

College Ave



# BEXLEY SQUARE

2210 East Main Street, Bexley, OH 43209

NOVEMBER 30, 2024 / PROPERTY INSPECTION REPORT

**MICHAEL NOLAN**

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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# Property Inspection Checklist

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PROPERTY: BEXLEY SQUARE TYPE: COMMERCIAL OWNER: BCIC BEXLEY SQ LLC

REPORT PREPARED BY: ALISHA DATE OF INSPECTION: 11/30/2024

## STATUS UPDATE

### Summary:

All the under-canopy lights are out. Attached is a proposal to replace the lights with LED.

I requested a proposal from two awning companies to replace the awning. Attached is one proposal. Please let me know if you like the awning style or would like a quote for a different style.

I requested a proposal to repair the brick where Brassica removed a sign that was attached to the building. FIX quoted the repair at \$450, and Brassica agreed to pay for the repair.

Riverside Electric replaced a couple light outages in the back hallway.

Brassica has not reported any concerns with employee parking.

### New Task List

- Follow up with FIX regarding brick repair at Brassica.

### Ongoing Task List

- Monitor the back hallway and ensure the hallway is clear of storage items.
- Follow up with The City of Bexley on curb repairs.
- Check in with tenants for any concerns or questions.
- Stay on top of dumpster enclosure cleanliness.

### Completed Task List / Deadlines:

- FIX submitted a proposal to repair the brick and Brassica agreed to pay the cost for the repair.
- Riverside repaired a couple outages in the back hallway.
- Riverside Lighting submitted a proposal to install LED under canopy lighting.
- Requested awning replacement proposals.
- Asphalt striping completed.
- Ownership approved the Shamrock Asphalt proposal.
- Notified tenants of the construction to the west and the right turn lane closure.
- Genesis completed the FDC hydro test and installed an FDC sign.
- Grace Energy hard wired the fire panel.
- Genesis installed a new fire panel.
- Brassica's doorbell was repaired.
- Annual fire and sprinkler inspection was completed.
- Riverside started monthly light audits.
- Tree trimming is completed throughout the property.
- Heaters are on and working in the back common hallway.
- Epro Services installed missing escutcheons inside Orange Theory.
- Tree trimming completed along E. Main St. along the patio of Brassica.
- Visited property at least twice a month.

# Property Inspection Checklist

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## EXTERIOR/GROUNDS INSPECTION

ITEMS	CONDITION			RECOMMENDATION
	GOOD	FAIR	POOR	
<b>LANDSCAPING</b>				
<b>Trees</b>				
Low branches (eye level)	X			City of Bexley trimmed tree branches
Branches obstruct light, signs	X			
Roots lifting walks	X			
Guide wires				
Large dead wood in big trees				
Tree trimming status	X			
Utility lines	X			
<b>Lawns</b>				
Lawn well-manicured	X			
Mower damage at tree base				
Bare areas	X			
Weeds	X			
Edging @ walks/curbs				
Objects on lawn				
Holes dug around sprinklers				
Rocks left from grading				
<b>Shrubs</b>				
Shrubs well-manicured	X			
Sufficient coverage	X			
Overgrowth onto walks				
Growth covering signs, etc.	X			
Areas of neglect				

# Property Inspection Checklist

Seasonal color/flowers	X			
Mulch	X			
<b>General</b>				
Missing plant material				
Declining plant material	X			
Plants in unsuitable locations/conditions				
Drainage problems				
Weeds				
Insect, disease, rodent problems				

Additional Notes: \_\_\_\_\_

<i>ITEM</i>	<b>CONDITION</b>			<i>RECOMMENDATION</i>
	<i>GOOD</i>	<i>FAIR</i>	<i>POOR</i>	
<b>PARKING LOT/PARKING STRUCTURE</b>				
Condition of pavement	X			
- Potholes	X			
- Excessive cracking/"alligatoring"	X			
- Expansion joints	X			
Cleanliness				
- Trash or debris	X			
- Oil spots	X			
- Curb and gutter free of dirt	X			
- Leaves on drain covers	X			
Storm drain	X			
Concrete collar		X		
Condition of flow lines	X			
Condition of drain covers	X			
Seal coating	X			
Striping	X			
Condition of car stops	X			
Adequacy of lighting	X			
Signage	X			
Fire protection equipment				
Graffiti				

Additional Notes: \_\_\_\_\_

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# Property Inspection Checklist

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<i>ITEM</i>	<i>GOOD</i>	<i>FAIR</i>	<i>POOR</i>	<i>RECOMMENDATION</i>
<b>DUMPSTER AREA</b>				
Cleanliness	X			
Pad	X			
Enclosure	X			
Grease trap	X			
<b>GENERAL - EXTERIOR</b>				
General safety issues	X			
General aesthetic issues	X			
General maintenance issues	X			

Additional Notes: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

# Property Inspection Checklist

## EXTERIOR/BUILDING INSPECTION

ITEM	CONDITION			RECOMMENDATION
	GOOD	FAIR	POOR	
<b>BUILDING ENTRANCE</b>				
Doors	X			
Hinges	X			
Locks	X			
Transoms	X			
Canopy/Awnings	X			
Canopy lights	X			
Building name	X			
Street numbers	X			
Entry steps				
Handicap rail				
<b>COMMON SPACE/BACK HALLWAY</b>				
Ceiling tiles and grid	X			
Lights	X			Lights were repaired 11/2022
Walls	X			
Doors	X			
Fire safety	X			
Debris	X			
<b>SIDEWALKS</b>				
Walkways		X		
Cracks/Alligating		X		City will look into repair options April 2023
Crumbling	X			
Stains	X			
Rust stains on floor	X			
Debris/cleanliness	X			

# Property Inspection Checklist

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Trash receptacles	X			
Columns	X			
<b>WALLS</b>				
General condition	X			
Paint	X			
<b>WINDOWS</b>				
Glass	X			
Glazing	X			
Caulking	X			
<b>GUTTERS AND DOWNSPOUTS</b>	X			
<b>FENCE</b>				
<b>EXTERIOR LIGHTING</b>				
Pole lights	X			
Wall packs	X			
Soffit lights	X			
<b>SIGNAGE</b>				
Project pylon	X			
Tenant signage	X			
Leasing sign				

Additional Notes: \_\_\_\_\_

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# Property Inspection Checklist

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<i>ITEM</i>	<i>CONDITION</i>			<i>RECOMMENDATION</i>
	<i>GOOD</i>	<i>FAIR</i>	<i>POOR</i>	
<b>ROOF</b>				New Roof Completed May 2023.
Membrane	X			
Flashings/counter flashings	X			
Coping	X			
Roof drains/covers	X			
Drainage - low areas	X			
Skylights				
Pitch pans	x			
Penetrations - vents, AC units	x			
Staging hardware	x			
Debris/cleanliness	x			
Expansion joints	x			

Additional Notes:



# Property Inspection Checklist

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# Customer Proposal

# 53


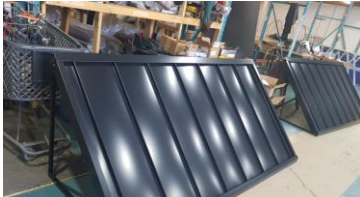
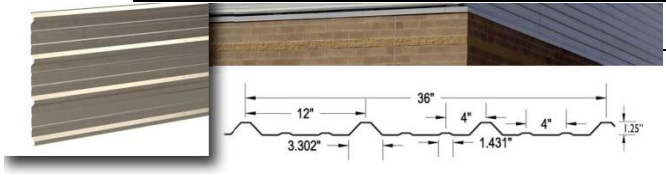
136 Preswicke Mill Blacklick, 43004 OH  
 Phone: 614-401-0332  
[www.infometalap.com](http://www.infometalap.com)

Client:	Gilbert Group	Job Name:	
Address:		Address:	2210-2240 E Main Street, Bexley, OH 43208
		<b>METAL AP</b>	
Contact:	Alisha Carpenter	Contact:	Angel Arsovski
Telephone:	614-946-3680	Office Phone:	614-401-0332
Cell:		Email:	<a href="mailto:metalap@outlook.com">metalap@outlook.com</a> ; <a href="mailto:arsovskimetalap@gmail.com">arsovskimetalap@gmail.com</a>
Email:	<a href="mailto:acarpenter@gilbertgrouprealestate.com">acarpenter@gilbertgrouprealestate.com</a>	Proposal Date:	10/10/2024

**Scope of Work:**

- \*Take down existing fabric
- \* Providing a materials, fabrication and installing crossbars using a fasteners to existing metal frames
- \*Providing a materials and installing metal panels WPRP
- \*Providing a materials and installing flashings and trims
- \* **OPTIONAL: providing materials and installing gutters and downspouts**

Elevation	Qty	Description	Width	Projection	Fascia/ Valance	Notes
	1	Remove existing fabric and install metal pannels over the existing metal frame	180'	12'		average price \$12.6 / SF

Proposal includes shop drawings, manufacturing and installation  
 Shop Drawings completed within 3 weeks of acceptance  
 Extruded Aluminum (6063-T6), 0.126",  
 Steel/Wood blocking provided by others and detailed in shop drawings if required  
 Field measurements must heppan before start manufacturing

**Warranty:**  
 \* Installation: (1) year after project completion  
 \*Powder coating and Metal panels: (5) years referring to DMI waranty statement

**Optional: Additional \$6,000,00 installing gutters and downspouts for manage a water.**

Terms of Payment: AIA Contract specifiied or 50% Due with approved Shop, 50% upon completion.

Customer further agrees to pay a late fee of 1.5% of the balance due on any accounts not paid within 30 days of the date due.

\*Price may change subject to increase cost of materials due to inflation, shortages, etc. Price is reconsidered after at least 5% increase in material costs  
 \*\*Engineering costs varies according to project

Total Installed	\$25,791.00 *	
Engineering/Stamp**		
TAX <span style="border: 1px solid black; padding: 2px;">7.50%</span>	\$1,934.33	
<b>TOTAL</b>	<b>\$27,725.33</b>	Quote valid for 15 days

Acceptance: Client Signature/Date \_\_\_\_\_

# RIVERSIDE

Full Service Electrical Contractor

680 Redna Terrace Cincinnati, OH 45215

866-LITES ON / 866-548-3766

Date	Estimate #
9/16/2024	23247

<b>Name/Address</b>
BCIC Bexley Square LLC c/o The Gilbert Group 585 S Front Street Suite 200 Columbus, OH 43215 <b>Attn: Alisha Carpenter</b>

<b>PROJECT LOCATION</b>
Bexley Square

<b>Email</b>
ACarpenter@gilbertgrouprealestate.com

<b>Terms</b>
Net 30

## SSL1-17 LED Upgrade

### Scope of Work:

- \* Remove existing fixtures (SSL1-17), furnish and install 17 SLG VTS LS2 G1 FSK MSB-220-L3 fixtures.
- \* Riverside Electric will provide a scissor lift as needed.
- \* All work to be done during normal business hours.

**Total Installed Price: \$8,977.00**

Sincerely,

*Adam Cowan*

Adam Cowan

THANK YOU FOR GIVING US THE OPPORTUNITY TO EARN YOUR BUSINESS

This estimate is for completing the job as described above.

It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems or adverse weather conditions arise after the work has started.

**Total Installed Price: \$8,977.00**

Page 1 of 1

Please Sign Here For Estimate Approval

## ADDITIONAL PHOTOS



**RETAIL PROPERTY / FOR LEASE**  
BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209