Summary

• Code Analysis Assessment Overview and Findings
• Deficiency Categories
• Preliminary Project Timeline
• Cost Model – Probable Opinion of Cost by Deficiency Category
Code Analysis Assessment Overview and Findings

RATIO’s Team performed a thorough review of the Former Wheels Skating Center, analyzing all building systems for code and ADA deficiencies, including:

- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Structure, including Access and Egress
Code Analysis Assessment Overview and Findings

Assessment scope emphasized identification of Code, Life Safety and Accessibility deficiencies that would limit operations as a public recreation center.

Scope did not include identification of deferred maintenance and/or interior finishes upgrades.
Deficiencies

Code Analysis Report and associated Cost Model were broken down into 4 Deficiency Categories for consideration:

Priority #1.1 – ADA Accessibility
Priority #1.2 – Code, Life Safety and Risk Mitigation
Priority #2 – Maintenance
Priority #3 – Operations (Kitchen Upgrades)
Deficiencies
Priority #1.1 – ADA Accessibility

ADA Deficiencies Include:

• Non-compliant Door Clearances *(requires 18” on pull side of door)*
• Non-compliant Door and Plumbing Hardware *(requires lever-style hardware instead of knobs on doors and sinks)*
• Non-compliant counter heights *(at ticket counter, restrooms, concession service counter, kitchen sinks)*
• Non-compliant accessible parking
• No accessible path to skating rink
Deficiencies
Priority #1.2 – Code, Life Safety and Risk Mitigation

Code, Life Safety and Risk Deficiencies
Include:
• Non-compliant egress pathways and means of egress
• Insufficient fire alarm notification (strobes/alarms)
• Backflow preventer missing on domestic water
• Water heater function verification and/or replacement
Deficiencies
Priority #2 – Maintenance

Maintenance Deficiencies Include:
• 3 HVAC units at end of service life and could fail at any time
• Light switches and receptacle replacement throughout facility
• Install pipe insulation as required
• Service electrical equipment
Deficiencies
Priority #3 – Operations (Kitchen Upgrades)

Kitchen Deficiencies Include:
• General cleaning/ updates
• Specific equipment/ kitchen design depends on concessionaire/ operator
Preliminary Project Timeline
Design, Document, Permit

- Design RFQ Public Advertisement (NC State Statute) - 1 month
- Equal Business Opportunity (EBOP) Compliance, select firm, receive proposal, negotiate contract - 1 week
- City Council Approval Process (Contracts over $50K) - 1 month
- OnBase approval Design Contract - 1 week
- Construction Drawings and Specifications - 4 months
- Site Plan and Inspections review and approval - 2 months
Preliminary Project Timeline

Construction

- Public Bid for Construction (NC State Statute) - 1 month
- EBOP compliance and draft contract with GC - 1 week
- City Council Approval Process (construction over $300K) - 1 month
- OnBase approval Construction Contract - 1 week
- Construction - 4 months

Total Duration – 15 months
Opinion of Probable Cost

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<tr>
<th>Deficiency Category</th>
<th>Cost Model $</th>
<th>With 20% Design Fees</th>
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<tr>
<td># 1.1 - ADA</td>
<td>$237,000</td>
<td>$284,400</td>
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<td>#1.2 - Code/ Life Safety/ Risk</td>
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<td>#2 - Maintenance</td>
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<td>Total</td>
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<td>$1,768,400</td>
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