

Estimated Cost of Required Improvements

Deferred Maintenance as identified in Alpha building assessment			
2025-2026 - Immediate Needs			
	Water distribution and sanitary waste lines - end of life	\$	297,752
	Ductwork system - end of life	\$	63,891
	Branch wiring (observed rust), exit signs and emergency lighting - end of life	\$	173,313
	Metal roof replacement (does not include structural improvements)	\$	40,000
	Subtotal	\$	574,956
2027 - 2029 - Upcoming Needs			
	Vinyl tile, carpet & ceiling tiles - end of life	\$	131,304
	Replace sealant at window seals - end of life	\$	59,815
	Interior Doors - fair condition at time of assessment	\$	10,974
	Subtotal	\$	202,093
Alterations Required to meet Current Florida Building Code *		Estimate of Probable Construction Cost - Range	
	Structural reinforcement (wind-load - roof & walls)	\$	216,740
	Impact rated doors & windows	\$	300,940
	ADA compliance (threshold's, corridors, restrooms, door openings)	\$	350,940
	Fire Code (Sprinkler, Alarm & Fireproofing)	\$	381,810
	Energy Code (Lights, Insulation)	\$	247,990
	Subtotal **	\$	1,498,420
		\$	2,316,060
	Total Immediate Needs	\$	2,073,376
	Including Upcoming Needs	\$	2,275,469
*	Does not include cost of design or permitting		
**	Includes proportionate share of General Requirements, Ins, Bond		
2024	Facilities Maintenance responded to 62 Work Orders; 44 were Repairs/Special Request for Service		
2025	Facilities Maintenance responded to 45 Work Orders; 27 were Repairs/Special Request for Service		



Exterior Roof Panel Openings / Interior Exposed to Elements / Purling Corrosion



Exterior Roof Panel Openings / Interior Exposed to Elements / Corrosion at Purlin and Bldg. Frame (PEMB)