Engineers • Consultants • Inspectors

INSPECTION REPORT
FOR
VILLAGE OF SHOREWOOD HILLS

Prepared by:

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
Phone: (608) 742-2169
GEC No. 04-25000-519

INSPECTION REPORT

TABLE OF CONTENTS

INSPECTION REPORT

For

VILLAGE OF SHOREWOOD HILLS

SEPTEMBER 2025

1.0 BACKGROUND AND GENERAL INFORMATION

Brian Mooney from the Village of Shorewood Hills contacted General Engineering Company to complete an inspection of a building located at 2801 Marshall Court in Madison, Wisconsin. The purpose of this inspection was to determine if this building was in good condition and would make a good candidate for a new village hall. The inspection was completed on September 9, 2025. Present at the inspection was Kent Fish of General Engineering Company, Brian Mooney, Village Administrator for Shorewood Hills, John Imes, Village President of the Village of Shorewood Hills, and a representative from the building ownership.

The building in question was constructed in 2020 and was intended on being a local office for the Moose Lodge. The covid lockdowns reportedly closed down this building and two other similar buildings across the United States.

This building is a two story building constructed with precast concrete, cast-in-place concrete, masonry, and steel. The first floor consists of a daycare, a kitchen, and a restaurant and bar. The first floor also has a large meeting room capable of holding about 50 – 70 people. The second floor of the building consists mainly of offices and a large meeting room. Below grade there are two floors for vehicle parking which can accommodate just over 30 cars per floor. On the exterior of the building, there are no parking spots dedicated to this property. This building is located on a busy street on the front of the building, with a main biking/walking path directly behind the building.

2.0 INSPECTION

The structure of this building consists of precast concrete, masonry, steel, and poured concrete. The foundation of this building is constructed with cast in place concrete and the main structure of the parking garage is precast concrete. There roof and upper floors are framed with steel framing and steel decking with the floors having an integral concrete topping. There are many different components used to build this building, and they all appear to be working well in harmony with each other. The structure appears to be in excellent condition and should need little to nothing at this time.

Parking Garage Structure

Second Floor Structure

The roof on this building is a fully adhered rubber roof. This roof appears to be in almost new condition. I found nothing that would indicate any issues with leakage, poor design, or maintenance issues. There are several roof drains located around the property plus some emergency overflow scuppers.

Roof Inside Mechanical Fence

Roof Outside Mechanical Fence

There are numerous penetrations through the roof, but all appear to be well installed and functioning properly. There are multiple rooftop units, makeup air units, emergency generator, and several exhaust hoods penetrating this roof. In addition, there is a fence that surrounds the mechanical equipment on the roof. Outside of the fence, there are numerous solar panels and one satellite dish. All components appear to be professionally installed and functioning well.

Solar Panels On Roof

Typical Roof Drain

There was a door from a mechanical unit that was found on the roof and it is not apparent what this door is supposed to be on. All of the mechanical units that were inspected appeared to have the doors in place that were required. I would suggest having an HVAC repairman review this door to find out where it was supposed to be installed.

Random Equipment Door On Roof

Random Equipment Door On Roof

On the second floor, there are two plaza decks that provide an outdoor seating area over parts of the first floor. These plaza decks have 2’ x 2’ precast concrete walking blocks set up over presumably plastic chairs. This is a very common method for this type of design that works well and requires almost no maintenance. These plaza decks are traditionally one of the first areas where a roof will leak because of the differences in the roofing and roof lines under the patio blocks.

Plaza Deck

The exterior walls of the building are covered with a combination of brick, stone, precast blocks, composite siding, metal panels and aluminum storefront windows. All of the finishes on the exterior of this building are higher end finishes that appear to be installed correctly and are functioning well. The only issue that was found on the exterior wall finishes are signs that are mounted on some of the metal faces and on some of the composite siding and this has created numerous holes through these finished materials. These areas will require repair. There are a total of three groups of areas, two on the metal finishes and one on the composite side.

Holes In Composite Siding From Sign Mount

Holes In Metal Panels From Sign Mount

The interior of the building has finishes ranging from drywall to brick to block to ceramic tile. There were no areas that were found to be having any type of issues. The office area has aluminum storefront doors and windows both on the interior and exterior walls. These rooms are also set up with modular walls that can be collapsed to expand offices or make offices smaller. These components are all extremely expensive and all appear to be in good condition.

Meeting Room Decor

Entry Décor

Bar And Dining Area

Prep Kitchen Area

Office Area

Conference Room Area

This building is equipped with a very functional kitchen complete with pots and pans, dishes, etc. This kitchen has high end stoves, freezers, coolers, etc. These components are what you would typically find in a high end kitchen. These components represent hundreds of thousands of dollars of expenditure.

Commercial Kitchen Area

Commercial Kitchen Area

The heating system on this building consists of high end rooftop units that are approximately 5 years old. A typical life expectancy of this type of unit is 15 – 20 years as long as they are properly maintained.

Roof Top Unit

Roof Top Unit

The electrical system in this building also contains high end equipment throughout. There are at least 3 main breaker areas located throughout the building and each of these main breaker areas have plenty of open spaces for new electrical components to be added. All of the different components of the electrical system appear to be installed professionally, maintained professionally, and appear to be top of the line components and devices.

Example Of Breaker Panel With Many Open Spaces

The parking garage is constructed with the use of cast in place foundation walls, precast concrete beams, and precast concrete floors. I saw no indications of any distress with any of these components and the parking garage appears to be in like new condition. Also note that this is the only parking garage that I have ever inspected or entered that had a suspended ceiling. The only issue that was found in the parking garage is that the makeup air unit needs some maintenance. It appears as if this can be repaired with simple maintenance and a new belt.

Exhaust Vent That Needs Service

Parking Garage

3.0 SUMMARY AND CONCLUSIONS

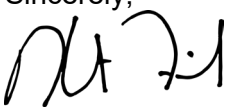
This building is extremely well built. All components that were found in this building are high end components that would have cost significantly more than traditional and standard building components. This building is constructed with the use of durable, low maintenance finishes. Examples of these finishes are the fact that the exterior façade is covered with brick, stone, precast concrete, composite siding, steel panels, and aluminum storefront. Small details like flashing is handled with very expensive stainless steel through wall flashing. Even the lintels above the doors and windows were installed with galvanized steel rather than painted steel. The plumbing, heating, and electrical components are also installed with top of the line equipment.

The interior of the building has a very modern décor. It was designed by an interior designer with very good taste. The interior finishes feel very modern and will function very well for most office venues. The building is fully ADA accessible and also fully sprinklered. In addition to being constructed properly with high end finishes, this building comes with numerous extra amenities that are not typically found on most buildings. First of all, this building comes fully furnished with very expensive furnishings. All of the offices have high end desks, chairs, conference room tables, etc. This building comes with all of the cooking equipment, tables and chairs for the dining area, bar stools, dishes, kitchen equipment, etc. The daycare has all of the furnishings and has toys that were left behind. This building has an elevator, a sprinkler system, solar power generation, an emergency backup generator, a full video system, and a full security system. All of these components are extremely expensive, and they come with this building at no additional charge.

The price that I was told that the building could be purchased for is $6.5 million dollars. If you were to try to construct this building with the finishes and components as constructed, this building would likely be a 15 million dollar building. From an office standpoint, the components such as the aluminum storefront windows and doors, the movable walls, and the high end finishes are not what you typically expect for a municipal office. In addition, this office comes furnished with high end finishes. In many ways, the building appears to have been closed down yesterday and is ready to reopen today. The maintenance and cleaning of this facility have been kept up even with the building being closed.

Please review this information and if you have any questions, please feel free to call.

Sincerely,



Kent E. Fish, P.E.
Vice President

KEF/llf