



Schafer Construction Project Summary

Project Name: Airefco / Hadco Supply Tenant Improvement

Project Description: 25, 128 SF of Office / Warehouse
(5,147 SF Office / 19,981 SF Warehouse)

Tenant Improvement Summary:

Office - Complete office teardown and rebuild (floor to ceiling). Project included creating two bathrooms, training room, conference room, trade store with new additional storefront entrance, kitchen, sales offices, server room and installing a complete new HVAC system with 2 new HVAC rooftop units. New fire alarm system. The office/warehouse demising wall had to be moved out to accommodate the new trade space. All interior doors are new solid core oak doors with timely frames and Yale dark bronze locksets and hinges. Recessed parabolic fluorescent light fixtures throughout with fluorescent can fixtures in the training room. VCT tile flooring in kitchen and trade space where retail racking and slot wall was installed for hanging products. Sheet vinyl and wainscot in bathrooms with granite countertops, new bathroom fixtures, accessories and partitions. Complete new HVAC system with electronic filters and 2 rooftop HVAC units were also installed. High quality finishes for a warehouse office.

Warehouse – Re-lamp of the entire warehouse and updated fluorescent lighting ballasts where needed. Updated fire alarm system in warehouse. Main electrical panels were updated and traced to get accurate breaker descriptions. Installed two hanging infrared heaters above a shipping station on the far wall of the warehouse for worker comfort in colder months. Warehouse floor was also scrubbed and sealed.

Building Modifications – Created two new dock high doors from two existing grade level doors. Both have mechanical dock levelers and weather protecting dock shelters. Excavation of the new dock high truck doors involved extend one of the building's spread footings down and out about 7'. New drainage plan with upgraded catch basin servicing a second building. New dock walls also installed and asphalt.

Office Photos



Description: Office Hallway. After new metal stud walls, drywall, tape, mud, tape, first coat paint, grid ceiling, recessed parabolic light fixtures, HVAC system.



Description: Office Hallway. Completed with carpet, paint, doors, frames, electrical, fire system, ceiling tiles, insulation, base molding.

Office Photos



Description: Training Room looking south. After new metal stud walls, drywall, mud, tape, first coat paint, grid ceiling, can light fixtures, HVAC system.



Description: Training Room looking north. Completed with carpet, paint, doors, frames, electrical, fire system, ceiling tiles, insulation, base molding.

Office Photos



Description: Trade Space. After new roof high demising wall was finished, drywall, mud, tape, first coat paint, grid ceiling, can light fixtures, HVAC system.



Description: Trade Space. Completed with VCT tile flooring, paint, doors, frames, electrical, fire system, ceiling tiles, insulation, base molding and new storefront entrance where old dock door used to be.

Bathroom Photos



Description: Bathroom. Complete with wainscot, sheet vinyl flooring, bathroom accessories, new sinks and a ADA granite countertop.

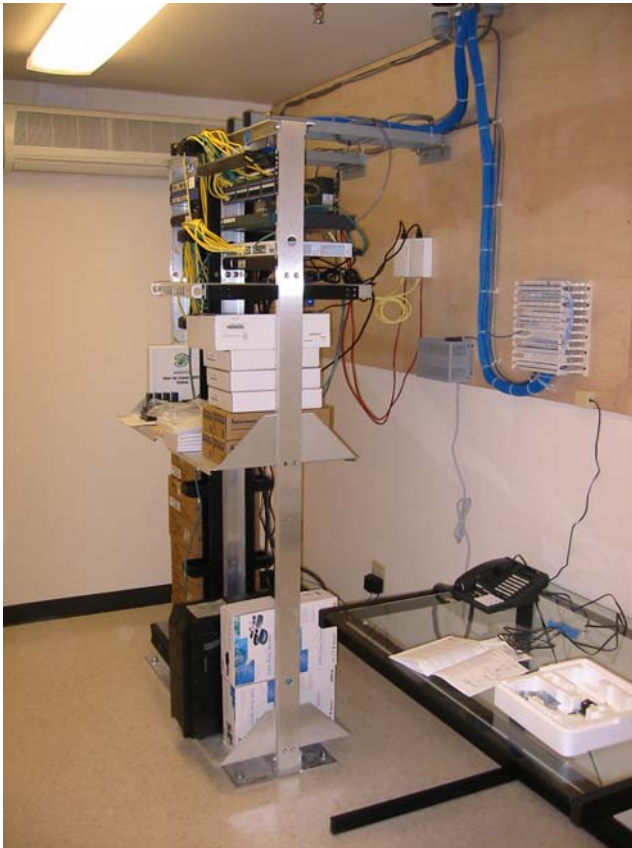


Description: Bathroom. Complete with re-used existing toilet, new wainscot, sheet vinyl flooring, bathroom accessories and ADA grab bars.

Kitchen and Server Room Photos



Description: Kitchen. Complete with new cabinetry, kitchen sink, VCT tile flooring, re-used kitchen door with new timber frame, base molding and granite countertop.



Description: Server Room. Complete with temperature control specific for this room only, VCT tile flooring, base molding, finished plywood wall mount and a hard-lid sheetrock ceiling which minimizes dust from ceiling tile on sensitive equipment.

Warehouse Photos



Description: Warehouse. Complete with re-lamp fluorescent fixtures, replaced bad ballasts, cleaned and sealed warehouse floor. New electrical panels and transformers.



Description: Warehouse. Complete with re-lamp fluorescent fixtures, replaced bad ballasts, cleaned and sealed warehouse floor. New electrical panels and transformers.

Building Modification Photos



Description: New Dock High Doors. Saw cutting asphalt and excavation complete.



Description: New Dock High Doors. New spread footing formed, dock well walls formed, dock leveler pits formed.

Building Modification Photos



Description: New Dock High Doors. Drainage plan beginning. Two new square catch basins at the building that come to the cylindrical catch basin handling the impervious surface for another building and the new well.



Description: New Dock High Doors. Asphalt complete, dock levelers installed, dock well rails custom made and installed. Framing complete for dock shelters.

Building Modification Photos



Description: New Dock High Doors. Custom made sheet metal covers for exposed framing. Caulked edges for weatherproofing in the reveal.



Description: New Dock Shelters on old dock.