

Property Upgrades — Recent Capital Improvements

Code Compliance & ADA Upgrades

- Two (2) new ADA-compliant restrooms (full build-out) including all new plumbing including sewer lines
- ADA high/low drinking fountains
- New code-compliant exterior egress door
- Battery-backed emergency lighting per Clay County code
- All work permitted and built to current code

Major Mechanical

- Three (3) brand-new 5-ton Carrier HVAC systems (condensers + air handlers)
- New HVAC grilles throughout

Lighting — Full LED Retrofit

- New recessed LED can lights
- New LED drop-ceiling panel lights
- New battery-backed emergency LED lights (code-compliant)
- New outlets and covers throughout

Interior Refresh

- Popcorn ceilings removed; ceilings patched and painted
- Drop ceiling grid removed in key areas; remaining panels replaced new
- Low walls removed — open, flexible floor plan
- Carpet removed down to clean concrete
- Fresh interior paint throughout
- Attic insulation repaired

Exterior Refresh

- Full exterior repaint (building + matching shed)
- New gutters
- Landscaping cleaned up around building