

LFUCG

Cardinal Run Park North

Vandalism Report



LEXINGTON
Parks & Recreation



May 28, 2026





ACKNOWLEDGMENTS

Cardinal Run Vandalism Report

Consultant Team



2360 Chauvin Drive
Lexington, Kentucky 40517
(859) 268-1933 VOICE
Project No. 26054
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Phil Schilffarth, AIA



628 Winchester Rd
Lexington, KY 40505
(859) 277-8177

Nick Morgan, P.E.
Caleb Murphy

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ASSESSMENT

Project Overview

Brandstetter Carroll Inc. (BCI) and Shroud Tate Wilson (STW) conducted a field review of vandalized conditions at Cardinal Run Park North on May 6, 2026. The focus was on both the Maintenance Building and the Restroom Building. The purpose of this assessment is to document observed damage, evaluate impacts to building systems, and provide recommendations for repair.

Summary of Findings

Based on field observations and photographic documentation, the vandalism includes damage to:

- Architectural components (walls, partitions, doors, finishes)
- Plumbing fixtures and accessories
- Electrical systems and lighting
- Mechanical equipment and controls
- Site elements and exterior components

Observations: Maintenance Building

Damage to the wood dumpster enclosure is present. Replacement of the damaged components is recommended.



The southwest building façade is badly damaged. The following items are recommended to be addressed.

1. The pre-finished metal panels and trim are recommended to be replaced. Once the panels have been removed, further review is to occur as the internal metal stud framing / pre-engineered metal building framing may require remediation.
2. All fire and smoke damaged insulation is recommended to be replaced.
3. The Office window is recommended to be replaced.
4. The lightning protection grounding cable is recommended to be replaced.
5. All instances are recommended to be cleaned.
6. Seed and straw is recommended to be provided once all exterior remedial work is complete.
7. Replacement of the heat pump, refrigerant line set, electrical disconnect and wiring is recommended.
8. Replacement of the exterior GFCI receptacle and pulling of new conductors back to the panel is recommended.



The Office has significant heat and smoke damage. The following items are recommended to be addressed.

1. The Office window is recommended to be replaced.
2. All drywall (walls and ceilings) are recommended to be replaced and repainted.
3. Once drywall has been removed, further review is to occur as the internal metal stud framing and building infrastructure may require remediation.
4. All fire and smoke damaged insulation is recommended to be replaced.
5. All instances are recommended to be cleaned.
6. All ductwork and the HVAC cooling coil is recommended to be cleaned.



The Restroom has minor smoke damage. The following items are recommended to be addressed.

1. All instances are recommended to be cleaned and repainted.
2. Replacement of the HVAC supply diffuser and exhaust fan is recommended.
3. Replacement of all light fixtures is recommended.
4. Replacement of all receptacles and conductors is recommended.



The Breakroom has minor smoke damage. The following items are recommended to be addressed.

1. All instances are recommended to be cleaned and repainted.
2. Replacement of all light fixtures is recommended.
3. Replacement of the HVAC supply diffuser and return grille is recommended.
4. Replacement of all receptacles and conductors is recommended.



Observations: Restroom Building

1. Due to heat and smoke, all siding and trim, up to the roof soffit, is recommended to be cleaned and repainted.
2. Replacement of the electrical conduit and conductors back to the utility pole is recommended.
3. Replacement of the meter box and grounding conductor is recommended.



Table 1: Opinion of Probable Cost for Repairs

Building	Location/Item	Repair Recommendation	Qty	Unit	Unit Cost	Line Total	Notes
Maintenance Building	Dumpster enclosure	Replace damaged wood enclosure components and associated hardware/posts as needed	1	LS	\$750.00	\$750.00	
	Southwest façade	Replace damaged prefinished metal wall panels and trim	220	SF	\$8.50	\$1,870.00	
	Southwest façade	Allowance for hidden metal stud / PEMB framing remediation after panel removal	1	LS	\$3,500.00	\$3,500.00	
	Southwest façade	Replace fire/smoke-damaged batt insulation	220	SF	\$2.75	\$605.00	Assumed to match damaged southwest façade panel area.
	Office window	Replace office window (counted once; referenced in both façade and office notes)	1	EA	\$1,550.00	\$1,550.00	
	Lightning protection	Replace damaged lightning protection grounding cable	1	LS	\$2,500.00	\$2,500.00	Allowance pending field verification of cable length/attachments.
	Southwest façade	Clean remaining fire/smoke-affected surfaces and adjacent components	1	LS	\$1,250.00	\$1,250.00	
	Site restoration	Provide seed and straw after exterior remedial work is complete	500	SF	\$0.25	\$125.00	
	Office	Smoke cleanup / deodorization of office	120	SF	\$8.50	\$1,020.00	
	Office	Replace drywall at walls and ceiling	500	SF	\$5.40	\$2,700.00	
	Office	Repaint office walls and ceiling after drywall replacement	500	SF	\$2.00	\$1,000.00	
	Office	Allowance for hidden framing / infrastructure remediation after drywall removal	1	LS	\$2,500.00	\$2,500.00	
	Office	Replace fire/smoke-damaged insulation within office wall cavities	200	SF	\$2.75	\$550.00	
	Restroom	Clean and repaint minor smoke-damaged surfaces	1	LS	\$1,850.00	\$1,850.00	
	Breakroom	Clean and repaint minor smoke-damaged surfaces	1	LS	\$1,500.00	\$1,500.00	
	HVAC	Replace damaged diffusers/grilles	6	EA	\$130.00	\$780.00	
	HVAC	Clean ductwork and cooling coil	100	LF	\$16.00	\$1,600.00	
	HVAC	Replace damaged condensing unit (1-1/4T), electrical, & refrigerant piping	1	LS	\$9,500.00	\$9,500.00	
	HVAC	Replace damaged exhaust fan	1	EA	\$800.00	\$800.00	
	Electrical	Replace damaged receptacles and conductors	14	EA	\$500.00	\$7,000.00	
	Electrical	Replace damaged light fixtures	5	EA	\$400.00	\$5,000.00	
	MAINTENANCE BUILDING SUBTOTAL					\$47,950.00	

Table 1: Repair Cost Estimate (Continued)

Building	Location/Item	Repair Recommendation	Qty	Unit	Unit Cost	Line Total	Notes
Restroom Building	Exterior siding and trim	Clean and repaint all smoke/heat-affected siding and trim up to roof soffit	900	SF	\$2.75	\$2,475.00	Considers different colors to match existing.
	Electrical	Replace electrical conduit from power pole to meter with 3" Schedule 40 PVC Conduit	240	LF	\$62.50	\$15,000.00	
	Electrical	Replace meter box and grounding conductor	1	LS	\$5,000.00	\$1,500.00	
	RESTROOM BUILDING SUBTOTAL					\$18,975.00	

Summary	
Maintenance Building Repairs	\$47,950.00
Restroom Building Repairs	\$18,975.00
Contingency (15%)	\$10,038.75
TOTAL COST OF REPAIRS	\$76,963.75



2360 Chauvin Drive, Lexington, Kentucky 40517, Phone: 859.268.1933
308 East 8th Street, Cincinnati, Ohio 45202, Phone: 513.651.4224
1220 W Sixth Street, Suite 300, Cleveland, Ohio 44113, Phone: 216.241.4480
17304 Preston Road, Suite 1020, Dallas, Texas 75252, Phone: 469.941.4926
100 West Mulberry Street, Denton, Texas 76201, Phone: 940.387.8182
www.bciaep.com