.00
C	71,000	$1,298,799.00
D	16,000	$335,003.00
All	134,000	$2,659,244.00

Description of systems proposed

1. Tear Off / R25 insulation and TPO System- remove existing roof down to structural decking- inspect decking for deterioration and replace as required (decking replacement will be an additional cost) - install R25 insulation (2 layers of 2.2" ISO staggered at the seams) - install 060 TPO membrane mechanically fastened- install new edge metal where required.

Priority of Replacment	Quadrant	Quadrant Name	Tenant Space	Street Address	Section #	Area (sq. ft)	Grade	Roof Replacment Price
	A	North East	Cleveland Rape Crisis Center	13209 Shaker Square	2	639	F	$14,250
	A	North East	CVS Pharmacy	13215 Shaker Square	3	601	F	$14,424
	A	North East			9	622	F	$14,928
	A	North East			10	3,237	F	$67,653
	A	North East			11	600	F	$14,400
	A	North East			13	562	F	$13,488
	A	North East			14	4,568	F	$95,471
	B	South East	Cleveland Breakfast Club	13228 Shaker Square	1	2,956	F	$61,780
	B	South East	Edwins Too	13220 Shaker Square	2	3,117	F	$65,145
	B	South East	Acessories So Necessary	13206 Shaker Square	5	3,205	F	$66,985
	B	South East	Captain Tony's	13202 Shaker Square	7	659	F	$17,793
	C	South West	Dave's Super Market	13100 Shaker Square	1	23,037	F	$411,210
	C	South West	Key Bank ATM	13100 Shaker Square	2	3,158	F	$75,792
	C	South West	Atlas Cinema	13116 Shaker Square	3	2,116	F	$44,224
	C	South West	Senor Tequilla	13114 Shaker Square	4	1,055	F	$25,320
	C	South West	Goldenrod Montessori	13100 Shaker Square	6	672	F	$14,045
	C	South West			7	2,557	F	$56,254
	C	South West			10	616	F	$16,632
	D	North West	Edwins	13101 Shaker Square	1	2,648	F	$56,096
	D	North West	Shaker Square Dry Cleaning	13107 Shaker Square	2	3,125	F	$65,313
	D	North West	Shaker Square Nails	13109 Shaker Square	3	1,588	F	$38,112
	D	North West	Subway	13113 Shaker Square	4	3,129	F	$65,396
	D	North West	Fashions By Fowler	13119 Shaker Square	5	3,823	F	$79,901
	D	North West	US Bank	13125 Shaker Square	6	518	F	$13,986
	D	North West	H & R Block	13127 Shaker Square	7	600	F	$16,200
	A	North East	ZanZibar	13225 Shaker Square	4	2,582	D-	$59,386
	C	South West			8	2,644	D-	$55,260
	C	South West			9	6,587	D-	$137,668
	A	North East	Bigby's	13201 Shaker Square	1	9,159	D	$219,816
	A	North East			7	401	D	$8,381
	A	North East			8	529	D	$11,056
	B	South East	Shark & Minnow	13214 Shaker Square	3	391	D	$9,775
	B	South East	Shaker Square Animal Hospital	13210 Shaker Square	4	1,718	D	$37,796
	B	South East	Chanelle's Treats	13204Shaker Square	6	3,762	D	$78,626
	C	South West	Cleveland City Dance	13101 Shaker Square	5	14,637	D	$434,719
	C	South West			11	479	D	$12,933
	C	South West			12	546	D	$14,742
	A	North East			5	3,958	C-	$82,722
	A	North East			6	347	C-	$7,252
	A	North East			12	2,382	C	$64,314
	B	South East	T-Mobile	13200 Shaker Square				

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						30,187		**$687,542**
	B	South East	Cleveland Breakfast Club	13228 Shaker Square	1	2,956	F	$61,780
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	B	South East	T-Mobile	13200 Shaker Square				
						15,808		**$337,900**
	C	South West	Dave's Super Market	13100 Shaker Square	1	23,037	F	$411,210
	C	South West	Key Bank ATM	13100 Shaker Square	2	3,158	F	$75,792
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	C	South West			9	6,587	D-	$137,668
	C	South West			10	616	F	$16,632
	C	South West			11	479	D	$12,933
	C	South West			12	546	D	$14,742
	C					**58,104**		**$1,298,799**
	D	North West	Edwins	13101 Shaker Square	1	2,648	F	$56,096
	D	North West	Shaker Square Dry Cleaning	13107 Shaker Square	2	3,125	F	$65,313
	D	North West	Shaker Square Nails	13109 Shaker Square	3	1,588	F	$38,112
	D	North West	Subway	13113 Shaker Square	4	3,129	F	$65,396
	D	North West	Fashions By Fowler	13119 Shaker Square	5	3,823	F	$79,901
	D	North West	US Bank	13125 Shaker Square	6	518	F	$13,986
	D	North West	H & R Block	13127 Shaker Square	7	600	F	$16,200
						15,431		**$335,003**
					TOTALS	119,530		$2,659,244

DURABLE SLATE CO.

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Slate Roofs

CURRENT SITUATION

The slate roofs have been suffering from decades of neglect. We currently have no leaks on the slate roofs, but leaks can be anticipated in the future.

The slate roofs can be considered a grade of C to D on a scale of A through F.

The slate roofs are 95-years old and have a life expectancy of 125-200 years depending on the level of maintenance.

There are many needed repairs to bring the slate roofs to a grade of A, but those repairs are cost prohibitive based on the current ownership's goals.

ANALYSIS OF SLATE ROOFS

- ***The Durable Slate Company***

  Pricing information was received from The Durable Slate Company. The report included pricing for repairs and replacement.
  - Budget pricing for repairs to bring the existing roof to an A grade will be $2,847,782.00
  - Estimated slate roof replacement costs will be between $3,600,000 and $6,000,000 depending on the style of slate tile chosen for the replacement.

RECOMMENDATIONS

- Contract a slate roof company to do annual inspections and minor repairs.
- Because of the cost of the repairs needed to bring the roofs to an A grade, issues should be dealt with on an "as needed" basis.
- Maintain the current stability of the slate roofs for the next owner.

Commercial Contract

T • H • E
DURABLE
SLATE
COMPANY

3705 Lee Rd., Suite 2C • Shaker Heights, Ohio 44120 • 877-340-9181
p 216-751-0151 • f 877-340-9180 • www.DurableSlate.com
Building Construction License # 44869 • Tax ID# 31-1381403

Columbus • Cleveland • Cincinnati • Indianapolis • Baltimore • New Orleans • DC • Clearwater

PROPOSAL SUBMITTED TO	PHONE	DATE	Job ID #
SH SQ LLC	216-577-0701	Nov 25, 2022	220919-023
JOB address 13130 Shaker Square Blvd	CONTACT NAME Emily Dennis Michael Corcoran	BILLING ADDRESS (IF DIFFERENT) 1501 Euclid Ave	
CITY, STATE, ZIP CODE Cleveland, OH 44120	CONTACT/architect emily.dennis@playhousesquare.org michael.Corcoran@playhousesquare.org	CITY, STATE, ZIP CODE Cleveland, OH 44115	

We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: Dollars (**$2,847,782**)
Payment to be made as follows:

- 1/3 deposit required at signing
- For any special order items, a 100% deposit of the cost of the item will be required at signing
- Balance due as set forth in Payment Terms provision of Terms and Conditions attached hereto

Total Amount **$2,847,782** Deposit **$949,260** Material Deposit: **$0** Balance **$1,898,522**

Note: This proposal may be withdrawn by The Durable Restoration Company if not accepted within 30 days. Estimator's Signature: Aaron Passmore Date: Nov 25, 2022

We hereby submit specifications and estimates for:

Set up to comply with OSHA regulations: scaffolding that protects pedestrians but does not prevent shopping traffic. Customer may need to have electricity shut off in areas for work to be completed.

1. SouthWest Building Repair Quote: $675,859
Approximately 825 slate repairs* (badly broken, missing or loose), step flashings, valley flashings, chimney flashings, pans, vent pipe flashings, cupola flashing, gutter & exterior downspouts, and add hip & ridge cap

2. Northwest Building Repair Quote: $781,660
Approximately 1025 slate repairs* (badly broken, missing or loose), step flashings, relay with new underlayment 5 5 squares of incorrectly installed slate, valley flashings, chimney flashings, pans, vent pipe flashings, cupola flashing, gutter & exterior downspouts, and add hip & ridge cap

3. NorthEast Building Repair Quote: $686,565
Approximately 760 slate repairs* (badly broken, missing or loose), step flashings, front section EPDM, valley flashings, chimney flashings, pans, vent pipe flashings, cupola flashing, gutter & exterior downspouts, and add hip & ridge cap.

4. SouthEast Building Repair Quote: $703,698
Approximately 725 slate repairs* (badly broken, missing or loose), step flashing, relay 5 5 squares of incorrectly installed slate, valley, chimney flashing, pans, vent pipe flashings, cupola flashing, gutter & exterior downspouts, and add hip & ridge cap

**For any oversize slates that cannot be sourced, thinner slates may be doubled up and used as replacement*

Future repairs needed: Slate maintenance Were any leaks shown or described to the estimator? Yes

Warranty specified on following "Types of Repair and Warranty Information" page

It is the owner's responsibility to remove any asbestos or lead laden material.

Any labor, materials, or work not specifically set forth above is beyond the scope of Contractor's proposal and not included in it.

TERMS & CONDITIONS APPLICABLE TO THIS AGREEMENT ATTACHED HERETO

Acceptance of Proposal: The prices, specifications and the attached Terms and Conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified and payment will be made as outlined herein. Upon signing this agreement, Owner represents and warrants that Owner is the owner or the authorized agent of the aforesaid premises and that Owner has read this agreement.

Accepted by: X_____

Owner Signature :X_____

Date of Acceptance:X_____

Terms and Conditions

Agreement: This agreement constitutes Contractor's offer to Owner upon the terms and conditions stated herein and shall become a binding contract on the terms and conditions stated herein when Owner's acceptance is indicated by its signature. Any additional or different terms or conditions proposed by Owner are objected to and are hereby rejected unless specifically adopted or approved by written response of Contractor. Failure to respond by Contractor shall be deemed a denial of any additional terms or conditions stated in Owner's acceptance. Owner hereby assents to and shall be bound by each and every term and condition set forth herein, notwithstanding and irrespective of any terms and conditions in Owner's purchase order, acknowledgement or other documents (whenever issued), or by alteration of this form, which may be different than or inconsistent with those stated herein. Upon acceptance, this agreement, together with all documents referenced herein, shall constitute the complete and exclusive agreement between the parties, superseding all other prior oral and written agreements. No modifications, alterations, additions or change orders shall be binding or enforceable unless approved in writing by both parties.

Access: At the time Contractor commences the work, Owner will provide Contractor with exclusive access and use of all roof areas where the work is to be performed and such additional areas as are reasonably necessary for Contractor to perform the work without interruption. All roof area work surfaces shall be free of debris and in a dry accessible condition. If preliminary work on the roof area is to be performed by others prior to Contractor's work, such work will be complete. Contractor shall not be required to perform the work while snow or other moisture conditions exist on the roof surface, unless Owner provides for removal or curing of such conditions. If, in order for Contractor to perform the work, it becomes necessary to disconnect, remove, relocate or otherwise deal with any mechanical or other equipment located on the deck or other surface on which the work is to be performed, Owner or Owner's agent shall provide for the disconnection, removal, relocation or other appropriate action with respect to such mechanical or other equipment and further, shall provide for the reconnection, replacement or relocation of such mechanical or other equipment following completion of the work. Contractor shall have no responsibility with respect to any such rooftop equipment, unless it is specifically provided otherwise in this agreement.

Asbestos and Hazardous Substances: Unless this agreement specifically calls for the removal, disturbance, or transportation of asbestos or other hazardous substances, the parties acknowledge that such work requires special procedures, precautions, and/or licenses and is not included in Contractor's scope of work or the contract price. Therefore, while Owner is not aware of any such substances, if Contractor encounters such substances, Contractor shall immediately stop work and allow Owner to obtain a duly qualified asbestos and/or hazardous material contractor to perform the work outside of this agreement and paid for directly by Owner, and Contractor shall receive an extension of time to complete the work hereunder and compensation for delays encountered as a result of such situation and correction. To the extent permitted by law, Owner shall defend, indemnify and hold Contractor harmless from any and all penalties, actions, liabilities, costs, expenses and damages arising from or relating to the presence of hazardous substances at the work site, including without limitation, installation, disturbance or removal of any product containing hazardous substances or violation of governmental regulations relating to such hazardous substances. Owner releases Contractor from all claims and liabilities relating to such hazardous substances at the work site, including claims for subrogation. Should Contractor undertake to locate, abate, encapsulate and remove any hazardous substances present at the work site, provided Contractor conducts its operations in accordance with applicable requirements established by the Occupational Safety and Health Administration and the Environmental Protection Agency, Owner agrees to exonerate, indemnify, defend and hold harmless Contractor from and against all claims, demands and lawsuits and all damages, expenses and losses incurred by Contractor's removal of hazardous substances from Owner's building and work site. Without limitation of the foregoing, this indemnification shall include any and all claims, damages, fines, judgments, penalties, costs, response costs, liabilities, or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys, consultant and expert fees) incurred by Contractor resulting from Contractor's removal, transportation and disposal of hazardous substances from Owner's building and work site, and specifically including any and all costs incurred because of any investigation of the site at which such materials are disposed of by Contractor or any cleanup, removal, remediation or restoration of such site mandated by a federal, state, or local agency or political subdivision.

Certain Representations: Owner represents to Contractor that Owner has obtained competent engineering advice and that, based upon such engineering advice the roof deck on which the installation is to be made is in a sound weight-bearing condition, sufficient for the purposes of the work and that all surfaces to be utilized by Contractor for fastening, adhering or attaching the roofing system will be adequate for the installation to be performed. Prior to commencement of the work, Owner will inform Contractor in writing of any deck or subsurface conditions, including specifically electrical and other utility conduit that could be damaged by penetrations made by Contractor in installing the roofing system. Owner further represents to Contractor that Owner has obtained the necessary permissions and/or authorizations for Contractor to perform the work set forth in this agreement, and Owner acknowledges that Contractor has relied on such representations.

Changes: Should Owner, construction lender, or any public body or inspector direct any modification or addition to the work covered by this agreement, the contract price shall be adjusted accordingly. Modification or addition to the work shall be executed only when both Owner and Contractor have signed a change order. The change in the contract price caused by such change order shall be as agreed to in writing. A change order may also increase the time within which the contract is to be completed. In addition, Contractor may recover additional cost, overhead and profit for additional work resulting from changes in applicable laws, ordinances or regulations occurring after the date of this agreement.

Defects: Owner understands that certain defects including, but not limited to, deteriorated decking or rafters or other latent conditions of the work area which could not be reasonably anticipated by the examination of core samples or the visual inspection ordinarily employed in the roofing trade, may not be discoverable until work has commenced and therefore, unless specifically included in writing, are not included within the initial scope of this agreement. Owner and Contractor agree that work to address these and other such discovered defects will be bid as needed at time of discovery and, upon acceptance, this amount will be in addition to the original contract amount. Contractor is not obligated to perform any such work if Owner does not accept and agree to Contractor's bid or unless otherwise agreed by Contractor and Owner in a change order signed by both Owner and Contractor.

Insurance: Owner shall procure and maintain "all risk" insurance against loss of or damage to all work performed and materials delivered to the project, including, but not limited to, losses caused by fire, theft, and vandalism in such an amount to adequately cover the project, insuring the parties as their interest may appear. A certificate of such insurance shall be furnished to Contractor upon Contractor's request. Contractor shall maintain commercial general liability insurance against personal injury and property damage with maximum limits of not less than $1,000,000 in the aggregate per occurrence for personal injury or death and $1,000,000 per occurrence for property damage. Certificates of this insurance shall be furnished to Owner upon Owner's request. Contractor shall comply with the workers' compensation laws for the state where the project is located. If the project is destroyed or damaged by accident, disaster, or calamity such as fire, storm, flood, landslide, subsidence or earthquake during or after the completion of the contract, Owner shall pay for all work done by Contractor.

Payment Terms: The parties agree that Contractor will issue bi-weekly invoices for payment (also referred to herein as a "draw") to Owner. Full payment by Owner on a draw shall be due within 5 days of the date of the draw. Any draw not paid within 5 days will accrue interest at the rate of 1.5% per month or 18% annually, and will be subject to the Breach Due to Non-Payment provision below A 1½% per month service charge will be added to the balance of all accounts 30 days or older.

Breach Due to Non-Payment: Owner's failure to comply with any payment obligations under this agreement shall constitute a material breach of this agreement, and Contractor shall be entitled to all remedies and damages available to Contractor under the law. Further, in the event of such breach by Owner, Contractor shall have the right to permanently stop work and leave the project due to Owner's breach, or to suspend performance until delinquent payments are received, at Contractor's sole discretion. Contractor shall be entitled to recover from Owner all attorneys' fees, expenses, and costs incurred by Contractor in connection with Contractor's attempts to collect any amounts owed to Contractor by Owner under this agreement, including, but not limited to, those fees, expenses, and costs incurred as a result of litigation.

Force Majeure; Partially Completed Jobs: Contractor agrees to start and diligently pursue work through to completion, but Owner understands that Contractor may need to put a commenced job on hold, and Contractor shall not be responsible for damages arising from delay, due to circumstances beyond the control of Contractor, including but not limited to inclement weather (including the threat of inclement weather), hazardous conditions, strikes, fires, accidents, delays in shipment or delivery of manufacturer's materials, failure of the issuance of all necessary building permits within a reasonable length of time, funding of loans, disbursement of funds, failure of Owner to make payments when due, or other causes beyond Contractor's reasonable control; or, if any interruption of the work occurs by reason of operations of other contractors at the job site or waiting or other contractors to complete necessary preliminary work, or from extra work ordered by Owner, Owner's express decisions and/or Owner's failure to provide Contractor with reasonable access to the job site to perform the work. Owner agrees that the cost of the completed portion of the work will be billed and is payable at the time such circumstance occurs, and that Contractor shall not be responsible or liable to Owner or any third party for any losses, costs, or damages that may result from Contractor acting pursuant to this provision.

Materials: Owner understands and acknowledges that unless specifically agreed to in writing, all materials removed from the job location for the purpose of performing work, and any unused materials remaining after this job is completed are the sole property of Contractor.

Safety: Contractor shall take all reasonable safety precautions with respect to the work, and shall have responsibility for compliance of its equipment and employees with all applicable laws, ordinances, rules, regulations and orders of any public authority for the safety and health of persons on the job site. Contractor shall have specific responsibility for housekeeping in its immediate work area, and will remove rubbish and debris caused by the work, and leave it in a broom clean condition. Contractor shall not be responsible for the safety and health of any persons present at the job site who are not employees of Contractor.

Indemnification: To the fullest extent permitted by law, Contractor shall indemnify and hold harmless Owner from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), but only to the extent caused by the negligent acts or omissions of Contractor, a subcontractor to Contractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, except to the extent such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

To the fullest extent permitted by law, Owner shall indemnify and hold harmless Contractor from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from breach of this agreement by Owner, breach of any duties of Owner hereunder, and/or actions or omissions, but only to the extent caused by Owner, another contractor of Owner, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, except to the extent such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

Dispute Resolution: For any disputes that arise under this agreement, except for those that arise solely due to Owner's breach of the Payment provision above, the parties acknowledge and agree that no lawsuit may be filed unless and until after the dispute has been submitted to mediation through the American Arbitration Association. The mediation shall be pursuant to the American Arbitration Association's Construction Industry Rules and Mediation Procedures and shall occur in the District of Columbia. This agreement shall be governed by the law of the state where the project is located and the parties acknowledge and agree that exclusive venue and forum for any lawsuit arising under this agreement shall be a court located in the state where the project is located. In the event legal action is instituted for the enforcement of any term or condition of this agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees in said action, in addition to costs and reasonable expenses incurred in the prosecution or defense of said action.

General Warranty Conditions: Contractor gives the following limited warranty on all types of repair and installation. All labor and material is warranted as specified on the following page – titled *Categories of Slate Repair & Warranties*, and will be provided in a workmanlike manner according to standard practice of the trade. Contractor will perform the work in accordance with the specifications of the manufacturer of the roofing system to be installed, so that the installation will qualify for the issuance of the manufacturer's warranty, if any, to Owner, and the written specifications, if any, attached hereto. Contractor shall not be responsible for any defects or deficiencies in any of said specifications. Contractor **EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OR FITNESS FOR ANY PARTICULAR PURPOSE** with respect to said specifications. Contractor makes no warranty respecting "Wind Uplift Resistance" of the installed roof system. If a "Factory Mutual Insurance Co. Wind Uplift Standard" is specified, Owner acknowledges that the roofing system installed is only represented by the manufacturer thereof to meet such specified standard. Contractor warrants that the materials and accessories supplied will be those specified and will be new and of recent manufacture and free from obvious defects. Contractor shall not be responsible for latent defects in materials and accessories. **THE WARRANTIES OF CONTRACTOR EXPRESSLY STATED OR REFERRED TO HEREIN ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED AND EXCLUDED. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR OWNER'S OR ANY OTHER PERSONS' CONSEQUENTIAL OR INCIDENTAL DAMAGES RESULTING FROM CONTRACTOR'S PERFORMANCE, EVEN IF CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

Contractor cannot warrant that the roof will never leak. Should leaks occur after completion of installation of the roofing system, inspections or repairs performed by Contractor shall be treated as warranty matters, and such circumstances shall not be grounds for withholding payment of the contract price; provided, however, if the roof is installed over an existing system, Contractor shall have no responsibility for water penetration or mold growth that occurs as a result of moisture contained in the old, or former, roofing system.

Contractor warrants that it will repair any leaks caused by Contractor's work occurring during the term of any specific warranty. No provision of this agreement or any warranty or other document shall be construed to cover damages to the building or contents thereof or to cover damages or leaks caused by circumstances including, but not limited to, the following:

- Any condition beyond the control of Contractor
- Acts of God
- Strikes or delays
- Abuse, misuse, accident, vandalism
- Installation of skylights, attachments or penetrations, unless performed by Contractor
- Defective workmanship of other trades or contractors
- Negligence in maintaining the roof
- Structural defect

Without limiting the foregoing, if roof tear-off is to be performed, Contractor shall not be responsible for damages caused by (a) water penetration into the building resulting from moisture contained or trapped in or under the existing roof surface, which is released during tear-off, (b) penetration of dust, dirt or mold spores into the building resulting from the tear-off, and/or (c) leaks through any area of the existing (present) roof surface where Contractor has not performed tear-off surface preparation work. Owner understands and agrees that Contractor shall have no responsibility at any time after completion of the work for damages of any kind to persons or property located below the installed roof membrane, whether or not such damages result from (a) leaks or other weather-oriented sources, or (b) mold growth.

Contractor shall exercise reasonable care to avoid causing damage by penetrations made by Contractor in installing the roofing system, in reliance upon the information as to deck or sub-surface conditions provided by Owner. Contractor disclaims any responsibility for any damage caused by or resulting from said penetrations.

All warranties are eligible to be transferred to a new owner for the remainder of the life of the original warranty. In order to qualify for a transferrable warranty, the current owner must have Contractor out to inspect our work **prior** to the sale of the property. If upon inspection the work appears to have been properly maintained and unaltered, then a transfer of warranty that covers **only** our work, specifically indicated in writing by Contractor will be provided. **If the current owner has hired any other company to do any work on or related to the roof in the area of where our work was done, our warranty will be null and void and no transfer of warranty is permitted.**

Miscellaneous:

(a) Severability. In case any one or more of the provisions contained in this agreement should be invalid, illegal, or unenforceable in any respect, such provision shall be deemed modified to the extent necessary to permit its enforcement under applicable law, and the validity, legality, or enforceability of the remaining provisions hereof shall not be affected nor impaired and shall remain in full force and effect.

(b) Waiver. Neither any failure nor any delay on the part of any party hereto in exercising any right, power or privilege hereunder shall operate as a waiver thereof on the part of such party, nor shall a single or partial exercise thereof preclude any other or further exercise or the exercise of any other right, power or privilege by such party.

(c) Counterparts. This agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

(d) Headings. Any headings contained in this agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this agreement

(e) Notices. All notices, requests, demands, claims, and other communications hereunder will be in writing. Any notice, request, demand, claim, or other communication hereunder shall be deemed duly given if (and then two business days after) it is sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to the intended recipient as set forth in this agreement. Any party may send any notice, request, demand, claim, or other communication hereunder to the intended recipient at the address set forth above using any other means (including personal delivery, expedited courier, messenger service, fax, ordinary mail, or email), but no such notice, request, demand, claim, or other communication shall be deemed to have been duly given unless and until it actually is received by the intended recipient. Any party may change the address to which notices, requests, demands, claims, and other communications hereunder are to be delivered by giving the other party notice in the manner herein set forth.

(f) Remedies. Nothing herein shall be construed as prohibiting a party from pursuing any remedies available at law or in equity for any breach or threatened breach, including the recovery of damages.

(g) Binding Effect. This agreement shall inure to the benefit of, and shall be binding in accordance with its terms upon, the parties and their respective successors and permitted assigns No party may assign either this agreement or any of its rights, interests, or obligations hereunder without the prior written approval of the other party.

Types of Repair and Warranty Information

Please note: The category selected by the estimator applies only to slate repair, and is not relevant to any problems noted or repairs needed on flashings, valleys, gutters, masonry, etc. Additional work may be needed in these areas

New Roof

Projects located within a 2 hour distance of one of our offices: 10 Years **Customer's Initial: N/A**

Projects located more than 2 hours from one of our offices: 5 Years **Customer's Initial: N/A**

Complete Repair
All slates with broken corners on a very visible face should be replaced, unless the break is very small (½" - 1" or less).
The bottom row should be very intact with no signs of aluminum sticking out, no back-up slates hanging down, no large broken corners, etc
No pieces of aluminum should be left in place of a slate or any part of a slate
Face nails should be removed.
Any slates with metal clips will be re-hung, preferably with slate hooks or center nails. No metal clips should be left in the roof.
Wrong-width slates should be changed.
Wrong-colored slates on very visible faces will be replaced, unless otherwise stated on the estimate.
Any loose ridge roll will be screwed down.
Slates on the hips, ridges, valleys, and flashing areas will be repaired as needed if those areas are not being re-flashed as part of the job
All caulked or tarred slates will be replaced.

*Unless specifically stated on the estimate, the following is **not** covered on a complete repair:*

If there are many face nails (found usually on houses in rural areas) they will not *all* be replaced.
Occasionally, a slate roof can be stained due to a rust streak or some other reason. These slates will not be replaced unless specified
Any slates with gutter straps nailed through them on the first row of slates will not be replaced.

Warranty: 1 year **Customer's Initial: N/A**

Basic Repair
This is a repair that is normally done when the roof is in good condition and needs only necessary maintenance as specified on the contract

*Unless specifically stated on the estimate, the following is **not** covered on a basic repair:*

Slates that are slightly off color
Slates that are held with a *small* metal clip
Large areas of caulked or tarred slates will not be replaced
Slates that are slightly the wrong size
Slates with broken corners that will not cause a leak

Warranty: **Customer's Initial: N/A**

Minimum Repair
On a minimum repair, only missing slates and the worst of the broken slates will be repaired. This also includes fixing a specific leak only, or the worst of the potential leaks, as specified on the contract

*Unless specifically stated on the estimate, the following is **not** covered on a minimum repair:*

Metal clips will not be removed (unless a slate is about to fall out)
Slates that are the wrong size will not be replaced
Caulked or tarred slates will not be replaced
Slates that are the wrong color will not be replaced
Face-nailed slates will not be replaced

Warranty: none **Customer's Initial: X_____**

Specific Area Repair
Only the specific area, as specified on the contract will be worked on

No Warranty **Warranty:** **Customer's Initial: N/A**

Chimney Leaks & Water Repellant
There are many reasons for chimney leaks, and it is not always possible to identify the specific reason for the leak. Even when an estimator sees an obvious reason for a leak, there can also be factors that contribute to the leak which are ***not*** obvious and will only become clear once the obvious repair is made. *Because of this we do not offer any guarantee that the leak will be resolved,* however each step taken to repair a leaking chimney will be warrantied as to materials and workmanship. The following are the most common reasons for leaks around chimneys:

- Poor joint between the masonry and counterflashing (the part of the flashing that is cut into the masonry joint)
- Flaws in the roofing material above or adjacent to the chimney
- Flashing problems
- Very porous bricks
- Problems with an adjacent gutter
- Condensation from a furnace, hot water tank, vent pipe, etc which are vented through the chimney
- Capillary action (the tendency of a liquid to adhere to a solid surface)
- Faults in the crown of the chimney
- Gaps between the flue liner and the chimney
- Missing mortar
- Ice damming

No Warranty **Customer's Initial: X_____**

Tile Roofs

Complete Pick up and Relay **Specific Area Pick up and Relay**
Warranty: 5-year warranty on workmanship/specific area worked on *only* **Customer's Initial: X_____**

Tile repair
No Warranty **Customer's Initial: N/A**

Flashing & Valley Replacement
Warranty: 5-year warranty on workmanship and metal installation **Customer's Initial: X_____**

Metal & Metal Roofs
Paint Grip, Copper Flat Lock, Standing Seam Copper, Box Gutter, Hanging Gutter, Stop Gutter, etc.

Warranty: 5 Years **Customer's Initial: X_____**

Rubber Roofs:
New Rubber Roof – 3 Years **Patchwork: NO WARRANTY** **Customer's Initial: N/A**

Other: **Customer's Initial: N/A**

T • H • E
DURABLE
SLATE
COMPANY

Date:

Job #

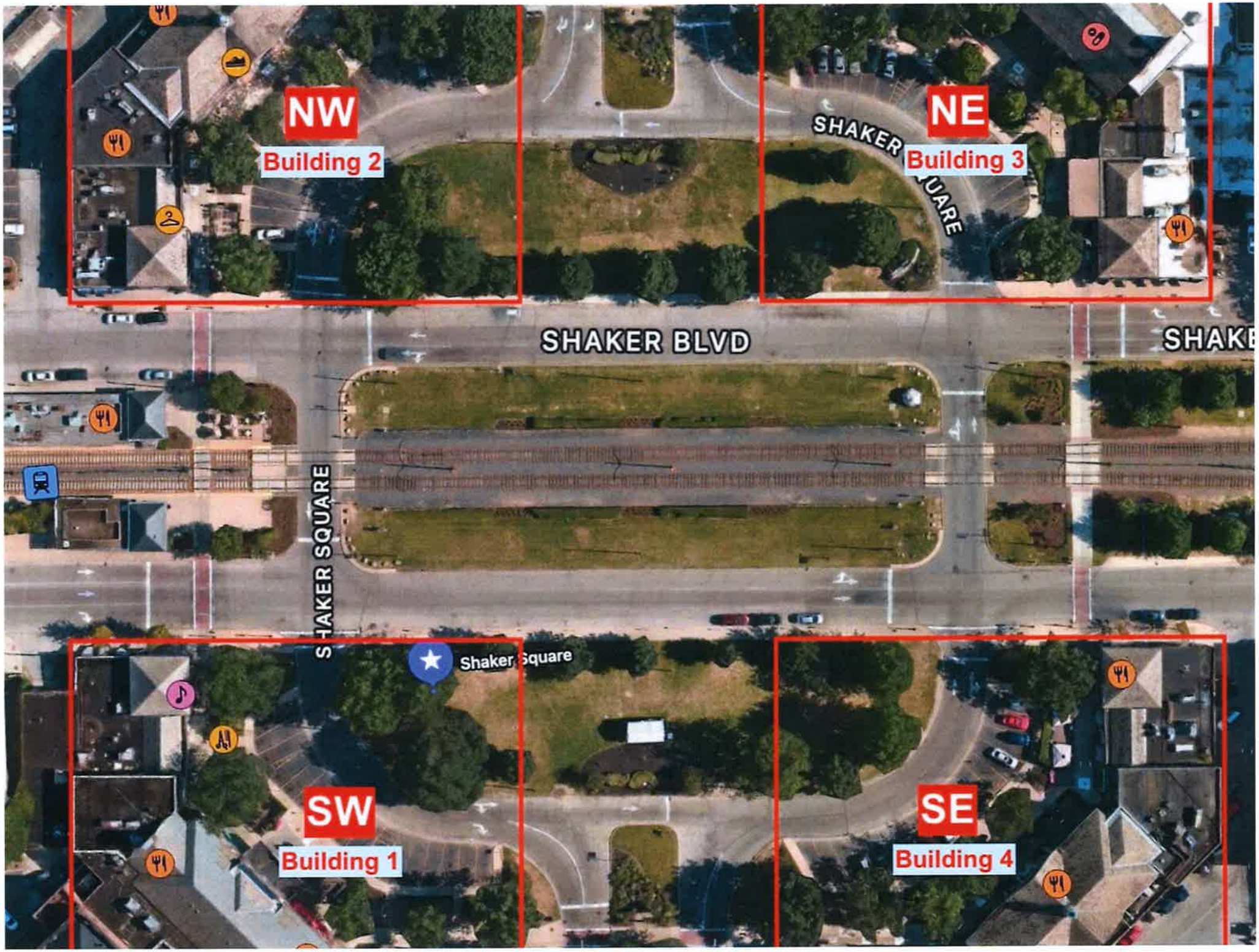
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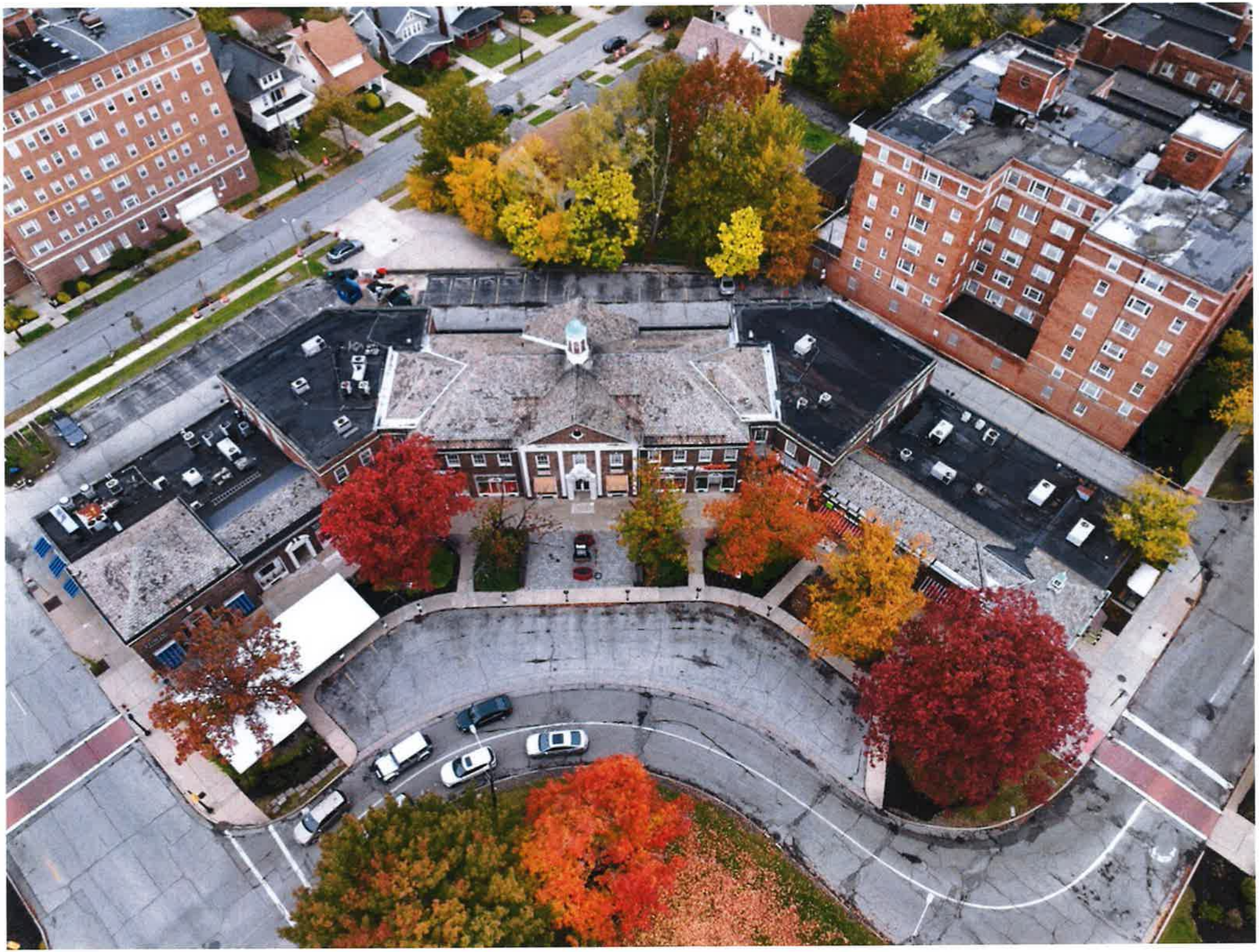
ATTACHMENT A

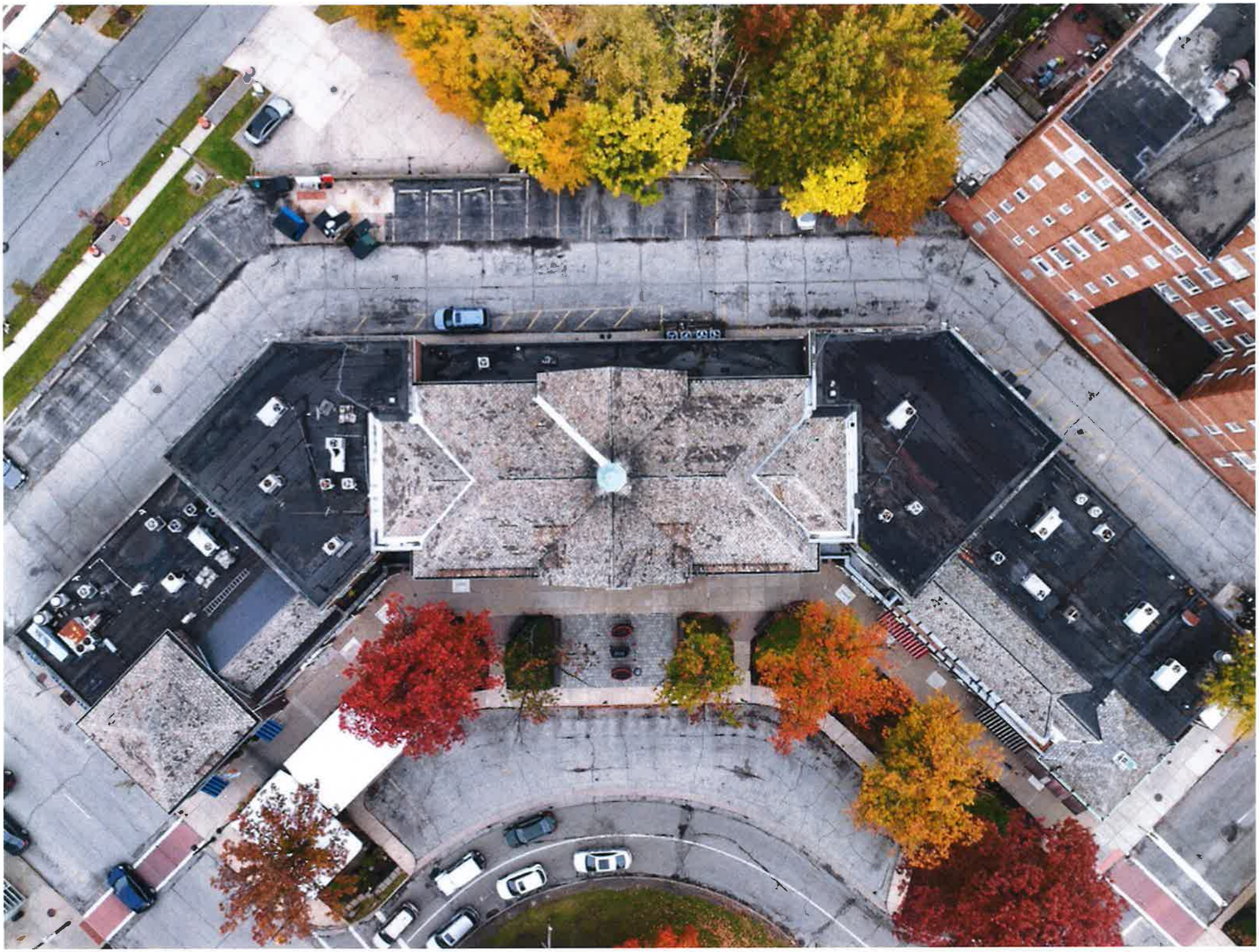
Accepted by: X_____

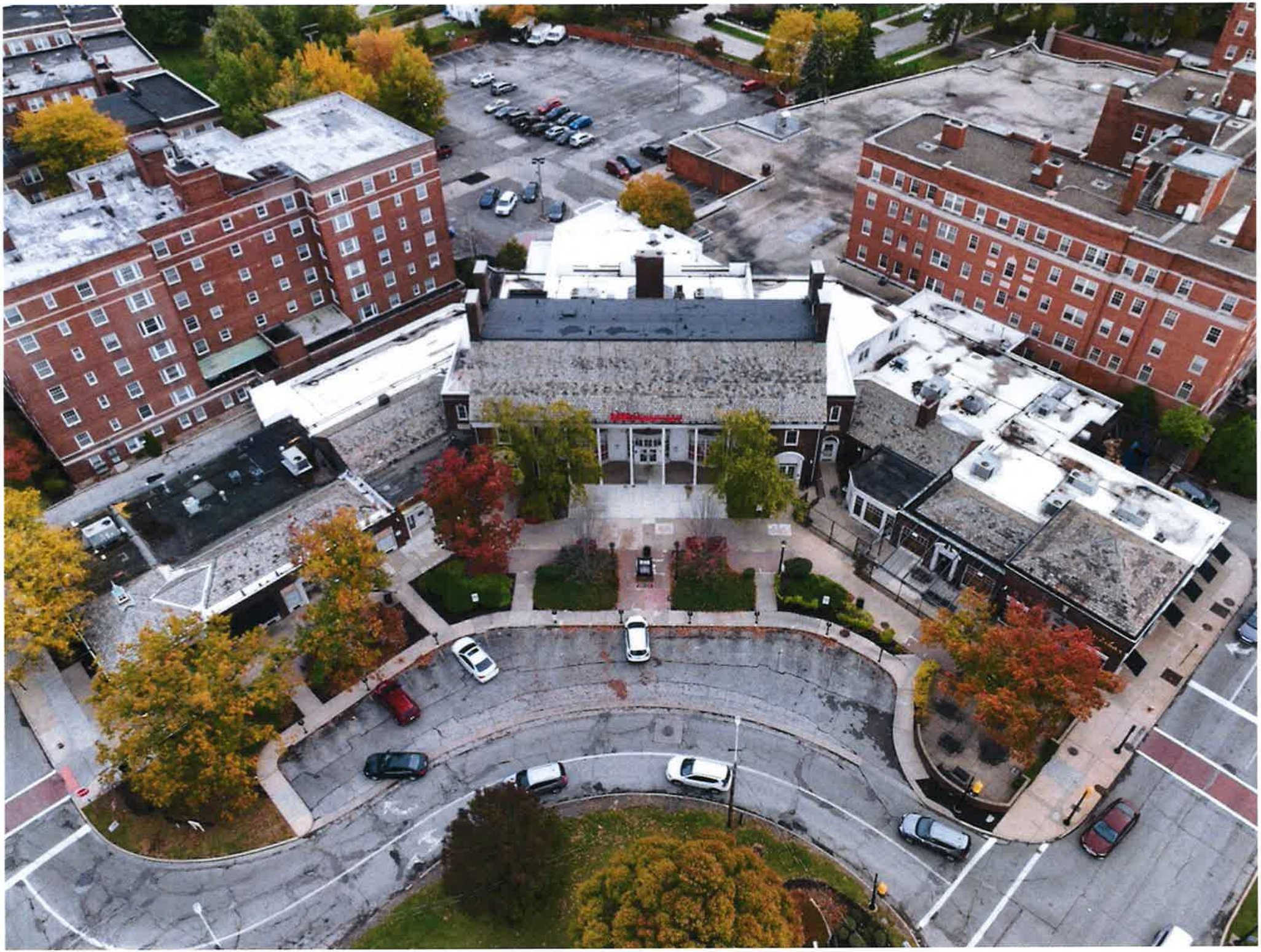
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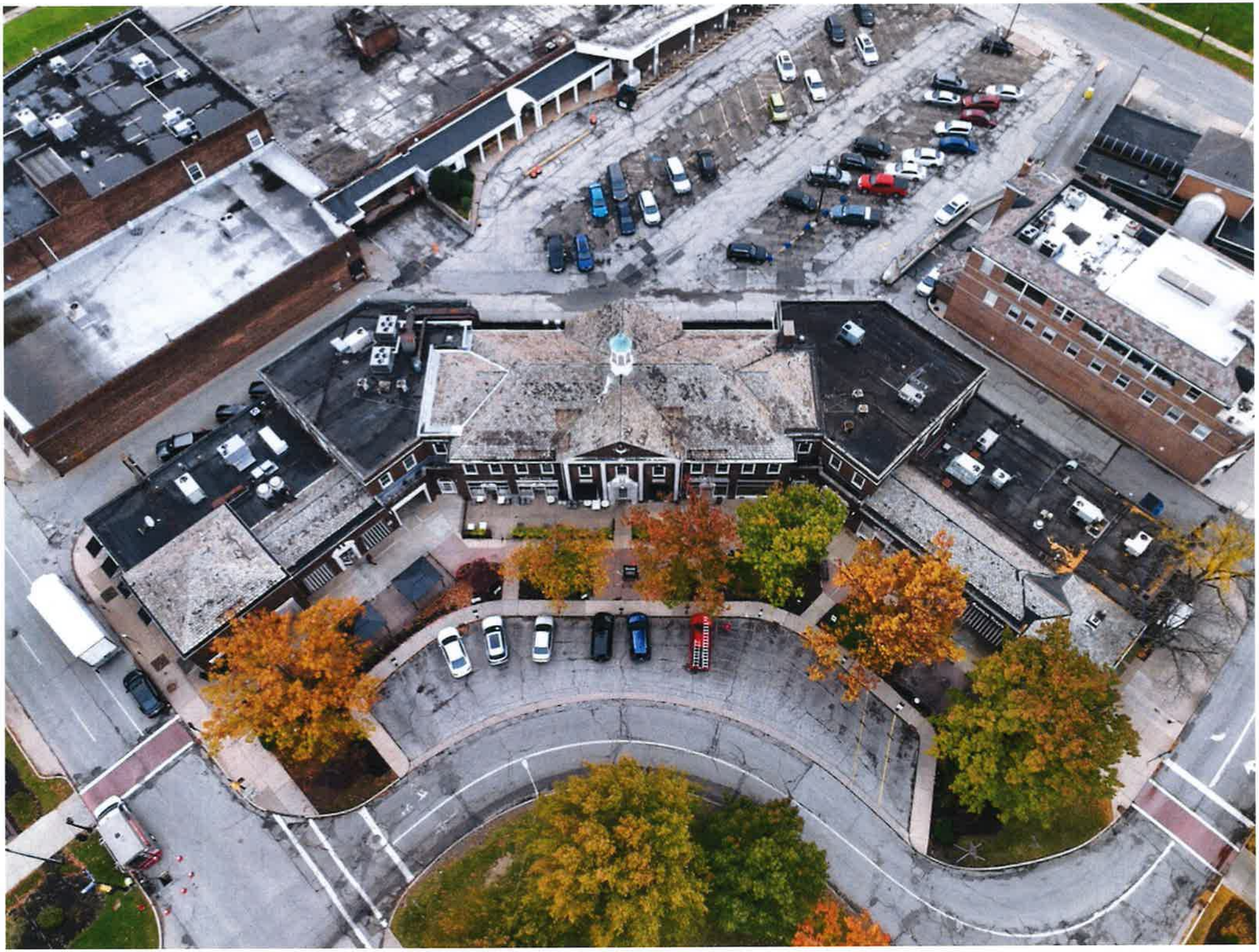
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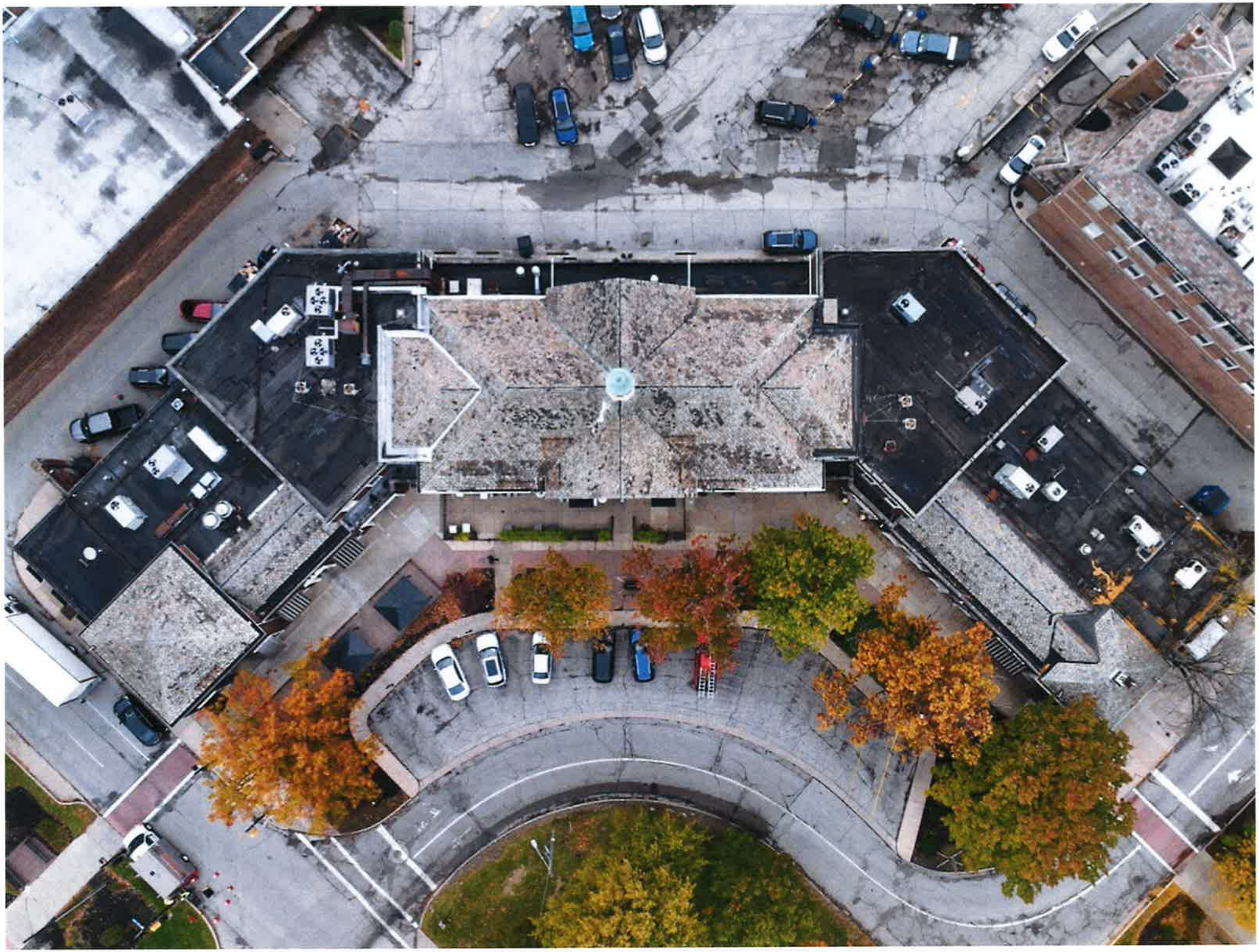

NW
Building 2
NE
Building 3
SHAKER BLVD
SHAKER SQUARE
Shaker Square
SW
Building 1
SE
Building 4

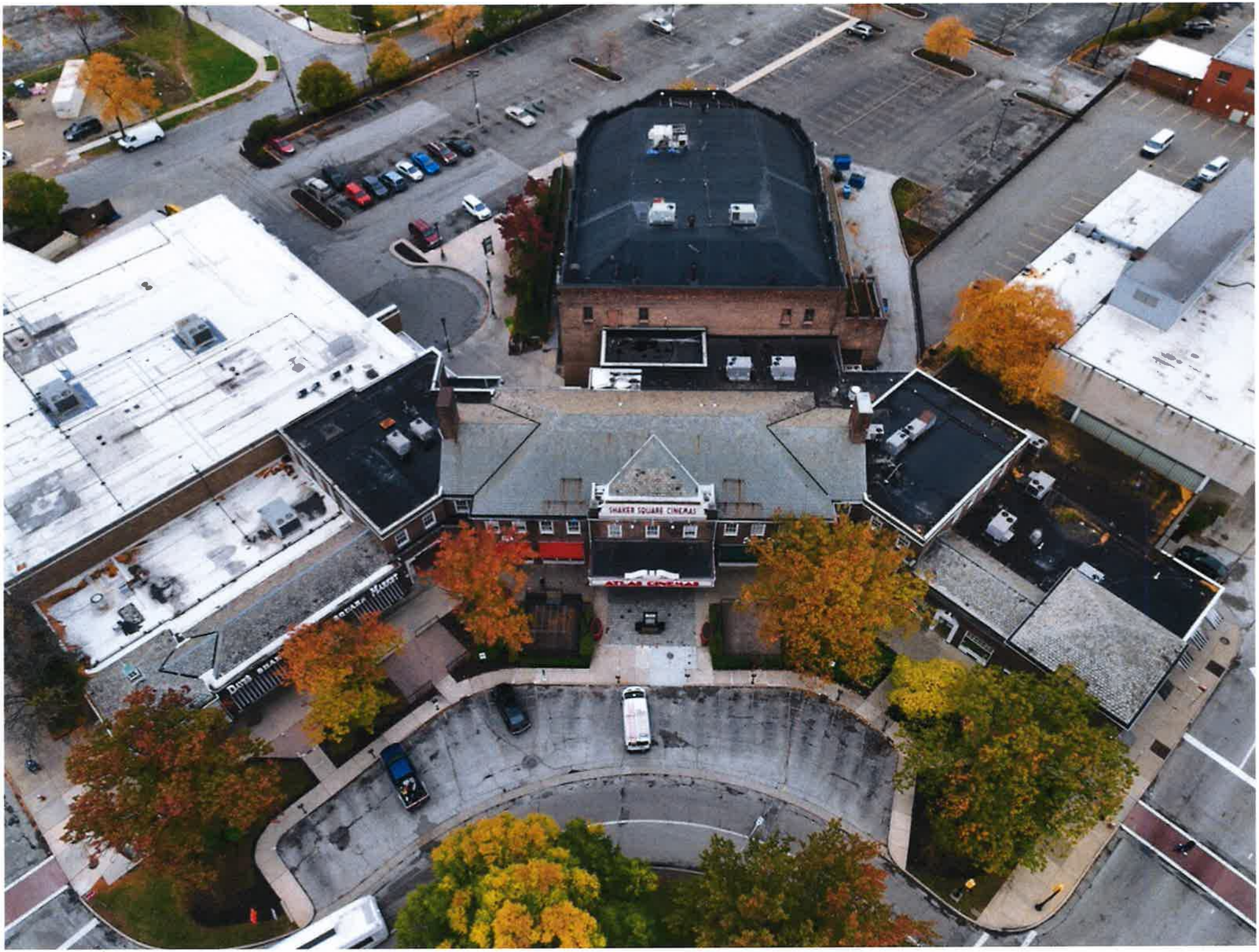


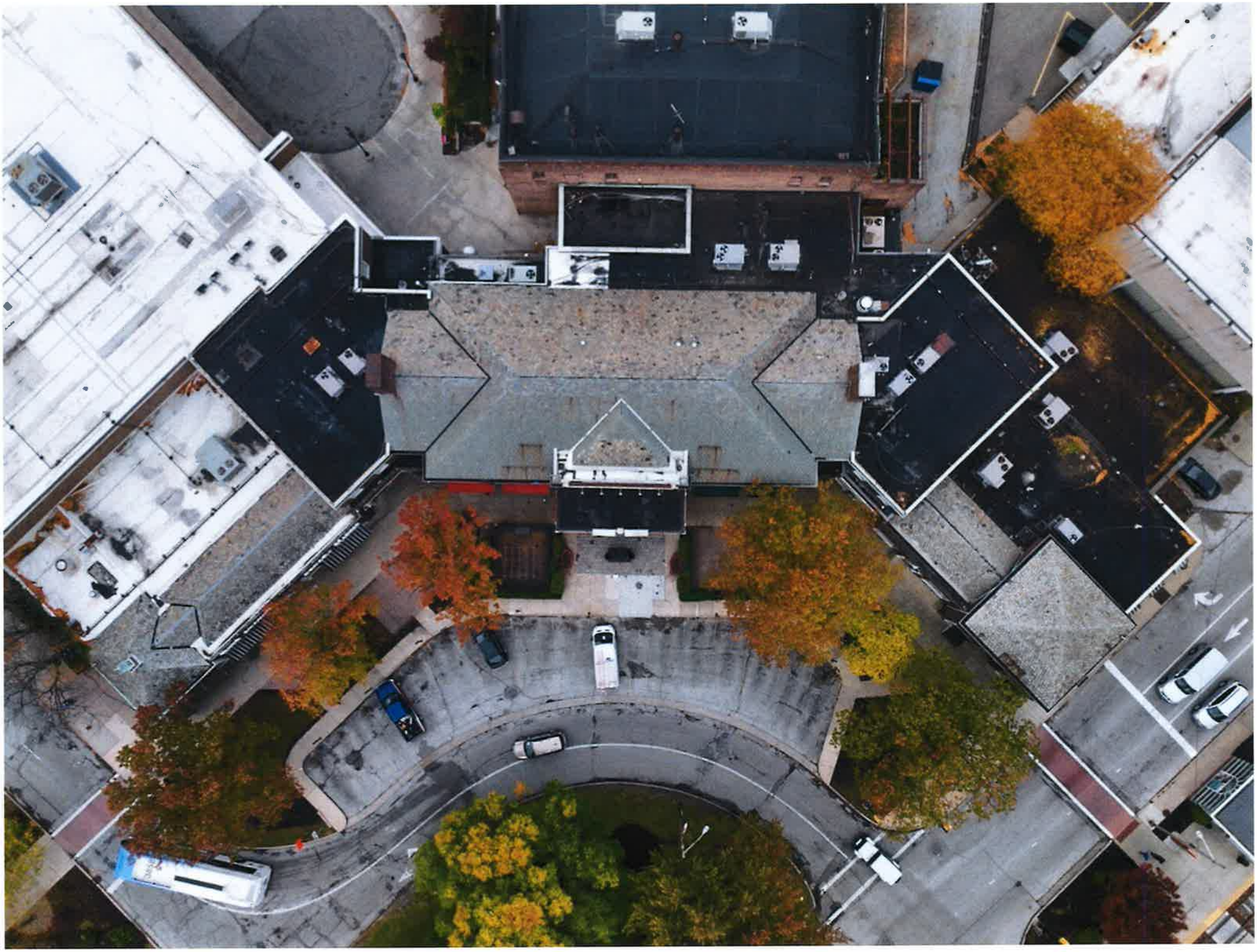









SHAKER SQUARE CINEMAS
ATLAS CINEMAS



PARKING LOT & CONCRETE

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Parking Lots and Concrete

Current Situation

- The parking lots behind the buildings, as well as the parking areas in front of the buildings, are in fair to poor condition.
- A sinkhole was discovered in the parking area behind quad D. This issue was repaired by Carron Asphalt in the fall of 2022.
- Parking lot striping is in poor condition.
- The road surface in front of the quadrants is also in poor condition, but these road areas will be resurfaced by the City of Cleveland beginning in spring 2023.
- Many of the concrete sidewalks in front of the storefronts is damaged and beyond repair.
- One section of pavers in front of Quad D is in disrepair, creating dangerous trip hazards.
- See attached budget pricing and phasing for asphalt and concrete replacement.

Analysis of Parking Lots

Carron Asphalt reviewed the parking areas and concrete and completed an analysis.

Recommendations

- Mill 2.0 inches of the existing 197,800 square feet of asphalt in the parking areas. Replace with 2.0 inches of asphalt. Estimated budget pricing for this is $525,443.
- Remove and replace approximately 4,600 square feet of broken concrete on the sidewalks directly in front of the quadrant storefront. Total estimated budget pricing for this is $108,176.
- Reset 450 square feet of brick pavers in front of Quad D. Total estimated budget pricing is $4,950.

CONCRETE REPAIRS QUADS A THRU D

carron asphalt paving, inc.

7615 BOND STREET

SOLON, OHIO 44139

Contact: **RICK FRIESS**
Phone: **440-773-3905**
Fax: **440-439-9562**

Quote To: PLAYHOUSE SQUARE MGMT
1501 EUCLID AVE
CLEVELAND, OHIO 44115

Date: DECEMBER 1, 2022
Phone: 216-453-3062
Fax:
Attn:

MICHAEL CORCORAN
440-554-0555

Job Name: SHAKER SQUARE QUADS A-D
Job Location: SHAKER & VAN AKEN RDS
CLEVELAND, OHIO

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	QUAD C				
11	CONCRETE WALK REPAIRS	1,900.00	SF	23.00	43,700.00
	QUAD C SUBTOTAL				**43,700.00**
	QUAD B				
21	CONCRETE APRON R/R @ SHAKER	600.00	SF	26.96	16,176.00
22	CONCRETE WALK REPAIRS	900.00	SF	23.00	20,700.00
	QUAD B SUBTOTAL				**36,876.00**
	QUAD A				
32	CONCRETE WALK REPAIRS	700.00	SF	23.00	16,100.00
	QUAD A SUBTOTAL				**16,100.00**
	QUAD D				
41	CONCRETE WALK REPAIRS	500.00	SF	23.00	11,500.00
42	RESET BRICK PAVERS	450.00	SF	11.00	4,950.00
	QUAD D SUBTOTAL				**16,450.00**
GRAND TOTAL					**$113,126.00**

NOTES:

CONCRETE APRON REMOVAL AND REPLACEMENT
8.0" REINFORCED CONCRETE

CONCRETE SIDEWALK REMOVAL AND REPLACEMENT
4.0" REINFORCED CONCRETE

EXCLUDED
PERMITS
TESTING
INSPECTION
REPAIR OF UNSTABLE SUBGRADE

carron asphalt paving, inc.

7615 BOND STREET

SOLON, OHIO 44139

Contact: **RICK FRIESS**
Phone: **440-773-3905 EXT 16**
Cell: **440-773-3905**

Quote To: PLAYHOUSE SQUARE MGMT
1501 EUCLID AVENUE, SUITE 200
CLEVELAND, OHIO 44115

Job Name: SHAKER SQUARE SHOPPING CNTR
Job Location: SHAKER HEIGHTS, OHIO

Date: NOVEMBER 30, 2022
Revision Date:

Phone: 216-640-8703
Fax: 216-623-7316
Attn: MICHAEL CORCORAN

440-554-0555

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	QUAD A				
12	QUAD A PARKING LOT	46,400.00	SF	2.61	121,104.00
14	QUAD A STREET PARKING	4,600.00	SF	4.08	18,768.00
	QUAD A TOTAL				**139,872.00**
	QUAD B				
22	QUAD B STREET PARKING	4,900.00	SF	4.09	20,041.00
	QUAD B TOTAL				**20,041.00**
	QUAD C				
32	QUAD C PARKING LOT	115,100.00	SF	2.38	273,938.00
34	QUAD C STREET PARKING	4,400.00	SF	4.19	18,436.00
	QUAD C TOTAL				**292,374.00**
	QUAD D				
42	QUAD D PARKING LOT	17,800.00	SF	3.02	53,756.00
44	QUAD D STREET PARKING	5,000.00	SF	3.88	19,400.00
	QUAD D TOTAL				**73,156.00**
GRAND TOTAL					**$525,443.00**

NOTES:

2.0" MILL AND PAVE
MILL 2.0" DEPTH AND HAUL OFFSITE
TRACKLESS TACK COAT
INSTALL 2.0" 448-1 ASPHALT SURFACE COURSE
PAVEMENT MARKINGS

PRICING FOR THE 2023 PAVING SEASON
PRICING GOOD FOR 30 DAYS

EXCLUDED
REPAIR OF FAILED PAVEMENT UNDER MILLED SURFACE
PERMITS

ELECTRICAL & LIFE SAFETY

Electrical Systems

Current Situation

- Hatzel & Buehler walked the quadrants with Next Generation and observed the following.
  - Many dangerous and life-threatening electrical issues were found on the exterior of the quadrants. All of these issues were immediately remedied.
  - An electrical panel in the basement of quad C was found to have water leaking on it. This panel was replaced and moved to a different location. The source of the water leak was found and repaired.
  - Much of the electrical throughout the quadrants is in poor condition and in need of repair.
  - Quad B has no building fire alarm system. Several of the retail spaces have their own fire alarm systems.
  - Overall, the electrical systems in all quadrants will need multiple repairs.

Analysis of Electrical Systems

- See Hatzel & Buehler/Next Generation inspection summary and recommendations.

Recommendations

- Hire an engineer to design a fire alarm system for quad B. The budget pricing for the engineer and alarm installation is $87,500 to $97,000.
- Hire electricians on a time and material basis to correct existing electrical and life safety issues. Budget price for this is $28,000 to $40,000 for all quadrants.

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

Quad-A

Quadrant "A" **Discipline:**	**Electric**			**Budget Range**		**Description**
Site lighting & Electrical		$15,000.00	to	$21,000.00		2 electricians for 2 weeks + $5,000 materials

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

Quadrant "A" **Discipline:**	**Life Safety**			**Budget Range**		**Description**
Life Safety		$7,000.00	to	$10,000.00		Correct any bad door hardware and replace exit signs not working

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

COST BREAKDOWN

Quadrant "B" **Electric**

Discipline:	Budget Range	Description
Site lighting & Electrical	$15,000.00 to $21,000.00	2 electricians for 2 weeks + $5,000 materials

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

COST BREAKDOWN

Quadrant "B" **Life Safety**

Discipline:	Budget Range	Description
Life Safety Engineering	$9,000.00 to $12,000.00	There is currently no fire alarm in this quadrant, It is strongly recommended to hire a fire
New Fire Alarm System	$78,500.00 to $85,000.00	$3.50 Per Sq ft @ 12,500 sq ft
Life Safety	$7,000.00 to $10,000.00	Correct any bad door hardware and replace exit signs not working

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

COST BREAKDOWN

Quadrant "C" **Electric**

Discipline:	Budget Range	Description
Site lighting & Electrical	$21,000.00 to $26,000.00	2 electricians for 3 weeks + $9,000 materials. Much of not all of the movie theater lights are not working ** This area includes Dave's Supermarket & Movie Theater.

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

COST BREAKDOWN

Quadrant "C" **Life Safety**

Discipline:	Budget Range	Description
Life Safety	$7,000.00 to $10,000.00	Correct any bad door hardware and replace exit signs not working

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

COST BREAKDOWN

Quadrant "D" **Electric**

Discipline:	Budget Range	Description
Site lighting & Electrical	$15,000.00 to $21,000.00	2 electricians for 2 weeks + $5,000 materials

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

COST BREAKDOWN

Quadrant "D" **Life Safety**

Discipline:	Budget Range	Description
Life Safety	$6,000.00 to $9,000.00	Correct any bad door hardware and replace exit signs not working

AWNINGS

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Awnings

CURRENT SITUATION

The awnings throughout the quadrants are in terrible shape. The deterioration has gotten to the point that they are unable to be cleaned.

Much of the wood that the awning frames are attached to is rotting and needs to be replaced.

Most of the frames for the awnings are old and appear to be past their useful life. Several awning frames are missing.

There is currently no building standard for storefront awnings.

ANALYSIS OF AWNINGS

- ***Awning Inspection***

  The awnings were inspected by Ohio Awning. Updated budget pricing is included.
  - Total awning replacement is budgeted to be $145,631.20.

RECOMMENDATIONS

- Prior to replacing the awnings, repair any deteriorated wood that the awning frames would attach to.
- Consult with awning company or designer to determine the best style, color, and pattern of awning to install.
- Set up awning cleaning for spring and fall each year going forward after the installation of the new awnings.

SouthEast Quadrant

									Store Total	
A	Tenant	T-Mobile	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		Condition of wood
	Address	13200 Shaker Square Ste 9	Front	3	6'-0"	2'-0"	4'-0"	Lt Grey	N	$11,041.80	
		Cleveland, OH 44120	Side	3	6'-0"	2'-0"	4'-0"	Lt Grey	N		wood bad
B	Tenant	Caption Tony's	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13202 Shaker Square	Front	1	15'-7"	2'-0"	4'-0"	Red	Y	$2,945.80	
		Cleveland, OH 44120									
C	Tenant	Edwin's Too	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13220 Shaker Square	Front	2	6'-8"	2'-0"	4'-0"	Black	N	$4,041.40	
		Cleveland, OH 44120									
D	Tenant	The Vegan Club	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13228 Shaker Square		5	5'-9"	2'-0"	4'-0"	Blue	N		
		Cleveland, OH 44120	Front	2	5'-9"	2'-0"	4'-0"	Black	N	$17,277.70	wood bad
				2	8'-3"	2'-0"	4'-0"	Blue	N		

NorthWest Quadrant

E	Tenant	Zanzibar	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13225 Shaker Square #2314	Front	5	5'-9"	2'-0"	4'-0"	Black	N	$12,882.10	okay
		Cleveland, OH 44120	Side	2	5'-9"	2'-0"	4'-0"	Black	N		
F	Tenant	Cleveland Rape Crisis Center	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13209 Shaker Square	Front	1	6'-3"	2'-0"	4'-0"	Red	N	$1,840.30	wood missing
		Cleveland, OH 44120			15'-7"		awning missing				bad
G	Tenant	Biggby Coffee	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13201 Shaker Square	Front	1	15'-7"	2'-0"	4'-0"	Black	N		
		Cleveland, OH 44120		3	5'-9"	2'-0"	4'-0"	Black	N	$14,528.80	
			Side	3	7'-0"	2'-0"	4'-0"	Black	N		

NorthEast Quadrant

H	Tenant	Balaton's Restaurant	Location	Quantity	Length	Hieght	Projection	Color	Stripes?		
	Address	13133 Shaker Square	Front	1	15'-7"	2'-0"	4'-0"	Red	Y		wood bad
		Cleveland, OH 44120		3	5'-9"	2'-0"	4'-0"	Red	N	$15,244.90	
			Side	2	7'-0"	2'-0"	4'-0"	Red	N		wood bad

		1	5'-9"	2'-0"	4'-0"	Red	N	

I	Tenant	H&R Block	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13209 Shaker Square Cleveland, OH 44120	Front	1	15'-7"	2'-0"	4'-0"	Red	Y	**$2,945.80** wood bad

J	Tenant	Fashion by Fowler	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13119 Shaker Square Cleveland, OH 44120	Front	2	6'-8"	2'-0"	4'-0"	Orange	Y	**$4,041.40** okay

K	Tenant	Edwin's Ldrship & Rest. Inst.	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13101 Shaker Square #2314 Cleveland, OH 44120	Front	3	5'-9"	2'-0"	4'-0"	Blue/ Drk Blue	Y	**$9,201.50** wood okay
			Side	2	5'-9"	2'-0"	4'-0"	Blue/ Drk Blue	Y	missing 1 awning

NorthWest Quadrant

L	Tenant	Goldenrod Montessori	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13104 Shaker Square Cleveland, OH 44120	Front	2	8'-6"	2'-0"	4'-0"	Blue	Y	okay
				2	5'-9"	2'-0"	4'-0"	Blue	N	**$17,510.90**
			Side	5	5'-9"	2'-0"	4'-0"	Black	N	

M	Tenant	Senor Tequila	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13114 Shaker Square Cleveland, OH 44120	Front	2	12'-9"	2'-0"	4'-0"	Green	N	**$6,430.60** pulling out at top

N	Tenant	Sasa	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13120 Shaker Square Cleveland, OH 44120	Front	2	12'-9"	2'-0"	4'-0"	Red	N	**$6,430.60** okay

O	Tenant	Dave's Supermarket	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	
	Address	13130 Shaker Square Cleveland, OH 44120	Front	2	15'-7"	2'-0"	4'-0"	Red	Y	
				3	6'-0"	2'-0"	4'-0"	Red	N	**$19,267.60** wood rotten
			Side	3	7'-0"	2'-0"	4'-0"	Red	N	brick out

$145,631.20

EXTERIOR LIGHTING

SH SQ, LLC

Exterior Lighting

Current Situation

All the existing light poles and light fixtures are very old and outdated and have not had regular maintenance. Most should be replaced.

Replacing the fixtures and poles will allow for conversion to LED lighting, which will provide better light and reduce energy usage.

The current exterior creates concern for security in many areas due to the lack of nighttime visibility. Many repairs to the existing lighting and electrical have been completed to provide effective lighting until capital improvements can begin.

Currently, there are no Building floor plans indicating the location of any lighting system related components.

An inspection of the lighting systems was conducted by Playhouse Square Management, and the location of each fire system device was indicated on each Building's floor plan.

Analysis of Exterior Lighting

- ***Lighting Inspection***

  Pricing information was received from TPI Efficiency Lighting. A very thorough and detailed analysis is attached in this Capital Needs Assessment. Additionally, a detailed list of the lights not working at the time of the inspection is included. For budget pricing, TPI Efficiency Lighting's pricing of $217,429.60 was used.

Recommendations

- Set up meeting with TPI Lighting Efficiency, ownership, and construction manager to discuss the light survey and recommendations.
- Make lighting improvements a priority as the capital projects get underway.
- Change all exterior lighting over to LED.

QUAD-A: ZANZIBAR- (2) Decorative Light Poles In Front Of Zanzibar Is Working, Led Lights Above Zanzibar Is Working

CVS- (3) Decorative Light Poles Are Not Working In Front Of CVS

CRCC- Led Lights Above Is Working

BIGGBY COFFEE- (1) Decorative Light Pole In Front Of Biggby Coffee Is Working (1) Decorative Light Is Out, Led Lights On Side By RTA Bus Stop Is Not Working

QUAD-B: Cleveland Vegan Club- Led Lights Are Working (1) Decorative Light Pole Is Not Working In Front Vegan Club

Shontel Brown- Alley Lights Are Not Working, One Led Light Is Working

EDWINS TOO- Led Light Above Is Working

SHARK & MINNOW- Led Lights Above Is Working

ANIMAL HOSPITAL- Led Lights Above Is Working

T-MOBILE- (1) Decorative Light Pole Is Not Working, Led Light On The Side Of T-Mobile Is Not Working, Led Light In Front Of T-Mobile Is Working

BACK OF QUAD-B: Led Lights Is Working

SHAKER BLVD: Led Lights Are Working

QUAD-C: DAY CARE- Decorative Light Pole Is Working

Cleveland City Dance-Decorative Light Pole Is Working, Led Light Above Is Working

MOVIE CINEMA- One Decorative Pole Light Works One Decorative Light Do Not Work, Lights Facing Dave's Parking Is Not Working (All Lights Are Out)

SASA- Decorative Light Pole In Front Is Working, Led Light Above Is Working

DAVE'S SUPER MARKET (FRONT)- Led Light Above Is Working, Decorative Pole On Corner Is Not Working

DAVE'S SUPER MARKET (PARKING LOT)- Dave's Sign Light Is Not Working, All Parking Lot Lights Are Out Except For Four Lights, Dave's Parking Lot Turn Around (2) Decorative Light Pole Are Not Working

QUAD-D: BALOTON- Led Lights Are Out Above On Front And Side Of Building

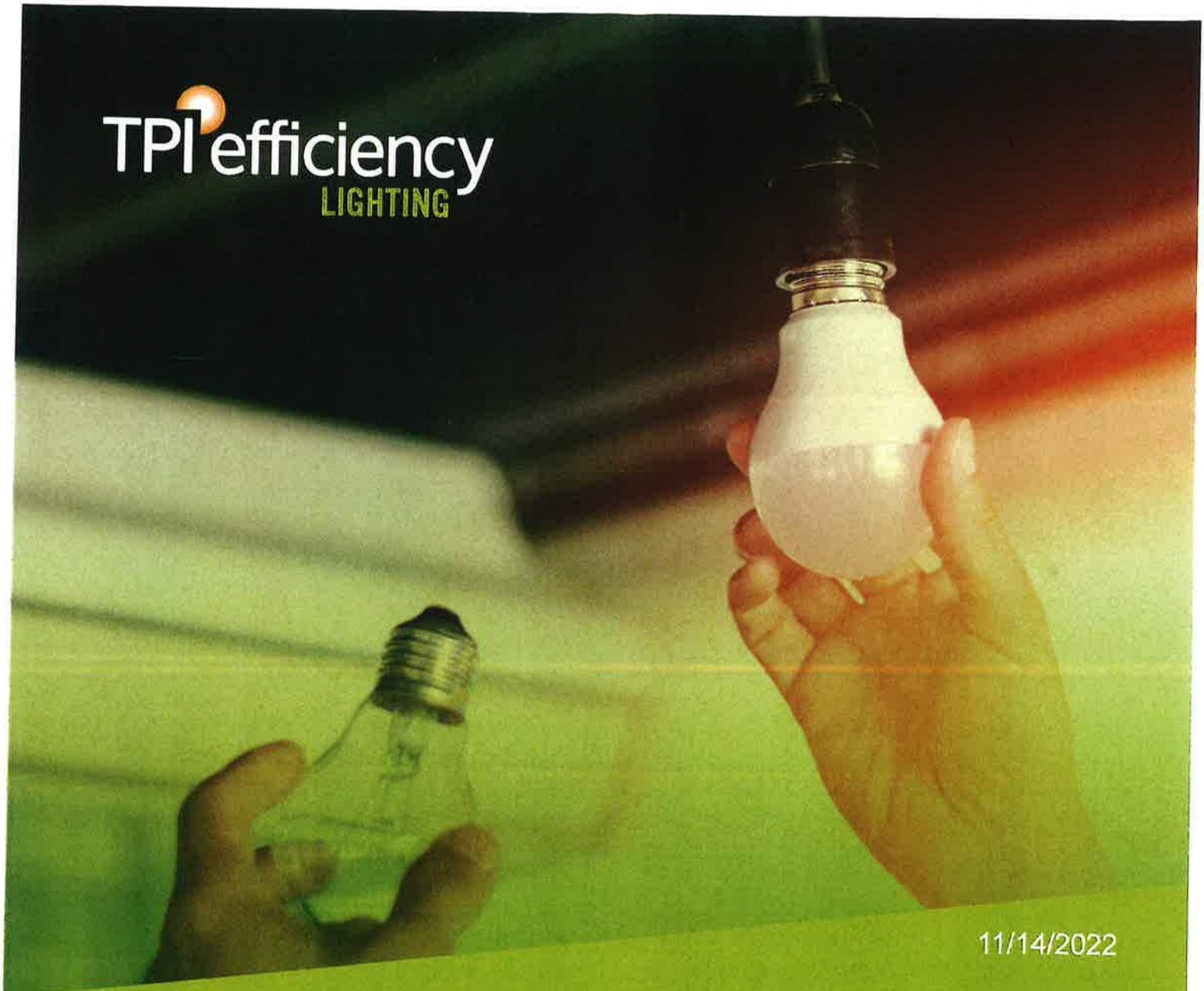
NORTH MORELAND- (3) Decorative Light Poles Are Not Working

US BANK: Led Light Above Is Working, Decorative Light In Front Is Not Working

FASHION BY FOWLER: Led Light Above Is Working

SHAKER SQUARE NAILS: Decorative Light Pole Is Working

EDWINS: Decorative Light Pole Is Not Working, Led Light In Back Of Edwin's Is Not Working



TPI efficiency LIGHTING

11/14/2022

Shaker Square

LED Upgrade

Michael Corcoran

Cleveland, OH 44120

PROPOSED AREAS: LED Upgrade of existing exterior lighting for improved light levels and energy savings.

TPI efficiency LIGHTING

PROPOSAL
Shaker Square
11/14/2022

Dear Michael Corcoran,

Since 2009, TPI Efficiency Lighting has provided higher-quality illumination, short and long-term savings to our clients through rebates, tax incentives, and lower energy costs. Ten years of industry experience and a track record of successfully completing thousands of LED projects make us a leader in energy efficiency implementations.

Our mission is to provide customers with true, turnkey solutions that dramatically reduce operating expenses, improve facility functionality and provide an immediate return on investment.

Our efficiency projects can be found in commercial and industrial buildings, retail stores, industrial buildings, athletic fields, schools, churches, outdoor settings, and numerous other locations. In summary, there is not a lighting situation we have not seen, which gives us the knowledge and expertise to give you the highest quality results.

TPI Efficiency lighting experts have completed an audit of existing lighting types, fixtures, and quantities in all areas of your facility to make the following recommendations, tailored-fit to your needs, budget, and goals.

This proposal outlines the following information:

- Material Costs
- Installation Costs
- Recycle/Disposal Costs
- Projected Rebate Savings
- Energy Savings
- Maintenance Savings
- Positive Environmental Impact
- Projected Payback and ROI

After reviewing this proposal, please sign and return to your TPI Efficiency representative to begin your LED lighting upgrade. We look forward to working with you!

Sincerely,

Alex Weiss
Director of Lighting
alex.weiss@tpiefficiency.com
(877) 244-0182

Roger Zona
CEO, Founder
roger.zona@tpiefficiency.com
(216) 926-6173

Tripp Torchia
Director, Channel Sales
tripp.torchia@tpiefficiency.com
(216) 453-2509

EXISTING FIXTURE DETAIL

LEGAL NAME	CLIENT CONTACT	PROJECT NAME
Shaker Square	Michael Corcoran	LED Upgrade

BILLING ADDRESS	CITY	STATE	ZIP	PHONE
	Cleveland	OH	44120	

Room	Existing Fixture Number & Description	Sensor	Watts	Fixture Qty.	Lamp Qty.	Burn	kWh
Shaker Square / The Square							
Post Tops	25 / MH-MH250-1 *Post Top-Medium-Frosted-Tenon*		295.0	24	1	4368	30,925
Wall Hanging Lanterns	26 / MH-MH175-1 *Deco Lantern-Medium-Glass-Tenon*		215.0	13	1	4368	12,209
Hanging Pendant Lanterns	27 / MH-MH175-1 *Deco Lantern-Medium-Glass-Pendant*		215.0	5	1	4368	4,696
Shaker Square / Edwin's Parking Lot							
Building Floods	1 / MH-MH250-1 *Spot-Mogul-Clear-Wall*		295.0	18	1	4368	23,194
Building Floods	2 / MH-MH400-1 *Spot-Mogul-Clear-Knuckle*		458.0	5	1	4368	10,003
Remote Heads	3 / EXIT-I40-1 *Remote Head-White-*-Wall*		40.0	13	1	4368	2,271
Shaker Square / Dave's Market Parking Lot							
Wallpacks	4 / MH-MH400-1 *Wallpack-Mogul-Full Cut Off-Wall*		458.0	7	1	4368	14,004
Wallpacks	5 / MH-MH250-1 *Wallpack-Medium-Full Cut Off-Wall*		295.0	3	1	4368	3,866
Building Floods	7 / MH-MH750-1 *Spot-Mogul-Clear-Knuckle*		850.0	8	1	4368	29,702
Pole #1	8 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #2	9 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #3	10 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	2	1	4368	9,435
Pole #4	11 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #5	12 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	1	1	4368	4,717
Pole #6	13 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	1	1	4368	4,717
Pole #7	14 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #8	15 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #9	16 / No Existing-No Existing-0		.0	0	1	0	0
Pole #10	17 / No Existing-No Existing-0		.0	0	1	0	0
Pole #11	18 / No Existing-No Existing-0		.0	0	1	0	0
Shaker Square / CVS Parking Lot							
Pole #1	19 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #2	20 / MH-MH1000-1 *Shoe Box-Mogul-Clear-Knuckle*		1080.0	4	1	4368	18,870
Pole #2	23 / MH-MH250-1 *Flood-Medium-Clear-Pole 6-in Arm*		295.0	1	1	4368	1,289
Pole #3	21 / MH-MH1000-1		1080.0	4	1	4368	18,870

Room	Existing Fixture Number & Description	Sensor	Watts	Fixture Qty.	Lamp Qty.	Burn	kWh
	Shoe Box-Mogul-Clear-Knuckle						
Pole #4	22 / No Existing-No Existing-0		.0	0	1	0	0
Pole #5	28 / No Existing-No Existing-0		.0	0		0	0
Building Lights	24 / MH-MH250-1 *Wallpack-Medium-Full Cut Off-Wall*		295.0	1	1	4368	1,289
TOTAL							
Existing		0	15591.0	134			303,275

Authorized By: _____

Printed Name: _____ *Date:* _____

PROPOSED FIXTURE DETAIL

LEGAL NAME	CLIENT CONTACT	PROJECT NAME
Shaker Square	Michael Corcoran	LED Upgrade

BILLING ADDRESS	CITY	STATE	ZIP	PHONE
	Cleveland	OH	44120	

Room	Existing Fixture	Exist. Fix. Qty	Exist. Burn	Proposed Fixture	New Fix. Qty	New Burn	Watts Savings	kWh Savings	Rebates	Energy Savings	Maintenance Savings
Shaker Square / The Square											
Post Tops	MH-MH250-1	24	4368	LED 120W Black Decorative Lantern Post Top Light 4000K w/ Photocell	24	4368	175.0	18,346	$0	$2,752	$170
Wall Hanging Lanterns	MH-MH175-1	13	4368	LED 60W Black Decorative Lantern Light 4000K w/ Photocell	13	4368	155.0	8,802	$0	$1,320	$101
Hanging Pendant Lanterns	MH-MH175-1	5	4368	(1) LED 65W Omni Directional HID Replacement Enclosed Rated Lamp 4000K	5	4368	150.0	3,276	$0	$491	$39
Shaker Square / Edwin's Parking Lot											
Building Floods	MH-MH250-1	18	4368	LED 90W Full Cut Off Standard Wall Pack 5000K w/ Photocell	18	4368	205.0	16,118	$0	$2,418	$127
Building Floods	MH-MH400-1	5	4368	LED 100W Square Flood 5000K Slipfitter w/ Photocell	5	4368	358.0	7,819	$0	$1,173	$74
Remote Heads	EXIT-I40-1	13	4368	LED 2W Waterproof Exterior Remote Head Emergency Light	13	4368	38.0	2,158	$0	$324	$46
Shaker Square / Dave's Market Parking Lot											
Wallpacks	MH-MH400-1	7	4368	LED 135W Full Cut Off Wall Pack 5000K w/ Photocell	7	4368	323.0	9,876	$0	$1,481	$104
Wallpacks	MH-MH250-1	3	4368	LED 90W Full Cut Off Standard Wall Pack 5000K w/ Photocell	3	4368	205.0	2,686	$0	$403	$21
Building Floods	MH-MH750-1	8	4368	LED 200W SLIP FITTER FLOOD 5000K w/ Photocell	8	4368	650.0	22,714	$0	$3,407	$135
Pole #1	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #2	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #3	MH-MH1000-1	2	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	2	4368	937.7	8,192	$0	$1,229	$19
Pole #4	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #5	MH-MH1000-1	1	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	1	4368	937.7	4,096	$0	$614	$9

Room	Existing Fixture	Exist. Fix. Qty	Exist. Burn	Proposed Fixture	New Fix. Qty	New Burn	Watts Savings	kWh Savings	Rebates	Energy Savings	Maintenance Savings
Pole #6	MH-MH1000-1	1	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	1	4368	937.7	4,096	$0	$614	$9
Pole #7	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #8	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #9	No Existing-No Existing-0	0	0	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	0	-142.3	0	$0	$0	$0
Pole #10	No Existing-No Existing-0	0	0	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	2	0	-142.3	0	$0	$0	$0
Pole #11	No Existing-No Existing-0	0	0	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	2	0	-142.3	0	$0	$0	$0
Shaker Square / CVS Parking Lot											
Pole #1	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #2	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #2	MH-MH250-1	1	4368	Remove	1	0	295.0	1,289	$0	$193	$7
Pole #3	MH-MH1000-1	4	4368	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	4	4368	937.7	16,383	$0	$2,458	$38
Pole #4	No Existing-No Existing-0	0	0	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	2	0	-142.3	0	$0	$0	$0
Pole #5	No Existing-No Existing-0	0	0	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	2	0	-142.3	0	$0	$0	$0
Building Lights	MH-MH250-1	1	4368	LED 90W Full Cut Off Standard Wall Pack 5000K w/ Photocell	1	4368	205.0	895	$0	$134	$7

TOTAL											
Proposed		134			145		12,362	241,429	$0	$36,214	$1,170

LEGAL NAME	CLIENT CONTACT		PROJECT NAME	
Shaker Square	Michael Corcoran		LED Upgrade	
BILLING ADDRESS	**CITY**	**STATE**	**ZIP**	**PHONE**
	Cleveland	OH	44120	

OVERALL BUILDING ENERGY CONSUMPTION

ALL IN ELECTRICITY RATE

CURRENT
$0.1500/kWh

PROJECT SUMMARY

NUMBER OF FIXTURES

BEFORE
134

AFTER
145

ENERGY CONSUMPTION FROM LIGHTING SYSTEM

BEFORE
303,274.608 kWh

AFTER
61,845.638 kWh

ANNUAL ENVIRONMENTAL IMPACT

Reducing energy use is the quickest, safest, and most cost-effective way to reduce emission of greenhouse gases that accompanies the generation of electricity from fossil fuels.

Reducing 241,429 kWh per year on this project is equivalent to:



Cited using https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references

FINANCIAL SUMMARY



HOW TO CALCULATE SAVINGS

ENERGY SAVINGS:
(Existing kWh Usage) x (All-in Electricity Rate) - (Post-install kWh Usage) x (All-in Electricity Rate)

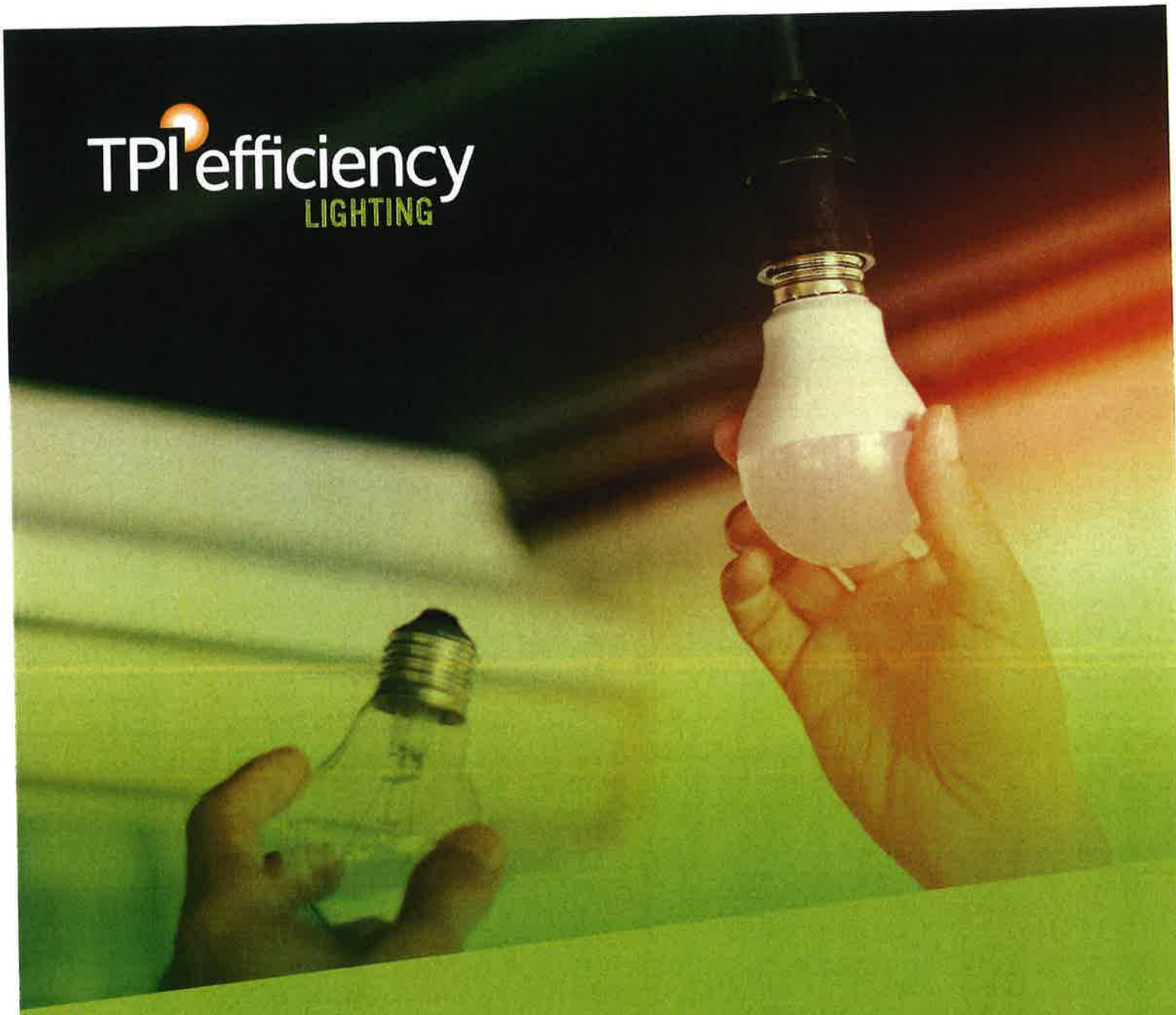
MAINTENANCE SAVINGS:
Fixture Qty x (Replacement Material Cost + Labor to Replace) x (Burn Hours ÷ Rated Life) x FailFactor

PAYBACK
(Total Project Costs) ÷ (Energy Savings) + (Maintenance Savings)

ROI
(Year 1 Energy Savings) + (Year 1 Maintenance Savings) ÷ (Total Project Cost) + (Rebates)

POTENTIAL MONTHLY CASHFLOW:
(Annual Energy Savings) + (Annual Maintenance Savings) ÷ (12 months)

TPI efficiency LIGHTING



PROJECT PURCHASE ORDER

AUTHORIZATION INVOICE

TERMS AND CONDITIONS

AUTHORIZATION INVOICE

LEGAL NAME	CLIENT CONTACT	PROJECT NAME
Shaker Square	Michael Corcoran	LED Upgrade

BILLING ADDRESS	CITY	STATE	ZIP	PHONE
	Cleveland	OH	44120	

Item	Description	Qty.	Unit Price	Total
EMC-RHWP1-JL	LED 2W Waterproof Exterior Remote Head Emergency Light	13	$22.09	$287.17
IK-SBSL1-0150-50-DY-RLV01-A-PC	LED 143W Bronze Type-4 Area Light 5000K w/ Photocell and Slip Fitter Mount	48	$395.53	$18,985.44
LEDFCUWP135W50K-WPPC	LED 135W Full Cut Off Wall Pack 5000K w/ Photocell	7	$276.58	$1,936.06
LEDLFCUWP90W50K-WPPC	LED 90W Full Cut Off Standard Wall Pack 5000K w/ Photocell	22	$244.16	$5,371.52
LEDLFL100W50K-PC-SP	LED 100W Square Flood 5000K Slipfitter w/ Photocell	5	$217.10	$1,085.50
LEDPPST120W40K-ALPC	LED 120W Black Decorative Lantern Post Top Light 4000K w/ Photocell	24	$1,113.55	$26,725.20
LEDPPST60W40K-ALPC	LED 60W Black Decorative Lantern Light 4000K w/ Photocell	13	$613.60	$7,976.80
LEDXLFL200W50K277-SP-WPPC	LED 200W SLIP FITTER FLOOD 5000K w/ Photocell	8	$339.02	$2,712.16
LHID17540	LED 65W Omni Directional HID Replacement Enclosed Rated Lamp 4000K	5	$148.39	$741.95
	2 Headed Mounitng Hardware	5	$243.55	$1,217.75
	25 Foot Round Tapered Aluminum Light Pole, 6 Inch Diameter, 0.156 Inch Wall Thickness	5	$2,611.29	$13,056.45
	4 Headed Mounting Hardware	9	$941.94	$8,477.46
	Decorative Arm for Wall Mounted Lanterns	13	$970.15	$12,611.95
	Dumpster Rental	1	$3,548.39	$3,548.39
	Labor to Install the New Poles	1	$40,322.58	$40,322.58
	Lift	1	$25,000.00	$25,000.00
	Permit	1	$0.00	$0.00
	Recycling and Disposal	1	$1,612.90	$1,612.90
	Installation	1		$36,633.23
			SubTotal	**$208,302.51**
			Sales Tax	**$9,127.09**
			Total Due	**$217,429.60**

Proposal subject to revision if scope of work is not approved in full. Bid assumes that all work can be completed during normal business hours in consecutive days/weeks through project completion. Bid includes all labor, materials, recycling, trash removal, and lifts required to complete outlined scope of work. If permits are needed, TPI will bill the cost of the permit as a pass-through plus labor to apply and secure. Proposal assumes all existing electrical is in good condition and complies with all local codes. Bid assumes voltage is 120-277v. Bid includes up to 400 feet of new hard conduit needing to be rerun, additional charges may occur iff additional hard conduit is needed. Bid includes up to 425 feet of underground wiring for the 5 new poles, additional charges mayy occur if additional underground wiring is needed. If any additional electrical work is needed it will be billed at an hourly rate for an electrician to complete repairs as needed. There are no rebates currently available for this opportunity but if rebates do become available, TPI will advocate on behalf of the customer to apply for and secure. If unforeseen events and/or circumstances prevent or delay the installation after material has been ordered for longer than 30 calendar days, TPI reserves the right to bill for services rendered up to the point of the stoppage or delay in project completion. Pricing and data valid through 12/19/2022. Proposal reflects (1) year labor warranty and (5-10) year standard manufacturer warranty. A 50% deposit is due at the time of approval of this proposal and the remainder will be collected after installation completion per the approved scope of work at a NET 30 term, if paying Cap-Ex. If using EME funding no deposit is required and payments are due monthly per the Constellation agreement.

Please see the General Terms and Conditions document which is part of this Authorization Invoice

Authorized By: _____

Printed Name: _____ *Date:* _____

GENERAL TERMS AND CONDITIONS

1. **Introduction**. These Project Terms and Conditions, together with the Scope of Work, constitute the Agreement (the "Agreement") by and between Telco Pros, Inc. d/b/a TPI Efficiency ("Company") and Cleveland Neighborhood Progress and Burten Bell Carr Development ("Customer") (collectively, the "Parties") for the lighting products and/or services specified in the Scope of Work. In the event of a direct conflict between these Project Terms and Conditions and the Scope of Work, the terms of the Scope of Work shall control to the extent of the conflict.
2. **Project Access**. Customer shall make its premises and personnel available, as necessary, to permit Company and/or its subcontractors to perform any and all work described in the Scope of Work in a timely manner.
3. **Subcontracting**. If applicable, customer acknowledges and agrees that Company may sub-contract a separate company to install the lighting products specified in the Scope of Work.
4. **Disclaimer of Warranties**. Customer acknowledges and agrees that Company is not a manufacturer of lighting products and that Company does not provide any express or implied warranties whatsoever regarding any lighting products specified in the Scope of Work. IN PARTICULAR, ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT OF ANY PATENT, TRADEMARK, TRADE SECRET, OR OTHER INTELLECTUAL PROPERTY RIGHTS ARE HEREBY DISCLAIMED BY THE COMPANY. Company disclaims liability for any property damage or personal injury caused by any defect in the lighting products and/or any installation thereof. The risk of loss or damage to the lighting products passes to Customer at the time of delivery to Customer's premises. Any damage to or loss of the lighting products caused by Customer shall be Customer's responsibility. The lighting product(s) in the Scope of Work are Company's recommendations based on Customer's needs and budget, as well as information provided to Company by Customer, but Customer is responsible for the selection of the lighting product(s). In the event of any defect or other claim relating to the merchantability, fitness for a particular purpose, workmanship, or quality of the lighting products, Customer's sole remedy for breach of warranty shall be against the manufacturer(s) of the lighting product(s). Any disputes between Customer and the manufacturer(s) of the lighting product(s) are the sole responsibility of Customer. The Company agrees to respond promptly to any reasonable request for documents or other information with respect to a dispute between Customer and the manufacturer(s) of the lighting product(s).
5. **Post-Installation Repairs**. Customer acknowledges and agrees that Company is not liable for any repairs, replacements, or adjustments to the lighting products after installation at Customer's premises, or any costs of material or labor incurred as a result of such repairs, replacements, or adjustments, except as otherwise specifically warranted in the Scope of Work.
6. **Project Delays/Scope of Work Adjustments**. In the event of a delay in the Project work of more than ten (10) days, for any reason, Company may demand payment for all portions of the Scope of Work which have, in Company's reasonable judgment, been substantially completed. If any of the work described in the Scope of Work cannot be completed in a timely manner due to (a) delay of more than thirty (30) days caused by Customer, (b) delay of more than thirty (30) days caused by construction or access issues, (c) delay of more than thirty (30) days caused by a project permitting or approval issue, or (d) delay of more than thirty (30) days for any other reason through no fault of Company, then Company shall have the option to sever the affected lighting products from the Scope of Work if Customer fails to remedy the cause of the delay within fifteen (15) days after receipt of written notice of the delay from Company. If, for any reason, any of the lighting products cannot be installed or are severed from the Scope of Work, Customer shall pay any return shipping fees and/or restocking fees associated with those lighting products.
7. **Cancellation/Termination.** This Agreement may only be terminated as follows:

    a. If a party breaches a material term of this Agreement and fails to remedy the breach within thirty (30) days of written notice to the breaching party that describes the breach, the non-breaching party may immediately terminate this Agreement upon written notice.
    b. If any action by any third party or governmental or judicial authority forbids, impedes or restricts TPI's ability to proceed with the Project described in the Scope of Work, TPI may immediately terminate this

Agreement upon written notice. Termination of this Agreement will be without prejudice to the accrued rights or claims of either party in relation to any act or omission of the other party prior to such termination. If a party breaches a material term of this Agreement and the non-breaching delivers a notice of termination under Section 6(a) of this Agreement, the non- breaching party may recover from the breaching party any losses and damages incurred as a result of the breach. In no event shall Company's liability for damages, whether such liability arises in contract, tort, negligence, breach of warranty or strict liability, operation of law or otherwise, exceed the amount paid to Company by the Customer within the most recent six (6) months under this Contract. In the event TPI terminates this Agreement under Section 6(c) of this Agreement, Customer shall pay Company for any lighting products installed prior to the effective date of the termination.

8. **Taxes.** Customer is responsible for the payment of all taxes in connection with this Agreement, including, but not limited to, all sales, use, gross receipts, or similar taxes imposed upon the transfer of materials to Customer and installation thereof. Pricing and data are subject to revision based on tariffs and taxes that may be implemented.
9. **Customer Representations.** Customer assumes all responsibility, and warrants and represents, that its facilities meet all local, state, and federal regulations and guidelines. Further, Customer assumes all responsibility, and warrants and represents, that all electrical wiring and engineering meets the National Electric Code and that any issues that may arise due to a violation of the National Electric Code will be subject to an additional cost to be borne by Customer. In addition, Customer acknowledges and agrees that its facilities may have electrical wiring issues or other hardware issues that are unforeseen and not accounted for in the Scope of Work, and it is Customer's responsibility to remedy, pay, and resolve those issues as necessary. In the event Company discovers a violation of the National Electric Code or unforeseen electrical wiring or other hardware issues that it reasonably believes will cause it to incur additional costs, the Company reserves the right to suspend or terminate the Agreement unless and until Customer agrees to pay and/or pays such additional costs.
10. **Product Literature**. Any product literature or descriptions accompanying Company's proposal is for informational purposes only. Any representations or warranties regarding the quality, performance, or any other characteristics of products contained therein are made by the products' respective manufacturers, not Company. Company expressly disclaims any express or implied representations or warranties contained therein.
11. **Acceptance**. In the event Customer's acceptance conflicts with, varies, or supplements the terms of this Agreement, including the Scope of Work, the Company hereby rejects the conflicting, varying, or supplemental provisions unless the Company agrees in writing to said provisions. Absent the Company's written agreement tosaid provisions, the Customer's conflicting, varying, or supplemental provisions are null and void and the terms of the proposal and this Agreement will govern any future disputes that may arise.
12. **Choice of Law**. This Agreement shall be governed by Ohio law without regard to its conflict of laws provisions.
13. **Dispute Resolution**. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in Cleveland, Ohio, before one arbitrator. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. Judgment on the Award may be entered in any court having jurisdiction. This clause shall not preclude parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.
14. **Assignment**. Company may freely assign its rights and obligations under this Agreement. Customer may not assign this Agreement unless it receives prior approval from Company in writing which will not be unreasonably withheld.
15. **Entire Agreement; Modifications In Writing**. This Agreement constitutes the entire agreement between Company and Customer relating to the subject matter of Agreement, and supersedes any prior agreements, understandings, representations and quotations with respect thereto. No modification of this Agreement will be of any effect unless mutually agreed to in a writing signed by both parties.
16. **No Waiver**. A party's failure or election not to enforce any term or condition of this Agreement shall not constitute or be deemed a waiver of that term or condition or any other term or condition of this Agreement.
17. **Severability**. If any provision of this Agreement is held to be unlawful or unenforceable, that provision shall be severed from this Agreement and the remaining provisions shall remain in full force and effect.

TPI efficiency LIGHTING



APPENDIX

PHOTOMETRIC
PRODUCT SPEC SHEETS

Date 07-11-2022



Shaker Square

Created with DIALux

Shaker Square

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Shaker Square

Images

Site 1 (12)



Site 1 (13)



Site 1 (14)



Shaker Square

Images

Site 1 (15)



Site 1 (16)



Site 1 (17)



Shaker Square

ikio LED LIGHTING

Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
761368 lm	5407.4 W	140.8 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy
38	IKIO LED LIGHTING	IK-SBSL1 -0150-50-DY-RLV01		142.3 W	20036 lm	140.8 lm/W

Shaker Square

Site 1

Luminaire layout plan



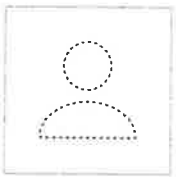


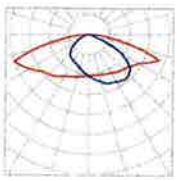
Shaker Square

IKIO LED LIGHTING

Site 1

Luminaire layout plan





Manufacturer	IKIO LED LIGHTING	P	142.3 W
Article No.	IK-SBSL1-0150-50-DY-RLV01	$\Phi_{Luminaire}$	20036 lm
Fitting	1x		

Individual luminaires

X	Y	Mounting height	Luminaire
274.536 ft	183.395 ft	25.000 ft	1
268.278 ft	183.395 ft	25.000 ft	2
271.407 ft	180.266 ft	25.000 ft	3
271.407 ft	186.524 ft	25.000 ft	4
290.037 ft	100.882 ft	25.000 ft	5
197.504 ft	122.046 ft	25.000 ft	6
380.421 ft	183.919 ft	25.000 ft	7
374.163 ft	183.919 ft	25.000 ft	8
377.292 ft	180.790 ft	25.000 ft	9
377.292 ft	187.048 ft	25.000 ft	10
481.502 ft	184.419 ft	25.000 ft	11
475.244 ft	184.419 ft	25.000 ft	12
478.373 ft	181.290 ft	25.000 ft	13

Shaker Square

ikio LED LIGHTING

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
478.373 ft	187.548 ft	25.000 ft	14
616.639 ft	188.646 ft	25.000 ft	15
610.381 ft	188.646 ft	25.000 ft	16
613.510 ft	185.517 ft	25.000 ft	17
613.510 ft	191.775 ft	25.000 ft	18
327.428 ft	311.176 ft	25.000 ft	19
321.170 ft	311.176 ft	25.000 ft	20
324.299 ft	308.047 ft	25.000 ft	21
324.299 ft	314.305 ft	25.000 ft	22
466.362 ft	369.926 ft	25.000 ft	23
460.104 ft	369.926 ft	25.000 ft	24
463.233 ft	366.797 ft	25.000 ft	25
463.233 ft	373.055 ft	25.000 ft	26
1571.052 ft	438.971 ft	25.000 ft	27
1571.052 ft	432.738 ft	25.000 ft	28
1567.935 ft	435.854 ft	25.000 ft	29
1574.169 ft	435.854 ft	25.000 ft	30
1704.949 ft	479.560 ft	25.000 ft	31
1704.949 ft	473.326 ft	25.000 ft	32
1701.832 ft	476.443 ft	25.000 ft	33
1708.066 ft	476.443 ft	25.000 ft	34
1631.698 ft	317.574 ft	25.000 ft	35
1631.698 ft	311.340 ft	25.000 ft	36
1628.581 ft	314.457 ft	25.000 ft	37

Shaker Square

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
1634.815 ft	314.457 ft	25.000 ft	38

Shaker Square

Site 1 (Light scene 1)

Calculation objects





Shaker Square

Site 1 (Light scene 1)

Calculation objects

Calculation surfaces

Properties	Ē	E_{min}	E_{max}	$Ē/E_{min}$	E_{max}/E_{min}	Index
Calculation surface 1 Perpendicular illuminance Height: 3.000 ft	3.89 fc	0.28 fc	20.4 fc	14.0	73.2	CG1
Calculation surface 2 Perpendicular illuminance Height: 3.000 ft	4.58 fc	0.39 fc	20.3 fc	11.7	51.9	CG2

Utilization profile: DIALux preset (Default (Drive Aisles,Parking Areas))

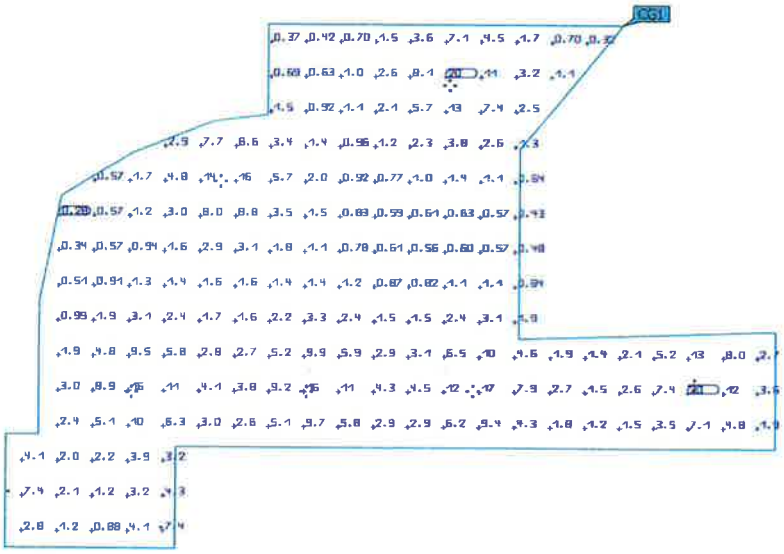
Shaker Square

ikio LED LIGHTING

Site 1 (Light scene 1)

Calculation surface 1





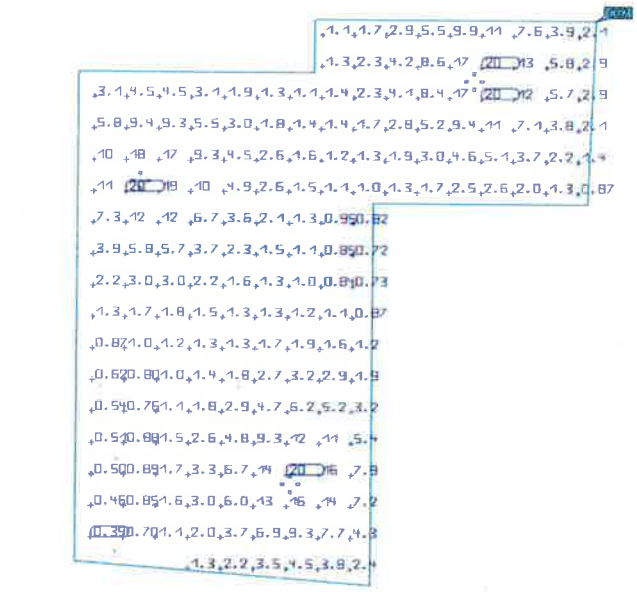
Properties	Ē	E_{min}	E_{max}	$Ē/E_{min}$	E_{max}/E_{min}	Index
Calculation surface 1 Perpendicular illuminance Height: 3.000 ft	3.89 fc	0.28 fc	20.4 fc	14.0	73.2	CG1

Calculation profile: DIALux preset (Default (Direct Aisle/Parking Areas))

Shaker Square

Site 1 (Light scene 1)

Calculation surface 2



Properties	Ē	E_{min}	E_{max}	Ē/E_{min}	E_{max}/E_{min}	Index
Calculation surface 2 Perpendicular illuminance Height: 3.000 ft	4.58 fc	0.39 fc	20.3 fc	11.7	51.9	CG2

Utilization profile: CIBA Luminaires (Downlit (D), Aisles/Parking Areas)

LIRON LIGHTING

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PROJECT: _____

CATALOG: _____

FIXTURE TYPE: _____

NOTES: _____

LEDSFL

15W & 27W
(SMALL)



LEDMFL

45W & 60W
(MEDIUM)



LEDLFL

70W & 100W
(LARGE)



LEDXLFL

135W & 200W
(XLARGE)



WET LOCATION

UL LISTED

DLC PREMIUM

5 YEARS WARRANTY

Description

The LEDFL luminaire is a high performance LED lighting solution designed with optical versatility and a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirments and features and integral, watertight LED driver compartment and high performance aluminum heat sink.This luminaire comes in small, medium, large and x-large. A variety of mounting options are also available including knuckle, trunnion, and slipfitter

Application

Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Data

LEDSFL				3000K		4000K		5000K		Replacement
WATTAGE	VOLTAGE	DIST.TYPE	CRI	LUMENS	LPW	LUMENS	LPW	LUMENS	LPW	Replace
15W	120-277VAC	7HX6V	70	1950lm	130lm/W	2000lm	133lm/W	2000lm	133lm/W	70W MH
27W	120-277VAC	7HX6V	70	3500lm	130lm/W	3600lm	133lm/W	3600lm	133lm/W	100W MH
45W	120-277VAC	7HX6V	70	5550lm	123lm/W	5650lm	126lm/W	5650lm	126lm/W	150W MH
60W	120-277VAC	7HX6V	70	7250lm	121lm/W	7450lm	124lm/W	7450lm	124lm/W	175W MH
60W	347-480VAC	7HX6V	70	7500lm	125lm/W	7600lm	127lm/W	7600lm	127lm/W	175W MH
70W	120-277VAC	7HX6V	70	8700lm	124lm/W	8900lm	127lm/W	8900lm	127lm/W	250W MH
70W	347-480VAC	7HX6V	70	9100lm	130lm/W	9300lm	133lm/W	9300lm	133lm/W	250W MH
100W	120-277VAC	7HX6V	70	13100lm	131lm/W	13300lm	133lm/W	13300lm	133lm/W	250W MH
135W	120-277VAC	7HX6V	70	17100lm	127lm/W	17500lm	130lm/W	17800lm	132lm/W	400W MH
135W	347-480VAC	7HX6V	70	17100lm	127lm/W	17500lm	130lm/W	17800lm	132lm/W	400W MH
200W	120-277VAC	7HX6V	70	24600lm	123lm/W	25600lm	128lm/W	26000lm	130lm/W	400W MH
200W	347-480VAC	7HX6V	70	246000lm	123lm/W	25600lm	128lm/W	26000lm	130lm/W	400W MH

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LEDSFL

EXAMPLE LEDSFL27W40K

SERIES	WATTAGE	CCT	VOLTAGE	Dimmable	FINISH	PHOTOCELL(Optional)	MOUNTING (Optional)
LEDSFL	☐ 15W 15WATT ☐ 27W 27WATT	☐30K 3000K ☐40K 4000K ☐50K 5000K	☐BLANK 120-277V	☐ BLANK NO DIM ☐ DIM 0 -10V DIM	☐Blank Dark Bronze ☐WH White	☐Blank No Photocell ☐-PC Internal Photocell	☐-KN Knuckle Mount ☐-TM Trunnion Mount

LEDMFL

EXAMPLE LEDMFL45W40K

SERIES	WATTAGE	CCT	VOLTAGE	Dimmable	FINISH	PHOTOCELL(Optional)	MOUNTING (Optional)
LEDMFL	☐ 45W 45WATT ☐ 60W 60WATT	☐30K 3000K ☐40K 4000K ☐50K 5000K	☐BLANK 120-277V ☐HV 347-480V	☐ BLANK NO DIM ☐ DIM 0 -10V DIM	☐Blank Dark Bronze ☐WH White	☐Blank No Photocell ☐-PC Internal Photocell	☐-KN Knuckle Mount ☐-TM Trunnion Mount

LEDLFL

EXAMPLE LEDLFL70W40K

SERIES	WATTAGE	CCT	VOLTAGE	Dimmable	FINISH	PHOTOCELL(Optional)	MOUNTING (Optional)
LEDLFL	☐ 70W 70WATT ☐ 100W 100WATT	☐30K 3000K ☐40K 4000K ☐50K 5000K	☐BLANK 120-277V ☐HV 347-480V	☐ BLANK NO DIM ☐ DIM 0 -10V DIM	☐Blank Dark Bronze ☐WH White	☐Blank No Photocell ☐-PC Internal Photocell	☐-TM Trunnion Mount ☐-SP Slipsfitter Mount

LEDXLFL

EXAMPLE LEDXLFL135W40K

SERIES	WATTAGE	CCT	VOLTAGE	Dimmable	FINISH	PHOTOCELL(Optional)	MOUNTING (Optional)
LEDXLFL	☐135W 135WATT ☐ 200W 200WATT	☐30K 3000K ☐40K 4000K ☐50K 5000K	☐BLANK 120-277V ☐HV 347-480V	☐ BLANK NO DIM ☐ DIM 0 -10V DIM	☐Blank Dark Bronze ☐WH White	☐Blank No Photocell ☐-PC Internal Photocell	☐-TM Trunnion Mount ☐-SP Slipsfitter Mount

1. 15W,27W, 45W, 60W only suitable for non dimming
2. 70W, 100W, 135W, 200W suitable for dimming
3. Only 60W, 70W, 135W, 200W suitable for 347-480V input voltage

SPECIFICATION

Housing
Electrical compartment and fitter are all made from die case aluminum that is pre-treated and power-coated to meet the most rugged industry standards

Lens
Polycarbonate as an outer coating is used for our LED flood light to achieve an optimal lighting performance and durability The doorframe is sealed with an extruded silicone gasket to prevent moisture from accumulating

Mounting
Knuckle Mount
Trunnion Mount
Slipfitter Mount

Ambient Temperature
Operating temperature -40°F to 131°F

Finish
Polyester powder finish with multiple color

Options
Photocell

Efficacy
Up to 138 lumens per watt

CRI
>70(CRI)

Lifespan
over 50,000 hours LED lifespan

Lumens
From 2000 to 26000 lumens

CCT
3000K, 4000K and 5000K available

Electrical
Voltage 120-277V or 347V-480V
50/60Hz operation;

Optics
Superior lighting uniformity for vertical and horizontal 7HX6V flood distribution while reducing back light from pole

Compliance
UL listed for wet location, IP65 Rating

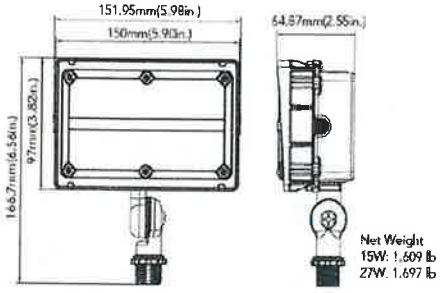
Warranty
Five year warranty

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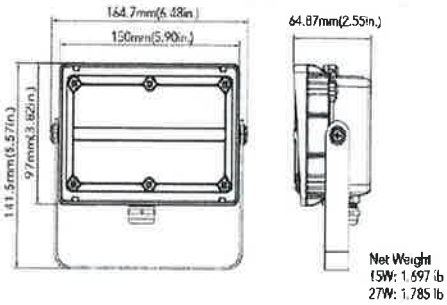
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DIMENSION

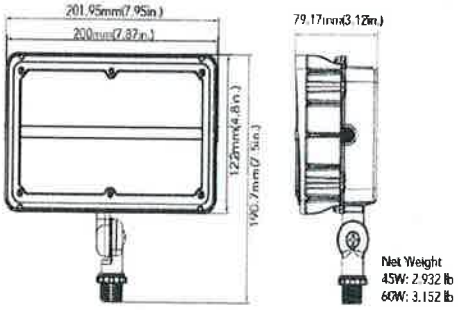
15W & 27W (Knuckle Mount)



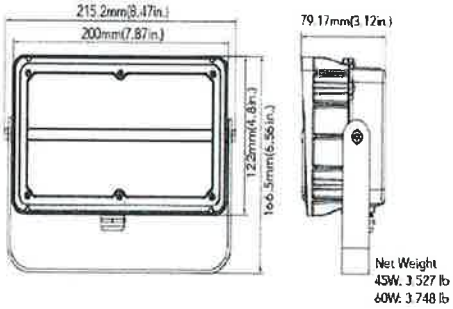
15W & 27W (Trunnion Mount)



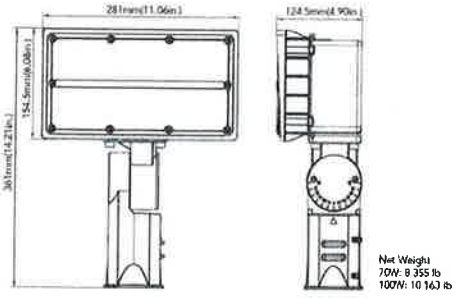
45W&60W(Knuckle Mount)



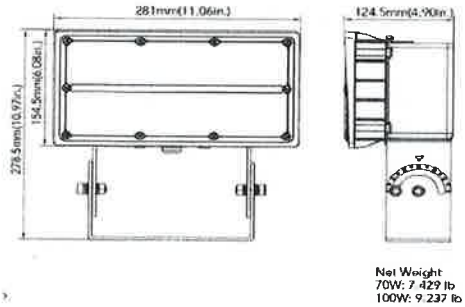
45W&60W(Trunnion Mount)



70W&100W(Slipfitter Mount)



70W&100W(Trunnion Mount)

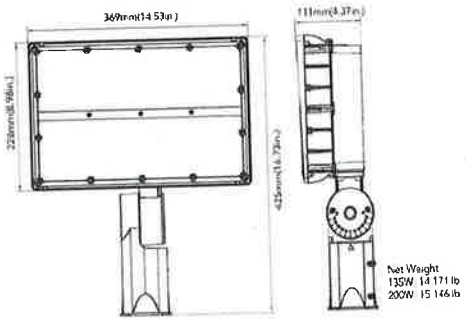


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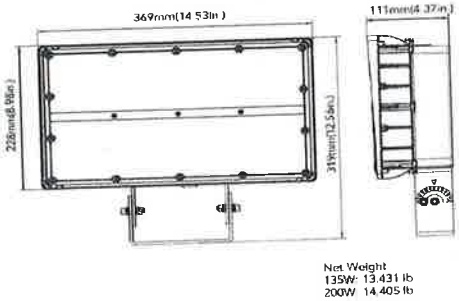
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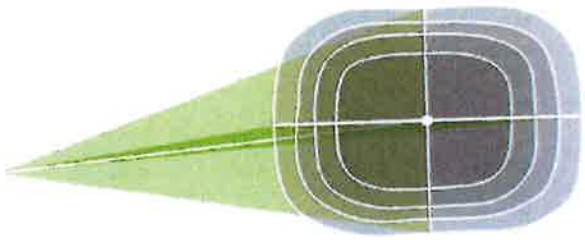
135W&200W(Slipfitter Mount)



135W&200W(Trunnion Mount)



PHOTOMETRIES



7HX6V

OPTIONAL ACCESSORIES



WPPC - INTERNAL PHOTOCELL

INTERNAL PHOTOCELL

- Dusk to dawn photocell sensor
- Internally installed in the fixture.
- Reduce maintenance cost and energy consumption
- UL Listed golbal safety certification

Voltage	Delay Time	Operating Temp	Function
120/277 VAC 50/60HZ	Up to 15 Sec	40°F to 158°F	Dusk to dawn switch

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1/2" Knuckle Mount (Figure 1)

1.Thread knuckle into the ½" hole and secure it with ½" locknut

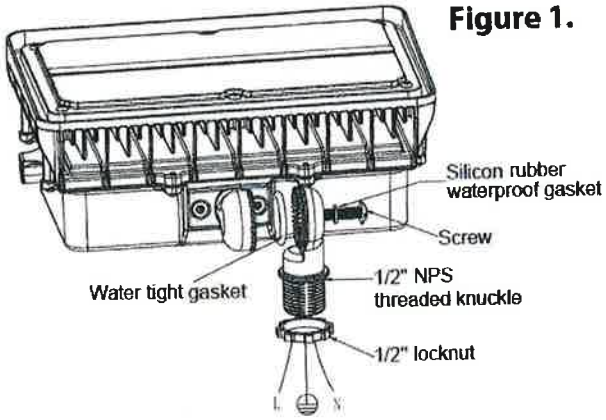
2.Make electrical connections from the supply ground(L/N) lead to fixture groud(L/N) lead respectively, making sure to follow all national electrical code and all applicable local codes and ordinances.

3.Aim fixture by loosening screw on knuckle of fitter and rotating fixture to desired tilt angle. Re-tighten screw.

4.While making electrical connections, ensuring water does not enter fixture through ½" fitter

5.Installation and service of luminaires should be performed by a qualified licensed electrician

Figure 1.



Trunnion Mounting (Figure 2)

1.Mounting fixture onto surface using the hole pattern provided on the trunnion bracket.

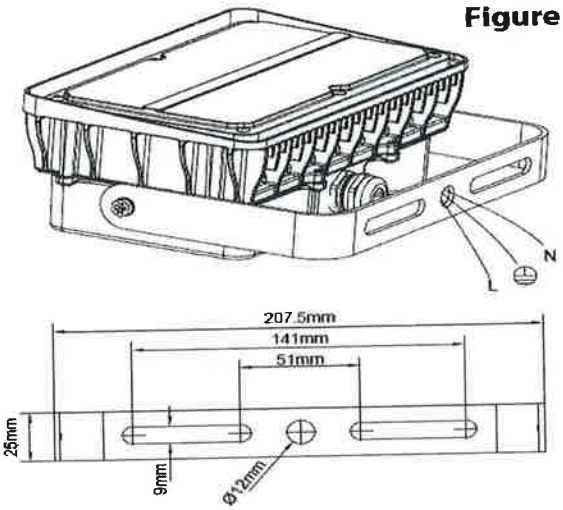
2.Make electrical connections from the supply ground (L/N) lead to fixture ground (L/N) lead respectively, making sure to follow all National Electrical Code and all applicable local codes and ordinances

3.Aim fixture by loosening screw on knuckle of fitter and rotating fixture to desired tilt angle. Re-tighten screw.

4.While making electrical connections, ensuring water does not enter fixture through ½" fitter

5. Installation and service of luminaires should be performed by a qualified licensed electrician

Figure 2.



LIRON LIGHTING

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1/2" Knuckle Mount
(15W/27W/45W/60W)



Trunnion Mount
(15W/27W/45W/60W)



Slifitter Mount
(70W/100W/135W/200W)



Trunnion Mount
(70W/100W/135W/200W)

PERFORMANCE DATA

		CURRENT(A)					
# of DRIVER	WATTAGE	120V	208V	240V	277V	347V	480V
1	15W	0.13	0.07	0.06	0.05	0.04	0.03
1	27W	0.23	0.13	0.11	0.1	0.08	0.06
1	45w	0.38	0.22	0.19	0.16	0.13	0.09
1	60W	0.5	0.29	0.25	0.22	0.17	0.13
1	70W	0.58	0.34	0.29	0.25	0.2	0.15
1	100W	0.83	0.48	0.42	0.36	0.29	0.21
2	135W	1.13	0.65	0.56	0.49	0.39	0.28
2	200W	1.67	0.96	0.83	0.72	0.58	0.42

LEDSFL				3000K		4000K		5000K		Replacement
WATTAGE	VOLTAGE	DIST.TYPE	CRI	LUMENS	LPW	LUMENS	LPW	LUMENS	LPW	Replace
15W	120-277VAC	7HX6V	70	1950lm	130lm/W	2000lm	133lm/W	2000lm	133lm/W	70W MH
27W	120-277VAC	7HX6V	70	3500lm	130lm/W	3600lm	133lm/W	3600lm	133lm/W	100W MH
45W	120-277VAC	7HX6V	70	5550lm	123lm/W	5650lm	126lm/W	5650lm	126lm/W	150W MH
60W	120-277VAC	7HX6V	70	7250lm	121lm/W	7450lm	124lm/W	7450lm	124lm/W	175W MH
60W	347-480VAC	7HX6V	70	7500lm	125lm/W	7600lm	127lm/W	7600lm	127lm/W	175W MH
70W	120-277VAC	7HX6V	70	8700lm	124lm/W	8900lm	127lm/W	8900lm	127lm/W	250W MH
70W	347-480VAC	7HX6V	70	9100lm	130lm/W	9300lm	133lm/W	9300lm	133lm/W	250W MH
100W	120-277VAC	7HX6V	70	13100lm	131lm/W	13300lm	133lm/W	13300lm	133lm/W	250W MH
135W	120-277VAC	7HX6V	70	17100lm	127lm/W	17500lm	130lm/W	17800lm	132lm/W	400W MH
135W	347-480VAC	7HX6V	70	17100lm	127lm/W	17500lm	130lm/W	17800lm	132lm/W	400W MH
200W	120-277VAC	7HX6V	70	24600lm	123lm/W	25600lm	128lm/W	26000lm	130lm/W	400W MH
200W	347-480VAC	7HX6V	70	246000lm	123lm/W	25600lm	128lm/W	26000lm	130lm/W	400W MH

OPERATING HOURS	0	25,000	50,000	100,000
Lumen Maintenance	1	0.97	0.97	0.96

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Housing
Electrical compartment and fitter are all made from die case aluminum that is pre-treated and power-coated to meet the most rugged industry standards

Photocell (Optional)
Allows for security and energy saving



Lens
Polycarbonate as an outer coating is used for our LED flood light to achieve an optimal lighting performance and durability. The doorframe is sealed with an extruded silicone gasket to prevent moisture from accumulating

Various mounting option
- Knuckle
- Trunnion
- Sliffiter

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Your Reliable Lighting Source

PROJECT:
CATALOG:
FIXTURE TYPE:
NOTES:

Non Dimmable

DESCRIPTION

LEDLFCUWPis large traditionalwall packluminaire designedfor security purpose areaand theplacearoundcommercialbuildings. With adie-cast aluminumhousing and apolycarbonate lens. High-efficacy, long life LEDs provide both energyand mainte-nancecost savingscomparedto traditional HIDwallpacks.

APPLICATION

Security,pathwayperimeterlighting, building entrywaysand walkway.

LEDLFCUWP

Large
90W, 135W



LEDLFCUWP						
WATTAGE	VOLTAGE	CRI	LUMENS	LPW	LUMENS	LPW
90W	120-277VAC 347-480VAC	70	12200lm	136lm/W	12300lm	137lm/W
135W	120-277VAC 347-480VAC	70	18000lm	133lm/W	18000lm	133lm/W

ACCESSORIES



-WPPC
Photocell



S-EMBK8WLV-INT
Emergency Battery

ORDERING GUIDE EXAMPLE LEDLFCUWP

Series	Wattage	Color Tempurature	Voltage	Finishing	Dimming	Photocell	Emergency Battery Backup
LEDLFCUWP	☐ 90W 90WATT	☐ 40K 4000K	☐ Blank 120-277 VAC	☐ Blank Dark Bronze	☐ BLANK NON DIMMABLE	☐ BLANK No Photocell	☐ BLANK No Emergency Battery
	☐ 135W 135WATT	☐ 50K 5000K	☐ HV 347-480 VAC	☐ -BK Black		☐ PC Internal Photocell	☐ EB Emergency Battery
				☐ -WH White			

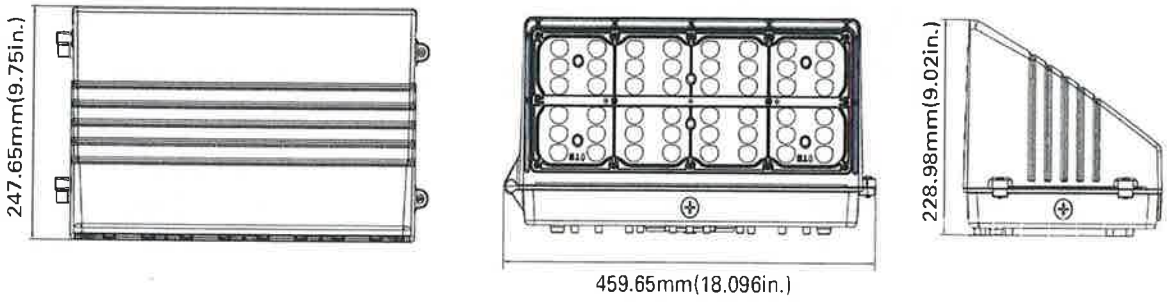
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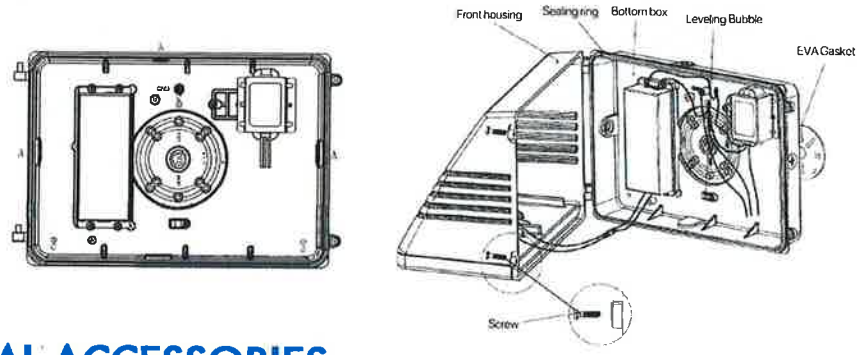
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DIMENSIONS





OPTIONAL ACCESSORIES

Photocell



WPPC - INTERNAL PHOTOCELL

INTERNAL PHOTOCELL

- Dusk to dawn photocell sensor
- Internally installed in the fixture.
- Reduce maintenance cost and energy consumption
- UL Listed global safety certification
- Pre - installed by requesting

VOLTAGE	DELAY TIME	OPERATING TEMP	FUNCTION
120/277VAC	Up to 15 sec	40°F to 158°F	Dusk to dawn switch

Emergency Battery Backup

THE S-EMBK8WLV-INT is a 90 minute emergency battery pack that is integral to the fixture.

SERIES	INPUT VOLTAGE	INPUT CURRENT	INPUT POWER	DISCHARGE TIME	INSTALLATION
S-EMBK8WLV-INT	100-277V	80mA	8W	90MIN	Internal Pre Installed

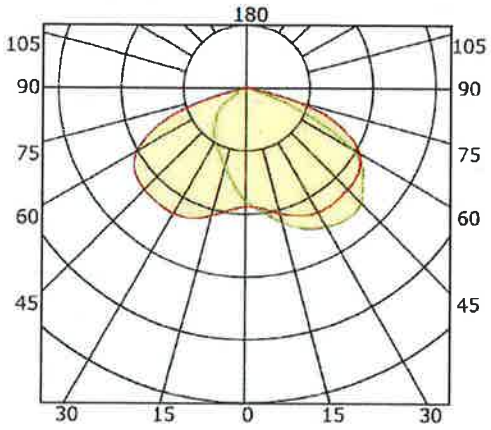
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PHOTOMETRY



PERFORMANCE DATA

LEDLFCUWP						
WATTAGE	VOLTAGE	CRI	LUMENS	LPW	LUMENS	LPW
90W	120-277VAC/347-480VAC	70	12200lm	136lm/W	12300lm	137lm/W
135W	120-277VAC/347-480VAC	70	18000lm	133lm/W	18000lm	133lm/W

WATTAGE	120V	208V	240V	277V	347V	480V
90W	0.75	0.43	0.38	0.32	0.26	0.19
135W	1.13	0.65	0.56	0.49	0.39	0.28

Specification:	
Efficacy	≤137lm/W
CRI	70
Lumens	12200-18000lm
CCT	4000K/5000K
Electrical	120-277V/347-480V
Dimming	Non Dimable
Ambient Temperature	-40°F - 104°F
Warranty	5 Year

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Optional Accessories
Photocell and Emergency battery

1/2 inch threaded hole
3pcs hole can support wires coming out from the hole for easier wire connections



Housing
Rugged cast-aluminum, corrosion-resistant housing with dark bronze polyester powder paint

LENS
Tempered UV coated flat lens provide outstanding performance, uniformity and glare control

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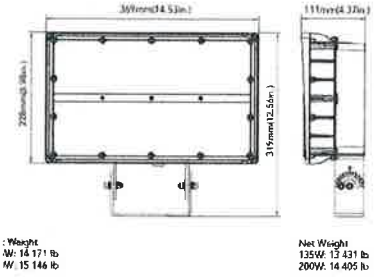
EXTRA LARGE SQUARE 135W & 200W FLOOD LIGHT



Specifications:

- Rugged aluminum housing with UV resistant powder coat finish offers outstanding corrosion protection
- Doorframe seals to housing with a continuous extruded silicone gasket.
- Long lasting 50,000 hrs lifespan
- Slipfitter, and Trunnion mounting options available
- UL wet location listed and DLC qualified
- 0-10V Dimming Available











Compatible Accessories & Mounting Options



Photocell



Knuckle Mount



Trinnion Mount

MODEL #	CCT	VOLTAGE	WATTAGE	LUMENS
LEDXLFL135W40K277V-XX	4000K	110-277 VAC / 480 VAC	135W	17,500Lm
LEDXLFL135W50K277V-XX	5000K	110-277 VAC / 480 VAC	135W	17,800Lm
LEDXLFL200W40K277V-XX	4000K	110-277 VAC / 480 VAC	200W	24,620Lm
LEDXLFL200W50K277V-XX	5000K	110-277 VAC / 480 VAC	200W	26,000Lm

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IKIO LED LIGHTING

Technical Data Sheet

ITEM SKU#: 662187478111

Locus Area Luminaire

INDUSTRIAL LIGHTING | AREA LUMINAIRES



FEATURES

- High lumen per watt light output.
- Slim and modern appearance.
- Excellent thermal dissipation with integrated heat sink.
- Easy installation with Trunnion T Bar/Square & Round/Slip Fitter Pole Mount options.
- Dark sky compliant.

APPLICATIONS

Parking lot, street and building perimeter lighting. Can also be used as flood or area light.

MOUNTING OPTIONS

BRACKET- A (Slip Fitter), **BRACKET- B** (Square & Round)

PRODUCT DETAILS

ELECTRICAL

Power	142.3 W
Voltage	100-277 V
Current	2.485 A
Power Factor	0.971
Total Harmonic Distortion (THD)	9%
Surge Protection	10 kV

LIGHTING PERFORMANCE

Lumens	20095 lm
Efficacy	141.18 lm/W
Color Temperature (CCT)	5000 K
Color Rendering (CRI)	73
R9 (Red Value)	-22
R13 (Skin Tones)	73
Beam Angle	Type 3 M
Light Distribution	Type IV, Short
BUG Rating (Backlight, Uplight, and Glare)	B3 - U2 - G3
Dimmable Lighting Control	Continuous Dimming to 10% or Below (0-10 V)

ENVIRONMENT

Operating Temperature	-40 °F ~ +131 °F
Suitable Location	**WET**
Ingress Protection Rating (IP)	IP66
Impact Protection Rating	IK10

LIFESPAN

Average Life (Hours)	100,000
Warranty (Years)	**10**

COMPONENTS

LED Light Source	Meanwell HLG
Driver	Inventronics

CONSTRUCTION

Housing	Aluminum
Lens	Polycarbonate
Base / Power Supply	Hard Wire / Surge Protector
Finish	Bronze
Effective Projected Area (EPA)	0.42 ft^2
Wind Shear Rating	117 mph

PART NUMBER & QUALIFICATIONS

Ordering Part Number	IK-SBSL1-0150-50-DY-RLV01 (Bronze T3)
Qualified Part Number	IK-SBSL1-0150-50-DY-RLV01-AI
SKU Number	662187478111

DLC PREMIUM RoHS ETL

DesignLights Consortium™ (DLC) qualified product (Premium). Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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ITEM SKU#: 662187478111

LOCUS Area Luminaire

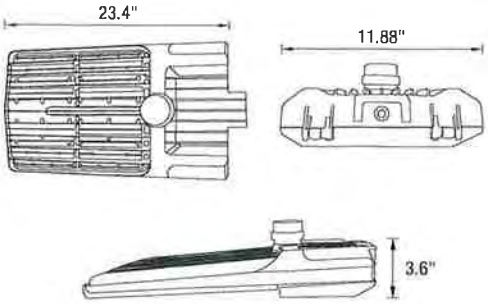
Technical Data Sheet

DIMENSIONS AND WEIGHT

Length	23.4"
Height	3.6"
Width	11.88"
Net Weight (lbs)	14.99

PACKAGING

Box Dimensions (Inches)	26" x 13.78" x 5.70"
Box Weight (lbs)	17.19
Quantity Per Box	1



SUPPORTING DOCUMENTS

Product Sheet	On Request
Installation Instructions	On Request
IES Files	On Request
LM79 Files	On Request
LM80 Files	On Request

ORDERING INFORMATION (Qualified Part Number # IK-SBSL1-0150-50-DY-RLV01-AI)

ITEM	DESCRIPTION	CASE
662187478111	LOCUS AREA LUMINAIRE: 142.3 W / 5000 K / 100-277 V / DIMMABLE / BRONZE / **DLC**	1

ACCESSORIES (Choice of one Shorting Cap or Photocell is included with the order)

662187557724	IK-SF-A - SLIP FIT ADAPTER	1
662187477657	PIR SENSOR WITH 0–10 V DIMMING	1
662187560021	PHOTOCELL 90-277 V	1
662187560120	PHOTOCELL BYPASS/SHORTING CAP	1

MOUNTING BRACKETS (Choice of one Mounting Bracket is included with the order)

662187549910	A - SLIP FITTER (BRONZE)	1
662187549941	B - SQUARE & ROUND (BRONZE)	1

ADDITIONAL INFORMATION:

- The mounting bracket is not included with the fixture, it is ordered as a separate item number.
- Product requires top-mounted shorting cap or optional twist-lock photocell installed to operate.

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LIRON LIGHTING

PPST Series Lantern Post Top

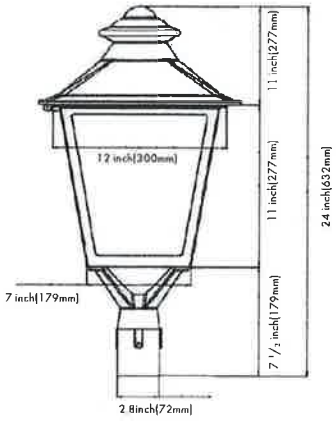
Fixture Type:
Project Name:
Location:
Date:

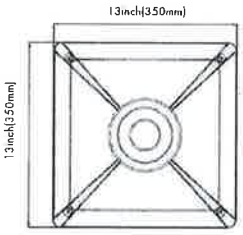
Features

- Traditional style LED Post Top
- Die cast aluminum housing
- Forest lenses
- Black polyester powder coat finish
- CCT adjustable 3000K/4000K/5000K
- 0-10V dimming driver
- Standard 2-3/8" tenon, add-on accessories 3" tenon available
- Compatible with motion sensor and photocell



Dimension





Product Performance Standard

Size	24"L X 11" W X 7" H	**Power Factor**	≥90%
Weight	20 lb	**LED Lifespan**	50,000 Hrs
IP Rate	IP65	**Dimmable**	0-10V Dimming
Color Temp	3CCT	**THD**	<20%
CRI	70	**Warranty**	5 Years
Input Voltage	120-277V	**Ambient Operation Temperature**	-40C° (-40°F) ~40C °(104°F)

Ordering Guide

Example: LEDPPST 60W 3CCT

Fixture Type	Wattage	Color Temp.	Voltage	Finish	Optional Accessories
LEDPPST	30 W 60 W	3CCT = 30K/40K/50K Color Temp. Switchable	Blank = 120-277V	Blank =Black	Blank = No Accessories PC = Photocell (-ALPC) MS = Motion Sensor (-BL-PIR-INT)

PKBRK-3RDA
3 inch tenon adaptor

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Due to continuous product improvements, specifications and dimensions subject to change without notice. Not all options have been considered with some other product selections. Consult www.lironlighting.com for most current technical information.

LIRON LIGHTING

PPST Series Lantern Post Top

Fixture Type:
Project Name:
Location:
Date:

Product Information

	3000K		4000K		5000K	
WATTAGE	LUMEN	EFFICACY	LUMEN	EFFICACY	LUMEN	EFFICACY
30W	3400lm	113lm/W	3500lm	114lm/W	3600lm	115lm/W
60W	7000lm	116lm/W	7100lm	117lm/W	7200lm	118lm/W

Optional Accessories



Photocell Included

-SKU: ALPC
-3 PIN twist lock photocell is field installed or pre-installed by request.



PIR - Motion Sensor

-SKU: BL-PIR-INT
-Internal PIR Motion Sensor is field installed or pre-installed by request.



3 Inch Tenon Adapter

-SKU: PKBRK-3RDAP
For use with Round, non-tapered steel and aluminum poles.
Furnished with three 3/8" hex head stainless-steel bolts.
Vertical tenon measures 2-3/8" O.D. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.

For the accessories detail, please visit www.lironlighting.com/product_categories/add-on-accessories

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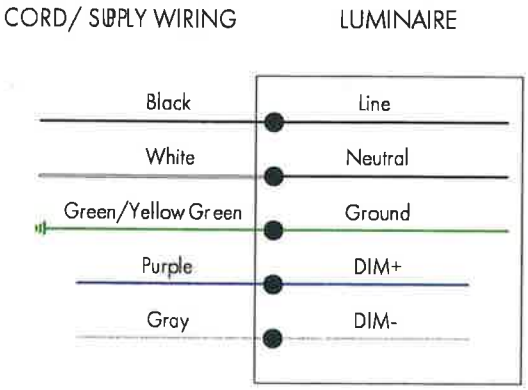
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PPST Series Lantern Post Top

Fixture Type:
Project Name:
Location:
Date:

Wiring Diagram



Scan the QR code or visit
www.lironlighting.com/products/ledppst
for the complete luminaire installation guide

Note:

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TCP's LED T-shape HID replacements are changing the LED game for HID replacement lamps. Unlike traditional HID and LED "Corn Cob" solutions, the TCP LED T-shapes are directional and deliver maximum lumens on the floor. The plastic lens helps to minimize glare and increase overall lamp performance.

Reasons to choose the LED HID Series from TCP

Operates on less energy than traditional metal halide products for Instant energy savings. Long life of 50,000 hours helps minimize replacement and maintenance costs. Directional 180° beam angle delivers maximum lumen distribution on the floor. Shatter resistance lowers the risk of injury and breakage. An isolated driver helps with heat dissipation. The LED HID Series is wet location rated, when exposed to water use only with device base up. Approved for totally enclose high bay and low bay fixtures with a minimum lamp compartment of 16 inches in diameter by 10.43 inches high*. The LED HID Series offers 6kv surge protection.

Ideal Applications

- High and Low Bay Metal Halide Replacement or any HID type lamp

Specifications:

Color Temperatures	4000K, 5000K
Wattage Replacements	70W, 100W, 150W, 175W, 250W, 400W
Input Line Voltage	120-277 VAC
Input Line Frequency	50/60HZ
Lamp Life (Rated)	50,000 hours
Minimum Starting Temp	-30°C
Maximum Operating Temp	45°C
CRI	≥ 80
Surge Protection	6kv

Suitable for use in totally enclosed high bay and low bay fixtures with a minimum lamp compartment of 16 inches in diameter by 10.43 inches high. Bypass construction. Non dimmable.

* Not recommended for sealed area lights, pole lights and floodlights.

TCP®
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5 YEAR WARRANTY * Based on 12 hours use per day

TCP LED HID T-Shape Series

ITEM #	DESCRIPTION	VOLTAGE	LED WATTS	WATTAGE EQUIVALENT	LUMENS	LPW	CCT	COLOR TEMP	BEAM ANGLE	MOL (inches)	DIA (inches)	WEIGHT (pounds)	BASE	MASTER PACK
LHID25040*	LED 90W MH400 EX39 40K	120-277V	90	250-400	13,600	151 11	>80	4000K	180°	10 3	5 2	2 4	EX39	6
LHID25050*	LED 90W MH400 EX39 50K	120-277V	90	250-400	13,600	151 11	>80	5000K	180°	10 3	5 2	2 4	EX39	6
LHID17540*	LED 65W MH250 EX39 40K	120-277V	65	175-250	9900	152 31	>80	4000K	180°	10 3	5 2	2 0	EX39	6
LHID17550*	LED 65W MH250 EX39 50K	120-277V	65	175-250	9900	152 31	>80	5000K	180°	10 3	5 2	2 4	EX39	6
LHID15040	LED 40W MH175 E26 40K	120-277V	40	150-175	5850	146 25	>80	4000K	180°	8 5	4 4	1 4	includes E26 to EX39 ADAPTER	6
LHID15050	LED 40W MH175 E26 50K	120-277V	40	150-175	5850	146 25	>80	5000K	180°	8 5	4 4	1 4	includes E26 to EX39 ADAPTER	6
LHID10035	LED 25W MH150 E26 35K	120-277V	25	100-150	3750	150	>80	3500K	180°	7 4	3 8	1	E26	6
LHID10040	LED 25W MH150 E26 40K	120-277V	25	100-150	3750	150	>80	4000K	180°	7 4	3 8	1	E26	6
LHID10050	LED 25W MH150 E26 50K	120-277V	25	100-150	3750	150	>80	5000K	180°	7 4	3 8	1	E26	6
LHID07040	LED 20W MH70 E26 40K	120-277V	20	70-100	3000	150	>80	4000K	180°	5 5	3 0	0 7	E26	6
LHID07050	LED 20W MH70 E26 50K	120-277V	20	70-100	3000	150	>80	5000K	180°	5 5	3 0	0 7	E26	6

* DLC approved.

LED T-shape HIDs vs traditional LED HIDs "Corn Cob"



LHID250
Weight: 2.4 lbs



L100MHX3950
Weight: 4.05 lbs
with wire support



LHID150
Weight: 1.4 lbs



L45MHE2650
Weight: 2 lbs

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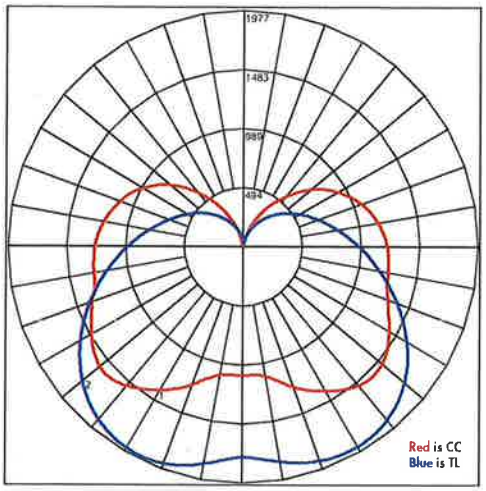
5 YEAR WARRANTY
* Based on 12 hours use per day

TCP LED HID T-Shape Series

LED T-shape HIDs vs traditional LED HIDs "Corn Cob"

LHID250 ZONAL LUMENS		BY ZONE	
		90w TL	100w CC
0	10	174	104
10	20	540	330
20	30	902	606
30	40	1207	905
40	50	1413	1176
50	60	1492	1321
60	70	1450	1339
70	80	1319	1320
80	90	1138	1324
90	100	937	1281
100	110	742	1164
110	120	563	985
120	130	403	757

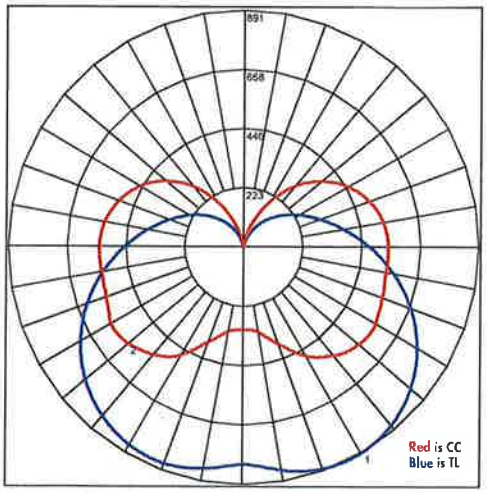
Candela Display



1 CIL 4976 LI00MH X39 - Vertical Plane Through Horizontal Angles (225 - 45) Max Candela
2 CIL 4973 LHID25 - Vertical Plane Through Horizontal Angles (247.5 - 67.5) Max Candela

LHID150 ZONAL LUMENS		BY ZONE	
		40w TL	40w CC
0	10	79	30
10	20	244	100
20	30	405	194
30	40	541	307
40	50	639	415
50	60	688	503
60	70	687	549
70	80	640	567
80	90	558	583
90	100	459	578
100	110	361	539
110	120	272	467
120	130	193	370

Candela Display



1 CIL 4974 LHID 5 - Vertical Plane Through Horizontal Angles (337.5 - 57.5) Max Candela
2 CIL 4975 L45MH - Vertical Plane Through Horizontal Angles (270 - 90) Max Candela

For the most up-to-date specs, please visit www.tcpi.com

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5 YEAR WARRANTY
* Based on 12 hours use per day

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For more information on the quality and care TCP can deliver, call us at 800.324.1496 or visit tcpi.com

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Site 1

Luminaire layout plan 6
Calculation objects / Light scene 1 10
Calculation surface 1 / Light scene 1 / Perpendicular illuminance 12
Calculation surface 2 / Light scene 1 / Perpendicular illuminance 13

Images

Site 1 (12)



Site 1 (13)



Site 1 (14)

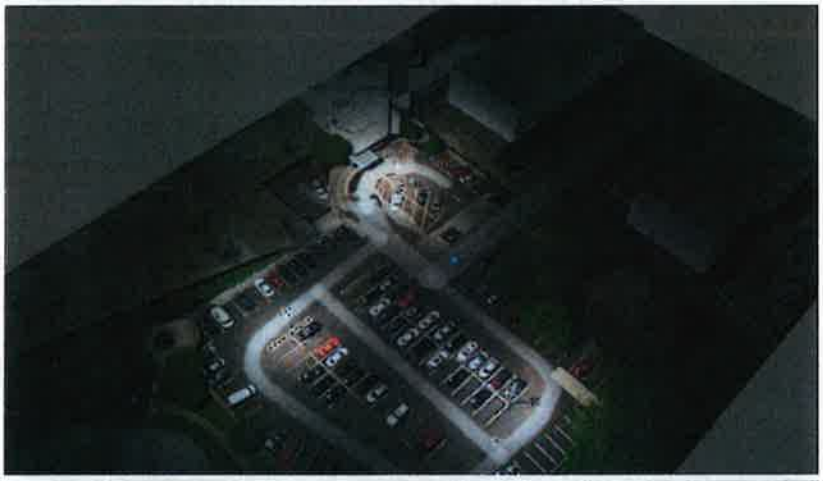


Images

Site 1 (15)



Site 1 (16)



Site 1 (17)



Luminaire list

Φ_{total}	P_{total}	Luminous efficacy
761368 lm	5407.4 W	140.8 lm/W

pcs.	Manufacturer	Article No.	Article name	P	Φ	Luminous efficacy
38	IKIO LED LIGHTING	IK-SBSL1 -0150-50- DY-RLV01		142.3 W	20036 lm	140.8 lm/W

Site 1

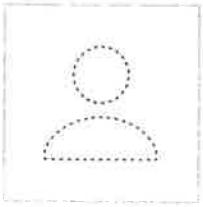
Luminaire layout plan

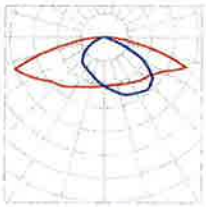




Site 1

Luminaire layout plan





Manufacturer	IKIO LED LIGHTING	P	142.3 W
Article No.	IK-SBSL1-0150-50-DY-RLV01	$\Phi_{Luminaire}$	20036 lm
Fitting	1x		

Individual luminaires

X	Y	Mounting height	Luminaire
274.536 ft	183.395 ft	25.000 ft	1
268.278 ft	183.395 ft	25.000 ft	2
271.407 ft	180.266 ft	25.000 ft	3
271.407 ft	186.524 ft	25.000 ft	4
290.037 ft	100.882 ft	25.000 ft	5
197.504 ft	122.046 ft	25.000 ft	6
380.421 ft	183.919 ft	25.000 ft	7
374.163 ft	183.919 ft	25.000 ft	8
377.292 ft	180.790 ft	25.000 ft	9
377.292 ft	187.048 ft	25.000 ft	10
481.502 ft	184.419 ft	25.000 ft	11
475.244 ft	184.419 ft	25.000 ft	12
478.373 ft	181.290 ft	25.000 ft	13

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
478.373 ft	187.548 ft	25.000 ft	14
616.639 ft	188.646 ft	25.000 ft	15
610.381 ft	188.646 ft	25.000 ft	16
613.510 ft	185.517 ft	25.000 ft	17
613.510 ft	191.775 ft	25.000 ft	18
327.428 ft	311.176 ft	25.000 ft	19
321.170 ft	311.176 ft	25.000 ft	20
324.299 ft	308.047 ft	25.000 ft	21
324.299 ft	314.305 ft	25.000 ft	22
466.362 ft	369.926 ft	25.000 ft	23
460.104 ft	369.926 ft	25.000 ft	24
463.233 ft	366.797 ft	25.000 ft	25
463.233 ft	373.055 ft	25.000 ft	26
1571.052 ft	438.971 ft	25.000 ft	27
1571.052 ft	432.738 ft	25.000 ft	28
1567.935 ft	435.854 ft	25.000 ft	29
1574.169 ft	435.854 ft	25.000 ft	30
1704.949 ft	479.560 ft	25.000 ft	31
1704.949 ft	473.326 ft	25.000 ft	32
1701.832 ft	476.443 ft	25.000 ft	33
1708.066 ft	476.443 ft	25.000 ft	34
1631.698 ft	317.574 ft	25.000 ft	35
1631.698 ft	311.340 ft	25.000 ft	36
1628.581 ft	314.457 ft	25.000 ft	37

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
1634.815 ft	314.457 ft	25.000 ft	38

Site 1 (Light scene 1)

Calculation objects





www.ikioledlighting.com

Site 1 (Light scene 1)

Calculation objects

Calculation surfaces

Properties	$\bar{E}$	E_{min}	E_{max}	$\bar{E}/E_{min}$	E_{max}/E_{min}	Index
Calculation surface 1 Perpendicular illuminance Height: 3.000 ft	3.89 fc	0.28 fc	20.4 fc	14.0	73.2	CG1
Calculation surface 2 Perpendicular illuminance Height: 3.000 ft	4.58 fc	0.39 fc	20.3 fc	11.7	51.9	CG2

Utilization profile: DIALux preset (Default (Drive Aisles/Parking Areas))

Site 1 (Light scene 1)

Calculation surface 1

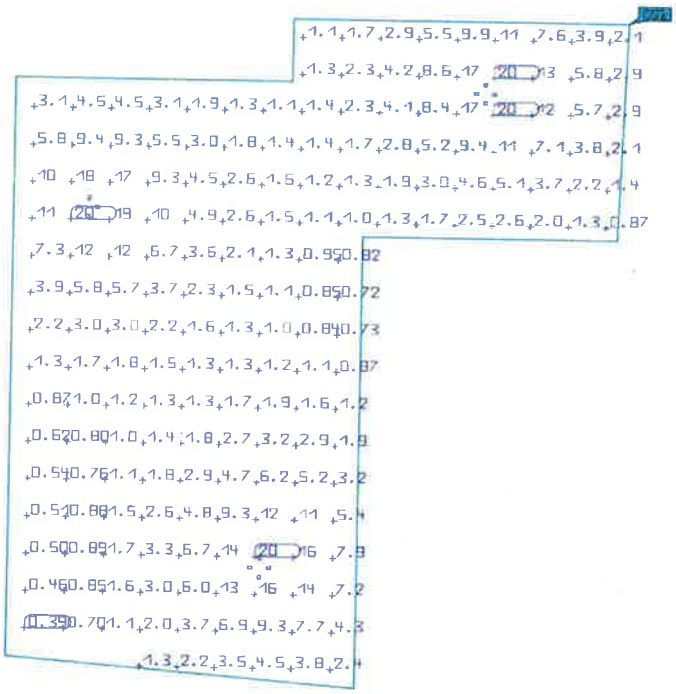


Properties	Ē	E_{min}	E_{max}	Ē/E_{min}	E_{max}/E_{min}	Index
Calculation surface 1 Perpendicular illuminance Height: 3.000 ft	3.89 fc	0.28 fc	20.4 fc	14.0	73.2	CG1

Utilization profile: DIALux preset (Default (Drive Aisles/Parking Areas))

Site 1 (Light scene 1)

Calculation surface 2



Properties	Ē	E_{min}	E_{max}	$Ē/E_{min}$	E_{max}/E_{min}	Index
Calculation surface 2 Perpendicular illuminance Height: 3.000 ft	4.58 fc	0.39 fc	20.3 fc	11.7	51.9	CG2

Utilization profile: DIALux preset (Default (Drive Aisles/Parking Areas))

FAÇADE & CARPENTRY

SH SQ, LLC

CRESCO Real Estate | PLAYHOUSE SQUARE MANAGEMENT

Exterior Façade and Carpentry

Current Situation

- The facades and exterior carpentry have been suffering from decades of neglect. Many deficiencies were observed upon visual inspection.
- All the buildings (quads) have varying façade and carpentry issues, with most of the brick issues being in quad C.
- Repairs that were preventative maintenance repairs have been neglected, progressing further along in deterioration.
- Many of the needed repairs are immediate need repairs. Examples include failed lintels, displaced chimneys, veneer walls, and masonry corners.
- There are widespread carpentry failures on storefronts where the wood has deteriorated and is beginning to pull away from the building.
- Multiple areas of brick corners are severely cracked, causing the masonry to pull away and separate.
- Many storefront window frames are suffering from varying levels of deterioration.
- See attached photos of exterior façade and carpentry areas of concern.

Analysis of Exterior Façade

Three qualified masonry contractors reviewed exterior façade and carpentry of the Shaker Square buildings. For the purposes of budgeting, the numbers from Coon Restoration were used. Those budget numbers are listed below.

Quad A- $152,883.00

Quad B- $178,094.00

Quad C- $193,828.00

Quad D- $163,957.00

Recommendations

- Based on the property needs, the approach that Coon Restoration offered would be recommended.
- Implement an ongoing exterior façade maintenance plan after the initial façade and carpentry repairs are complete.
- Consult with the chosen contractor to ensure the areas of most concern are tackled first.

COON RESTORATION

Coon Restoration & Sealants, Inc.
7349 Ravenna Ave NE
Louisville, Ohio, 44641
Company Phone: (330) 875-2100
Company Fax: 330-875-1721

Shaker Square

Client

Michael Corcoran
michael@playhousesquare.org
(216) 640-8703

Play House Square Management
1501 Euclid Ave, Suite 200
Cleveland, OH, 44115

Project

Shaker Square
13215 Shaker Square
Cleveland, OH 44120

We plan to furnish all equipment, labor, and materials needed to complete the scope.

Scope

SCOPE OF WORK FOR ALL QUADS:

1. All work is to be done during regular business hours, Monday through Friday.
2. We will supply a lift to do work as needed.
3. We wills et up walk thru scaffold if needed.
4. All work is on the front of the building and the two sides; no job is to be done in the back except for the brick replacement and pointing
5. Wood repair allowance of $20,000 per building.
6. Pressure wash all wood and masonry surfaces.
7. Grind back and re-point 700 Square feet of brick masonry joints.
8. Remove and replace 200 broken bricks.
9. Painting work
    1. Prepare all wood and painted surfaces by scraping, sanding, and priming raw and peeling areas at each substrate.
    2. Glaze any windows with putty failing and caulking where needed.
    3. Misc., caulk where wood meets wood.
    4. Paint all doors and frames, windows, wood paneling, brick, ceiling, decorative trims, cornice, dental mold, shutters, pass-throughs (2), and small cupolas, all painting colors the same or similar as existing now.
10. Alt paint large cupolas $4900 Each.
11. Paint Decorative metal railings at Zanzibar $3,000.

Description	Total Estimate
Quad A	**152,883.00**
Quad B	**178,094.00**
Quad C	**193,828.00**
Quad D	**163,957.00**
Total Estimate	**$688,762.00**

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Company Fax: 330-875-1721

ACCEPTANCE

Before starting work, purchase order or contract must be issued. If there are any questions regarding this proposal, please contact our office.

Quote is valid for 30 days from 10/24/2022.

Sincerely,

Matthew Sibila
Coon Restoration & Sealants, Inc.
(330)353-3129
Msibila@coonrestoration.com

Coon Restoration & Sealants, Inc.
7349 Ravenna Ave NE
Louisville, Ohio, 44641
Company Phone: (330) 875-2100
Company Fax: 330-875-1721

COON'S STANDARD TERMS AND CONDITIONS

Coon Restoration & Sealants and ("Coon") goods, services, and products are provided according to the Standard Terms & Conditions ("STC") on this page. By signing this STC, the Client agrees to be bound by the STCs as of the date of Coon's Proposal / Contract. The STCs set forth the complete terms governing the goods and services provided by Coon and that no other documents shall have any force or effect. In addition, the STCs contain important provisions, including, among others, warranty, exclusions, and limitations on Coon's liability for damages.

1. ACCEPTANCE. In conjunction with Coon's Proposal / Contract, this STC supersedes all prior verbal and written offers and other communications and sets forth the parties' entire understanding of the subject matter. Any waiver or additional or different terms or conditions proposed by either party shall be ineffective unless accepted in writing by both parties.

2. CONTRACT SUM, PAYMENT SCHEDULE, & PAYMENT TERMS.

2.1. Contract Sum. The Client agrees to pay $688,762.00 for the goods, services, and products at the Contract Sums stated in the Coon's Proposal / Contract.

2.2. Payment. Coon agrees to submit invoicing showing the portion of the Project's Contract Sum due upon completing each Phase or Milestone. Coon agrees to invoice at the line items as set forth on the face of the Coon's Proposal /Contract. All Invoices are payable within fifteen (15) days of receipt. In addition to the Proposal / Contract Sum, the Client is responsible for any reasonable and necessary collection costs incurred by Coon, including attorney fees and litigation expenses; and the Proposal / Contract Sum of additional equipment, services, and charges necessary to complete the Project made necessary by incomplete or inaccurate information supplied by the Client,

2.3. Project Completion & Final Payment. Unless otherwise stated in the Project Proposal, Final Completion will be considered the final Phase or Milestone of the Project. Therefore, at this time, the payment terms in Section 2.2 apply.

3. CHANGES. The Client shall have the right at any time to make changes in drawings, designs specifications, manufacture, materials, packaging, time and place of delivery, and method of transportation up to the date specified in the Project's Proposal / Contract. If any such change may cause an increase or decrease in the cost, schedule, and time required to perform any part of the Work under this Proposal / Contract. In that case, Coon reserves the right to make equitable adjustments to the Proposal / Contract Sum and delivery schedule. Coon will present a supplemental Change Order to the Client that will modify the Proposal / Contract Sum accordingly once signed by both parties. Failure to agree to any adjustment shall be a dispute within the meaning of the Dispute clause.

3.1. Change Orders are written instruments prepared by the Coon stating the parties agree to all of the following:

3.1.1. The change in the Work;

3.1.2. The amount of the adjustment, if any, in the Proposal / Contract Sum; and,

3.1.3. The extent of the adjustment, if any, in the Proposal / Contract Time.

3.2. Construction Change Directives is a written order prepared by the Architect or Client, directing a change in the Work before parties agreeing on adjustment, if any, in the Proposal / Contract Sum or Proposal / Contract Time, or both. The Architect or Client may, by Construction Change Directive, without invalidating the Proposal / Contract, order changes in the Work within the general scope of this Agreement consisting of additions, deletions, or other revisions, the Proposal / Contract Sum, and Proposal / Contract Time to be adjusted accordingly.

3.2.1. A Construction Change Directive shall be used in the absence of total Agreement on the terms of a Change Order.

3.2.2. If the Construction Change Directive provides for an adjustment to the Proposal / Contract Sum, the adjustment shall be based on one of the following methods:

3.2.2.1. Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;

3.2.2.2. Unit Proposal / Contract Sums stated within said or subsequently agreed upon;

3.2.2.3. The costs are to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee as follows:

3.2.2.3.1. The costs of labor, including applicable payroll taxes, fringe benefits required by Proposal / Contract or custom, workers' compensation insurance, and other employee costs;

3.2.2.3.2. The costs of materials, supplies, and equipment, including the cost of transportation, whether incorporated or consumed;

3.2.2.3.3. Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

3.2.2.3.4. The costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

3.2.2.3.5. The costs of Coon's supervision and field office personnel are directly attributable to the change.



Coon Restoration & Sealants, Inc.
7349 Ravenna Ave NE
Louisville, Ohio, 44641
Company Phone: (330) 875-2100
Company Fax: 330-875-1721

3.2.3. Upon receipt of a Construction Change Directive, Coon shall promptly proceed with the change in the Work involved. Such Agreement shall be effective immediately and shall be recorded as a Change Order.

3.2.4. The amount of credit to be allowed by the Coon to the Client for deletion or change that results in a net decrease in the Proposal / Contract Sum shall be the actual net cost as confirmed by the Architect or the parties. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured based on the net increase, if any, concerning that change.

4. TERMINATION.

4.1. Termination for Convenience of Client. The Client reserves the right to terminate this order or part hereof for its sole convenience. In the event of such termination, Coon shall promptly stop all Work hereunder and promptly cause any of its suppliers or subcontractors to cease such Work. Coon shall be paid a termination/demobilization charge consisting of ten percent (10%) of the Proposal / Contract Sum, plus actual direct costs incurred before or resulting from such termination.

4.2. Termination for Cause. The Proposal / Contract may be terminated for cause by either party due to a material breach. The breaching party will have ten (10) days to cure its breach after receiving written notice from the non-breaching party.

4.3. Documentation/Permitting/Licensing. Unless otherwise specified in the applicable Project Proposal:

4.3.1. The Client must provide Coon with accurate and complete regarding the Project, including all construction documents and material lists necessary for Coon to complete the Project. The items mentioned earlier include but are not limited to site plans, plans and elevations, specifications, utility locations, color/material samples, and all applicable codes, rules, and regulatory information.

4.3.2. The Client must arrange for the documentation, permissions, licensing, and installation for the Project.

4.4. Implementation. The Client expressly acknowledges and agrees that the estimates provided in the Project Proposal are for planning purposes only. Such estimates represent the best judgment of Coon or its consultants at the time of the Project Proposal / Contract. At the same time, it is not to be considered a complete final representation or guarantees that Project's bids or costs will not vary due to unforeseen, undisclosed, or other issues not addressed within said.

5. WARRANTY. Coon warrants that the Completed Work furnished under this Proposal / Contract shall materially conform to the Project's Proposal / Contract and will be free from defects in material or workmanship for a period of one (1) year. Coon warrants that Coon will perform the Work in a professional and workmanlike manner following general industry standards. Coon agrees to replace or correct defects without expense to Client when notified of such nonconformance by Client.

6. INDEMNIFICATION.

6.1. By Client. The Client agrees to indemnify, save, and hold harmless Coon from any and all damages, liabilities, costs, losses, or expenses arising out of any claim, demand, or action by the Client and a third party arising out of any breach of Client's responsibilities or obligations, representations, or warranties under this Proposal / Contract. The Client shall promptly notify Coon within ten (10) business days in writing of any claim or suit. The Client's failure to serve said notice shall constitute a waiver of Claim by the Client.

6.2. By Coon. Subject to the terms, conditions, express representations, and warranties provided in this Agreement, Coon agrees to indemnify, save, and hold harmless Client from any and all damages, liabilities, costs, losses, or expenses arising solely out of Coon's negligent Work as defined herein. Except in the event, any such claims, damages, liabilities, costs, losses, or expenses arising directly due to the negligence or misconduct of Client if Client promptly notifies Coon in writing within ten (10) business days of the Claim.

7. DISPUTES. The formation, construction, performance, and enforcement of this Proposal / Contract shall be following the laws of the United States and the State of Ohio laws. In the event of a dispute arising out of this Proposal / Contract, the parties agree to attempt to resolve any dispute by negotiation and mediation within sixty (60) business days. If the parties cannot resolve the dispute, either party may commence mediation and binding arbitration through the American Arbitration Association. The prevailing party in any dispute resolved by binding arbitration shall be entitled to recover reasonable attorneys' fees and costs. The parties' consent that the venue for negotiations, mediation, and the arbitration will occur at Coon 's offices in Louisville, Ohio. The parties hereby waive any jurisdictional or venue defenses available to them and further consent to service of process by mail.

8. MODIFICATION/INTEGRATION. Both parties must agree to any change, addition, or modification to this Proposal / Contract in writing. Furthermore, this Agreement comprises the entire understanding of the parties hereto on the subject matter herein contained and supersedes and merges all prior and contemporaneous agreements, understandings, and discussions between the parties relating to the subject matter.

9. MISCELLANEOUS PROVISIONS.

9.1. Guarantors. The individuals executing this STC now represent that they have done so with the full authority to bind their respective parties. Furthermore, said signatories, respectively, do now personally guarantee the performance of their principals and their obligations as per this STC.

9.2. Condition Precedent. Before the commencement of the Work by Coon, the Client will sign Coon's Proposal, Purchase Order, Agreement, or Contract. The parties agree that the Standard Terms and Conditions are incorporated herein and are made part of any proposal, contract, or agreements to be entered into with Coon. If there are any questions regarding this Proposal, do not hesitate to contact me at 330-875-2100.

Coon Restoration & Sealants, Inc.
7349 Ravenna Ave NE
Louisville, Ohio, 44641
Company Phone: (330) 875-2100
Company Fax: 330-875-1721

On behalf of Coon Restoration & Sealants:

10/24/2022

Date

Matthew Sibila

Print Name

Lead Estimator/PM

Title

Accepted by:

Date

Print Name

Title

SouthEast Quadrant

	Tenant	T-Mobile	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total	Condition of wood
A	Address	13200 Shaker Square Ste 9 Cleveland, OH 44120	Front	3	6'-0"	2'-0"	4'-0"	Lt Grey	N	**$11,041.80**	
			Side	3	6'-0"	2'-0"	4'-0"	Lt Grey	N		wood bad

	Tenant	Caption Tony's	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total
B	Address	13202 Shaker Square Cleveland, OH 44120	Front	1	15'-7"	2'-0"	4'-0"	Red	Y	**$2,945.80**

	Tenant	Edwin's Too	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total
C	Address	13220 Shaker Square Cleveland, OH 44120	Front	2	6'-8"	2'-0"	4'-0"	Black	N	**$4,041.40**

	Tenant	The Vegan Club	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total	
D	Address	13228 Shaker Square Cleveland, OH 44120		5	5'-9"	2'-0"	4'-0"	Blue	N		
			Front	2	5'-9"	2'-0"	4'-0"	Black	N	**$17,277.70**	wood bad
				2	8'-3"	2'-0"	4'-0"	Blue	N		

NorthWest Quadrant

	Tenant	Zanzibar	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total	
E	Address	13225 Shaker Square #2314 Cleveland, OH 44120	Front	5	5'-9"	2'-0"	4'-0"	Black	N	**$12,882.10**	okay
			Side	2	5'-9"	2'-0"	4'-0"	Black	N		

	Tenant	Cleveland Rape Crisis Center	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total	
F	Address	13209 Shaker Square Cleveland, OH 44120	Front	1	6'-3"	2'-0"	4'-0"	Red	N	**$1,840.30**	wood missing
			15'-7"			awning missing					bad

	Tenant	Biggby Coffee	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total
G	Address	13201 Shaker Square Cleveland, OH 44120	Front	1	15'-7"	2'-0"	4'-0"	Black	N	
				3	5'-9"	2'-0"	4'-0"	Black	N	**$14,528.80**
			Side	3	7'-0"	2'-0"	4'-0"	Black	N	

NorthEast Quadrant

	Tenant	Balaton's Restaurant	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	Store Total	
H	Address	13133 Shaker Square Cleveland, OH 44120	Front	1	15'-7"	2'-0"	4'-0"	Red	Y		wood bad
				3	5'-9"	2'-0"	4'-0"	Red	N	**$15,244.90**	
			Side	2	7'-0"	2'-0"	4'-0"	Red	N		wood bad

				1	5'-9"	2'-0"	4'-0"	Red	N

I	Tenant	H&R Block	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$2,945.80	wood bad
	Address	13209 Shaker Square Cleveland, OH 44120	Front	1	15'-7"	2'-0"	4'-0"	Red	Y		

J	Tenant	Fashion by Fowler	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$4,041.40	okay
	Address	13119 Shaker Square Cleveland, OH 44120	Front	2	6'-8"	2'-0"	4'-0"	Orange	Y		

K	Tenant	Edwin's Ldrship & Rest. Inst.	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$9,201.50	wood okay missing 1 awning
	Address	13101 Shaker Square #2314 Cleveland, OH 44120	Front	3	5'-9"	2'-0"	4'-0"	Blue/ Drk Blue	Y		
			Side	2	5'-9"	2'-0"	4'-0"	Blue/ Drk Blue	Y		

NorthWest Quadrant

L	Tenant	Goldenrod Montessori	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$17,510.90	okay
	Address	13104 Shaker Square Cleveland, OH 44120	Front	2	8'-6"	2'-0"	4'-0"	Blue	Y		
				2	5'-9"	2'-0"	4'-0"	Blue	N		
			Side	5	5'-9"	2'-0"	4'-0"	Black	N		

M	Tenant	Senor Tequila	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$6,430.60	pulling out at top
	Address	13114 Shaker Square Cleveland, OH 44120	Front	2	12'-9"	2'-0"	4'-0"	Green	N		

N	Tenant	Sasa	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$6,430.60	okay
	Address	13120 Shaker Square Cleveland, OH 44120	Front	2	12'-9"	2'-0"	4'-0"	Red	N		

O	Tenant	Dave's Supermarket	Location	Quantity	Length	Hieght	Projection	Color	Stripes?	$19,267.60	wood rotten brick out
	Address	13130 Shaker Square Cleveland, OH 44120	Front	2	15'-7"	2'-0"	4'-0"	Red	Y		
				3	6'-0"	2'-0"	4'-0"	Red	N		
			Side	3	7'-0"	2'-0"	4'-0"	Red	N		

$145,631.20

WR RESTORATION

Shaker Square Façade Investigation High Level Budgetary Cost

NE Quad

Description	Low End Budget	High End Budget
Low Priority / Preventative Maintance	$ 300,000.00	$ 400,000.00
High Prlority	$ 90,000.00	$ 185,000.00
Immediate Priority	$ 40,000.00	$ 65,000.00
Paint	$ 50,000.00	$ 100,000.00
Wood Restoration	$ 75,000.00	$ 150,000.00
Assumed Cost for Chimney Work (Unreviewed)	$ 75,000.00	$ 150,000.00
Windows / Doors	TBD	TBD
Total Budgetary Cost	**$ 630,000.00**	**$ 1,050,000.00**

NW Quad

Description	Low End Budget	High End Budget
Low Priority / Preventative Maintance	$ 420,000.00	$ 500,000.00
High Priority	$ 80,000.00	$ 145,000.00
Immediate Priority	$ 20,000.00	$ 40,000.00
Paint	$ 50,000.00	$ 100,000.00
Wood Restoration	$ 75,000.00	$ 150,000.00
Assumed Cost for Cupola Work (Unreviewed)	$ 50,000.00	$ 75,000.00
Windows / Doors	TBD	TBD
Total Budgetary Cost	**$ 695,000.00**	**$ 1,010,000.00**

SW Quad

Description	Low End Budget	High End Budget
Low Priority / Preventative Maintance	$ 700,000.00	$ 1,000,000.00
High Priority	$ 150,000.00	$ 300,000.00
Immediate Priority	$ 20,000.00	$ 30,000.00
Paint	$ 50,000.00	$ 100,000.00
Wood Restoration	$ 75,000.00	$ 150,000.00
Assumed Cost for Chimney Work (Unreviewed)	$ 50,000.00	$ 100,000.00
Windows / Doors	TBD	TBD
Total Budgetary Cost	**$ 1,045,000.00**	**$ 1,680,000.00**

SE Quad

Description	Low End Budget	High End Budget
Low Priority / Preventative Maintance	$ 420,000.00	$ 540,000.00
High Priority	$ 90,000.00	$ 180,000.00
Immediate Priority	$ -	$ 20,000.00
Paint	$ 50,000.00	$ 100,000.00
Wood Restoration	$ 75,000.00	$ 150,000.00
Assumed Cost for Cupola Work (Unreviewed)	$ 50,000.00	$ 75,000.00
Windows / Doors	TBD	TBD
Total Budgetary Cost	**$ 685,000.00**	**$ 1,065,000.00**

WR Restoration
2066 Case Pkwy South, Twinsburg, OH 44087
Phone: 330-425-3232/www.theritenourgroup.com

Observation Findings

Proposal Submitted to:	Job Name:	Date:
Mr. Mike Corcoran Playhouse Square - Real Estate Services 1501 Euclid Avenue, Suite 200 Cleveland, Ohio 44115	South Franklin Circle Chagrin Falls **WR Restoration Estimator:** Jason DuFour	August 10, 2022

We hereby submit specifications and estimates for **South Franklin Circle Chagrin Falls** as follows:

Scope of Work

Objective:
WR Restoration was contacted by Mr. Michael Corcoran of Playhouse Square Management to review the Shaker Square Complex exterior building envelope at all four quadrants and provide our observation and iopinions regarding the condition of the building envelope. WR Restoration's objective was to complete a visual in-the-field façade observation of the exterior building envelopes at (4) structures that encompass the Shaker Square Complex in Shaker Heights, Ohio. The goal of the façade observation of the Shaker Square complex is to identify current deficiencies, educate ownership of the noted issues and aid ownership in developing a proper plan to remediate current deficiencies as well as develop an annual maintenance program.

Structures Investigated:
The Shaker Square Complex is a historical shopping complex that consist of (4) separate structures. The (4) structures are separated by Shaker Blvd. and South / North Moreland Blvd, creating quadrant layout. The (4) quadrants are identified by their cardinal direction, NE, NW, SW & SE. The quadrants within this observation findings are referred to the following throughout the following report.

- NE Quadrant
- NW Quadrant
- SW Quadrant
- SE Quadrant

Scope:
Visually reviewed and observed the masonry and wood building components that construct the building envelopes of the Shaker Square buildings complex. Please note, all observations were conducted visually from the ground. Higher elevated masonry components such as chimneys, tops of walls, upper walls / gables, window headers, jambs and sills could not be observed in a closer proximity. Only the masonry and wood building envelope components of the above commercial buildings where inspected. The reviewed building envelope components consisted of the following items. All other components such as roof, windows, gutter / downspouts, siding, and soffits where not reviewed.

- Masonry veneer
  - Corners

- Spandrels
- Offset in walls
- Individual brick
- Mortar joints

- Lintels
  - Exposed steel
  - Bearing points
- Wood Components
  - Wood surrounds at entrances
  - Facias
  - Storefronts
- Joints Sealant
  - Sealant at dissimilar materials – i.e. brick to wood
  - Window, door wall penetration perimeter sealant
  - Masonry control joints
- Chimneys – (from ground level)
- Roof coping stones – (from ground level)

Summary:

- Upon (6) separate days of visual field observation, it is WR Restoration's opinion, the masonry and wood building envelope components of the Shaker Square Complex will require sufficient repairs. A wide range and numerous deficiencies were documented during the observation. Deficiencies ranged from typical preventative maintenance items to high level / immediate deficiencies. A large amount of severe deterioration was exhibited within both masonry and wood envelope components throughout all buildings within the complex. The observed deficiencies at Shaker Square can be credited to the age of the structure, but more so due to the lack of preventative maintenance over a long duration of time. Within the masonry components, the lack of preventative maintenance allowed mortar joints and joint sealant to deteriorated to the point of failure. The failed mortar joints and joint sealants then allowed water to infiltrate into the masonry wall system. Water infiltration then causes corrosion to steel members, creating rust jacking, as well as allowing trapped water to cycle through numerous freeze thaw episodes, creating pressures in the building envelope that the building members cannot withstand. Within the wooden components of the building envelope, the joint sealant and paint exhibited extensive deterioration and lack of maintenance. The lack of maintenance allowed the joint sealant and paint to fail, in turn allowing the wood to be exposed to the elements, allowing the wood to rot.

- The below is a list of the repair categories and examples of repairs that were observed at the Shaker Square Complex.

  - **Preventative Maintenance** – Repair should be scheduled to occur on an annual preventative maintenance plane.
    - Repairs that do not pose any type of a safety issue to the pubic or present an immediate issue to the building
    - Repairs that will slow down deterioration that are typical in masonry building enveloped
    - Standard upkeep to minor deficiencies / failures observed to the building
    - Examples
      - Tuckpointing of missing or cracked mortar joints
      - Replace failed sealant that are cracked, torn of chalking
      - Washing and sealing of veneer brick
      - Painting of steel lintels noted to have light visual signs of corrosion
      - Painting touchup repairs

  - **Lower-Level Repairs** – Repairs should occur within the next 3-5 years.
    - Repairs that where once preventative maintenance repairs but have been neglected, progressing further along in their deterioration
    - Examples
      - Larger areas of mortar joint deterioration – areas of mortar joint deterioration that is beyond a few LF of deterioration
      - Larger areas of cracked, broken or deteriorated brick – areas of brick deterioration that is beyond a few individual brick

- Minor deficiencies within water infiltration locations
- Joint sealant that has ripped or torn at a water infiltration location
- Lintels that displaying minor pack rust or are visually corroded

- **High Level Repair** – Repairs should occur in the next 1-2 years
  - Repairs that are nearing immediate repairs
  - Repairs that have been neglected within a structural element
  - Repairs that will pose a safety risk in the immediate future
  - Examples
    - Masonry veneer that has pushed outward i.e., masonry is not in plain or not plumb
    - Larger cracks in masonry – crack large enough to fit a credit card
    - Bowing lintels
    - Large areas of missing joint sealant – joint void of sealant
    - Large areas of masonry of mortar joint and/or brick deterioration
    - Voids in masonry walls
    - Cracks in masonry

- **Immediate Repairs** – Repairs should occur immediately
  - Repairs that pose a safety issue to the public or the structure of the building – deficiencies affecting structural members
  - Examples
    - Failed structural elements such as beams, columns, lintels
    - Displaced chimneys, veneer walls, masonry corners
    - Large cracks in walls adjacent or part of a structural element
    - Detached building elements – i.e., wood piers and wood entrance arch / surrounds

Observations of Note:

- **NE Quad Building:**
  - Item NE #1: Wood pier
    - Location: east of CVS entrance
    - Photo: NE-A & NE-B
    - Description: wood pier appears to be pulling away from building
  - Item NE #2: Wood entrance surround
    - Location: Zan Zibar patio entrance
    - Photo: NE-C
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item NE #3: Sinking sidewalk
    - Location: Back of Zan Zibar, in delivery area
    - Photo: NE-D
    - Description: Sidewalk behind restaurant appears to be sinking
  - Item NE #4: Masonry arched wing wall
    - Location: Back of Zan Zibar, in delivery area
    - Photo: NE-E & NE-F
    - Description: Masonry arch wing wall is exhibiting extensive deterioration
  - Item NE #5: Bowing in masonry wall
    - Location: Back of Zan Zibar, in delivery area
    - Photo: NE-G & NE-H
    - Description: Masonry wall in back delivery area is exhibiting bowing or pushing of the exterior masonry
  - Item NE #6: Masonry arched wing wall
    - Location: North of Biggby Coffee
    - Photo: NE-I & NE-J
    - Description: Masonry arch wing wall is exhibiting extensive deterioration
  - Item NE #7: Masonry above window lintel
    - Location: Cleveland Rape Crisis Center
    - Photo: NE-K
    - Description: Brick is missing from masonry wall at metal lintel above window

- Item NE #8: Masonry wall at overhead delivery door
  - Location: CVS delivery dock, behind Biggby Coffee
  - Photo: NE-L & NE-M

- **NW Quad Building:**
  - Item NW #1: Storefront window lintels
    - Location: Storefront windows, left and right of Shaker Sq Dry Cleaning and Tailoring
    - Photo: NW-A, NW-B & NW-C
    - Description: (2) lintels are extremely corroded and causing adjacent masonry to buckle and jack
  - Item NW #2: Wood entrance surround
    - Location: Entrance of Shaker Sq Dry Cleaning and Tailoring
    - Photo: NW-D, NW-E & NW-F
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item NW #3: Exposed Conduit
    - Location: Right of Fashions by Fowler
    - Photo: NW-G
    - Description: Electrical wire exposed and sticking out of conduit – unknown if wire if dead or live
  - Item NW #4: Wood entrance surround
    - Location: US Bank Entrance
    - Photo: NW-H
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item NW #5: Replace Lintel
    - Location: Above H&R Block
    - Photo: NW-I, NW-J & NW-K
    - Description: Steel lintel is extremely corroded, causing the brick to deflect and bulge
  - Item NW #6: Wood entrance surround
    - Location: US Bank Entrance
    - Photo: NW-L, NW-M & NW-N
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item NW #7: Masonry arched wing wall
    - Location: Bus stop at the westside of North Moreland Road
    - Photo: NW-O, NW-P, NW-Q, NW-R & NW-S
    - Description: Masonry arch wing wall is exhibiting extensive deterioration

- **SW Quad Building:**
  - Item SW #1: Brick Corner
    - Location: NW corner of theater
    - Photo: SW-A & SW-B
    - Description: Brick corner is severely cracked, causing masonry to pull away and separate
  - Item SW #2: Top of Theater Masonry Wall
    - Location: Top 4′-5′ of entire masonry perimeter wall
    - Photo: SW-C, SW-D, SW-E, SW-F, SW-G, SW-H & SW-I
    - Description: Top 4′-5′ of entire masonry wall perimeter of theater is exhibiting severe mortar and brick deterioration
  - Item SW #3: Offset Masonry Walls
    - Location: East elevation of theater
    - Photo: SW-J, SW-K & SW-L
    - Description: (3) masonry wall offsets appear to be separating from adjacent masonry wall
  - Item SW #4: Masonry Crack in Wall
    - Location: North wall of theater, adjacent to Dave Market main entrance
    - Photo: SW-M & SW-N
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item SW #5: Storefront window lintels
    - Location: Above Dave's Market Sign, Shaker Sq facing storefront
    - Photo: SW-O, SW-P, SW-Q & SW-R
    - Description: Steel lintel is extremely corroded, causing the brick to deflect and bulge

- Item SW #6: Downspout
  - Location: Shaker Sq side of Dave's Market, near Dave's market signage
  - Photo: SW-S
  - Description: Downspout appears to be clogged, at the time of survey, water was pushing through seams, appeared to not be drain sufficiently
- Item SW #7: Wood entrance surround
  - Location: US Bank Entrance
  - Photo: NW-U, NW-V & NW-W
  - Description: Wood entrance surround appears to be pulling away from or detached from building

- **SE Quad Building:**
  - Item SE #1: Masonry arched wing wall
    - Location: Bus stop at the westside of North Moreland Road
    - Photo: SE-A & SE-B
    - Description: Masonry arch wing wall is exhibiting extensive deterioration
  - Item SE #2: Storefront Lintel
    - Location: Left and right of the entrance to the Vegan Club
    - Photo: SE-C, SE-D, SE-E & SE-F
    - Description: (2) lintels above storefront windows are corroded and creating rust jacking in masonry
  - Item SE #3: Wood entrance surround
    - Location: Entrance to The Vegan Club
    - Photo: SE-G
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item SE #4: Separating Corner
    - Location: Shaker Sq Animal Hospital
    - Photo: SE-H & SE-I
    - Description: Corner in masonry wall is cracked along the joint and is beginning to separate
  - Item SE #5: Wood entrance surround
    - Location: Chanelle's Treatz Bakery
    - Photo: SE-J & SE-K
    - Description: Wood entrance surround appears to be pulling away from or detached from building
  - Item SE #6: Masonry arched wing wall
    - Location: Bus stop at the westside of North Moreland Road
    - Photo: SE-L, SE-M & SE-N
    - Description: Masonry arch wing wall is exhibiting extensive deterioration
  - Item SE #7: Window Lintels
    - Location: Back of complex, behind Captain Tony's
    - Photo: SE-O, SE-P, SE-Q, SE-R & SE-S
    - Description: (5) window lintels are deteriorated and creating rust jacking in masonry

Observations:

- **All Quads**
  - **Immediate Repairs:**
    - Wood entrance surrounds repairs or replacement ***(All Quads)***
    - Bulging / bowing masonry veneer ***(NE Quad)***
    - Lintel replacement ***(All Quads)***
    - Missing brick at lintel ***(NE Quad)***
    - Damaged masonry at back of store overhead delivery door ***(NE Quad)***
    - Exposed conduit ***(NW Quad)***
    - Separating masonry Wall Offsets ***(SW Quad)***
  - **High Level Repairs:**
    - Sinking sidewalk ***(NE Quad)***
    - Heavy joint deterioration ***(SW Quad)***
    - Cracked masonry wall ***(SW Quad)***
    - Separating masonry corners ***(SW & SE Quads)***

- Arched wing wall masonry repairs ***(All Quads)***
- Wood restoration at wood storefronts and soffits that are heavily deteriorated ***(All Quads)***
- Replace windows / doors ***(All Quads)***
- Address areas of water infiltration such as the following areas ***(All Quads)***
    - Window / door perimeter
    - Large scale mortar deterioration
    - Cracked masonry
    - Roof top coping stones
    - Missing bricks
    - Caulk joints at wood to brick
    - Caulk joints at wood to wood

- **Low Level Repairs:**
    - Caulking replacement ***(All Quads)***
    - Caulking of cove joint at sidewalk to façade interface ***(All Quads)***
    - Brick repair ***(All Quads)***
    - Crack repair ***(All Quads)***
    - Clean and painting of lintels ***(All Quads)***

- **Preventative Maintenance Repairs:**
    - Tuckpointing of masonry joints ***(All Quads)***
    - Wash and seal masonry ***(All Quads)***
    - Painting repairs ***(All Quads)***

Next Steps

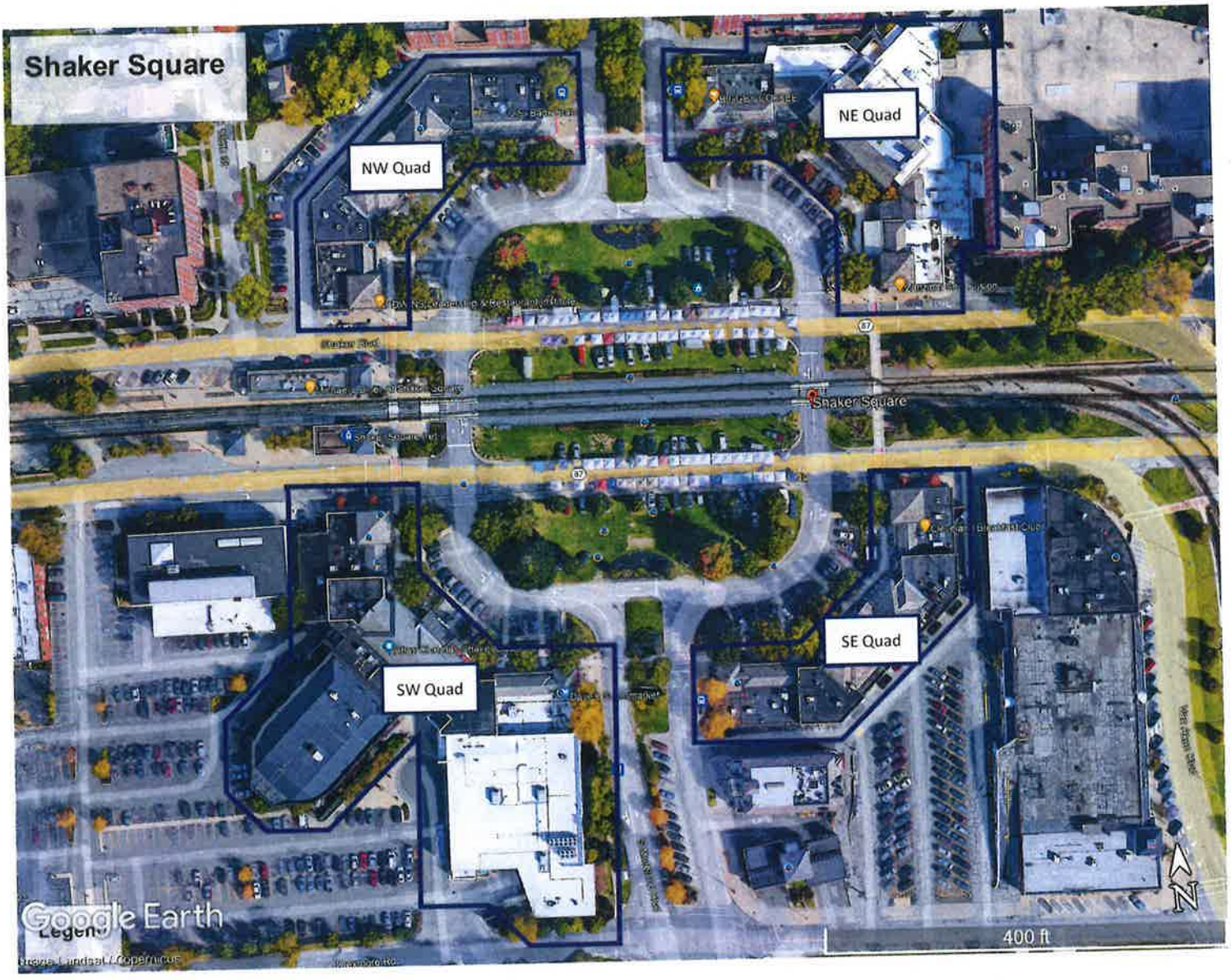
Upon the understanding of the below next steps, WR Restoration can then provide high level quantities and location for each level of repairs discussed above

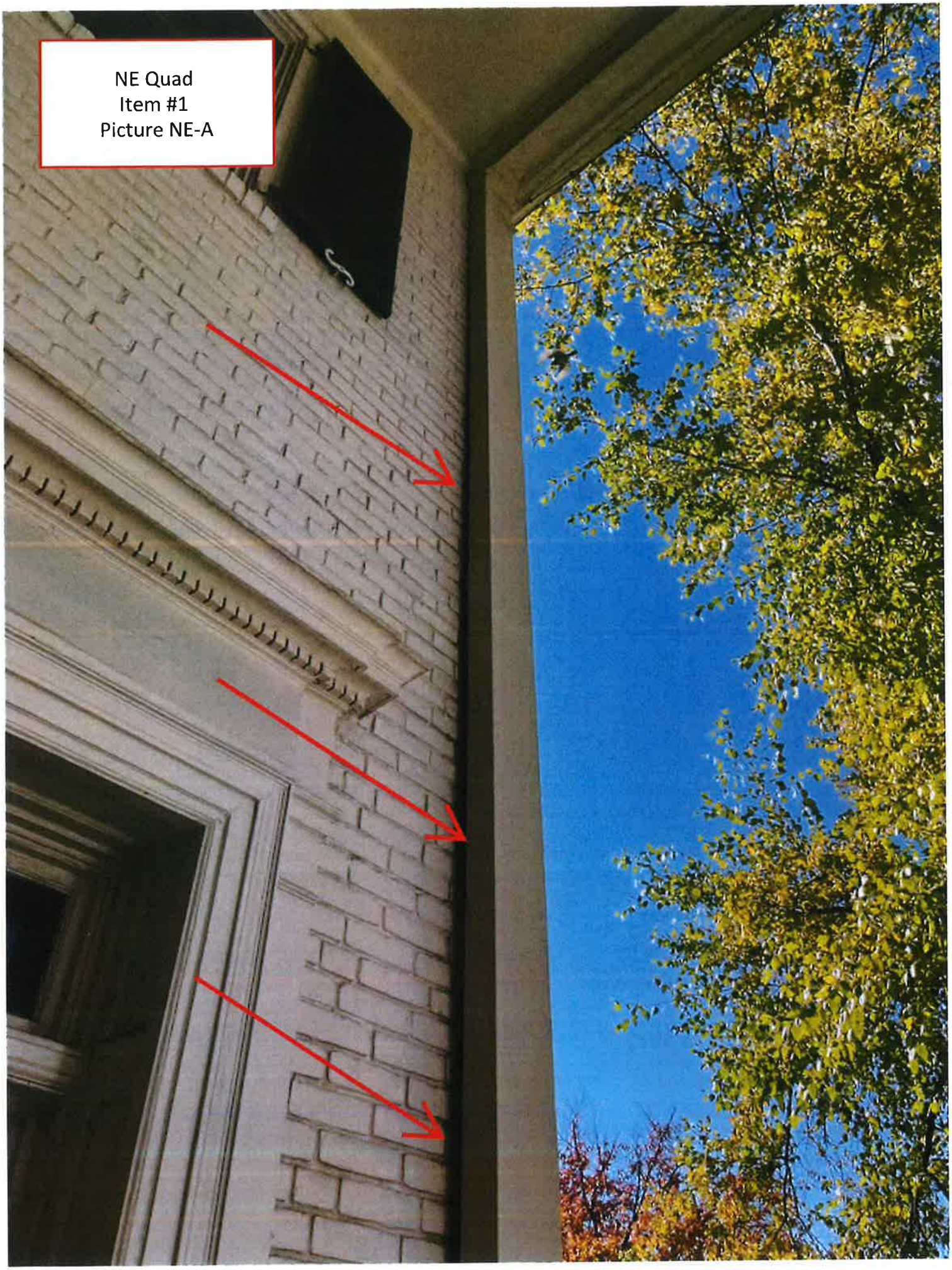
- Understand owner's desired timeframe and budget to address repairs
    - This will allow for the proper contractor provided budgets, phasing, and approach to be established
- Discuss the need for an engineer to satisfy any structural repairs as well as the City of Cleveland permitting process
- Discuss repair approach, i.e. phasing and schedule
- Discuss areas that were unable to be accessed, such as chimney, roofs, and upper walls
- Discuss owner desire to repair concrete at area well along the east and west of theater

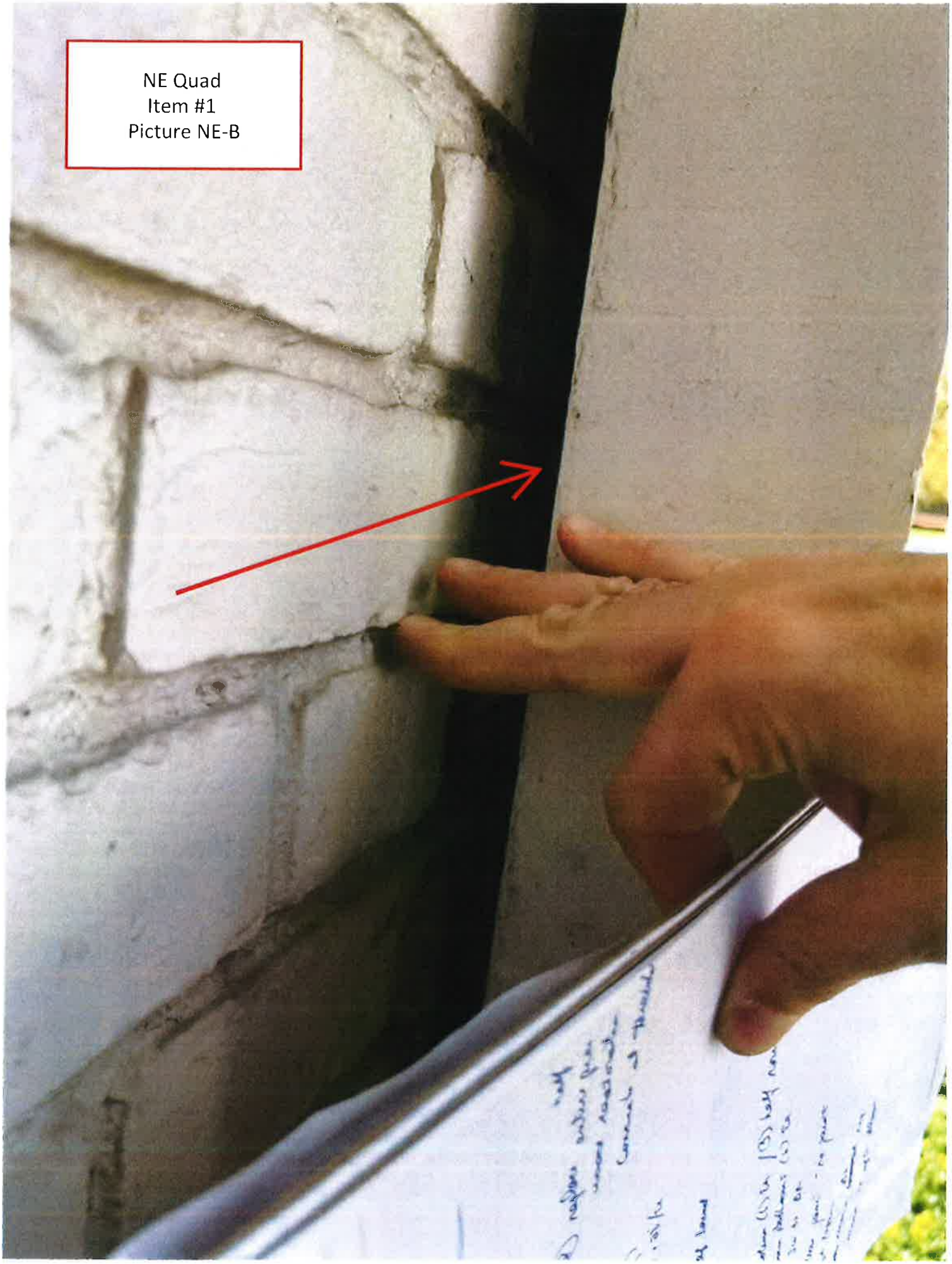
All materials guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed on upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.	**Authorized Signature:** _____ Note: This proposal may be withdrawn if not accepted within 30 days.
ACCEPTANCE OF PROPOSAL – The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as job completes/per monthly draw/per contract agreement	**Signature:**_____ **Title:**_____ **Date:**_____

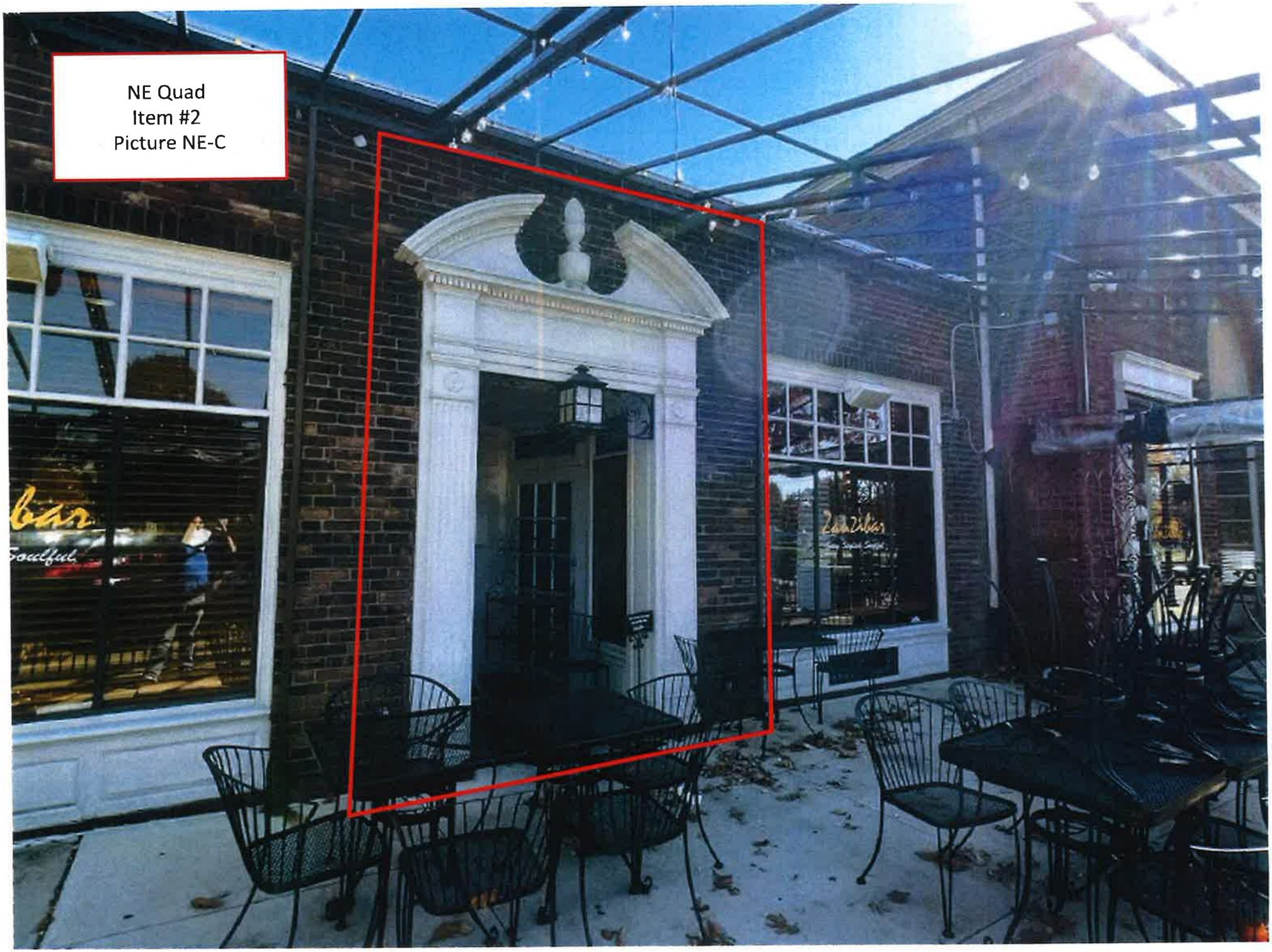
Terms:

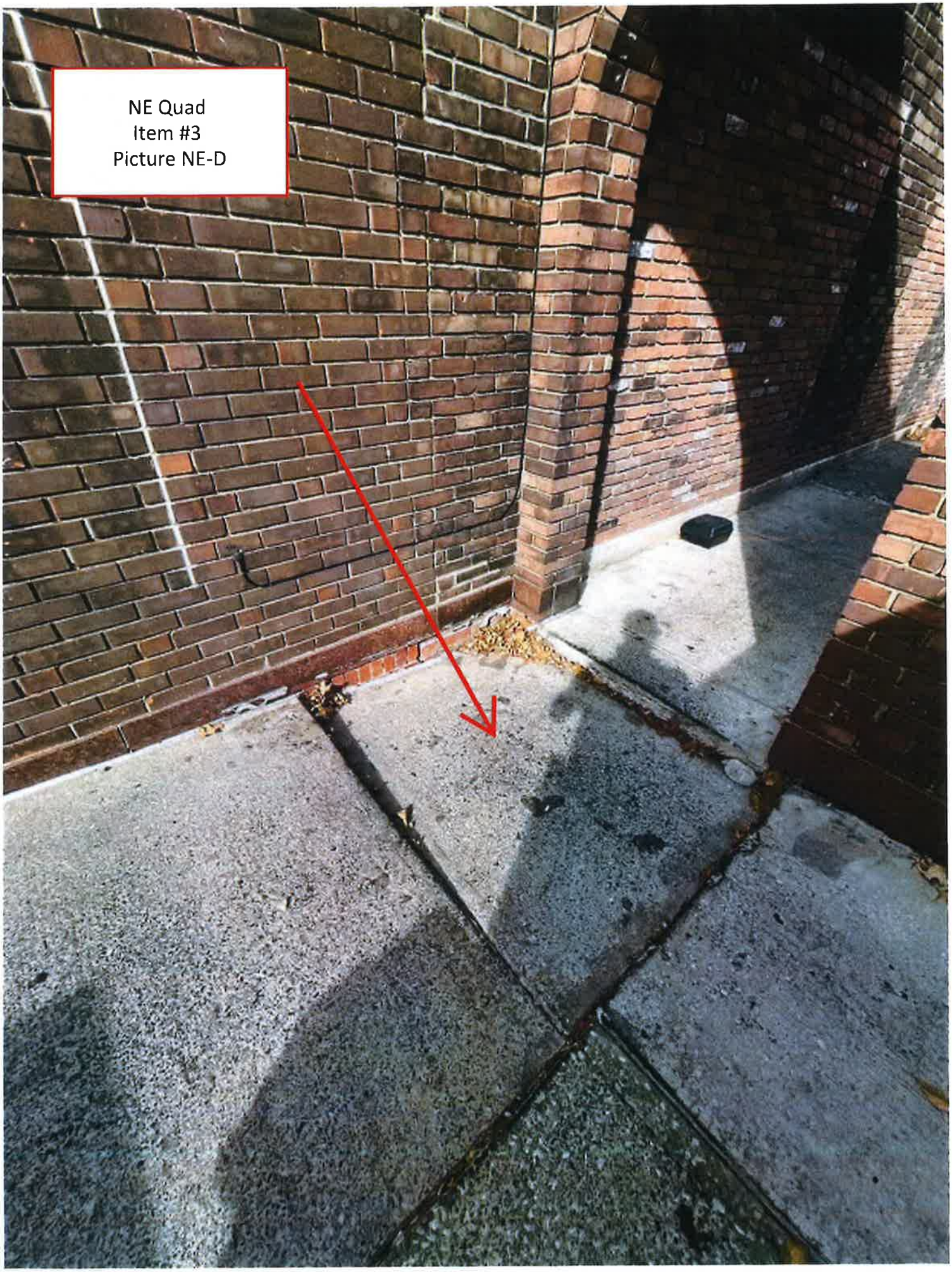
- For work to commence, WR Restoration shall receive an original signed proposal prior to beginning the project. Work shall be completed in a reasonable time frame based on labor and material availability and weather.
- Water, electricity and access to the work are to be provided by the owner/purchaser and are to be considered necessary for the completion of the work.
- Work is invoiced on monthly basis on or around the 25th of each month forecasting the work through the end of said month. Payments are due 30 days after invoicing and final invoice is due within 10 days.
- If purchaser is responsible for any delay, such as but not limited to approval of change orders, material selections, access to work or scheduling other subcontractor work, Purchaser shall pay WR Restoration for all costs and damages suffered due to delays.
- WR is not responsible for any delays due to fire or other casualty on account of riots or strikes, or other combined action of workmen or others, or on account of any act of God or adverse weather conditions. WR Restoration shall be entitled to appropriate extension of time for performing the scope of work outlined above as a result of such delays or interference.
- WR Restoration shall have no obligation to perform additional work that set forth above until WR Restoration obtains a written change order signed by both the purchaser and WR Restoration as to the scope of the additional work in the amount to be paid to WR Restoration.
- Purchaser shall not subcontract, assign, or transfer this contract or any part thereof or amounts due or to be found due hereunder without written consent of WR Restoration.
- All claims, disputes and other matters in controversy arising out of or related to this contract, or the performance or breach thereof, shall be determined by the courts. However, in WR Restoration's sole discretion, WR Restoration may require that any dispute be determined by the construction industry arbitration rules for the American Arbitration Association. Purchaser hereby agrees that the resolution of all disputes, whether by resort to the courts or by arbitration shall be in Summit County, Ohio.
- In the event of any breach of this contract by Purchaser, WR Restoration shall be entitled to immediately cease work until the breach is remedied. WR Restoration shall be entitled to recover all of its costs incurred as a result of any breach of this Contract by Purchaser, including an award of its attorney's fees incurred as a result of the breach.

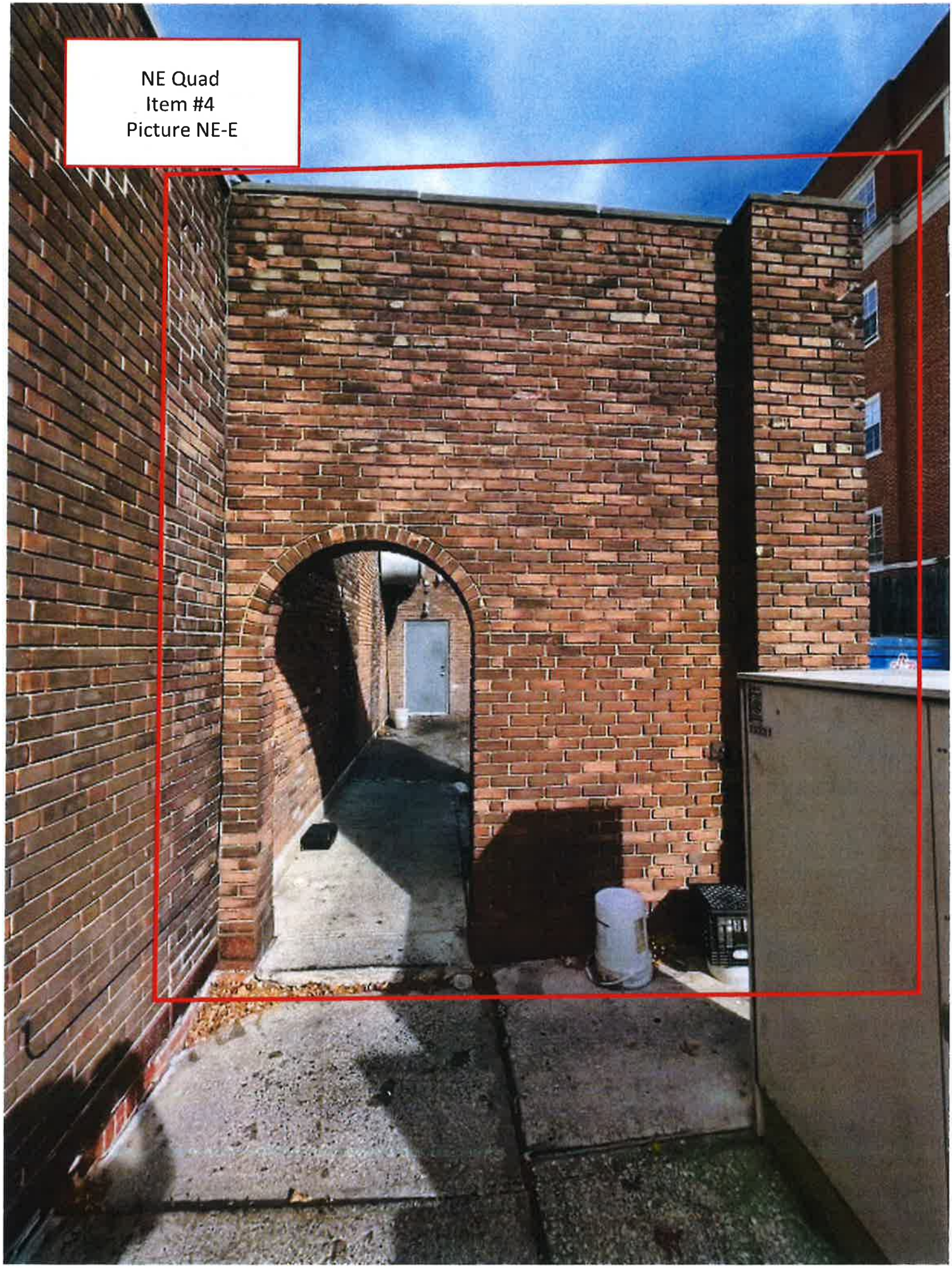

Shaker Square
NW Quad
NE Quad
SW Quad
SE Quad
Shaker Square
Google Earth
400 ft
N

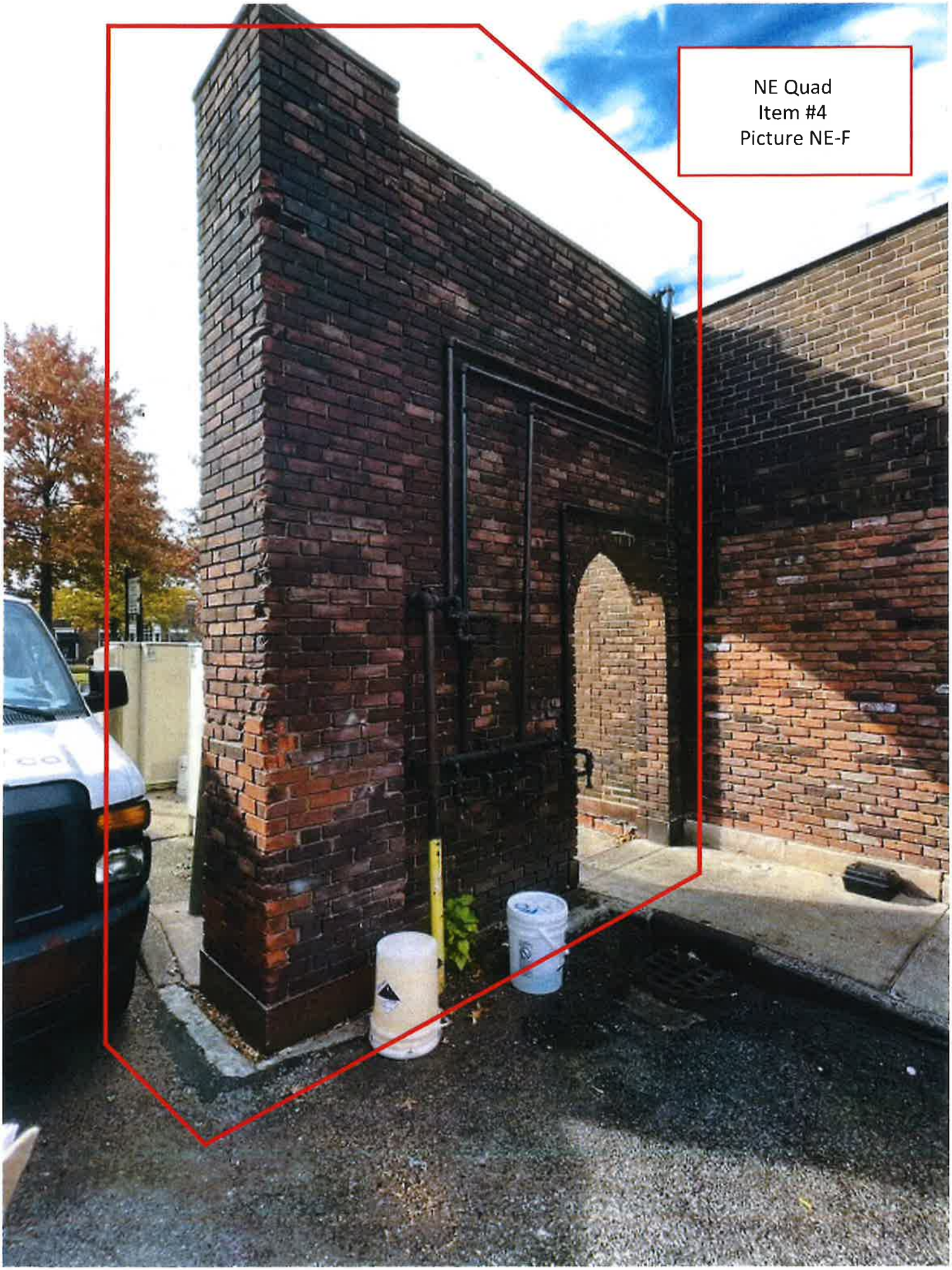

NE Quad
Item #1
Picture NE-A

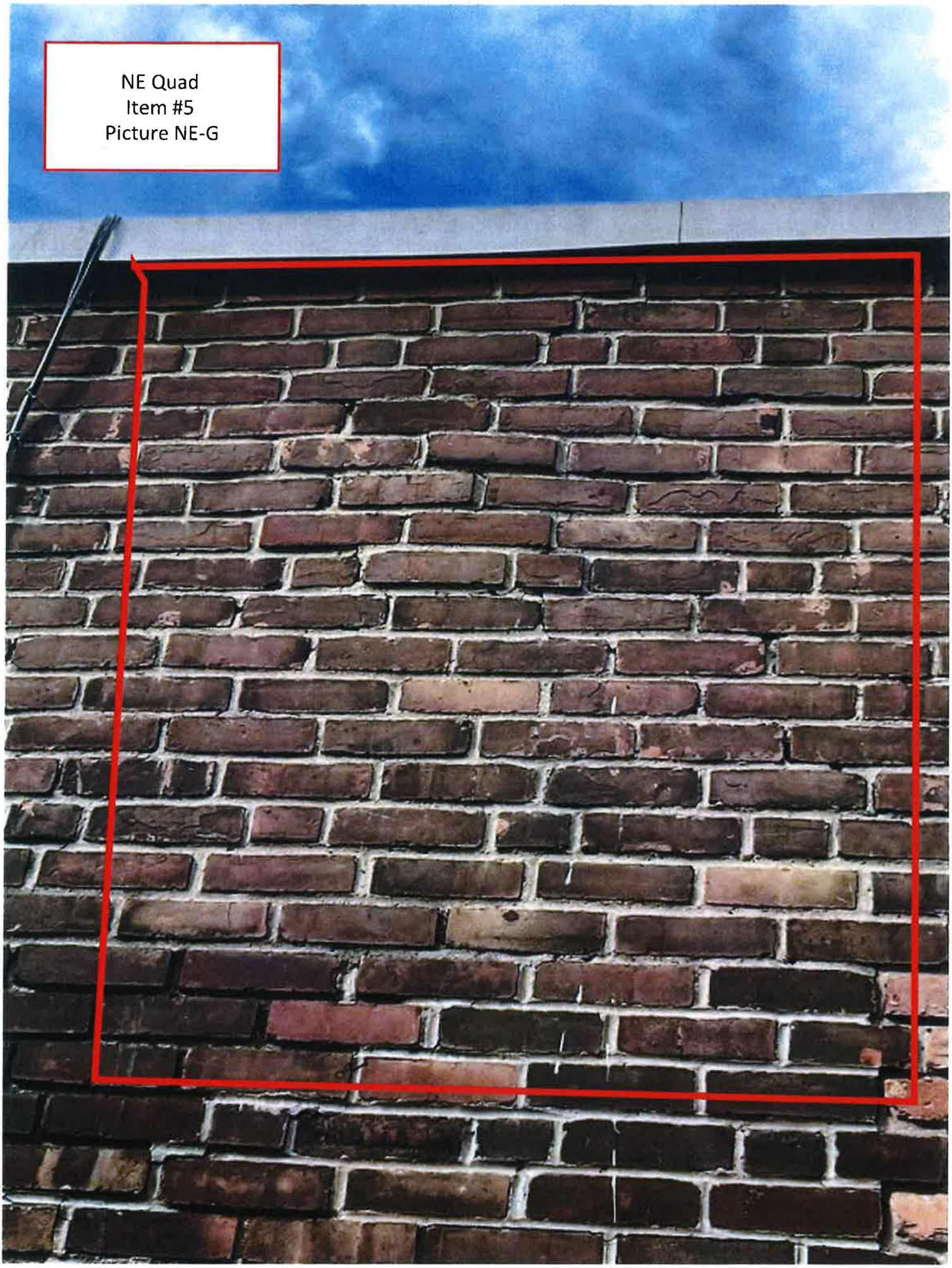

NE Quad
Item #1
Picture NE-B

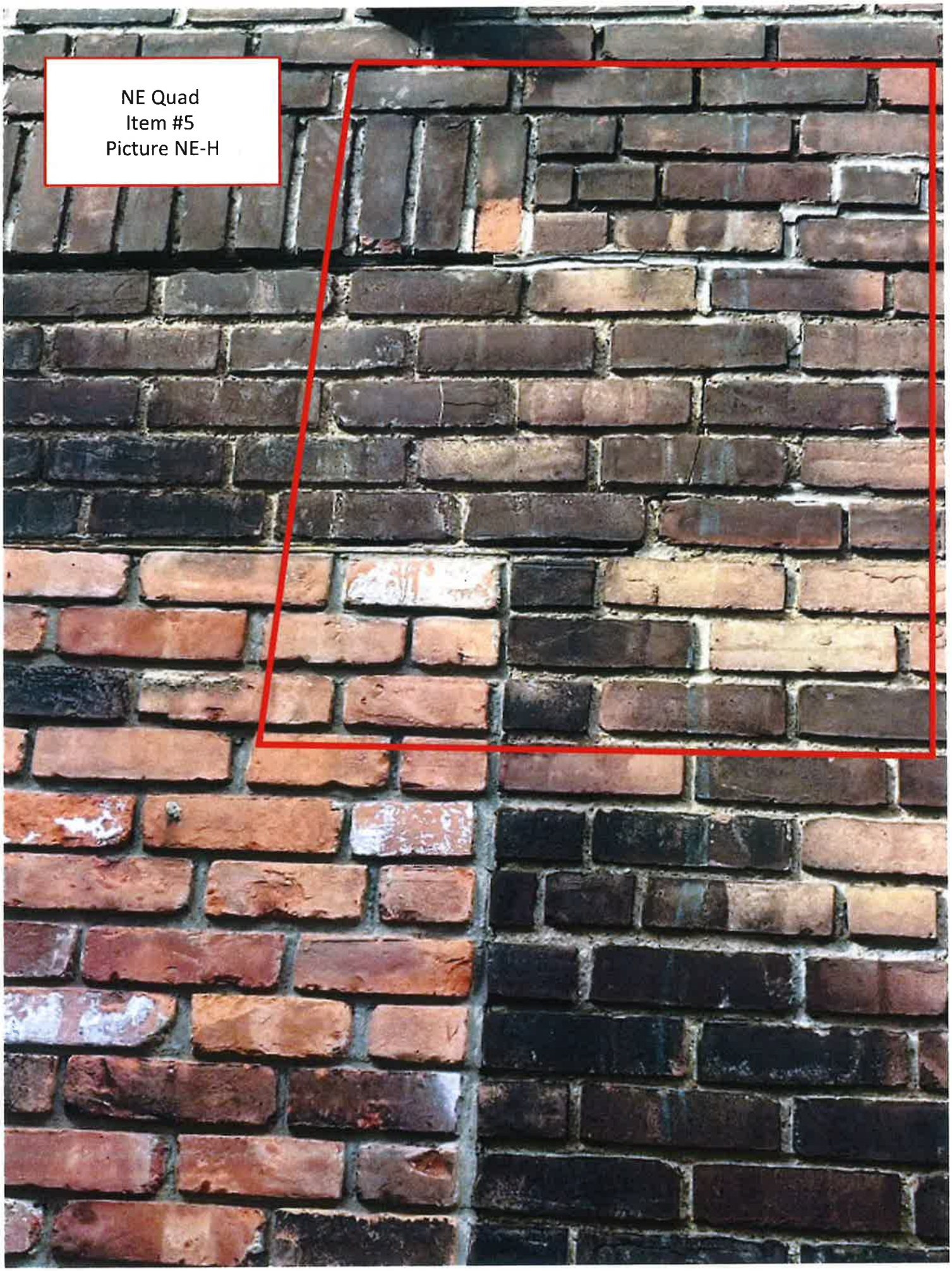

NE Quad
Item #2
Picture NE-C


NE Quad
Item #3
Picture NE-D

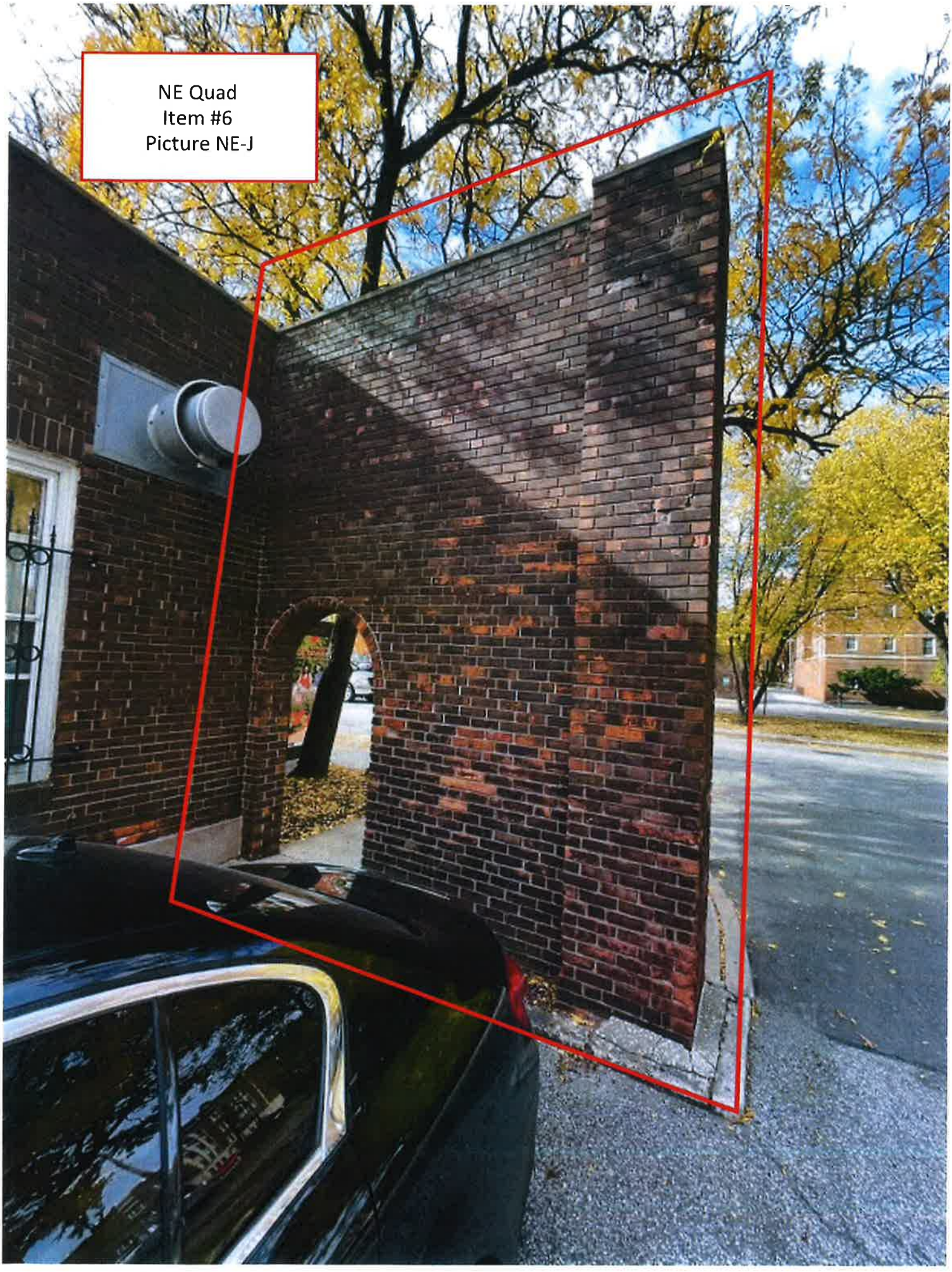

NE Quad
Item #4
Picture NE-E


NE Quad
Item #4
Picture NE-F


NE Quad
Item #5
Picture NE-G


NE Quad
Item #5
Picture NE-H


NE Quad
Item #6
Picture NE-I
651
LOADING
ONLY

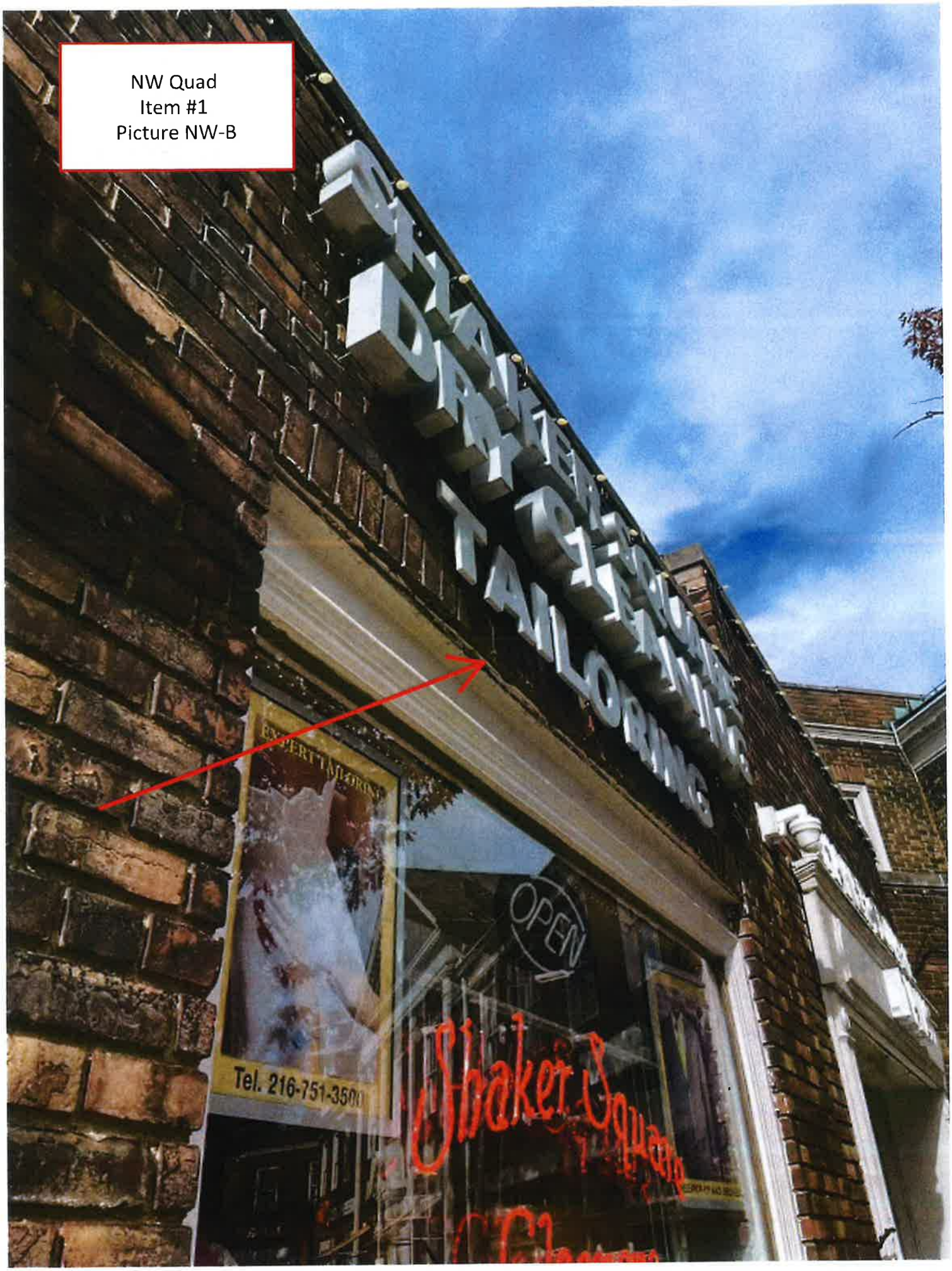

NE Quad
Item #6
Picture NE-J

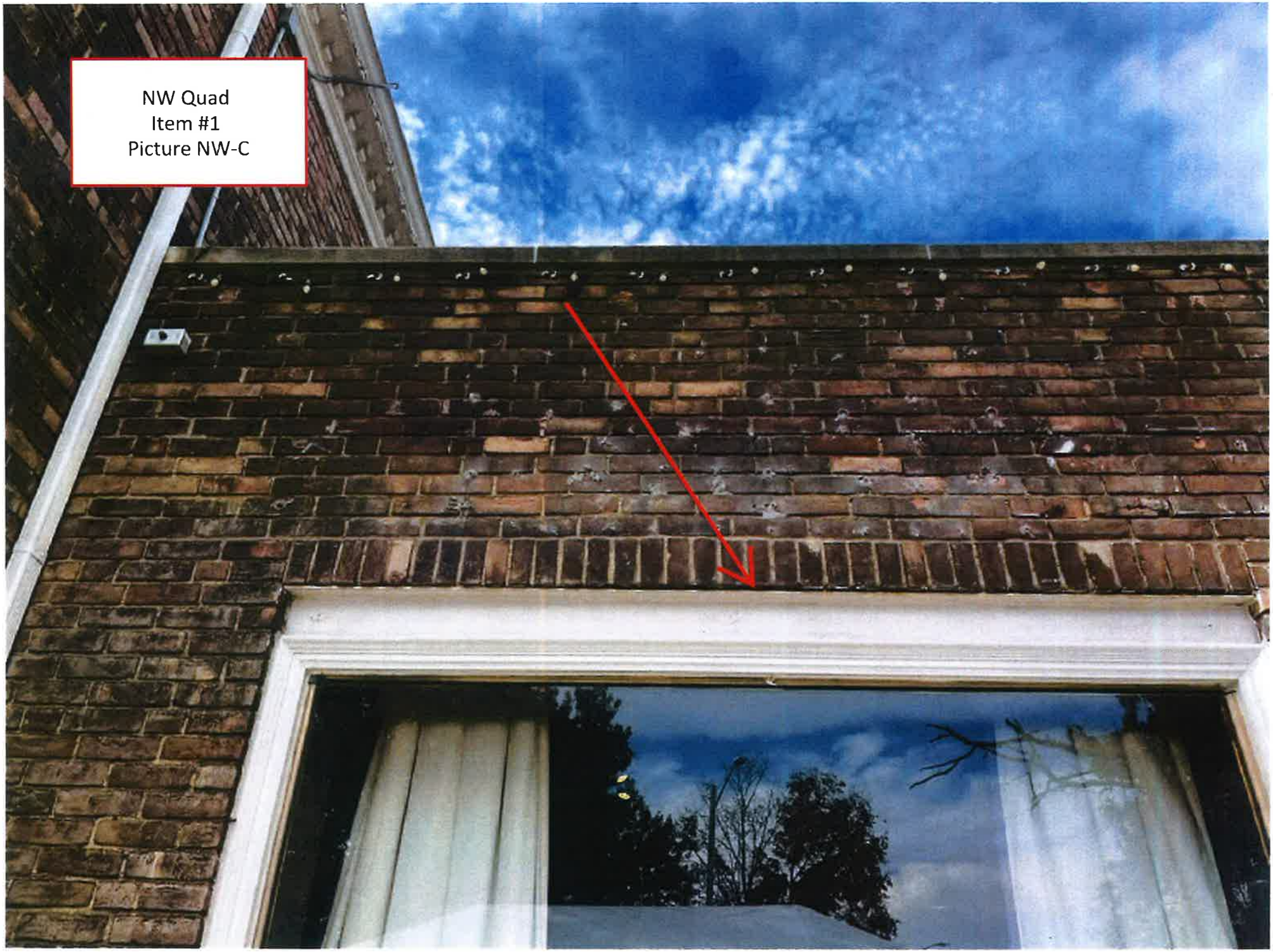

NE Quad
Item #7
Picture NE-K

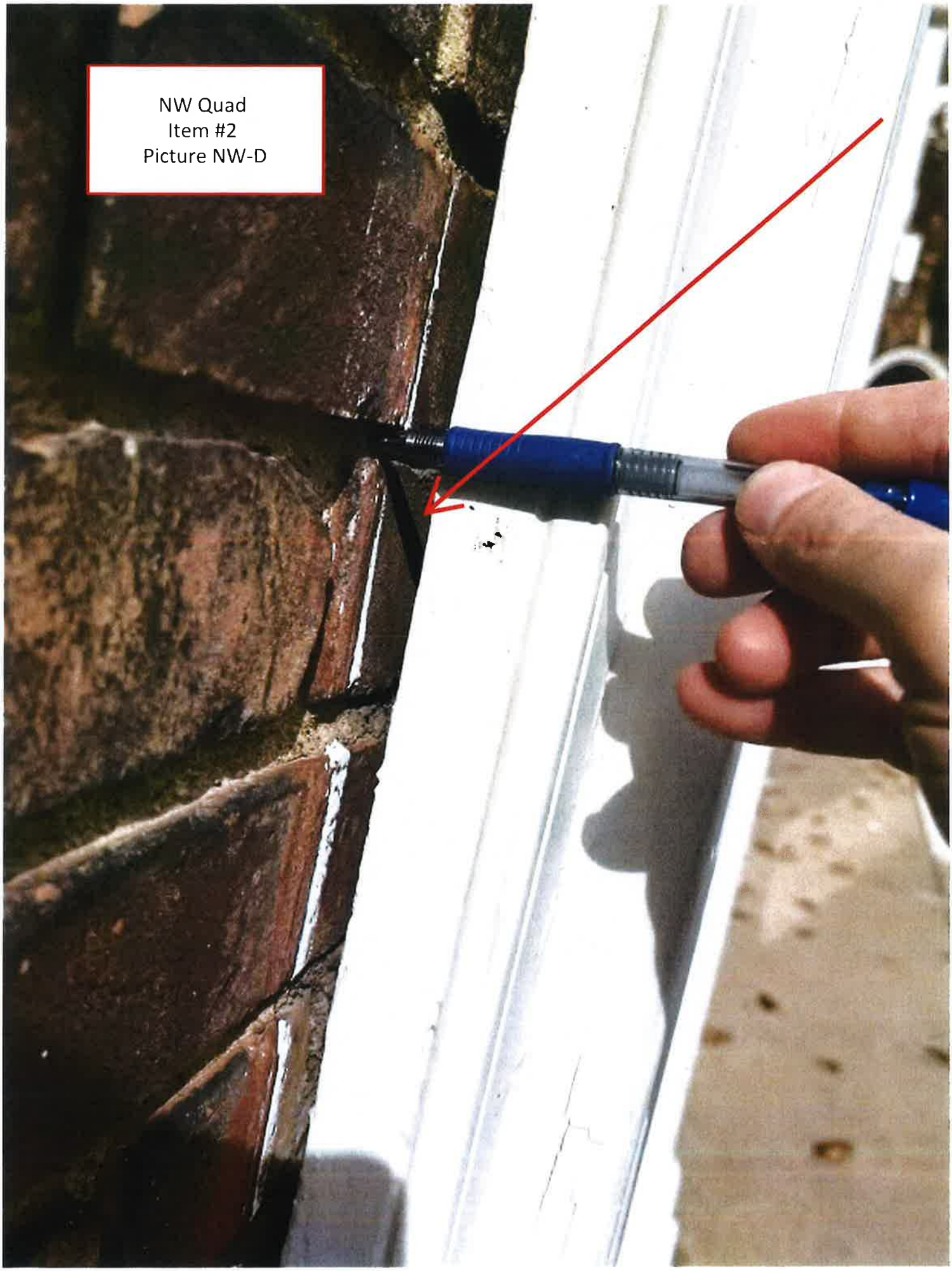

NE Quad
Item #8
Picture NE-L
CVS/pharmacy
RECEIVING
ENTRANCE


NE Quad
Item #8
Picture NE-M

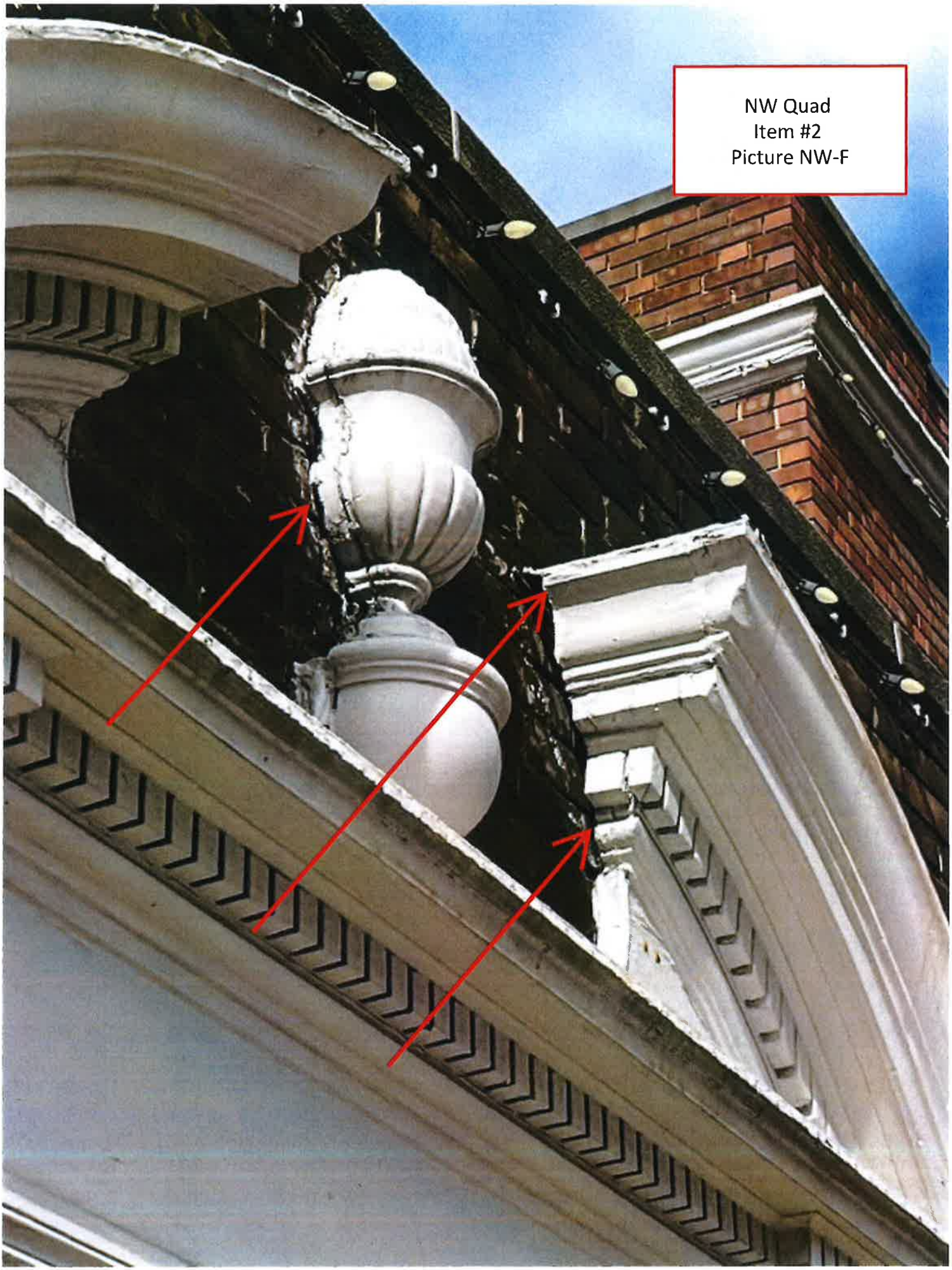

NW Quad
Item #1
Picture NW-A
SHAKER SQUARE
DRY CLEANING
TAILORING
NAILS
Shaker Square
Cleaners
&
Tailor Shop


NW Quad
Item #1
Picture NW-B
DRY CLEANERS
TAILORING
OPEN
Tel. 216-751-3500
Shaker Square

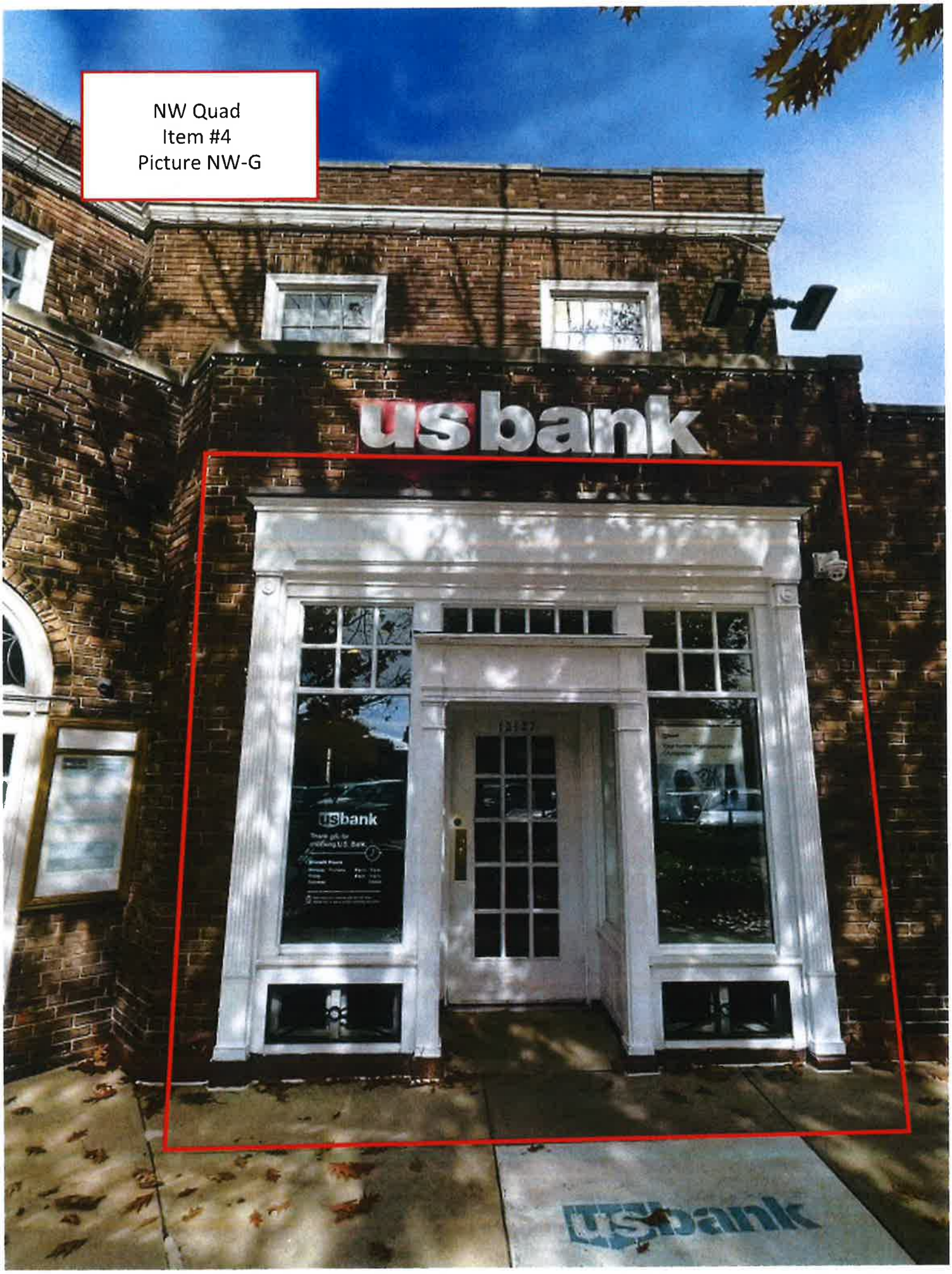

NW Quad
Item #1
Picture NW-C

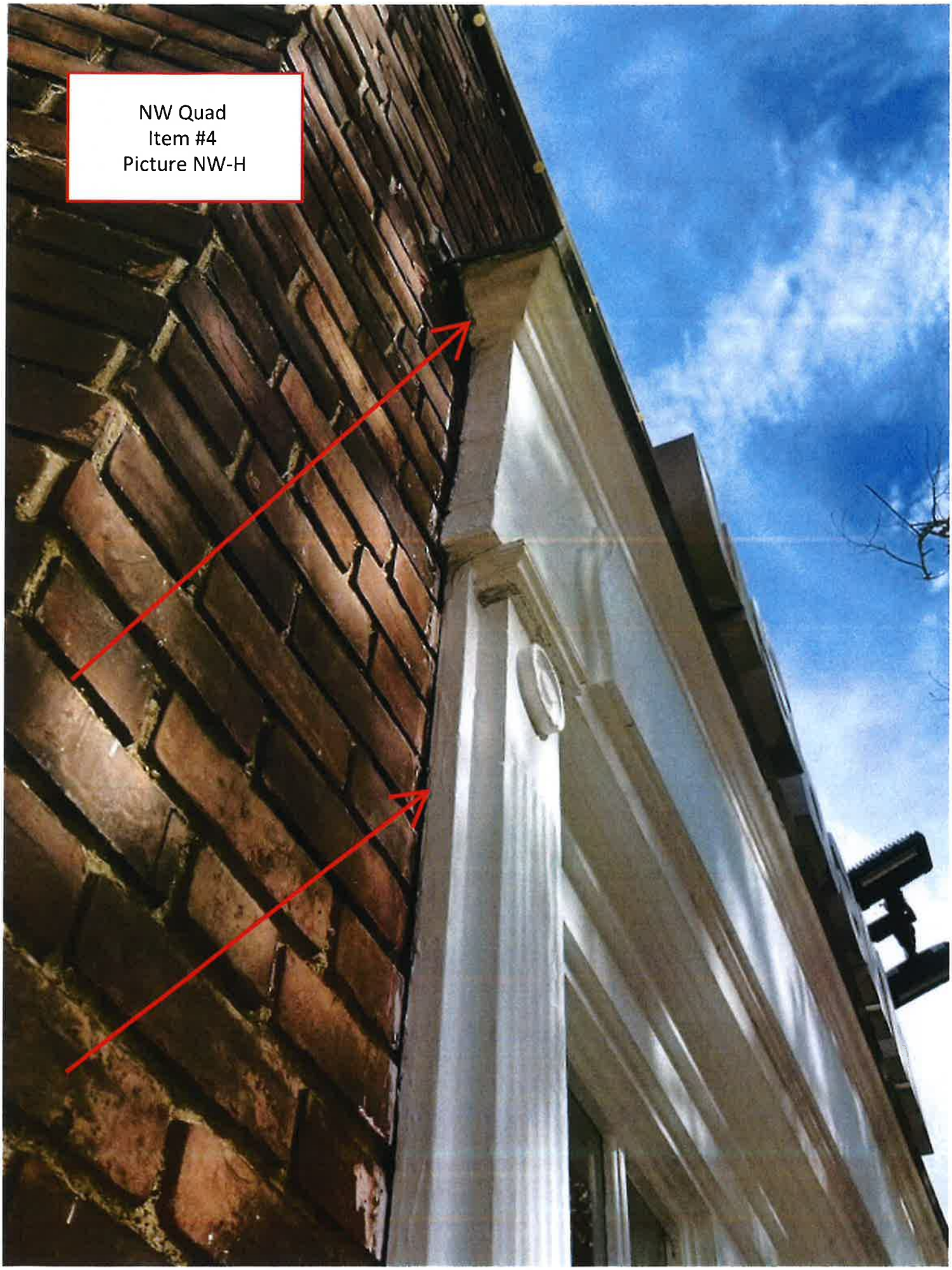

NW Quad
Item #2
Picture NW-D

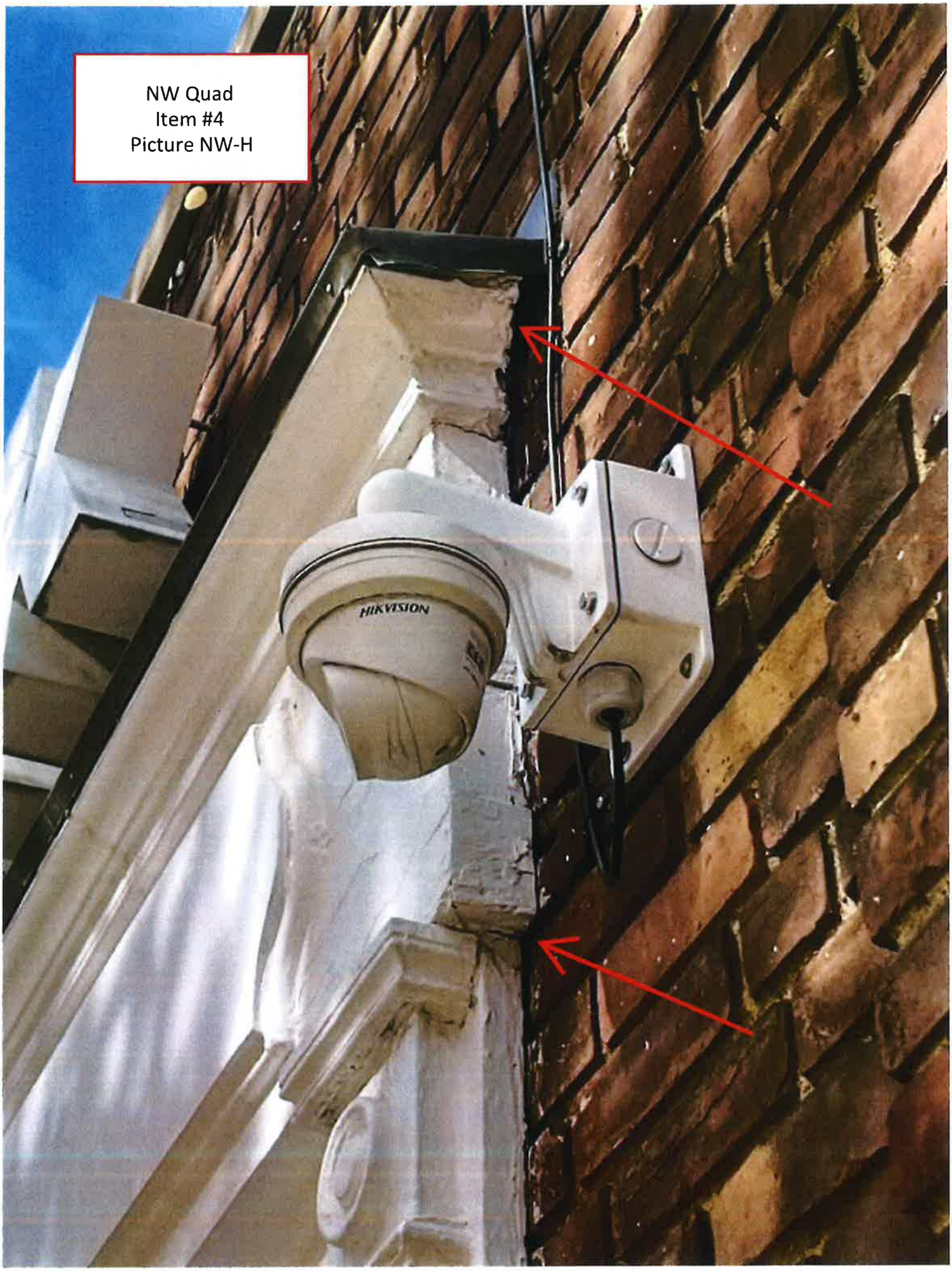

NW Quad
Item #2
Picture NW-E

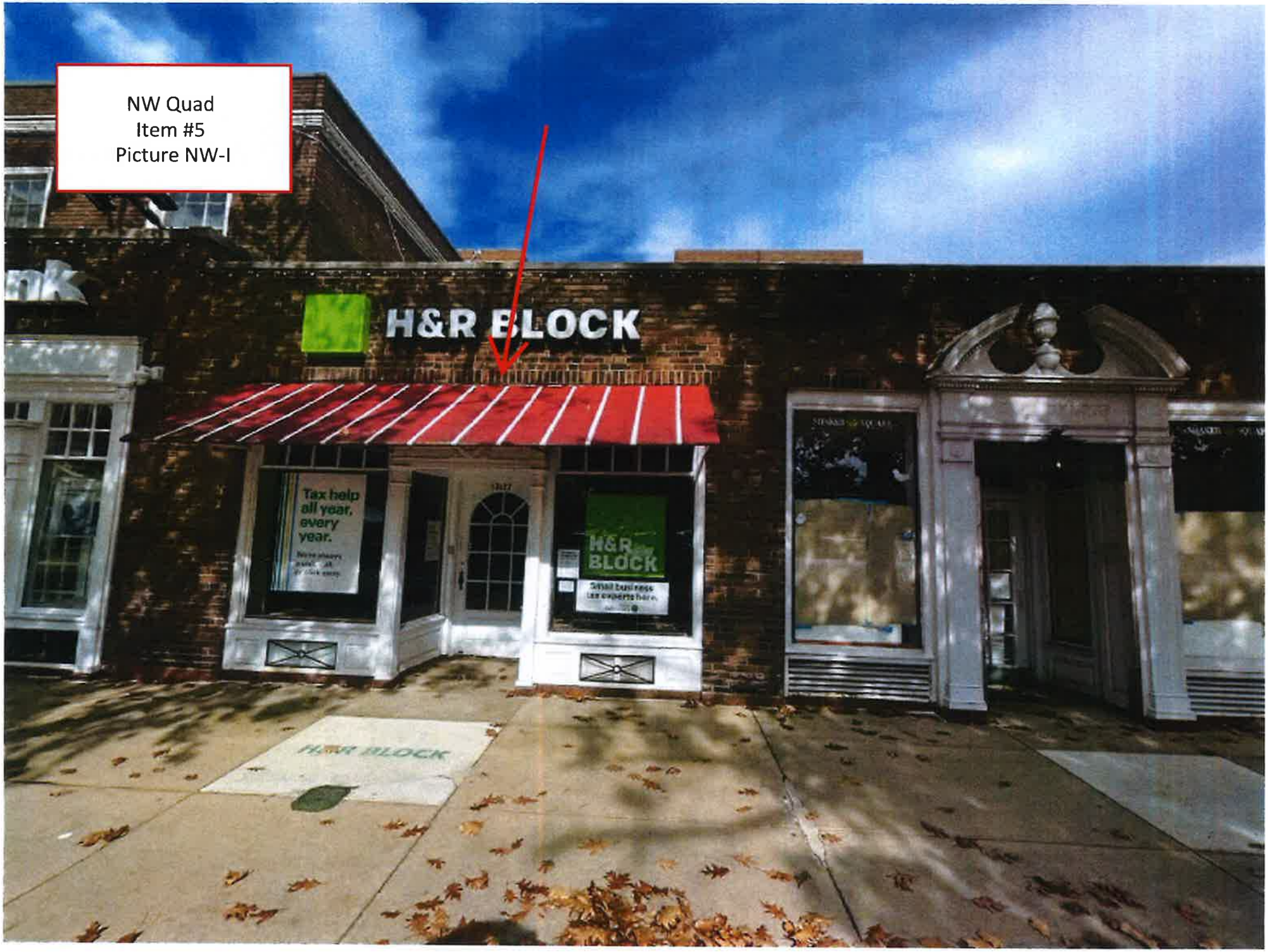

NW Quad
Item #2
Picture NW-F

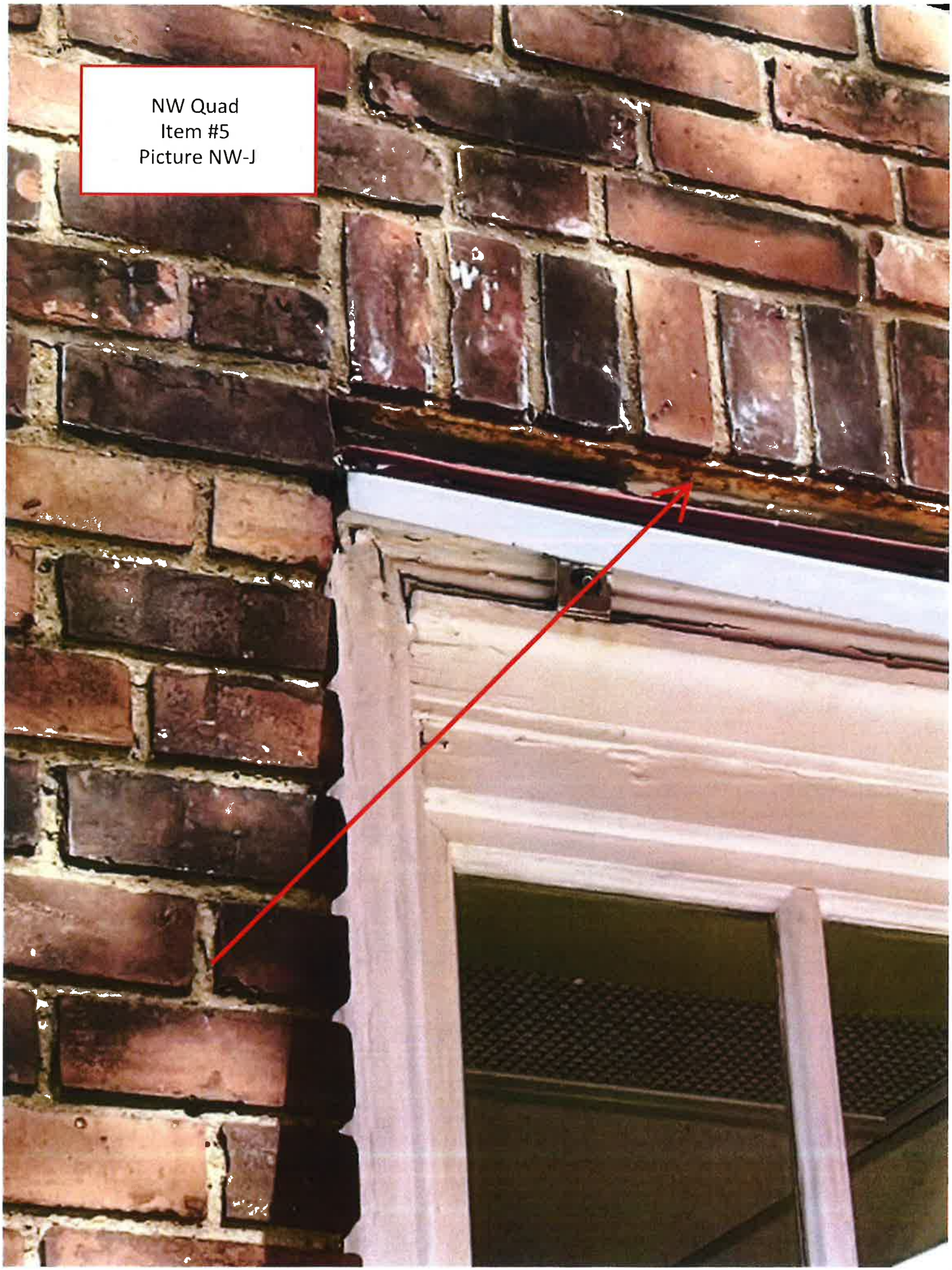

NW Quad
Item #3
Picture NW-G

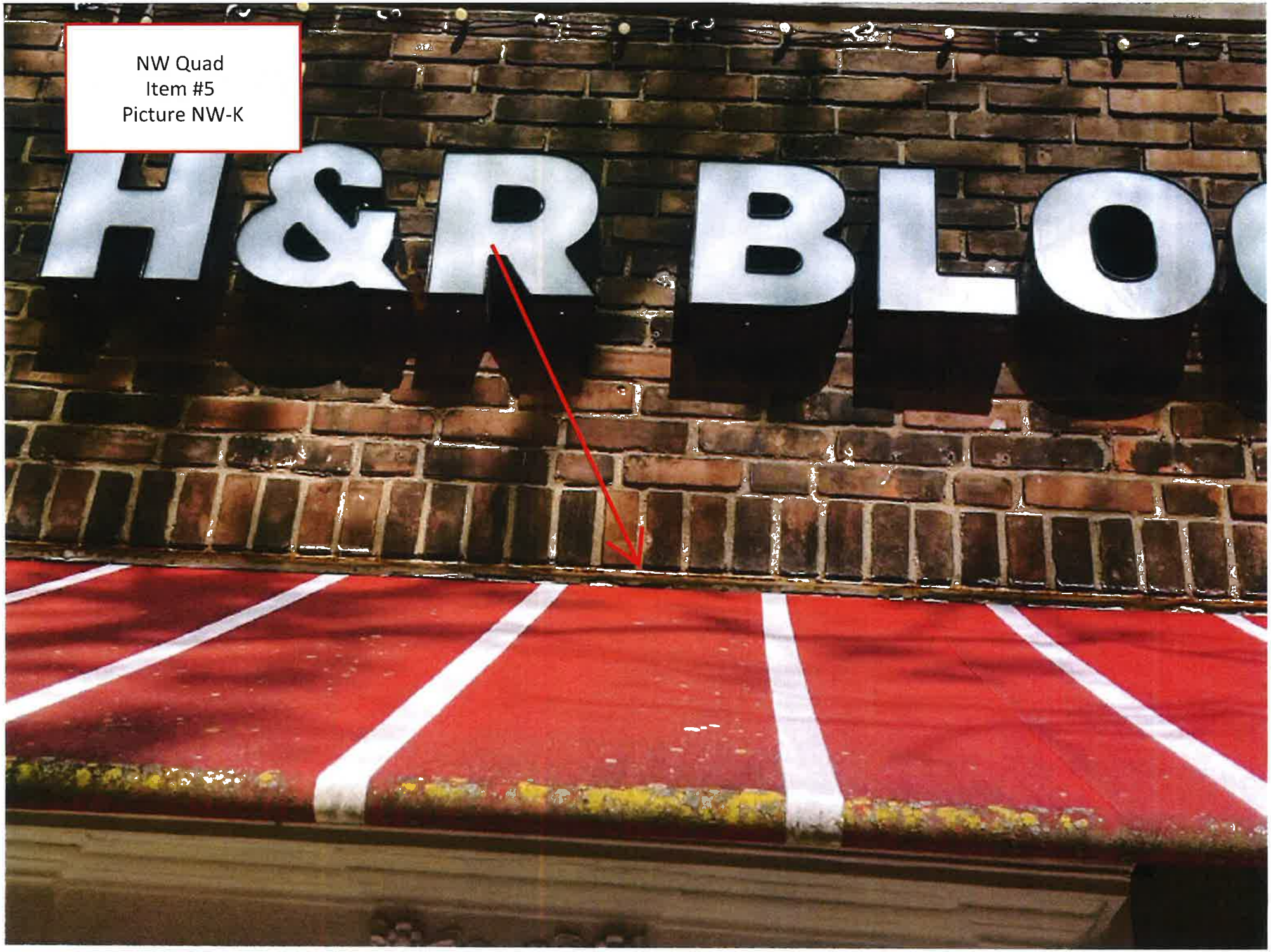

NW Quad
Item #4
Picture NW-G
usbank
usbank
usbank

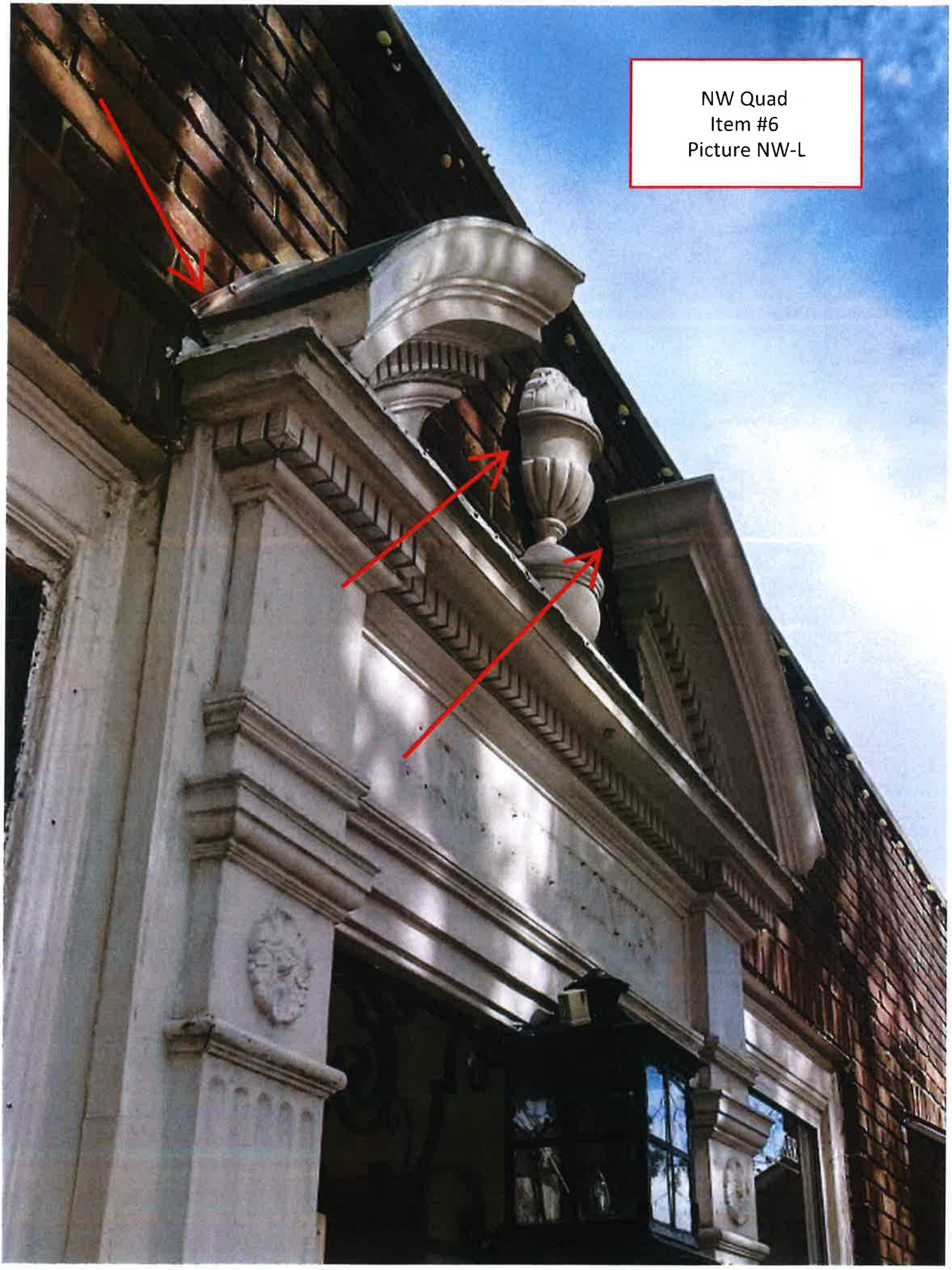

NW Quad
Item #4
Picture NW-H

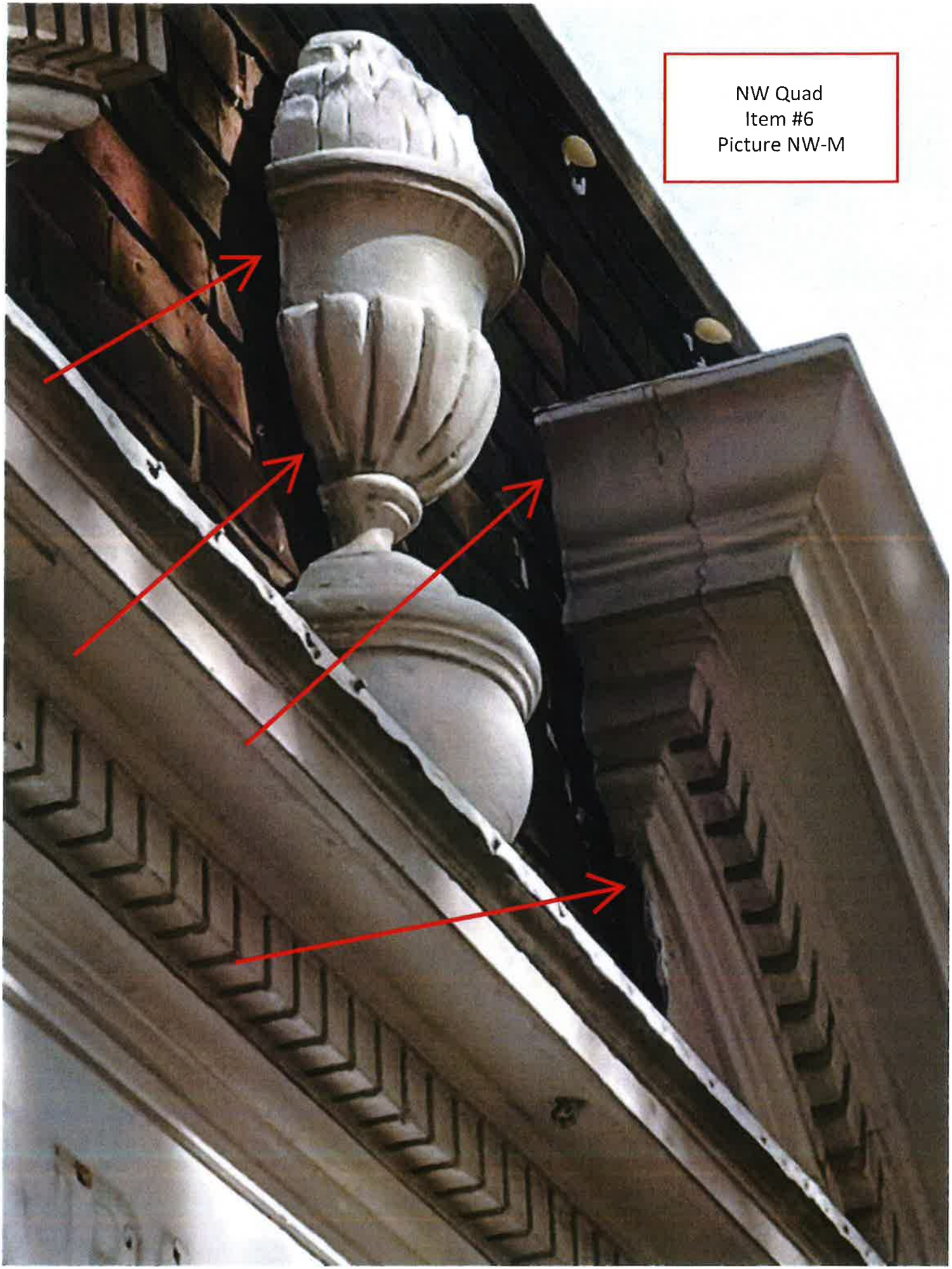

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Item #4
Picture NW-H
HIKVISION

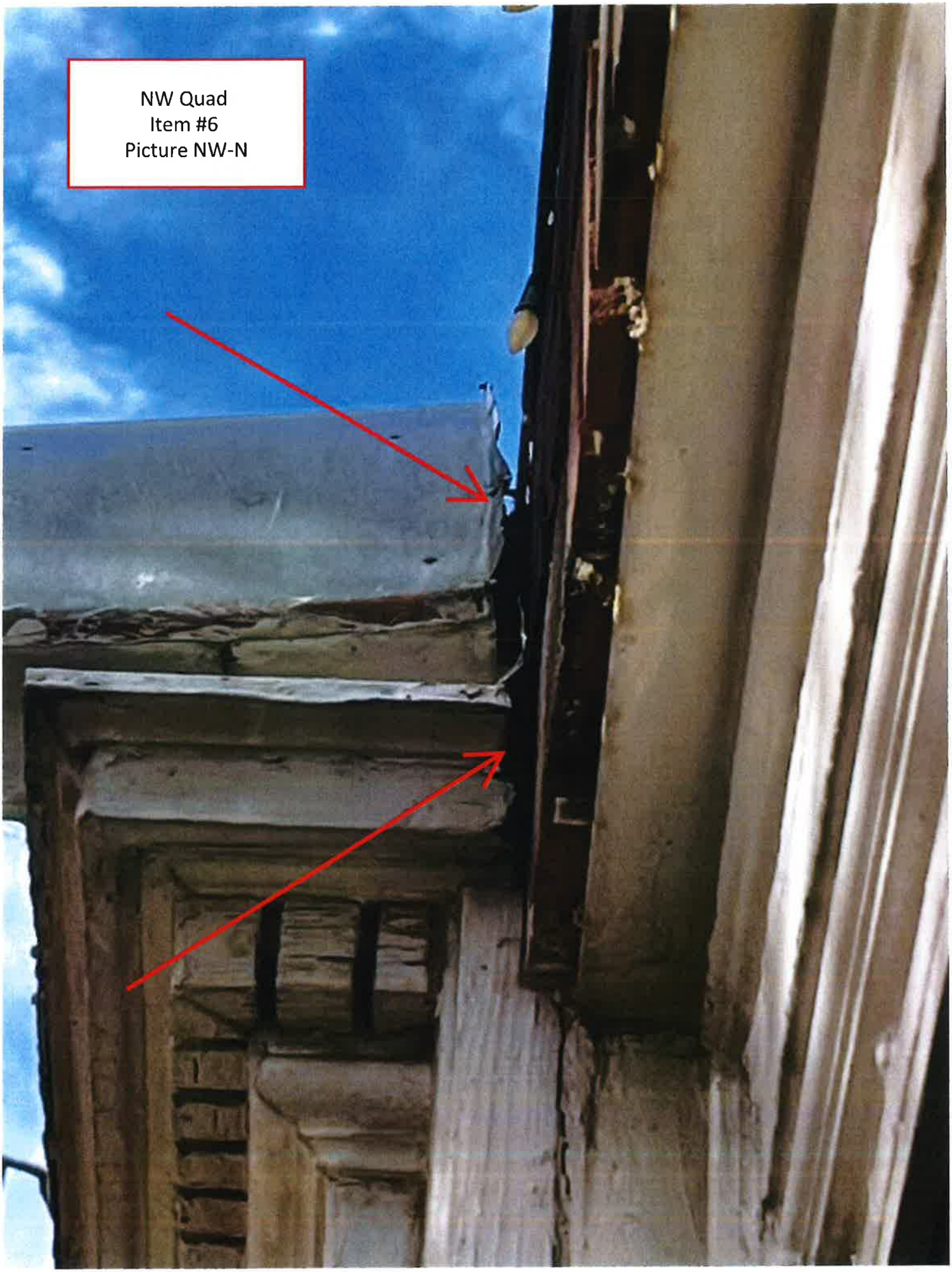

NW Quad
Item #5
Picture NW-I
H&R BLOCK
Tax help all year, every year.
H&R BLOCK

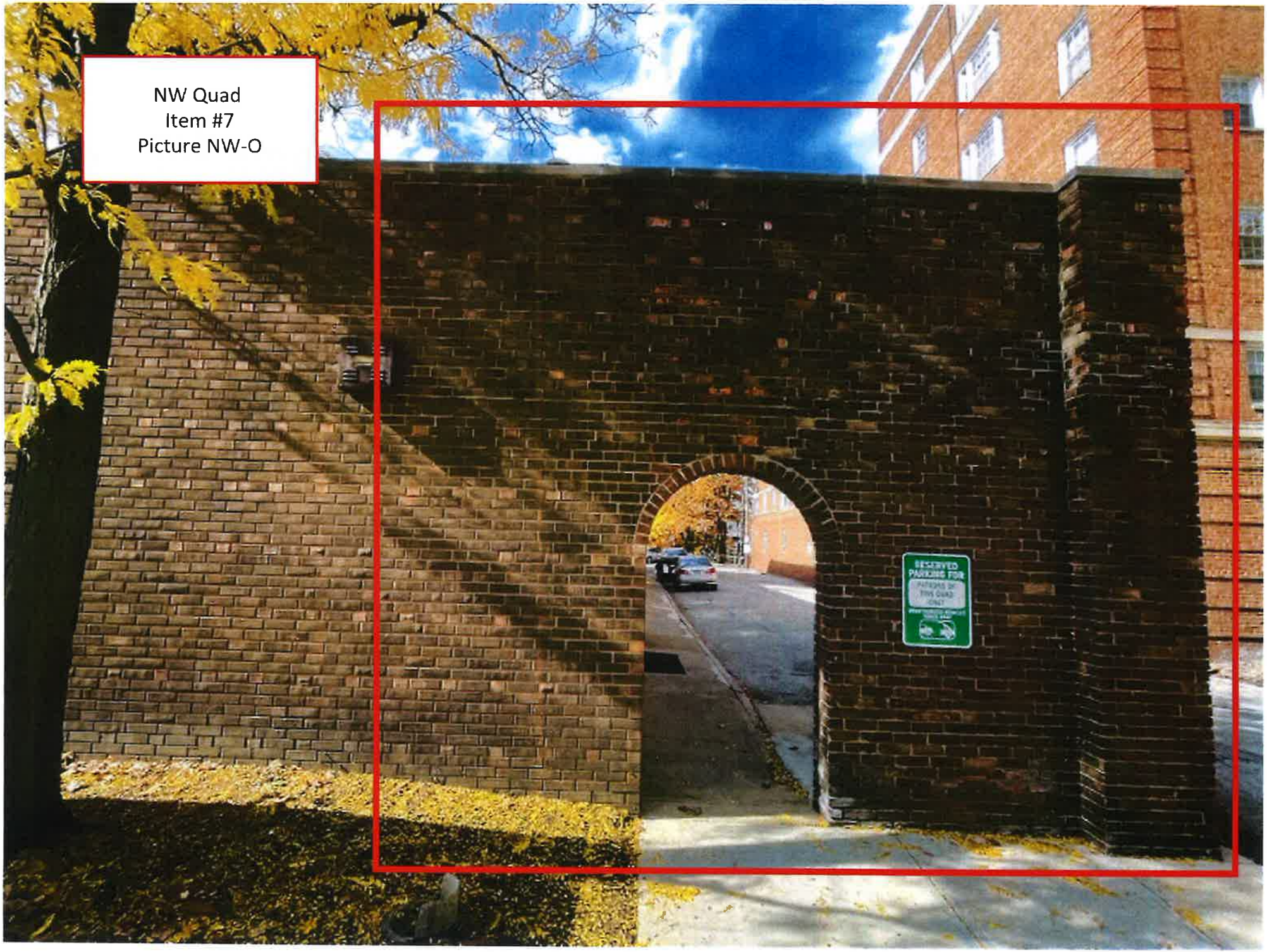

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Item #5
Picture NW-J

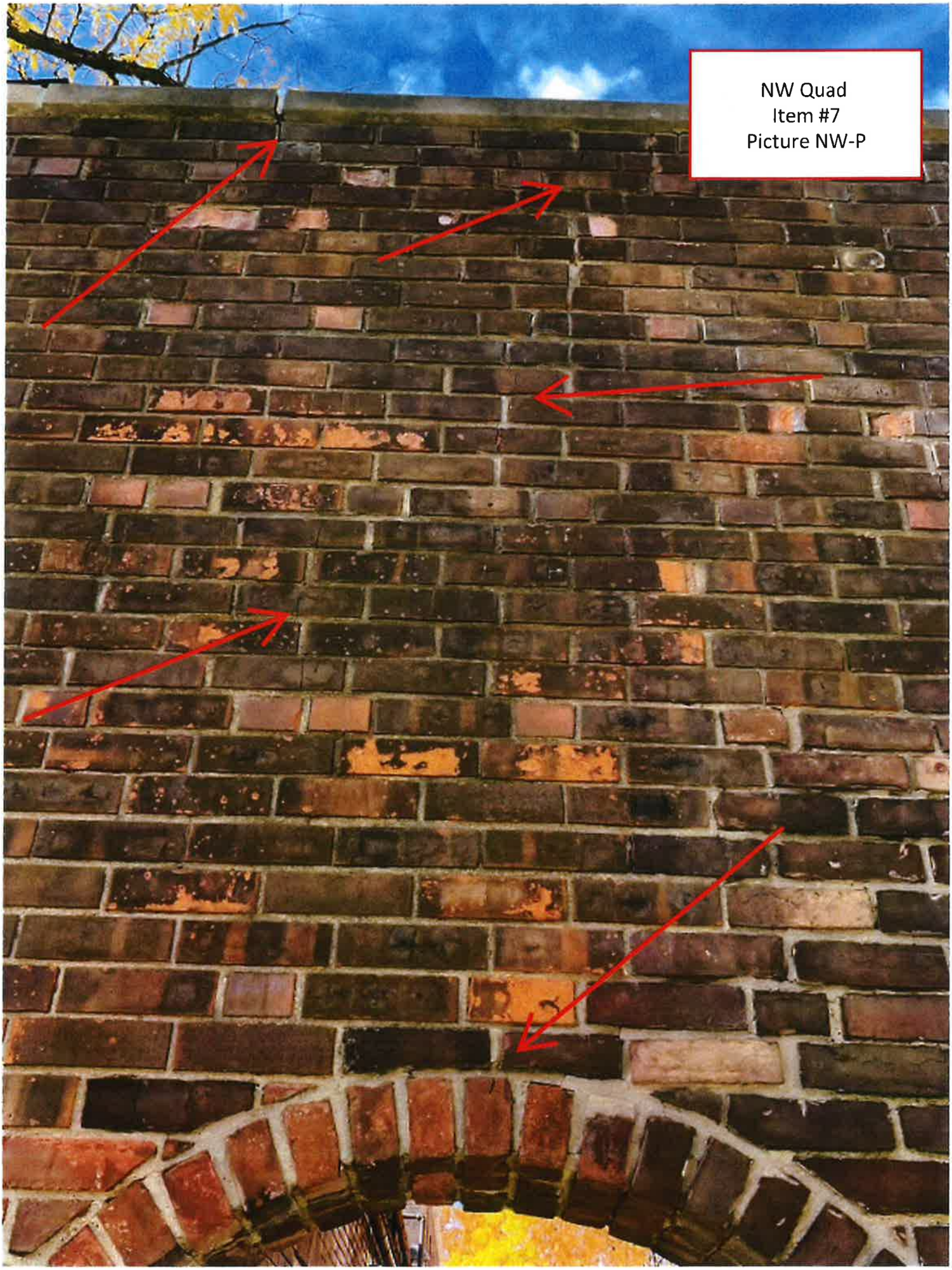

NW Quad
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Picture NW-K
H&R BLO

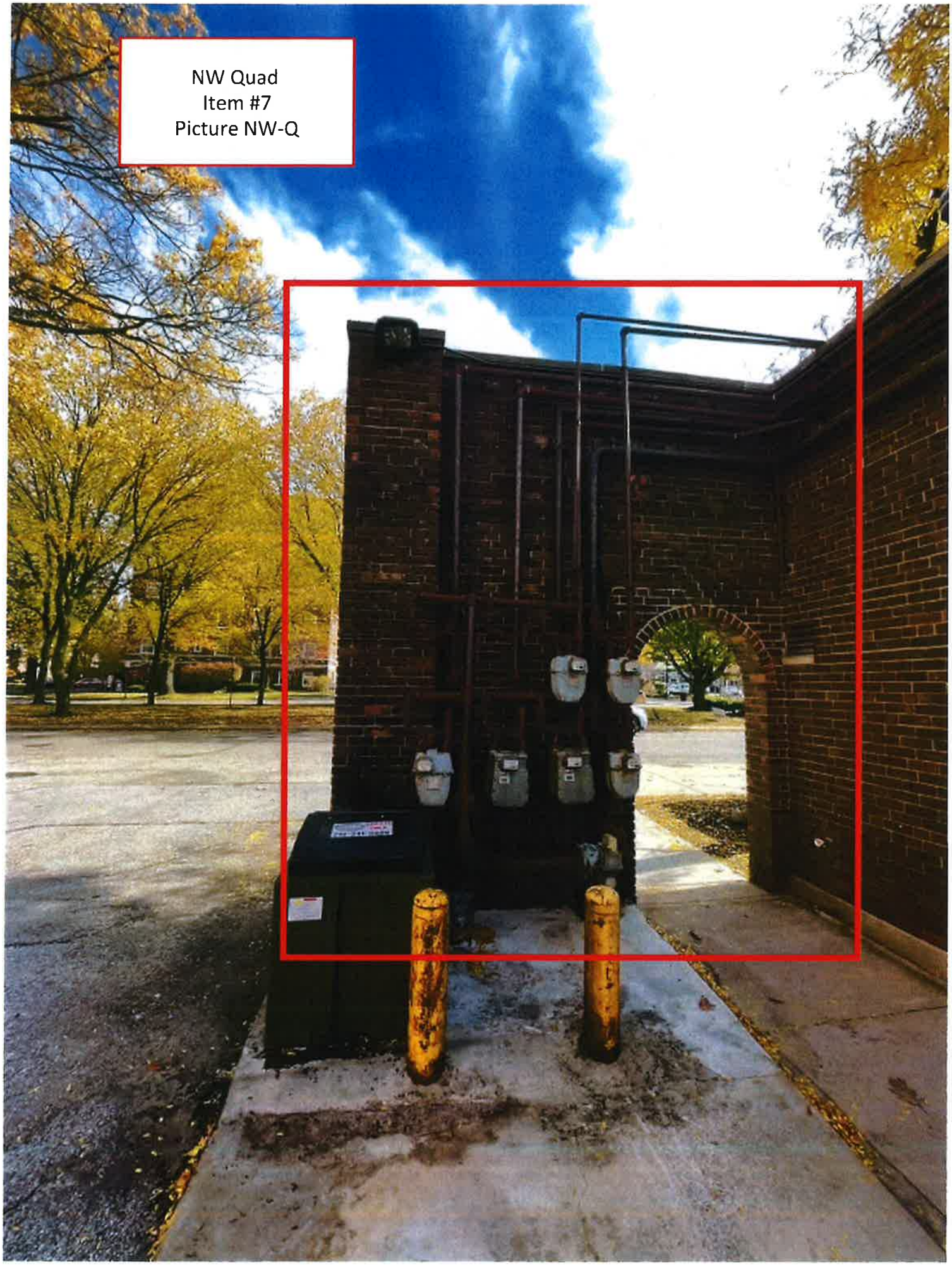

NW Quad
Item #6
Picture NW-L


NW Quad
Item #6
Picture NW-M

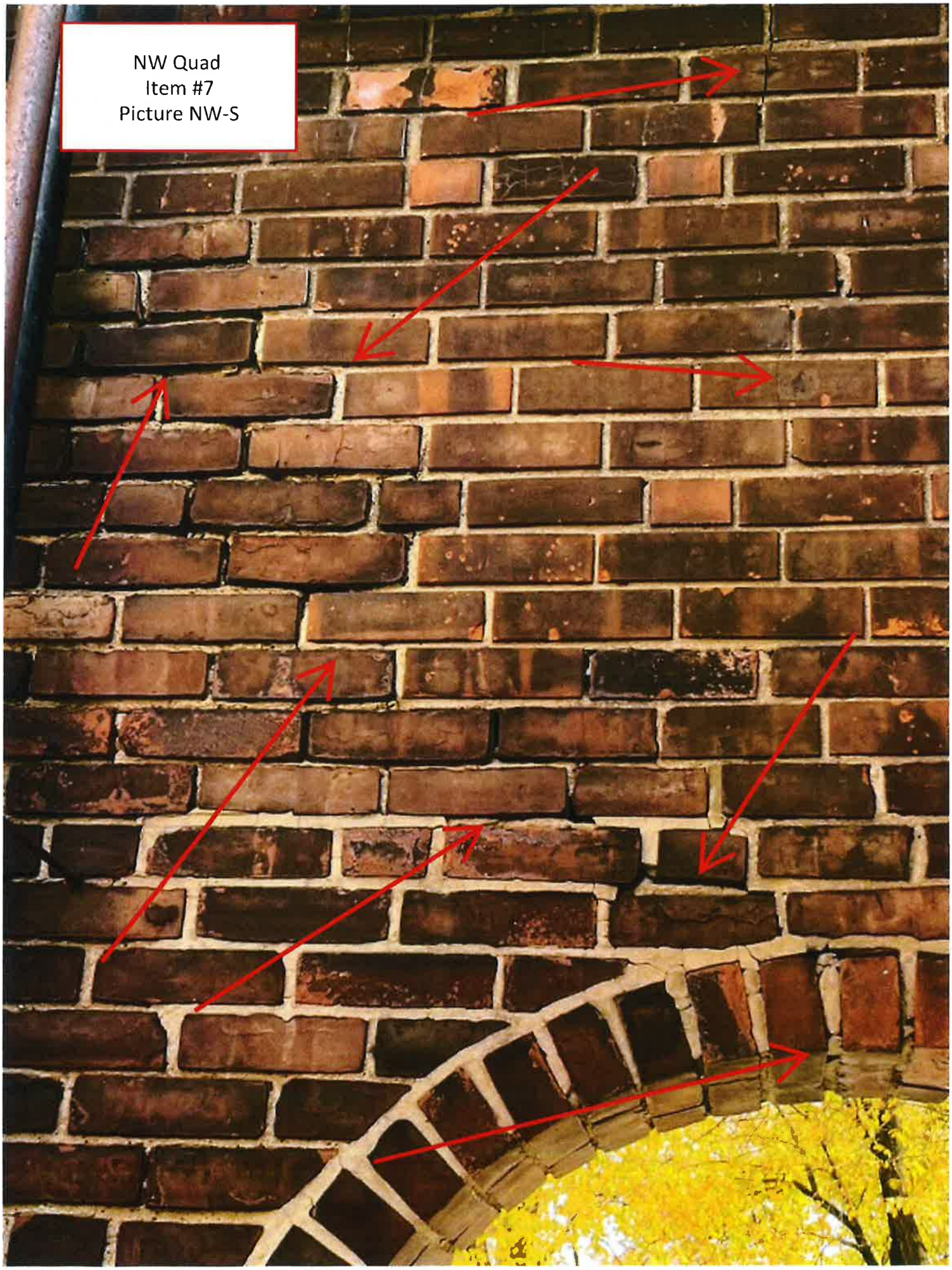

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Item #6
Picture NW-N


NW Quad
Item #7
Picture NW-O
RESERVED
PARKING FOR

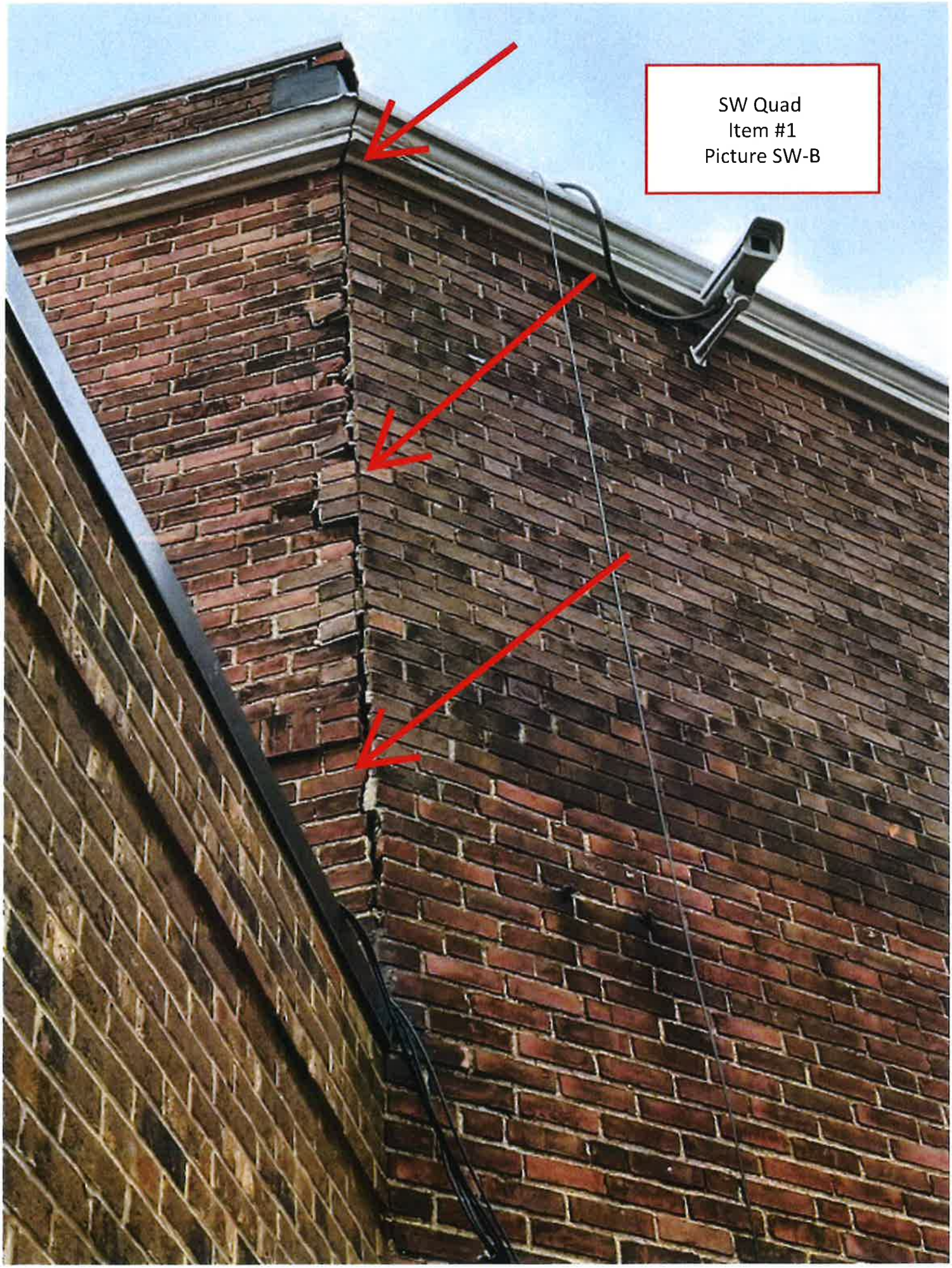

NW Quad
Item #7
Picture NW-P

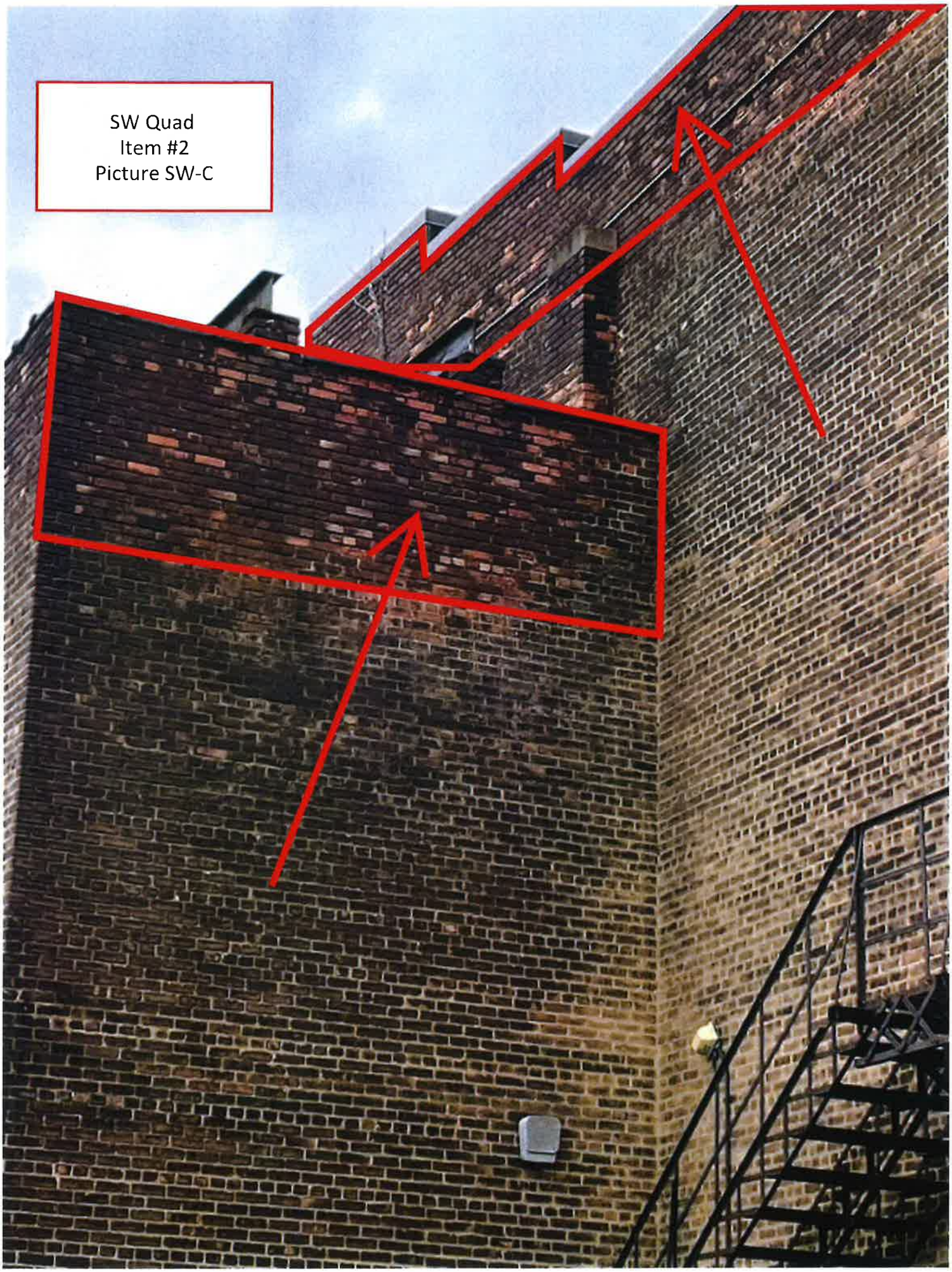

NW Quad
Item #7
Picture NW-Q

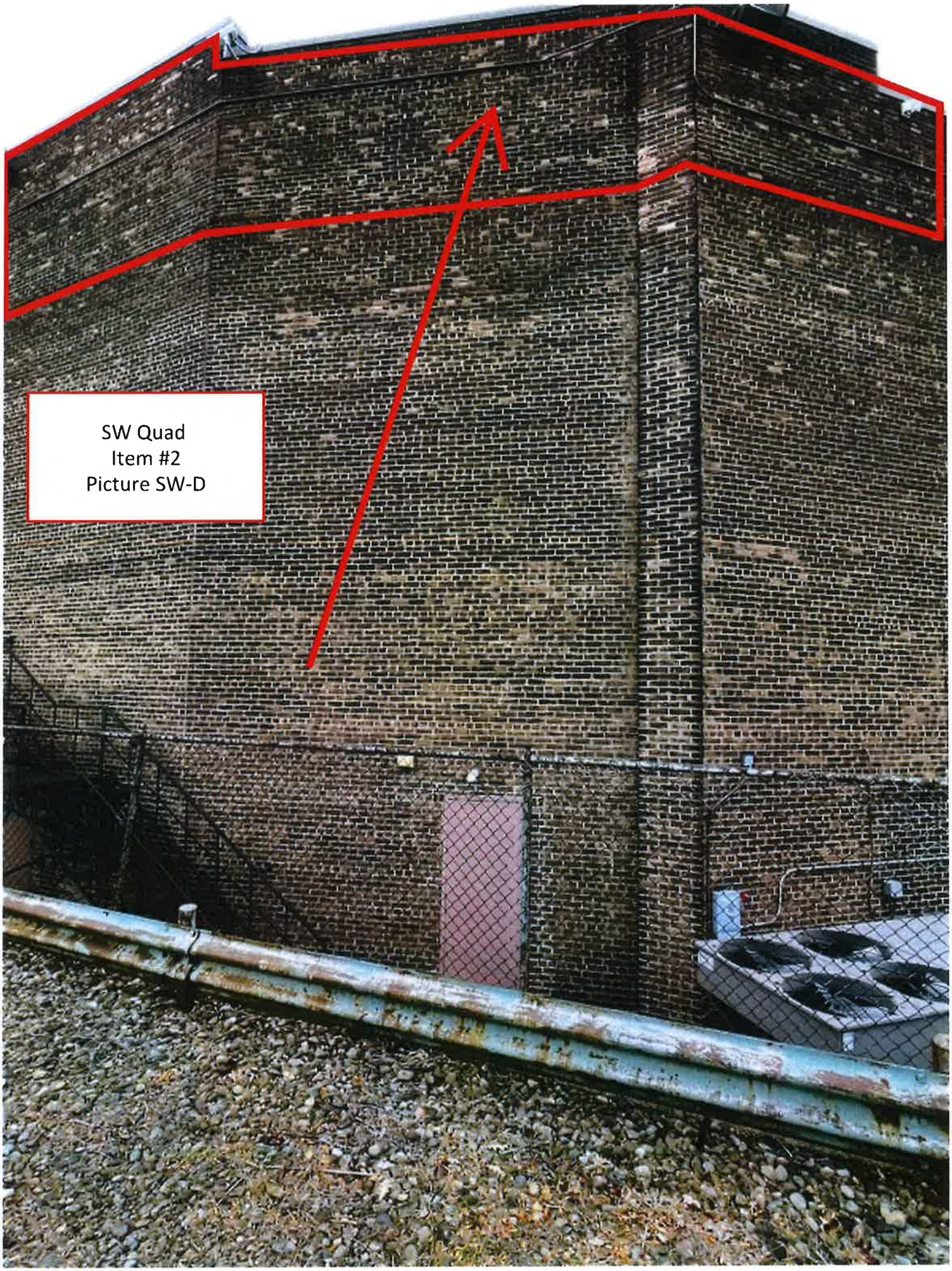

NW Quad
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Picture NW-R


NW Quad
Item #7
Picture NW-S

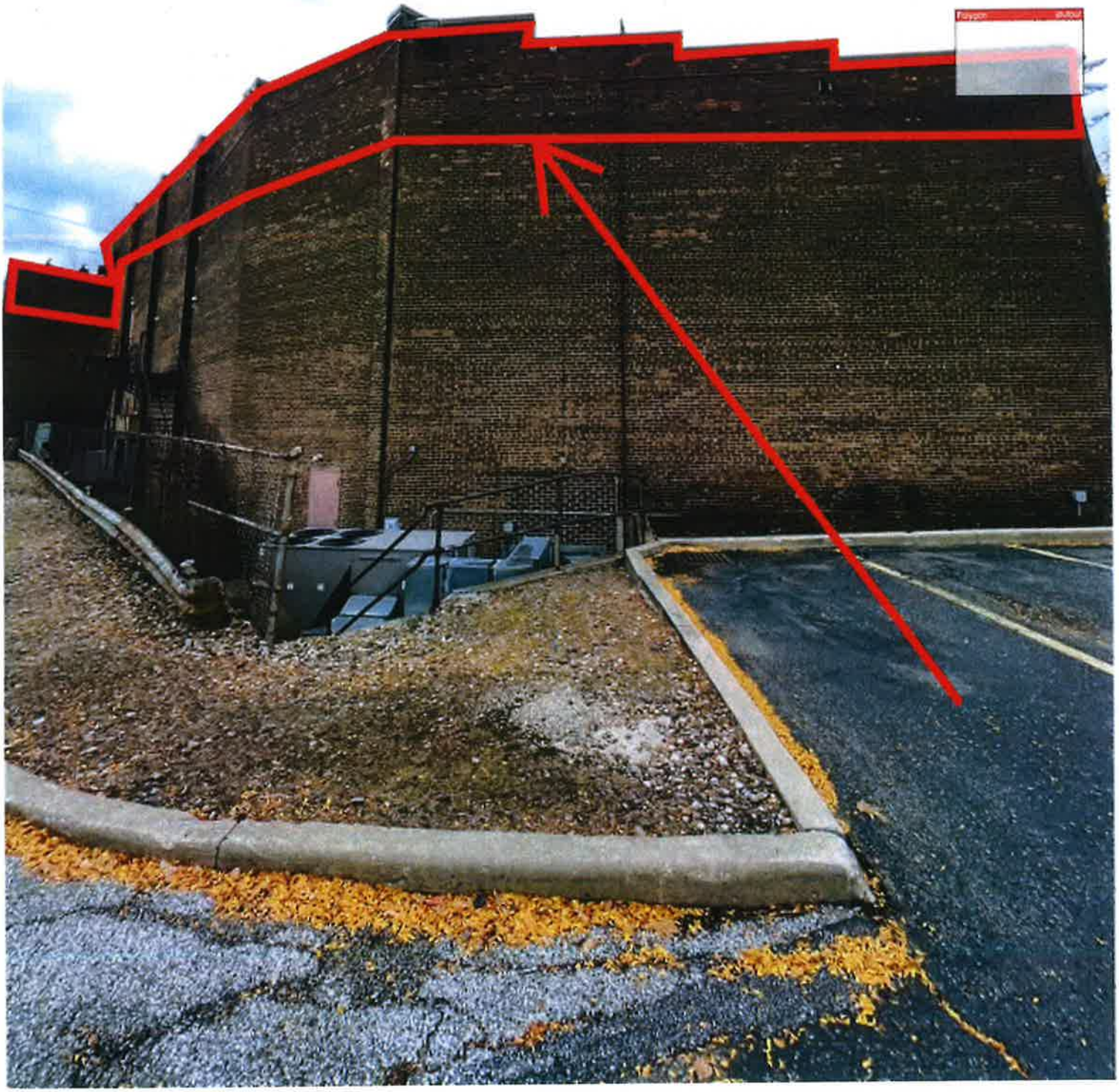

SW Quad
Item #1
Picture SW-A
CLEVELAND


SW Quad
Item #1
Picture SW-B

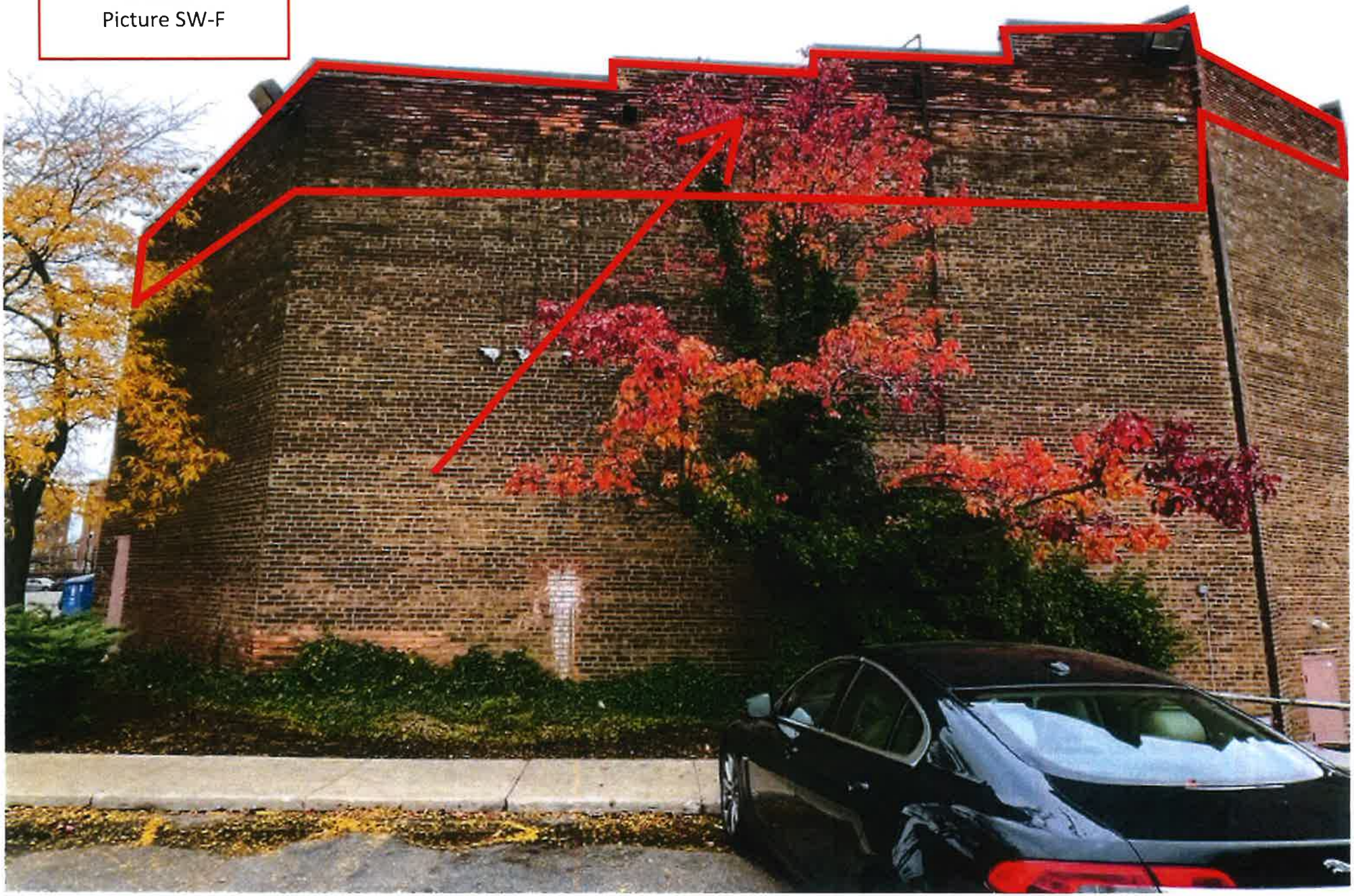

SW Quad
Item #2
Picture SW-C

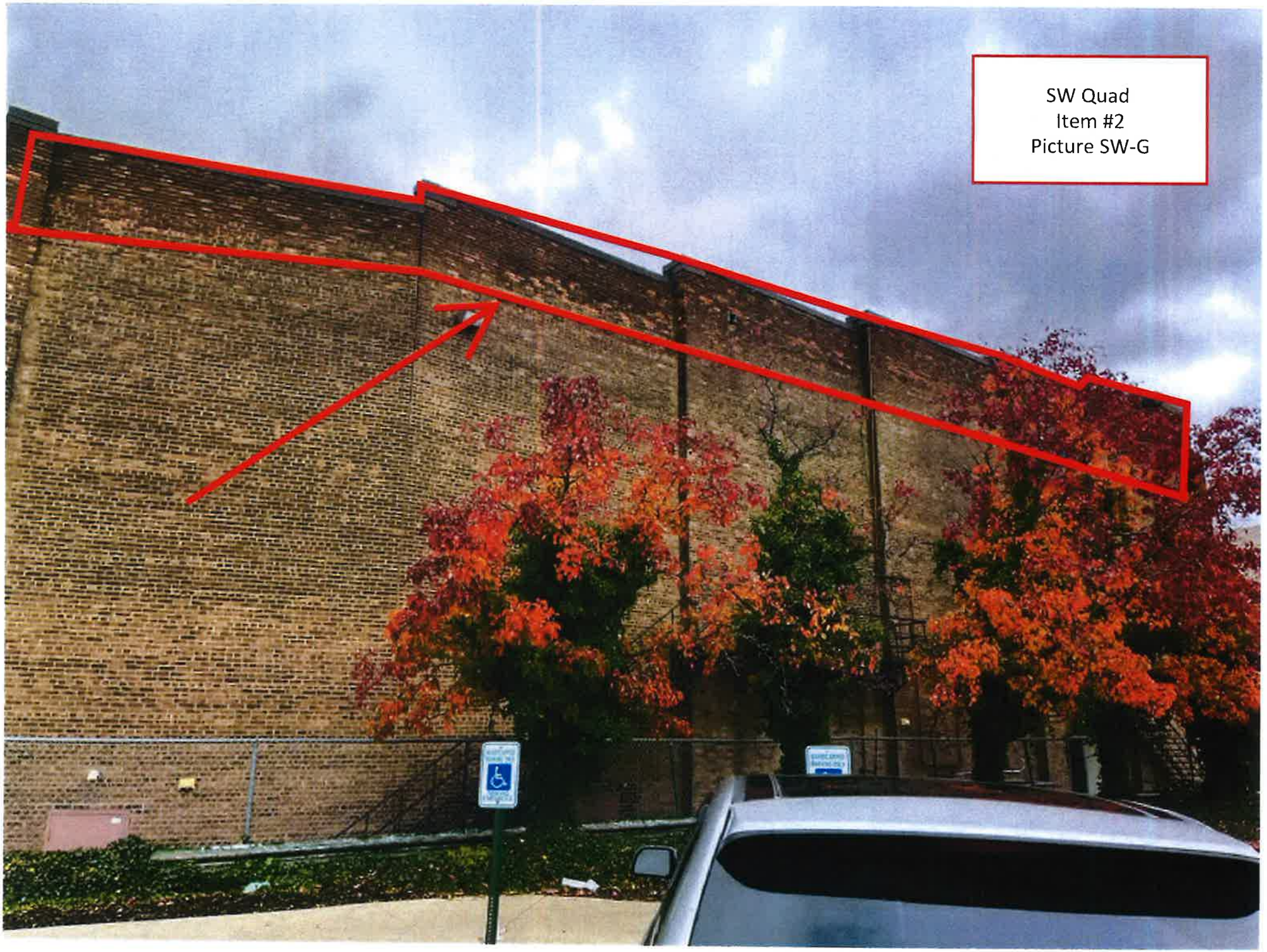

SW Quad
Item #2
Picture SW-D

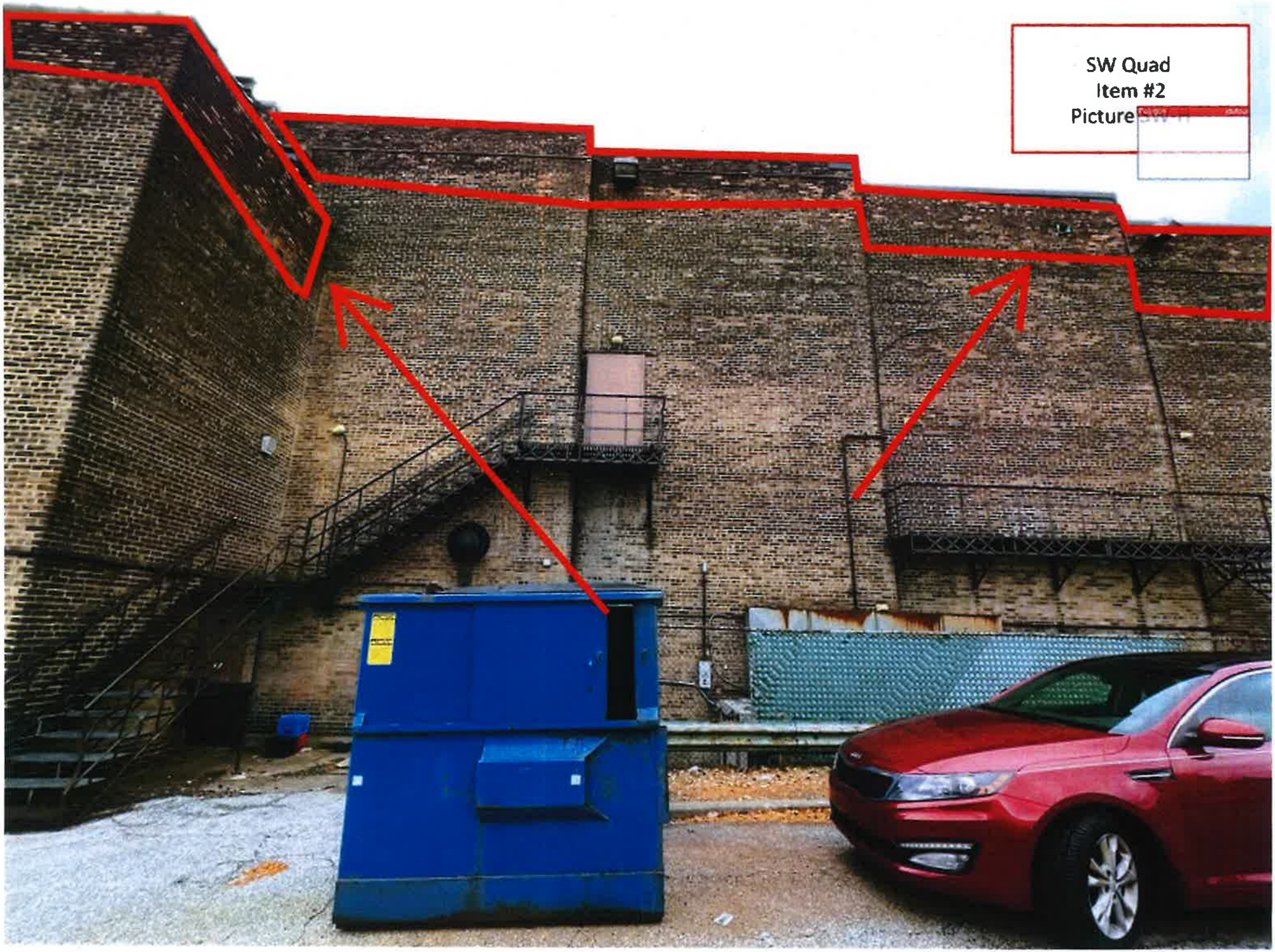
SW Quad
Item #2
Picture SW-E

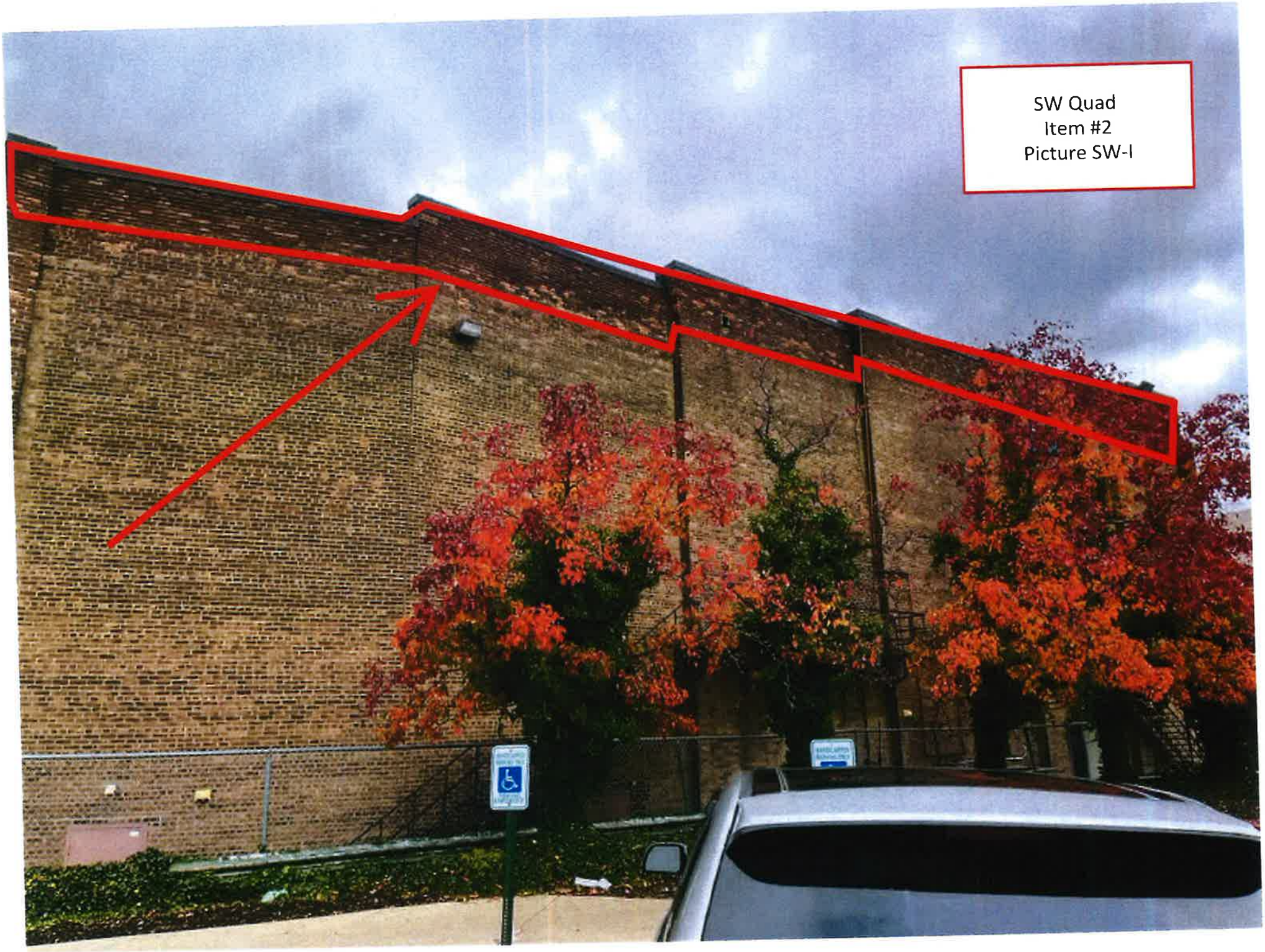


SW Quad
Item #2
Picture SW-F

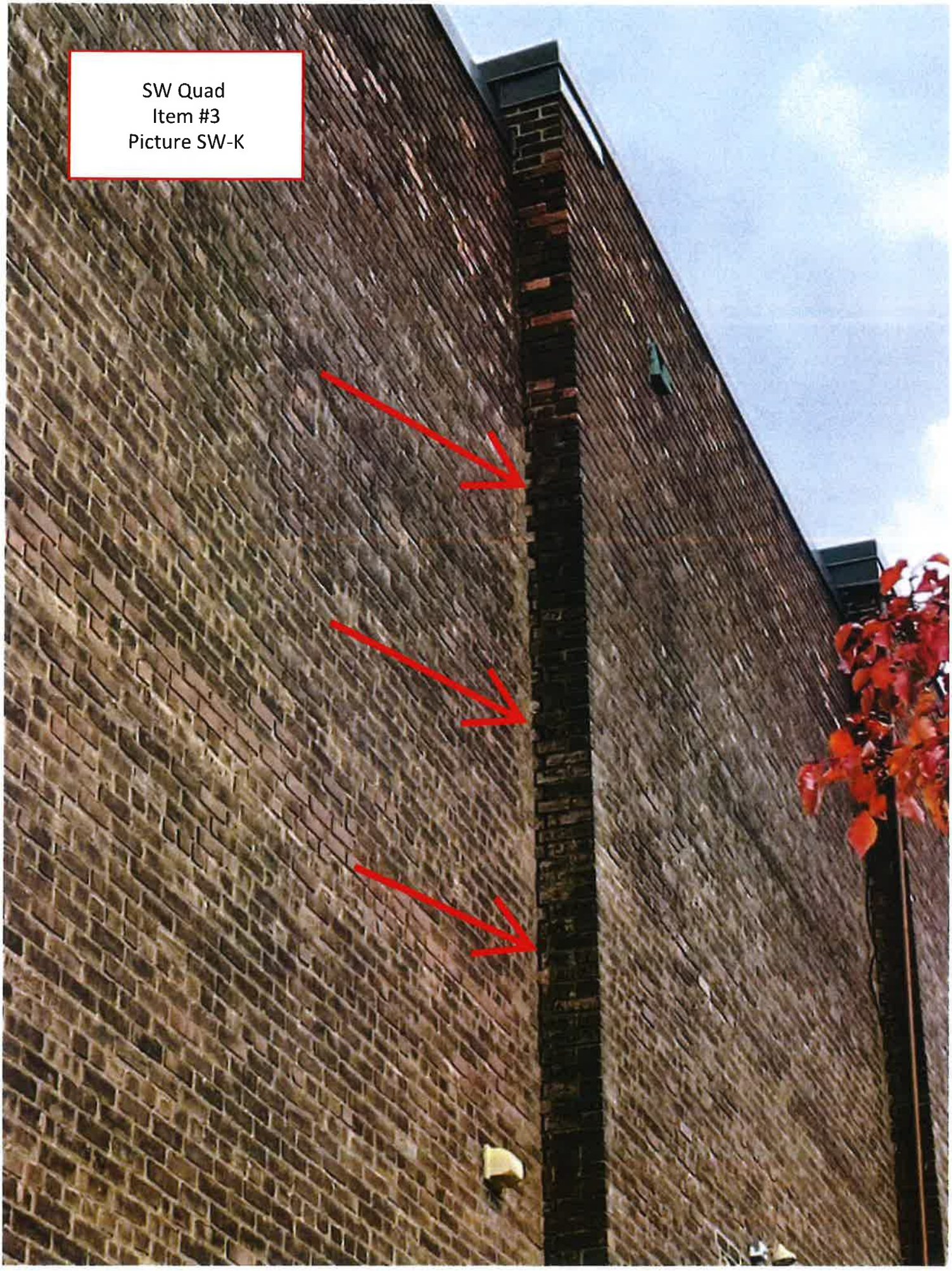


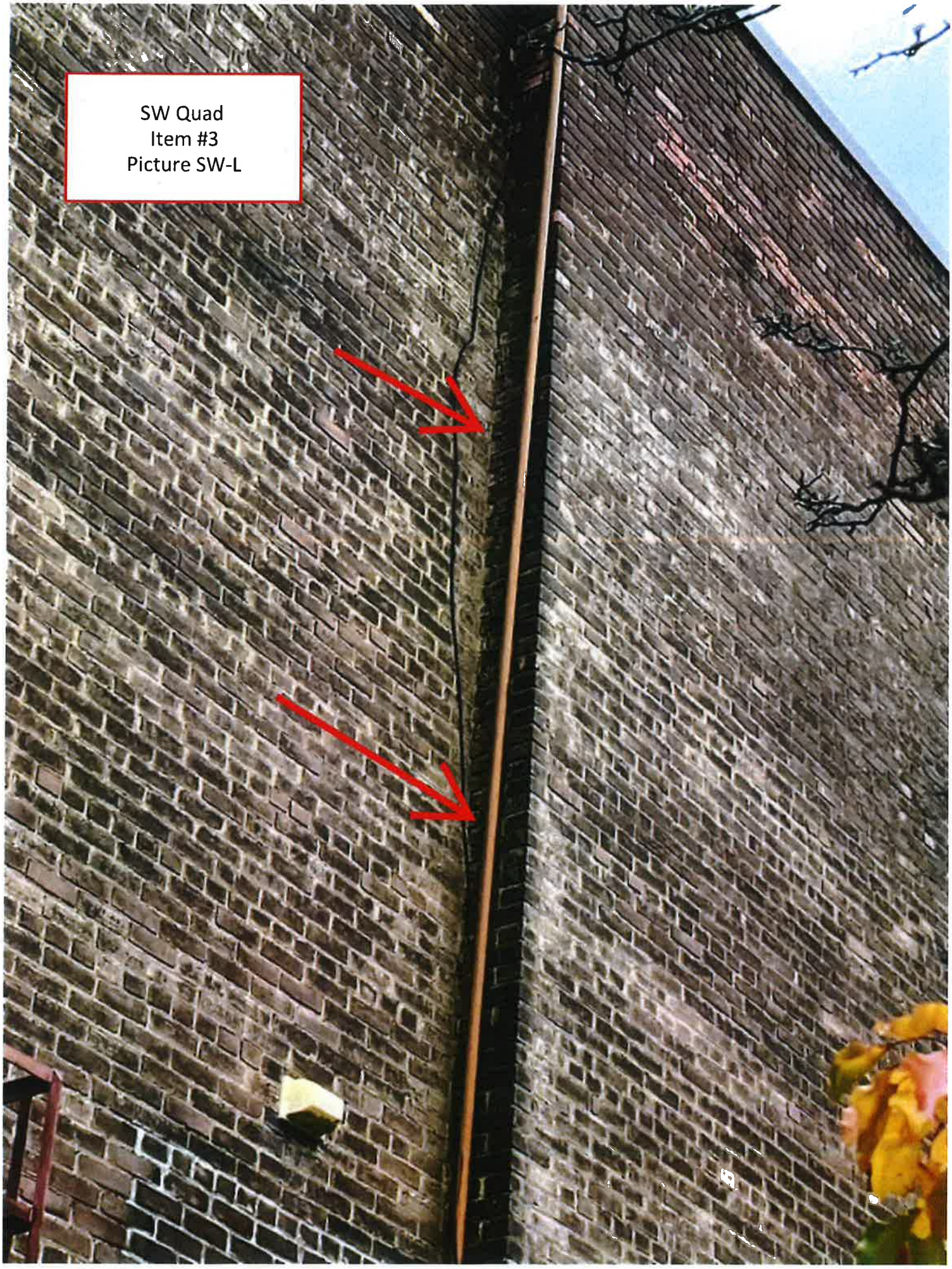

SW Quad
Item #2
Picture SW-G

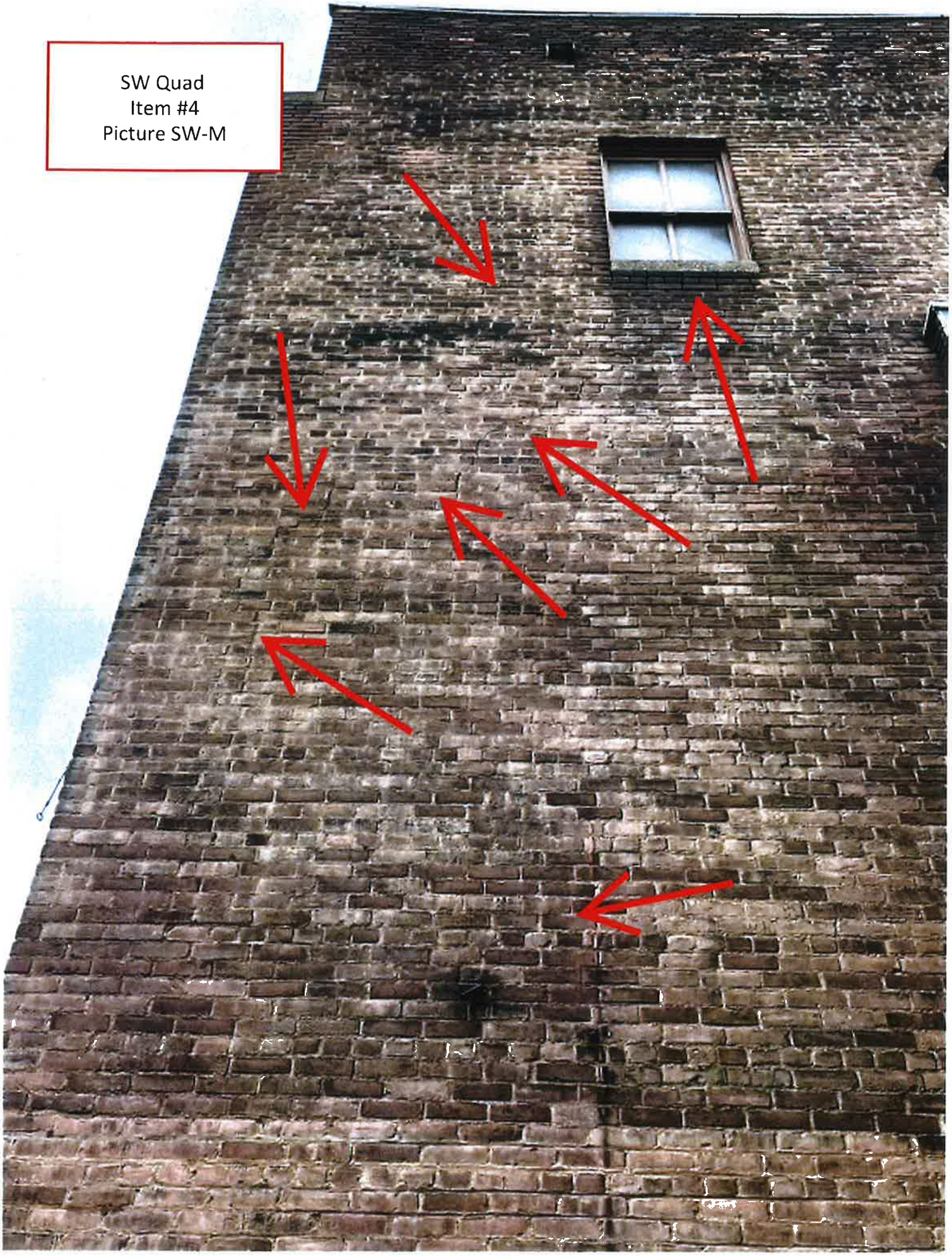

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Item #2
Picture

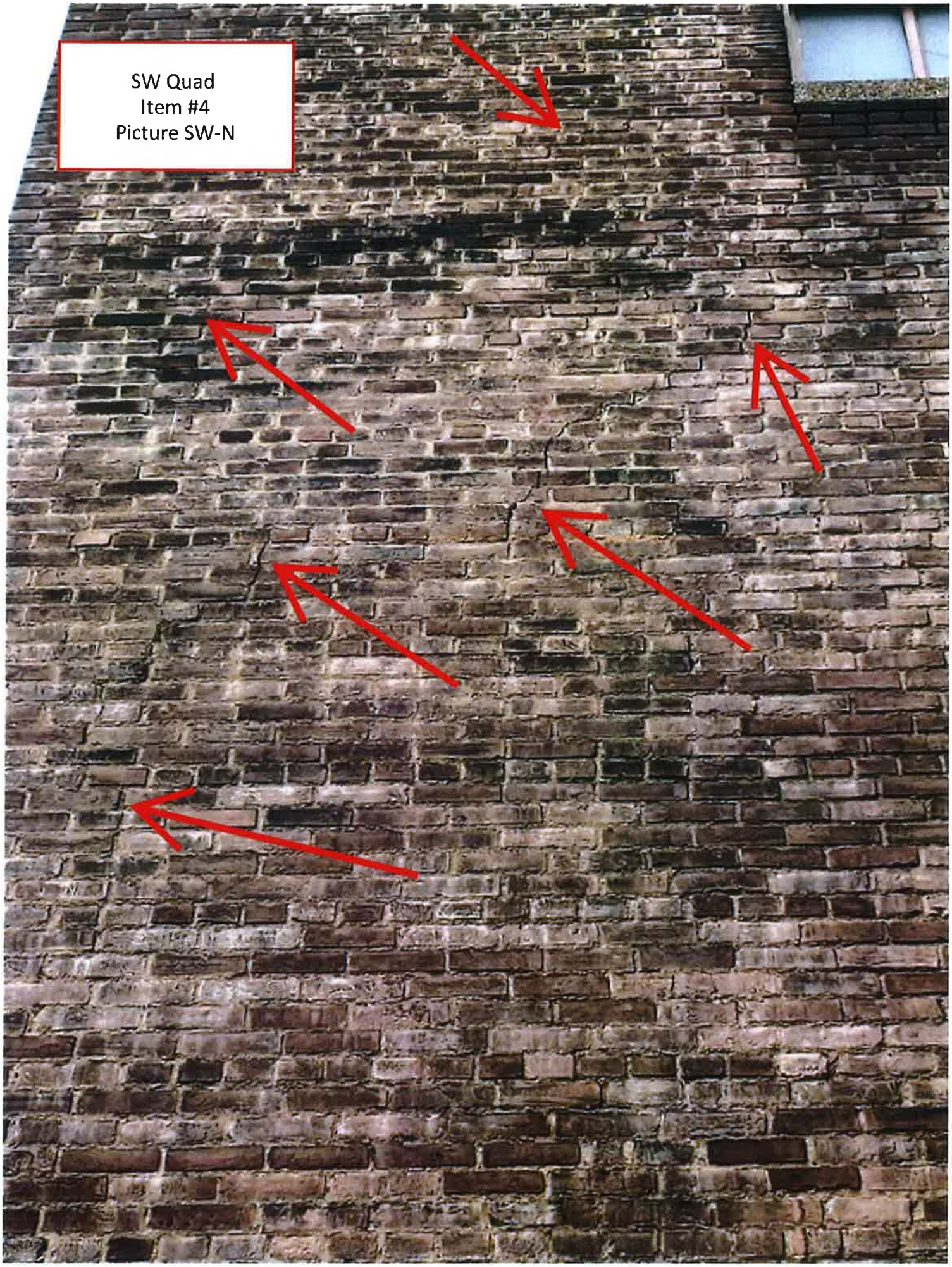

SW Quad
Item #2
Picture SW-I

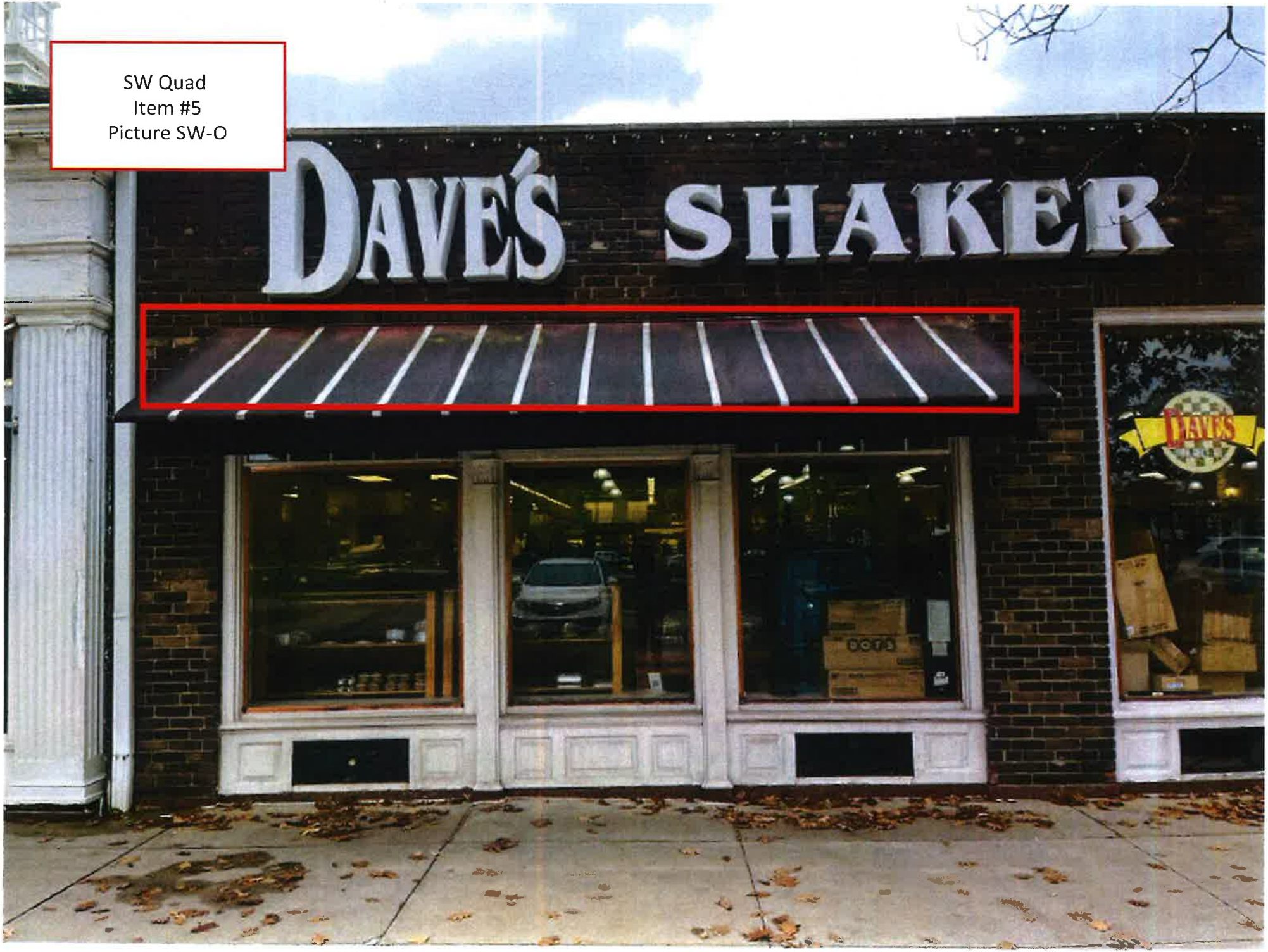

SW Quad
Item #3
Picture SW-J


SW Quad
Item #3
Picture SW-K

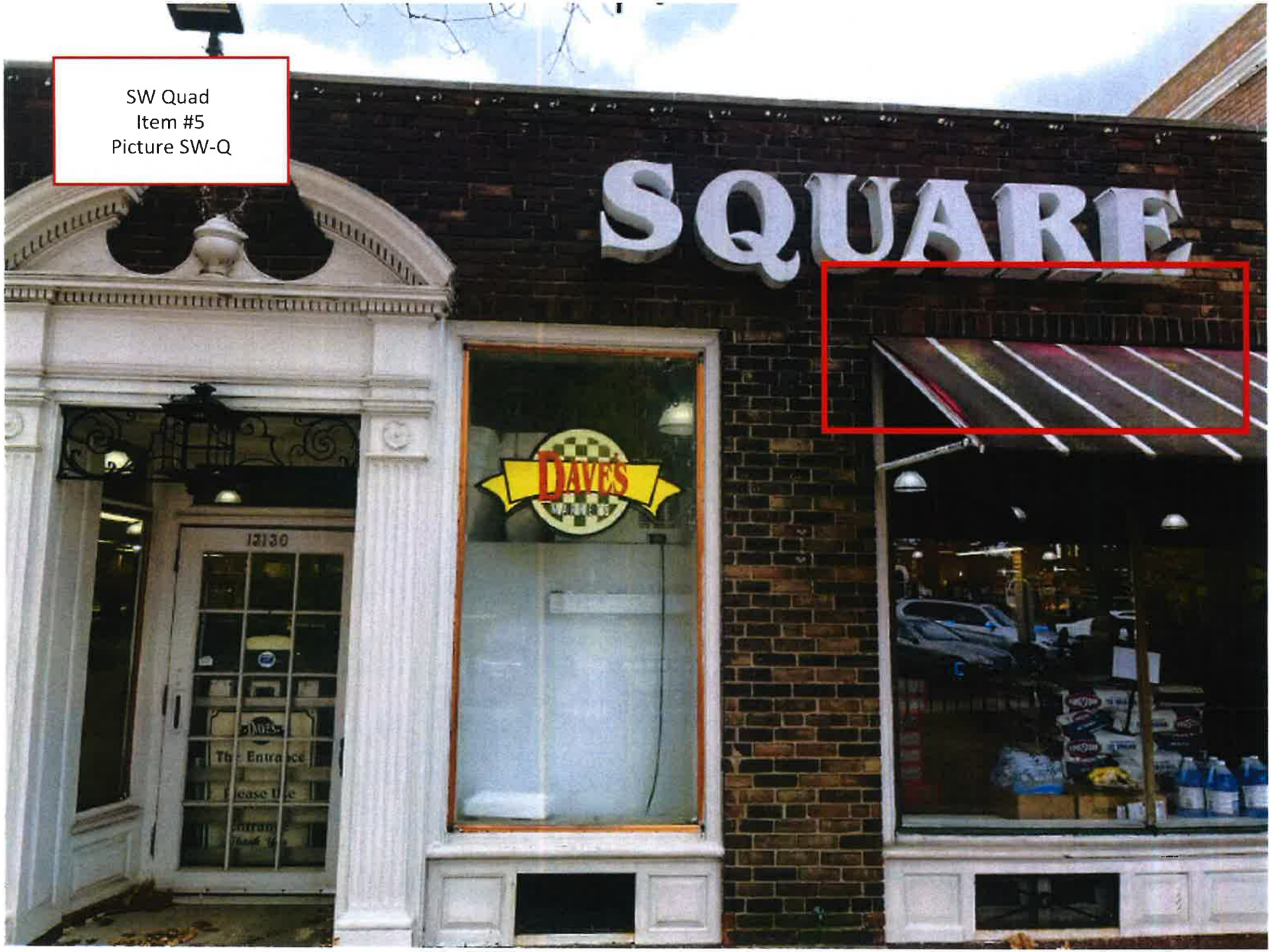

SW Quad
Item #3
Picture SW-L

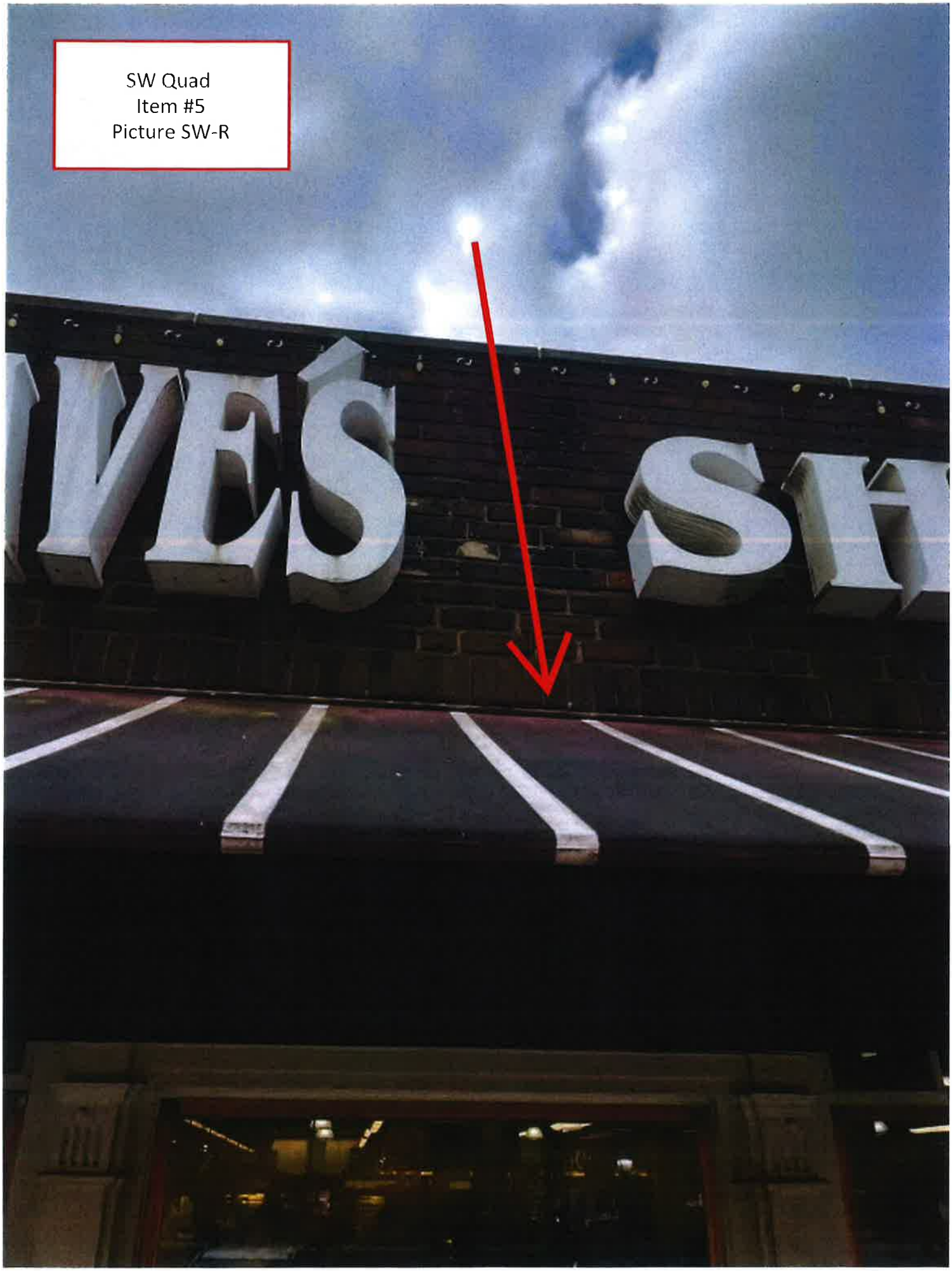

SW Quad
Item #4
Picture SW-M

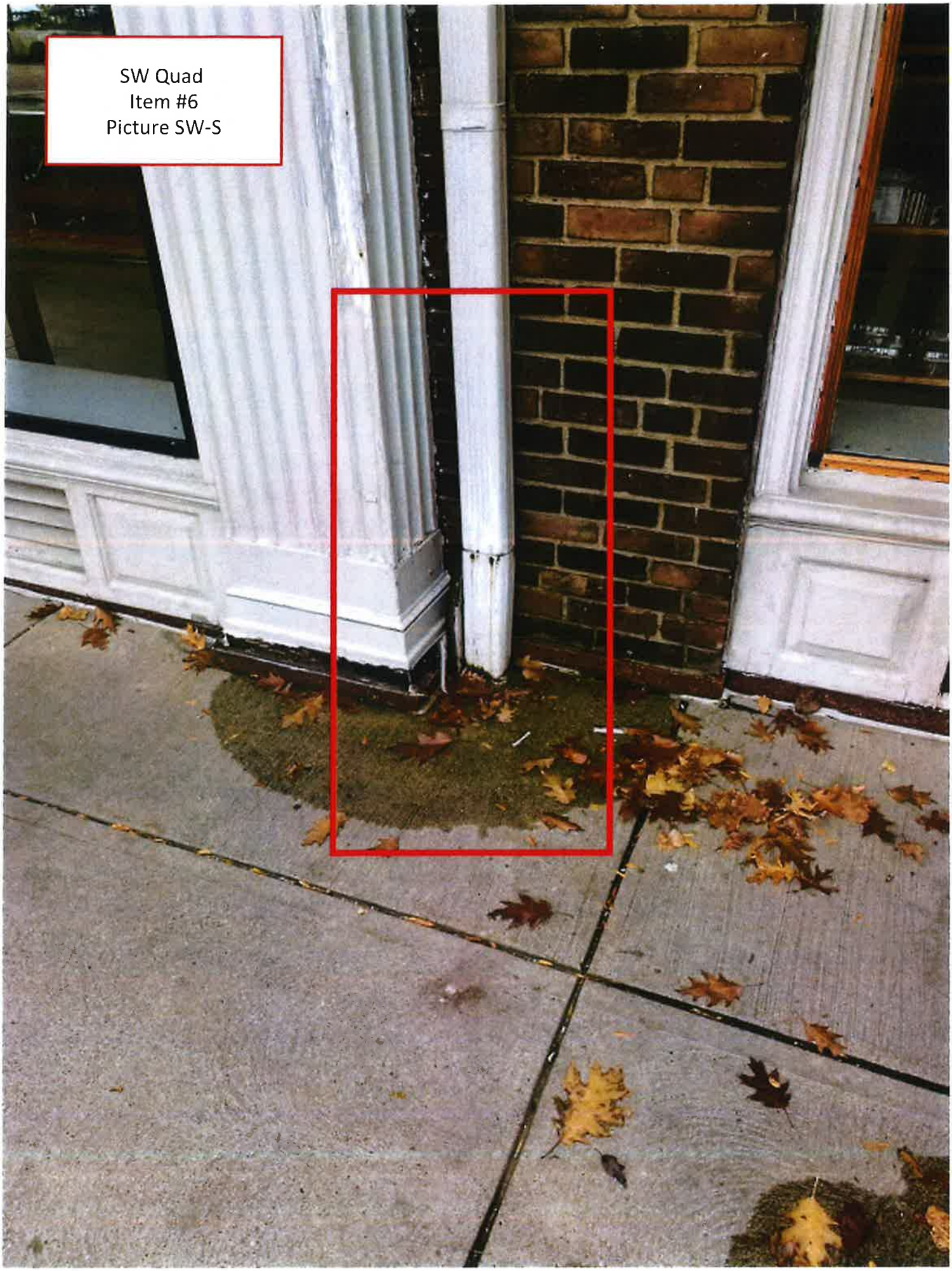

SW Quad
Item #4
Picture SW-N

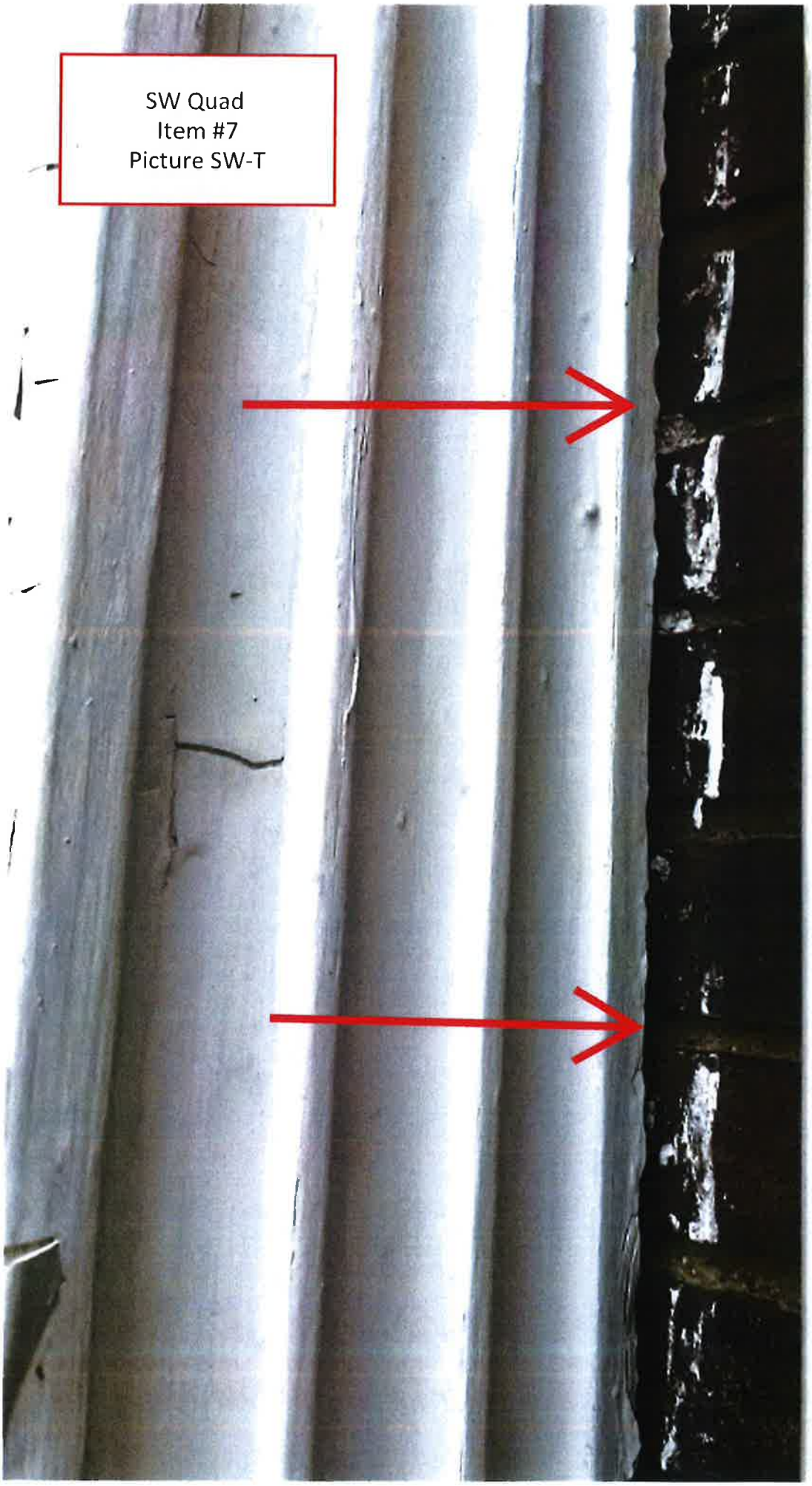

SW Quad
Item #5
Picture SW-O
DAVE'S SHAKER

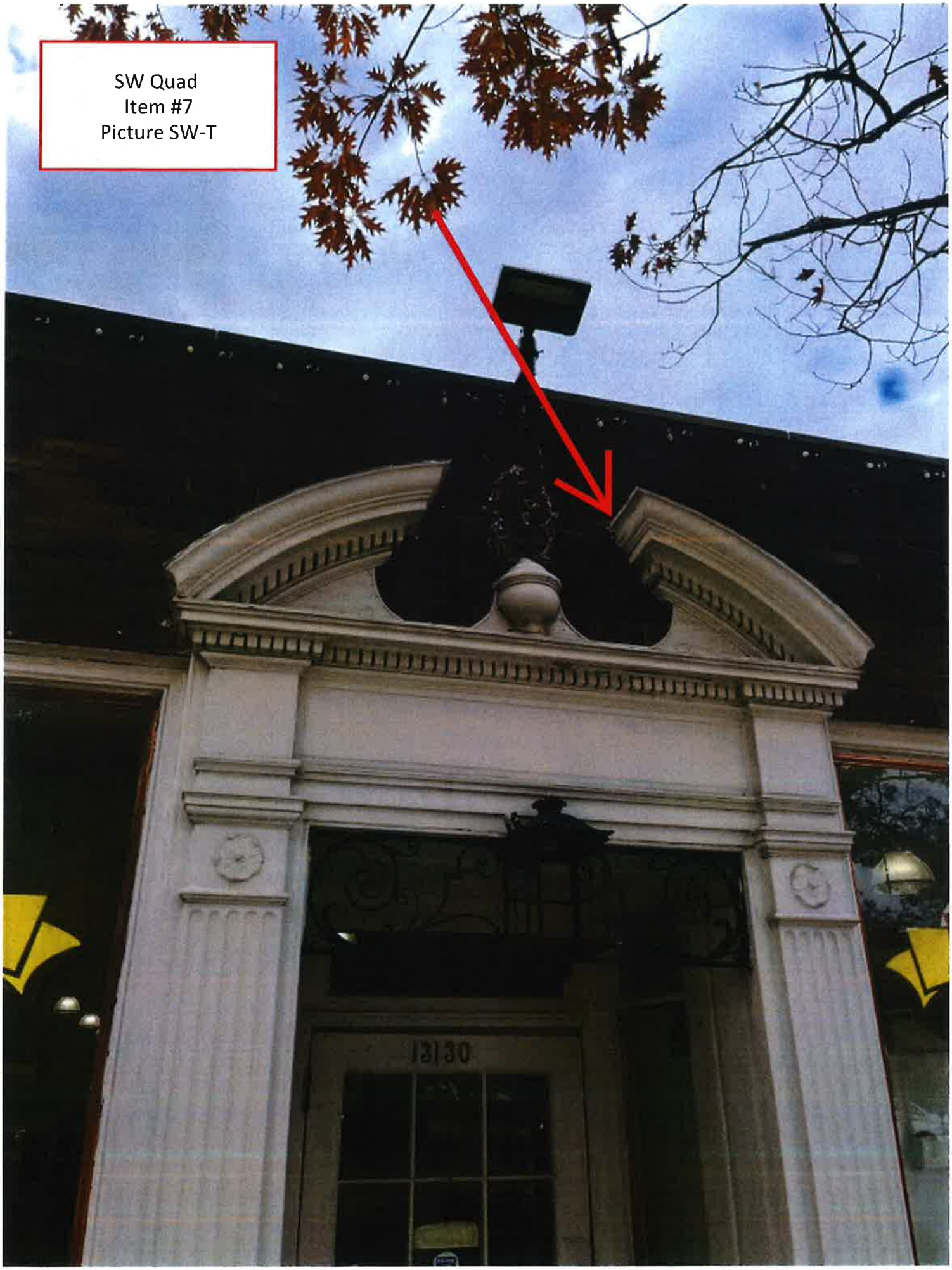

SW Quad
Item #5
Picture SW-P
SQUARE


SW Quad
Item #5
Picture SW-Q
SQUARE
DAVES
12130

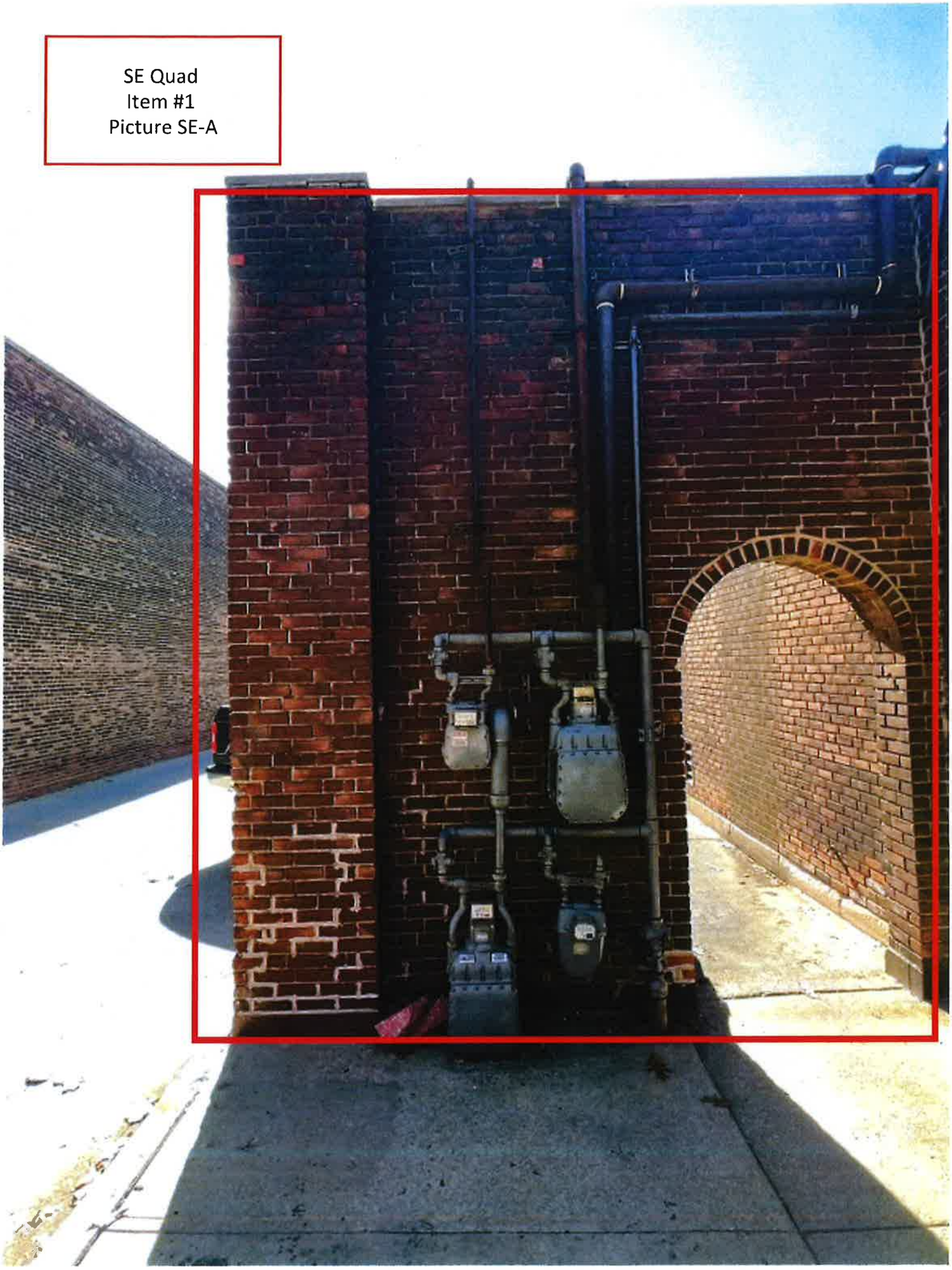

SW Quad
Item #5
Picture SW-R


SW Quad
Item #6
Picture SW-S

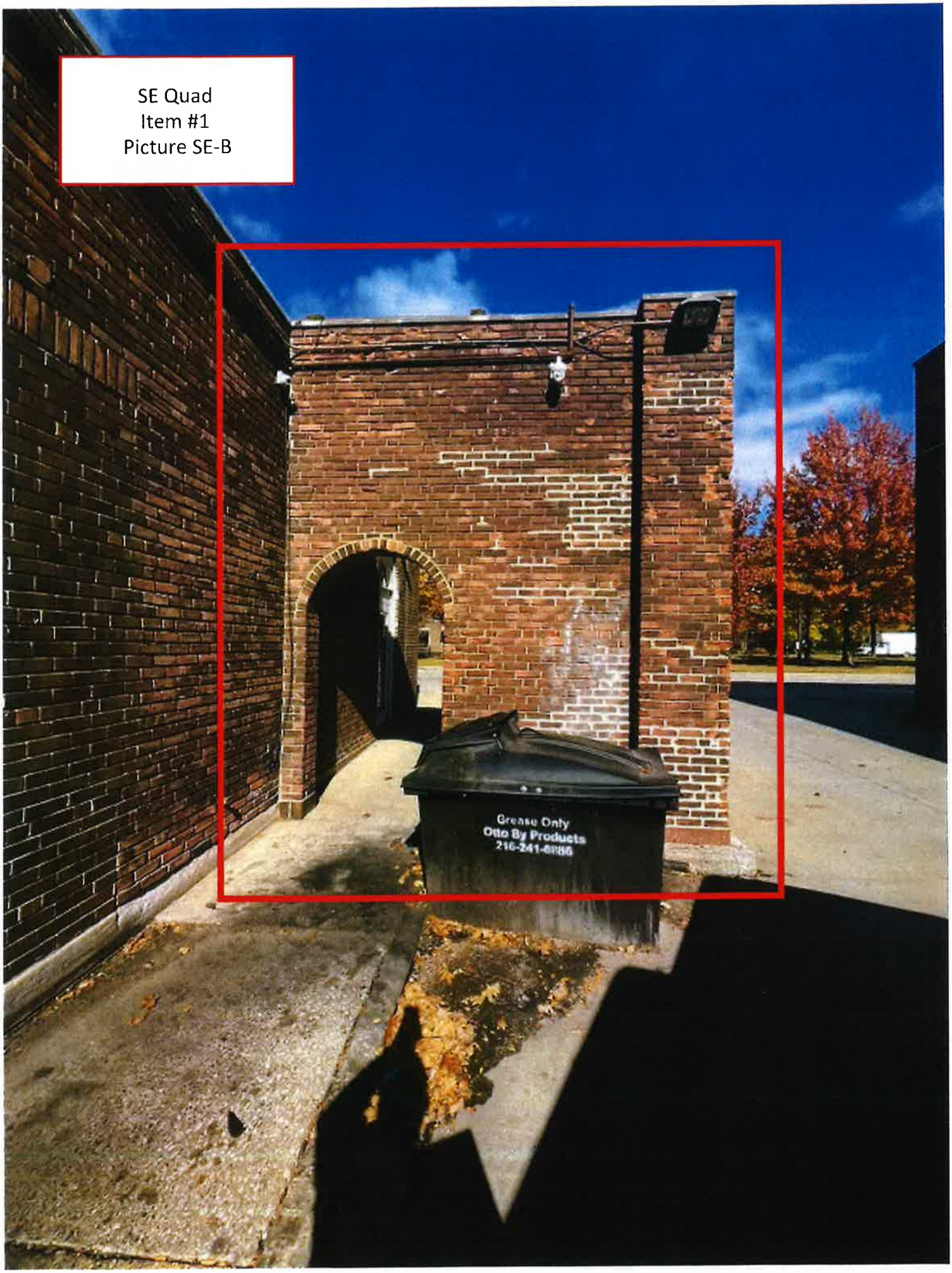

SW Quad
Item #7
Picture SW-T


SW Quad
Item #7
Picture SW-T
13130

SE Quad
Item #1
Picture SE-A

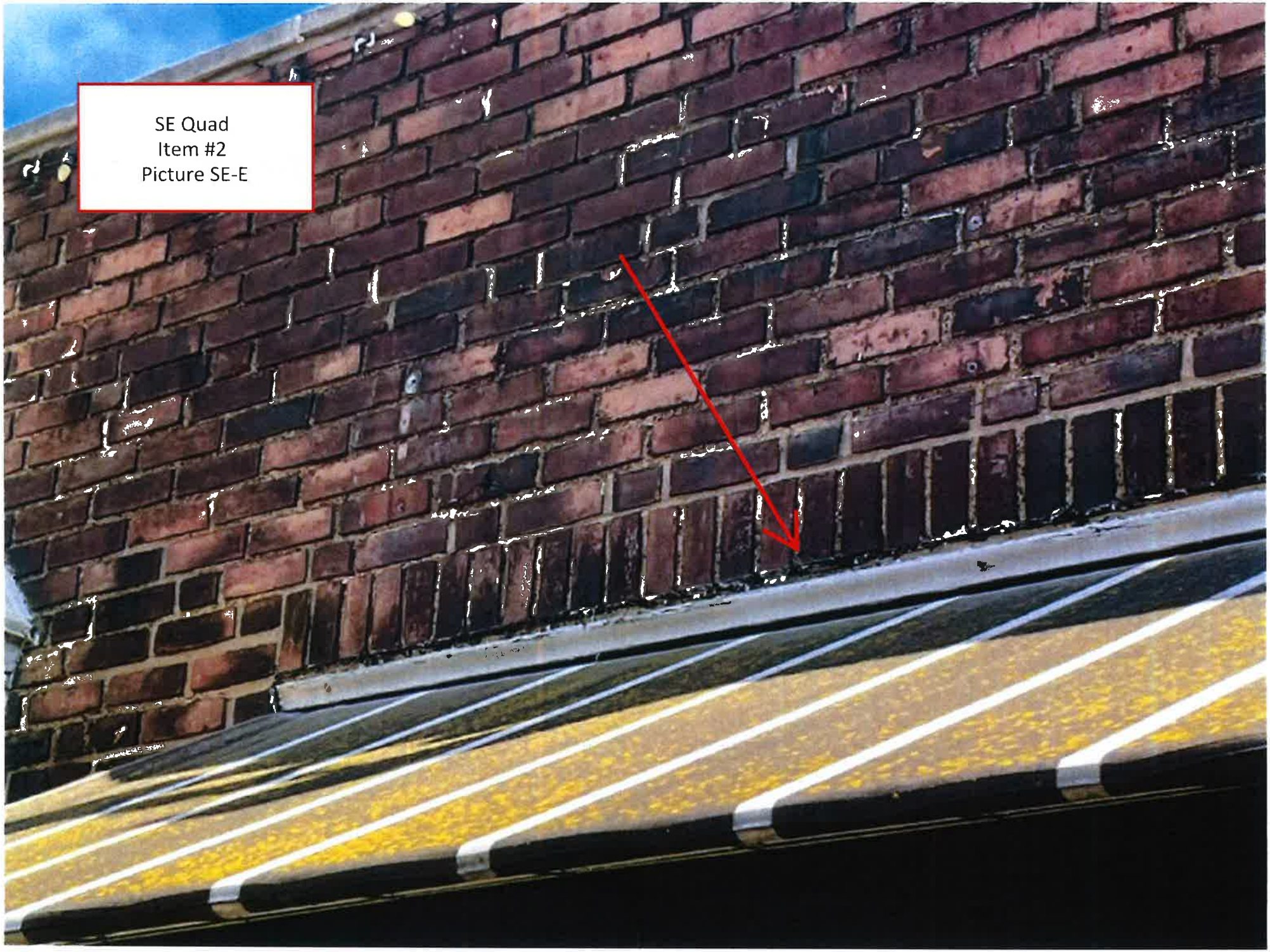


SE Quad
Item #1
Picture SE-B

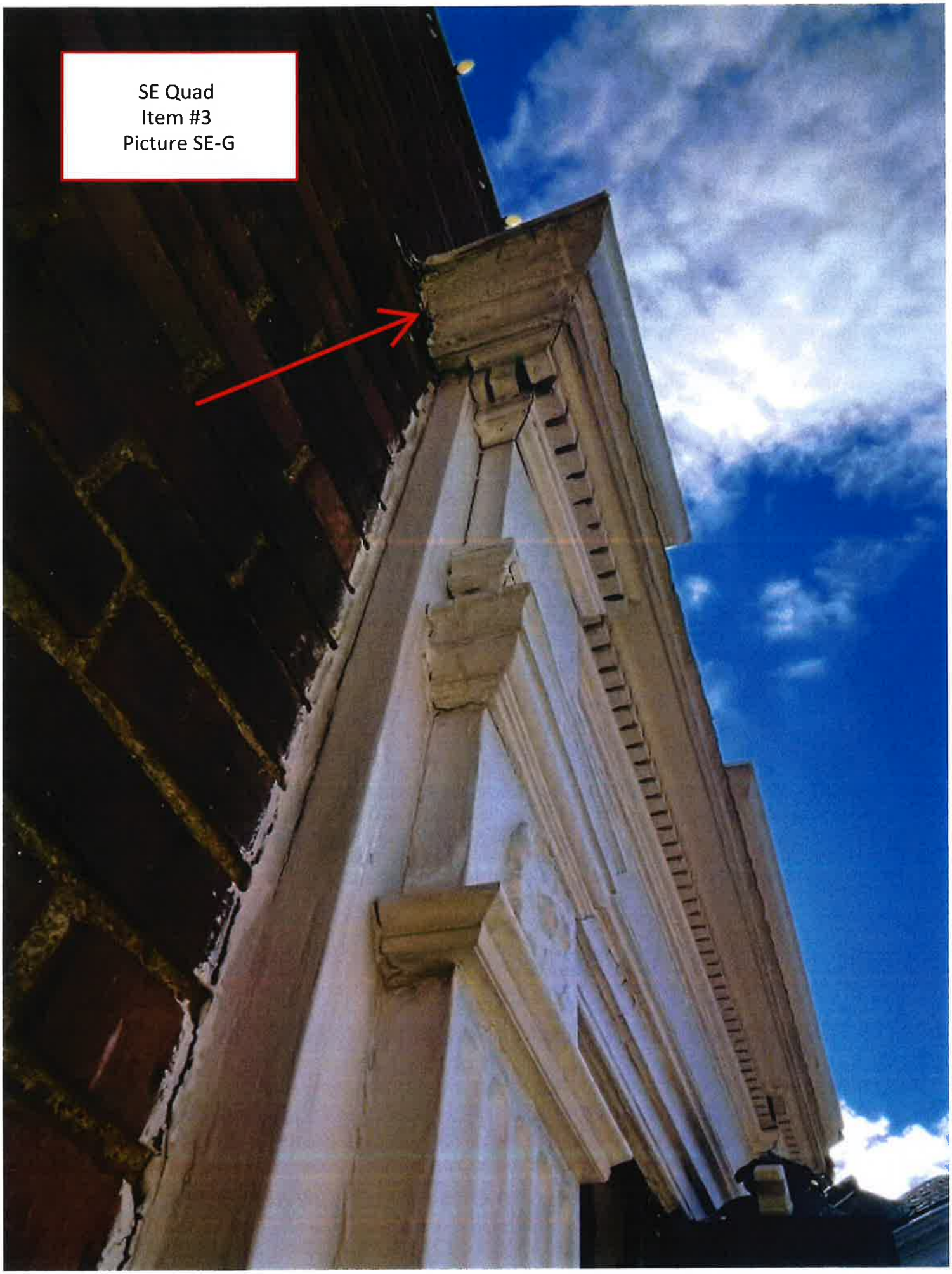


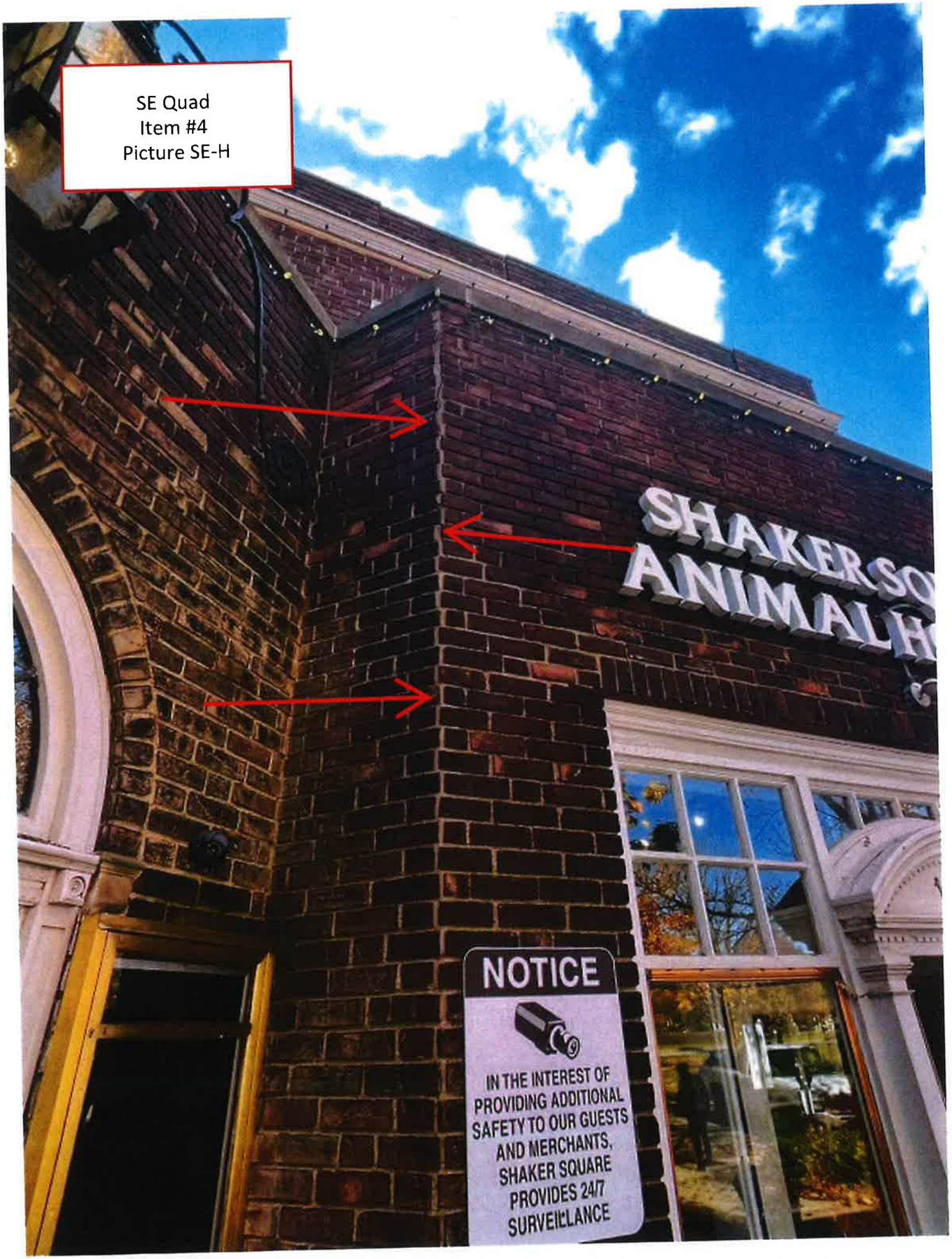

SE Quad
Item #2
Picture SE-C
the Vegan Club
CLE

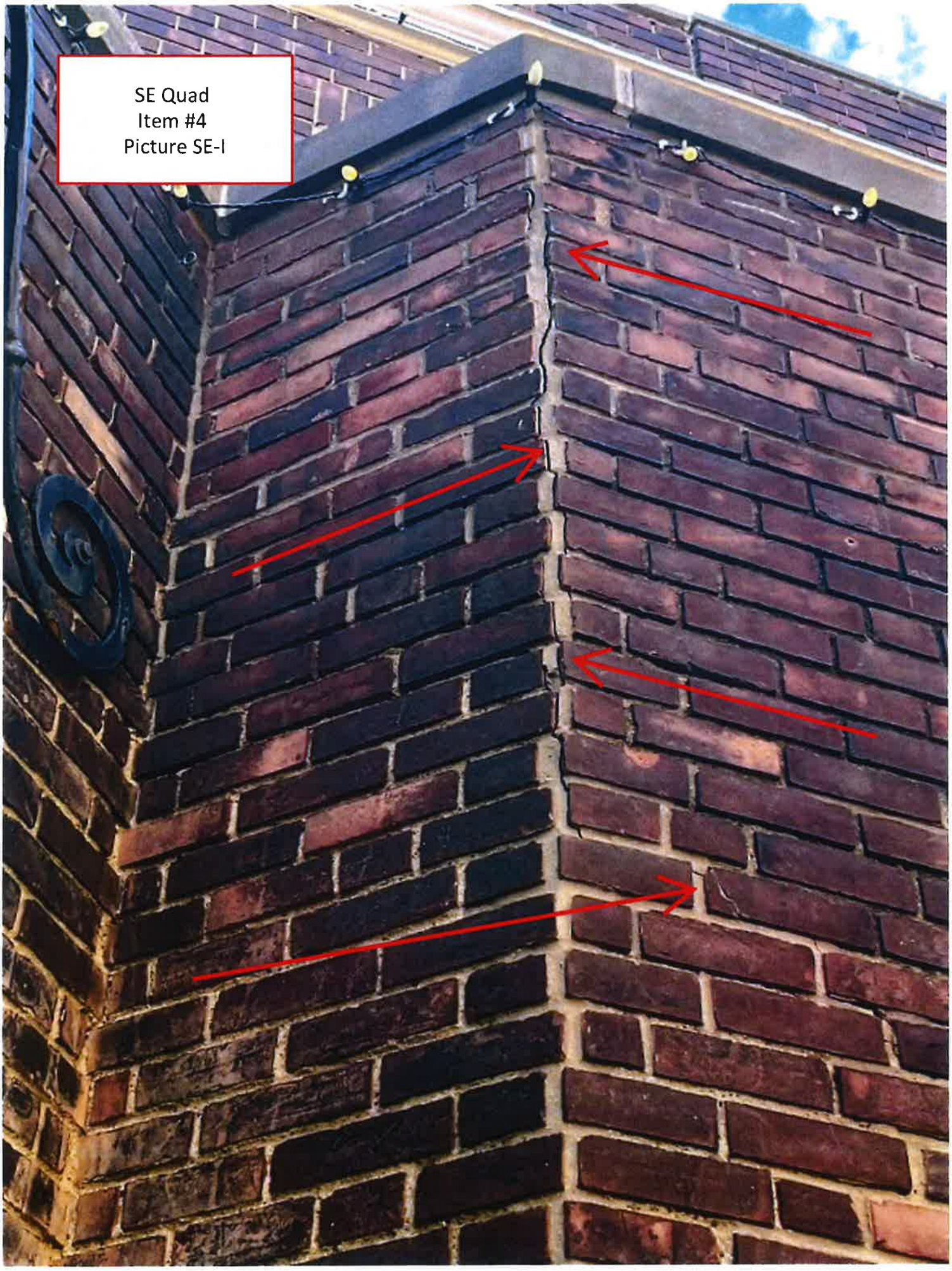

SE Quad
Item #2
Picture SE-D
NOTICE
IN THE INTEREST OF PROVIDING ADDITIONAL SAFETY TO OUR GUESTS AND MERCHANTS, SHAKER SQUARE PROVIDES 24/7 SURVEILLANCE

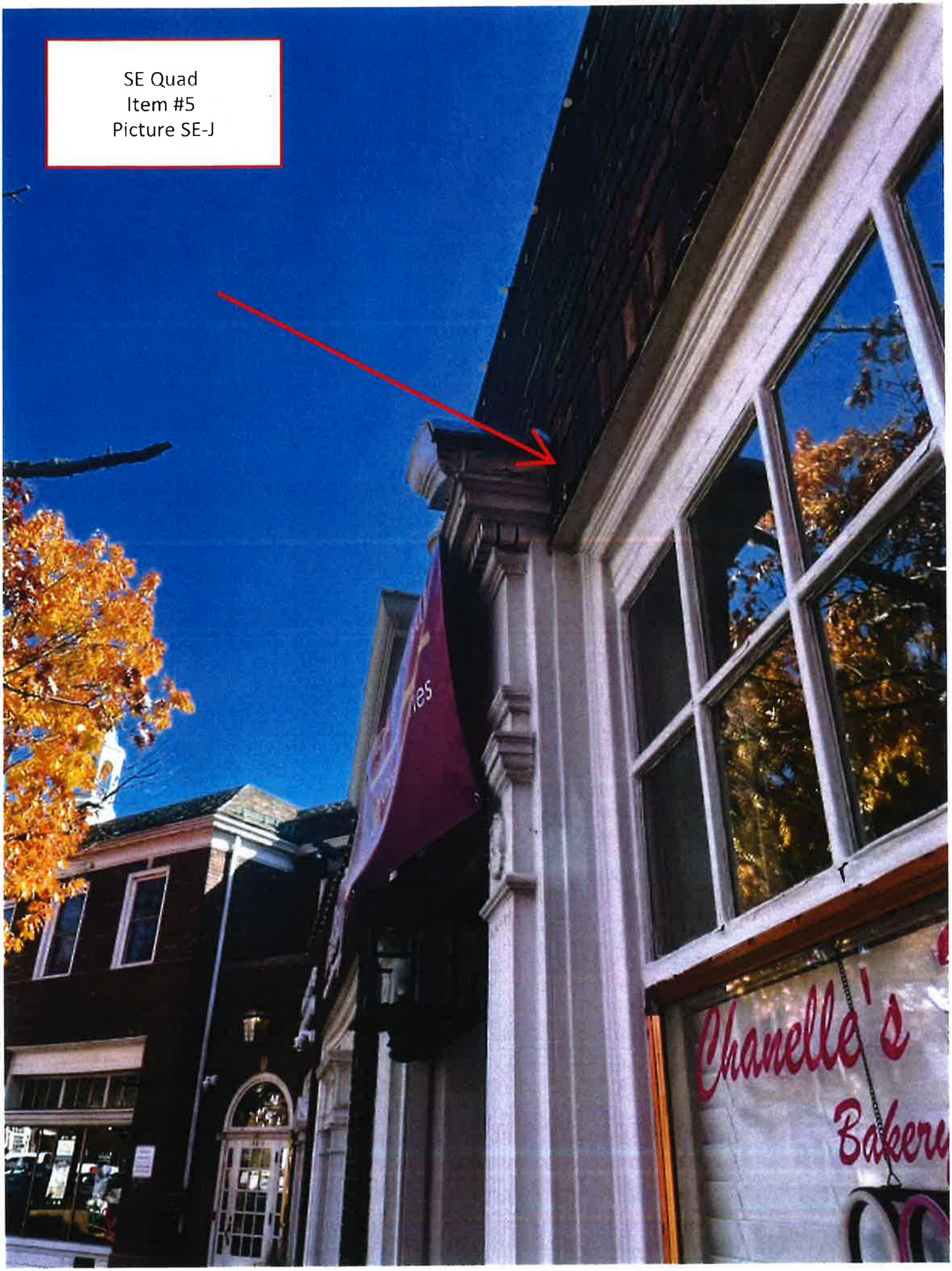

SE Quad
Item #2
Picture SE-E


SE Quad
Item #2
Picture SE-F

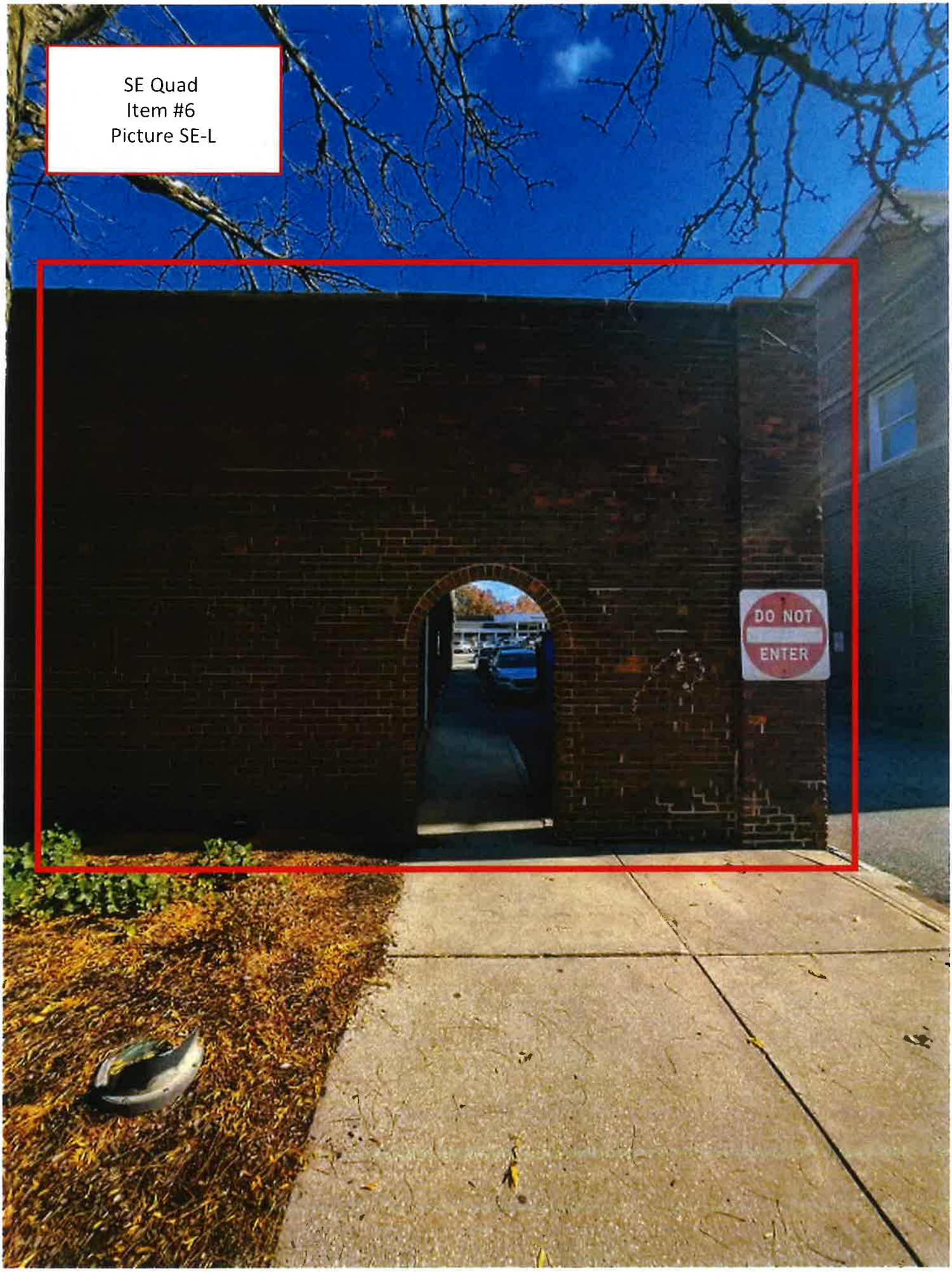

SE Quad
Item #3
Picture SE-G


SE Quad
Item #4
Picture SE-H
NOTICE
IN THE INTEREST OF PROVIDING ADDITIONAL SAFETY TO OUR GUESTS AND MERCHANTS, SHAKER SQUARE PROVIDES 24/7 SURVEILLANCE

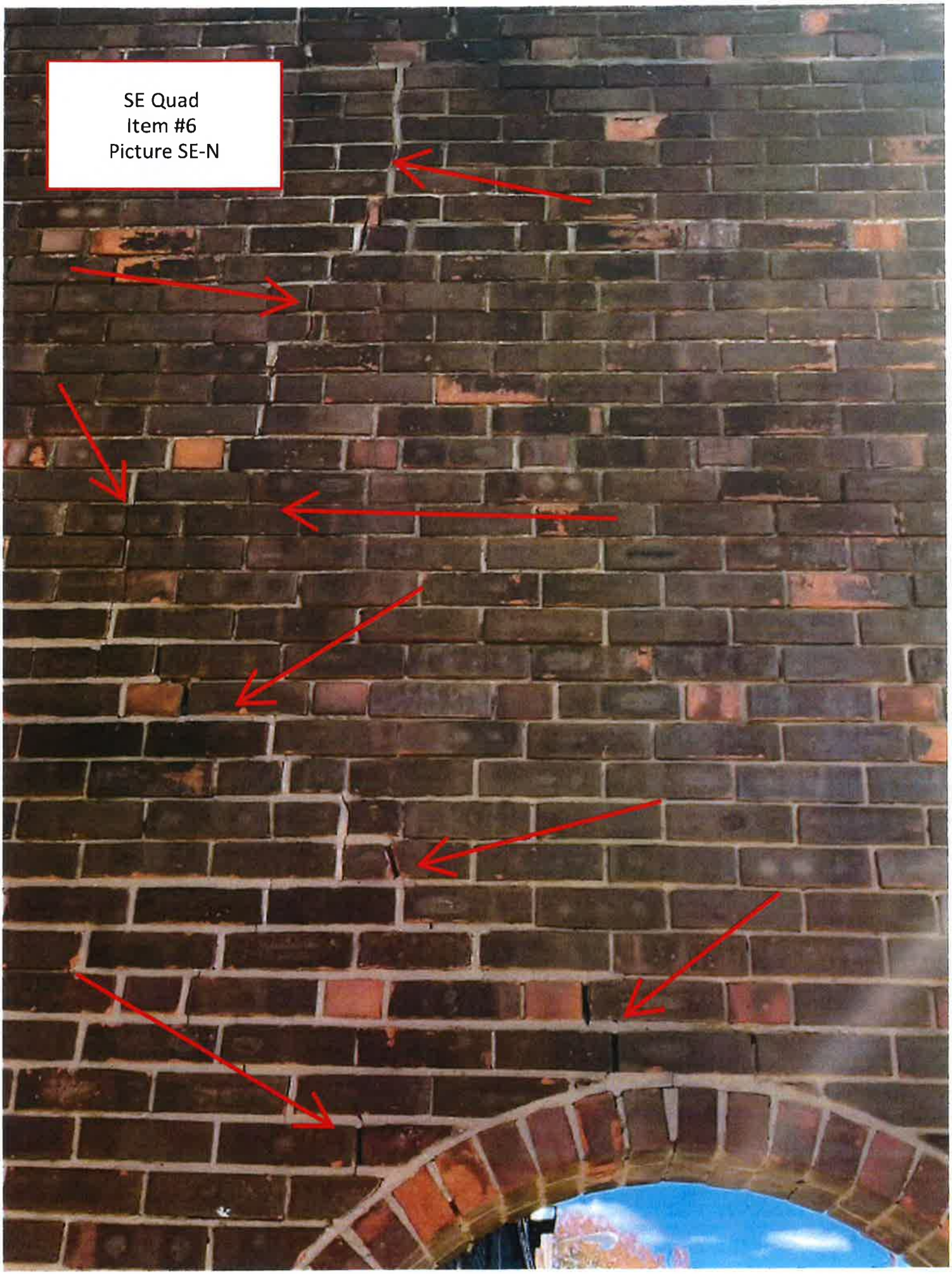

SE Quad
Item #4
Picture SE-I

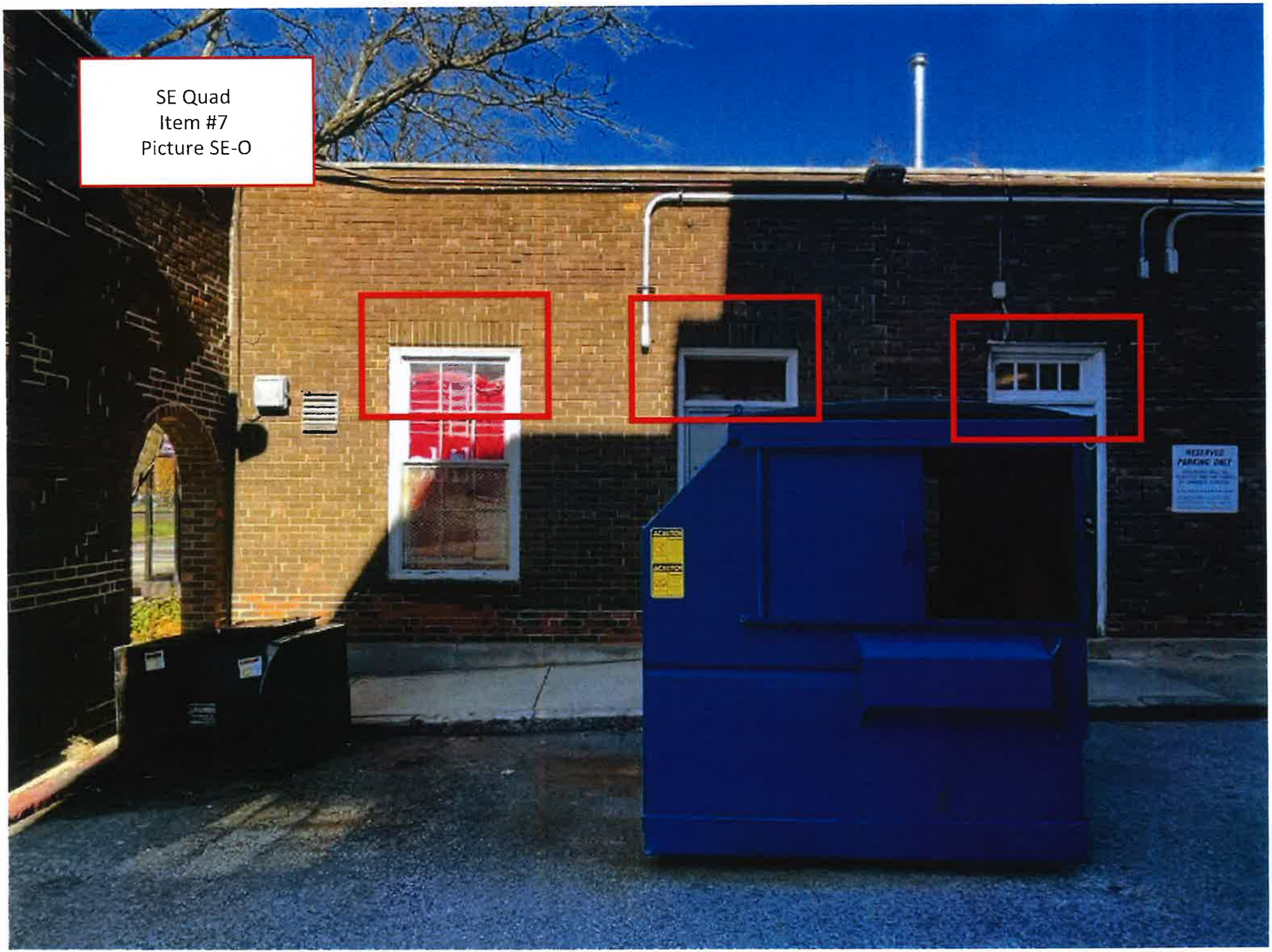

SE Quad
Item #5
Picture SE-J
Chanelle's


SE Quad
Item #5
Picture SE-K


SE Quad
Item #6
Picture SE-L
DO NOT
ENTER

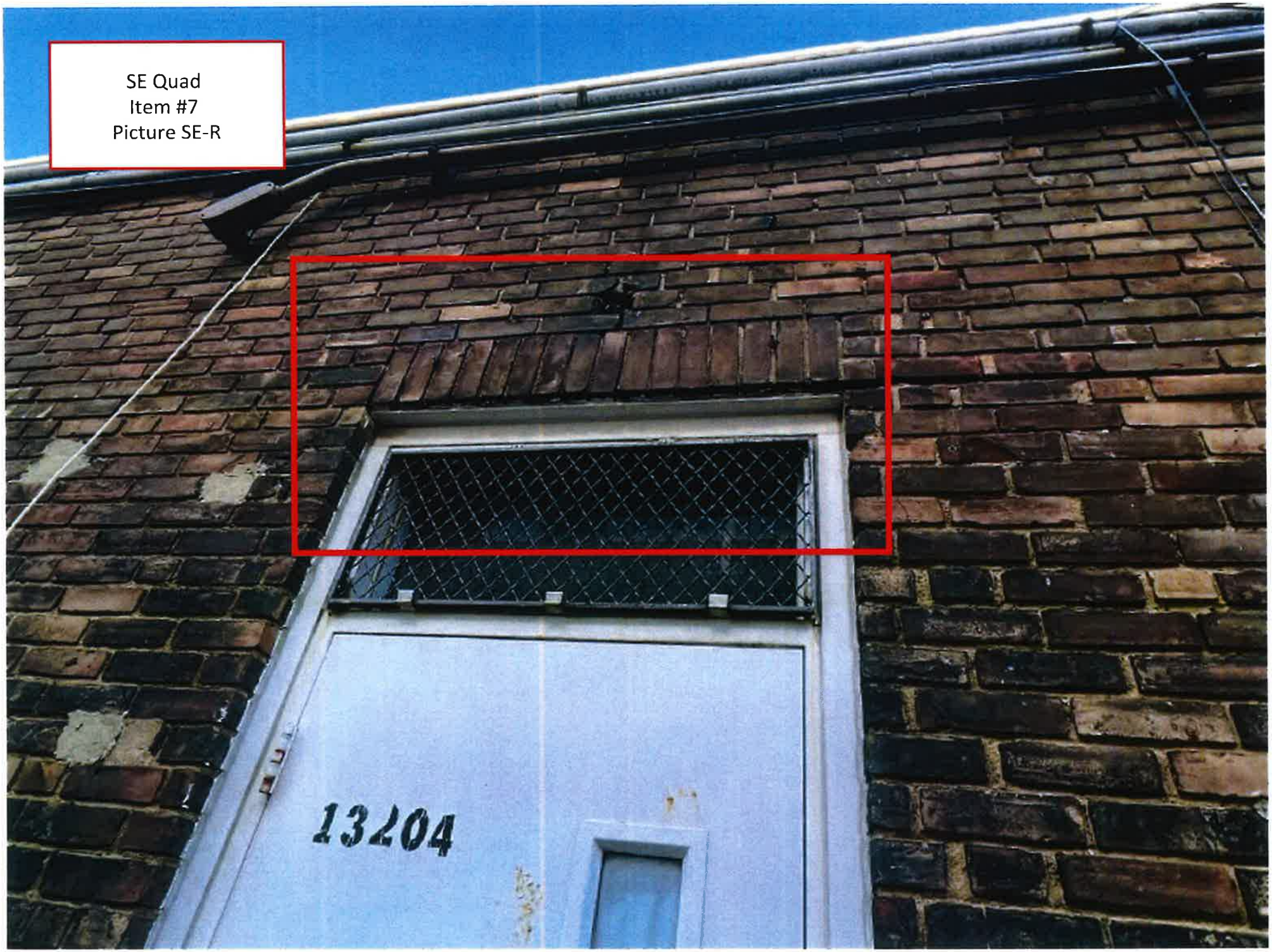

SE Quad
Item #6
Picture SE-M

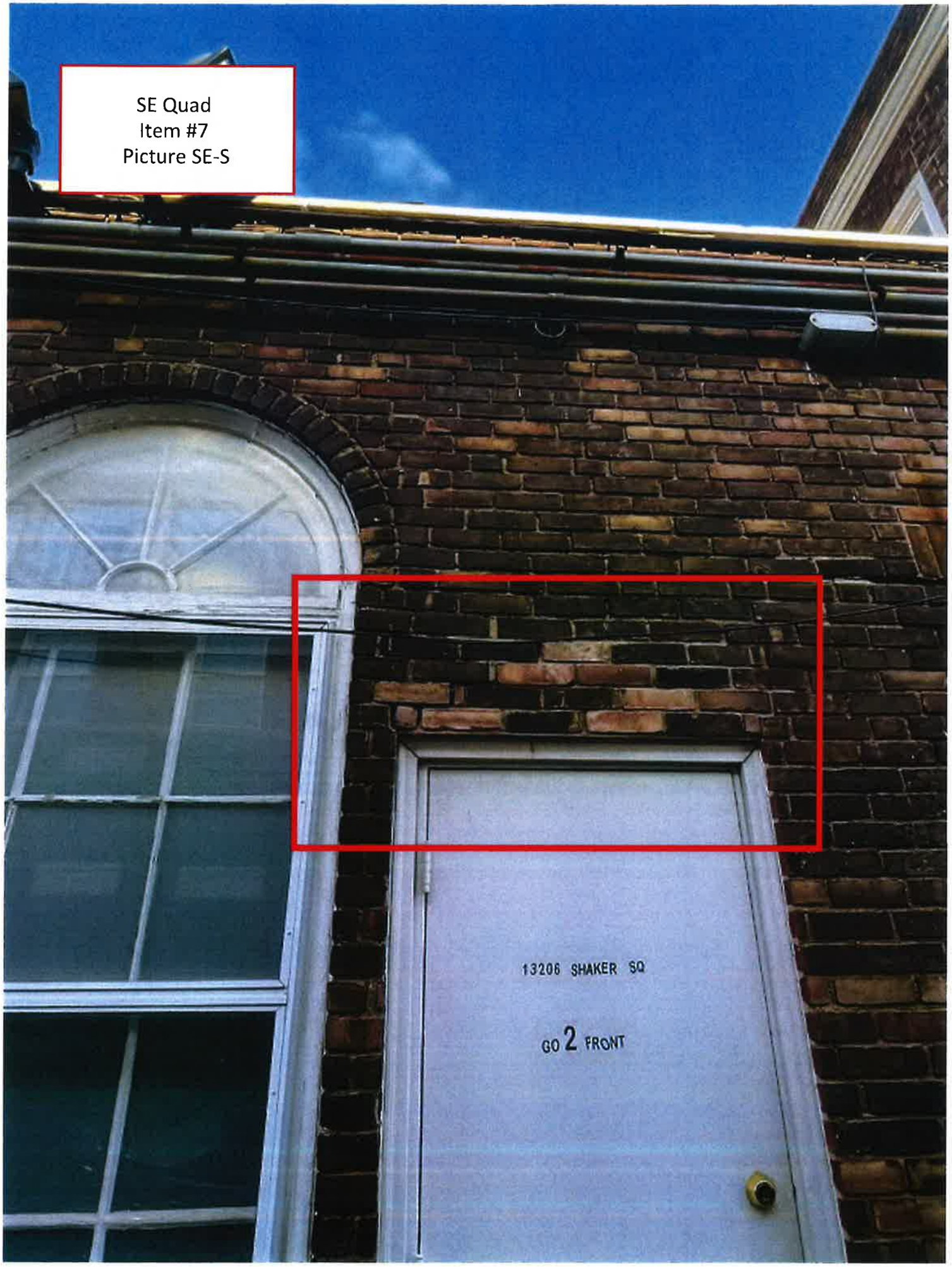

SE Quad
Item #6
Picture SE-N


SE Quad
Item #7
Picture SE-O


SE Quad
Item #7
Picture SE-P


SE Quad
Item #7
Picture SE-Q


SE Quad
Item #7
Picture SE-R
13204


SE Quad
Item #7
Picture SE-S
13206 SHAKER SQ
GO 2 FRONT

NEXTgen CONSTRUCTION

2022

Shaker Square Improvements- Assessment

Shaker Square building improvements- Cleveland Ohio 444120

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Introduction –

Next Generation Construction LLC established in 2009 by President Shakorie Davis is a multi-faceted Construction company with carpentry at its base. Through continued development of staff and staying on the cutting edge of industry standards and trends Next Generation Construction is poised to be BEST in CLASS organization. Being currently involved in projects at University Hospital, Cleveland Clinic, Cleveland Metropolitan School District, Metro Health Facilities, and the City of Cleveland reflects Next Generation Construction diverse construction background. Whether providing direct Carpentry Services, General Contracting Services or Construction Management Services one thing is constant throughout the vertically integrated company, the long-term relationship with our client not the transaction is what is most important to us.We specialize in building renovations. Across the organization from the office to the field we take pride in embracing our company values.

Integrity Commitment to seeing each project through we have 100% project completion

Collaboration No division between departments. Our Office staff leans on our Field staff and vice versa

Trustworthy 75% of our workload consist of repeat clients

Next Generation is based in Cleveland, less than 5 miles from the project site. We perform General Contracting, Construction Management, General trades and Design-Build services to the Healthcare, Education (K-12 & Higher Education), Government and Commercial markets within the building division. We have capabilities to self-perform work in divisions 2(general labor), 6(carpentry) and 9(finishes). We specialize in building renovations.

Overview

Purpose:

This assessment aims to identify the current exterior finish aesthetics, life safety, electric and roof issues. Moreover, to also provide a range of cost magnitude to address the issues. The area of study consist of four quadrants (Quad A, Quad B, Quad C, Quad D). Each quadrant ranges from single to two story structures with a mixture of flat and pitched roofs. We investigated only flat roofs need for replacement. The majority of the exteriors are brick with various types of wood trims and paneling, which we look identify need for refinishing or replacement. Each building has various types of exteriors light fixtures attached, which we investigated need for replacement.



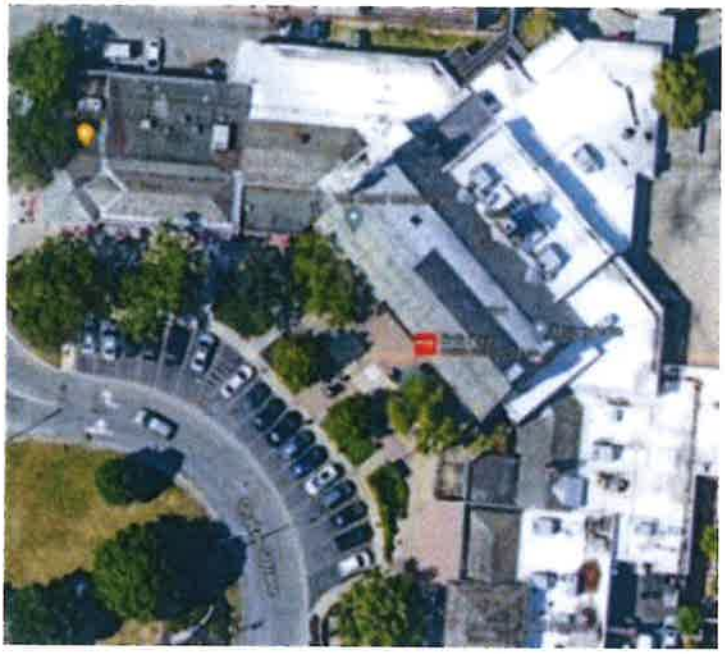
Next Generation has conducted a detailed investigation through each quadrant and has identified surface issues in each. While the investigation was thorough there remains several unknowns due to age of the building and access issues. We will recommend a contingency for the various areas.

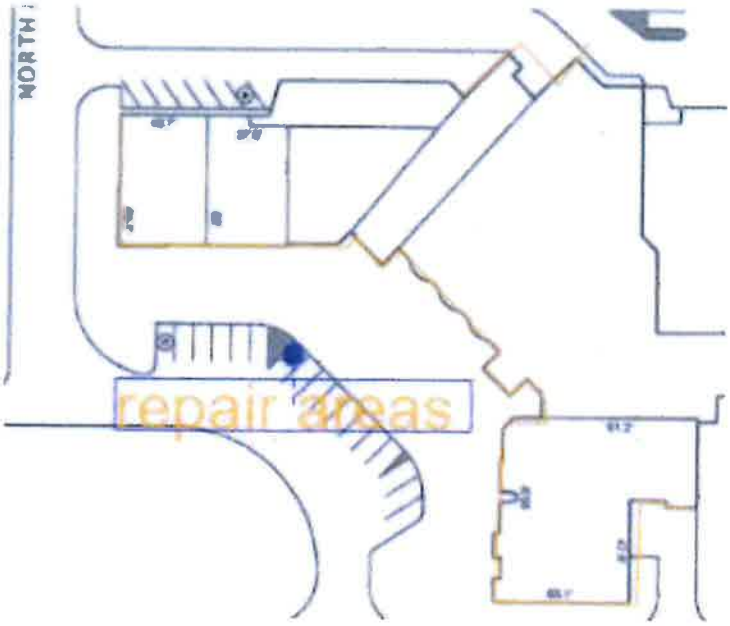
Mechanical was not included due to several tenants' lease agreements in which they hold responsibility for Heating and cooling. Without a detailed list of which units the are shaker square responsibility we were unable to properly

investigate.

Quad A –

Units 13201-13225, Rear of Building





CARPENTRY

As evident throughout all the quadrants the ends of quadrant A 13201(Bigbee coffee) and 13225(Zanzibar) require the most repair work. Below are some of the major areas which need to be addressed

13201- Replace panels below windows and various areas of rotted trim, window sills and base, the rest can be patched and sanded





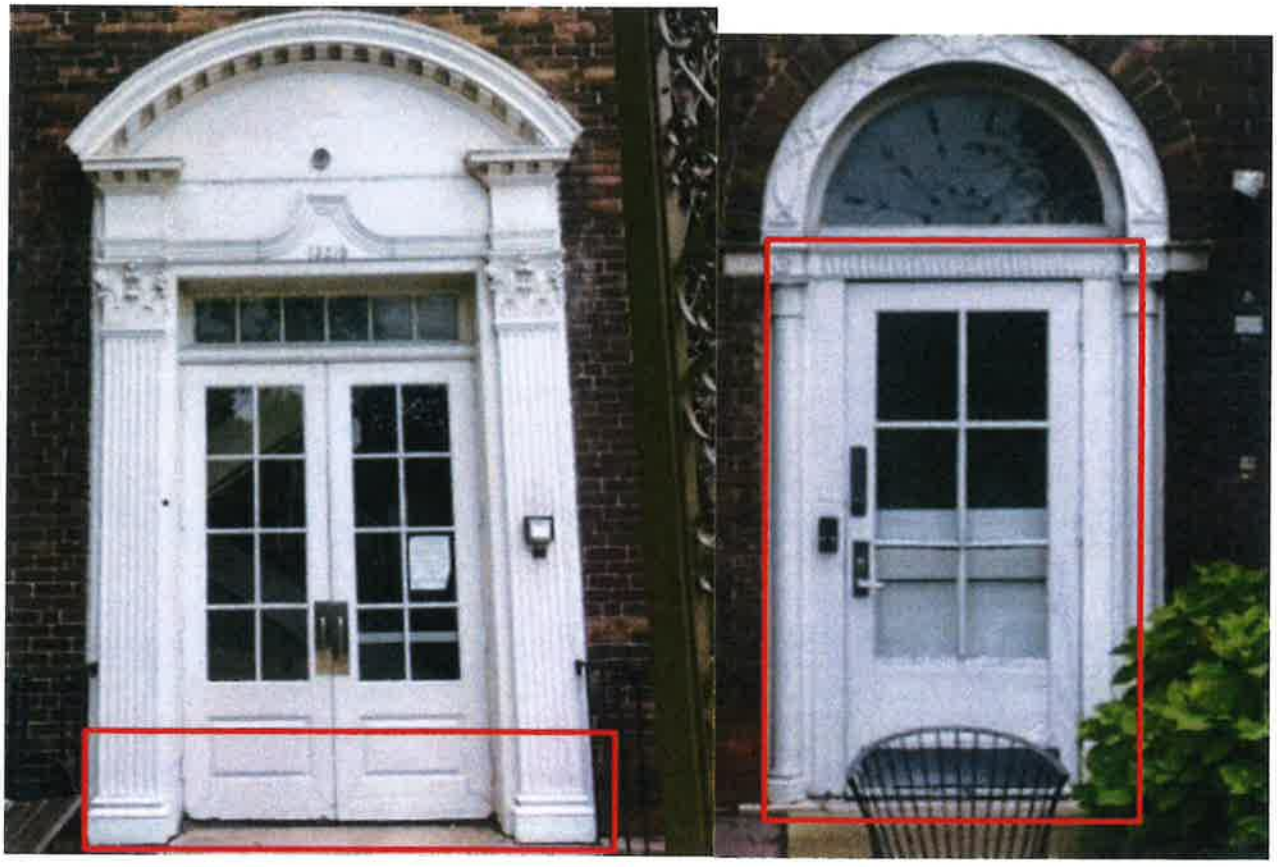


13209- replace trim around windows and door jambs along with bottom areas of base



13217- replace double doors, replace single door, replace column bases. 13219- replace 6 panel door. Patch and sand trim around openings





13225- on shaker Blvd. side replace bottom panel, replace arched fan, bottom windowsills and patch/sand various areas of trim around openings.



COST BREAKDOWN FRONT

Quadrant "A" **Carpentry Front**

Discipline:	Budget Range
Carpentry	$155,000.00 to $180,000.00

Description
Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand
Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work
Possible saving using like materials
Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

COST BREAKDOWN REAR

Rear- CVS canopy to pass thru require repair on the underside and replacement of side panel. Patch and sand trim around openings



Quadrant "A" **Carpentry Back**

Discipline:	Budget Range
Carpentry	$80,000.00 to $95,000.00

Description

Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand

Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work

Possible saving using like materials

Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

PAINT

Painting consists of scraping of existing trim, windows and doors. Also, the painting of newly installed trim, windows and doors.

Quad A – building Front – storefronts and second floor windows, trim, crown, wood fascia



COST BREAKDOWN FRONT

Quadrant "A"	**Paint Front**			
Prep/Sand	$88,000.00	to	$105,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$105,000.00	to	$125,000.00	Painting of Trim, Doors, Columns, Crown, Windows

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Quad-A-Rear

Rear building windows , doors, canopy, railing





COST BREAKDOWN REAR

Quadrant "A"	**Paint Back**		
Disciplne:	Budget Range		Description
Prep/Sand	$45,000.00 to $55,000.00		Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$65,000.00 to $85,000.00		Painting of Trim, Doors, Columns, Crown, Windows , prepainting railing, repainting siding

ROOF

Quad A Roof- we looked t tear off and replacement of flat roof. Note until more investigation is done we can not fully determine the need of insulation replacements need. Area of Flat Roof- 24,500SF



COST BREAKDOWN

Quadrant "A"	Roofing	
Discipline:	Budget Range	Description
Flat Roof	$265,000.00 to $355,000.00	Combination of EPDM and TPO roofs, note depths of insulation may differ and cause price fluctuation
		Possible cost saving to utilize SPF(spray foam roofing)*

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

Quad-A

Quadrant "A" **Electric** Discipline:	Budget Range	Description
Site lighting & Electrical	$15,000.00 to $21,000.00	2 electricians for 2 weeks + $5,000 materials

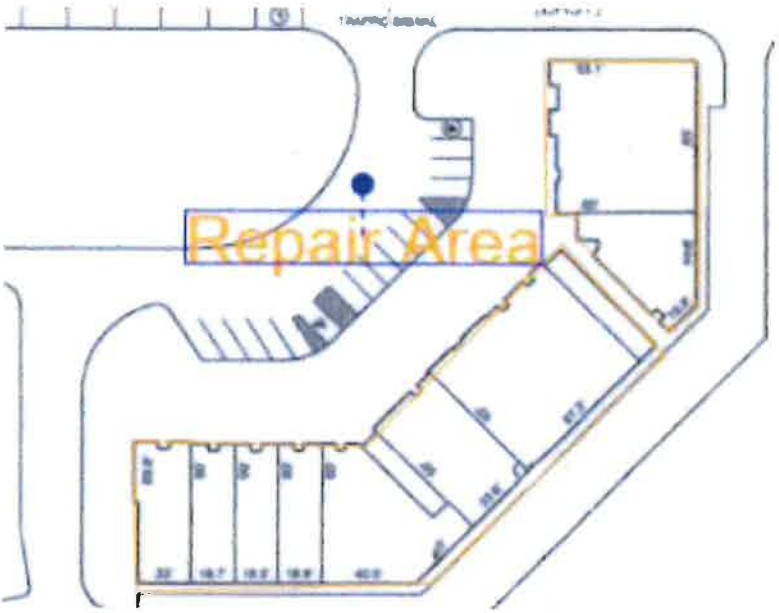
LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

Quadrant "A" **Life Safety** Discipline:	Budget Range	Description
Life Safety	$7,000.00 to $10,000.00	Correct any bad door hardware and replace exit signs not working

Quad B –

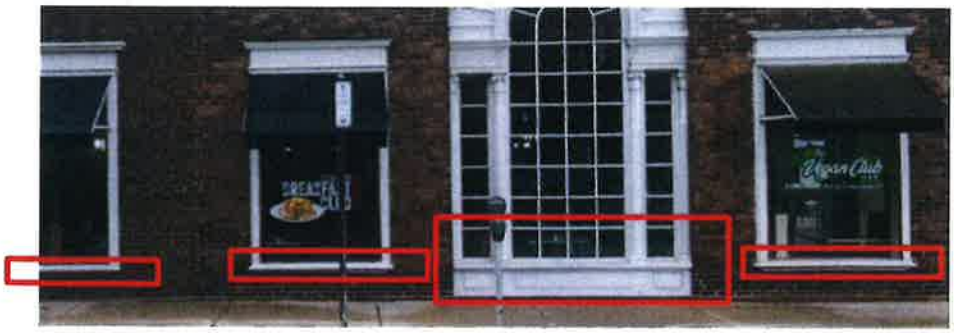
Units 13224-13202, Pass through walkway, Building Rear



CARPENTRY

As evident throughout all the quadrants the ends of quadrant B 13200(T-Mobile) and 13228(Cleveland Breakfast Club) require the most repair work. Below are some of the major areas which need to be addressed

13228-Replace panels below windows and various areas of rotted trim, window sills and base, the rest can be patched and sanded







13224-Replace side lite trim of door, panels below windows and various areas of rotted trim, window sills and base, the rest can be patched and sanded



13220-Replace side lite trim of door, panels below windows and various areas of rotted trim, column bases and base, the rest can be patched and sanded



13214-Replace crown at top of storefront, panels below windows and various areas of rotted trim, column bases and base, the rest can be patched and sanded



13214-Replace around door and various areas of rotted trim, arch trim, the rest can be patched and sanded



13210-Replace panels below windows and various areas of rotted trim, window sills and base, the rest can be patched and sanded



13206-Replace panels below windows, column bases and various areas of rotted trim, window sills and base, the rest can be patched and sanded



13204-Replace damaged arch trim and various areas of rotted trim, window sills and base, the rest can be patched and sanded



13200- Replace damaged fluted column and various areas of rotted trim, window sills and base, the rest can be patched and sanded





Pass through B - Replace 2 damaged fluted columns and various areas of rotted trim, window sills and base, the rest can be patched and sanded, patch 100SF(roughly) of plaster ceiling



COST BREAKDOWN FRONT

Quadrant "B" **Carpentry Front**

Discipline:	**Budget Range**
Carpentry	$150,000.00 to $185,000.00

Description

Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand

Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work

Possible saving using like materials

Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

Rear Of Building – replace entire store front framing, treim around doors, window transom, door casing, crown replacement
-2 new column wraps, 3 windows, 1 door (full lite) and various areas of rotted trim, window sills and base, the rest can be patched and Sanded





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COST BREAKDOWN REAR

Quadrant "B" **Carpentry Back**

Discipline:	Budget Range
Carpentry	$155,000.00 to $175,000.00

Description

Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand

Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work

Possible saving using like materials

Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

PAINT

Painting consists of scraping of existing trim, windows and doors. Also, the painting of newly installed trim, windows and doors.

Quad B – building Front – storefronts and second floor windows, trim, crown, wood fascia



COST BREAKDOWN FRONT

Quadrant "B"	**Paint Front**	
Discipline:	Budget Range	Description
Prep/Sand	$90,000.00 to $105,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$105,000.00 to $125,000.00	Painting of Trim, Doors, Columns, Crown, Windows

Quad B – building Rear– storefronts and first/second floor windows, trim, crown, wood fascia



COST BREAKDOWN REAR

Paint		$65,000.00	to	$85,000.00	Painting of Trim, Doors, Columns, Crown, Windows , prepainting railing, repainting siding
Quadrant "B"	**Paint Back**				
Discipline:		Budget Range			Description
Prep/Sand		$70,000.00	to	$85,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction
					Possible cost reduction upon test run of paint removal *

ROOF

Quad B- Roof- we looked to tear off and replacement of flat roof. Note until more investigation is done we can not fully determine the need of insulation replacements need. Area of Flat Roof- 12,500SF



COST BREAKDOWN

Quadrant "B"	Roofing		
Discipline:		Budget Range	Description
Flat Roof		$150,000.00 to $215,000.00	Combination of EPDM and TPO roofs, note depths of insulation may differ and cause price
			Possible cost saving to utilize SPF(spray foam roofing)*

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

COST BREAKDOWN

Quadrant "B" **Electric**

Discipline:	Budget Range	Description
Site lighting & Electrical	$15,000.00 to $21,000.00	2 electricians for 2 weeks + $5,000 materials

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

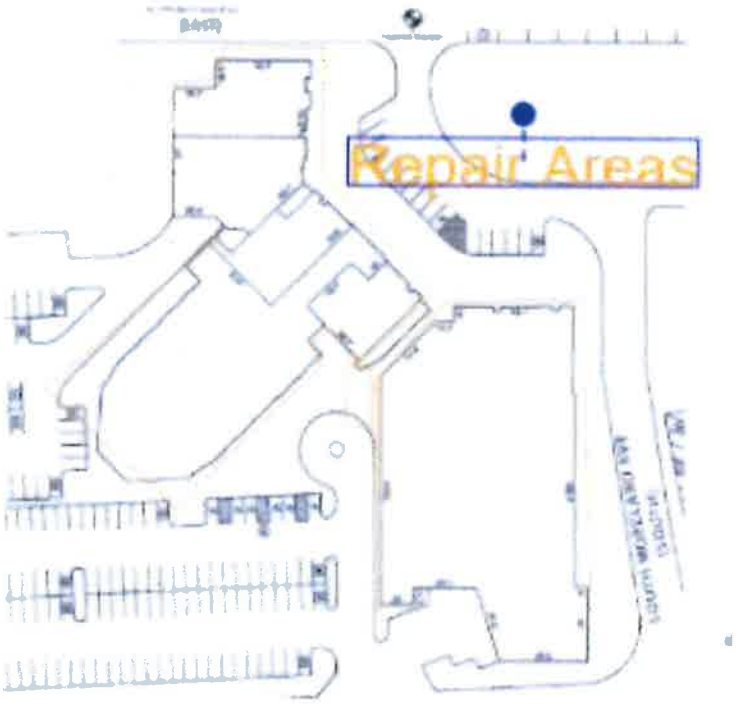
COST BREAKDOWN

Quadrant "B" **Life Safety**

Discipline:	Budget Range	Description
Life Safety Engineering	$9,000.00 to $12,000.00	There is currently no fire alarm in this quadrant, It is strongly recommended to hire a fire
New Fire Alarm System	$78,500.00 to $85,000.00	$3.50 Per Sq ft @ 12,500 sq ft
Life Safety	$7,000.00 to $10,000.00	Correct any bad door hardware and replace exit signs not working

Quad C –

Units 13130-13104, Pass through walkway, Building Rear



CARPENTRY

As evident throughout all the quadrants the ends of quadrant C 13130(Dave's Supermarket) and 13104(H2 Healthy Hair) require the most repair work. Below are some of the major areas which need to be addressed

13130-Replace panels below windows, transom, upper crown, Door Arches, Dental moulding, fluted column and various areas of rotted trim, window sills and base, the rest can be patched and sanded

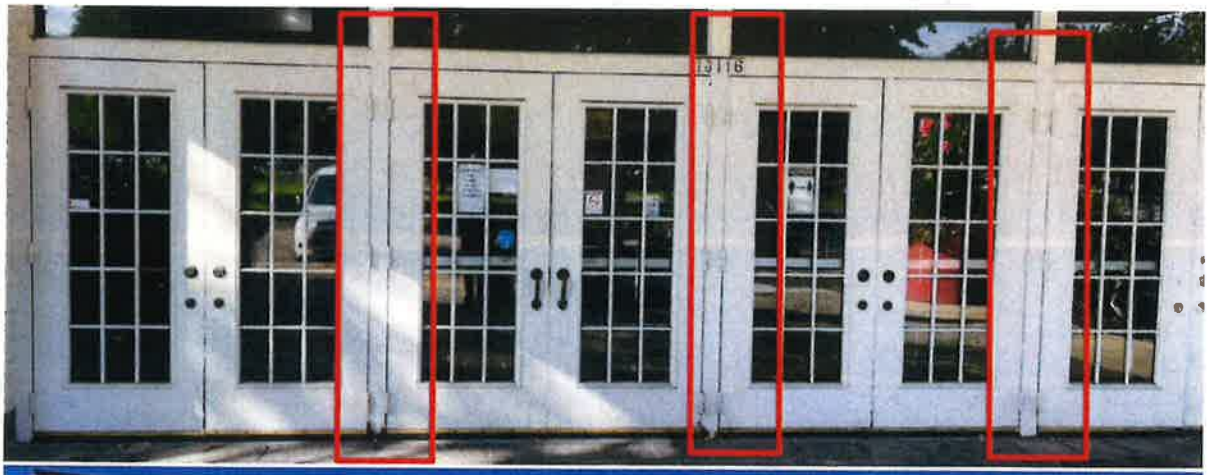




13120-Replace panels below windows and various areas of rotted trim, window sills and base, the rest can be patched and sanded



13116-Replace trim between doors, upper crown, and various areas of rotted trim, window sills and base, the rest can be patched and sanded





13108-Replace corbel moulding and various areas of rotted trim, window sills and base, the rest can be patched and sanded



13100-Replace door arch, Crown, lower panel and various areas of rotted trim, window sills and base, the rest can be patched and sanded





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COST BREAKDOWN FRONT

Quadrant "C" **Carpentry Front**

Discipline:	**Budget Range**
Carpentry	$168,000.00 to $200,000.00

Description
Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand
Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work
Possible saving using like materials
Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

Pass through C- Replace crown and various areas of rotted trim, window sills and base, the rest can be patched and sanded, patch 100SF(roughly) of plaster ceiling





Rear of Building C- Replace 2 windows, radius window, lower panel and various areas of rotted trim, window sills and base, the rest can be patched and sanded, patch 200SF(roughly) of plaster ceiling. Soffit repair

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COST BREAKDOWN

Quadrant "C" **Carpentry Back**

Discipline:	Budget Range
Carpentry	$65,000.00 to $80,000.00

Description
Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand
Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work
Possible saving using like materials
Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

PAINT

Painting consists of scraping of existing trim, windows and doors. Also, the painting of newly installed trim, windows and doors.

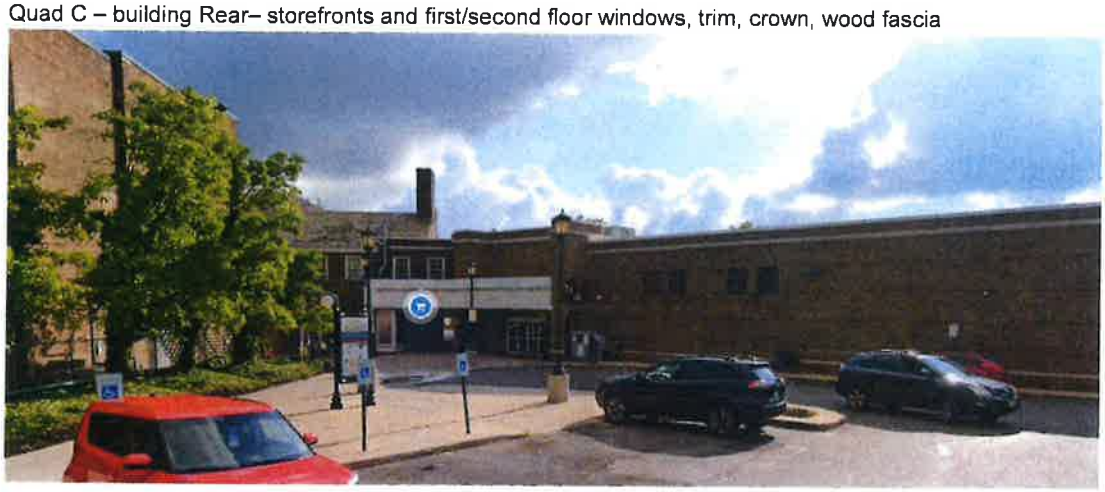
Quad C – building Front – storefronts and second floor windows, trim, crown, wood fascia



COST BREAKDOWN

Quadrant "C"	Paint Front	
Discipline:	Budget Range	Description
Prep/Sand	$105,000.00 to $125,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$115,000.00 to $135,000.00	Painting of Trim, Doors, Columns, Crown, Windows Includes Daves and Movie Theater

Quad C – building Rear– storefronts and first/second floor windows, trim, crown, wood fascia



COST BREAKDOWN

Quadrant "C"	Paint Back	
Discipline:	Budget Range	Description
Prep/Sand	$48,000.00 to $75,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$55,000.00 to $70,000.00	Painting of Trim, Doors, Columns, Crown, Windows

ROOF

Quad C Roof- we looked to tear off and replacement of flat roof. Note until more investigation is done we can not fully determine the need of insulation replacements need. Area of Flat Roof - 25,600SF, Pitched Flat Roof- 14,100SF



COST BREAKDOWN

Quadrant "C"	Roofing			
Discipline:		Budget Range		Description
Flat Roof		$275,000.00 to	$390,000.00	Combination of EPDM and TPO roofs, note depths of insulation may differ and cause price fluctuation
Pitched Flat Roof		$195,000.00	$350,000.00	rubber roof at a pitch
				Possible cost saving to utilize SPF(spray foam roofing)*

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

COST BREAKDOWN

Quadrant "C" **Electric**

Discipline:	Budget Range	Description
Site lighting & Electrical	$21,000.00 to $26,000.00	2 electricians for 3 weeks + $9,000 materials. Much of not all of the movie theater lights are not working ** This area includes Dave's Supermarket & Movie Theater.

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

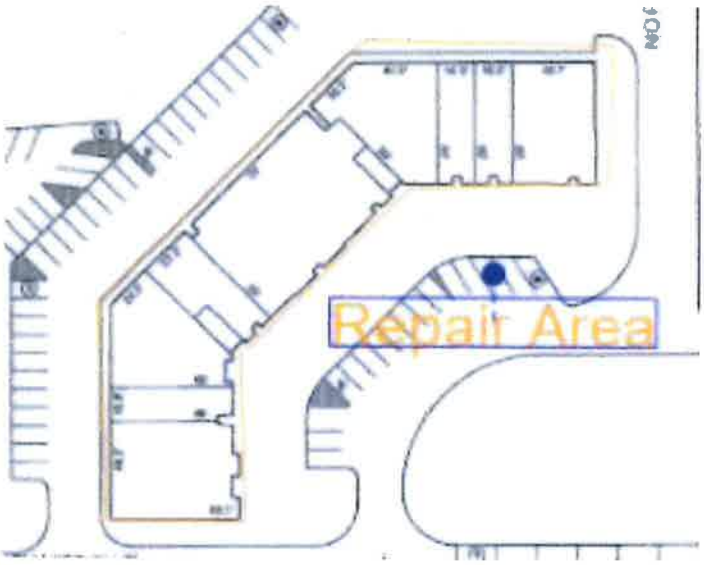
COST BREAKDOWN

Quadrant "C" **Life Safety**

Discipline:	Budget Range	Description
Life Safety	$7,000.00 to $10,000.00	Correct any bad door hardware and replace exit signs not working

Quad D –

Units 13101- 13133



CARPENTRY

As evident throughout all the quadrants the ends of quadrant D 13101(Edwin's) and 13133(Zanzibar) require the most repair work. Below are some of the major areas which need to be addressed

13101-Replace 4 shutter panels below windows, 2 entire window openings, upper crown, Entry Door, Dental moulding, fluted column and various areas of rotted trim, window sills and base, the rest can be patched and sanded





13109- Replace various areas of rotted trim, window sills and base, the rest can be patched and sanded

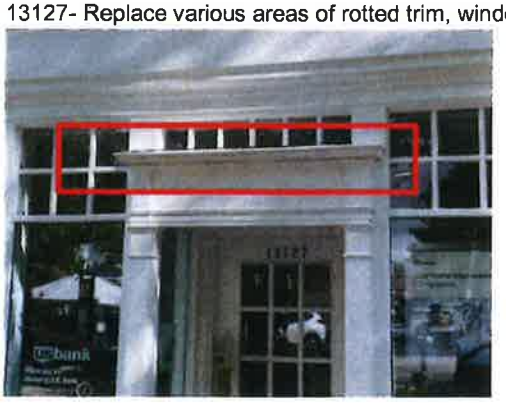


13119- Replace lower panel, arch at storefront, various areas of rotted trim, window sills and base, the rest can be patched and sanded

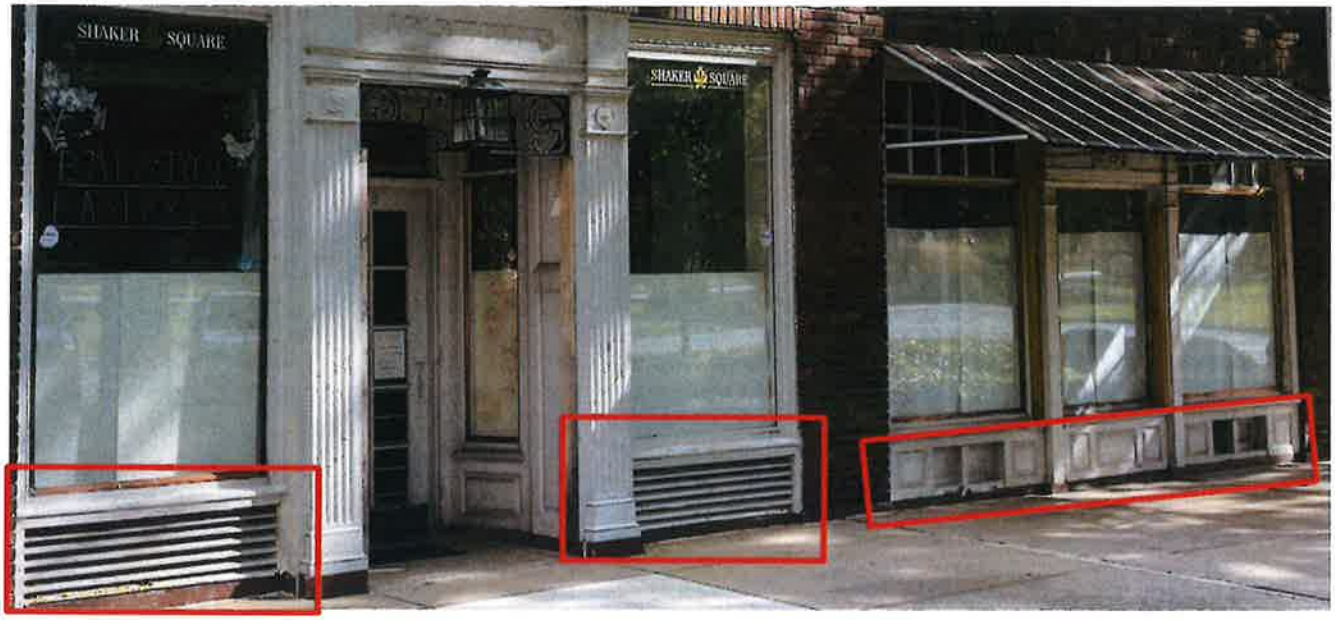




13127- Replace various areas of rotted trim, window sills and base, the rest can be patched and sanded



13129- Replace louvers, lower panel, various areas of rotted trim, window sills and base, the rest can be patched and sanded



13133- Replace panels below windows, 1 entire window openings, upper crown, Entry Door, Dental moulding, fluted column and various areas of rotted trim, window sills and base, the rest can be patched and sanded



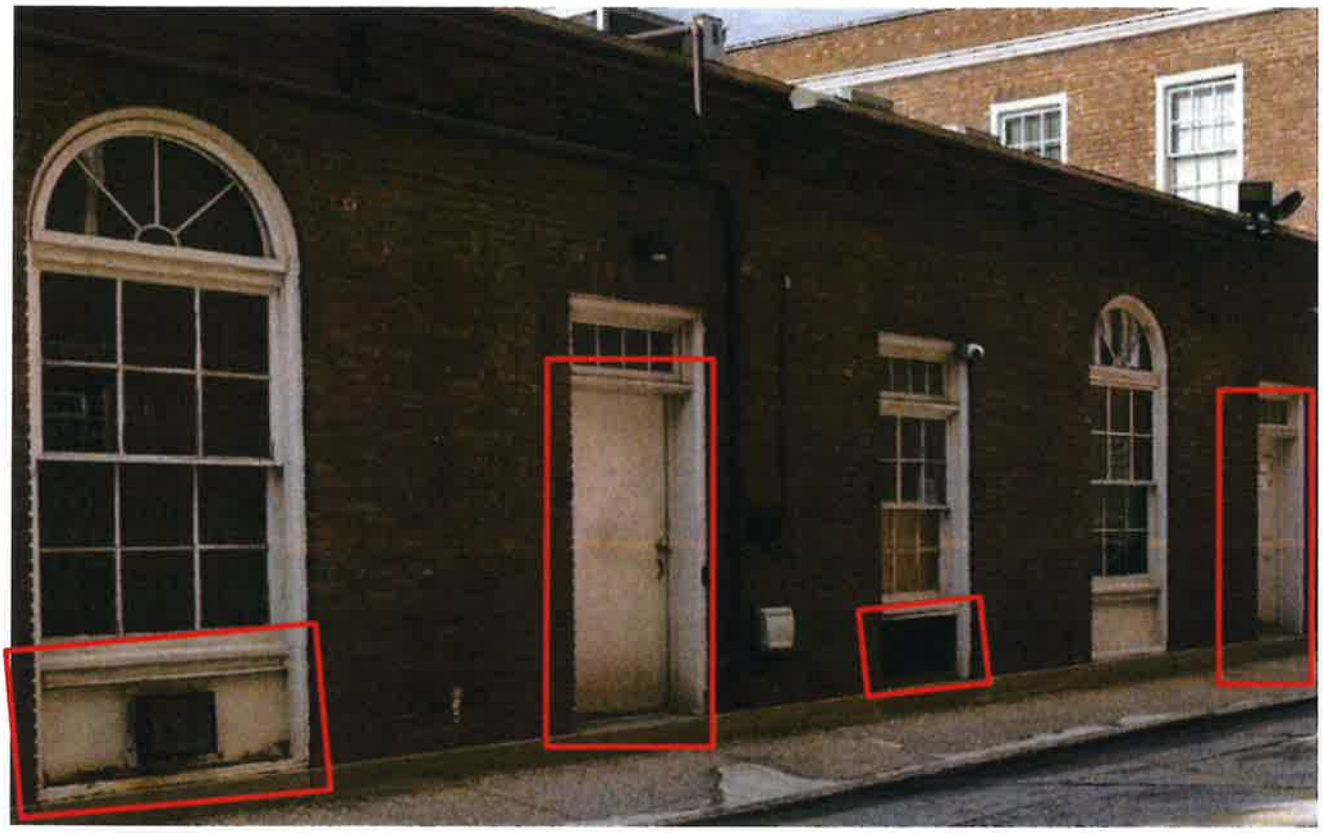


COST BREAKDOWN

Quadrant "D"	**Carpentry Front**	
Discipline:	Budget Range	
Carpentry	$175,000.00	to $205,000.00

Description
Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand
Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work
Possible saving using like materials
Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small

Rear Of Building D- Replace door, lower panel, various areas of rotted trim, window sills and base, the rest can be patched and sanded



COST BREAKDOWN

Quadrant "D" **Carpentry Back**

Discipline:	Budget Range
Carpentry	$58,000.00 to $85,000.00

Description
Bondo, patching of trim after loose/spalding paint has been removed followed by rough sand
Replace Trim, Doors, Columns, Crown, Windows as seen by visual inspection at walk thru. Note more items may require work
Possible saving using like materials

Rates - remove/replace- Door(reinstall hardware)-$2,945.00ea, Window- $965.00ea, Jamb-$375ea, Arch-$770.00LF, Large crown-$125.00LF, Small Crown- $90.00LF-, Column- $175.00LF, 6" flat trim- $75.00LF, Sill- 135.8LF, Lower panels-$80.00LF

PAINT

Painting consists of scraping of existing trim, windows and doors. Also, the painting of newly installed trim, windows and doors.

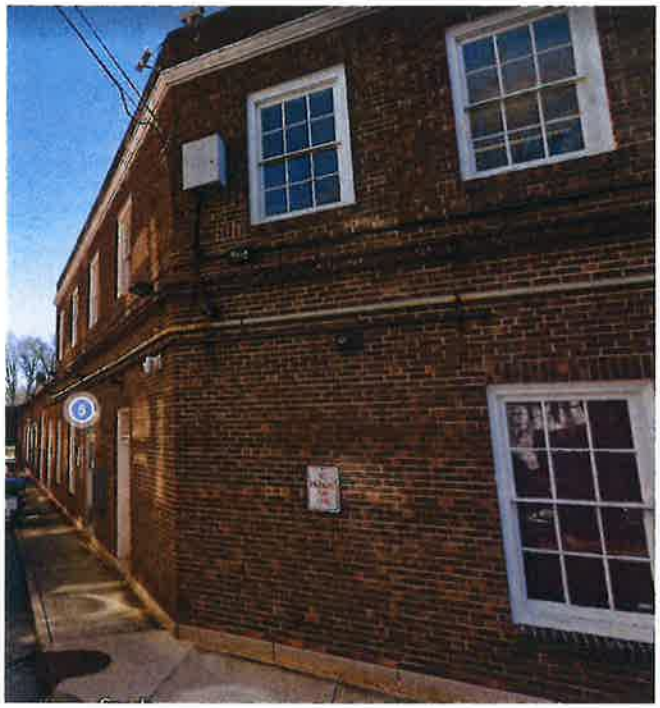
Quad D – building Front – storefronts and second floor windows, trim, crown, wood fascia



COST BREAKDOWN

Quadrant "D"	**Paint Front**	
Discipline:	Budget Range	Description
Prep/Sand	$88,000.00 to $100,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$105,000.00 to $125,000.00	Painting of Trim, Doors, Columns, Crown, Windows

Quad D – building Rear– fronts and first/second floor windows, trim, crown, wood fascia





COST BREAKDOWN

Quadrant "D"	Paint Back			
Discipline:	Budget Range			Description
Prep/Sand	$60,000.00	to	$75,000.00	Powerwash followed by manual/mechanical removal all spalding paint/ finish sand after bondo correction Possible cost reduction upon test run of paint removal *
Paint	$65,000.00	to	$85,000.00	Painting of Trim, Doors, Columns, Crown, Windows

ROOF

Quad D Roof- we looked t tear off and replacement of flat roof. Note until more investigation is done we can not fully determine the need of insulation replacements need. Area of Flat Roof- 13,800SF



COST BREAKDOWN

Quadrant "D" Discipline:	Roofing	Budget Range	Description
Flat Roof		$160,000.00 to $225,000.00	Combination of EPDM and TPO roofs, note depths of insulation may differ and cause price fluctuation
			Possible cost saving to utilize SPF(spray foam roofing)*

LIGHTING

A general walkthrough for site lighting, electrical was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect. Please see notes per each individual quadrant. Generally speaking, the site lighting and site electrical making it safe should be implemented as there were various areas where electrical boxes are damaged or in poor condition. Overall, much of the electrical systems are in poor condition or just outdated. It would not be practical to replace it all as this would be costly and involve a lot of tenants if not all the tenants

COST BREAKDOWN

Quadrant "D" **Electric**

Discipline:	Budget Range	Description
Site lighting & Electrical	$15,000.00 to $21,000.00	2 electricians for 2 weeks + $5,000 materials

LIFE SAFETY

A general walkthrough for life safety was performed. The walks were limited due to the nature of the spaces being individual tenants. It is Next Generation and Hatzel & Buehler recommendation to further this work with an electrical engineer and possibly an Architect.

COST BREAKDOWN

Quadrant "D" **Life Safety**

Discipline:	Budget Range	Description
Life Safety	$6,000.00 to $9,000.00	Correct any bad door hardware and replace exit signs not working

Overall Management

Next Generation will provide trade management of the various trades as the project progresses. We include scheduling, Supervision, general cleaning of sites, Final cleaning, dumpster supply and barricading as needed.

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CSI	ITEM	TOTAL
01.000	GENERAL CONDITIONS	0
	ALLOW-ABOVE CLG CLEAN UP	0
01.361	PROJECT MANAGER	5,040
01.362	PROJECT ENGINEER	21,600
01.361	SUPERVISION	36,000
	DUMPSTERS - GENERAL	26,469
01.363	MATERIAL TO SITE	1,120
01.364	HAUL MATERIAL TO DUMPSTER	3,120
01.365	PROGRESS CLEANING	8,400
01.366	FINAL CLEANING	20,944
01.511	TEMP. PARTITIONS/BARRICADES	37,800
	FEE	115,000
	SUBTOTAL	275,493

Overall Management Fee 2.5%

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Overall Maganitude

COST BREAKDOWN

NEXT GENERATION CONSTRUCTION Building For Tomorrow				
Electric	$66,000.00	to	$89,000.00	
Carpenty	$1,006,000.00	to	$1,205,000.00	
Prep/Scrape	$594,000.00	to	$725,000.00	
Paint	$695,000.00	to	$850,000.00	
Roof	$1,045,000.00	to	$1,535,000.00	
Life safety	$105,500.00	to	$124,000.00	
General Conditions	$160,493.00			
Fee	$115,000.00			2.50%
Contingency	$407,520.00			9%
Total	$4,194,513.00		$5,211,013.00	

Please don't hesitate to contact Next Generation with questions

Marcel Clopton
Pre-construction Manager
Next Generation Construction
mclopton@nxtgc.com
216 269 9196

Frank Morel, Project Manager
Next Generation Construction
4317 Chester Ave
Cleveland, OH 44103
fmorel@nxtgc.com
330-419-4502

PLUMBING

Plumbing Systems

Current Situation

All the major plumbing systems and components were inspected by Neptune and GMC Plumbing.

- The fire systems are run off City of Cleveland water supply pressure and fire pumps.
- The vast majority of the plumbing system piping is original to the building.
- Several areas of deteriorated piping were identified and repaired or replace by ownership in the fall of 2022.
- Plumbing in the common area restrooms has been updated.
- A new sump pump was ordered for Quad D. This pump is onsite and ready to be installed should the current sump pump stop working.

Analysis of Plumbing Systems

Everything plumbing related is in working order and will be repaired or replaced as issues arrive.

Recommendations

- Install grease trap for Edwin's Restaurant. Grease trap replacement quote from Neptune Plumbing is included.

NEPTUNE PLUMBING & HEATING CO.
23860 MILES RD, CLEVELAND, OH 44128
PH: 216.475.9100
FAX: 216.475.2996

To:	Michael Corcoran	**From:**	Michael Wallenstein
Company:	Playhouse Square Mgmt	**Date:**	12/2/22
Fax/Email:	michael@playhousesquare.org	**Total # of Pages:**	1
Phone Number:	216-640-8703	**Job Name:**	Shaker Square

Michael,

Here is our assessment based from our site visit.

- Quadrant A
  - We could not gain access to the basement where Coral Company is located
- Quadrant B
  - There is a hot water recirculation pump that is not working
    - This may belong to the restaurant
  - Recommend annual preventative maintenance of the pump system in the basement
- Quadrant C
  - Backflow:
    - (1) 1 -1/2" Wilkins 950XL
      - Domestic
      - Feeds the tenant
    - (1) 3" Ames 2000SS
      - Fire
- Quadrant D
  - The pump in the basement has severe issues due to an excessive amount of grease being introduced to the system
  - Backflow:
    - (1) 4" Ames 2000SS
      - Fire

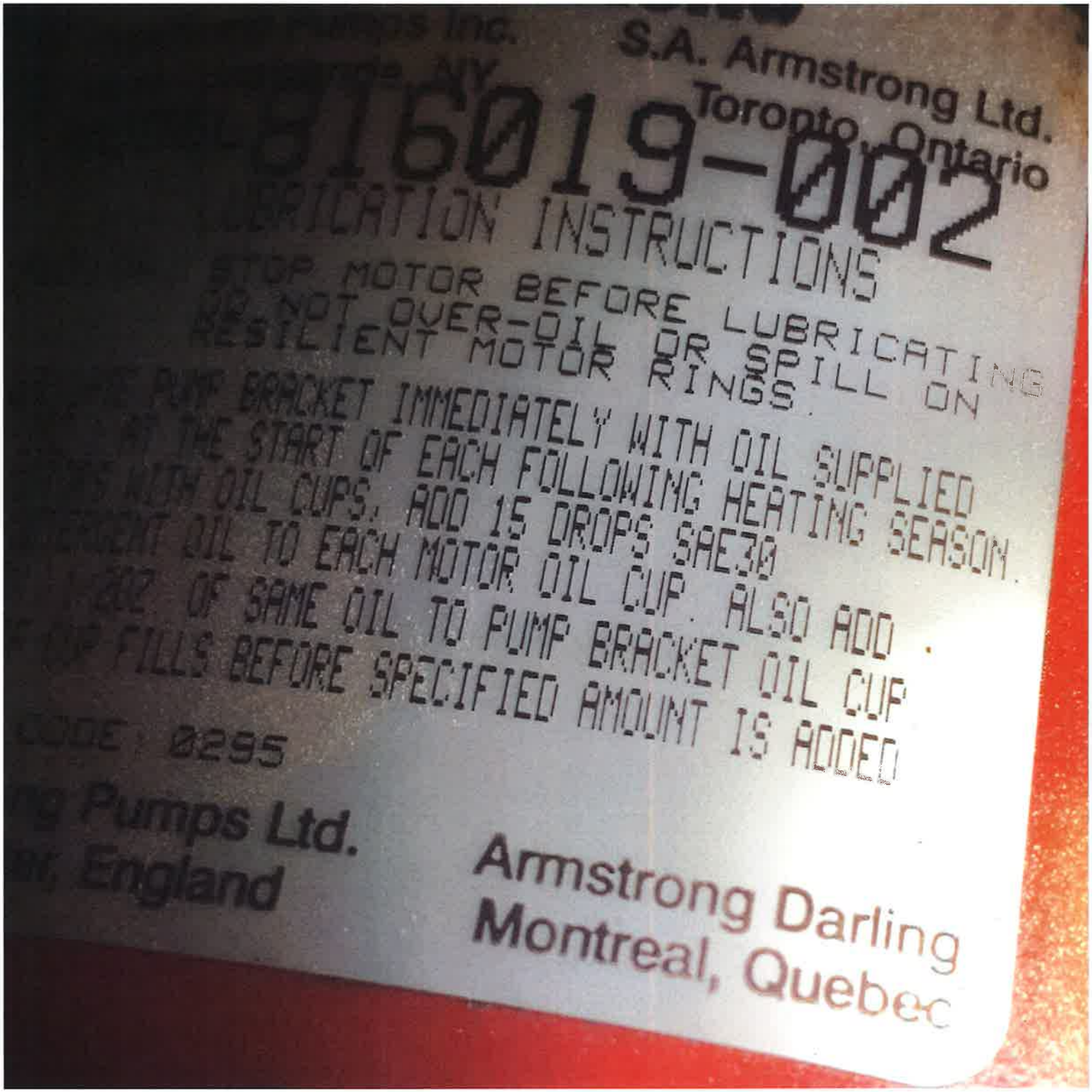
We would need to be given a report/location of the other backflow preventers to inspect them. We cannot determine if they have internal issues without testing the devices. The pipes we were able to see on our inspection seemed to be in adequate condition for its age. There were not visible leaks or sign of rotting.

Thank you,

Michael Wallenstein, LEED AP
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Facebook: www.facebook.com/NeptunePlumbing

1-800 PLUMBING -Call our service number for all of your plumbing needs

ARMSTRONG
816019-002
WARNING


S.A. Armstrong Ltd.
Toronto, Ontario
216019-002
LUBRICATION INSTRUCTIONS
STOP MOTOR BEFORE LUBRICATING
DO NOT OVER-OIL OR SPILL ON
RESILIENT MOTOR RINGS.
PUMP BRACKET IMMEDIATELY WITH OIL SUPPLIED
AT THE START OF EACH FOLLOWING HEATING SEASON.
WITH OIL CUPS, ADD 15 DROPS SAE30
CENT OIL TO EACH MOTOR OIL CUP. ALSO ADD
OZ OF SAME OIL TO PUMP BRACKET OIL CUP
FILLS BEFORE SPECIFIED AMOUNT IS ADDED
CODE: 0295
Pumps Ltd.
England
Armstrong Darling
Montreal, Quebec