

Notable Building and Leasehold Improvements & Repairs 2016 thru 2020

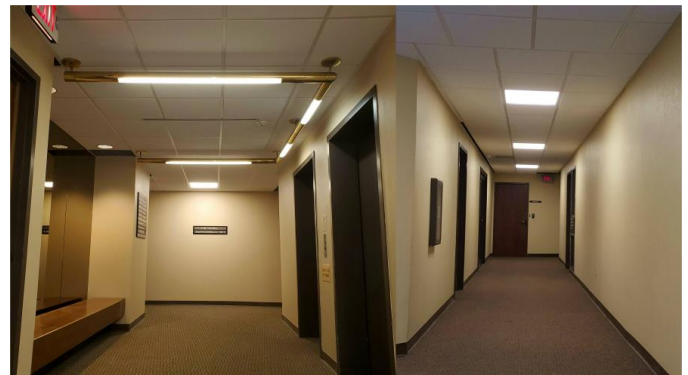
In 2016, after decades of lackadaisical management services, 580 South High Company began self-managing the building. Soon, the building was 100% rented for the first time in ages. With increased revenue, numerous long needed major and minor restorations, repairs and improvements have been made to the circa 1979, building and more projects are ongoing. The following is a summary of work to date.

Lobbies:

Upper main lobby renovation includes all new suspended ceiling with grids and acoustical tiles. Large dimmable flat LED light panels replaced inefficient old lighting. Historical photos of High Street and the old Courthouse were custom printed onto gallery wrapped canvases. Accent track lighting was added to the ceiling to highlight this artwork. Museum type description cards were hung next to each canvas. Classic designed Platform Benches by George Nelson (circa 1945) were installed in both the upper and lower lobbies. Lower level elevator lobby improvement also includes new suspended ceiling acoustical tiles, large LED light panels and new carpeting.



In 2019, the ceilings and lights in the lobbies and hallways on the first, second and third floors were demolished and replaced with the same tiles and LED panel lights as those in the main lobby. Building tenants greatly appreciated the upgrade from dark and dingy to bright, clean ceilings and hallways.



Decades old area rugs in the main lobby have been replaced with modern custom cut commercial carpet tiles.



Elevators:

North and South cabs renovated. New ceiling panels with led lighting. New wall panels made with heavy duty laminate installed with new carpet. Infra-Red door sensors installed to improve passenger safety. Soft starters installed on motors to improve motor life. North elevator motor replaced with new unit. Elevator mechanical room lacked sufficient airflow to keep hydraulic oil cool. Elevator overheating has caused failures on numerous occasions and modern building codes do not permit a non-temperature controlled elevator equipment room. Large fan with louvers and temperature control was installed in the block wall to move hot air outside when temperature rises too high.

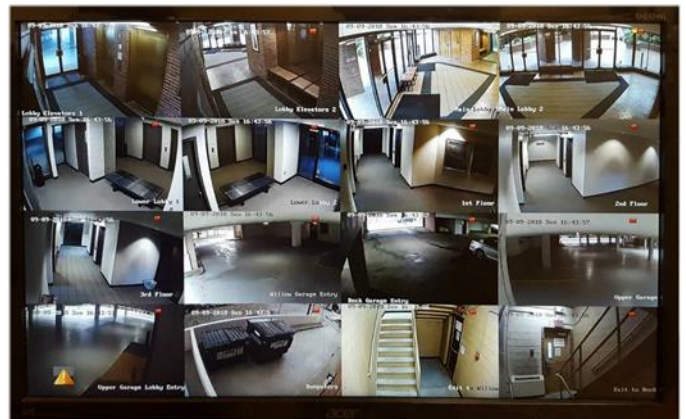


Upper Level Parking Garage:

Concrete surface had been in very poor condition for many years. Water was leaking into the lower parking garage and causing the concrete structure to become increasingly eroded and damaged. This restoration project was long overdue. General Restoration Technologies was hired to repair, restore and seal the upper parking deck. All old caulking was removed from cracks and cove joints down to bare concrete. Polyurethane sealant replaced the old caulking. The deck surface was cleaned, prepped and covered with an epoxy overlay. A Vehicular Traffic Coating System consisting of three or more coats of various epoxies was applied. New parking stripe lines, arrows and handicap markings were painted onto the surface.

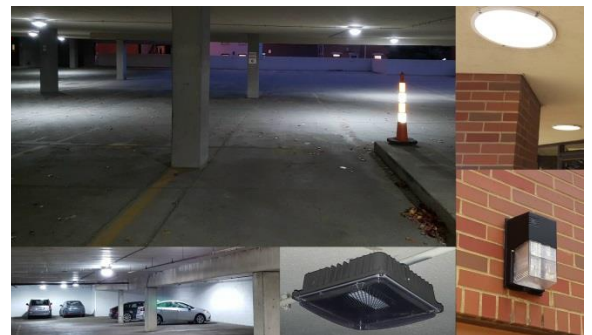
Video Surveillance System:

In recent years vagrants had become a real problem for 580 South High Street. A passed out woman was found in the men's restroom, people were urinating, defecating and sleeping on the front steps, in the parking garage and right in front of the main entry to the building. There had also been incidents of thefts and vandalism. Sixteen high definition cameras have been hard wired and placed throughout the interior and exterior of the building. All cameras are recorded to hard drives 24 hours a day and remote viewing is possible from anywhere. The video system with the addition of new signage, improved lighting and tamper proof cigarette butt containers has resulted in a significant drop in loitering and associated problems.



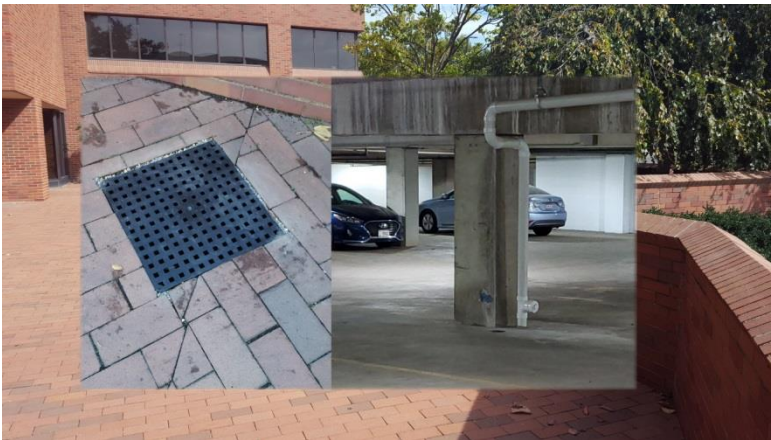
Lighting:

Many of the fixtures in the upper parking garage were not working and/or in very poor condition. New energy efficient LED low profile canopy lights were purchased and installed. Lighting by both main lobby entries and lower lobby south entry were also in poor condition. These lights, many not working, were powered by heavy and very old ballasts. All were replaced with new efficient LED surface mounted fixtures. Lighting by other outside exits and the dumpster area were replaced with LED photo sensor fixtures. Lower garage canopy LED lights installed nearly five years ago have experienced power supply or LED panel failures. These lights have been on 24 hours a day for five years and are at the end of their useful life. Maintenance repairs have been made over the last few years, but the process of replacing all 35 fixtures is now complete.



Plumbing:

The building was built in 1979 with cast iron drain pipes. Clogged sink and toilet pipes have been a problem for many years. Past management companies have typically hired a “roto-rooter” service to clear pipes, but results have been short-lived and expensive as typical service calls cost over \$400.00. The problem is known as **tuberculation** and it comes from decades of corrosion deposits adhering to the insides of an iron pipe to the point that the water can no longer drain. The only viable, long term solution is to remove the cruddy, caked and rusted iron pipe and replace it with modern PVC pipe. Since early 2016, over 16 sink, toilet and other drains have been replaced. The work is extremely messy and requires great care since most pipes are in the ceiling above office spaces. However, great strides have been made and the building is draining better than it has in decades.



Lower Level Parking Garage:

After the upper level garage floor was restored, it became clear that additional waterproofing was required under the paver patio in front of the building. The patio, which sits above the lower garage on the southwest corner, required new flashing, the removal of two large brick planters and the reconstruction of two drains and the nearby areas. In addition, all cast iron drain pipes from the upper garage were replaced with PVC pipes in the lower level. Water damaged beams were cleaned of debris and repaired to ensure safety. Hollow core panel soffits also repaired.





Window Caulking – Entire Building:

The building windows have been neglected for years and water leaks have continued to worsen. In August 2019, work that included major restoration and re-caulking of all windows was completed. The replacing and repairing of stained and damaged walls and ceilings in windowed offices throughout the building was completed after the windows were sealed.

Suite 100 renovations for new tenant Lee Howard & Assoc:

The front lobby required a new double door entry into reception area, a window with sliding glass and the addition of two doors to back hallways on either end of the lobby area. Doors on either side of the large main center reception area were also created for access to back offices. Built-in cubicles near these doors were demolished and walls repaired. New drywall was painted, ceiling tiles repaired/replaced and carpeting installed in hallways.



Suite 220 renovations for new tenant Open Arms Counseling:

A new waiting room was created by removing unwanted walls and installing a new metal stud and sheet rock wall with a door. A similar wall and door moving project was undertaken in the back northwest area of the offices. A wall was also built in an old large data room thus creating two offices. A kitchen was created in an office. About twenty feet of new water and drain lines were installed along with kitchen cabinets, counter, sink and hot water tank. Suspended ceiling tiles and grids were repaired/replaced, walls throughout painted and new carpet installed.



Suite 140 improvements for tenant GSA/FDA:

Tenant requested and financed remodeling to two work rooms. In room 142, built-in cabinets and countertops were removed, electric data lines moved to room 144. Walls were repaired, spackled, sanded and painted. New carpet installed. In room 144, built-in bookcases and countertop were removed. New cabinets and counters were installed with electric and data repositioned. Two of the removed bookcases were repaired, modified and installed in the conference room.

