

UPDATES

107 S FRANKLIN ST | MANCHESTER, IA

DATE	SERVICE	SERVICE PROVIDER	COST
11-23-2012	4 buildings, Firestone 60mil Adhered EPDM Roof System, giftshop building	Lynch Roofing	\$11,500.00
11-17-2014	Security cameras and monitor installed	Northeast Iowa Service Co	\$7,885.70
10-9-2015	4 roofs, flat surface only, short roofs (E)	Midwest Foam & Installation	\$24,800
3-15-2019	4 building, new LED lights & fixtures	Becker Electric	\$9,818.76
4-18-2019	Parging & sealing deteriorated areas where plaster fell off and exposed some brick wall areas (N building vertical wall)		\$680.00
4-8-2020	Custom built 16 windows for 2nd floor	Delhi Lumber	\$15,000.00
6-2-2020	4 buildings. 70x70 (roof replaced soft spots on 2 buildings 4x70) Roof and sidewalks. Misc. repairs then applied Elastomeric roof coating	Midwest Foam & Installation	\$57,100.00
7-23-2020	LED upgrade for 2 signs out front	Manchester Signs	\$1,600.00
7-24-2020	16 new vinyl clad windows installed	Jeff Knutson Construction	\$8,000.00
1-26-2021	5 buildings 2nd floor, replaced all brick, cornice & sills	S Moyle Masonry, Inc.	\$178,500.00
5-5-2022	Install new clad door (exit to roof door)	Manchester Signs	\$1,600.00
8-1-2022	Sealed parapet fire wall caps on N building and N, S & W walls. Repaired several soft spots on membrane near furnace on building to the south. All walls spray painted.	Midwest Foam & Installation	\$31,700.00



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FEATURES/SERVICES

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FEATURES

- Garden hose faucet at front and rear
- Dry basements
- Metal shingles on front and 2 rear awnings
- New water line (an extra) into the buildings (6 years ago)
- Smoke/fire alarms (hardwired) on main floor and all basements
- Stair glide chair at public rear entrance
- Freight conveyor (up/down)
- 2 public restrooms on main level
- 1 staff restroom in office area
- 2 public restrooms in youth basement (1 is handicap accessible)
- Security alarms on all entry doors and monitors for broken windows
- 1 alarm set/reset at drive up door and one near Ice Cream Parlor wall
- Alarm on closet door and metal entry basement doors
- Break room for staff
- 3 offices
- Large safe
- Many shopping carts
- Over head garage door in the rear
- Heat tapes on all gutters

SERVICES

- Snow removal by Mark Fink for private parking area (timely)
- HVAC on roof tops serviced spring and fall by Don & Walt LLC

*All door locks will be replaced



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