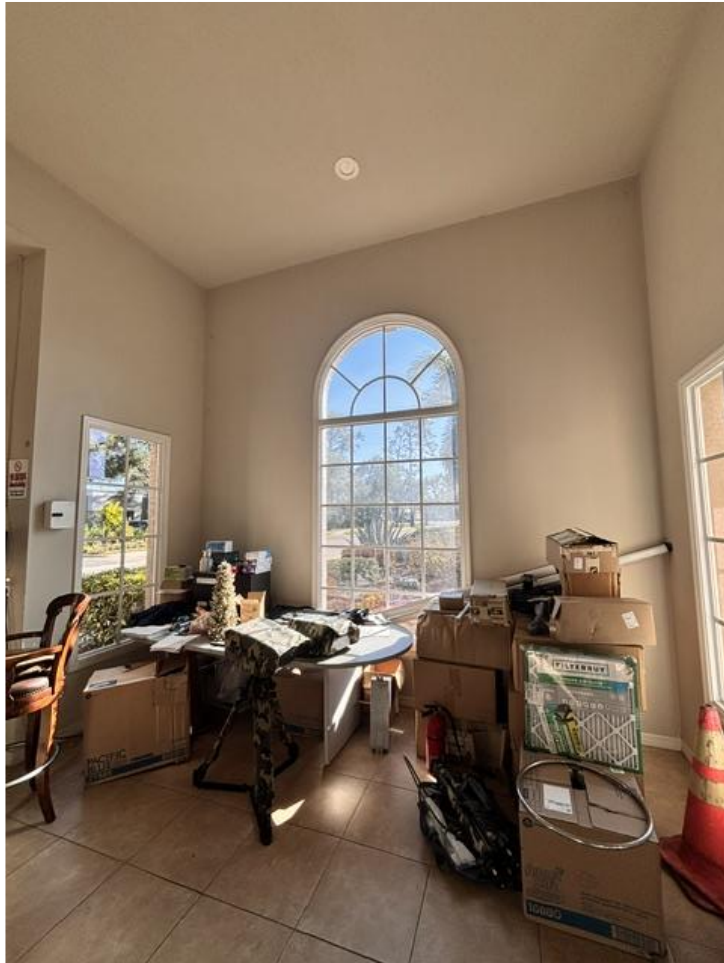


SR70 Gatehouse Renovation

Before and after photos

Before Renovation



Mailbox parts stacked up all together in one corner. Old table used to place stuff on top and boxes underneath. Additional barricades leaned up against back wall



Barricades, needed from time to time, but nowhere to conveniently place them.



Before Renovation



Old filing cabinets
used for storage and
shelving. Computer
and access
equipment strewn
on the top.



Front corner with
camera monitors and
warped cork board.



Before Renovation



Water damage in wall near pedestrian door. Door frame was completely rotted out.



Example of old wiring – loose cables everywhere.



Before Renovation



Kitchenette cabinets
and countertop.
Cabinets were rotted
out, fixtures were
corroded.



Bathroom – rotted
vanity, corroded
faucet, lights not
working.



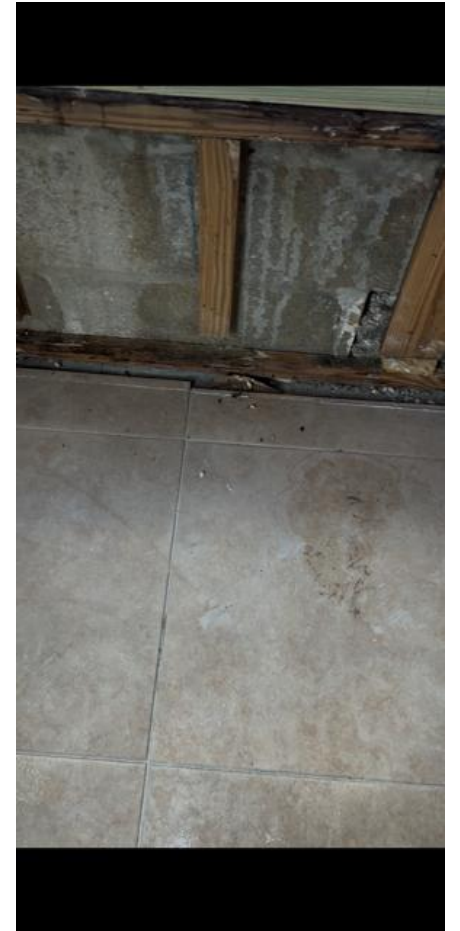
Before Renovation



Water damage around entire lower interior of building. You can see gap in window where water was coming in. Similar situation in all the other windows in the building.

Lower portion of wall board removed, treated and replace rotted wood prior to new sheetrock.

Windows: removed all existing stucco and sealant from around exterior frames and completely resealed entire window frame.



After Renovation



Adjustable racking installed in both corners. Right-hand side stores all mailbox replacement parts, replacement landscape lights and mailbox kiosk lights, and Rosedale blueprints from the developer.

← The other corner's racking stores the barricades, signage, and cleaning supplies, with additional storage room if needed.

→ This eliminated the storage unit, saving \$1,800 / year. The racking cost \$700.



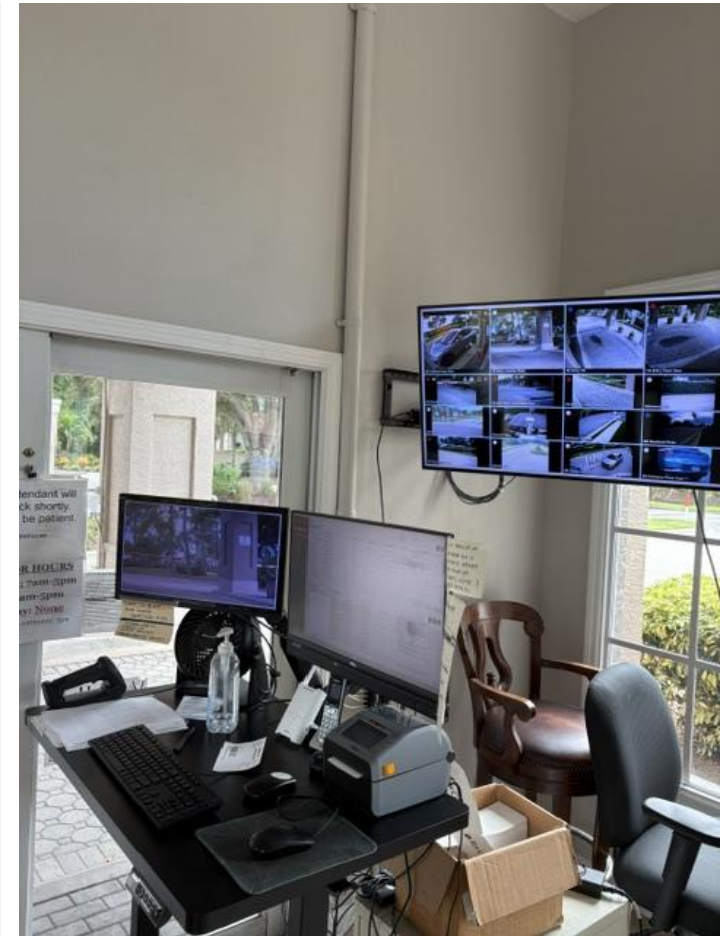
After Renovation



Replaced old file cabinets with these cabinets and shelving. Consolidated all access equipment in security box on counter. Will use cabinet space for additional storage needs.



TV monitor on wall allows attendants an easy view of all the cameras throughout Rosedale.



After Renovation



Eliminated built-in shelf and replaced with corner desk that has a height adjustment feature – can be moved up and down to accommodate each attendant as needed.



Utilized same adjustable-height desk feature for attendant check-in equipment area. System computer, monitor and camera screens all conveniently placed on desk



After Renovation



Bathroom completely redone – new toilet, vanity, faucets, mirror and lights. Now everything works.



Replaced rotted cabinets in kitchenette with new cabinets matching cabinets for access equipment and storage. Counter top donated by local resident. New sink, faucet and garbage disposal.



After Renovation



Replaced rotted pedestrian door and raised threshold to prevent water from entering building.



Simple organization of cleaning equipment and step ladder.



Highlights of all that was done at the SR70 Gatehouse:

- Lower 4' of drywall removed due to water damage. Framing all replaced, treated and new drywall installed.
- Removed all stucco and sealant around all windows and re-sealed and re-stuccoed.
- Replaced rotted pedestrian door.
- Replaced all floor boards and window trims, including slider doors.
- Installed new cabinets in both kitchenette and for access equipment. New sink, faucet and garbage disposal in kitchenette.

Highlights of all that was done at the SR70 Gatehouse (cont.):

- Installed new security box consolidating all access equipment. Re-ran all new wiring for systems in new conduit.
- Installed racking system for all mailbox supplies and other service items needed from time to time.
- Adjustable desk for attendants, as well as new desk for RPM.
- Repainted both wall and ceiling.
- All outlets and switches replaced.
- New exterior lights installed.

There are a few things yet to finish, but we're almost done! What remains to be done:

- Exterior painting around windows and doors and new light fixtures.
- Adding gutters on all corners of building to direct water away from building. Also adding gutters on entrance side (incoming and on scanning side) and on exit side of roof.
- Minor paint touch-up and miscellaneous items inside (edging on end of counter top, covers for conduit lines, finish installation of cork board, etc.)
- Adding holders on exterior wall for back-up barrier arms.