



# Schafer Construction Project Summary

**Project Name:** Evergreen Building Products Tenant Improvement

**Project Description:** 10,618 SF of Office / Warehouse  
(724 SF Office / 9,894 SF Warehouse)

**Existing Condition:** The space used to be occupied for several years by a manufacturer who had their machine shop in this space. Most all the walls and interior doors were damaged beyond repair. Flooring was non-existent as well as one bathroom for the entire space. The warehouse and office floor was black from all the activities conducted there for so many years.

## Tenant Improvement Summary:

**Office:** During demolition we tore off all sheetrock, suspended ceiling, light fixtures, vinyl floor, removed all fixtures from bathroom including partitions. We took the existing bathroom and created two single Men's and Woman's restrooms with heaters. We re-drywalled the entire space after making repairs to studs that had been damaged by forklift activity. Each bathroom was reconstructed with all new fixtures and granite countertops. New grid ceiling and fluorescent light fixtures were installed. The office was brought up to code for fire audible and visual. The entire storefront was also replaced. Upgrades to fire sprinkler system with quick response heads.

**Warehouse** – The warehouse floor was re-surfaced by diamond grinding to remove the black appearance of the slab floor. Bolt holes and cracks in the concrete were filled then the entire warehouse floor was re-sealed with a penetrating sealer. The warehouse was brought up to code for fire audible and visual. A forklift ramp was installed and bolted to the dock edge.

## Office Photos



Description: Trade Space. Completed with VCT tile flooring, paint, solid oak doors, frames, door hardware, parabolic fluorescent light fixtures, baseboard heat, electrical, fire alarm system, ceiling tiles, insulation, base molding and new storefront installed.



Description: Trade Space. Completed (see above)

## Office Photos



Description: Kitchenette. VCT Flooring around a small kitchenette with granite countertop. Carpet in the balance of the room.



Description: Hallway looking from Trade Space. (see Trade Space Notes)

## Bathroom Photos



Description: Bathroom #1 ADA. All new fixtures, accessories, ADA grab bars and heater. Sheet vinyl flooring with wainscot. New granite counter and sink.



Description: Bathroom #2 Non-ADA. New fixtures, accessories, heater, granite counter and sink. Sheet vinyl flooring and wainscot.

## Warehouse



Description: Warehouse Floor. Start of diamond grinding. The difference is immediately noticeable.



Description: Warehouse Floor. Completed and sealed.