

WESTHUES ARCHITECTURE, LLC
9000 NORTH BOATMAN HILL ROAD
COLUMBIA, MISSOURI 65202

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June 28, 2021

Cooper County Commission
Mr. Don Baragary, Presiding Commissioner
200 Main Street
Boonville, MO 65233

RE: Dialysis Clinic – Required Facility Improvements
600 Rankin Mill Lane, Boonville, MO 65233

Mr. Baragary,

Per the Commissioner's request, a detailed inspection of the property, building and existing mechanical systems has been completed. The purpose of these improvements is to maintain the Owner's responsibility to the Owner/Tenant Lease Agreement for this facility.

Coordination with the Tenant for the completion of any/all of the proposed improvements is necessary. The existing tenant will need to temporarily close this location and relocate their services to other operating facilities while repairs are coordinated and completed.

REQUIRED REPAIRS & IMPROVMENTS

1. Regrade the South and West drainage swales to provide positive drainage away from the building.
2. Roof / Attic Ventilation –
 - a. New roof vents shall be added to meet building code requirements.
3. Dialysis Room Demolition – All existing interior finishes, including ceilings, light fixtures, HVAC supply & return Air grills, exterior and interior drywall, exterior wall insulation, existing above grade plumbing and drainage piping; shall be removed.
4. Dialysis Room New Finishes –
 - a. Add 5/8" gypsum board to bottom of existing wood roof trusses. The existing roof insulation shall remain.
 - b. All new above grade plumbing service and waste lines shall be replaced in accordance with the specific needs of the dialysis equipment.

- c. All new exterior wall insulation.
 - d. All new exterior drywall, painted.
 - e. All new floor finishes.
 - f. All new acoustical ceiling grid, tile, light fixtures and HVAC grilles and diffusers.
 - g. Existing HVAC duct shall be cleaned and sanitized.
5. All exterior windows shall have existing perimeter edge sealants removed and replaced with new sealants.
 6. All existing ceilings, light fixtures, and HVAC supply/return air diffusers shall be removed.
 7. All areas outside the dialysis room shall receive 5/8" gypsum board installed on the bottom of the existing wood roof trusses. Existing roof insulation shall remain.
 8. All areas outside the dialysis room shall receive new acoustical ceilings, light fixtures and HVAC supply/return air diffusers.

All work shall be coordinated with the Tenant to minimize the impact to their operations of providing their services.

If you have any questions, please contact me at your earliest convenience.

Very truly yours,



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