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Architectural and Structural Needs Assessment
The Towers, 1110 3rd Avenue North
Fargo, North Dakota

Issued: May 15, 2018

May 15, 2018

Roger Minch
Board of Managers, President
The Towers
1110 3rd Avenue North
Fargo, North Dakota 58102

Re: Architectural and Structural Needs Assessment for The Towers Condominium

Dear Roger:

We at RHRA Architects & Sandman Structural Engineers are pleased to submit our Architectural and Structural Needs Assessment for The Towers Condominium.

The scope of Architectural and Engineering services consist of identifying defects, deficiencies items of deferred maintenance as a result of visual surveys, review of documents and the research described herein.

The purpose of this needs assessment report is to identify, organize and prioritize deficiencies and conditions that could limit the expected useful life of the building's components or systems, as well as, improve the overall appearance and document resident suggestions to improve life at The Towers Condominium.

If you have any questions or if we can be of any further assistance please don't hesitate to contact us.

Respectfully Submitted,
RHRA Architects

Brian Durgin, AIA, LEED AP BD+C
Principal Architect

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Acknowledgements:

The Towers

Roger Minch, Board of Managers President

Ron Odegaard, Property Manager

Consultants

RHRA Architects,
Architecture

Sandman Structural Engineers,
Structural Engineering

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1.0 Summary Statement

The purpose of the needs assessment is two-fold. First, services were undertaken to address defects, deficiencies, and items of deferred maintenance. Second, the assessment will identify improvements and updates to the overall appearance of the property to improve the residents' experience.

Survey and research procedures consisted of observation of the property components, systems and elements that were easily visible and readily accessible for the purpose of describing the same and offering an opinion on their apparent physical condition, and identifying significant physical deficiencies. The Consultants did not prepare detailed calculations, remove materials, operate equipment not typically operated by the residents or conduct any exploratory probing or testing. This is a non-intrusive survey. However, the consultants made a reasonable attempt at discovery.

The survey procedure consisted of:

- Walk-around visual surveys.
- Random operation of equipment, fixtures and systems which are normally operated by the residents on a sampling basis to determine system operability or operating characteristics.
- Noting of material building code violations of items, systems or inherent design that are readily apparent and discernible as a result of "walk-through" surveys.

Research was conducted using residents, service providers and those knowledgeable about the subject as sources.

The following research was conducted:

- Interviewing building management and residents.
- Meetings with pertinent building systems service personnel, vendors and residents.
- Review of owner provided drawings.

The needs assessment does not include or address:

- Asbestos containing materials (ACM) surveys
- Lead paint survey
- Detailed code review
- Non-compliant accessibility issues (ADA Survey)

2.0 Property Background Narrative

Construction of The Towers Condominium was completed in 1978. The developer was W.K. Candor, the architect was Seifert & Staszko Associates and the consulting engineers were Vernon L. Solien – Structural, Mooney Henning Metz & Associates – Mechanical and Tompt Engineering – Electrical.

Construction of the Twin Towers was completed in 1978. The building is a 10-story, 72 unit condominium. The ground floor consists of an entrance vestibule, lobby, two passenger elevators, janitor's closet, enclosed parking garage, trash room, mechanical & electrical rooms, exit stair enclosures and exit passage. Floors 1 through 9 consist of east and west, residential towers connected by an elevator lobby. Each floor has eight residential units, four in each tower.

The foundation consists of cast-in-place, perimeter spread footings, interior caissons and grade beams. The reinforced concrete floor slab is 4" thick within the lobby, 5" in the garage area.

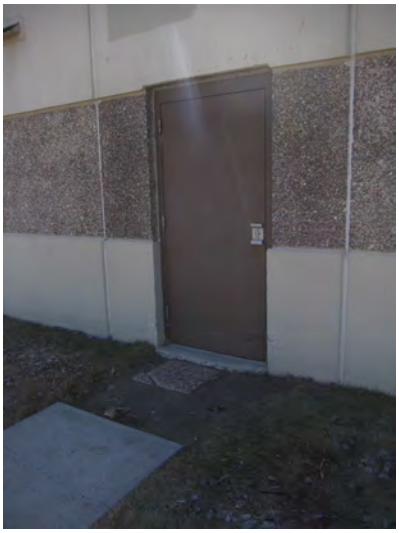
Ground level construction consists of precast concrete wall panels at the building exterior, cast-in-place interior bearing walls and concrete masonry unit, interior, nonbearing partitions walls. Walls at the covered entrance and portion of the lobby are a combination of cast-n-place on the garage side and precast wall panels on the lobby side. The precast concrete plank garage roof is supported by precast concrete beams over cast-in-place concrete columns.

The building construction of the upper 9 residential floors consists primarily of structural precast concrete elements – hollow core floor and roof plank, beams, columns, interior and exterior wall panels. A 1/2" gypsum topping covers the floor plank. Interior partitions and furring at the exterior walls consist of metal stud framing and gypsum wallboard.

The following improvements and repairs were reportedly completed in recent years.

- Exterior painting was completed in the mid 80s.
- Common area carpeting was replaced in 2001.
- Common area interior painting was completed in 2001.
- Precast concrete wall patching was completed in 2005.
- Joint sealants were completed in 2007.
- 9th floor roof was replaced in 2010.
- West parking lot was resurfaced in 2014.
- Garage roof was replaced in 2015.
- Cooling tower propeller was replaced in 2017.
- Balconies were replaced in 2018.

3.0 Assessments & Recommendations



Exit door from stair/passage at the east tower. A stoop should be provided.

Deteriorated portion of original precast balcony.

Vertical crack at raised planter wall.

Sidewalks & Drop-off The sidewalks and drop-off along the north and east side of the building are in good condition. The missing section of concrete outside the exit door at the east end of the exit passage at the east tower should be replaced. Upon review of the existing drawings it does not appear a stoop was provided at this exterior door. Without a stoop the concrete is subject to heaving which could prevent the exit door from opening, which may be why it was removed. It is recommended a concrete stoop and cap be added at this door.

Asphalt Parking Areas There is approximately 17,960 S.F. of asphalt paving on the west and south side of the building. 13,900 S.F. of the asphalt parking lot on the west side of the building was resurfaced in August 2015. The west lot has some cracking but is generally in good condition. The 4,060 paving along the south side of the building is in poor condition and should be resurfaced and restriped in the near future. Pavement markings at the west side of the building should be redone along with the south side striping.

Remaining Portion of Concrete Balcony The portion of the original concrete balcony that remained is deteriorating in some locations. T.F. Powers Construction Co. is working with Vector Construction to identify, evaluate and repair the concrete where deterioration is occurring.

Concrete Slab-on-Grade The interior concrete slab on grade is only exposed in the parking garage areas. There is some minor cracking, but it is generally in good condition. Due to floor finishes the slab on grade condition in the central commons area could not be observed.

Cast-in-Place Concrete Foundation Due to the footings being below grade, SSE could not observe the conditions of them. The foundation walls for the raised planters have some vertical cracks in them and are generally in fair condition. These cracks should be sealed from the inside of the planter to prevent water infiltration which can lead to freeze thaw cycles which may can deteriorate the concrete quickly.

Cast-in-place concrete column reinforced with steel angles and tie rods.

Precast column and beam on the west side of the north entrance.

Cracks at 9th floor laundry room.

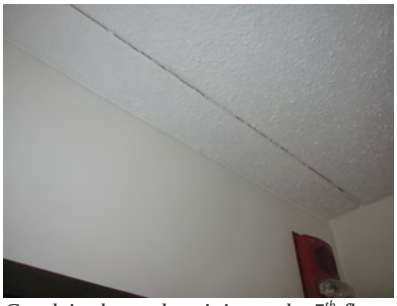
Cast-in-Place Concrete Bearing Walls The above grade interior cast-in-place walls are generally in good condition. There are some areas in the parking garage where there is some "honeycombing" which is due to a lack of consolidation during construction, but nothing that would require any repairs.

Cast-in-Place Concrete Columns Some of the concrete columns in the parking garage area have previously been reinforced with steel angles and tie rods. Due to not seeing the condition of the columns at the time of the repairs, SSE cannot say for certain that the repairs are sufficient, but no newer looking cracks could be found. The remaining columns in the parking garage appeared to be in generally good condition.

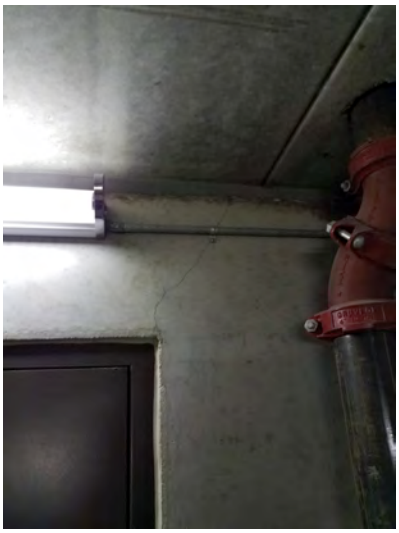
Precast Concrete Beams The exposed precast concrete beams in the parking garage appear to be generally good condition. The precast beam running north and south on the west side of the north entrance has a diagonal crack above the bearing point on the south end. This is likely due to settlement of the precast column on the north end. This crack is not a structural concern, but it should be patched or caulked to prevent water infiltration.

Precast Concrete Plank (Roof & Floor) At many levels the precast floor plank has some cracks in the laundry room area. Most of the cracks are just shrinkage cracks because this area is framed with 4" solid precast slabs. These cracks are not a structural concern. There are also some cracks at the transition from the 4" solid slab to the 12" precast plank. This is likely due to having two elements of much difference stiffnesses right next to each other. Also at this transition point there is grout on the face of the 12" plank that has some shrinkage cracks in it. These are all serviceability issues and not structural issues; therefore, no action is required.

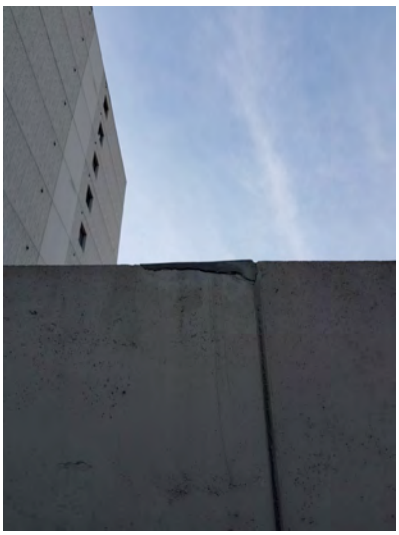
The exposed precast plank in the parking garage has some minor cracking, but is generally in good condition.



Crack in the sealant joint at the 5th floor west corridor.



Minor cracking at stair shaft precast wall.



Patched precast panel on the north side, west end.

The majority of the plank on the upper levels is not exposed so SSE could not observe the conditions of it. In most of the hallways there are cracks in the sealant joint between pieces of planks. This is a serviceability issue and not a structural issue.

Interior Precast Concrete Wall Panels The only interior precast walls that could be observed were in the stair shafts. The majority of these walls have minor cracks in them and are in generally fair condition. There are some concrete spalls at the top of the walls where the hollowcore plank bears on top of the walls. SSE does not feel any action is required at this time, but these walls should be monitored over time for additional cracks or spalls.

Exterior Precast Concrete Wall Panels On the west side 1st level precast wall, the north man door has exposed rebar at the top. This appears to be from the original construction and isn't showing significant signs of deterioration. This rebar should get patched over to prevent any future issues.

On the west side 1st level precast wall, there is a concrete spall at the base of the precast wall on the north side of the north overhead door. This spall should get removed and patched to prevent any water infiltration that could deteriorate the concrete.

On the north side 1st level precast wall there is a concrete spall at the top of the wall towards the west end. It appears this may have been patched in the past. This spall should get removed and patched. The condition of all exterior concrete patches completed in 2005 should be evaluated.

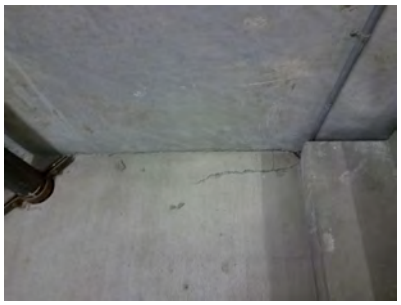
Some of the exterior precast walls have minor cracks in them and are in generally fair condition.

The caulk joint has separated at some of the wall joints. This caulking should be removed and re-caulked.

Concrete Masonry Unit Bearing Walls The concrete masonry unit bearings that were exposed did not have any visible cracks in them and are generally in good condition.

Structural Steel The only structural steel that is in this building are lintels for some of the openings and for some of the precast connections. None of this steel is exposed therefore SSE has no comments on this component.

Stairs At some of the concrete stair landings by the hallway doors, there are spalls in the concrete floor on the north and south sides. These spalls occur when there isn't a gap between the stairs and the precast wall. The spalls are likely occurring due to minor building settlement as the west and east shaft walls settle due to having more load on them and the north and south shaft walls not settling due to having minimal load on them. This differential movement causes the concrete to pop up at the areas with no gaps. The stairs span parallel to the stair direction, so this concrete spall is not a structural concern.



Spalling at stair floor.

Aluminum Deck & Railing Assembly The Balcony Replacement Project was completed in May 2018. No visible defects or damage.

Miscellaneous Metals The railings at the east and west stairways are in good condition, but do not meet current building code or accessibility requirements. Noncompliant issues include, but are not limited to, insufficient guardrail height, handrail graspability, and opening limitation.

Noncompliant railing/guardrail at east and west tower stairs.

The top landing of the ships ladder leading to the upper level of the penthouse should be reinforced. The ships ladder should be repainted to extend its useable life.

Wood guardrail at the bottom of the ship's ladder.

The wood guardrail at the bottom of the ships ladder is not secure and may provide a false sense of security. The wood guardrail should be removed and replaced with a new 42" high, painted steel guard of adequate strength and attached in accordance with the code. The guard should extend at least 30 inches beyond the bottom landing of the ships ladder.


Wood paneling at the entrance vestibule.


Southeast corner of the garage roof.


Ponding water in southeast corner of the east tower roof hours after a rain event.


Original flashing at the 9th Floor Roof.

Woods, Plastics and Composites Wood paneling at the main entrance and the wood ranch style baseboard at the residential floors are in good condition but have a dated appearance. The diagonal wood paneling and wood base should be replaced as part of an overall updating of the interior commons spaces.

The benches in the lobby and the 8th floor meeting room casework give the spaces an aged appearance and should be replaced as part of an overall updating of the interior commons spaces.

Ballasted EPDM Roof Assembly The 9th floor roof membrane was reportedly replaced in 2010 and the garage roof in 2015. The roof insulation reportedly was not replaced or added to at the time the membrane was replaced. The original 1978 drawings indicate 3" of urethane insulation at the 9th floor roof, 1½" at the garage roof and 2" at the penthouse roof. This amount of insulation is inadequate by today's standards. The existing 3" of roof insulation at the 9th floor roof is estimated to provide less than a R-18. The 2015 International Energy Conservation Code (IECC) requires an R-35.

The existing roof system does not appear to slope to the roof drains, consequently, it does not drain well, and water ponding has been observed at both the 9th floor roof and the garage roof. It is recommended the roof insulation be replaced with new tapered polyisocyanurate roof insulation system and ballasted 60 mil EPDM membrane. It will likely be necessary to raise the parapet walls at the 9th Floor roof to achieve the required R-value.

Coping Flashing & Sheet Metal It appears the original galvanized metal coping flashing at the 9th floor roof was removed and reinstalled when the roof membrane was replaced. All parapet walls should be capped with a new prefinished metal coping system.

The garage roof parapet is 2 feet high so it will not need to be raised to accommodate the increased insulation but the top of the wall should be covered with a coping flashing to protect the top of the wall and prevent further deterioration of the precast wall panels. The reglet flashing may need to be raised to accommodate the increased insulation thickness.

Failed garage level sealant joint, north elevation.

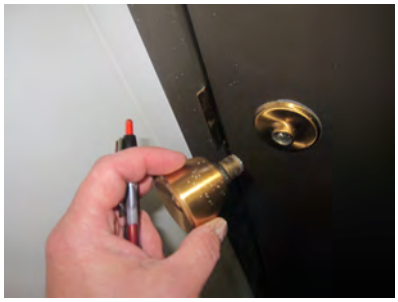
Failed garage level sealant joint, east elevation.

Joint Sealants On May 7, 2018, Brian Durgin consulted with Jon Bauer -Technical Sales Representative for Tremco Commercial Sealants and Waterproofing. Jon said the expected service life of a polyurethane sealant is 8-12 years. Given the fact the building is 10 stories tall, Jon recommended a silicone sealant be used rather than a polyurethane sealant as has been used in the past. Jon said the expected service life of a silicone sealant is 20-30 years. Jon also suggested we consider a preformed silicone extrusion called Spectrem Simple Seal which would be less expensive than the silicone sealant. On May 8, 2018, Brian Durgin met with Jeff and Tim Ellenson from Ellenson Caulking to evaluate the condition of the existing sealant joints, discuss possible product options and the estimated service life of the existing sealant joints. Tim Ellenson said they last replaced the existing exterior joint sealants in 2005. Jeff brought a sample of the Spectrem Simple Seal product but it was determined it was not a suitable product for this building.

Both Jeff and Tim agreed with Jon Bauer that the polyurethane sealant should be removed and replaced with a silicone sealant.

The sealant joint failures at the garage walls appear to be a result of movement in the precast concrete wall panels. From the ground it was difficult to evaluate the condition of the sealant joints at the upper 9 floors, but Jeff Ellenson thought they appeared to be in good condition and thought it might be 5-years before they needed to be replaced.

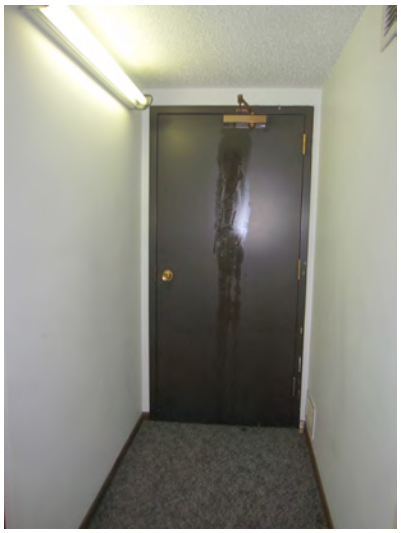
Jeff Ellenson suggested replacing the lower garage level joints first and periodically evaluate the joints at the upper 9 floors, but not replace them until they show signs of failure or leaks are reported. The sealant joints at the upper 9 floors could be replaced at one time or continue with the phasing by replacing the east, west and south side joints next and the north side last. Following the meeting Brian spoke to Pat St. Denis with T.F. Powers to get his opinion of the sealant joints at the upper 9 floors. In Pat's opinion the joints all appeared to be in about the same condition. Pat thought the joints on the north side of the building might be in a slightly better condition than those on the south side.



Door knob at the inner west stairway door on the 6th Floor of the west tower.

Steel Doors and Frames The interior steel doors, frames, glass and glazing appear to be in good condition. The exterior steel door should be replaced in the next few years. The service life of the exterior steel doors could be extended a couple years by painting them.

Aluminum Entrance Doors The aluminum exterior entrance doors and interior vestibule doors, frames, hardware, glass and glazing appear to be in good condition with no visible defects or damage.



Leaky closer at the inner west stairway door on the 7th Floor of the west tower.

Aluminum Window Assembly The aluminum window assembly at the 8th Floor conference room appears to be in good condition with no visible defects or damage.

Door Hardware A majority of the door hardware appears to be from the original 1978 construction. All appear to be in good working condition with a couple exceptions.

The 6th floor inner west stair doorknob comes off in your hand when you try to pull the door open. The door closer at the inner west stair door is leaking. The oil from inside the closer has dripped down the face of the door. The oil can stain the carpeting, clothing and personal belongings of those passing through the door.

More importantly, when the oil drains from the cylinder, the closers ability to control the door is lost. If this were to occur, the door would swing freely and could lead to injuries, as well as, costly damage to the door and frame.

To meet the accessibility requirements, all doorknobs should be replaced with commercial grade lever door handles.

Magnetic hold open attached to a ceiling mounted bracket which needs to be resecured and stabilized.

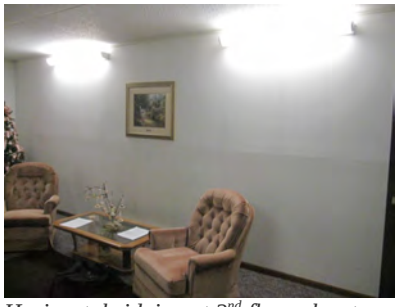
Magnetic hold opens attached to ceiling mounted brackets at the doors between the elevator lobby and corridors to the west tower should be resecured and stabilized.

Weatherstripping should be replaced at all exterior steel doors, which may help rodent-proof the building.

Access panel needed at 9th Floor Laundry Room.

Access Doors & Panels Access panels at the 7th & 9th Floor ceilings appear to be in good condition. An access door should be installed at the 9th floor Laundry Room where it appears a ball valve was installed.

Overhead Doors, Operators and Safety Devices
Overhead doors appear to be in good operating condition. The moving parts – rollers, hinges, track, pulleys, bearings, and operator chain should be lubricated. Weatherstripping appeared to be sealing the openings well for now but should be periodically inspected and if not sealing, should be replaced. Safety devices are working well, but should also be periodically checked.



Horizontal ridging at 2nd floor elevator lobby.

Gypsum Wallboard Assemblies The gypsum wallboard assemblies at the elevator lobbies and corridors have some minor cracking and joint ridging. Ridging is a linear deformation or small hump at panel joints usually caused by compression of the panel edges.

The compression can be the result of adjacent construction (the precast floor plank) imposing forces on the panels. Ridging can also occur from exposure to alternating periods of high and low temperature and humidity extremes or butting the panels too tightly.

Vertical ridging at east corridor of the 2nd Floor.

Carpet at garage level elevator lobby.

Quarry tile floor at entrance vestibule nearly completely covered with walk-off floor mats.

The proper use of control joints will accommodate stresses within and placed upon the gypsum board minimizing the chances for the development of cracks and joint ridges. No control joints were observed in the gypsum wall assemblies at the lobbies or corridors. The existing light fixtures wash the wall with light, which casts shadows accentuating the ridging. So, I would first consider replacing the light fixtures with a fixture that provides a more diffused light. The application of texture, quality paint with the proper sheen and color and wall coverings are methods for masking minor imperfections.

Carpet The common area carpeting was reportedly replaced in 2001. It appears a direct glue-down installation was used throughout the building common spaces. Carpeting at the entrance lobby has been installed directly over the concrete slab-on-grade. The carpeting at the elevator lobbies and corridors of Floors 1-9 was installed over a 1/2"± gypsum underlayment. Carpet appears to be well bonded to the substrate and other than some spot stains and wear at high traffic areas appears to have held up well over the past 17+ years. While various carpet types wear differently, projected lifecycles range from 5-12 years. The lobby and corridor carpet should be replaced along with the updating of all the other finishes. Carpet tiles, are a versatile flooring option. The initial cost of carpet tiles can be lower than for broadloom carpet. Carpet tiles are much easier to lift, move and install than broadloom carpets and can be laid in a shorter timeframe.

If wear and damage occur, individual tiles can be readily removed and replaced from excess stock ordered for this purpose, rather than replacing a whole carpet or undertaking expensive and difficult spot repairs to broadloom carpet.

Quarry Tile The quarry tile at the entrance vestibule is dated and limits color scheme options. The tile though durable doesn't remove dirt, snow and water from your shoes making walk-off floor mats necessary, which can pose a tripping hazard and are a maintenance hassle.


Outdated paint scheme.


Typical corridor at Floors 1-9.


Pealing paint at southwest planter.


Rusting gas meter bracket.

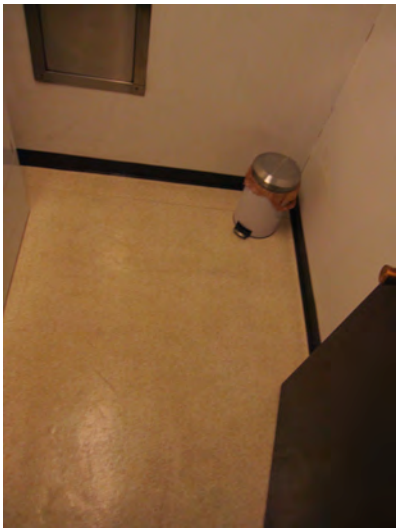
Walk-off carpet tiles system is better option. They come in a variety of colors, patterns & styles and offer the same advantages as the carpet tiles described above. Walk-off carpet tiles are designed to collect dirt and moisture to extend the life of your lobby and corridor carpet.

Painting The interior common space painting was done when the carpet was last replaced in 2001. The lobby paint scheme is dated and should be updated. The elevator lobbies and corridors at floors 1 through 9 are very white and sterile looking. Interior walls should be repainted with a more contemporary color scheme. Walls should be light and neutral with a slightly darker or complimentary accent wall in the corridors and at the elevator lobbies. Hollow metal doors and frames could be painted yet another complimentary color. The flatter the finish, the more light it absorbs, and the less you notice any cracks, bumps and imperfections at the walls. Use a low-luster finish to minimize flaws on the surface of the wall such as an eggshell or satin finish. Cracks in the joint between the precast concrete plank should receive a quality paintable sealant. Ceiling should be painted a bright white for greater light reflectance. See Structural for recommendations for cracks within the precast concrete plank.

The exterior smooth and patterned precast wall panels were reportedly painted some time between the mid 80s to the mid 80's by Swanson & Youngdale.

The paint finish is weathered and the walls should be refinished with a coating formulated for use as a finish coat on previously painted exterior vertical concrete surfaces.

Additionally, all exterior metal items, such as, the steel doors and frames, lintels, mechanical and electrical items previously field painted or without a factory finish, pipe bollards, ships ladder to the penthouse, railings within the penthouse, duct protection, railing at south side garage entrance stair, etc.



Typical laundry room sheet vinyl floor.

Dated lobby color scheme.

The existing post office at the elevator lobby.

Sheet Vinyl Flooring The sheet vinyl flooring found in the Laundry Rooms at Floors 1-9 and the toilet room outside the 8th floor conference room is worn, dated and the poorly located seams are coming apart. The sheet vinyl should be replaced with new quality sheet vinyl. Sheet vinyl is an appropriate floor finish in a laundry room because it is a solid sheet with few (or no) seams and therefore less opportunity for water to seep through. Sheet vinyl is durable, provides good scratch and stain resistance and is resistant to water damage, easy to clean and relatively inexpensive.

Signage Some signage, both inside and out, is looking weathered, dated and/or damaged and should be replaced. When selecting replacement signage consider a degree of continuity in the signage, i.e. style, color, material, font, etc.
Avoid signage that must be mechanically fastened to the substrate, which damages doors and walls. Magnetic signs for exterior steel doors and adhesive mounted signs elsewhere are a better choice.

Postal Specialties The "4C" postal standard requires that 4C horizontal mailboxes and parcel lockers be installed in all new construction and major renovations projects effective October 2006. The United States Postal Service addressed the shape of mailbox compartments and the demand for more secure mail and parcel delivery with new standard, USPS-STD-4C.

This standard replaces the traditional cube style compartments with more flat style compartments, as well as, incorporates fully integrated or stand-alone parcel locker options into the mailbox. A minimum of one parcel locker is required for every ten (10) resident compartments.

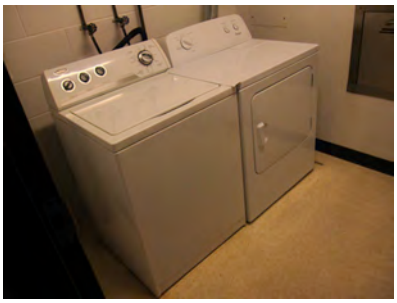
The existing recessed, front loading, cube style, post office boxes mounted in the piece of oak casework at the elevator lobby do not meet the current USPS standards, but you are not required to replace them, provided they are not modified.

To avoid a complete overhaul of your existing centralized postal receptacles, It is recommended you leave what you have as is and provide a matching piece of casework for eight (8) recessed, front loading, parcel lockers at the elevator lobby wall, opposite the opening.

Car door protection at concrete column.

Fire Specialties Portable fire extinguishers were last serviced in April of 2018. Extinguishers appear to be sized and distributed appropriately in conspicuous locations.

Wall & Door Protection A variety of materials are being used at concrete columns and walls in the parking garage to protect car doors from being damaged. Heavy-duty corner guards made specifically for this application would provide better protection and a more finished appearance. Corner guards and higher kick plate at doors along routes where wheeled carts are used will protect doors and walls.



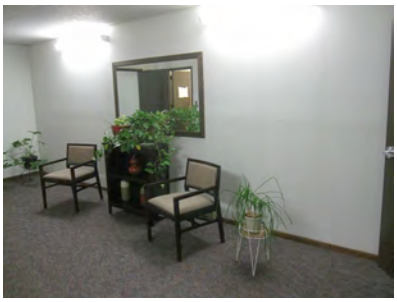
Typical washer and dryer.

Common Laundry Equipment Each of the 9 residential floors has a laundry room with residential grade washers and dryers of various models and ages.

Dryers are vented with rigid metal duct to a gooseneck dryer vent with a flapper and bird screen that replaced an existing vent as part of a project completed in 2005. Cleaning of the duct and vent screen should be completed periodically to avoid the chance of a lint fire. Dryer vents should be cleaned by a professional chimney sweep with training in this area.

The sweep will disconnect the connecting pipe, clean out the dryer and connection, and then run a special dryer vent brush through the vent from the inside while running a high-powered vacuum. The technician should also inspect the vent for proper installation and connections and advise the homeowner how often the vent should be cleaned.

CJ's Chimney Sweep – Fargo, offers dryer vent cleaning services.



Elevator lobby furniture

Furniture, Accessories & Art The furnishings, accessories and art at the main lobby and 1st floor through 9th floor elevator lobbies is an eclectic mix, ranging from wingback chairs to plastic Adirondack lawn chairs. Lobby furniture and décor gives guests their first impression. It should be contemporary and comfortable. Accessories and art should compliment the furniture and be of a similar style. The furniture accessories and artwork do not need to be the same on every floor, it may be more interesting if each floor had its own unique style but the furniture accessories and art should all work together on that floor.

Elevator equipment in the penthouse.

Corridors at the residential floors are a critical means of access and egress in an emergency situation such as a fire. During a fire, timing and quick response are essential to save lives and property. Unobstructed emergency egress ensures that residents can exit the building to safety. Decorations furniture and other obstructions placed in the exit corridor reduce the width of the corridor and must be removed.

Passenger Elevators On May 14, 2018, Dustin Boe with Thyssen Krupp Elevator was onsite to evaluate the condition of the existing equipment and provided an assessment & capital planner. See Appendix for Thyssen Krupp's complete Elevator Assessment & Capital Planner.

Typical trash chute.

Trash Chute/Compactor Trash Chute appeared to be in good working order. The Fire Department likely inspects the trash chute on a yearly basis. The trash chute is a shaft that extends the height of the building and safety concern is that a fire in the trash room or and intermediate floor can travel up the chute or convey smoke to upper floors. It is important that the pistons/closers that automatically close the door are work properly, closing the door until it latches. The latching mechanism must latch. The hinges, pistons/closers, and latching mechanism should be periodically inspected and lubricated.

Asbestos-Containing Materials

When more than 160 SF or 260 LF of regulated ACM will be disturbed, a notification of Demolition and Renovation form must be submitted to the North Dakota Department of Health at least 10 working days in advance.

The ND Department of Health must be notified of all building demolition at least 10 working days in advance, even if asbestos is not present.

A list of inspectors, licensed contractors and necessary forms can be obtained by calling the ND Department of Health at 701.328.5188 or by visiting their website at: http://www.ndhealth.gov/AQ/IAQ/ASB

Lead Based Paint

In order to minimize potential lead hazards from renovation or repair activities, Federal law requires a two step process. The first step is that contractors must provide lead information to residents before renovating or repairing pre-1978 housing. This is known as the Pre-Renovation Education (PRE) Program. It requires contractors to give property owners and tenants a pamphlet titled "Renovate Right", before starting work. The second step is known as the Renovation, Repair and Painting Rule. This rule requires contractors be certified and follow lead-safe work practices.

Links for More Information:

U.S. Housing and Urban Development (HUD)
http://www.hud.gov/offices/lead/index.cfm

U.S. Environmental Protection Agency (EPA)
http://www.epa.gov/lead/

U.S. Center for Disease Control
http://www.cdc.gov/nceh/lead/lead.htm

Equipment and Systems Not Addressed Equipment and Systems not addressed in this Needs Assessment include but are not limited to the following:

- Plumbing
- Heating, Ventilating and Air Conditioning
- Electrical
- Electronic Safety & Security

Asbestos-Containing Materials, (ACM) All public and commercial buildings regardless of age or construction type, must be inspected for asbestos before any renovation or demolition activity begins. This is a requirement under the North Dakota Air Pollution Control Rules and the U.S. Environmental Protection Agency (EPA) National emission Standards for Hazardous Air Pollutants regulations. Residential buildings, including condominiums with more than four dwelling units also are regulated. See Appendix for additional information.

Lead Based Paint Buildings built before 1978 are likely to contain lead-based paint. Renovation, repair, or painting work done in those facilities could release hazardous lead dust. See Appendix for additional information.

Building Code & Accessibility Survey A building code and accessibility survey can provide a more complete picture of compliance with the 2015 International Building Code (IBC), 2010 Americans with Disabilities Act, (ADA) Standards for Accessibility, both of which apply to the common spaces. The International Building Code is the current building code adopted by the State of North Dakota. The Americans with Disabilities Act is a civil rights law passed in 1990 established protections for people with disabilities. This needs assessment does make reference to the IBC and ADA but should not be considered a comprehensive evaluation of either.

4.0 Appendix

- Facility Condition Assessment Survey\
- Priority Checklist
- Photograph Reference Plans
- Photographs
- ThyssenKrupp Elevator Assessment & Capital Planner
- Asbestos Information
- Lead Based Paint Information
- Resident Reported Issues

FACILITY CONDITION ASSESSMENT SURVEY

Planning & Project Management /Facility Operations & Maintenance

CONDITION RATING		DESCRIPTION
5	NEW CONDITION	The system/sub-system is sound and performing its function. Plan 8-10 years.
4	GOOD CONDITION	Between new and fair. Consider replacement 6 to 8 years.
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EVALUATION CONSIDERATIONS
Age of Component
Expected Service LIFE
Maintenance Records
Visual Inspection Condition

The Tower Condominium	FACILITY
1110 3rd Avenue North Fargo, North Dakota	ADDRESS
April 20, 2018	SURVEY DATE
Brian Durgin RHRA Architects	SURVEYOR
Justin Schoenberg Sandman Structural Engineers	SURVEYOR

ID	COMPONENT	SOURCE S	SOURCE O	SOURCE R	CONDITION 5	CONDITION 4	CONDITION 3	CONDITION 2	CONDITION 1	CONDITION N/A	COMMENTS/RECOMMENDATIONS
A.	**Site Conditions**										
a.1	Sidewalks	X				X					Good Condition. **Should have a stoop outside east exit door from stair/passage.**
a.2	Paving West Parking Lot (Asphalt)	X				X					Some cracks, generally good.
a.3	Paving South Parking Lot (Asphalt)	X		X				X			Resurface parking lot.
a.4	Drop-off (Concrete)	X				X					Good condition.
a.5	Striping/Pavement Markings West Parking lot	X					X				Consider restriping when the south parking area is resurfaced & striped.
a.6	Striping/Pavement Markings South Parking lot	X						X			Stripe after resurfacing.
a.7	Curbing	X					X				Reevaluate in 4-6 Years.
a.8	On-Site Signage	X						X			Serves the purpose but generally in poor condition.
a.9	Bike Rack	X								X	May want to provide outside for visitors, inside garage for residents.
a.10	Landscaping/Lawn Areas	X					X				Generally good, some bare spots on north & east side regarded for positive drainage away from the building. Clean out planters.
a.11	Dumpsters/Recycling	X				X					May want to consider a screen wall.
a.12	Other Amenities	X								X	

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

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B.	**Concrete**										
b.1	Slab-on-Grade (Garage)	X					X				Some cracking & spalling.
b.2	Cast-in-Place Concrete Foundation Walls	X					X				Some cracking & honeycombing
b.3	Precast Columns & Beams	X				X					Crack at beam at main entrance
b.4	Precast Plank (Floor & Roof)	X				X					Some cracking
b.5	Interior Precast Concrete Wall Panels	X					X				Some cracking and spalling
b.6	Exterior Precast Concrete Wall Panels	X					X				Some cracking and spalling
b.7	Concrete Masonry Unit Walls (Bearing & Non Brg.)	X				X					
b.8	Remaining portion of precast balconies	X		X					X		Badly deteriorated concrete at some balconies.
C.	**Metals**										
c.1	Structural Steel		X								No steel is exposed
c.2	Aluminum Deck & Railing Assembly	X			X						The balcony replacement completed May 2018.
c.3	Misc. Metals (stair railings, railings, ships ladders)								X		**Replace guardrail at bottom of ship's ladder to penthouse. Paint the rest.**

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

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Planning & Project Management /Facility Operations & Maintenance

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Justin Schoenberg Sandman Structural Engineers	SURVEYOR

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		S	O	R	5	4	3	2	1	N/A	
D.	**Woods, Plastics and Composites**										
d.1	Finish Carpentry (Wood Running & Standing Trim)	X		X			X				Outdated appearance.
d.2	Casework (8th Floor Conf. Rm.)	X		X			X				Outdated appearance.
E	**Thermal & Moisture Protection**										
e.1	Thermal Protection						X				Insufficient amount of roof insulation**.**
e.2	Ballasted Membrane Roofing	X					X				Membrane good, no slope in roof insulation to drains.
e.3	Coping, Flashing & Sheet Metal	X							X		Appears to be original - poor condition, except at balcony roofs.
e.4	Joint Protection (Sealants, Backer Rod, Joint Filler)								X		**Replace defective garage level joints**. Others can be done later or in phases.
e.5	Composite Siding				X						Completed in 2017.
e.6	Roof Specialties & Accessories (curbs, scuppers, roof hatch, etc.)						X				Replace as part of reroofing project. Check periodically.

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

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		S	O	R	5	4	3	2	1	N/A	
F.	**Openings**										
f.1	Interior Metal Doors & Frames	X				X					Interior doors appear to be in good condition.
f.2	Exterior Metal Doors & Frames	X						X			Exterior doors in poor condition. Need paint and weather stripping
f.3	Aluminum Entrances	X				X					
f.4	Aluminum Windows	X				X					8th floor conference room window in good condition
f.5	Door Hardware	X					X		X		Generally okay, upgrade to meet code & accessibility requirements. **Replace damaged hdw. @ west stair 6th & 7th floors.**
f.6	Access Control Hardware	X				X					No issues reported. May want to upgrade.
f.7	Access Doors & Panels	X						X			Access holes @ laundry room south wall to get access panels.
f.8	Overhead Doors, Operators, Safety Devices						X				Operated and found to be in good working order. Lubricate moving parts.

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

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G.	**Finishes**										
g.1	Gypsum Wall Board Assemblies	X					X				Minor cracking, major ridging.
g.2	Carpet	X		X			X				17+ years old, needs updating.
g.3	Interior Painting	X		X			X				Needs updating.
g.4	Exterior Painting	X		X					X		Precast needs protection.
g.5	Vinyl Flooring & Base	X					X				Worn, dated, bad seam location.
H.	**Specialties**										
h.1	Signage, Directories, Tack Boards, Marker Boards	X					X				Worn, weathered, damaged, no uniformity.
h.2	Postal Specialties (Lock Boxes, Parcel Boxes)	X		X			X				Don't meet postal standards and no parcel lockers.
h.3	Fire Specialties (F.E. Cabinets, Portable F.E.)	X			X						F.E.'s appear to be sized and distributed appropriately.
h.4	Wall & Door Protection	X					X				Consider larger kick plates at door between grade and lobby.

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

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I.	**Equipment**										
i.1	Common Laundry Equipment (Washers & Dryers)	X					X				Various manufacturers, models and ages.
i.2	Vehicle Washing Equipment	X		X		X					Residents report equipment works fine.
J.	**Furnishings**										
j.1	Art	X									Eclectic Mix.
j.2	Furniture and Accessories (Lobby Furniture)	X									Eclectic Mix of furnishings.
K.	**Conveying Equipment**										
k.1	Hydraulic Passenger Elevators	X									Thyssen Krupp to provide a Capital Planner.
k.2	Trash Chute	X									No reported issues.
k.3	Trash Compactor		X								No reported issues.

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

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		S	O	R	5	4	3	2	1	N/A	
L.	**Plumbing**									X	By Others.
M.	**Heating, Ventilating and Air Conditioning**									X	By Others.
N.	**Electrical**									X	By Others.
O.	**Communications**									X	By Others.
P.	**Electronic Safety & Security**									X	By Others.
Q.	**Other**									X	By Others.
	Asbestos Survey, Report and Abatement, if necessary										
	Lead Paint Survey, Report and Abatement, if necessary										

Source Code- (S) Field Survey; (O) Other - See Comments; (R) Resident Input

PRIORITY CHECKLIST

CONDITION RATING		DESCRIPTION	
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4	GOOD CONDITION	Between new and fair. Consider repair or replacement 6 to 8 years.	
5	NEW CONDITION	The system/sub-system is sound and performing its function. Plan 8-10 years.	

RANKING	COMPONENT
1	Patch remaining portion of precast balconies that are deteriorating
1	Provide concrete stoop at east tower exist door
1	Remove and replace wood guardrail (stair railings, railings, ships ladders)
1	Repair original coping, flashing & sheet metal
1	Joint Protection (Sealants, Backer Rod, Joint Filler)
1	Door Hardware @ west stair 6th & 7th floors.
1	Exterior Painting
2	Pave South Parking Lot
2	Striping/Pavement Markings South Parking lot
2	Replace On-Site Signage
2	Replace Exterior Metal Doors & Frames
2	Access Doors at Laundry Rooms
3	Elevator Upgrades
3	Striping/Pavement Markings West Parking lot
3	Stair Handrails and Guardrails
3	Curbing
3	Landscaping/Lawn areas
3	Slab-On-Grade (Garage)
3	Cast-in-Place Concrete Foundation Walls
3	Interior Precast Concrete Wall Panels
3	Exterior Precast Concrete Wall Panels
3	Finish Carpentry (Wood Running & Standing Trim)
3	Casework (8th Floor Conference Room)
3	Thermal Protection
3	Ballasted Membrane Roofing
3	Roof Specialties & Accessories (curbs, scuppers, roof hatch, etc.)
3	Door Hardware
3	Overhead Doors, Operators and Safety Devices

PRIORITY CHECKLIST

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RANKING	COMPONENT
3	Gypsum Wall Board Assemblies
3	Carpet
3	Interior Painting
3	Vinyl Flooring & Base
3	Signage, Directories, Tack Boards, Marker Boards
3	Postal Specialties (Lock Boxes, Parcel Boxes)
3	Wall & Door Protection
3	Common Laundry Equipment (Washers & Dryers)
4	Sidewalks
4	Paving West Parking Lot
4	Drop-Off Concrete
4	Dumpsters/Recycling
4	Precast Columns & Beams
4	Precast Plank (Floor & Roof)
4	Concrete Masonry Unit Walls (Bearing & Non Brg.)
4	Interior Metal Doors & Frames
4	Aluminum Entrances
4	Aluminum Windows
4	Vehicle Washing Equipment
5	Aluminum Deck & Railing Assembly
5	Composite Siding
5	Fire Specialties (F.E. Cabinets, Portable F.E.)

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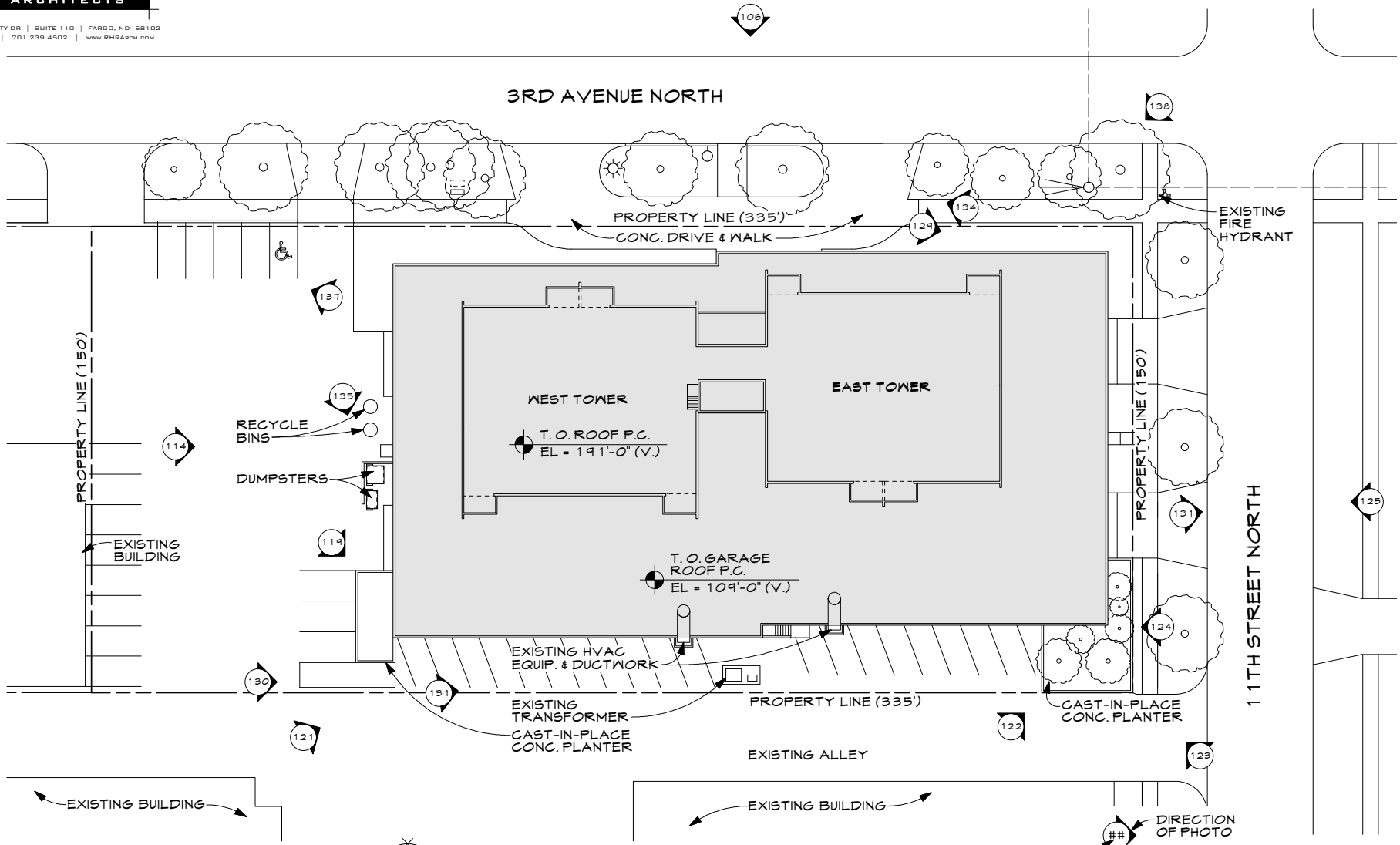

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

SITE/ ROOF PLAN 1" = 30'- 0"

8' 4' 0 8' 16'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-0
MAY 15, 2018

PHOTO REFERENCE PLANS

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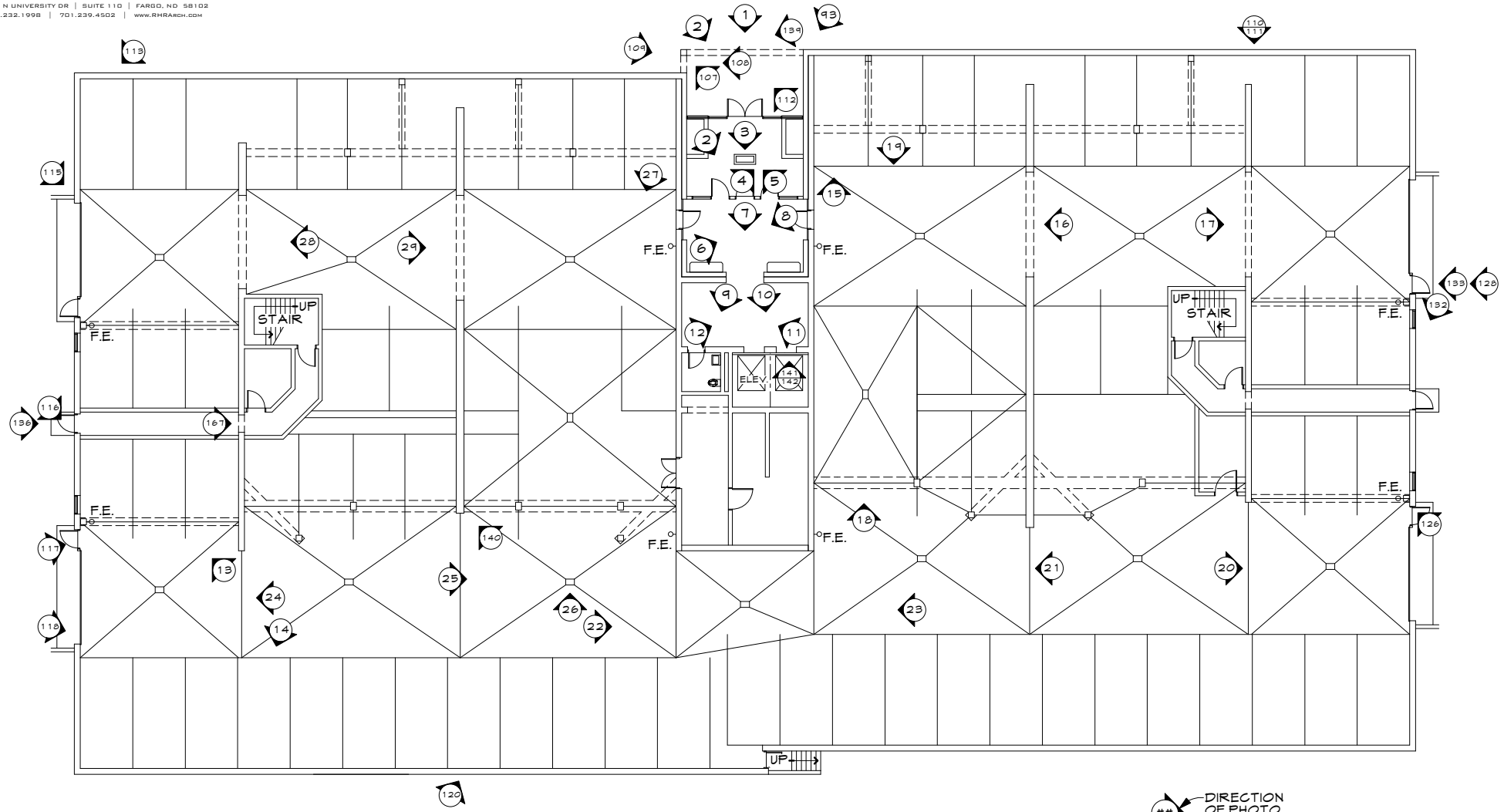

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

PARKING GARAGE 1/16" = 1'-0"
27,505 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-1
MAY 15, 2018

PHOTO REFERENCE PLANS

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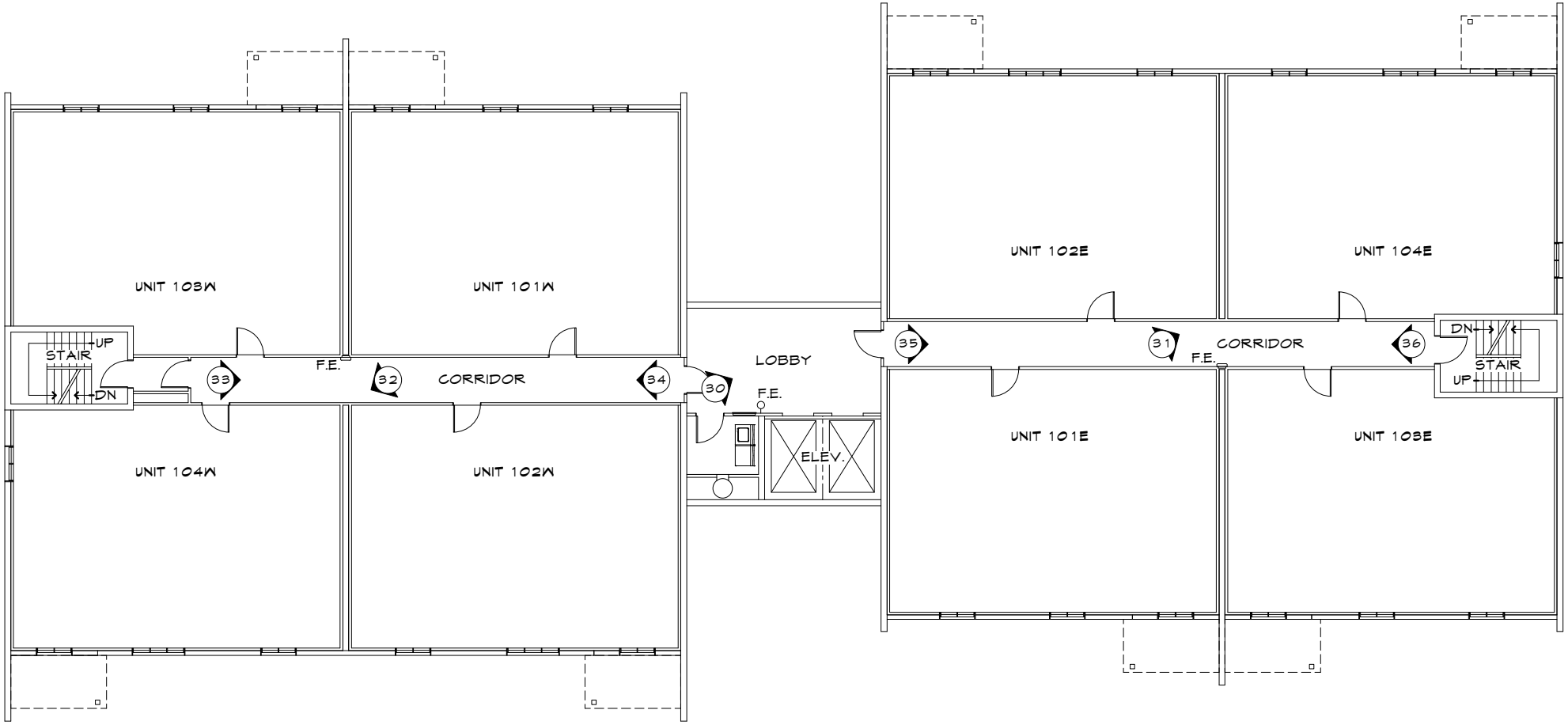

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

1ST FLOOR PLAN 3/32" = 1'-0"
9,847 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-2
MAY 15, 2018

PHOTO REFERENCE PLANS

RHRA ARCHITECTS
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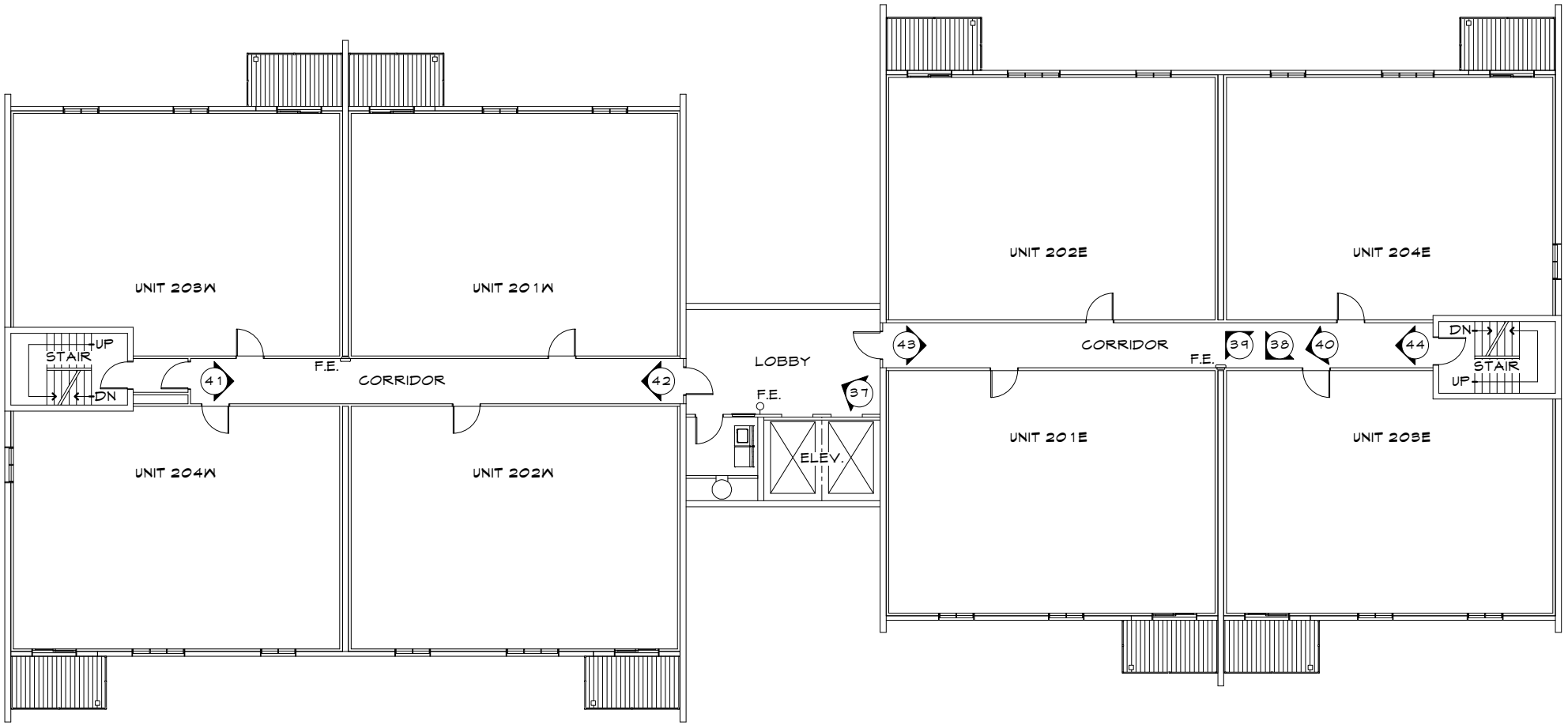


THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

2ND FLOOR PLAN

3/32" = 1'-0"

9,847 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

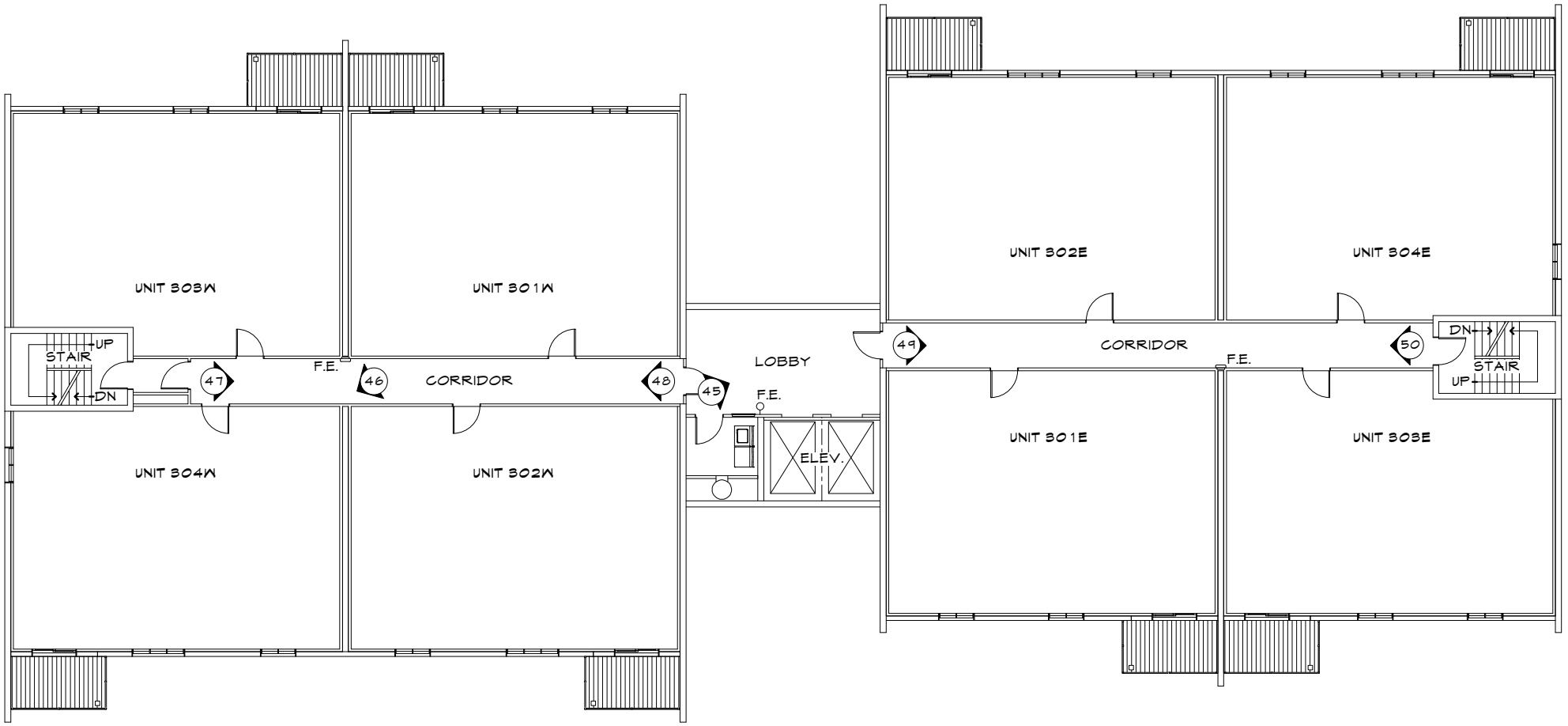
PHOTO LEGEND

A-3

MAY 15, 2018

PHOTO REFERENCE PLANS

RHRA ARCHITECTS
112 N UNIVERSITY DR | SUITE 110 | FARGO, ND 58102
701.232.1998 | 701.239.4502 | www.RHRArch.com



THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

3RD FLOOR PLAN 3/32" = 1'-0"
9,847 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-4
MAY 15, 2018

PHOTO REFERENCE PLANS

RHRA ARCHITECTS
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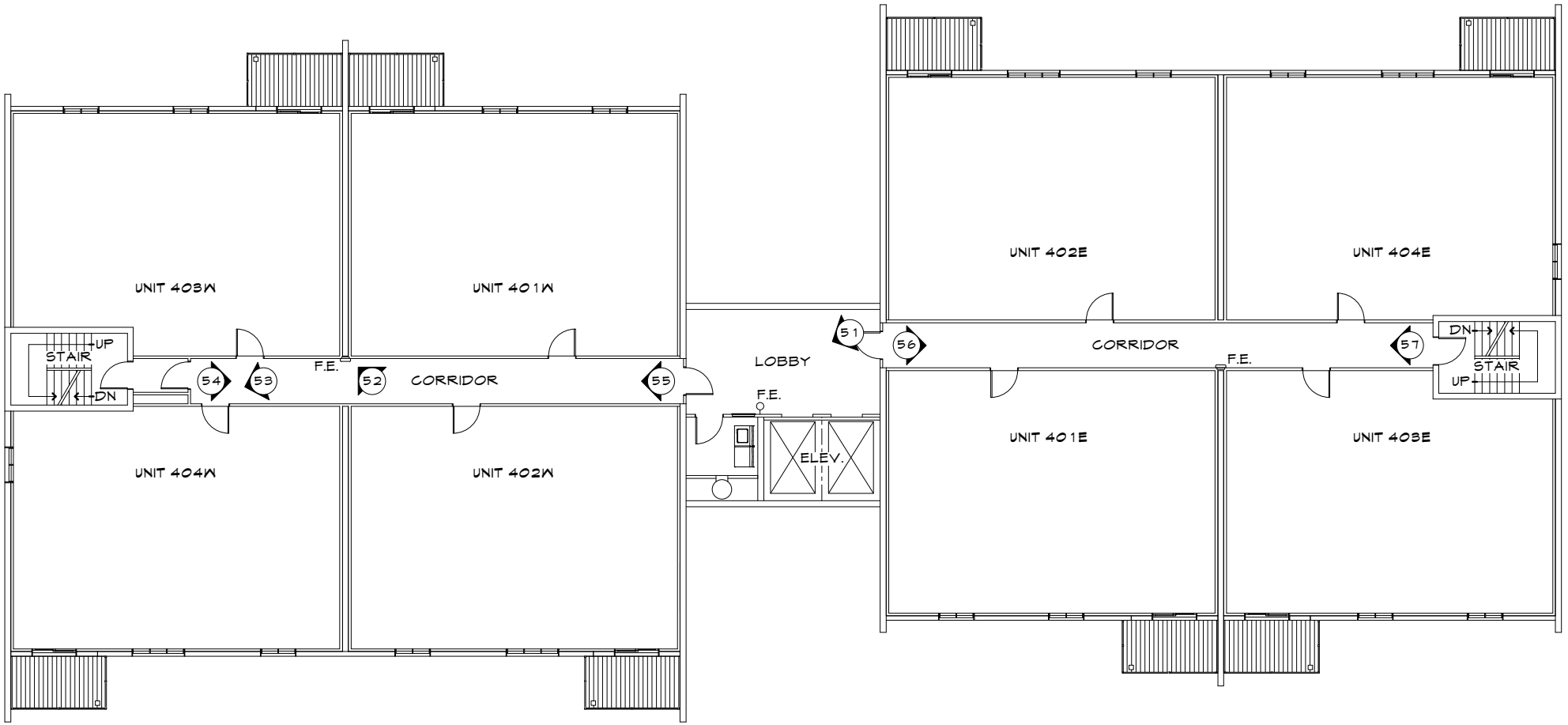

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

4TH FLOOR PLAN 3/32" = 1'-0"
9,847 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-5
MAY 15, 2018

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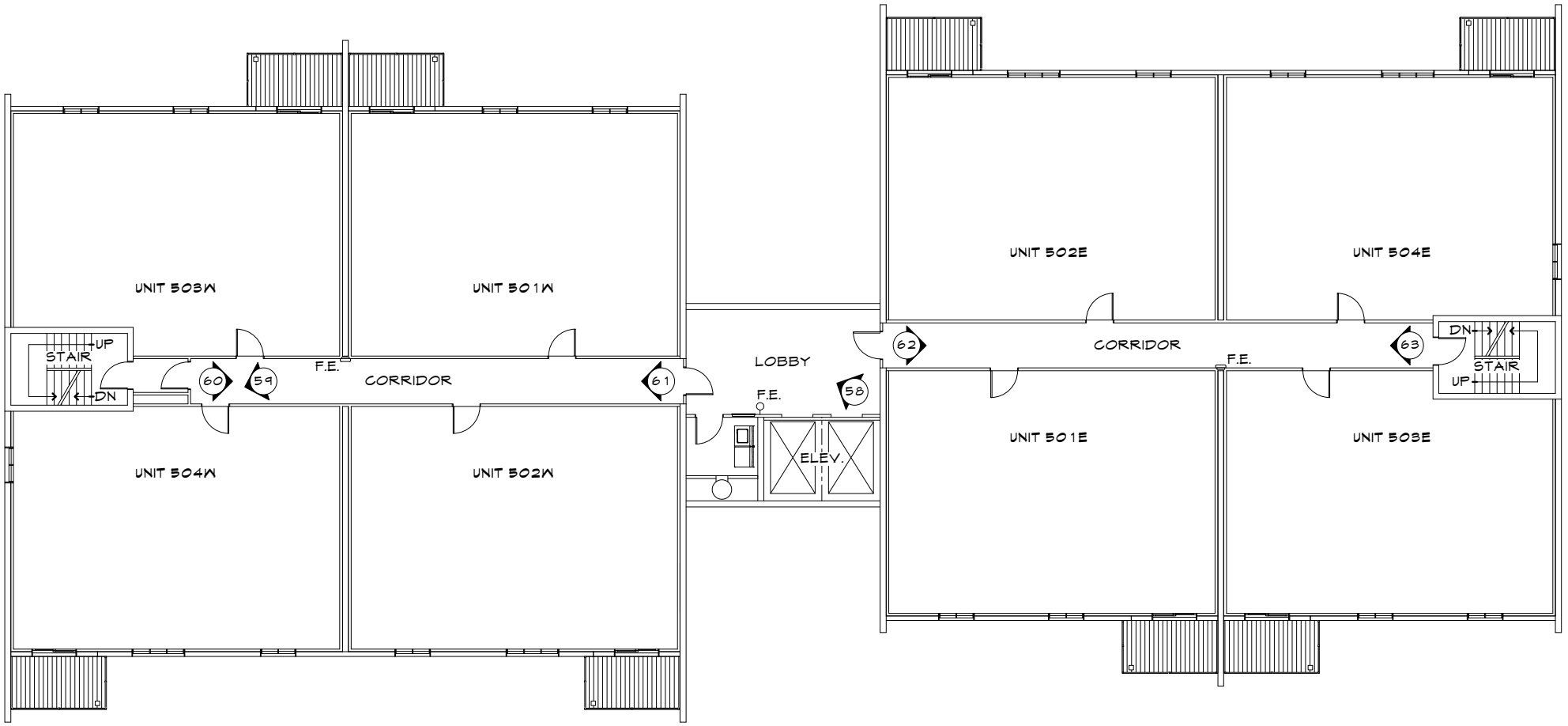

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

5TH FLOOR PLAN 3/32" = 1'-0"
9,847 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-6
MAY 15, 2018

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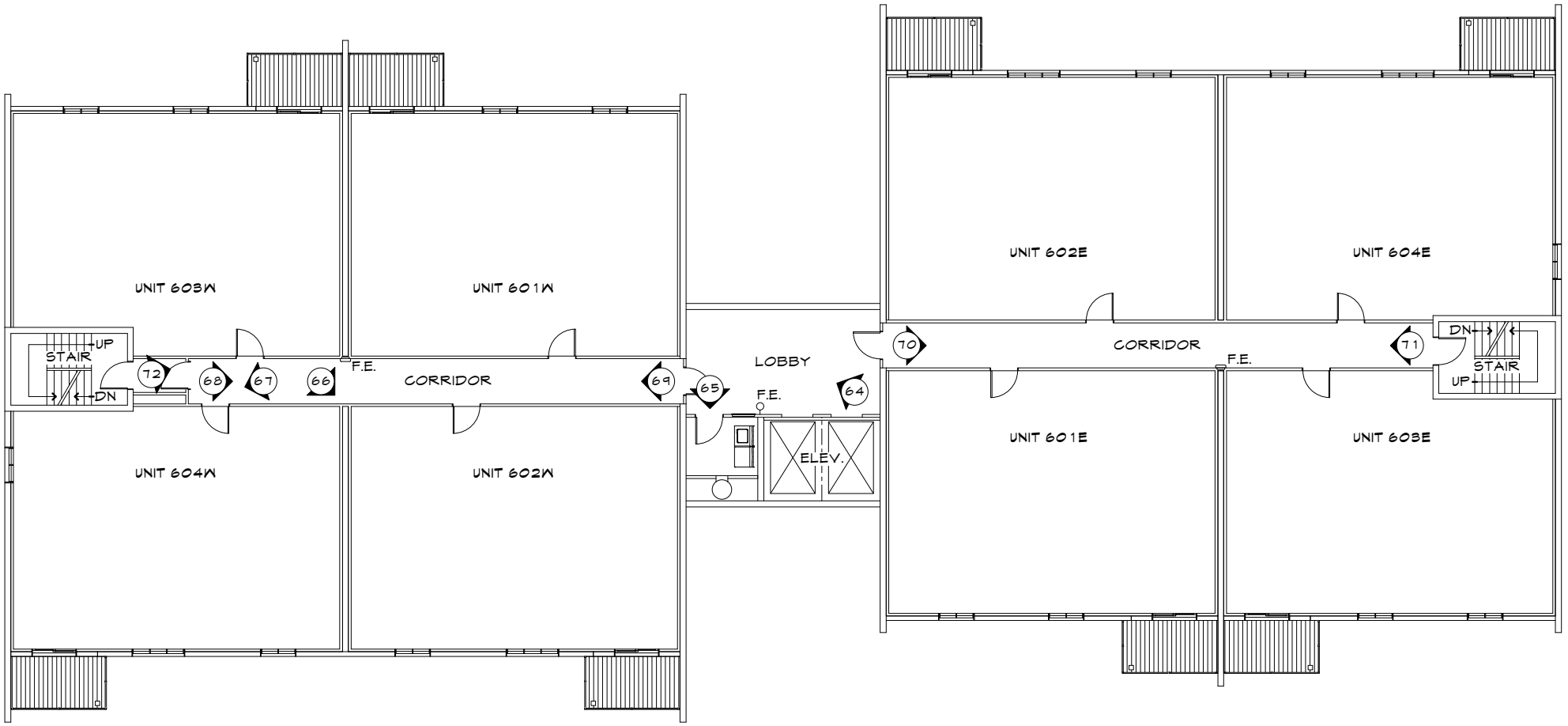

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

6TH FLOOR PLAN

3/32" = 1'-0"

2'1'0 2' 4'

9,847 G.S.F.

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-7

MAY 15, 2018

PHOTO REFERENCE PLANS

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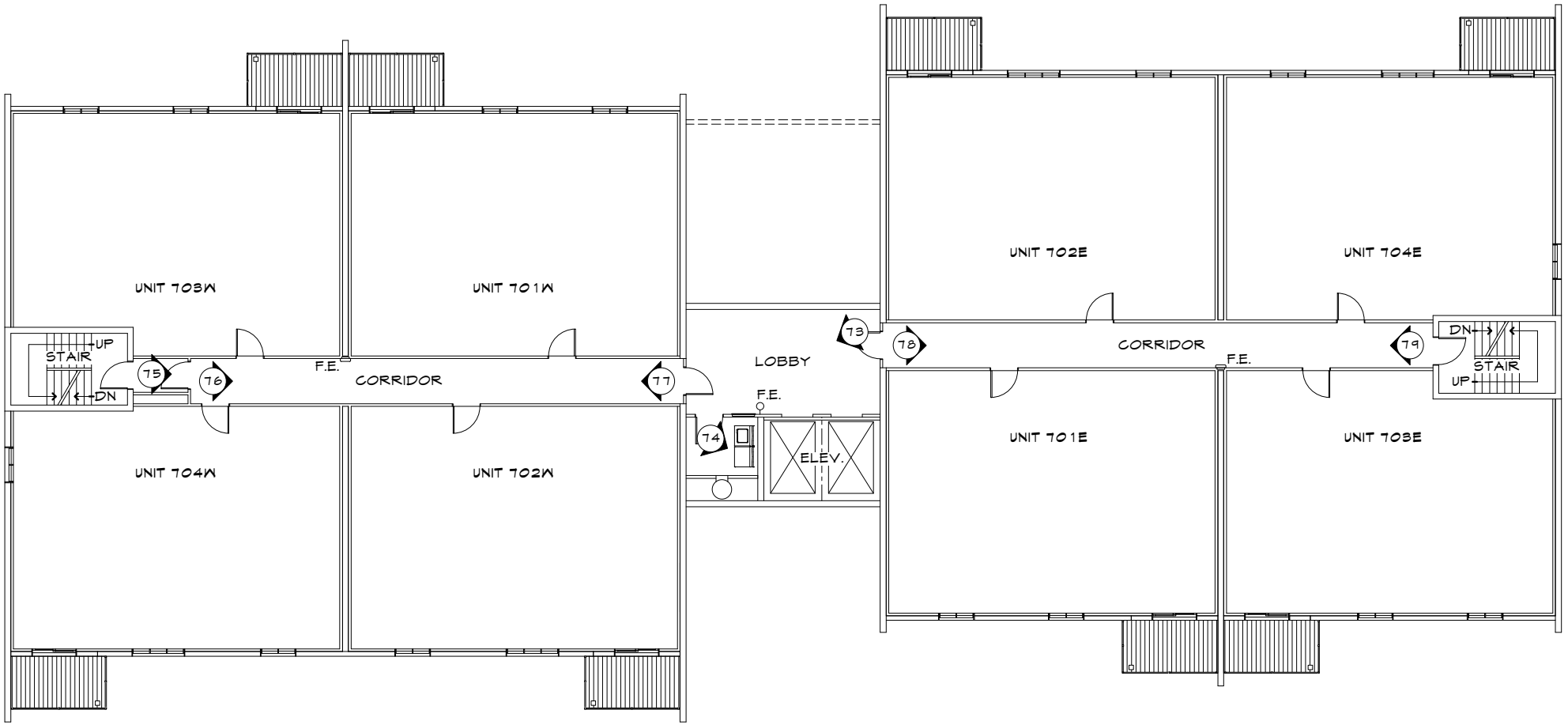

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

7TH FLOOR PLAN 3/32" = 1'-0"
9,847 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-8
MAY 15, 2018

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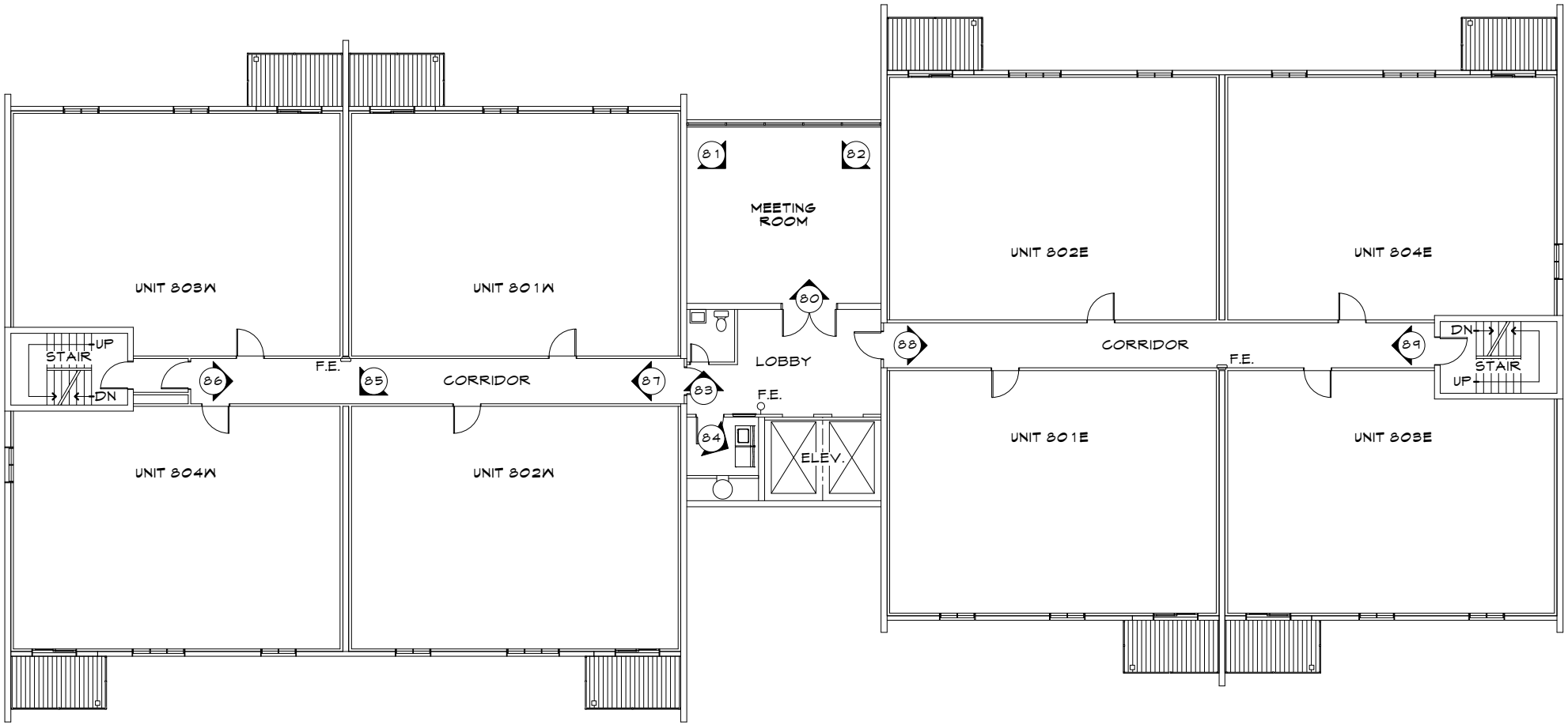

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

8TH FLOOR PLAN 3/32" = 1'-0"
10,291 G.S.F.

2'1'0 2' 4'

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-9
MAY 15, 2018

PHOTO REFERENCE PLANS

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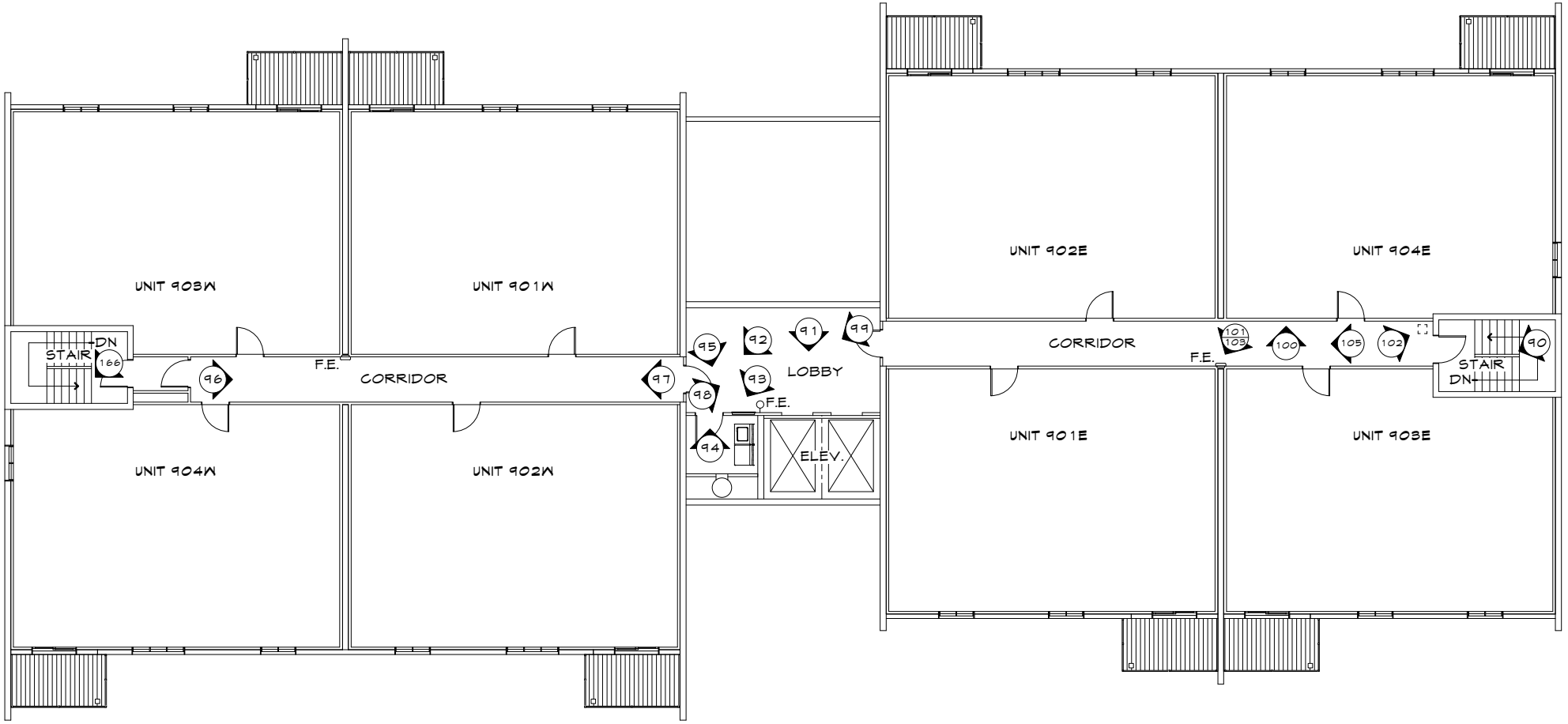

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

9TH FLOOR PLAN

3/32" = 1'-0"

2'1'0 2' 4'

9,847 G.S.F.

PHOTO # ## DIRECTION OF PHOTO

PHOTO LEGEND

A-10

MAY 15, 2018

PHOTO REFERENCE PLANS

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ARCHITECTS

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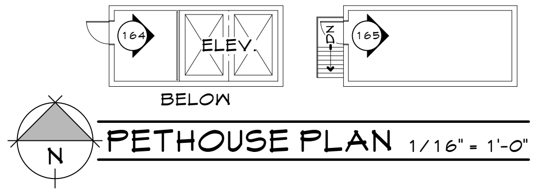
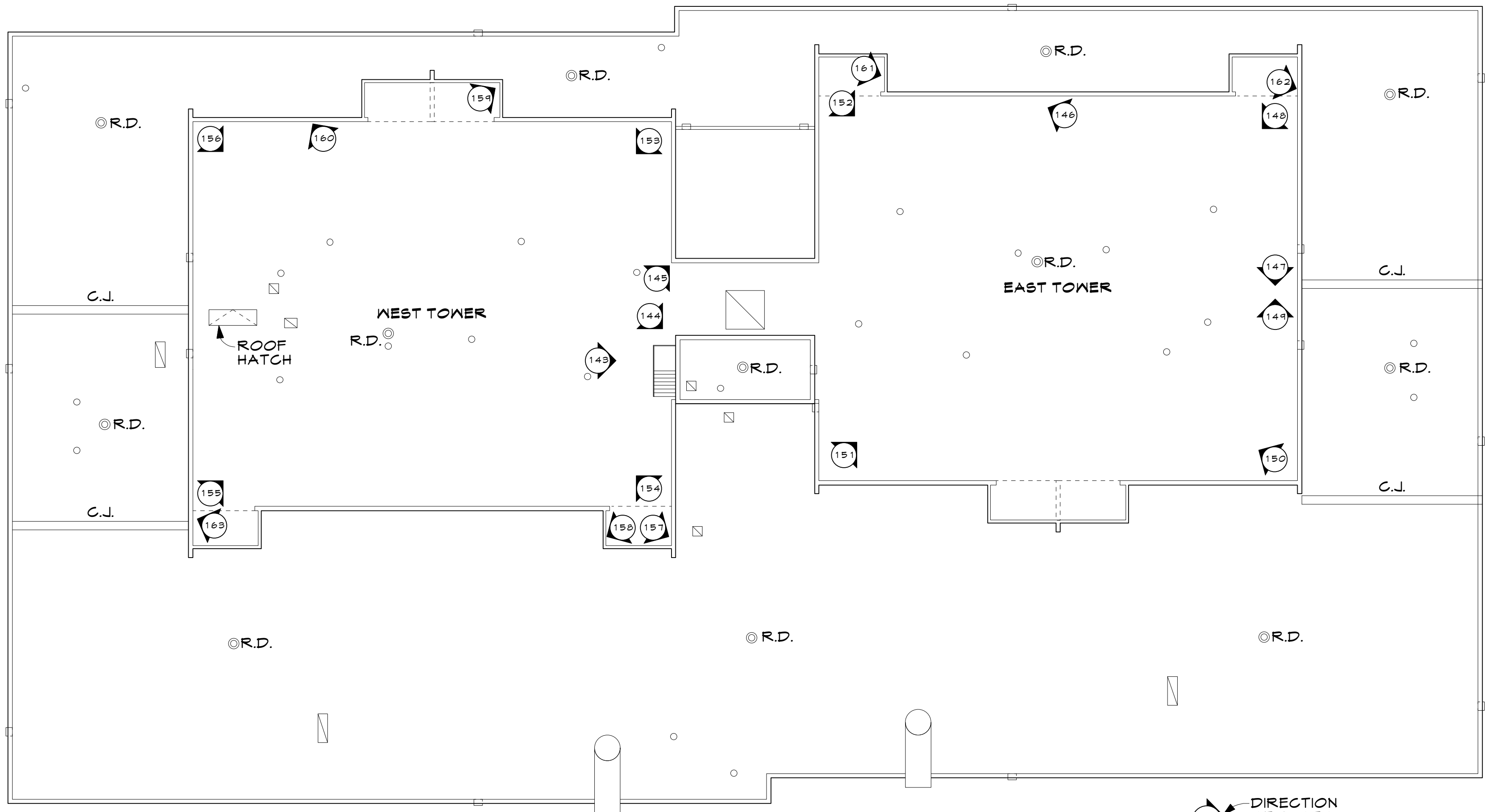


PETHOUSE PLAN 1/16" = 1'-0"



ROOF PLAN 1/16" = 1'-0"

2'1'0 2' 4'

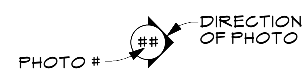


PHOTO LEGEND

THE TOWERS
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

A-11

MAY 15, 2018

PHOTO REFERENCE PLANS


Twin Towers
1110
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2.


NO PETS
NO SMOKING
NO LOITERING
NO SOLICITING
24-HOUR
DIGITALLY
RECORDED
MONITORS
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BOTTOM
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BOTTOM
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EXIT
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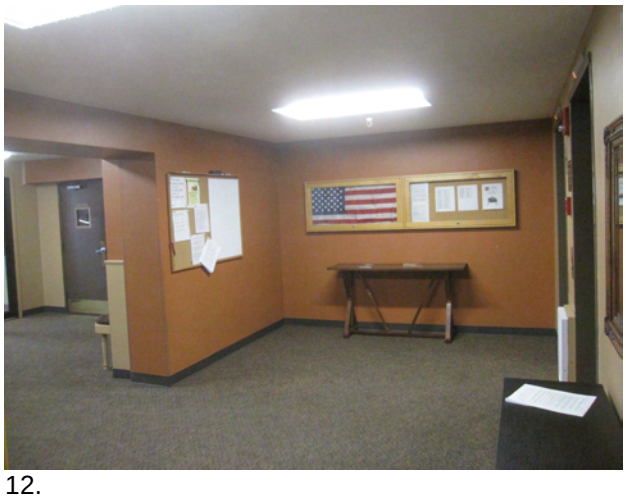
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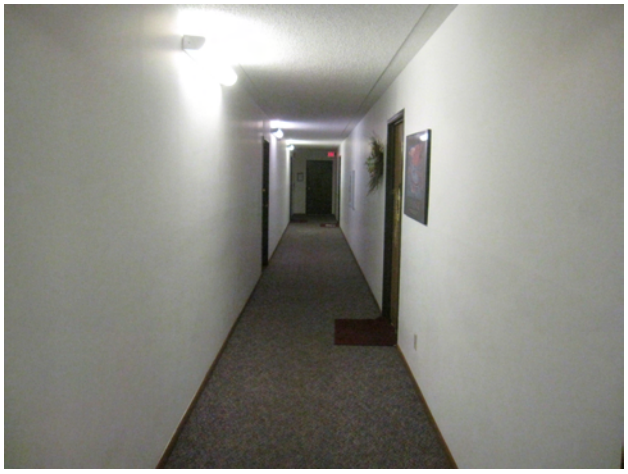
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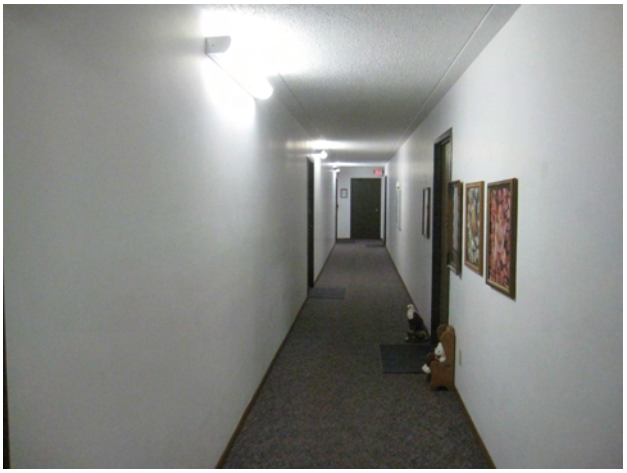
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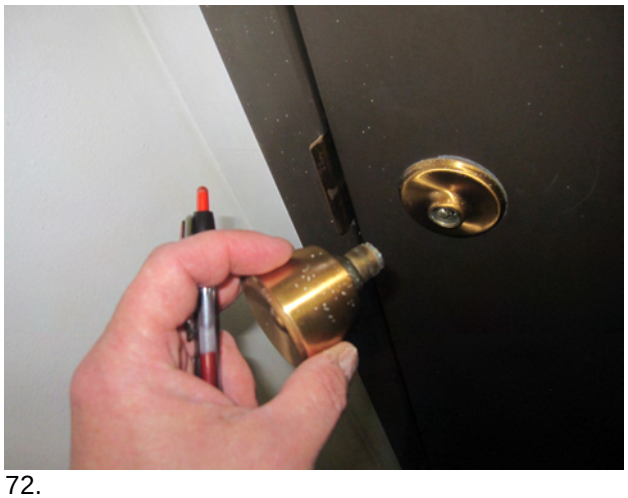
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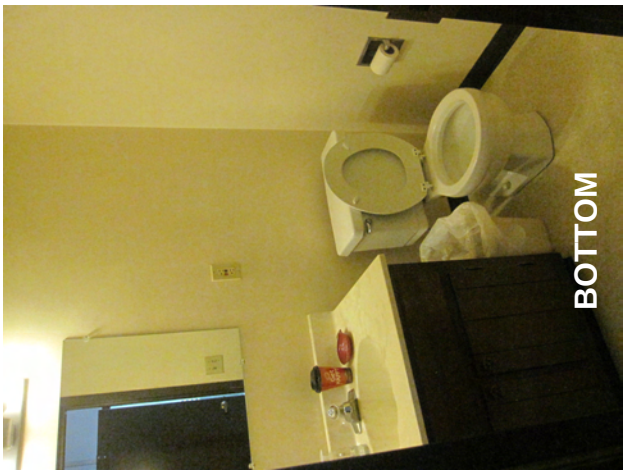

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129. 4-24-18 Photos #28


130. 5-1-18 Photos #1


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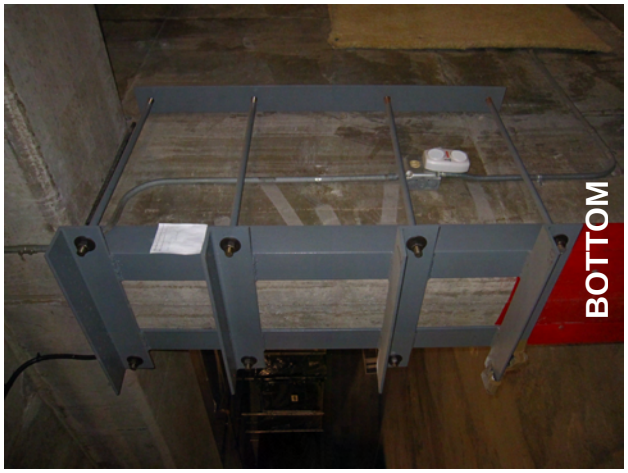

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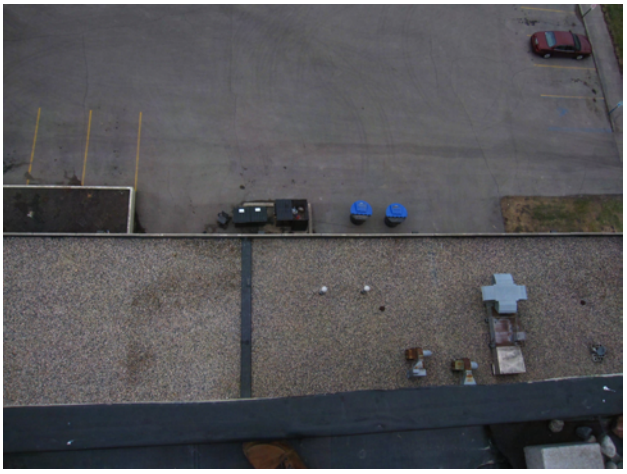
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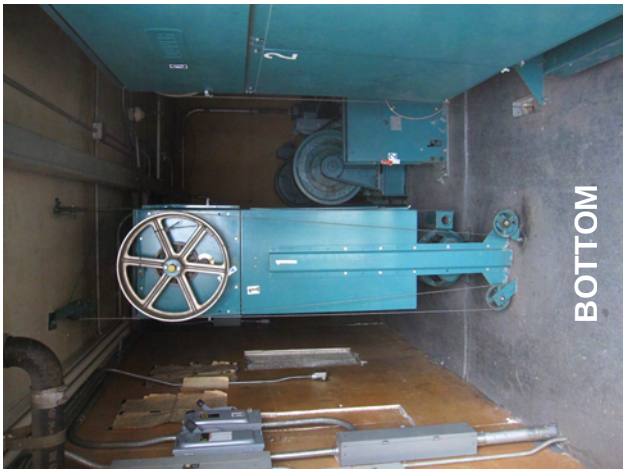

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Elevator Assessment & Capital Planner

May

2018

This Elevator Assessment and Capital Planner is a guideline to help you plan for the near future and improvements that will drastically affect your elevator's performance, reliability, energy contributions, and operating costs of the equipment.

Twin Towers Condo

Prepared for:

Brian Durgin
112 N University Dr, Suite 110
Fargo, ND 58102

Prepared by:

Dustin Boe
Account Manager
701-371-7742
dustin.boe@thyssenkrupp.com

ThyssenKrupp

ThyssenKrupp Elevator Americas

Recommendation Summary

Unit(s)	Proposed Work	Concern	Timeframe	Estimated Cost
1 & 2	Cab Interior	Aesthetic	May 2020	$40,000.00
1 & 2	Modernization	Obsolete or Modernization	May 2020	$300,000.00
				$340,000.00

The pricing provided is for budgetary purposes only.
Invoices and purchase orders will only be accepted with a formal proposal with confirmed pricing.

ThyssenKrupp

ThyssenKrupp Elevator Americas

Modernization

Concern

In order to ensure that your building occupants and guests are not affected by unnecessary equipment downtime, it is critical that you develop a plan for the modernization of your elevator system.

Solution

Geared elevator modernization

This solution saves you time, energy and costs. We replace your Direct current (DC) hoist motor to AC while cleaning and reusing your existing machine, including gears, sheaves and bedplates. By simply modernizing the critical components, we'll improve the reliability and performance of your existing geared traction elevator.

Benefits

TAC series controller

- Advanced technology, including digital controls, increases reliability
- Adjusts elevator dispatching to respond to building's traffic patterns
- Improved floor-to-floor wait times
- Variable Voltage Variable Frequency (VVVF) AC drive (max. 60hp)
- Regenerative drive reclaims energy while braking and feeds back into the power grid (optional)
- Absolute Positioning System (APS) has Safety Integrity Level 3 (SIL3) certificate
- Non-proprietary user interface tool
- Tenant security has card reader interface
- Voltage matching transformer when required
- Plug-and-play wiring
- Flat traveling cable with extra coaxial cable
- Rescue operation

In the hoistway

- Closed-loop door operator upgrade kit retains existing operator mechanical components
- A new electronic edge door re-opening device
- Door restrictor device to ensure doors stay closed from inside the elevator
- Car top exit switch
- New compensation kit as required

Fixtures

- New code-compliant car operating panels
- Car traveling lanterns with electronic chimes
- New surface-mount hall stations with signage
- Fire service fixtures at main egress level
- Optional phone monitoring (where required)
- Hoistway access switch (top and bottom)

Cost Per Elevator: <u>$150,000.00 per car</u>

ThyssenKrupp

ThyssenKrupp Elevator Americas

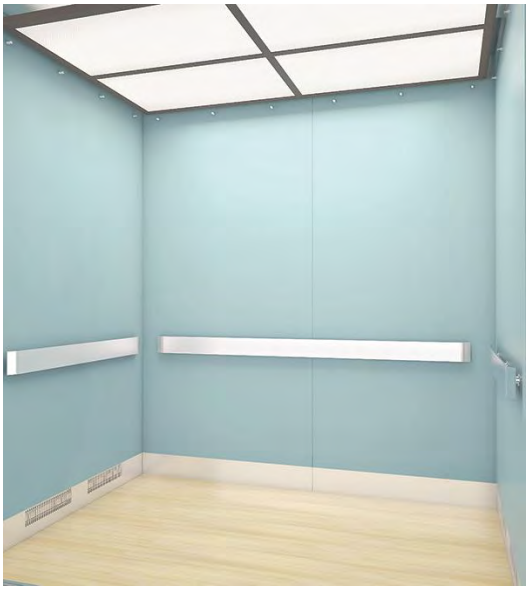
Cab Interior

Concern

This recommendation will give an updated appearance and increase the aesthetic appeal and value to the elevator

Solution

A new Cab Interior provides an updated visual appearance of the elevator cab. This upgrade will enhance the image of the building and the elevator. The new cab interior is customizable to fit your needs and design.



Benefits

- New upgrade will be aesthetically pleasing to all of your tenants
- Cab Interiors design reduces elevator downtime

Cost Per Elevator: **$20,000.00 per car**

Before you renovate or demolish ...

Information you must know about state and federal requirements regarding asbestos.

NORTH DAKOTA DEPARTMENT of HEALTH

Did you know ... all public and commercial buildings, regardless of age or construction type, must be inspected for asbestos before any renovation or demolition activity begins? This is a requirement under the North Dakota Air Pollution Control Rules and the U.S. Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants regulations.

What is asbestos?

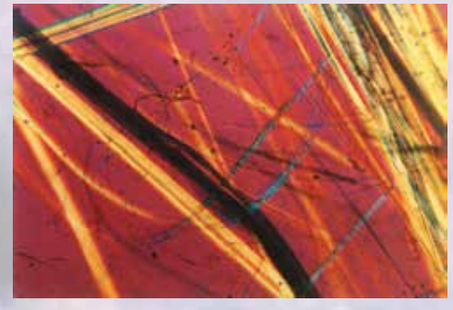
Asbestos is a group of naturally occurring minerals whose crystals form long, thin fibers. It has been used in thousands of products and has unique properties, such as high tensile strength, flexibility, acoustical properties, and resistance to thermal, chemical and electrical conditions. If inhaled, asbestos can cause diseases such as lung cancer, mesothelioma and asbestosis.

What common products contain asbestos?

Asbestos has been used in more than 3,600 different building products, including spray-on ceiling and wall texture, fireproofing, plaster, pipe coverings, floor tile, ceiling tile, roofing felt, concrete pipes and exterior siding.

Can I inspect for asbestos myself?

Asbestos inspections must be performed by a trained asbestos inspector certified by the North Dakota Department of Health. In addition, samples of materials must be collected by a certified asbestos inspector. Asbestos in materials can be identified only by using a microscope.



Asbestos fibers (in blue)

What if the inspector finds asbestos in an area that will be renovated or demolished?

The action depends upon the type and amount of asbestos found and whether or not the asbestos-containing material (ACM) is friable or nonfriable. Friable means that the material contains more than 1 percent asbestos and, when dry, can be crumbled, pulverized or reduced to powder by hand pressure or mechanical forces. In North Dakota, the affected area must be more than three square feet or three linear feet for the North Dakota Air Pollution Control Rules to apply.

EPA has identified three categories of asbestos-containing material:

(1) Regulated Asbestos - Containing Material This category includes, but is not limited to, all friable asbestos-containing material such as pipe coverings, ceiling and wall texture, plaster, fireproofing and ceiling tile. This material must be removed properly before the renovation or demolition activity begins. This category also includes nonfriable ACM that may become friable during the activity. Once removed, the ACM must be disposed of in an approved landfill.

(2) Category I Nonfriable Asbestos - Containing Material This category includes, but is not limited to, packings, gaskets, resilient floor covering such as linoleum and floor tile, and asphalt roofing products that contain more than 1 percent asbestos. These products may have to be removed before renovation. These products do not have to be removed before demolition if in good condition and will not become friable during the activity.

(3) Category II Nonfriable Asbestos - Containing Material This category includes any material not included under Category I, such as exterior siding or cement piping, that contains more than 1 percent asbestos. Most of these products must be removed before renovation or demolition begins.

Can I remove asbestos myself?

Regulated asbestos-containing material *more than 3 square feet or 3 linear feet* must be removed by certified individuals and contractors licensed by the North Dakota Department of Health. Category I and Category II nonfriable ACM can be removed by non-certified individuals who have asbestos training according to OSHA regulations.

Are all commercial and public buildings included in the regulation? What about residential buildings?

All institutional, commercial, public and industrial structures, installations and buildings are regulated. Residential buildings, including condominiums or individual dwelling units operated as residential cooperatives, with *more than four* dwelling units also are regulated.

Single family residences usually are exempt, unless a group of residences on the same site under the same ownership are demolished or renovated as part of a larger project, such as highway construction or building expansion. In that case, the homes are regulated. It is not generally recommended that a homeowner of a single family residence remove friable asbestos-containing material themselves; this is best done by a trained asbestos contractor.

My building is new and I do not believe it contains asbestos. Do I still need to have it inspected?

Even though most asbestos-containing materials have been banned from production, some materials are still used and an asbestos inspection would be required in a new building. However, in a K-12 school building constructed after October 12, 1988, a letter from the building architect or contractor stating no asbestos was used in construction can be substituted for an inspection.

Whom do I have to notify when I renovate a building that contains asbestos?

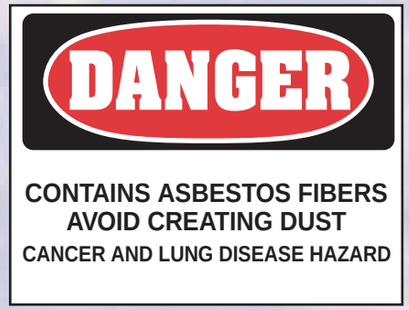
When more than 160 square feet or 260 linear feet of regulated ACM will be disturbed, a Notification of Demolition and Renovation form must be submitted to the North Dakota Department of Health at least 10 working days in advance.

My building does not contain asbestos and will be demolished. Do I still need to notify the state?

The North Dakota Department of Health must be notified of all building demolitions at least 10 working days in advance, even if asbestos is not present.

What will happen if I fail to comply with these requirements?

Failure to comply with these requirements may result in enforcement actions, including fines and penalties. In some cases, individuals and companies can be prosecuted criminally. Both the building owner and the contractor share the responsibility of making sure these requirements are met.



Where can I get a list of inspectors and licensed contractors and necessary forms?

This information can be obtained by calling the North Dakota Department of Health at 701.328.5188, or by visiting our website at:

http://www.ndhealth.gov/AQ/IAQ/ASB

For more information, please contact:

NORTH DAKOTA DEPARTMENT of HEALTH

Bismarck Office:

Division of Air Quality
Asbestos Control Program
918 E. Divide, 2nd Floor
Bismarck, ND 58501
Phone: 701.328.5188
Fax: 701.328.5185

Fargo Office:

Division of Air Quality
Asbestos Control Program
1120 28th Ave. N., Suite B
Fargo, ND 58102
Phone: 701.499.5208
Fax: 701.235.7394

LEAD PAINT:
BAD IN SCHOOLS, HOSPITALS, APARTMENTS OR ANYWHERE CHILDREN MAY BE PRESENT.

Many contractors and maintenance workers who have been on the job for years believe they know all about the dangers of and the precautions necessary for working with lead paint. Others think lead paint poisoning simply went away years ago. It didn't.

That's why you need to know the facts about lead paint and how disturbing it poses serious health risks to the people in your building, especially children.

If your pre-1978 hospital, child-care facility, school or extended-stay hotel suite is being renovated, repaired or painted, this pamphlet is for you. In it, you'll learn about the dangers of lead paint, how to hire a Lead-Safe Certified contractor, and how to make sure your own maintenance staff is doing the right thing.

THE TRUTH ABOUT LEAD PAINT POISONING.

Lead paint is an invisible danger. Here are some facts about lead paint poisoning that everyone should know:

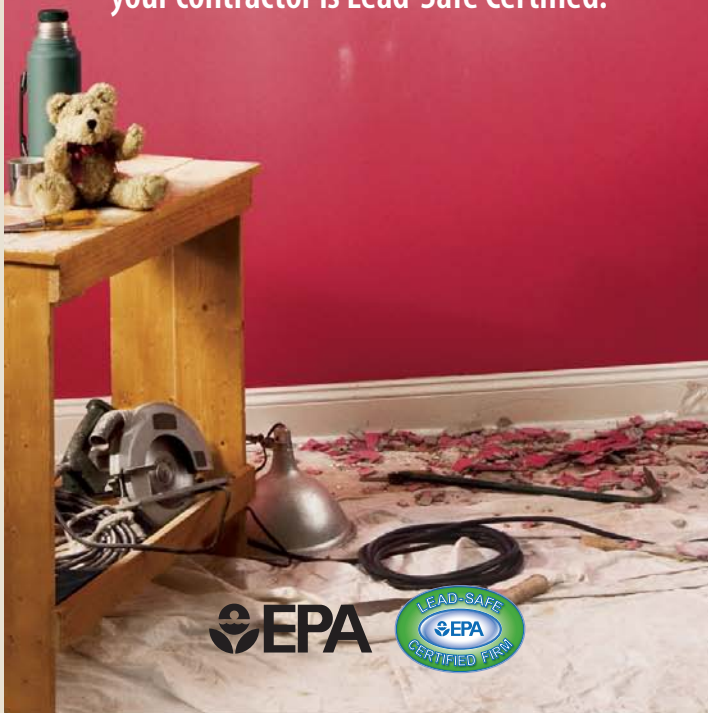
- A million kids are affected by lead paint poisoning with some level of irreversible damage, such as lower intelligence, learning disabilities and behavioral issues.
- New cases of childhood lead paint poisoning are diagnosed every year. Many more could go unreported.
- Recent research shows that new cases can be directly linked to renovations where the work environment was inadequately contained.
- Adults exposed to lead paint can suffer from high blood pressure, headaches, dizziness, diminished motor skills, fatigue and memory loss. Even small levels of exposure to lead paint can harm adults.
- It's not just lead paint chips that poison. Contamination can be caused by only a little bit of lead dust that is easily absorbed by anyone who inhales or ingests it.
- Once poisoned, it's for life and can never be reversed.

EPA United States Environmental Protection Agency

To learn more, visit epa.gov/getleadsafe or call 800-424-LEAD.

IF YOU'RE NOT LEAD-SAFE CERTIFIED, DISTURBING JUST SIX SQUARE FEET COULD COST YOU BIG TIME.

Building Managers: Make sure you or your contractor is Lead-Safe Certified.



WHERE DOES THE LEAD DANGER COME FROM TODAY?

In earlier decades, the fear of children eating lead paint chips was the main concern when it came to poisoning. But since then, research has shown that the most common way to get lead in the body is from inhaling or ingesting microscopic dust.

Renovation creates this dust. Common renovation activities, like sanding, cutting and demolition, can create hazardous lead dust and chips. Proper work practices can protect the people in your building, especially children, from this dust.

Even for small jobs, the key is to use lead-safe work practices such as containing dust inside the work area, using dust-minimizing work methods and conducting a careful cleanup. It also means keeping people out of the work area. Most important, it means making sure that anyone who does work in your building is Lead-Safe Certified.

HOW DO I CHOOSE THE RIGHT CONTRACTOR?

As a property manager or person in the position of authority to choose who renovates your hospital, child-care facility, school, or apartment, it is your responsibility to choose a contractor who is Lead-Safe Certified.

Here are a few helpful tips:

- Ask if the contractor is trained to perform lead-safe work practices and ask to see a copy of their EPA training certificate.
- Make sure your contractor can explain clearly the details of the job and how the firm will minimize lead hazards during the work process.
- Ask what lead-safe methods will be used to set up and perform the job in your hospital, child-care facility, school or apartment.
- Ask for references from at least three recent jobs involving buildings built before 1978, and speak to each personally.
- Always make sure the contract is clear about how the work will be set up, performed and cleaned.

You can verify that a contractor is certified by checking the EPA website at www.epa.gov/getleadsafe or by calling the National Lead Information Center at 1-800-424-LEAD (5323). You can also ask to see a copy of the contractor's firm certification.

DOES MY STAFF HAVE TO BE LEAD-SAFE CERTIFIED?

Federal law requires that if you or someone on your staff is performing the work your firm must be Lead-Safe Certified and your staff trained in lead-safe work practices. If not, you could face tens of thousands of dollars in fines. Plus, you put the health of yourself, your workers, and your customers at risk, which could result in lawsuits.
These work practices include:

- Containing the work area.
- Avoiding renovation methods that generate large amounts of lead-contaminated dust.
- Cleaning up thoroughly.

GETTING YOUR LEAD-SAFE CERTIFICATION.

- To become certified, individuals must attend a full-day Renovation, Repair and Painting Rule Course. The price for this course is set by private trainers accredited by the EPA. To find an accredited trainer near you, visit **www.epa.gov/getleadsafe or call 1-800-424-LEAD**.
- Your firm also needs to register with the EPA and pay $300 to receive official certification.
- To help you through this new regulation, there is a wealth of downloadable support information on our website, www.epa.gov/getleadsafe.

EPA regulations now mandate that any contractor or maintenance staff, from plumbers to electricians to painters, who disturbs more than six square feet of lead paint, replaces windows or does any demolition while working in a pre-1978 home, school or day-care center, must now be Lead-Safe Certified and trained in lead-safe work practices. If not, you could face tens of thousands of dollars in fines. These regulations are now the standard of care for the industry and complying with them will reduce your chance of being involved in potentially expensive lawsuits.

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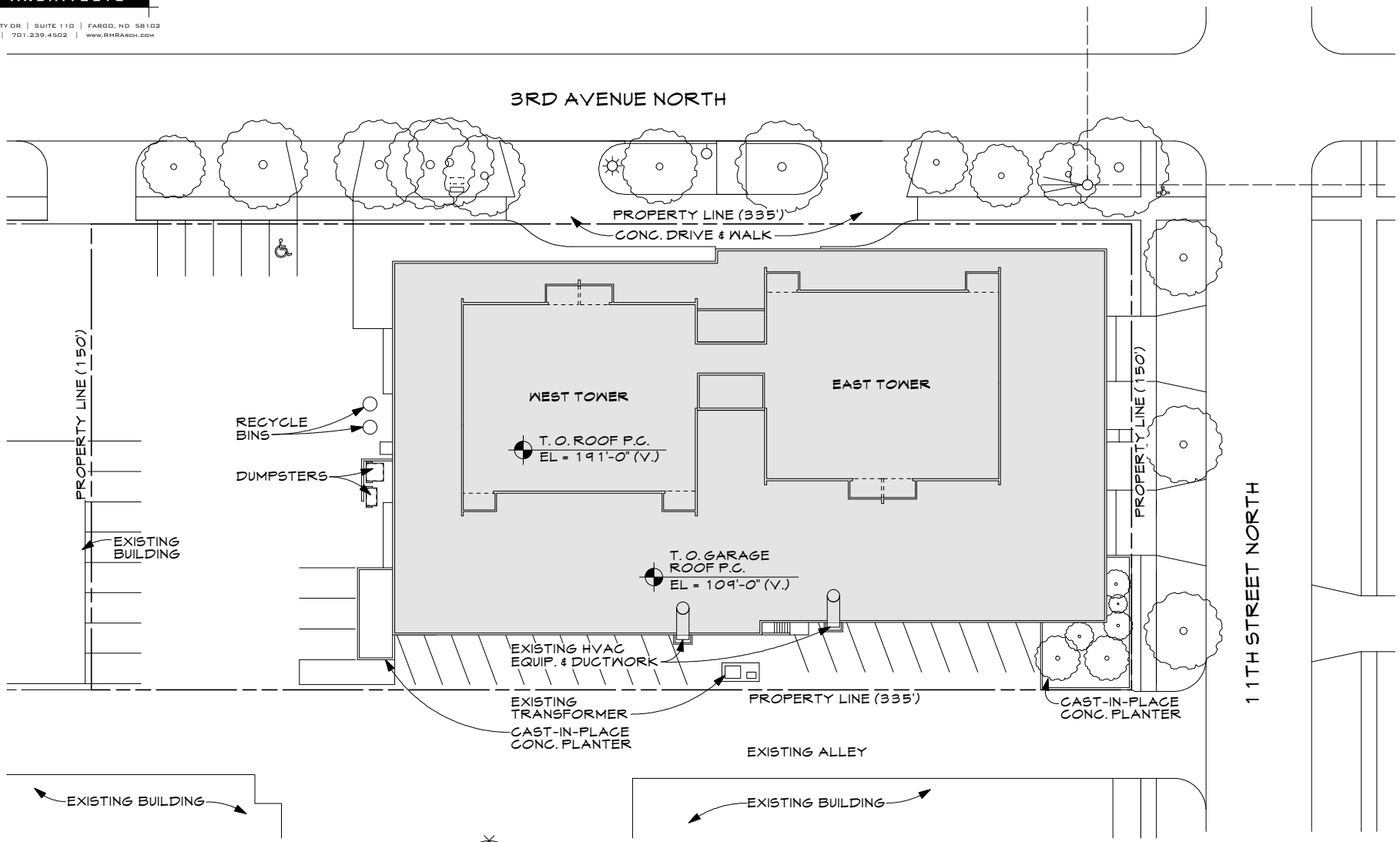

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

SITE/ ROOF PLAN 1" = 30'- 0"

A-0
May 9, 2018

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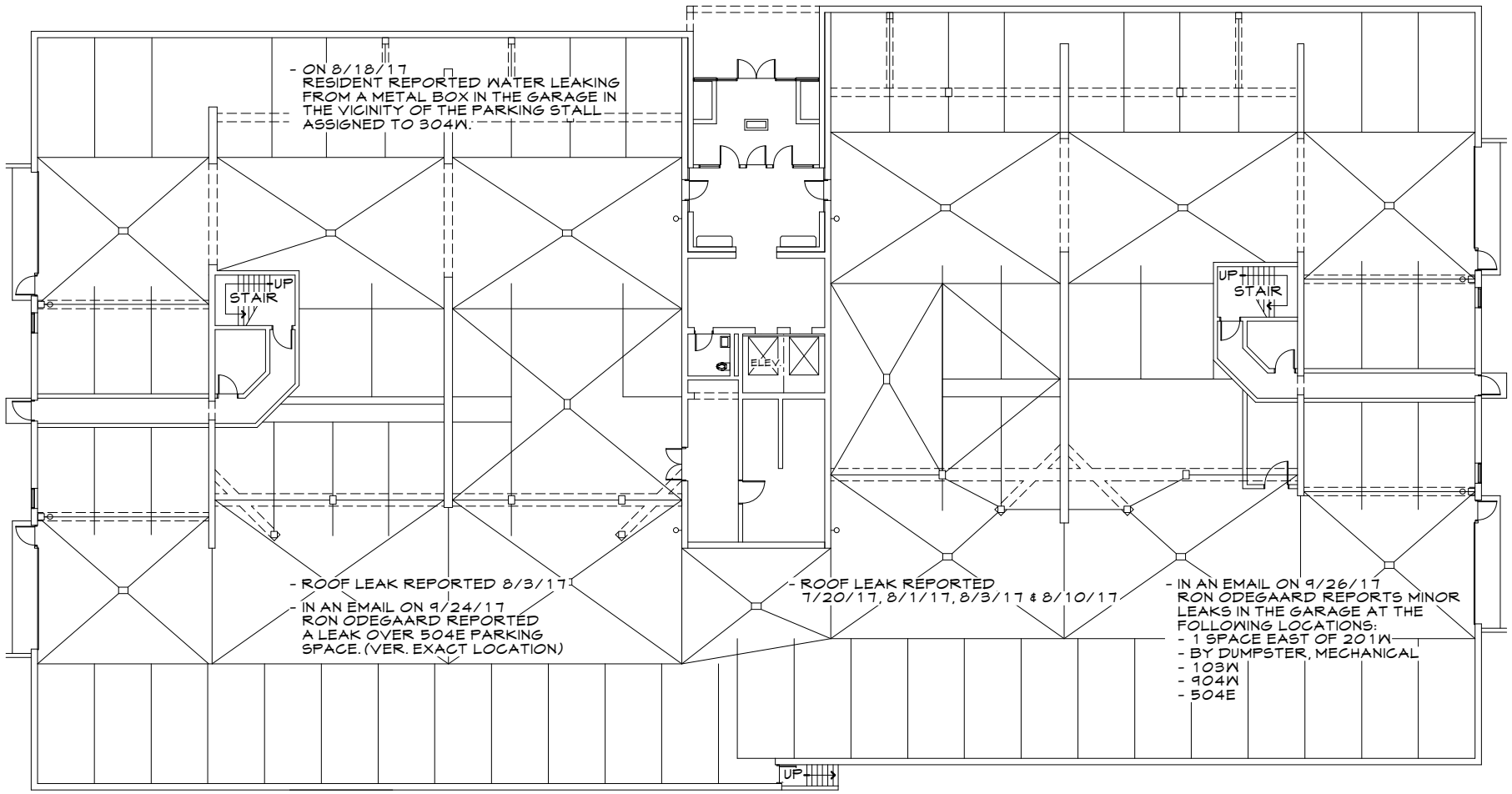

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

PARKING GARAGE 1/16" = 1'-0"

2'1'0 2' 4'

A-1
MAY 9, 2018

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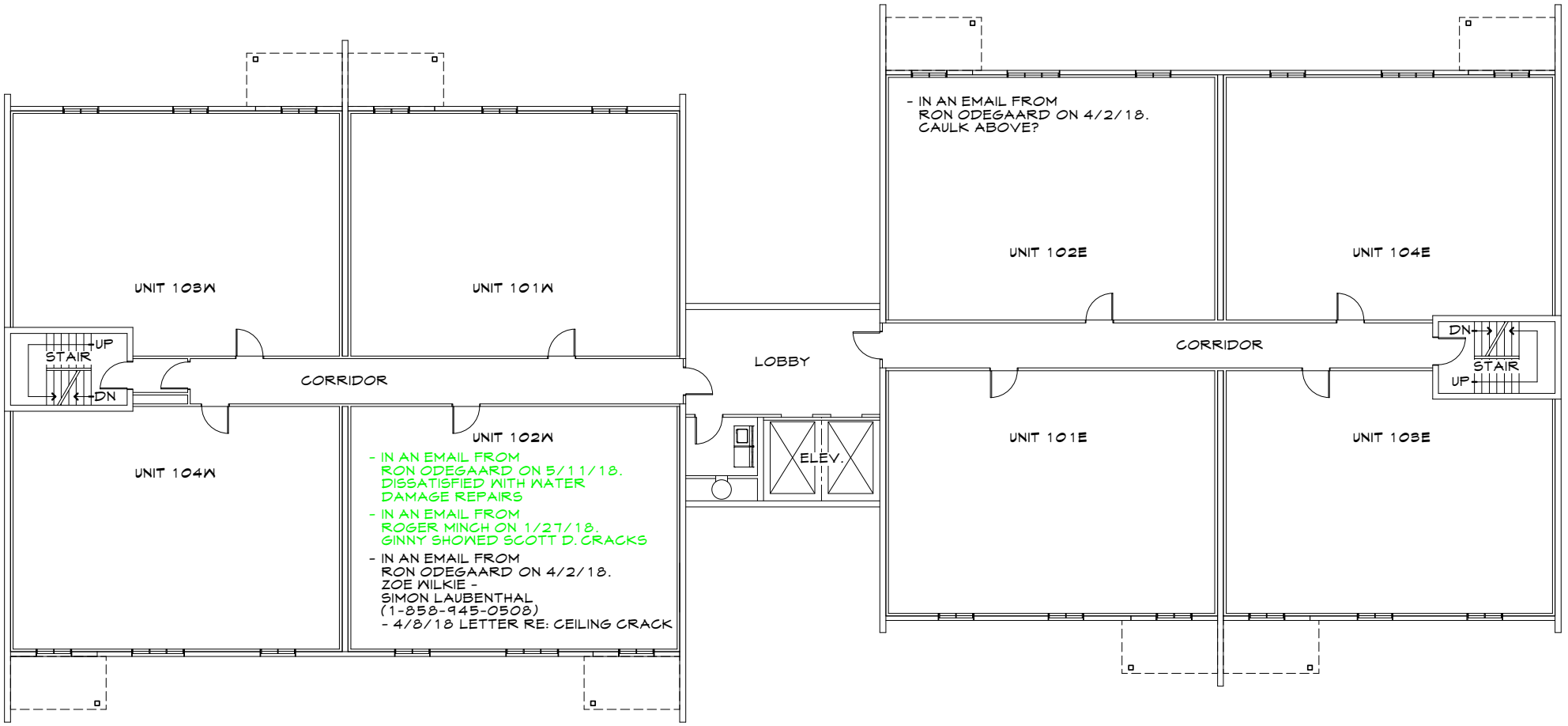

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

1ST FLOOR PLAN 3/32" = 1'-0"

2'1'0 2' 4'

A-2
MAY 15, 2018

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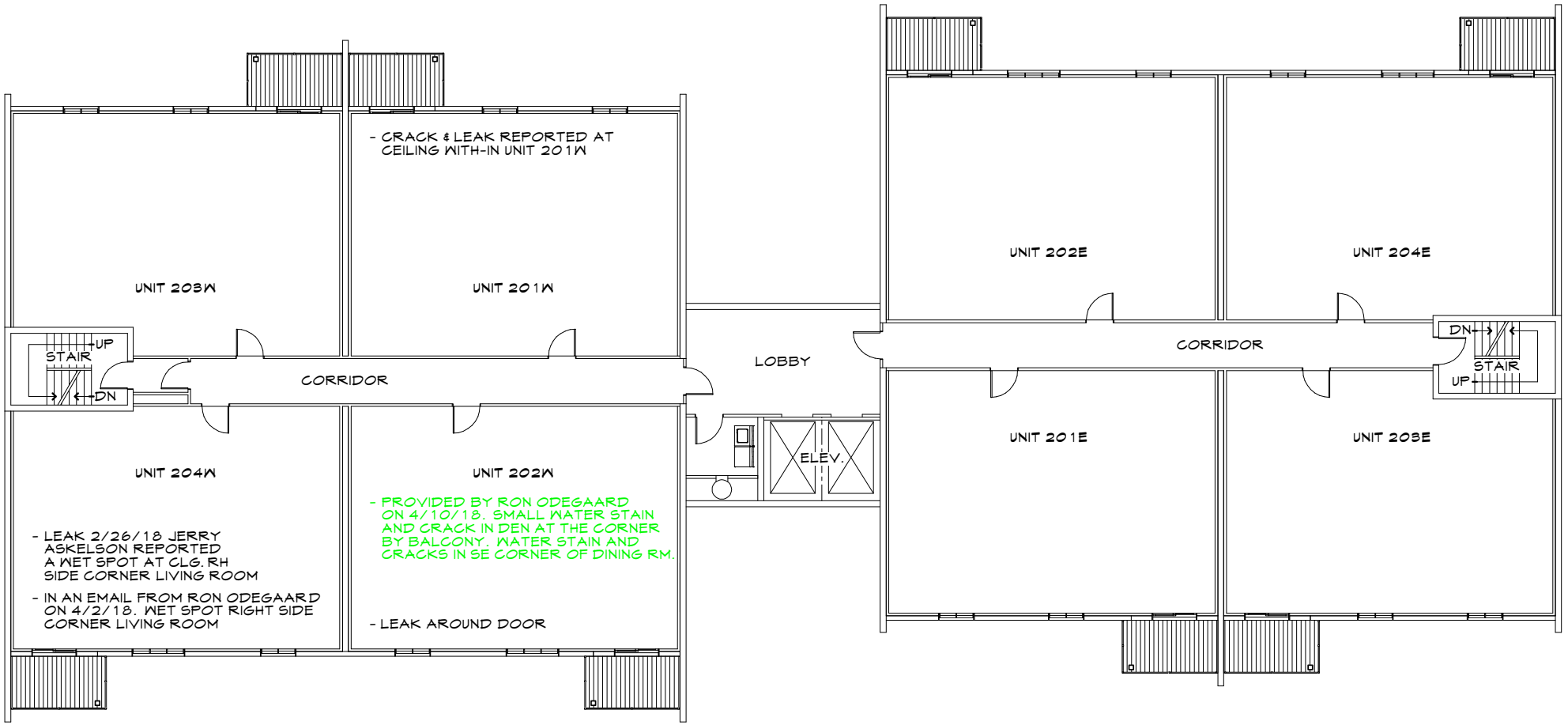

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

2ND FLOOR PLAN 3/32" = 1'-0"

2'1'0 2' 4'

A-3
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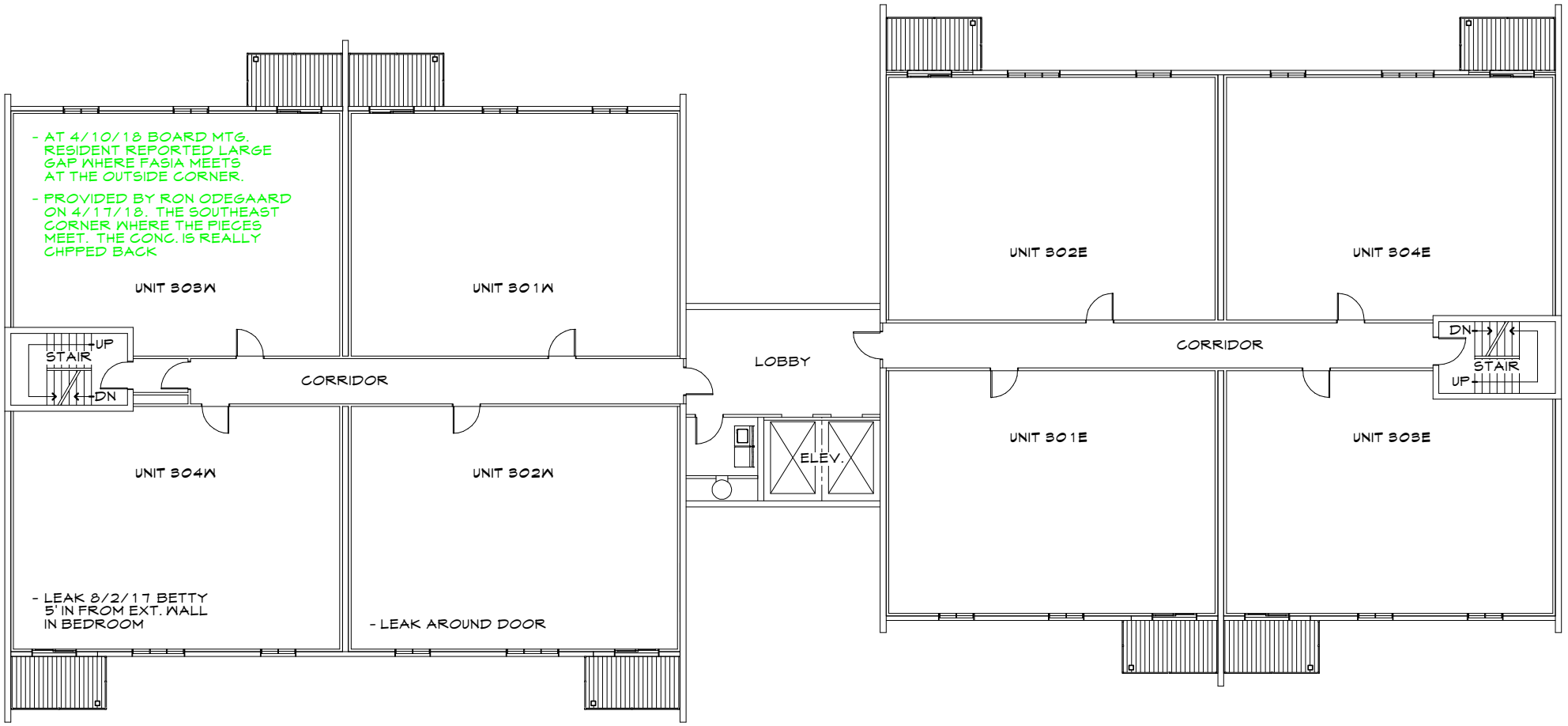

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

3RD FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-4
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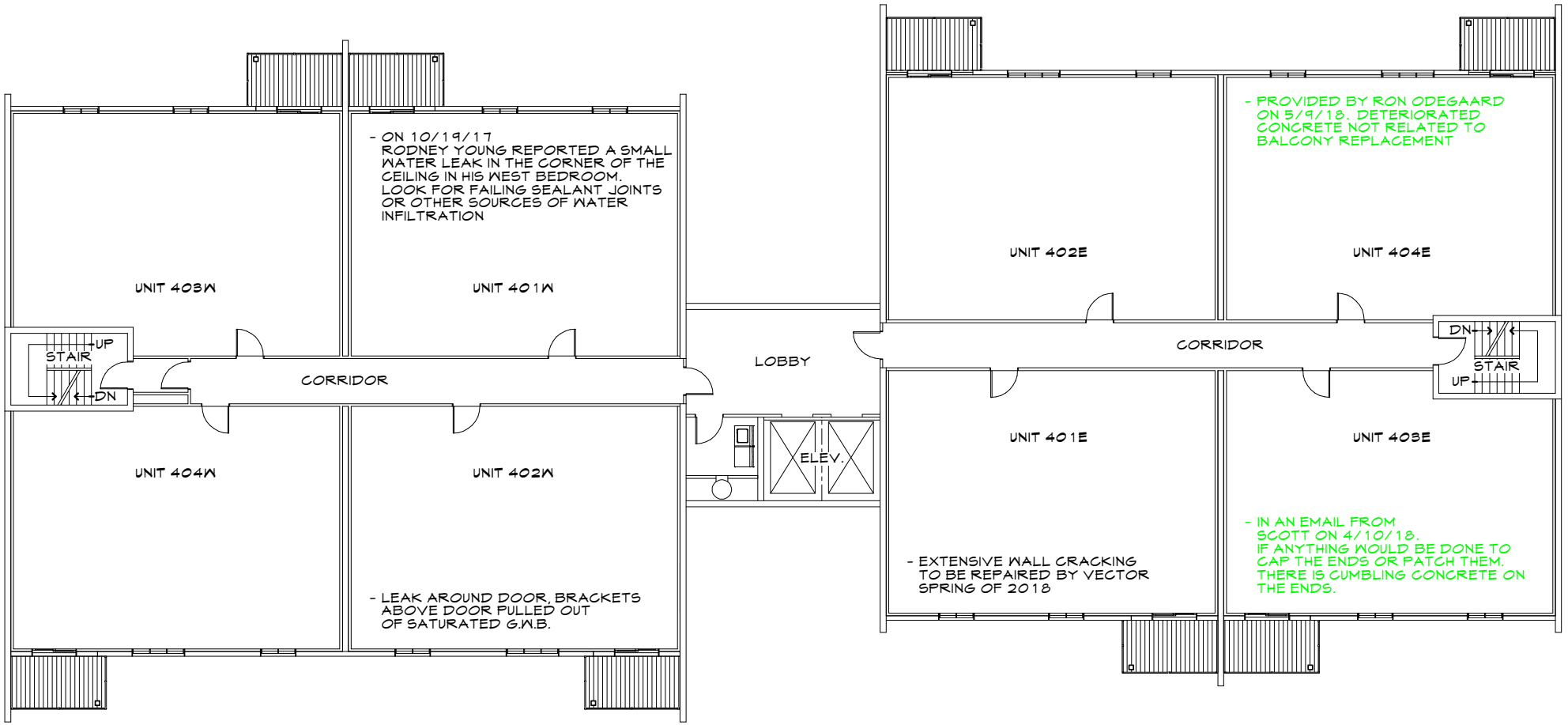

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

4TH FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-5
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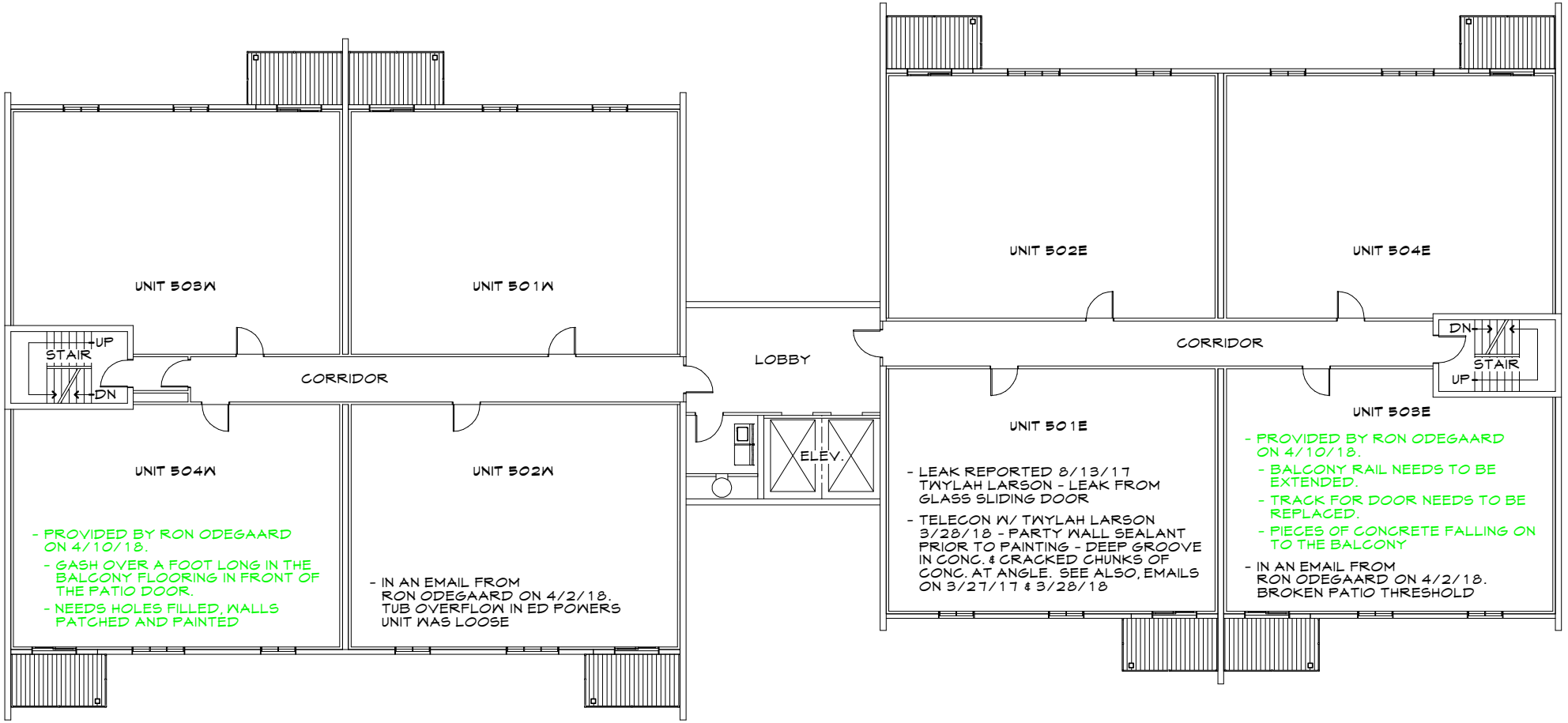

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

5TH FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-6
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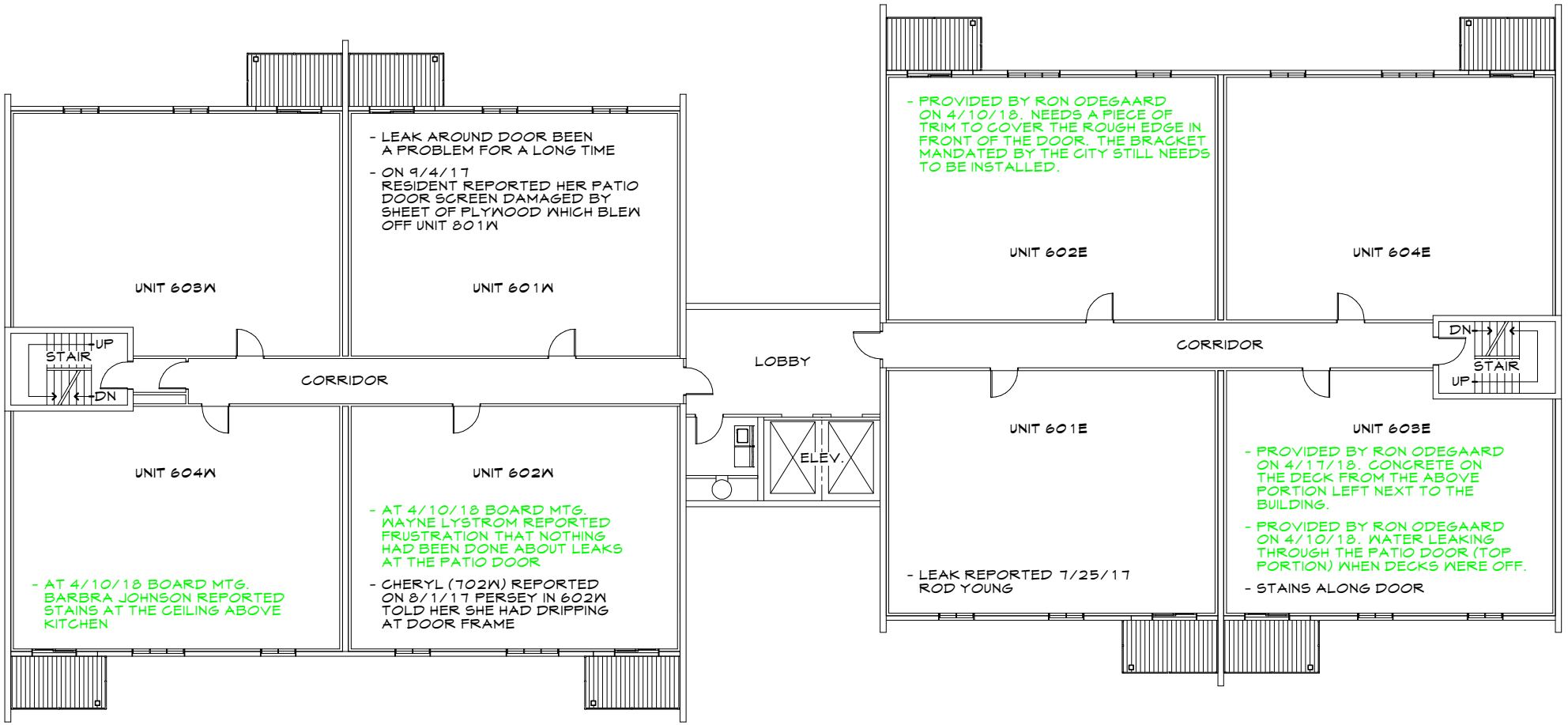

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

6TH FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-7
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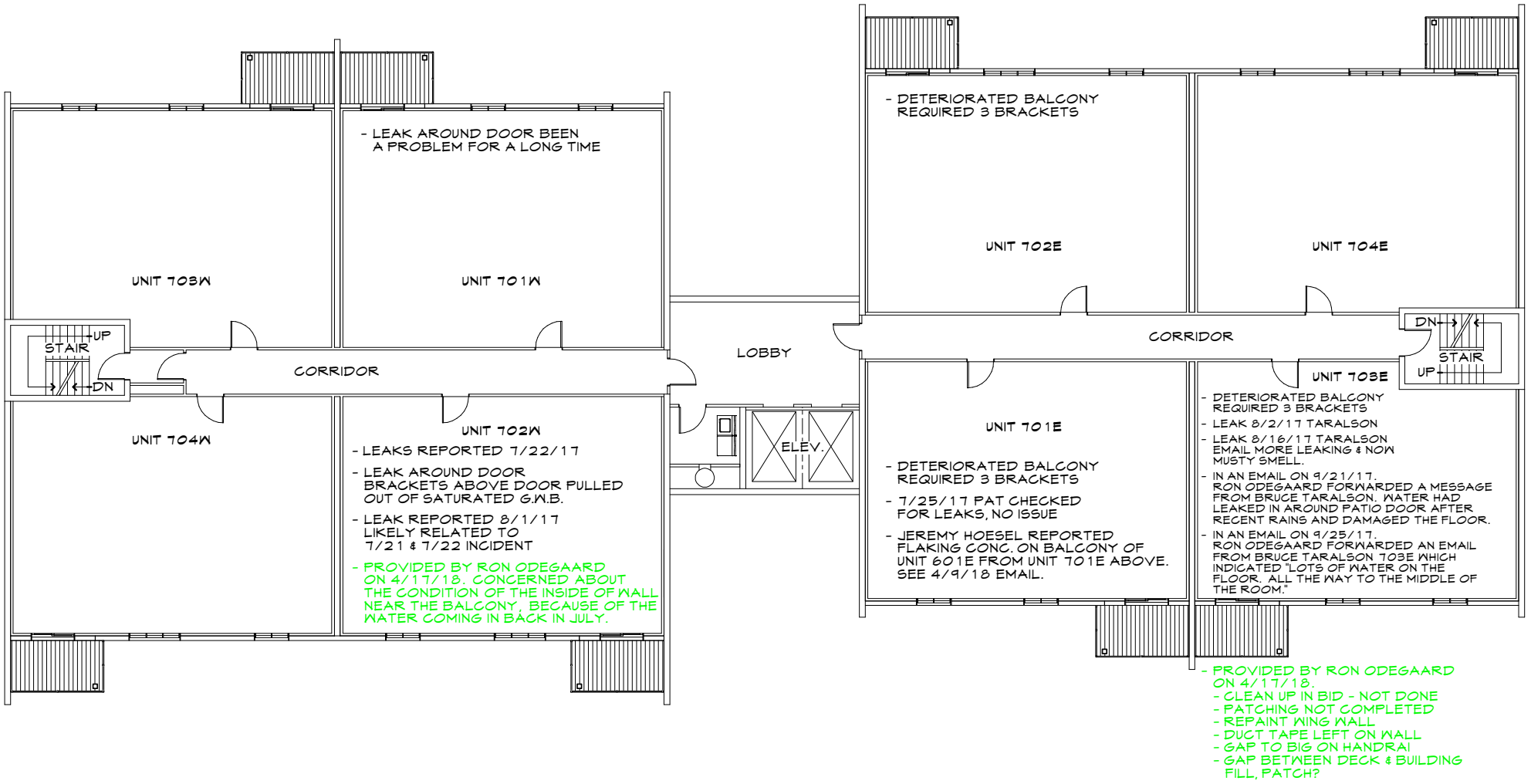

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

7TH FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-8
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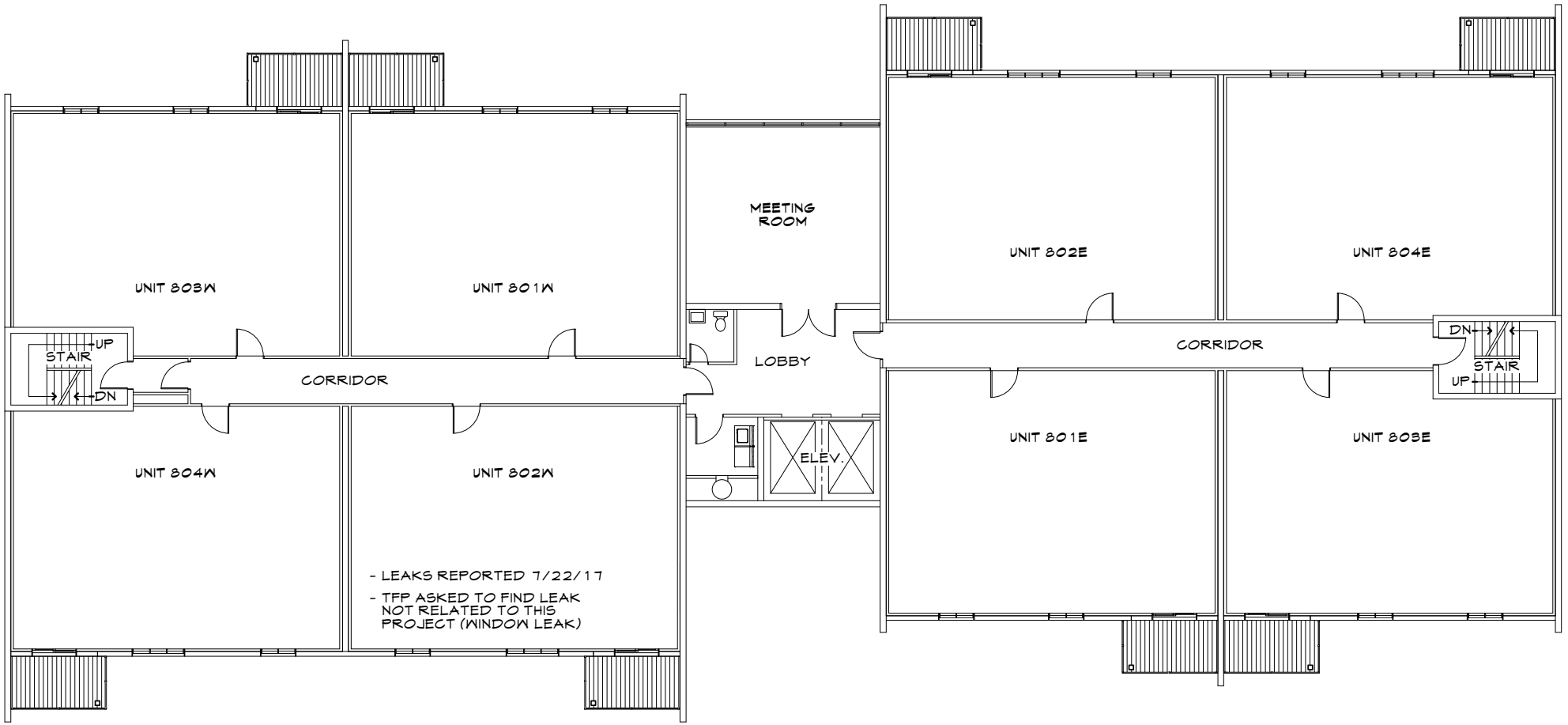

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

8TH FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-9
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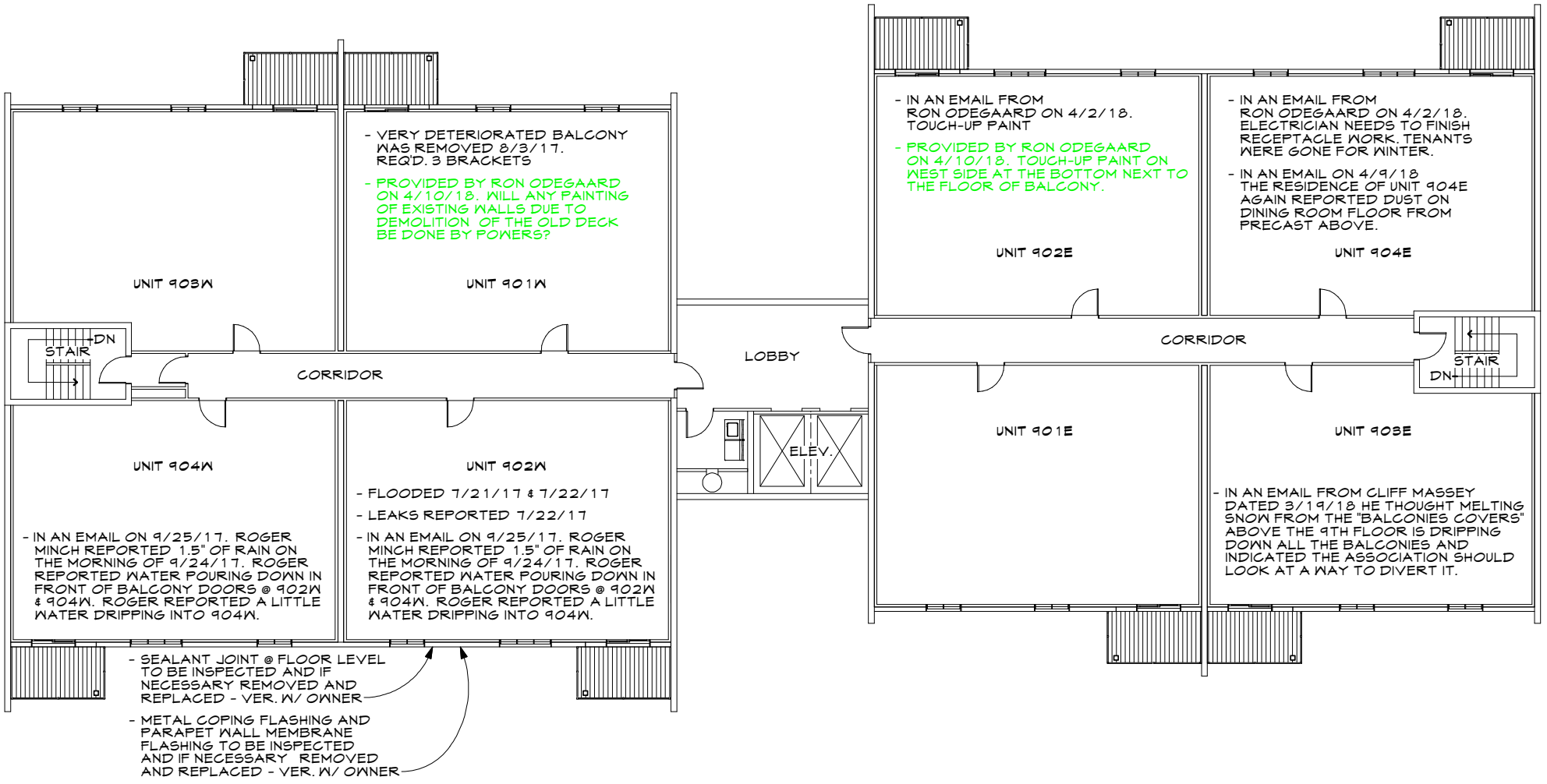

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

N

9TH FLOOR PLAN 1/16" = 1'-0"

2'1'0 2' 4'

A-10
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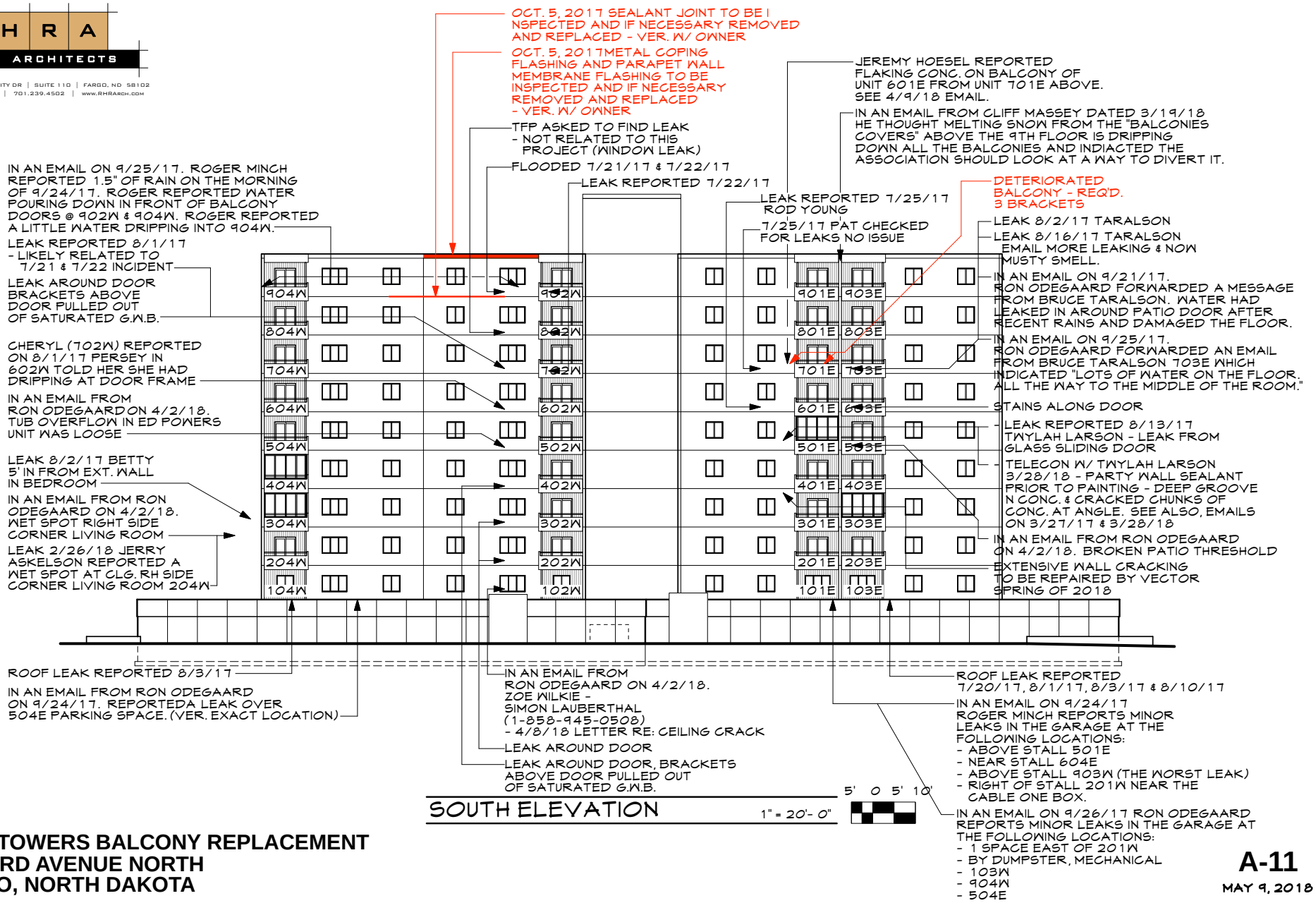

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

A-11
MAY 9, 2018

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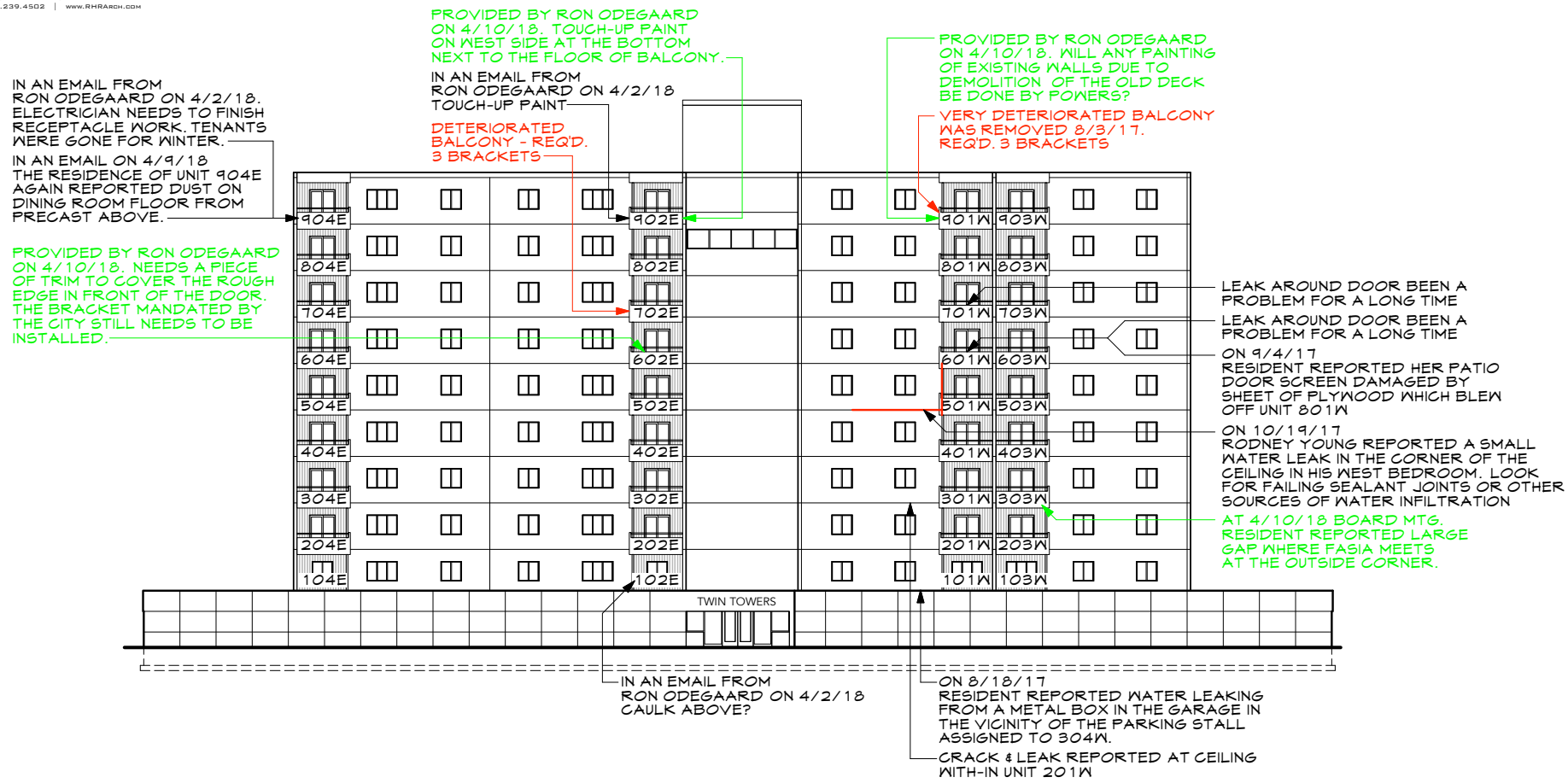

NORTH ELEVATION 1" = 20'- 0"

5' 0 5' 10'

TWIN TOWERS BALCONY REPLACEMENT
1110 3RD AVENUE NORTH
FARGO, NORTH DAKOTA

A-12
MAY 9, 2018

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