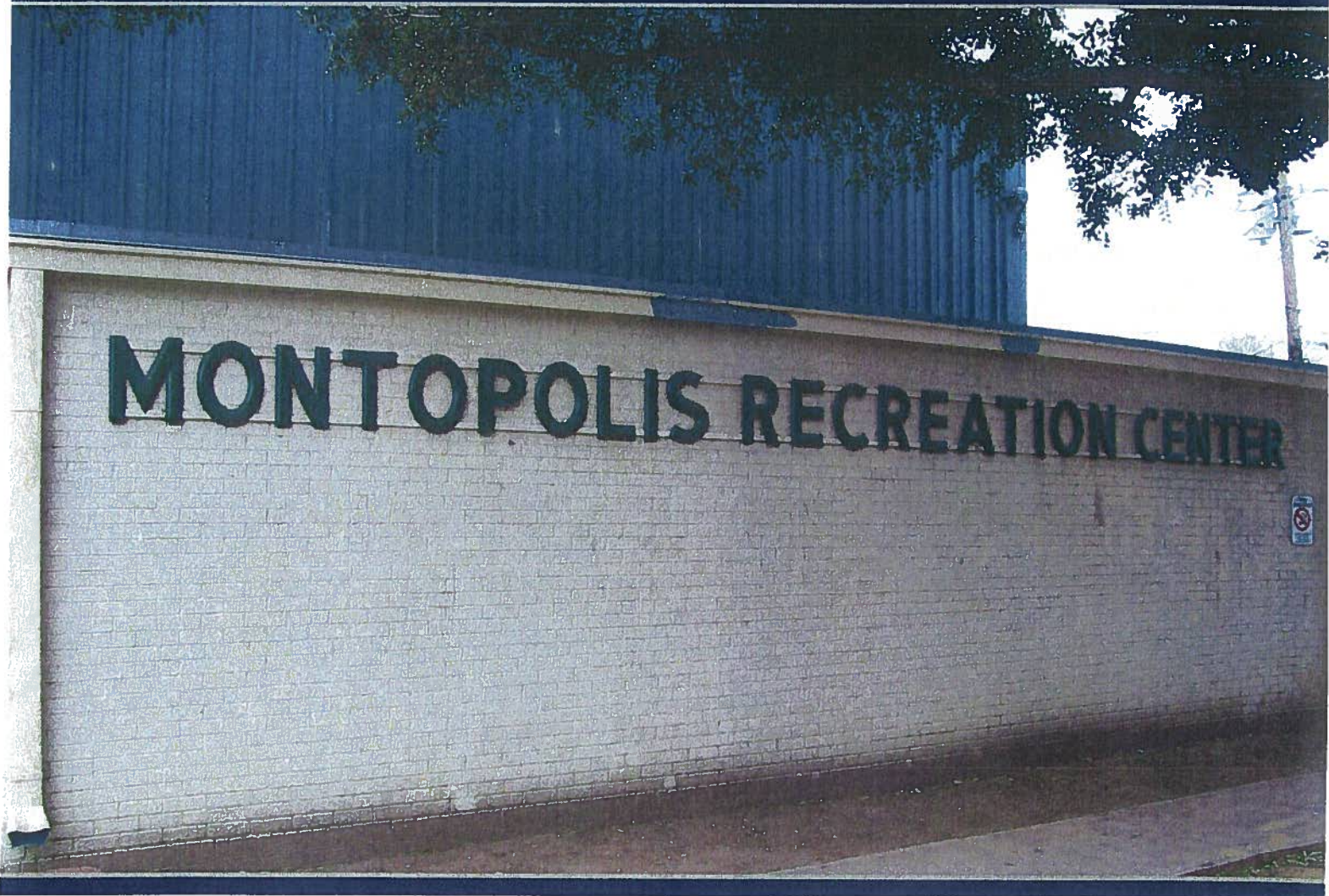


Montopolis Recreation Center

Condition Appraisal
June 1, 2011



June 1, 2011

Mr. John McKennis, Project Coordinator
Parks and Recreation Department
City of Austin
919 W. 28 ½ Street
Austin, Texas 78705

Reference: Condition Appraisal of the Montopolis Recreation Center

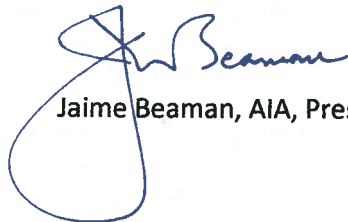
Dear Mr. McKennis:

We appreciate the opportunity to submit this condition appraisal of the above-referenced facility.

We have endeavored to present this information as succinctly as possible. If you have any questions regarding the enclosed report, please do not hesitate to contact me.

We look forward to working further with the City of Austin on this project.

With warmest regards,

A handwritten signature in blue ink, appearing to read "Jaime Beaman". The signature is stylized with a large loop at the end.

Jaime Beaman, AIA, President



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This report contains the results of our Condition Appraisal of the Montopolis Recreation Center located in East Austin at 1200 Montopolis Drive. The assessment of the Recreation Center was performed to evaluate the present condition, recommend necessary repairs and develop a recommendation of priority for those repairs that are in most need of attention. We have included our opinion of probable cost for the repairs and maintenance items identified.

Recreation Center History and Description

The Montopolis Recreation Center is composed of 14,385 square feet and consists of the following areas: gymnasium, kitchen, crafts room, dance studio, two meeting rooms, workout room, large activity room, TV room, two offices and a counter workroom, plus two locker/shower facilities adjacent to the gym. (Floor Plans are provided as Appendix 1.)

The facility pre-dates 1971, although exact construction date is not known. Previously owned by Dolores Catholic Church, the Center was acquired by The City of Austin in October of 1973. During the period from 1974 to 1979, the City made many improvements to the Center including, but not limited to: construction of additional rooms for meetings and classes, addition of stairways and elevator, new HVAC units/system, additional millwork, new polyurethane athletic floor in gym and various new fixtures and equipment. Since 1979, the facility has received only minor repairs and maintenance such as caulking of cracks in walls and patching of roof leaks.

Tasks

CasaBella Architects, with the help of its consultants Encotech Engineering Consultants, Inc (MEP) and Steinman Luevano Structures (Structural), began its study of the facility by holding a kick-off meeting on March 8 with the City of Austin Parks and Recreation Department to review scope of work. We have subsequently conducted a variety of team meetings, site visits, surveys and analyses according to the proposed project tasks (detailed in Tasks & Methodology). In addition to those stipulated in our original proposal, CasaBella has also coordinated a camera analysis of the exterior plumbing lines as well as selective demolition of a structural slab. Detailed scoring sheets that were used to rate Architectural, Structural and MEP systems are attached as Appendix 2.

Current Conditions

The Montopolis Recreation Center is in "Poor Overall Condition." While the facility is in need of repair throughout, this report has identified 10 major areas in need of immediate attention: The Locker Rooms/Restrooms, Kitchen/Offices, Electrical Switchgear, ADA Site Issues, Exterior Electrical Equipment, Gym Mechanical, Main Sanitary Plumbing, Windows, Doors, and Storage area. The facility does not meet Texas Accessibility Standards, and many of the building mechanical and electrical systems are non-functional and/or require major repair, rebuilding or replacement to return them to safe and efficient operating condition.

The existing structure is in various stages of deterioration. For the most part the structure is in need of foundation repair. In general most of the drywall and exposed CMU has cracking that appears to be due to long-term movement in the foundation and framing. The main structural members, including steel framing and pre-cast members are performing well. Movement in the foundation has caused some distress in the building to varying degrees at different parts of the building. The most severe damage seems to be located at the kitchen, storage and main office area. The interior slabs exhibit severe sloping and cracking. The CMU walls and interior drywall partitions show signs of extreme movement. The large storage area, adjacent to the kitchen, that appears to have been an addition, is in very poor condition. The exterior walls are damaged, the floor slab is sloped and has severe cracks and the roof appears to be in severe distress due to lack of maintenance.

The existing condition of the mechanical, electrical and plumbing components of the building range from non-functional and unsafe to being in good physical condition and performing properly. Several of the major MEP components do not meet the minimum requirements of currently adopted codes and City of Austin design standards. In addition to code compliance issues in the Locker Rooms/Restrooms and Kitchen/Offices area, the following systems need major repair and/or replacement: Electrical switchgear, exterior electrical equipment, gym mechanical equipment and the main sanitary plumbing lines.

Findings

In the development of this report, we created a spreadsheet, (Appendix 4) that identifies the condition of the majority of all the building systems. There are several building components, such as the elevator, that are in good working order and meet code requirements, and are not included in this spreadsheet because their condition was rated a "1" or a "2."

Once this initial spreadsheet was completed, a second spreadsheet (Appendix 3) was created, sorting the condition of the components of the building with a "rating" of either "3", "4" or "5." The total cost of repair/replacement of all 3's, 4's and 5's, including a 20% contingency is \$1,239,253 and broken down as follows:

	Rating 3	Rating 4	Rating 5	Subtotals	Plus 20% Contingency
Architecture	\$ 119,894	\$ 378	\$ 417,532	\$ 537,804	\$ 645,365
Structural	\$ 1,331		\$ 32,798	\$ 34,129	\$ 40,955
Mechanical	\$ 50,025	\$ 202,975	\$ 46,895	\$ 299,895	\$ 359,874
Plumbing	\$ 11,565	\$ 2,335	\$ 55,043	\$ 68,943	\$ 82,732
Electrical	\$ 16,000	\$ 28,760	\$ 47,180	\$ 91,940	\$ 110,328
	\$ 198,815	\$ 234,448	\$ 599,448	\$ 1,032,711	\$ 1,239,253

Recommendations

At the onset of the project, the overall goal was to establish areas of potential repair and prioritize them in order of immediate need. In the course of preparing our report and analyzing the cost of repair, it is now our professional opinion, that the building be torn down and replaced with a new structure. This opinion is based on the fact that the cost of repairs would be very costly and in many cases represent a temporary solution.

However, should the course of action be to make repairs, the priorities were established based on the conversations with building users and our assessment taking into consideration: a) general condition, b) current code compliance, and c) Texas Accessibility Standards (TAS) guidelines

In reviewing the following recommendations, it should be noted that in several cases, such as the Locker rooms/Restrooms, the actual cost exceeds those identified with a rating of 3, 4 or 5. This is due to the need to replace items that were found in good working order or condition, but need to be replaced as part of the overall project, such as walls and fixtures.

We recommend the following work be done in the priority as numbered below:

Priority Assessment							
Priority Items		Architectural	Structural	Mechanical	Electrical	Plumbing	20% Contingency
1	Locker Rooms/Restrooms	\$261,563.00	\$0.00	\$25,780.00	\$18,270.00	\$133,370.00	\$ 526,779.60
2	ADA Site Issues	\$6,612.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 7,934.40
3	Electric Switchgear	\$0.00	\$0.00	\$0.00	\$40,700.00	\$0.00	\$ 48,840.00
4	Kitchen/Offices	\$25,665.36	\$15,942.00	\$35,461.25	\$10,730.00	\$12,183.00	\$ 119,977.93
5	Main Sanitary Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$34,550.00	\$ 41,460.00
6	Exterior Electrical Equipment	\$0.00	\$0.00	\$0.00	\$21,270.00	\$0.00	\$ 25,524.00
7	Gym Mechanical	\$0.00	\$0.00	\$158,857.50	\$0.00	\$0.00	\$ 190,629.00
8	Windows	\$24,958.00					\$ 29,949.60
9	Doors & Hardware	\$13,411.00					\$ 16,093.20
10	Storage	\$8,630.65	\$17,942.00	\$0.00	\$0.00	\$1,252.00	\$ 33,389.58
	Sum of items above	\$340,840.01	\$33,884.00	\$220,098.75	\$90,970.00	\$181,355.00	\$ 1,040,577.31

Tasks & Methodology

To date, CasaBella Architects has completed the following:

- Prepare background drawings on AutoCAD
- Conducted two site visits/field surveys
- Held meetings with PARD staff
- Held a design team programming meeting
- ADA/TAS Survey
- HVAC Analysis
- Plumbing Analysis
- Electrical Analysis
- Assessment of Life Expectancy/Replacement Costs
- Defined Options for Replacement of Equipment
- Camera analysis of plumbing lines*
- Selective demolition at structural slab*
- Preparation of cost estimate
- Geotechnical report
- Final report

*These tasks were in addition to those specified in the contract for the Preliminary AE Report.

In order to organize our assessments, we assigned a scoring system as follows:

- 5.0 - Inoperable/Does not meet Code - Asset is non-functional, requires major repair, rebuild or replacement to restore operation and/or meet applicable Codes.
- 4.0 - Poor Overall Condition - Asset is operable, but does not function as needed for current operating conditions.
- 3.0 - Fair Overall Condition - The asset functions as needed for current operating conditions.
- 2.0 - Good Overall Condition - Asset fully functional for current operating conditions with no visible signs of minor defects/wear.
- 1.0 - Excellent Overall Condition - Asset fully functional as designed with no visible defects or wear.

Detailed scoring sheets that were used to rate Architectural, Structural and MEP systems are attached as Appendix 2.

Current Conditions

The Montopolis Recreation Center is in "Poor Overall Condition." The identified deterioration includes 10 major areas: The Locker Rooms/Restrooms, ADA Site Issues, Electrical Switchgear, Kitchen/Offices, Main Sanitary Plumbing, Exterior Electrical Equipment, Gym Mechanical, Windows, Doors & Hardware, and Storage. Several items, in addition to being non-functional and/or requiring major repair, do not meet ADA/TAS guidelines or current code for life safety.

Further descriptions of the areas that are recommended for repair or replacement include:

1. Locker Rooms/Restrooms: Upon entering the Recreation Center slab movement is apparent as there is a slope in middle of Lobby (116) floor and North wall has cracks in joints at Toilet Rooms (109 & 110) and cracks in gypsum board around counter top opening in Workroom (111).

The public Toilet Rooms do not meet ADA/TAS guidelines as doors are not 3'x0" and no wheelchair clearance/accessibility is present. The Boys (102) and Girls (103) Locker Rooms also have similar ADA/TAS issues as doors are not proper width and wheelchair accessibility is not available in toilet stalls or shower rooms.

Another major code issue at the Locker Rooms/Restrooms is the plumbing fixture count. Presently there are insufficient Men's and Women's water closets or lavatories. There are drinking fountains located on the first and second floor on the North wall of Gym, just outside the Locker Rooms but again are not ADA/TAS compliant.

The ceiling is an unpainted exposed concrete "T" plank structure with fluorescent lighting hung between "T's". Visually both are in good condition (reference Structural and Electrical Assessment attached as Appendix 5 for complete report).

Windows in this area and entire North exterior wall, including second floor, are in poor condition. All are single pane, outdated (installed in 1975) and inoperable. Second floor windows (Type G) present a safety and code issue as they are inoperable and approximately 12" from finish floor.

2. ADA/TAS Site Issues: These issues include: Uneven sidewalks from accessible parking to the main entrance at the Lobby, and non-accessible routes, away from building (in case of emergency) from concrete pads at exterior doors 119A, 117A, 117B and 117C.

3. Electrical Switchgear: The building's existing electrical switchgear and panels vary in appearance from practically new to antique and falling apart. Various electrical panels should be replaced due to their poor condition and some relocated due to non-compliance with the National Electric Code (NEC).

4. Kitchen/Offices: The slab in this area is "severely sloping and cracking" (reference Structural Assessment for complete report) and has caused interior CMU walls in the Kitchen (106), Storage/Mech (115), Storage (114), Offices (112, 113) and Workroom (111) to suffer severe cracking. Windows (type D) on East wall of Kitchen/Office area are also in poor condition as they are single pane, outdated (installed in 1975) sealant is failing and several are inoperable. Kitchen cabinets and VCT flooring are in poor condition, ceiling tile is not vinyl coated and hence does not meet code. Walls, doors, slab and ceiling in Storage (114) and Storage/Mech (115) are in poor condition and rooms are not functional. Doors and Windows (type K) facing gym are in fair condition but ceiling tiles are in poor condition as they are old, warped and discolored.

5. Main Sanitary Plumbing: A major concern regarding the building plumbing system is the condition of the main wastewater piping along the exterior of the building. A video of the wastewater piping was performed by Fox Service Company, and confirmed that there are several locations in which the piping has broken and no longer aligns correctly. Currently there is backed up wastewater collecting under the building slab and surrounding site. There were sections of piping in which the camera could not pass through the broken piping and has been deemed to be in poor condition with significant wastewater retainage.

6. Exterior Electrical Equipment: The parking lot site lighting consists of a single two-headed fixture, which does not adequately light all of the parking spaces and walkways. Currently there are nine surface mounted wall pack fixtures located around the building perimeter. Of the nine fixtures, two were completely filled with birds' nests and several others had a cord and plug electrical connection to an unprotected surface mounted receptacle. One wall-mounted fixture had exposed wires visible through an open junction box. The existing exterior building lighting does not meet code, City of Austin lighting ordinance and

poses several different fire hazards to the building. The majority of receptacles located at the building exterior are not properly protected and will need to be replaced with ground fault interrupter circuit (GFI) protected, waterproof and weather resistant receptacles.

7. Gym Mechanical: There are eight air handlers and two sets of gas unit heaters suspended from the ceiling dedicated to cooling and heating the gymnasium. Also located in the space are four large 6'x6' ventilation fans recessed mounted in the west wall. The air handlers appear to be in good condition and have damage only to their condensate piping and insulation. Due to the location of the units, regular maintenance is tough and filters may not be regularly replaced. The large ventilation fans serve only as a means for conditioned air to escape the building. The eight air handler units do not currently provide the code required amount of outside air and will need to be modified in order to bring them into compliance with current code requirements. The unit heaters located in the southwest corner of the gymnasium appear to be in good condition, while the unit heaters located in the southeast corner are old, deteriorated and should be considered for replacement.

8. Windows: Windows throughout the entire building are in poor condition as they are single pane, outdated (installed in 1975), sealant is failing and the majority inoperable.

9. Doors & Hardware: Door hardware does not meet ADA/TAS guidelines as the majority are not lever type and need to be replaced. Doors requiring replacement is due to several factors: poor condition, tops shaved off to allow full opening under air conditioning ducts, not a minimum of 3'-0" wide (ADA), or part of a renovation (Restrooms and Kitchen).

10. Storage: The storage room located next to the Kitchen is not ADA compliant as all doors do not have proper accessibility. The slab transition at door 106E is not handicap accessible (reference Structural Assessment in Appendix 5 for complete report). All CMU walls, including brick veneer at exterior side of North wall revealing severe cracking. The metal panels on interior side of other 3 walls are rusted, bent, cracked and paint is faded or non-existent. The ceiling is an exposed steel beam structure with a metal roof that is bent and appears to be in poor condition. The storage room was built in 1976 and all architectural systems are outdated as the structure has not been properly maintained throughout the years.

Other architectural systems that require attention are interior walls on second floor, except for the Mech/Stor (206) and Breakroom (205), that have painted wood paneling. The wood paneling is warped, dirty, and outdated. Trim and rubber bases are detaching from wall. All acoustical tile ceilings in Rec Center are in poor condition and it is recommended that the ceiling be lowered to 10'-0" (level to floor) to improve conditioning of the space, acoustics and overall appearance.

Recommendations

Architectural and ADA Issues

The current Texas Accessibility Standards (TAS) requires that all ADA issues be addressed and brought into compliance for projects that exceed \$50,000. For this reason we make the upgrading of the locker rooms, restrooms and other ADA issues the highest priority for the project.

Below, structural recommendations include the Kitchen area floors and walls. In doing this work it will be necessary to repair or replace all interior walls, install new floor finish, counters, and accessory items.

Windows need to be replaced because of their poor condition, which includes air leaks, broken glass, and un-insulated glass.

Doors & Hardware need replacement at almost every location due to hardware not meeting ADA guidelines as the majority are not lever type and are in poor condition. Doors requiring replacement is due to several factors: poor condition, tops shaved off to allow full opening under air conditioning ducts, not a minimum of 3'-0" wide (ADA), or part of a renovation (Restrooms and Kitchen).

Structural Repair Recommendations

The majority of the structural repairs are required at the front of the building. The added storage structure, the kitchen and the front entrance offices are in need of major repair to correct severely damaged slabs and walls. Currently the floors slope severely and the slab cracks are a health hazard. The plumbing below the kitchen floor has severe leaks and the cracks in the floor allow dirty water to build up below the slab. In our opinion the severity of the foundation distress is due to plumbing leaks and the additional availability of water from normal daily cleaning. It is our opinion that the additional water below the foundation has caused excessive settlement in some areas and heave in others. The damage to the foundation can be observed along the entire front of the building including in the veneer on the outside of structure. The storage addition to the southeast corner of the building has shifted severely and has damaged the exterior CMU walls and the slab has shifted and is also severely cracked.

Therefore, it is our recommendation that the slab below the storage structure can be leveled with the addition of perimeter concrete piers. We then recommend that a topping slab be added to bring the slab up to level with the kitchen slab. This would eliminate the need for an ADA ramp. The exterior walls of the storage building should be demolished and replaced with new CMU therefore requiring that a new storage room roof be built.

The kitchen area is in need of major repair. We recommend that the entire kitchen slab be demoed and the fill material below the slab be removed and replaced. After the subgrade is prepared a new concrete slab should be placed after repairing the damaged and leaky plumbing. The CMU interior walls of the kitchen and storage rooms should be removed and new walls be added. New foundation grade beams and slabs should also be constructed in the storage rooms. In the front entry office the slab should be leveled using exterior concrete piers and interior frame walls should be replaced.

In the remaining areas of the first floor including the workout, activity, mechanical, toilets and offices the CMU and drywall cracks should be addressed by repointing the CMU joints and repairing the drywall cracks. In the second floor areas the drywall cracking should be addressed as needed.

MEP Recommendations

The condition of the existing mechanical, electrical and plumbing components of the building were assessed based on definitions as detailed in the MEP portion of the rating criteria section of this report. All equipment greater than 10 years of age or not capable of functioning its intended use will be recommended for replacement along with any building components that do not meet currently adopted building codes and local design requirements.

Mechanical Recommendations

It is highly recommend that a complete test and balance analysis be performed on the existing HVAC systems to verify if they are capable of meeting the cooling, heating and outside air requirements of the building. Where the existing split system DX units are confirmed capable of meeting the calculated HVAC load, it is recommended that the existing condensate and refrigerant piping be demolished and replaced with new properly insulated piping. All existing thermostat and mechanical controls should be replaced if deemed to be in poor or non-functional condition. If the test and balance analysis concludes that any unit cannot meet its required performance, the unit should be considered for replacement as well as the possible re-zoning of the spaces being served by the unit.

We strongly suggest that the HVAC system serving the front section of the building (Unit #15) be re-designed and that a new split system be added to the design layout in order to help support the cooling demand of this area. It is recommended that a dedicated unit be added to condition the kitchen, which is a space that requires heavy cooling load for sporadic, short periods of time. Split system #15 should also have return air ductwork and air devices added to support all spaces receiving supply air from the unit. The existing exhaust fan serving the kitchen exhaust hood should be replaced with an upblast type hood in order to perform correctly. Also, a make-up air fan should be installed at the kitchen to properly ventilate the space and alleviate pressurization problems.

The gymnasium is currently not being provided with outside air and is not being properly ventilated per code. We recommend that the two sets of 6'x6' ventilation fans be demolished and their holes patched to match the existing wall condition. The eight air handlers suspended from the gymnasium ceiling should be modified with the addition of outside air dedicated ductwork being routed from the unit to the south facing wall and connected directly to a new louvered opening located high at the gymnasium wall. The gas power unit heater located at the southeast corner should be considered for replacement due to its poor visual condition.

Exhaust fans, ductwork and air devices serving the two entry toilets and two large restrooms are not functional and it is recommended that they be demolished and replaced with new fans sized to provide the code required amount of air changes for the respective spaces. The existing elevator equipment room and pump room housing the main electrical gear do not have cooling air being supplied to the spaces as is necessary to prevent the risk of overheating the critical equipment. It is highly recommended that a dedicated mini ductless split system with electric cooling be added to the elevator equipment room, and that a transfer grille and ventilation fan with temperature sensor be added to the pump room to allow for the transfer of hot air out of the space.

Both the storage room housing unit #15 and the first floor mechanical room housing units #12 and #13 contain a single combustion air louver. The current design does not meet design requirements of the uniform mechanical code and the addition of a second combustion air intake located within 12" from the finished floor of each space is highly recommended. Also, it is recommended that the outside air duct located in the first floor mechanical room be directly connected to a louvered intake that communicates directly with the outside. The current design allows for air containing combustion by-products to be recirculated through the system and into the spaces being served.

Electrical Recommendations

The currently installed electrical service is capable of supporting the existing building electrical demand, however, the system does not appear to have much room for future growth. Presently, the building electrical system consists of two separately metered services, the main distribution panel and the solar power panel. Separate metered services serving the same building are a result of multiple phases of electrical additions made to the building over time. The main distribution panel located in the pump room is in poor condition and it is our recommendation that the panel be demolished and replaced as a part of the electrical renovation scope. When replacing the main distribution panel we highly recommend the consideration of consolidating the two independent electrical services into a single metered service and the upsizing of the new main service entrance. Combining the electrical services would allow for easier monitoring of the building's actual total energy use and the upsizing of the service would allow for hassle free future building growth and new equipment addition.

Electrical panel 'L' (125 Amp, 120/240 VAC, 3 phase) located in the first floor pump room is in poor condition with noticeable burn marks and rust present at its enclosure. We recommend that this panel be demolished and replaced along with the main distribution panel located in same room. Electrical panel 'K' (100 Amp, 120/240 VAC, 3 phase) is an old Federal Pacific panel and is currently located in storage room 114. The National Electric code strictly prohibits electrical panels from being located in storage closets and we strongly recommend that this panel be demolished, replaced and relocated to a new location that meets code requirements. Panels AC-1 and AC-2 are in fair condition with signs of wear, rust and physical damage to their enclosures. Because these electrical panels are located in the gymnasium and are subject to physical abuse, we recommend that a protective grate with accessible door be located around the panels for protection. The protective casing shall be specified to meet all design and clearance requirements as are mandated by code.

It is recommended that all exterior building lighting and site pole lighting fixtures be demolished and replaced with new fixtures that meet the currently adopted City of Austin lighting ordinance. New lighting fixtures shall be located to provide adequate lighting levels throughout the parking lot and walkways, along with being fully-cutoff and fully shielded as required by the city.

design standard. The existing exterior mounted wall packs are a fire hazard to the building and we highly recommend that actions be taken to alleviate the current risk.

We recommend that all receptacles located at the building exterior be replaced with GFI protected, waterproof and weather resistant receptacles as is required by code and the City of Austin design standards. All receptacles located in the restrooms, kitchen and serving drinking fountains should be replaced with GFI protected receptacles as well. Currently there is no clearly identifiable manual disconnect for the exhaust hood located in the kitchen. Per code, a disconnect means is required at the hood and it is recommended that this be added as part of the kitchen renovation scope.

Plumbing Recommendations

As was mentioned in the plumbing assessment section of this report, the waste piping scope analysis confirmed that there is considerable damage to the building's main wastewater system. It is our recommendation that existing slab be saw-cut, and that all existing wastewater piping be demolished and replaced out to the edge of the property line. There is currently stagnant wastewater sitting below the existing slab and the problem is only going to increase as time allows. In addition to the main wastewater replacement, we also recommend that a grease trap be added to support the commercial kitchen, and bring the grease waste into compliance with the uniform plumbing code. The existing hub drain serving the kitchen 3-compartment sink should be demolished and replaced with a floor sink for proper disposal of drain waste. The replacement of the current drain method with a floor sink is also recommended for the 3-compartment sink located in the second floor storage room.

Various plumbing fixtures located within the building do not meet ADA requirements and should be considered for replacement and or relocation. In an attempt to reduce water usage, it is our recommendation that all manual faucets at restroom and toilet lavatories be replaced with motion sensor controlled faucets with low flow aerators. We recommend that single lavatory mixing valves be installed at all lavatories as is currently required by the City of Austin plumbing design standard. All water closets and urinals should be considered for replacement with low-flow 1.28 gpf water closets and 0.5 gpf urinals with motion sensor activated flushometers. The existing non-functional shower valve assemblies should be demolished and replaced with low flow showerheads and working mixing valves. All drinking fountains that do not currently meet ADA requirements should be considered for replacement in order to meet code.

It is our recommendation that all domestic hot and cold water piping be insulated throughout the building. The broken hot water piping serving the large restrooms should be demolished and replaced as a part of the restroom renovation scope of the project. Also, we recommend that instant electric hot water heaters be located at the two entry toilet lavatories as well as at the second floor arts and crafts room wash sink.

For more information regarding the mechanical, electrical and plumbing current conditions, recommendation details, and projected opinion of cost for each item, please refer to the MEP assessment menu.

Client	City of Austin
Project	Montopolis Recreation Center
Location	1200 Montopolis Drive, Austin, TX 78741
Architect	CasaBella Architects
Engineer	WSP
Interior Designer	WSP
MEP Engineer	WSP
Structural Engineer	WSP
Electrical Engineer	WSP
Plumbing Engineer	WSP
Fire Engineer	WSP
Transportation Engineer	WSP
Other	

Consultant
 Name
 Address
 City
 State
 Zip
 Phone
 Fax
 E-mail
 Website

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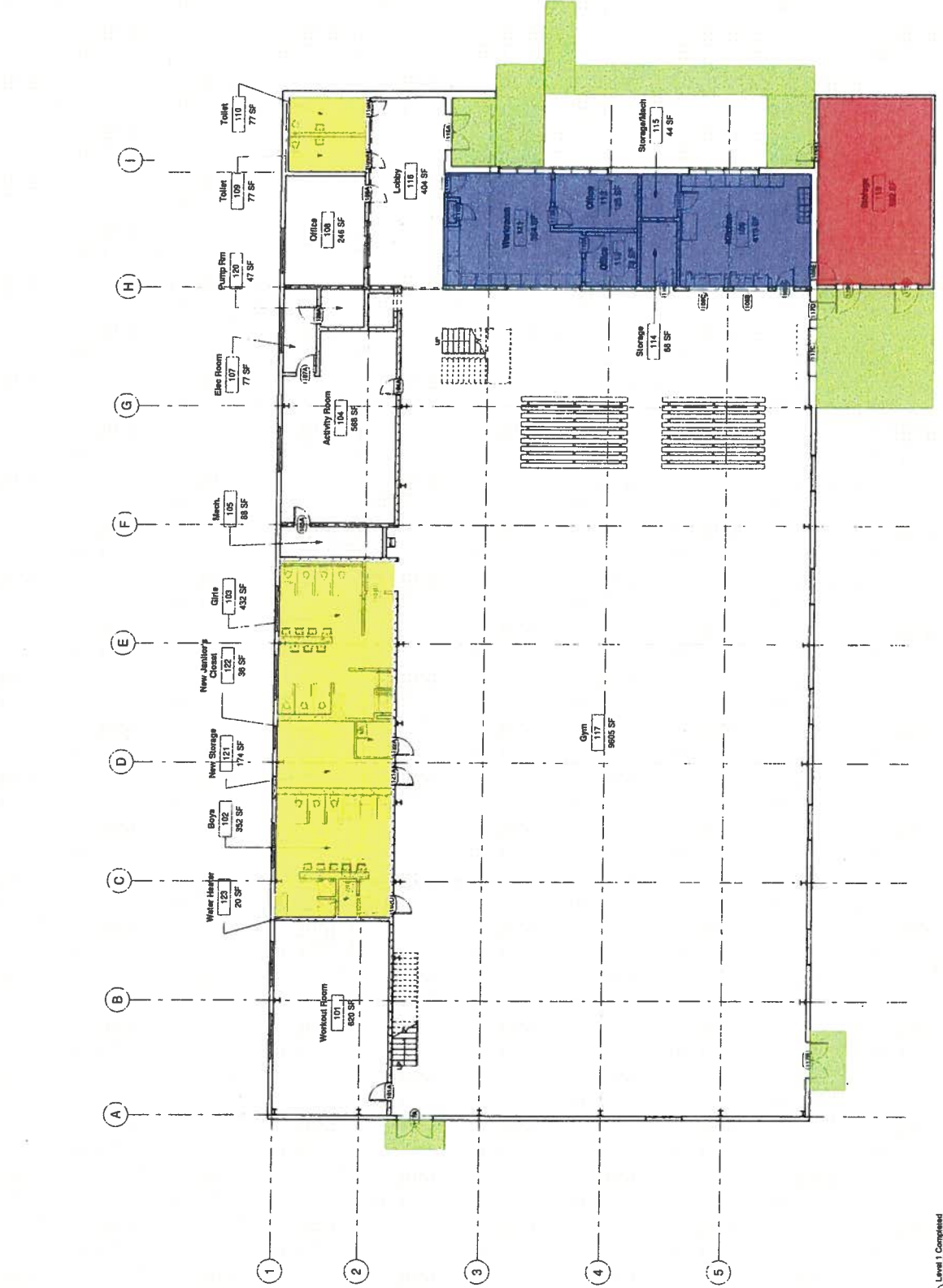
City of Austin Parks and Recreation
 Department
 Montopolis Recreation Center
 1200 Montopolis Drive
 Austin, TX 78741

2011 Accessibility Amendments
 All projects must comply with the
 2011 Accessibility Amendments to the
 International Building Code (IBC) and
 the Americans with Disabilities Act (ADA).
 The project must be designed to be
 accessible to all people, including
 people with disabilities.

Project number: 200817D
 Date: 10/1/10
 Drawn by: [Name]
 Checked by: [Name]
 Author: [Name]
 Checker: [Name]

A104

New First Level Plan



AREAS IN NEED OF IMMEDIATE REPAIR:

- LOCKER ROOMS
- KITCHEN/OFFICES
- STORAGE
- ADA SITE ISSUES

① Level 1, Completed
 10' = 1'-0"

2017 Classified Archives
An Update Reminded Them
Sunday as it concerns the five mile
off early of the Archives.
Classified Archives: They have
not been maintained as any know
by any method for any purposes
without previous notice
communication from the Archives

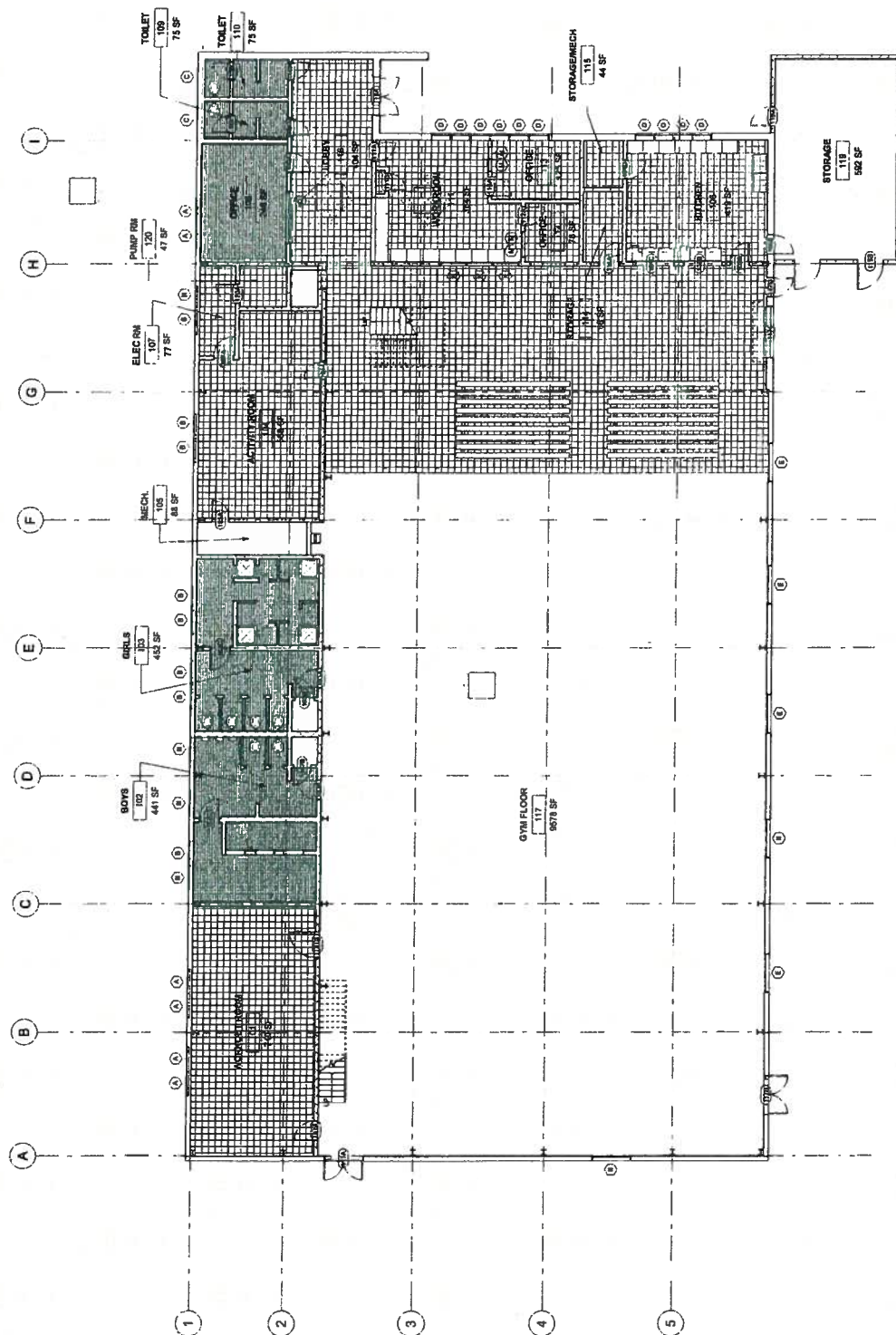
Existing First Level

Assigned Number	2008170
Issue Date	
Issued By	SJM
Checked by	Checker

City of Austin Parks and Recreation
Department
Montopolis Recreation Center
1200 Montopolis Drive
Austin, TX 78741

CasaBella
AMERICAN

AUSTIN, TEXAS 78738

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Level 1

A103

Demo First Floor
Plan

Project Number	2008170
Date	Issue Date
Drawn by	Author
Checked by	Checker

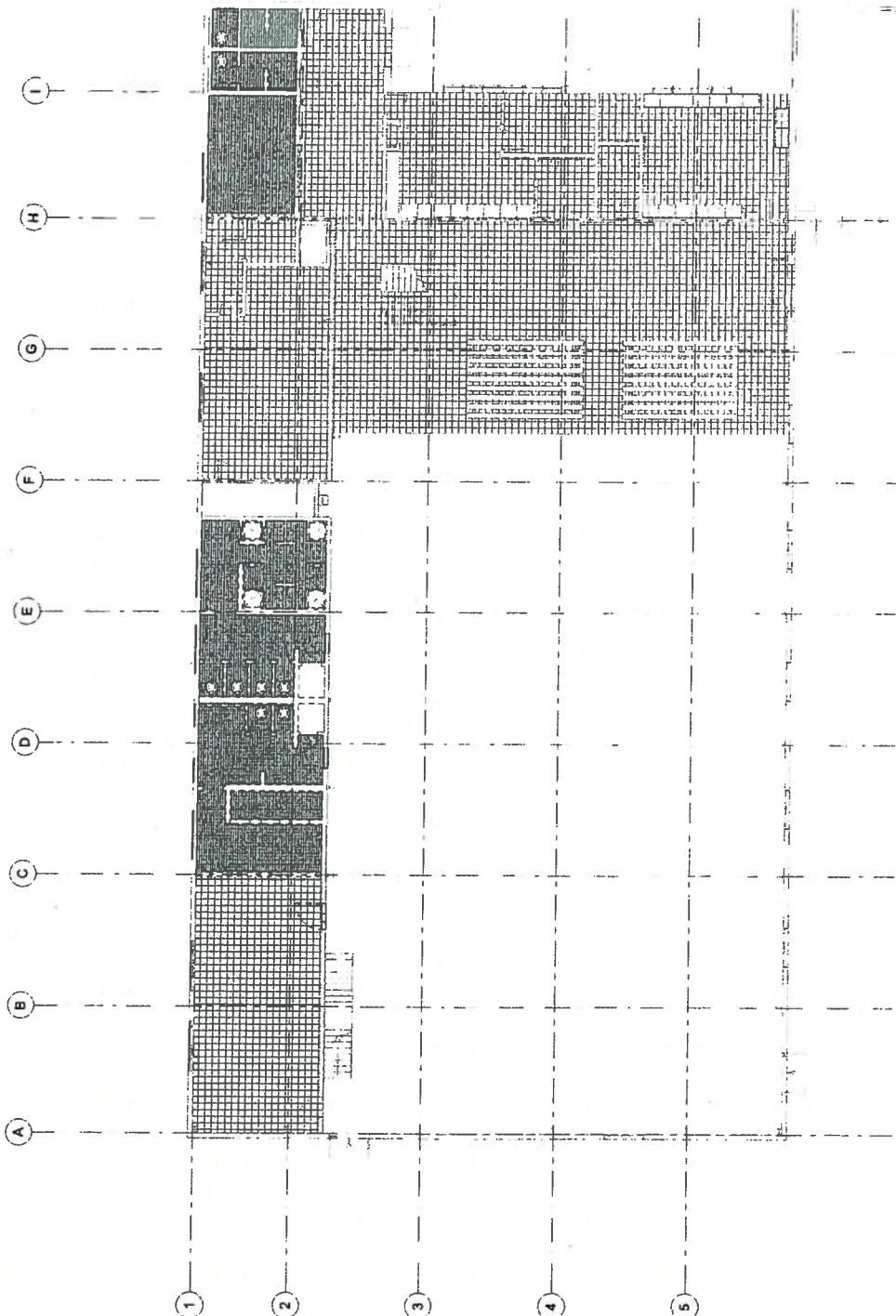
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City of Austin Parks and Recreation
Department
Montopolis Recreation Center
1200 Montopolis Drive
Austin, TX 78741

Casabella
ARCHITETTI

2021 ALBERT TRICE STATE
AUSTIN, TEXAS 78738

Consultant	Address	Phone	Consultant	Address	Phone	Consultant	Address	Phone
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[illegible]

Condition Assessment
Rating Definitions for Direct Visual Assessment

Architectural

Architectural systems of a structure are generally the following:

- | | | | |
|---|----------------------------------|------------------------|--------------------------|
| (i) Roof systems | (ii) Walls: exterior & interior | (iii) Flooring | (iv) Ceiling systems |
| (v) Finished surfaces: Paint, stain, factory finished | | (vi) Stairways/Ladders | (vii) Casework |
| (viii) Doors & Windows | (ix) Conveying systems/Elevators | (x) Access hatches | (xi) Building Insulation |

Score

1.0	Excellent Overall Condition - Asset fully functional as designed with no visible defects or wear.	1.0
	This asset looks like it did when it was first constructed and accepted.	
	Roof should be clean, solid with no apparent flaws. No cracked or broken tiles. No missing tiles and properly set with straight lines and no failed or rolled edges.	
	Brick, tile and masonry clean with no cracks in the joints or in the masonry. All mortar joints clean with no flaws.	
	No signs of stress, cracking, bending, warping. No missing or cracked fasteners.	
	Seals between components solid, no signs of deterioration/fracture.	
	All rails should be strong and straight with no signs of corrosion.	
	No signs of staining.	
	The only aggregate visible is that which is decorative and intended. Supporting structures are in good shape with no flaws.	
	Handrails solid with no signs of corrosion and no missing assemblies. Guard rails solid and temporary guards in place with no violations.	
	Seal on concrete complete, no signs of deterioration.	
	Locks solid. Ladders solid. Warning signs properly placed, legible and clean.	
	Lifting hardware complete and in good shape. Hinge hardware solid and works properly. All hardware in good shape.	
	No signs of abuse (Hammering, chipping, over stressing fasteners and other hardware)	
	Access hatch seals clean and made of proper materials intended for the sealing purpose.	
2.0	Good Overall Condition - Asset fully functional for current operating conditions with no visible signs of minor defects/wear.	2.0
	Signs that maintenance has been provided.	
	Roof clean, solid with no apparent flaws. No cracked or broken tiles; no missing shingles and properly set with straight lines and no failed or rolled edges.	
	Brick, tile and masonry clean with no cracks in the joints or in the masonry. Mortar joints clean with no flaws.	
	No signs of stress, cracking, bending, warping. No missing or cracked fasteners.	
	Seals between components solid, no signs of deterioration/fracture.	
	All rails should be strong and straight with no signs of corrosion.	
	No signs of staining.	
	The only aggregate visible is that which is decorative and intended. Supporting structures are in good shape with no flaws.	
	Handrails solid with no signs of corrosion and no missing assemblies. Guard rails solid and temporary guards in place with no violations.	
	Seal on concrete complete, no signs of deterioration.	
	Locks solid. Ladders solid. Stairways solid with no signs of deterioration or corrosion; no missing hardware.	
	Lifting hardware complete and in good shape. Hinge hardware solid and works properly. All hardware in good shape.	
	No signs of abuse (Hammering, chipping, over stressing fasteners and other hardware).	
	Access hatch seals clean and made of proper materials intended for the sealing purpose.	
3.0	Fair Overall Condition - The asset functions as needed for current operating conditions.	3.0
	Visible signs of wear but no signs of abuse.	
	Roof clean, solid with minimal apparent flaws. No cracked or broken tiles; no missing shingles and properly set with straight lines, may show some rolled edges.	
	Brick, tile and masonry clean with minimal cracks in the joints or in the masonry. Mortar joints clean.	
	Minimal signs of stress, cracking, bending, warping.	
	Seals between components solid, minimal signs of deterioration/fracture.	
	No missing or cracked fasteners. All rails strong and straight with minimal signs of corrosion.	
	All concrete edges complete but with minimal signs of cracking or deterioration.	
	Minimum signs of staining especially on concrete walls. Some staining is permissible but there should be no signs of deterioration.	
	Aggregate could be visible due to chemical attack or flow deterioration. This is minimal and plans made to apply a new seal.	
	Supporting structures in good shape with no flaws.	
	Handrails solid with no signs of corrosion and no missing assemblies. Guard rails solid and temporary guards in place with no violations.	
	Stairways solid with no signs of deterioration or corrosion, and no missing hardware.	
	Seal on concrete shows minimum signs of deterioration.	
	Locks solid. Ladders solid. All access hatches, man-ways and manholes solid with minimal flaws.	
	Lifting hardware complete and in good shape. Hinge hardware solid and works properly. All hardware in good shape.	
	Minimum signs of abuse. (Hammering, chipping, over stressing fasteners and other hardware).	
	Access hatch seals clean and made of proper materials intended for the sealing purpose.	
4.0	Poor Overall Condition - Asset is operable, but does not function as needed for current operating conditions.	
	This asset can be maintained, rebuilt or a subcomponent replaced to restore its condition to a higher level.	

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	Roof shows some apparent flaws. Check sides and intersections look at all flashings to be sure that they are sealed. If tile there could be few cracked or broken tiles. Shingles could be missing or show some rolled edges.	
	Brick, tile, masonry could have some cracks in joints or in masonry. Mortar joints require minimal work (ie: cleaning, point tucking).	
	Some signs of stress, cracking, bending, warping.	
	Seals between components may have failed and show some signs of material fracture.	
	There are some missing or cracked fasteners.	
	All rails strong and straight but they may show some signs of corrosion	
	Concrete shows hairline signs of cracking or deterioration.	
	Some signs of staining or exposed aggregate on concrete walls. Some staining may be sign of deterioration.	
	Some aggregate visible due to chemical attack or flow deterioration.	
	There may be some efflorescence visible on masonry surfaces.	
	Stairways solid with some signs of deterioration or corrosion, and some missing hardware.	
	Seal on concrete showing some signs of deterioration. There is no cracking severe enough to exposed rebar. No rebar is exposed	
	All access hatches, man-ways and manholes are not solid with some flaws. Locks are not solid. Ladders are not solid.	
	Lifting hardware is incomplete and in poor shape. Hinge hardware is not solid but still works. Some hardware is in good shape.	
	Some signs of abuse. Hammering, chipping, over stressing fasteners and other hardware.	
5.0	Inoperable/Does not meet Code - Asset is non-functional, requires major repair, rebuild or replacement to restore operation.	5.0
	Roof shows considerable apparent flaws (damaged flashings, deteriorated sealant, cracked or broken tiles, missing shingles).	
	Masonry has many cracks in joints or in masonry. Mortar joints need work (ie: cleaning, point tucking) .	
	There are visible signs of stress, cracking, bending, warping.	
	Seals between components have failed with considerable signs of material deterioration/fracture.	
	There are missing or cracked fasteners.	
	All rails no longer strong and straight and showing signs of corrosion at multiple locations.	
	Concrete shows signs of severe cracking and/or deterioration. Signs of severely exposed aggregate on concrete walls.	
	Supporting structures have severe cracks with rebar showing.	
	Severe efflorescence on masonry surfaces.	
	Stairways not solid with multiple signs of deterioration or corrosion, and/or missing hardware.	
	Signs of corrosion on handrails but at no time are there missing assemblies or rails.	
	Seal on concrete severely deterioration with missing, cracked and/or chipped ends. Rebar is exposed.	
	Locks not working. Lifting no longer works. Hinge hardware does not work properly. Hardware not in good shape.	
	Ladders missing or missing rungs. Warning signs missing. Guard rails not solid; temporary guards missing.	
	Signs of abuse. Hammering, chipping, over stressing fasteners and other hardware.	
	Access hatch seals missing, not sealing, cracked, are made of improper materials not intended for the sealing purpose.	

Condition Assessment
Rating Definitions for Direct Visual Assessment

Structural

Structural Items consist of the following:

- | | | | | | |
|-----------------------|-----------------------|------------------|---------------------------|-------------------------------------|------------------|
| (i) Slab | (ii) Grade Beams | (iii) Piers | (iv) Load Bearing Masonry | (v) Steel Columns | (vi) Steel Beams |
| (vii) Concrete Joists | (viii) Elevated Slabs | (ix) Steel Decks | (x) Pre-engineered Frames | (xi) Pre-engineered Joists and Deck | |

		Score
1.0	Excellent Overall Condition - Structure is fully functional as designed with no visible defects or wear.	1.0
	Slabs show no signs of distress. No cracks. No slope	
	Drywall shows no signs of distress. No drywall cracks in drywall joints. No cracks at door or window corners.	
	Masonry shows no signs of distress. No horizontal cracks in the mortar joints. No diagonal cracks along the joints or through individual blocks.	
	Masonry veneer shows no evidence of distress. No horizontal cracks in the mortar joints. No diagonal cracks along the joints or through individual units.	
	Doors and windows function properly.	
	Steel framing does not show excessive deflection, twisting or buckling. Members are free of rust and scaling. All secondary framing is intact.	
	Concrete framing is not cracked. No signs of excessive deflection. No spalling. Rust stains are not visible.	
	Steel decking is not rusted. No excessive deflection between structural members.	
	Pre-engineered frames are not twisted. No excessive deflection is visible. Joists do not twist, or show signs of excessive deflection.	
2.0	Good Overall Condition - Structure is fully functional for current operating conditions with some visible signs of minor	2.0
	Minor cracks due to shrinkage or minor distress. Cracks are hairline. No visible elevation difference between the two sides of the crack.	
	Slight slope is perceived while walking. Less than 1/4" in 10'-0" out of level	
	Drywall has hairline cracks in tape joints. Minor cracks in Drywall at door and window corners.	
	Masonry walls have minor cracks in the drywall joints. No cracks in CMU units.	
	Doors function properly most of the time. Some binding occurs at certain times of the year.	
	Structural Steel has some rust showing. No flaking due to rust. Flanges have minor bends. Some secondary bracing members are missing.	
	Concrete members have hairline stress cracks at midspan. Some minor chipping of the concrete surfaces are visible.	
	Decking has minor crimping. Some rust is visible.	
	Pre-engineered frames have some minor impact areas visible. Anchor bolts are showing signs of rust. Nuts on bolts are loose. Joist	
3.0	Fair Overall Condition - Structure functions as needed for current operating conditions.	3.0
	Slab cracks are larger than hairline. Some differential elevation across cracks.	
	Definite slope is perceived while walking across slab. Slope of the floor is in excess of 1/8" per foot.	
	Drywall has cracks above doors and window that propagate over 12". Cracks are larger than hairline up to 1/16".	
	Masonry walls have perceivable cracks in the horizontal joints and masonry units are cracked. Cracks are larger than 1/16".	
	Doors bind most of the time. Resetting door and window to allow proper function is required.	
	Structural steel shows obvious deflection. Rust is visible and flaking to becoming evident. Secondary members are missing. Bolts are missing.	
	Concrete beams and columns have numerous cracks at high stress points. Rust is visible from reinforcing. Concrete shows signs of impact and missing concrete. Spalling is occurring due to reinforcing rust.	
	Decking has obvious signs of impact. Bends in the decking are prevalent. Rust is visible in large quantities.	
	Pre-engineered frames are damaged from impact. Individual framing members are twisted. Bolts are missing and rusting. Baseplates	
4.0	Poor Overall Condition - Structure is operable, but does not function as needed for current operating conditions.	
	Slab cracks are numerous. Cracks are larger than 1/8". Up to 1/8" difference in elevation across the cracks. Some spalling of the surface is visible.	
	Slope in the floor is excessive and to a point where items on wheels can roll. Slope exceeds 1/4" per foot.	
	Drywall cracks are numerous. Diagonal cracks extend to ceiling. Cracks are larger than 1/8".	
	Masonry cracks are numerous. Cracked mortar joints are up to 1/4" wide and mortar is falling out of the joints. Some visible differential movement on opposite sides of the cracks are visible.	
	Doors do not function. Resetting doors and windows is not a good fix. Window panes break.	

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	Structural steel has excessive rust and flaking. Deflection exceeds code requirements. Bolts are missing and welds are fracturing.	
	Concrete columns and beams show excessive spalling and chipping. Reinforcing is exposed and rusted. Beams and slabs deflect excessively.	
	Decking has holes due to rust. Impact loading is obvious due to excessive deflections.	
	Pre-engineered frames are bent and twisted. Rust is prevalent as well as flaking. Bolts and secondary members are missing.	
5.0	Inoperable - Structure is non-functional, requires major repair, rebuild or replacement to restore operation.	5.0
	Slab is cracked beyond repair. Reinforcing is broken and cracks are up to 1/2" wide. Excessive spalling is evident. Differential elevation across cracks are trip hazard and a danger.	
	Excessive sloping is visible and renders floors unusable.	
	Drywall is severally cracked and allows air and pest infiltration.	
	Masonry is severally cracked and units are crumbling and broken. Repair of the masonry is not possible.	
	Refrigerant piping is not insulated or has several large tears and outside sections are not jacketed. Several leaks may be present.	
	Doors and windows are broken beyond repair.	
	Structural steel is rusted and does not have original design properties. Rust has penetrated portions of individual members. Bolts and welds are missing. Secondary members are missing.	
	Concrete beams, slabs and columns are beyond repair. Reinforcing is exposed and rusted away. Spalling is excessive and large chunks of concrete are missing.	
	Pre-engineered frames are rusted and twisted with signs of impact. Joists are rusted and deflecting excessively.	
	Entire structural system is compromised and in danger of collapse.	
	Replacement of elements is only option.	

Condition Assessment
Rating Definitions for Direct Visual Assessment

Mechanical

Mechanical systems of a structure are generally the following:

- | | | | | |
|----------------------|--------------------|--------------------|-------------------------|-----------------------|
| (i) Condensing Units | (ii) Air Handlers | (iii) Ductwork | (iv) Refrigerant Piping | (v) Condensate Piping |
| (vi) Exhaust Fans | (vii) Unit Heaters | (viii) Thermostats | (ix) Air Devices | (x) Outside Air |
| (xi) Kitchen Hood | | | | |

		Score
1.0	Excellent Overall Condition - Asset fully functional as designed with no visible defects or wear.	1.0
	This asset looks like it did when it was first constructed and accepted.	
	Condensing units should be clean, with no apparent flaws. No hail damage or dents in coils. Supported by structural pad if ground mounted or structural members if roof mounted. Proper clearance provided. Age should be less than 1 year.	
	Air handlers should be clean with no apparent flaws. No rust or structural damage. Properly mounted on stand or hung from structure with vibration isolators. Proper clearance provided. Age should be less than 1 year.	
	Ductwork is clean with no damages. Clean, external insulation on supply ductwork if concealed. Clean, double wall or internally insulated supply ductwork if exposed. Balancing dampers are located at each branch.	
	Refrigerant piping is well insulated and outside sections are jacketed. No leaks.	
	Condensate piping is insulated and solid. No breaks or leaks.	
	Exhaust fans are fully functional and clean with no apparent flaws. Ceiling mounted fans have vibration isolators and structural support is rust free. Roof mounted fans are properly supported by roof curb. Roof curb has no sign of wear. Fans operate properly per control setup (thermostat, continuous, switched, or switched with lights. Fans are properly sized.	
	Unit heaters and flues are clean and rust free with no dents. Proper clearance is provided. Supports are free of rust.	
	Thermostats are fully functional, have no visible signs of wear, and are optimunly located.	
	Air devices are clean and rust free.	
	Outside air is provided at code required rate and air handler is sized properly to handle outside air requirements. Ductwork is clean and dampers are provided to balance air properly.	
	Kitchen hood is clean and properly sized.	
2.0	Good Overall Condition - Asset fully functional for current operating conditions with no visible signs of minor defects/wear.	2.0
	Signs that maintenance has been provided.	
	Condensing units should be mostly clean, with no apparent flaws. Little hail damage or small dents in coils. Supported by structural pad if ground mounted or structural members if roof mounted. Proper clearance provided. Age should be less than 5 years	
	Air handlers should be mostly clean with no apparent flaws. Very little rust or structural damage. Properly mounted on stand or hung from structure with vibration isolators. Proper clearance provided. Age should be less than 5 years	
	Ductwork is mostly clean with very little damage. Clean, external insulation with 1 or 2 small tears on supply ductwork if concealed. Clean, double wall or internally insulated supply ductwork if exposed. Balancing dampers are located at each branch.	
	Refrigerant piping is well insulated with 1 or 2 small tears and outside sections are jacketed. No leaks.	
	Condensate piping is insulated with 1 or 2 small tears. No breaks or leaks.	
	Exhaust fans are fully functional and mostly clean with no apparent flaws. Ceiling mounted fans have vibration isolators and structural support has 0-25% coverage of rust. Roof mounted fans are properly supported by roof curb. Roof curb has little sign of wear. Fans operate properly per control setup (thermostat, continuous, switched, or switched with lights. Fans are properly sized.	
	Unit heaters and flues are mostly clean with 0-25% coverage of rust and 1 or 2 small dents. Proper clearance is provided. Supports have	
	Thermostats are fully functional, have little visible signs of wear, and are well located.	
	Air devices are mostly clean and have 0-25% coverage of rust	
	Outside air is provided at code required rate and air handler is sized properly to handle outside air requirements. Ductwork is mostly clean and dampers are provided to balance air properly.	
	Kitchen hood is mostly clean and properly sized.	
3.0	Fair Overall Condition - The asset functions as needed for current operating conditions.	3.0
	Visible signs of wear but no signs of abuse.	
	Condensing units should have worn paint, with small flaws. Little hail damage or small dents in coils. Supported by worn structural pad if ground mounted or worn structural members if roof mounted. Proper clearance provided. Age should be less than 10 years.	
	Air handlers should be mostly clean with no apparent flaws. Very little rust or structural damage. Properly mounted on stand or hung from structure with vibration isolators. Proper clearance provided. Age should be less than 10 years.	
	Ductwork is mostly clean with fairly small damage. Clean, external insulation with a few small tears on supply ductwork if concealed. Mostly clean, double wall or internally insulated supply ductwork if exposed. Balancing dampers are installed at critical locations.	
	Refrigerant piping is well insulated with a few small tears and outside sections are jacketed. No leaks.	
	Condensate piping is insulated with a few small tears. No breaks or leaks.	
	Exhaust fans are fully functional but are noisy. Ceiling mounted fans have vibration isolators and structural support has 25-50% coverage of rust. Roof mounted fans are properly supported by roof curb. Roof curb has some sign of wear at flashings and roof taper. Fans operate properly per control setup (thermostat, continuous, switched, or switched with lights. Fans are properly sized.	
	Unit heaters and flues are mostly clean with 25-50% coverage of rust and 1 or 2 small dents. Proper clearance is provided. Supports have 25-50% coverage of rust.	
	Thermostats are fully functional, have some visible signs of wear, and are located in a fair position.	
	Air devices are dirty and have 25-50% coverage of rust.	
	Outside air is provided at near code required rate and air handler is sized properly to handle outside air requirements. Ductwork is somewhat clean and dampers are provided to balance air properly.	

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	Kitchen hood is functional, dirty, and properly sized.	
4.0	Poor Overall Condition - Asset is operable, but does not function as needed for current operating conditions.	
	This asset can be maintained, rebuilt or a subcomponent replaced to restore its condition to a higher level.	
	Condensing units should have worn paint. significant hail damage or 1 or 2 large sized dents in coils. Improperly supported. Improper clearance provided. Age should be less than 20 years.	
	Air handlers are dirty with apparent flaws. Rust or structural damage exists. Improperly mounted on stand or hung from structure without vibration isolators. Improper clearance provided. Age should be less than 20 years.	
	Ductwork is dirty with some significant damage. External insulation with a few large tears on supply ductwork if concealed. Dirty double wall or internally insulated supply ductwork if exposed. Balancing dampers are not installed.	
	Refrigerant piping is insulated with a 1 or 2 large tears and outside sections are not jacketed. A small leak may be present.	
	Condensate piping is insulated with 1 or 2 large tears. A small leak may be present.	
	Exhaust fans operate, but are very noisy. Ceiling mounted fans have vibration isolators and structural support has 50-75% coverage of rust. Roof mounted fans are properly supported by roof curb. Roof curb has fairly significant wear at flashings and roof taper. Fans operate properly per control setup (thermostat, continuous, switched, or switched with lights. Fans are properly sized.	
	Unit heaters and flues are dirty with 50-75% coverage of rust and a several small dents. Proper clearance not provided. Supports are have 50-75% coverage of rust.	
	Thermostats are functional, but have significant visible signs of wear and are poorly located.	
	Air devices are dirty have 50-75% coverage of rust.	
	Outside air is not provided at required rate and air handler is not sized properly to handle outside air requirements. Ductwork is somewhat dirty and dampers are not provided to balance air properly.	
	Kitchen hood is functional but is improperly sized.	
5.0	Inoperable - Asset is non-functional, requires major repair, rebuild or replacement to restore operation; Does not meet Code.	5.0
	This asset is beyond repair.	
	Condensing units are not functioning.	
	Air handlers are not functioning. Significant rust or structural damage exists.	
	Ductwork is dirty with very significant damage. External insulation with a many large tears on supply ductwork if concealed. Dirty double wall or internally insulated supply ductwork if exposed. Balancing dampers are not installed.	
	Refrigerant piping is not insulated or has several large tears and outside sections are not jacketed. Several leaks may be present.	
	Condensate piping is uninsulated. Several leaks may be present.	
	Exhaust fans are not functioning. Ceiling mounted fan structural support have more than 75% coverage of rust. Roof mounted fans are properly supported by roof curb. Roof curb has significant wear at flashings and roof taper with leaks present.	
	Unit heaters and/or flues do not function and have more than 75% coverage of rust with a several large dents. Supports have more than 75% coverage of rust	
	Thermostats are not functional.	
	Air devices are dirty and have more than 75% coverage of rust.	
	Outside air is not provided. Ductwork is very dirty and dampers are not provided to balance air properly.	
	Kitchen Hood is not functional and is improperly sized.	

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Electrical		Score
<p>Electrical systems of a structure are generally the following:</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 25%;">(i) Interior Lighting</div> <div style="width: 25%;">(ii) Exterior Lighting</div> <div style="width: 25%;">(iii) Lighting Controls</div> <div style="width: 25%;">(iv) Main Switchgear</div> <div style="width: 25%;">(v) Wiring & Conduit</div> <div style="width: 25%;">(vi) Receptacles</div> <div style="width: 25%;">(vii) Junction Boxes</div> <div style="width: 25%;">(viii) Equipment Disconnects</div> <div style="width: 25%;">(ix) Fire Alarm & Security System</div> </div>		
1.0	Excellent Overall Condition - Asset fully functional as designed with no visible defects or wear.	1.0
	This asset looks like it did when it was first constructed and accepted.	
	Interior lighting fixtures are clean, properly functioning and have no defects. Meets current code requirements for fixture type and lighting levels. Age should be less than 1 year.	
	Exterior lighting fixtures are clean, properly functioning and have no defects. No rust present. Meets current code requirements for fixture type and lighting levels. Age should be less than 1 year.	
	Lighting controls are fully functional, have no visible signs of wear, and are optimally located.	
	Main electrical switchgear is properly functioning and clean with no apparent flaws. No rust present. Circuit breakers are sized per equipment rating. Meets current code requirements for installation location with proper clearance provided. Age should be less than 1 year.	
	Wiring and conduit are properly sized. Conduit is properly supported and meets code requirements for electrical pullboxes.	
	Receptacles are properly functioning and have no defects. Meets current code requirements for ground fault interrupter circuit (GFI), waterproof (WP) & weather resistance (WR) type receptacles where necessary.	
	Junction boxes are properly mounted with protective coverplate.	
	Equipment disconnects are properly functioning with no visible signs of wear. Properly sized and located per code.	
	Fire alarm and security system are properly functioning and clean with no apparent flaws. Equipment is optimally located.	
2.0	Good Overall Condition - Asset fully functional for current operating conditions with no visible signs of minor defects/wear.	2.0
	Signs that maintenance has been provided.	
	Interior lighting fixtures are mostly clean, properly functioning and have no major defects. Meets current code requirements for fixture type	
	Exterior lighting fixtures are mostly clean, properly functioning and have no major defects. No rust present. Meets current code requirements	
	Lighting controls are fully functional, have limited visible signs of wear, and are well located.	
	Main electrical switchgear is properly functioning and mostly clean with no apparent flaws. No rust present. Circuit breakers are sized per equipment rating. Meets current code requirements for installation location with proper clearance provided. Age should be less than 5 year.	
	Wiring and conduit are properly sized. Conduit is properly supported with minimal damage and meets code requirements for electrical pullboxes.	
	Receptacles are mostly functioning and have no apparent flaws. Meets current code requirements for ground fault interrupter circuit (GFI), waterproof (WP) & weather resistance (WR) type receptacles where necessary.	
	Junction boxes are properly mounted with protective coverplate.	
	Equipment disconnects are properly sized and located per code.	
	Fire alarm and security system are properly functioning and mostly clean with no apparent flaws. Equipment is optimally located.	
3.0	Fair Overall Condition - The asset functions as needed for current operating conditions.	3.0
	Visible signs of wear but no signs of abuse.	
	Interior lighting fixtures have visible wear with minor physical damage and are still properly functioning. Age should be less than 10 years.	
	Exterior lighting fixtures have visible wear with minor physical damage and are still properly functioning. Small rust spots present. Age should be less than 10 years.	
	Lighting controls are fully functional, have some visible signs of wear, and are located in a fair position.	
	Main electrical switchgear is properly functioning with minor apparent flaws. Small rust spots present. Circuit breakers are sized per equipment rating. Meets current code requirements for installation location with proper clearance provided. Age should be less than 10 year.	
	Wiring and conduit are properly sized. Conduit is mostly supported with minimal damage and meets code requirements for electrical pullboxes.	
	Receptacles are mostly functioning and have visible wear with minor physical damage. Meets current code requirements for ground fault interrupter circuit (GFI), waterproof (WP) & weather resistance (WR) type receptacles where necessary.	
	Most junction boxes are properly mounted with protective coverplate.	
	Equipment disconnects are properly functioning with minor visual wear. Properly sized and located per code.	
	Fire alarm and security system are properly functioning with minor visual flaws.	
4.0	Poor Overall Condition - Asset is operable, but does not function as needed for current operating conditions.	
	This asset can be maintained, rebuilt or a subcomponent replaced to restore its condition to a higher level.	
	Interior lighting fixtures have significant wear/physical damage and are partially functioning. Age should be less than 20 years.	
	Exterior lighting fixtures have significant wear/physical damage and are partially functioning. Age should be less than 20 years.	
	Lighting controls are functional, but have significant visible signs of wear and are poorly located.	
	Main electrical switchgear is functional with significant visible flaws. Moderate sized rust spots present. Circuit breakers are sized per equipment rating. Meets current code requirements for installation location without proper clearance provided. Age should be less than 20 year.	

**Condition Assessment
Rating Definitions for Direct Visual Assessment**

Plumbing

Plumbing systems of a structure are generally the following:

- | | | | | |
|-------------------|-----------------------------|------------------------|--------------------|----------------|
| (i) Water Closets | (ii) Urinals | (iii) Lavatories | (iv) Floor Drains | (v) Showers |
| (vi) Sinks | (vii) Domestic Water Piping | (viii) Sanitary Piping | (ix) Water Heaters | (x) Gas Piping |
| (xi) Mop Sink | (xii) Drinking Fountain | | | |

Score

1.0	Excellent Overall Condition - Asset fully functional as designed with no visible defects or wear.	1.0
	This asset looks like it did when it was first constructed and accepted.	
	Water closets are clean and have no defects. Meet current code requirement for gallons per flush. No leaks present at valve. ADA requirements met for each restroom. Free of rust around valves.	
	Urinals are clean and have no defects. Meet current code requirement for gallons per flush. No leaks present at valve. ADA requirements met for each restroom. Free of rust around valves.	
	Lavatories are clean and have no defects. Meet current code requirement for gallons per minute. No leaks present at valves. ADA requirements met for each lavatory.	
	Floor drains are clean and have no defects. 3-compartment sinks and dishwasher in kitchen drain to floor sink. Trap primers are installed at all floor drains. Free of rust.	
	Showers are clean and have no defects. Meet current code requirement for gallons per minute. No leaks present at valves. ADA requirements met for each shower room. Free of rust around valves and shower head.	
	Sinks are clean and have no defects. No leaks present at valves.	
	Domestic Water Piping has no leaks and is insulated with no tears or exposed piping.	
	Sanitary piping has no leaks and never backs up.	
	Water heater is clean and has no defects. Age is less than 1 year.	
	Gas piping is free of rust and does not have any leaks.	
	Mop Sink is free of rust around valves, has no defects, and has no leaks at valves.	
	Drinking fountains are clean and have no defects. No leaks present at valves. ADA requirements met for each drinking fountain.	
2.0	Good Overall Condition - Asset fully functional for current operating conditions with no visible signs of minor defects/wear.	2.0
	Signs that maintenance has been provided.	
	Water closets are mostly clean and have no visible defects. Very small leak present at valve. ADA requirements met for each restroom. 0-25% coverage of rust.	
	Urinals are mostly clean and have no visible defects. Very small leak present at valve. ADA requirements met for each restroom. 0-25% coverage of rust.	
	Lavatories are mostly clean and have no visible defects. Very small leak present at valves. ADA requirements met for each lavatory. 0-25% coverage of rust.	
	Floor drains are mostly clean and have no visible defects. 3-compartment sinks and dishwasher in kitchen drain to floor sink. Trap primers are installed at all floor drains. 0-25% coverage of rust.	
	Showers are mostly clean and have no visible defects. Very small leak present at valves. ADA requirements met for each shower room. 0-25% coverage of rust around valves and shower head.	
	Sinks are mostly clean and have no visible defects. Very small leak present at valves.	
	Domestic Water Piping has 1 or 2 small leaks and is insulated with 1 or 2 small tears or exposed piping.	
	Sanitary piping has no leaks and rarely backs up.	
	Water heater is mostly clean and has no visible defects. Age is less than 5 years. 0-25% coverage of rust.	
	Gas piping has 0-25% coverage of rust and does not have any leaks.	
	Mop Sink has 0-25% coverage of rust around valves, has no visible defects, and has a very small leak at valves.	
	Drinking fountains are mostly clean and have no visible defects. Very small leak present at valves. ADA requirements met for each drinking fountain. 0-25% coverage of rust.	
3.0	Fair Overall Condition - The asset functions as needed for current operating conditions.	3.0
	Visible signs of wear but no signs of abuse.	
	Water closets are worn and have few visible defects. Small leaks present at valves. ADA requirements met for each restroom. 25-50% coverage of rust.	
	Urinals are worn and have few visible defects. Small leaks present at valves. ADA requirements met for each restroom. 25-50% coverage of rust.	
	Lavatories are worn and have few visible defects. Small leaks present at valves. ADA requirements met for each lavatory. 25-50% coverage of rust.	
	Floor drains are worn and have few visible defects. 3-compartment sinks and dishwasher in kitchen drain to hub drain. Trap primers are installed at all floor drains. 25-50% coverage of rust.	
	Showers are worn and have few visible defects. Small leaks present at valves. ADA requirements met for each shower room. 25-50% coverage of rust around valves and shower head.	
	Sinks are worn and have few visible defects. Small leaks present at valves.	
	Domestic Water Piping has a few small leaks and is insulated with a few small tears or exposed piping.	
	Sanitary piping has no leaks and sometimes backs up.	
	Water heater is worn and has few visible defects. Age is less than 10 years. 25-50% coverage of rust.	
	Gas piping has 25-50% coverage of rust and does not have any leaks.	
	Mop Sink has 25-50% coverage of rust around valves, has few visible defects, and has a few small leaks at valves.	
	Drinking fountains are worn and have visible defects. Small leak present at valves. ADA requirements met for each drinking fountain. 25-50% coverage of rust.	

Montopolis Recreation Center-Condition Assessment

Room/Area	Discipline	Rating	System	Location	Age	Quantity	Unit (LF, SF, EA, LS)	% Repair	Action	Unit Cost	Cost	Comments/Notes
101A Workout Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	Damaged
1018 Workout Room	A	5	4'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	Door is 3', replace door hardware, typ - has old closer, replace door hardware
102 Boys	A	5	Ceiling	Ceiling	New	441	SF	1	Paint	\$ 0.57	\$ 251.37	Exposed Structure
102 Boys	A	5	Ceramic Tile Floor	Floor	New	352	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 8,096.00	New Slab and ceramic tile on floor.
102 Boys	A	5	8" CMU Wall	Wall (East)	New	180	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,816.00	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
102 Boys	A	5	Painted Concrete Tilt Wall	Wall (North)	New	238	SF	1	New Finish - Ceramic Tile on Concrete Tilt Wall	\$ 13.20	\$ 3,141.60	New finish, ceramic tile on concrete tilt wall.
102 Boys	A	5	8" CMU Wall	Wall (South)	New	196	SF	1	repoint joints - new ceramic tile	\$ 21.20	\$ 4,155.20	New finish, ceramic tile on CMU. CMU joints need repointing per cracking!
102 Boys	A	5	8" CMU Wall	Wall (West)	New	180	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,816.00	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
102 Boys	A	5	8" CMU Wall	Walls - New	New	482	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 10,218.40	New Walls per design - CMU walls with ceramic tile finish.
102A Boys	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
102B Boys	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
102C Boys	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
102D Boys	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
103 Girls	A	5	Ceiling	Ceiling	New	452	SF	1	Paint	\$ 0.57	\$ 257.64	Exposed Structure
103 Girls	A	5	Ceramic Tile Floor	Floor	New	432	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 9,936.00	New Slab and ceramic tile on floor.
103 Girls	A	5	8" CMU Wall	Wall (East)	New	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
103 Girls	A	5	Painted Concrete Tilt Wall	Wall (North)	New	238	SF	1	New Finish - Ceramic Tile on Concrete Tilt Wall	\$ 13.20	\$ 3,141.60	New finish, ceramic tile on concrete tilt wall.
103 Girls	A	5	8" CMU Wall	Wall (South)	New	625	SF	1	Repoint joints - new ceramic tile	\$ 21.20	\$ 13,250.00	CMU joints need repointing per cracking
103 Girls	A	5	8" CMU Wall	Wall (West)	New	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
103 Girls	A	5	8" CMU Wall	Walls - New	New	280	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 5,936.00	New Walls per design - CMU walls with ceramic tile finish.
103A Girls	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
103B Girls	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
103C Girls	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
103D Girls	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
104A Activity Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	Reuse door - sand/paint
105A Mech Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' door - with knob hardware
106 Kitchen	A	5	Acoustical Tile Ceiling	Ceiling	N/A	419	SF	1	New Ceiling Tile with vinyl coating	\$ 2.50	\$ 1,047.50	Acoustical tile not vinyl coated
106 Kitchen	A	5	VCT Floor	Floor	N/A	419	SF	1	New Slab per structural; New finish - self leveling top coat (Slurry)	\$ 3.00	\$ 1,257.00	Vct floor - sinking, not "sloped to drain" (major puddling), new slab and tile floor
106 Kitchen	A	5	8" CMU Wall	Wall (North)	N/A	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Ptd cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
106 Kitchen	A	5	8" CMU Wall	Wall (South)	N/A	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Ptd cmu wall - no visible signs of cracking on wall. Major cracking at door threshold, STRUCTURAL?
106 Kitchen	A	5	Stucco Panel on CMU Wall	Wall (East)	N/A	198	SF	0	New stucco finish on damaged areas	\$ 33.00	\$ 130.68	Stucco panel on cmu - minimal cracking, replace cabinets (lower) per damage due to slab movement, doors no longer close.
106 Kitchen	A	5	Lower Cabinets	Wall (East)	N/A	15	LF	1	Replace lower cabinets	\$ 160.00	\$ 2,400.00	damage due to slab movement, doors no longer close.
106 Kitchen	A	5	8" CMU Wall	Wall (West)	N/A	198	SF	0.2	Repoint brick wall joints and fill cracks	\$ 8.00	\$ 316.80	Ptd cmu wall - minimal cracking, replace cabinets (lower) per damage due to slab movement, doors no longer close.
106A Kitchen	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	2'-8" door is in fair condition
106D Kitchen	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	2'-8" door is in fair condition
107 Elec Room	A	5	Acoustical Tile Ceiling	Ceiling	N/A	77	SF	1	New Ceiling Tile	\$ 2.50	\$ 192.50	Warped, Dirty, Grid Rusting Failed System
107 Elec Room	A	5	8" CMU Wall	Wall (East)	N/A	49.5	SF	1	Fill in cracks and repoint joints	\$ 8.00	\$ 396.00	Ptd. CMU - failed wall, cracks due to foundation shifting. This wall is shared with Lobby/Office
107 Kitchen	A	5	Lower Cabinets	Wall (West)	N/A	17.5	LF	1	Replace lower cabinets	\$ 160.00	\$ 2,800.00	damage due to slab movement, doors no longer close.
107A Elec Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' door - with knob hardware - replace door hardware
108 Office	A	5	Acoustical Tile Ceiling	Ceiling	N/A	246	SF	1	New Ceiling Tile	\$ 2.50	\$ 615.00	Acoustical tile - old warped, discolored
108A Office	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	Can be reused - replace hardware
109 Toilet	A	5	Ceramic Tile Floor	Floor	N/A	75	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 1,725.00	1x1 ceramic tile on slab, cracked, uneven floor due to shifting in foundation slab

109 Toilet	A	5	8" CMU Wall	Wall (East)	N/A	117	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 2,480.40	exposed CMU has a crack due to foundation shifting, repoint joints, new ceramic tile walls
109 Toilet	A	5	8" CMU Wall	Wall (North)	N/A	53	SF	1	New Ceramic Tile finish	\$ 13.20	\$ 699.60	No visible cracks, new wall finish - ceramic tile
109 Toilet	A	5	8" CMU Wall	Wall (South)	N/A	53	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 1,123.60	exposed CMU has a crack due to foundation shifting, repoint joints, new ceramic tile walls
109 Toilet	A	5	8" CMU Wall	Wall (West)	N/A	117	SF	1	New Ceramic Tile finish	\$ 13.20	\$ 1,544.40	No visible cracks, new wall finish - ceramic tile
109A Toilet	A	5	2'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	2'X6'8" Not ADA - replace entire door with 3' door
110 Toilet	A	5	Ceramic Tile Floor	Floor	N/A	77	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 1,771.00	1x1 stone tile on slab, cracked, uneven floor due to shifting in foundation slab
110 Toilet	A	5	8" CMU Wall	Wall (South)	N/A	53	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 1,123.60	Exposed/ptd CMU has cracks due to foundation shifting, repoint joints, new ceramic tile wall
110 Toilet	A	5	8" CMU Wall	Wall (West)	N/A	117	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 2,480.40	Exposed/ptd CMU has cracks due to foundation shifting, repoint joints, new ceramic tile wall
110 Toilet	A	5	8" CMU Wall	Wall (East)	N/A	117	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 2,480.40	Exposed/ptd CMU has cracks due to foundation shifting, repoint joints, new ceramic tile wall
110A Toilet	A	5	2'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	Not ADA - replace entire door with 3'X6'8"
111 Workroom	A	5	Acoustical Tile Ceiling	Ceiling	N/A	364	SF	1	New Ceiling Tile	\$ 2.50	\$ 910.00	Warped, Dirty, Grid Rusting Failed System
111 Workroom	A	5	VCT Floor	Floor	N/A	364	SF	1	New VCT	\$ 1.65	\$ 600.60	VCT on Slab - poor condition, dirty, discolored, out dated Shifting in slab foundation - disjoined from wall
111 Workroom	A	5	8" CMU Wall	Wall (North)	N/A	74	SF	1	New CMU Wall	\$ 8.00	\$ 592.00	Cracking @ NE Corner - obvious shift in foundation slab Cabinets in fair condition
111 Workroom	A	5	4" Metal Stud Wall with gypsum board	Wall (South)	N/A	216	SF	1	New 4" metal stud gypsum board wall	\$ 5.85	\$ 1,263.60	Gypsum board on 4" metal stud
111A Workroom	A	5	Door 3'X6'8"	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	ADA Accessible - replace door hardware
112 Office (Workroom)	A	5	VCT Floor	Floor	N/A	78	SF	1	New VCT	\$ 3.00	\$ 234.00	Vct on slab - Floor dropping
112 Office (Workroom)	A	5	4" Metal Stud Wall with gypsum board	Wall (North)	N/A	81	SF	1	New 4" metal stud gypsum board wall	\$ 5.85	\$ 473.85	Gypsum board on 4" metal stud - cracks at door header, wall movement
112 Office (Workroom)	A	5	8" CMU Wall	Wall (South)	N/A	81	SF	1	New CMU wall with gypsum board	\$ 9.60	\$ 777.60	Gypsum board on CMU - visible cracks in wall
112A Office (Workroom)	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' Can be reused - replace door hardware
113 Office (Workroom)	A	5	VCT Floor	Floor	N/A	125	SF	1	New VCT	\$ 3.00	\$ 375.00	Vct on slab - failing/dropping at east wall
113 Office (Workroom)	A	5	4" Metal Stud Wall with gypsum board	Wall (North)	N/A	81	SF	1	New 4" metal stud gypsum board wall	\$ 5.85	\$ 473.85	Gypsum board on 4" metal stud - cracks at door header, wall movement
113 Office (Workroom)	A	5	8" CMU Wall	Wall (South)	N/A	81	SF	1	New CMU Wall	\$ 8.00	\$ 648.00	Ptd cmu wall - huge cracks in joints/wall shifting. Obvious movement in foundation
113A Office Workroom	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' Can be reused - replace door hardware
114 Storage	A	5	Exposed Blanket Insulation	Ceiling	N/A	66	SF	1	New insulation	\$ 0.75	\$ 49.50	Deteriorated - exposed insulation
114 Storage	A	5	Concrete Slab Floor	Floor	N/A	66	SF	1	Reference Structural Assessment	\$ -	\$ -	Reference Structural Assessment for price
114 Storage	A	5	8" CMU Wall	Wall (East)	N/A	54	SF	1	New CMU wall	\$ 8.00	\$ 432.00	Ptd cmu wall - cracks in joints/wall shifting.
114 Storage	A	5	8" CMU Wall	Wall (North)	N/A	99	SF	1	New CMU wall	\$ 8.00	\$ 792.00	Ptd cmu wall - cracks in joints/wall shifting.
114 Storage	A	5	8" CMU Wall	Wall (South)	N/A	99	SF	1	New CMU wall	\$ 8.00	\$ 792.00	Ptd cmu wall - cracks in joints/wall shifting.
114 Storage	A	5	8" CMU Wall	Wall (West)	N/A	54	SF	1	New CMU wall	\$ 8.00	\$ 432.00	Ptd cmu wall - cracks in joints/wall shifting.
114A Storage	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	2'8" "half door" not ada accessible, replace with 3' door
115 Storage/Mech	A	5	Ceiling	Ceiling	N/A	1	LS	1	Paint	\$ 100.00	\$ 100.00	Exposed Structure? See Structural Assessment for Cost
115 Storage/Mech	A	5	Floor	Floor	N/A	44	SF	1	Reference Structural Assessment	\$ -	\$ -	Exposed concrete slab - no visible signs of cracking or movement in slab. Room used for mech and storage. See Structural Assessment for Cost
115 Storage/Mech	A	5	8" CMU Wall	Wall (North)	N/A	66	SF	1	New CMU Wall	\$ 8.00	\$ 528.00	Painted cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
115 Storage/Mech	A	5	8" CMU Wall	Wall (South)	N/A	66	SF	1	New CMU Wall	\$ 8.00	\$ 528.00	Painted cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
115 Storage/Mech	A	5	8" CMU Wall	Wall (West)	N/A	54	SF	1	New CMU Wall	\$ 8.00	\$ 432.00	Painted cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
116 Lobby	A	5	Brick on 8" CMU Wall	Brick on CMU Wall (North)	N/A	208	SF	1	New Brick Veneer - painted	\$ 15.85	\$ 3,296.80	replace brick and repaint wall
116 Lobby	A	5	VCT Floor	Floor	N/A	404	SF	1	New VCT	\$ 3.00	\$ 1,212.00	Sinking, Cracked, Sloped - Failed System
116 Lobby	A	5	Stucco Panel on CMU Wall	Wall (South)	N/A	115	SF	1	New Stucco finish	\$ 33.00	\$ 3,795.00	New Stucco wall - 3 coats

117 Gym	A	5	Exposed Blanket Insulation	Ceiling	N/A	10101	SF	0.3	Replace "pieces" of damaged insulation	\$ 0.75	\$ 2,500.00	Exposed steel truss system. Insulation in fair condition (visible) as some "pieces" are damaged and will need to be repaired
117 Gym	A	5	Wall - 1,984 SF Total	Wall (East)	N/A	1984	SF	0.5	New Stucco finish	\$ 33.00	\$ 32,736.00	Stucco panel on concrete tilt wall at first level and stucco panel on stud wall at 2nd level. Stucco cracking at rolling door header and control joints of stucco panels. Big "hole" in wall behind fans - looks as if conduit was removed. Vinyl base is covering sloping floor and cracking at wall base - Vinyl Base needs to be replaced. Wall is dirty. There is a transition from stucco panel to a gyp. bd. wainscoat and wood panelling at 2nd level stair (balcony level/took pic) - Trim at panels coming off. Vinyl base at second level in fair condition. Patch/Repair wall behind fan as it will be removed per MEP's assessment.
117 Gym	A	5	Wall - 3,695 SF Total	Wall (South)	N/A	3695	SF	0.5	New Stucco finish	\$ 33.00	\$ 60,967.50	Stucco panel on concrete tilt wall at first level and stucco panel on stud wall at 2nd level. Transition to CMU wall at gridline G - first level. Wall has few punched holes in stucco and is dirty. Big "hole" in wall behind fans - looks as if conduit was removed. Patch/Repair wall behind fan as it will be removed per MEP's assessment
117 Gym	A	5	Wall - 1,984 SF Total	Wall (West)	N/A	1984	SF	0.5	New Stucco finish	\$ 33.00	\$ 29,462.40	Stucco panel on CMU at first level and stucco panel on stud wall at 2nd level. Wall has few punched holes in stucco and is dirty. Patch/Repair wall where Fans/Louvers are to be taken out of the wall.
119 Storage	A	5	8" CMU Wall	Wall (East)	N/A	244	SF	1	New painted CMU wall	\$ 8.85	\$ 2,159.40	CMU wall - Poor condition - demo and replace
119 Storage	A	5	8" CMU Wall	Wall (North)	N/A	112	SF	1	New painted CMU wall	\$ 8.85	\$ 991.20	CMU wall - Poor condition - demo and replace
119 Storage	A	5	8" CMU Wall	Wall (South)	N/A	409	SF	1	New painted CMU wall	\$ 8.85	\$ 3,619.65	CMU wall - Poor condition - demo and replace
119 Storage	A	5	8" CMU Wall	Wall (West)	N/A	142	SF	1	New painted CMU wall	\$ 8.85	\$ 1,256.70	CMU wall - Poor condition - demo and replace
119A Storage	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO
119B Storage	A	5	4'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO
119C Storage	A	5	4'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO
119D Storage	A	5	4'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door
121 New Storage	A	5	8" CMU Wall	Wall (East)	New	180	SF	1	Paint	\$ 0.85	\$ 153.00	Paint
121 New Storage	A	5	Ptd. Conc. TiltWall	Wall (North)	New	107	SF	1	Paint	\$ 0.85	\$ 90.95	Paint
121 New Storage	A	5	8" CMU Wall	Wall (South)	New	107	SF	1	Paint	\$ 0.85	\$ 90.95	Paint
121 New Storage	A	5	8" CMU Wall	Wall (West)	New	180	SF	1	Paint	\$ 0.85	\$ 153.00	Paint
121A New Storage	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
122 Janitor's Closet	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
122 Janitor's Closet	A	5	Concrete Slab Floor	Floor	New	36	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 828.00	New slab with ceramic tile floor
122 Janitor's Closet	A	5	New Wall	Wall (North)	New	126	SF	1	New 4" metal stud gypsum board wall with ceramic tile	\$ 14.80	\$ 1,864.80	New Wall with ceramic tile
122 Janitor's Closet	A	5	New Wall	Wall (West)	New	120	SF	1	New 4" metal stud gypsum board wall with ceramic tile	\$ 14.80	\$ 1,776.00	New Wall with ceramic tile
123 Water Heater	A	5	Concrete Slab Floor	Floor	New	20	SF	1	New Slab	\$ 11.00	\$ 220.00	New Slab
123A Water Heater	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
201 Arts & Crafts	A	5	Acoustical Tile Ceiling	Ceiling	N/A	1122	SF	1	New Ceiling Tile	\$ 2.50	\$ 2,805.00	Acoustical tile - old warped, discolored, water damage in NW corner
201 Arts & Crafts	A	5	VCT Floor	Floor	N/A	1122	SF	1	New VCT on self-leveling compound to correct slope	\$ 4.40	\$ 4,936.80	Dropping/cracked at column gridline C, slight change at threshold between balcony and room. Needs to be "re-leveled with quikrete".
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd panelling, warped, panels and trim pieces falling off/failing. - replace with gyp bd walls and rubber bases
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	531	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,938.15	4'X8' ptd wd panelling, warped, panels and trim pieces falling off/failing. - replace with gyp bd walls and rubber bases
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	531	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,938.15	4'X8' ptd wd panelling, warped, panels and trim pieces falling off/failing. - replace with gyp bd walls and rubber bases
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd panelling, warped, panels and trim pieces falling off/failing. - replace with gyp bd walls and rubber bases
201A Arts & Crafts	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
201B Arts & Crafts	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
202 Mtg. #1	A	5	Acoustical Tile Ceiling	Ceiling	N/A	640	SF	1	New Ceiling Tile	\$ 2.50	\$ 1,600.00	Acoustical tile - old warped, discolored

202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	302	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,102.30	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	302	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,102.30	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202A Mtg. #1	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
202B Mtg. #1	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
203 Mtg. #2	A	5	Acoustical Tile Ceiling	Ceiling	N/A	710	SF	1	New Ceiling Tile	\$ 2.50	\$ 1,775.00	Acoustical tile - old warped, discolored
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	351	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,281.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	351	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,281.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203A Mtg. #2	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
204 Dance Studio	A	5	Acoustical Tile Ceiling	Ceiling	N/A	1410	SF	1	New Ceiling Tile	\$ 2.50	\$ 3,525.00	Acoustical tile - old warped, discolored
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	1380	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 5,037.00	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	1380	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 5,037.00	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204A Dance Studio	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
204B Dance Studio	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
205A Breakroom	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
206 Mech/Stor.	A	5	Gyp 8d Wall	Wall (East)	N/A	153	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 558.45	Gyp on stud wall - gyp is old and there is a "mold" smell. Not sure if mold is on wall(s) or in cgl of Mtg. Rm. No. 2.
206A Mech/Stor.	A	5	3'X7' Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
207 Mech	A	5	Ceiling	Ceiling	N/A	15	SF	1	New Insulation	\$ 0.75	\$ 11.25	Replace insulation
207A Mech	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	New door and hardware (existing door not ADA accessible)
A (101) Workout Room	A	5	3'10"X2'9" Window	4 North Wall Windows	N/A	42	SF	1	New Window	\$ 46.65	\$ 1,959.30	Single hung, single pane, old, inoperable - replace with fixed aluminum and 1" low-e glass
A (106) Kitchen	A	5	4'x5' Window	4 East Wall Windows	N/A	80	SF	1	New Window	\$ 46.65	\$ 3,732.00	Very dirty, semi operable single pane windows, caulking cracked, not sealed properly - replace with fixed aluminum and 1" low-e glass
A (108) Office	A	5	3'10"X2'9" Window	2 North Wall Windows	N/A	21	SF	1	New Window	\$ 46.65	\$ 979.65	Very dirty, semi operable single pane windows, caulking cracked, not sealed properly - replace with fixed aluminum and 1" low-e glass
A (205) Breakroom	A	5	3'10"X2'9" Window	2 South Wall Windows	N/A	21	SF	1	New Window	\$ 46.65	\$ 979.65	2 Fixed windows, single pane, sealant cracking (caulked several times) out of date - replace with fixed aluminum and 1" low-e glass
ADA Site Conditions	A	5	ADA Site Conditions	Exterior (Site)	N/A	1102	SF	1	Accessible Routes	\$ 6.00	\$ 6,612.00	Replace damaged sidewalks along accessible routes
B (102) Boys	A	5	3'10"X1'6" Window	4 North Wall Windows	N/A	23	SF	1	New Window	\$ 46.65	\$ 1,072.95	Single pane, caulked several times, dirty - out of date operable? - replace with fixed aluminum and 1" low-e glass
B (103) Girls	A	5	3'10"X1'6" Window	4 North Wall Windows	N/A	23	SF	1	New Window	\$ 46.65	\$ 1,072.95	Single pane, caulked several times, dirty - out of date operable? - replace with fixed aluminum and 1" low-e glass
B (104) Activity Room	A	5	3'10"X1'6" Window	2 North Wall Windows	N/A	11.5	SF	1	New Window	\$ 46.65	\$ 536.48	Single pane, caulked several times, dirty - out of date operable? - replace with fixed aluminum and 1" low-e glass
B (107) Elec Room	A	5	3'10"X1'6" Window	2 North Wall Windows	N/A	11.5	SF	1	New Window	\$ 46.65	\$ 536.48	Ptd. Over/inoperable - replace with fixed aluminum and 1" low-e glass

C (109) Toilet	A	5	2'X2' Window	1 North Wall Windows	N/A	4	SF	1	New Window	\$ 46.65	\$ 186.60	Glass ptd, fixed, Single pane, caulked several times, dirty -- out of date operable? - replace with fixed aluminum and 1" low-e glass
C (110) Toilet	A	5	2'X2' Window	1 North Wall Windows	N/A	4	SF	1	New Window	\$ 46.65	\$ 186.60	Glass ptd, fixed, Single pane, caulked several times, dirty -- out of date operable? - replace with fixed aluminum and 1" low-e glass
D (111) Toilet	A	5	4'X2'6" Window	3 East Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	East windows are single pane, double hung and in poor condition, caulk/sealant is cracked and will not increase longevity of window.
D (113) Office Workroom	A	5	4'X5' Window	3 East Wall Windows	N/A	60	SF	1	New Window	\$ 46.65	\$ 2,799.00	East: double hung single pane windows, single pane, sealant cracking (caulked several times) out of date.
E (Gym)	A	5	6'X6'8" Exterior Gym Doors	6 Doors	N/A	240	SF	1	Fill in wall	\$ 41.00	\$ 9,840.00	Demo Doors and fill in walls
East Ext. Wall	A	5	Brick on CMU	Lower Level	N/A	1207	SF	1	Repoint brick wall joints and fill cracks	\$ 21.24	\$ 25,636.68	Repoint brick wall joints and fill cracks
East Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1576	SF	1	Paint	\$ 2.00	\$ 3,152.00	Clean and Paint Metal siding
ENTRY ROOF	A	5	EPDM Roof	Roof	N/A	1	LS	1	Replace roof	\$ 5,000.00	\$ 5,000.00	EPDM roof -- cracked, detaching pieces, puddle stains
G (203) Mtg. #2	A	5	2'6"X6' Window	1 North Wall Windows	N/A	15	SF	1	New Window	\$ 46.65	\$ 699.75	1 Double hung single pane window, sealant cracking (caulked several times) out of date
G (204) Dance Studio	A	5	2'6"X6' Window	1 North Wall Windows	N/A	15	SF	1	New Window	\$ 46.65	\$ 699.75	Double hung, single pane, sealant cracking (caulked several times) out of date
G(201) Arts & Crafts	A	5	2'6"X6' Window	2 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	2 double hung single pane windows, sealant cracking (caulked several times) out of date.
I (203) Mtg. #2	A	5	5'X6' Window	1 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	1 Fixed window, single pane, sealant cracking (caulked several times) out of date
I (204) Dance Studio	A	5	5'X6' Window	1 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	Fixed window, single pane, sealant cracking (caulked several times) out of date
I(201) Arts & Crafts	A	5	5'X6' Window	1 North Wall Window	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	1 fixed window, single pane, sealant cracking (caulked several times) out of date.
I(202) Mtg. #1	A	5	5'X6' Window	1 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	Fixed window, single pane, sealant cracking (caulked several times) out of date.
L (108) Office	A	5	4'X3' Window	2 South Windows	N/A	24	SF	1	New Window	\$ 46.65	\$ 1,119.60	South window inoperable, single pane, double hung (exterior window used as interior), missing glass
North Ext. Wall	A	5	3" Stucco on Lower Level	Lower Level	N/A	1298	SF	1	New Stucco	\$ 5.20	\$ 6,749.60	Remove Stucco - Cracked at joints, in poor condition
North Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1452	SF	1	Paint	\$ 2.00	\$ 2,904.00	Clean and Paint Metal siding
South Ext. Wall	A	5	3" Stucco on Lower Level	Lower Level	N/A	961	SF	1	New Stucco	\$ 5.20	\$ 4,997.20	Remove Stucco - Cracked at joints, in poor condition
South Ext. Wall	A	5	Brick on CMU	Lower Level	N/A	100	SF	1	Fill in cracks and repoint joints	\$ 8.00	\$ 800.00	Repoint brick wall joints and fill cracks
South Ext. Wall	A	5	Brick on CMU	Lower Level	N/A	267	SF	1	Chemical Clean and Paint Brick Wall	\$ 4.24	\$ 1,132.08	Chemical Clean and Paint Brick Wall
South Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1618	SF	1	Paint	\$ 2.00	\$ 3,236.00	Clean and Paint Metal siding
West Ext. Wall	A	5	3" Stucco on Lower Level	Lower Level	N/A	783	SF	1	New Stucco	\$ 5.20	\$ 4,071.60	Remove Stucco - Cracked at joints, in poor condition
West Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1576	SF	1	Paint	\$ 2.00	\$ 3,152.00	Clean and Paint Metal siding
									Subtotal Arch 5's		\$417,531.75	
Storage (119)	S	5	Slab	N/A	N/A	592	sf	100	Level slab	\$ 5.00	\$ 2,960.00	Level Slab (add topping)
Storage (119)	S	5	Piers	N/A	N/A	4	ea	100	Add piers & level	\$ 1,000.00	\$ 4,000.00	Add Piers & Level
Storage (119)	S	5	Ramp	N/A	New	1	ls	100	Add new ADA ramp	\$ 750.00	\$ 750.00	Add new ADA Ramp
Storage (119)	S	5	Roof	N/A	Demo	592	sf	100	Demo	\$ 2.00	\$ 1,184.00	Demo
Storage (119)	S	5	CMU	N/A	Demo	592	sf	100	Demo	\$ 2.00	\$ 1,184.00	Demo
Storage (119)	S	5	Roof	N/A	New	592	sf	100	New Roof Structure	\$ 4.50	\$ 2,664.00	New Roof Structure
Storage (119)	S	5	CMU	N/A	New	650	sf	100	Replace CMU joints	\$ 8.00	\$ 5,200.00	Replace CMU joints
Kitchen (106)	S	5	Slab	N/A	Demo	426	sf	100	Demo slab	\$ 3.00	\$ 1,278.00	Demo Slab
Kitchen (106)	S	5	Slab	N/A	New	426	sf	100	Install new slab	\$ 8.00	\$ 3,408.00	Install new Slab
Kitchen (106)	S	5	CMU	N/A	Demo	200	sf	100	Demo CMU wall	\$ 2.00	\$ 400.00	Demo CMU wall
Kitchen (106)	S	5	CMU	N/A	New	200	sf	100	New CMU wall	\$ 8.00	\$ 1,600.00	New CMU wall
Kitchen (106)	S	5	Grd BM	N/A	New	20	lf	100	Install new grade beam	\$ 40.00	\$ 800.00	Install new grade beam
Kitchen (106)	S	5	Piers	N/A	New	4	ea	100	Add piers & level	\$ 1,000.00	\$ 4,000.00	Add Piers & Level
Storage (114 & 115)	S	5	Slab	N/A	Demo	110	sf	100	Demo slab	\$ 3.00	\$ 330.00	Demo Slab
Storage (114 & 115)	S	5	Slab	N/A	New	110	sf	100	Install new slab	\$ 8.00	\$ 880.00	Install new Slab
Storage (114 & 115)	S	5	CMU	N/A	Demo	200	sf	100	Demo CMU	\$ 2.00	\$ 400.00	Demo CMU
Storage (114 & 115)	S	5	CMU	N/A	New	220	sf	100	New CMU	\$ 8.00	\$ 1,760.00	New CMU
									Subtotal Structural 5's		\$ 32,798.00	

Building Exterior	M	5	Condensate Piping (Exterior)	N/A	N/A	500	LF	N/A	Demo & replace condensate piping	\$ 21.75	\$ 10,875.00	Condensate piping at several units has failed, is not properly insulated or supported, and has rust damage. Condensate piping needs to be demolished and replaced. *Price is to demolish and replace condensate piping.
Roof & Toilet 109 & 110	M	5	Exhaust fans	N/A	Unkno wn	2	EA	N/A	Demo & replace 2 exhaust fans	\$ 1,400.00	\$ 2,800.00	Exhaust fans have visible damage and interior devices are in poor condition and need to be replaced. *Price is to demolish and replace (2) exhaust fans.
Roof	M	5	Kitchen Exhaust Fan (Demo)	N/A	Unkno wn	1	EA	N/A	Demo exhaust & ductwork	\$ 750.00	\$ 750.00	Demolish existing kitchen exhaust fan and ductwork.
Roof	M	5	Kitchen Exhaust Fan	N/A	Unkno wn	1	EA	N/A	Demo & replace fan & ductwork	\$ 2,550.00	\$ 2,550.00	Existing kitchen exhaust fan is the wrong type (downblast) - exhaust duct is likely filled with grease and will need to be replaced along with correct type of hood. Existing fan has signs of corrosion. *Price is to demolish and replace kitchen exhaust fan and ductwork. **Price does not include any required patching/cutting of roof.
Boys & Girls RR 102 & 103	M	5	Exhaust Fans	N/A	Unkno wn	2	EA	N/A	Demo & replace 2 exhaust fans & ductwork	\$ 1,600.00	\$ 3,200.00	Exhaust fans and grilles are in poor condition, are not functioning and need to be replaced. Confirm exhaust rates meet code required values. *Price is to demolish and replace (2) exhaust fans and their associated ductwork.
Gym 117	M	5	Outside Air	N/A	N/A	1	LS	N/A	New ductwork & dampers	\$12,500.00	\$ 12,500.00	Gym currently does not meet code required amount of outside air and needs to be brought into compliance. No outside air has been provided to the 8 air handlers. *Price is to provide new ductwork and dampers for gym outside air.
Gym 117	M	5	Condensate Piping (Interior)	N/A	N/A	40	LF	N/A	Demo & replace condensate piping	\$ 21.75	\$ 870.00	Gym air handlers have damaged and uninsulated condensate piping. Insulate and replace piping where required. *Price is to demolish and replace condensate piping.
Several Locations	M	5	Air Devices & Ductwork (AH #15)	N/A	N/A	1	LS	N/A	New ductwork, elbows, devices & dampers	\$ 2,000.00	\$ 2,000.00	Gas furnace #15 only has (1) return air grille total for unit and does not meet code requirements. Add return air devices and ductwork as required to meet code. *Price is for new ductwork, elbows, devices & dampers.
Storage 115	M	5	Air Device (AH #15)	N/A	N/A	1	EA	N/A	Cut wall & install new combustion air louver	\$ 2,500.00	\$ 2,500.00	Storage room has only (1) combustion air louver - existing is only the upper louver. Highly recommend adding a lower combustion air opening to meet code requirements. *Price is to rent saw cutting equipment & drill bits, saw cut existing wall and provide and install new combustion air louver.
Kitchen 106	M	5	Air Devices (AH #15)	N/A	N/A	1	LS	N/A	Repair insulation & provide new return air grille	\$ 1,000.00	\$ 1,000.00	Kitchen does not have a return air grille. Supply air is missing grille (open ended duct supplying air). Kitchen needs more supply air. Insulation is damaged and needs to be serviced. *Price is to repair insulation and provide new return air grille.
Kitchen 106	M	5	Outside Air	N/A	N/A	1	LS	N/A	New make-up air fan, grille and ductwork	\$ 2,500.00	\$ 2,500.00	Kitchen does not have required amount of make-up air. Provide and install make-up air fan, grille and ductwork to serve the space. *Price is for new make-up air fan, grille and ductwork.
Mech 105	M	5	Combustion Air Device	N/A	N/A	1	EA	N/A	Cut wall & install new combustion air louver	\$ 750.00	\$ 750.00	Half of the upper combustion air louver is blocked by an outside air duct serving a gas furnace located in Mech 105. Air containing combustible by-products is being recirculated through the space by the air handler. Provide and install new combustion air louver and directly connect existing outside air ductwork to existing louver intake. *Price is to saw cut existing wall and provide and install new combustion air louver.
Activity Room 104	M	5	Thermostat (AH #10)	N/A	N/A	1	EA	N/A	Replace thermostat	\$ 300.00	\$ 300.00	Thermostat is in poor condition and needs to be replaced. *Price is to replace thermostat.
Workout Room 101	M	5	Thermostat (AH #11)	N/A	N/A	1	EA	N/A	Demo thermostat timer	\$ 300.00	\$ 300.00	Thermostat with timer appears to be in fair physical condition. Timer control does not allow the HVAC unit to operate appropriately and needs to be removed from control system. *Price is to demolish existing thermostat timer.
Pump Room 107	M	5	Fan	N/A	N/A	1	LS	N/A	New fan & thermostat	\$ 1,000.00	\$ 1,000.00	No cooling air is currently being provided to the pump room which houses all the main electrical switchgear - Consider providing a ventilation fan with thermostat for space. *Price is for new fan and thermostat.
Elevator Machine Room	M	5	Ventilation or cooling system	N/A	N/A	1	EA	N/A	New ductless split system	\$ 3,000.00	\$ 3,000.00	No dedicated ventilation system or cooling system provided for elevator machine room. Does not meet 2009 IBC Section 3006.2. Provide and install ductless split HVAC unit. *Price is for new ductless split system.
Subtotal Mechanical 5's											\$ 46,895.00	

Building Exterior	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Repair main waste water line	\$29,500.00	\$ 29,500.00	Building main waste water line backs up due to blockage by tree root. *Price Includes rental of saw cutting equipment, ground excavation equipment, demolition of existing waste water (WW) piping and the replacement of sections of WW piping as noted to be in disrepair by Fox Mechanical. **Price does not include patch and repair of indoor conditions.
Several Locations Throughout Building	P	5	Domestic Water Piping	N/A	N/A	250	LF	N/A	Insulate exposed piping	\$ 6.50	\$ 1,625.00	Hot & cold domestic water piping is uninsulated at several locations throughout the building. Provide insulation at all domestic water piping. *Price is to insulate exposed piping.
Toilet 110	P	5	Domestic Water Piping	N/A	N/A	5	LF	N/A	Insulate exposed piping	\$ 6.50	\$ 32.50	No insulation present at the cold water (CW) and exposed waste water (WW) piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Toilet 109	P	5	Domestic Water Piping	N/A	N/A	5	LF	N/A	Insulate exposed piping	\$ 6.50	\$ 32.50	No insulation present at the CW and exposed WW piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Kitchen 106	P	5	Domestic Water Piping	N/A	N/A	7	LF	N/A	Insulate exposed piping	\$ 6.50	\$ 45.50	No insulation present at the CW, HW and exposed WW piping below the kitchen hand sink. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Kitchen 106	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Replace hub drain with sink	\$ 1,200.00	\$ 1,200.00	3-Compartment kitchen sink drain routes to a hub drain below the sink. The hub drain does not properly drain and backs up into the kitchen space. Replace hub drain with 4" floor sink with brass cover.
Kitchen 106	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Saw cut slab	\$ 125.00	\$ 125.00	Saw cut existing slab for the installation of new 4" floor sink.
Kitchen 106	P	5	Grease Trap	N/A	N/A	1	LS	N/A	New grease trap	\$ 5,275.00	\$ 9,300.00	No grease trap is currently installed for the commercial kitchen. Grease trap needs to be installed to meet plumbing code. *Price includes saw cutting of existing slab, excavation of building exterior ground and to provide and install new grease trap. **Price does not include patching of saw cut slab.
Kitchen 106	P	5	Grease Piping	N/A	N/A	100	LF	N/A	Piping for grease trap	\$ 40.00	\$ 4,000.00	Provide and install 4" cast iron piping for new grease trap.
Storage 119	P	5	Domestic Water Piping (Demo)	N/A	N/A	1	LS	N/A	Demo domestic water piping	\$ 115.00	\$ 115.00	Demolish existing CW & HW valves serving the washing machine.
Storage 119	P	5	Washing Machine	N/A	N/A	1	LS	N/A	New washing machine valve box	\$ 200.00	\$ 200.00	No insulation present at the CW & HW piping below the fixture. CW & HW valves are leaking and are wrapped with towels and duct tape. Provide and install new washing machine valve box. *Price is for new washing machine valve box.
Gym 117	P	5	Drinking Fountain	N/A	N/A	1	EA	N/A	Demo & replace fountain	\$ 1,950.00	\$ 1,950.00	Drinking fountain appears to be in good condition but does not meet ADA mounting height requirements. Demolish and replace existing drinking fountain with ADA approved fixture. *Price is to demolish and replace drinking fountain.
Girls RR 103	P	5	Domestic Water Piping	N/A	N/A	15	LF	N/A	Insulate exposed domestic water piping	\$ 6.50	\$ 97.50	No insulation present at the CW & HW and exposed WW piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Girls RR 103	P	5	Shower (Demo)	N/A	N/A	4	EA	N/A	Demo shower valves	\$ 85.00	\$ 340.00	Demolish existing shower valve assemblies.
Girls RR 103	P	5	Shower	N/A	N/A	4	EA	N/A	Replace shower valves	\$ 350.00	\$ 1,400.00	Shower valves are not functioning and need to be replaced. *Price is to replace (4) shower valve assemblies.
Boys RR 103	P	5	Domestic Water Piping	N/A	N/A	10	LF	N/A	Insulate exposed piping	\$ 6.50	\$ 65.00	No insulation present at the CW & HW and exposed WW piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Boys RR 103	P	5	Shower (Demo)	N/A	N/A	4	EA	N/A	Demo shower valves	\$ 85.00	\$ 340.00	Demolish existing shower valve assemblies.
Boys RR 103	P	5	Shower	N/A	N/A	4	EA	N/A	Replace shower valves	\$ 350.00	\$ 1,400.00	Shower valves are not functioning and need to be replaced. *Price is to replace (4) shower valve assemblies.
2nd Floor Corridor	P	5	Drinking Fountain	N/A	N/A	1	EA	N/A	Demo & replace fountain	\$ 1,950.00	\$ 1,950.00	Drinking fountain is in moderate condition and does not meet ADA mounting height requirements. CW & exposed WW piping below fixture are not insulated. Demolish and replace existing drinking fountain with ADA approved fixture. *Price is to demolish and replace drinking fountain.
Storage 205	P	5	Sanitary Piping	N/A	N/A	1	EA	N/A	Replace hub drain with sink	\$ 1,200.00	\$ 1,200.00	Code requires 3-compartment sinks to drain into a floor sink or hub drain with 1" air gap. Replace existing drain with 4" floor sink with brass cover. *Price is to demolish existing hub drain and provide and install 4" floor sink.
Storage 205	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Saw cut slab	\$ 125.00	\$ 125.00	Saw cut drill existing slab for the installation of new 4" floor sink.
									Subtotal Plumbing 5's		\$ 55,043.00	

Building Exterior	E	5	Receptacles	N/A	N/A	12	EA	N/A	Demo & replace 12 receptacles	\$ 210.00	\$ 2,520.00	Exterior receptacles do not meet city requirements - all exterior receptacles shall be ground fault interrupter circuit (GFCI), waterproof (WP) & weather resistance (WR) protected. Replace existing receptacles with city approved devices. *Price is to demolish and replace (12) exterior receptacles.
Building Exterior (South)	E	5	Condensing Unit Disconnects	N/A	N/A	1	EA	N/A	Demo & replace condensing unit disconnect	\$ 450.00	\$ 450.00	Disconnect for condensing unit serving the upstairs dance studio is listed as a 30 Amp disconnect while the equipment tag calls for a 40 Amp disconnect. Existing disconnect needs to be demolished and replaced. *Price is to demolish and replace condensing unit disconnect.
Kitchen 106	E	5	Equipment Disconnect	N/A	N/A	1	EA	N/A	Relocate disconnect	\$ 350.00	\$ 350.00	No clearly identifiable disconnect is present in the kitchen for the kitchen hood. Kitchen hood is not centered over equipment being served - the kitchen hood should extend 6" over edge of equipment in order to meet code. Relocate equipment and any related electrical devices as directed by the architect.
Kitchen 106	E	5	Receptacles	N/A	N/A	10	EA	N/A	Demo & replace kitchen receptacles	\$ 160.00	\$ 1,600.00	Kitchen receptacles should be GFCI protected and do not currently meet code requirements. Replace existing receptacles with GFCI protected receptacles. *Price is to demolish and replace existing kitchen receptacles.
Storage 114	E	5	Electrical Panel 'K'	N/A	N/A	1	LS	N/A	Demo & replace electrical panel	\$ 8,300.00	\$ 8,300.00	Electrical panel is a full 40 space Federal Pacific panel and its current location does not meet code. Panel needs to be replaced with a new 42 space panel and relocated. Equipment: 120/240 VAC, 100 Amp, recessed mounted 40 space Panel 'K'. *Price is to demolish existing panel and to replace and relocate new panel.
Pump Room 107	E	5	Main Switchgear	N/A	N/A	1	LS	N/A	Demo & replace main distribution panel	\$32,000.00	\$ 32,000.00	Main switchgear is old and shows signs of wear - minor rust damage and stripped paint. Equipment: 120/240 VAC, 300 Amp, surface mounted Main Distribution Panel, 120/240 VAC, 125 Amp, surface mounted 32 space Panel 'L', 120/240 VAC, 50 Amp, surface mounted 16 space Panel 'Z', 120/240 VAC, 100 Amp, surface mounted 16 space Panel 'AC'. *Price is to demolish and replace main distribution panel and (3) electrical panels.
Gym 117 & 2nd Floor Corridor	E	5	Receptacles	N/A	N/A	2	EA	N/A	Demo & replace receptacles	\$ 160.00	\$ 320.00	Receptacles serving drinking fountains should be GFCI protected and do not currently meet code requirements. Replace existing receptacles with GFCI protected receptacles. *Price is to demolish and replace existing receptacles.
Boys & Girls RR 102 & 103	E	5	Receptacles	N/A	N/A	4	EA	N/A	Demo & replace receptacles	\$ 160.00	\$ 640.00	Restroom receptacles should be GFCI protected and do not currently meet code requirements. Receptacles shall be properly supported with securely mounted junction box. Replace existing receptacles with GFCI protected receptacles. *Price is to demolish and replace existing receptacles.
Several Locations Throughout Building	E	5	Wiring, Conduit & Junction Box	N/A	N/A	1	LS	N/A	Wiring, conduit & junction box repair	\$ 1,000.00	\$ 1,000.00	There are open junction boxes with exposed, un-capped loose wires at various locations throughout the building. There are wires not properly concealed and supported - holding up a dangling junction box. Provide and install protective covers and securely support all junction boxes located throughout the building.
Subtotal Electrical 5's											\$ 47,180.00	
113 Office (Workroom)	A	4	Acoustical Tile Ceiling	Ceiling	N/A	125	SF	1	New Ceiling Tile	\$ 2.50	\$ 312.50	Acoustical tile - old warped, discolored
206 Mech/Stor.	A	4	Exposed Blanket Insulation	Ceiling	N/A	88	SF	1	New Insulation	\$ 0.75	\$ 66.00	Exposed Structure - insulation needs to be replaced
Subtotal Architectural 4's											\$ 378.50	
Building Exterior (South)	M	4	Condensing Unit	N/A	17	8	EA	N/A	Demo & replace condensing units	\$ 4,350.00	\$ 34,800.00	Condensing units appear to be in fair condition with wear and rust damage. Some hail damage present. Equipment: Condensing Units #1, 2, 3, 4, 5, 6, 7, 8. *Price is to demolish and replace (8) condensing units.
Building Exterior (South)	M	4	Condensing Unit	N/A	13	1	EA	N/A	Demo & replace condensing unit	\$ 4,350.00	\$ 4,350.00	Condensing unit appears to be in fair condition with wear and rust damage. Some hail damage present. Equipment: Condensing Unit #15. *Price is to demolish and replace (1) condensing unit.

Building Exterior (North)	M	4	Condensing Unit	N/A	11	1	Lot	N/A	Demo & replace 2 condensing units	\$ 7,000.00	\$ 7,000.00	Condensing units appear to be in fair condition with minor wear and tear, but are old. Some hail damage present. Equipment: Condensing Units #10 & 11. *Price is to demolish and replace (2) condensing units.
Building Exterior (North)	M	4	Condensing Unit	N/A	17	2	EA	N/A	Demo & replace 2 condensing units	\$ 3,950.00	\$ 7,900.00	Condensing units appear to be in fair condition with minor wear and tear, but are old. Some hail damage present. Equipment: Condensing Units #12 & 13. *Price is to demolish and replace (2) condensing units.
Building Exterior	M	4	Refrigerant Piping	N/A	N/A	600	LF	N/A	Demo & replace refrigerant piping	\$ 45.00	\$ 27,000.00	Refrigerant piping is in fair condition, is not properly insulated or supported, has rust damage. Refrigerant lines need to be demolished and replaced. *Price is to demolish and replace refrigerant piping.
Gym 117	M	4	Unit Heaters (Southeast)	N/A	Unknwn	2	EA	N/A	Demo & replace gas unit heaters	\$ 7,250.00	\$ 14,500.00	Gas unit heaters appear to be in poor condition. Consider replacing. *Price is to demolish and replace (2) gas unit heaters.
Gym 117	M	4	Fans/Louvers	N/A	N/A	4	EA	N/A	See Architect's Assessment	See Architect's Assessment		Large gymnasium fans are not functioning and need to be removed and their holes patched to match existing wall. Does not meet code required ventilation and outside air for gymnasium.
Gym 117	M	4	Air Handlers	N/A	17	8	EA	N/A	Demo & replace air handlers	\$ 7,200.00	\$ 57,600.00	Gym air handler units (8) are suspended from unistrut rack up high and appear to be in good condition - location makes it hard to service and change filters. Units do not provide code required outside air (see gym outside air comments for more information). Equipment: Air Handler #1, 2, 3, 4, 5, 6, 7 & 8. *Price is to demolish and replace (8) air handlers.
Workroom 111	M	4	Thermostat	N/A	N/A	2	EA	N/A	Replace thermostats	\$ 300.00	\$ 600.00	Thermostats for (8) gym air handlers are old and in poor condition. *Price is to replace (2) thermostats.
Storage 115	M	4	Air Handler #15	N/A	13	1	EA	N/A	Demo & replace gas furnace	\$ 7,575.00	\$ 7,575.00	Gas furnace #15: Serves 1st floor entry lobby/open area, offices, kitchen and storage. Unit appears to be in moderate condition - has minor frame leak, a rip in the flex connection that is patched with duct tape and no float switch. Unit zoning should be reconsidered (single unit serves several high demand spaces) along with thermostat location, providing remote temperature sensors and return grille locations. (See kitchen HVAC unit and outside air comments for more information). *Price is to demolish and replace existing gas furnace only.
Kitchen 106	M	4	HVAC Unit	N/A	N/A	1	LS	N/A	Replace dedicated unit	\$ 9,000.00	\$ 9,000.00	Recommendation: Kitchen requires more supply air, outside air and better temperature controls than current existing. Consider providing and installing a new dedicated unit to serve this space. *Price is to provide and install new dedicated unit.
Kitchen 106	M	4	Thermostat (AH #15)	N/A	N/A	1	EA	N/A	Replace temperature sensor	\$ 300.00	\$ 300.00	Recommendation: Consider locating a temperature sensor in kitchen to help control space temperature during peak use (if a new unit is not provided to serve the space). *Price is for new temperature sensor.
Activity Room 104	M	4	Air Device (AH #10)	N/A	N/A	1	LS	N/A	Replace ductwork & air devices	\$ 1,000.00	\$ 1,000.00	Existing (1) supply air grille is not sufficient to provide space required supply and outside air. *Price is for new ductwork and air devices.
Activity Room 104	M	4	Exhaust Fan	N/A	N/A	1	LS	N/A	Replace sidewall exhaust fan	\$ 1,200.00	\$ 1,200.00	Activity room is currently not negatively pressurized and has no exhaust air - room is labeled as activity room but is currently being used as a weight room and does not meet code requirements for this type of space. Provide and install new sidewall exhaust fan. *Price is to saw cut existing wall and provide and install new sidewall exhaust fan.
Gym 117	M	4	Ductwork (AH #11)	N/A	N/A	1	LS	N/A	Replace damaged ductwork	\$16,500.00	\$ 16,500.00	Exposed ductwork located in the gymnasium that serves the boys & girls restroom along with workout room 101 has been dented and damaged. *Price is to replace damaged exposed ductwork.
Meeting Rooms #1 & 2 202 & 203	M	4	Air Device & Ductwork (AH #12)	N/A	N/A	1	LS	N/A	Replace ductwork & air devices	\$ 2,000.00	\$ 2,000.00	Meeting rooms have only (1) supply air grille each serving large spaces - Consider extending ductwork and adding more supply air to the spaces. *Price is for adding new ductwork and air devices.
Meeting Rooms #1 & 2 202 & 203	M	4	Outside Air (AH #12)	N/A	N/A	1	LS	N/A		\$ 1,000.00	\$ 1,000.00	Meeting Rooms #1 & 2 likely do not meet the code required amount of outside air.
Arts & Crafts 201	M	4	Outside Air (AH #13)	N/A	N/A	1	LS	N/A		\$ 1,000.00	\$ 1,000.00	Arts & Crafts Room likely does not meet the code required amount of outside air.
Dance Studio 204	M	4	Thermostat (Dance Studio)	N/A	N/A	1	EA	N/A	Replace thermostat	\$ 500.00	\$ 500.00	Thermostat is in fair condition, but is located in a poor location. Consider replacing and relocating thermostat. *Price is for new thermostat and relocation.

Dance Studio 204	M	4	Outside Air (Dance Studio)	N/A	N/A	1	LS	N/A		\$ 750.00	\$ 750.00	Dance Studio likely does not meet the code required amount of outside air.
Whole Building	M	4	HVAC Systems	N/A	N/A	14	EA	N/A	Test & balance on HVAC	\$ 600.00	\$ 8,400.00	Recommendation: Have a test and balance analysis done on all building HVAC systems.
									Subtotal Mechanical 4's		\$202,975.00	
Roof	P	4	Gas Piping	N/A	N/A	15	LF	N/A	Replace gas piping	\$ 30.00	\$ 450.00	Gas piping on roof has considerable rust present and needs to be replaced.
Kitchen 106	P	4	Hand Sink	N/A	N/A	1	EA	N/A	Replace hand sink & faucet	\$ 600.00	\$ 600.00	Verify that lavatory installation location and mounting height meets ADA requirements. Recommendation: Consider installing low flow aerator. *Price is to replace hand sink and faucet.
Boys RR 103 Closet	P	4	Janitor Sink (Demo)	N/A	N/A	1	EA	N/A	Demo sink & faucet	\$ 85.00	\$ 85.00	Demolish existing janitor sink and faucet.
Boys RR 103 Closet	P	4	Janitor Sink	N/A	N/A	1	EA	N/A	Replace sink & faucet	\$ 1,200.00	\$ 1,200.00	Janitor sink is functioning but is in poor condition and should be considered for replacement. All CW, HW & WW piping are in poor shape with visible rust and damage. *Price is to replace janitor sink and faucet.
									Subtotal Plumbing 4's		\$ 2,335.00	
Building Exterior	E	4	Exterior Lighting	N/A	N/A	9	EA	N/A	Replace exterior lighting	\$ 700.00	\$ 6,300.00	Exterior lighting fixtures do not meet code and pose several different fire hazards - fixtures filled with bird's nests and several fixtures with plug and cord connected to non-protected surface mounted receptacles. *Price is to demolish and replace surface mounted exterior lighting fixtures and all conduit/wiring that does not meet the requirements of the National Electric Code (NEC).
Building Exterior	E	4	Conduit & Wiring	N/A	N/A	1	LS	N/A	Replace conduit & wiring	\$ 500.00	\$ 500.00	Wiring, conduit, supports & hangers for new exterior lighting fixtures.
Parking Lot	E	4	Exterior Pole Lighting	N/A	N/A	1	LS	N/A	Replace pole lighting	\$11,000.00	\$ 11,000.00	Pole lighting fixture does not meet current adopted city lighting code - all pole lights shall be full cutoff and fully shielded. *Price is for (4) new fixtures with single head, pole and concrete base. ***Price includes demolition of (1) existing fixture. ***Price includes trenching required to power new pole lighting fixtures.
Building Exterior	E	4	Conduit & Wiring	N/A	N/A	1	LS	N/A	Replace conduit & wiring	\$ 500.00	\$ 500.00	Wiring & conduit for new pole lighting fixtures.
Gym 117	E	4	Electrical Panels 'AC-1' & 'AC-2'	N/A	N/A	2	EA	N/A	Demo & replace panels	\$ 4,100.00	\$ 8,200.00	Electrical panels have visual signs of wear, rust damage and physical damage to the housing. Equipment: 120/240 VAC, 200 Amp, surface mounted Panel 'AC-1'; 120/240 VAC, 200 Amp, surface mounted Panel 'AC-2'. *Price is to demolish and replace (2) electrical panels.
Gym 117	E	4	Electrical Panels 'AC-1' & 'AC-2'	N/A	N/A	1	LS	N/A	Panel protection	\$ 500.00	\$ 500.00	Recommendation: Provide and install protective metal grate around electrical panels. Current panel location is subject to being damaged by basketballs.
Several Locations Throughout Building	E	4	Lighting Controls	N/A	N/A	22	EA	N/A	Demo & replace light switches	\$ 80.00	\$ 1,760.00	Wall mounted motion sensor light switches throughout the building are not functioning properly. All spaces shall be provided with properly functioning automatic lighting controls or dual switching. *Price is to demolish and replace existing lighting switches.
									Subtotal Electrical 4's		\$ 28,760.00	
101 Workout Room	A	3	Ceiling	Ceiling	N/A	620	SF	0	Replace ceiling	\$ 2.50	\$ 1,550.00	Ptd exposed structure (concrete plank) - punching bags hanging from ceiling, holes need repair
101 Workout Room	A	3	VCT Floor	Floor	N/A	620	SF	0	Replace VCT	\$ 3.00	\$ 1,860.00	VCT? on Slab - cracks on west end near wall
101 Workout Room	A	3	Stucco Panel on 8" CMU Wall	Wall (East)	N/A	180	SF	0	Repair stucco	\$ 33.00	\$ 5,940.00	Stucco panel on CMU - no visible cracks, dirty, replace all bases
101 Workout Room	A	3	Stucco Panel on 8" Concrete Tilt Wall	Wall (North)	N/A	310	SF	0	Repair stucco	\$ 33.00	\$ 10,230.00	Stucco panel on Concrete tilt wall - no visible cracks, dirty, replace all bases
101 Workout Room	A	3	Stucco Panel on 8" CMU Wall	Wall (South)	N/A	310	SF	0	Repair stucco	\$ 33.00	\$ 10,230.00	Stucco panel on CMU - no visible cracks, dirty, replace all bases
101 Workout Room	A	3	Stucco Panel on 8" CMU Wall	Wall (West)	N/A	180	SF	0	Repair stucco	\$ 33.00	\$ 5,940.00	Stucco panel on CMU - no visible cracks, dirty, replace all bases
106B Kitchen	A	3	6'x5' Rolling Door	Rolling Door	N/A	1	EA	0	Replace door	\$ 1,000.00	\$ 1,000.00	Rolling doors operable and in fair condition
106C Kitchen	A	3	6'x5' Rolling Door	Rolling Door	N/A	1	EA	0	Replace door	\$ 1,000.00	\$ 1,000.00	Rolling doors operable and in fair condition
107 Elec Room	A	3	Concrete Floor	Floor	N/A	77	SF	0	Patch concrete floor	\$ 3.00	\$ 231.00	Fair condition-no severe signs of aging
110 Toilet	A	3	Concrete Tilt Wall	Wall (North)	N/A	53	SF	0	Replace wall	\$ 13.20	\$ 699.60	No visible cracks Ptd. CMU wall - needs to be cleaned and ptd.
111 Workroom	A	3	Stucco Panel on CMU Wall	Wall (East)	N/A	153	SF	0	Replace stucco panels	\$ 33.00	\$ 5,049.00	Stucco on CMU - no visible signs of cracking
111 Workroom	A	3	Stucco Panel on CMU Wall	Wall (West)	N/A	201	SF	0	Replace stucco panels	\$ 33.00	\$ 6,633.00	Stucco on CMU - no visible signs of cracking

112 Office (Workroom)	A	3	Acoustical Tile Ceiling	Ceiling	N/A	78	SF	0	Replace ACT	\$ 2.50	\$ 195.00	Acoustical tile – old warped, discolored
113 Office (Workroom)	A	3	Brick on 8" CMU Wall	Wall (East)	N/A	122	SF	0	Replace brick	\$ 15.00	\$ 1,830.00	Brick on cmu – no visible cracks
113 Office (Workroom)	A	3	Gyp Bd Wallw/rubber base	Wall (West)	N/A	122	SF	0	Replace gyp	\$ 3.65	\$ 445.30	Gyp on mtl stud – no visible signs of cracking
115 Storage/Mech	A	3	8" CMU Wall	Wall (East)	N/A	54	SF	0	Replace CMU wall	\$ 8.00	\$ 432.00	Ptd cmu wall – no visible signs of cracking
116 Lobby	A	3	brick on 8" Wall	Wall (East)	N/A	101	SF	0	Replace brick	\$ 15.00	\$ 1,515.00	Wall is dirty No visible cracks Bulletin board does not "tack" paper – needs to be replaced
116 Lobby	A	3	Stucco Panel on 8" Wall	Wall (West)	N/A	45	SF	0	Replace stucco panels	\$ 33.00	\$ 1,485.00	No visible cracks on Elevator wall Stucco panel on CMU
117 Gym	A	3	VCT Floor	Floor	N/A	9578	SF	0	Replace VCT	\$ 1.65	\$ 15,803.70	VCT floor on east end and Gym vinyl floor on west end. There is a slope in floor starting at grid line G east to wall. VCT cracked at base of wall
117 Gym	A	3	Wall - 2,116SF Total	Wall (North)	N/A	1026	SF	0	Replace stucco panels	\$ 33.00	\$ 33,858.00	Stucco panel on CMU at first level and stucco panel on stud wall at 2nd level. Vinyl base at first level is covering sloping floor and cracking at wall base - Vinyl Base needs to be replaced. There is a transition from stucco panel to a gyp. bd. wainscoat and wood paneling at 2nd level (balcony level/took pic) -Trim at panels coming off. Vinyl base at second level in fair condition. Wall needs to be cleaned and painted, typ.
202 Mtg. #1	A	3	Floor	Floor	N/A	640	SF	0	Replace VCT	\$ 3.00	\$ 1,920.00	VCT aged and cracked
203 Mtg. #2	A	3	Floor	Floor	N/A	710	SF	0	Replace VCT	\$ 3.00	\$ 2,130.00	VCT aged and cracked
204 Dance Studio	A	3	Floor	Floor	N/A	1410	SF	0	Replace VCT	\$ 3.00	\$ 4,230.00	VCT aged and cracked
205 Breakroom	A	3	Ceiling	Ceiling	N/A	241	SF	0	Replace ACT	\$ 2.50	\$ 602.50	Vinyl acoustical ceiling tile in marginal condition
205 Breakroom	A	3	VCT Floor	Floor	N/A	241	SF	0	Replace VCT	\$ 3.00	\$ 723.00	VCT aged and cracked
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (East)	N/A	122.3	SF	0	Paint	\$ 0.85	\$ 103.91	Ptd gyp on stud wall – Fair condition
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (North)	N/A	171	SF	0	Paint	\$ 0.85	\$ 145.35	Ptd gyp on stud wall – Fair condition
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (South)	N/A	171	SF	0	Paint	\$ 0.85	\$ 145.35	Ptd gyp on stud wall – Fair condition
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (West)	N/A	122.3	SF	0	Paint	\$ 0.85	\$ 103.91	Ptd gyp on stud wall – Fair condition
206 Mech/Stor.	A	3	Gyp Bd Wall	Wall (North)	N/A	46.5	SF	0	Paint	\$ 0.85	\$ 39.53	Ptd gyp on stud wall – Fair condition
206 Mech/Stor.	A	3	Gyp Bd Wall	Wall (South)	N/A	46.5	SF	0	Paint	\$ 0.85	\$ 39.53	Ptd gyp on stud wall – Fair condition
206 Mech/Stor.	A	3	Gyp Bd Wall	Wall (West)	N/A	153	SF	0	Replace stud wall	\$ 3.65	\$ 558.45	Gyp on stud wall - Mold may be present
206 Mech/Stor.	A	3	Floor	Floor	N/A	88	SF	0	Patch floor	\$ 3.00	\$ 264.00	Exposed concrete – no visible cracks
207 Mech	A	3	Concrete Slab Floor	Floor	N/A	15	SF	0	Patch floor	\$ 3.00	\$ 45.00	Exposed concrete – no visible cracks
207 Mech	A	3	CMU Wall	Wall (East)	N/A	29.25	SF	0	Paint	\$ 0.85	\$ 24.86	CMU ptd.
207 Mech	A	3	CMU Wall	Wall (North)	N/A	40.5	SF	0	Paint	\$ 0.85	\$ 34.43	CMU ptd.
207 Mech	A	3	CMU Wall	Wall (South)	N/A	40.5	SF	0	Paint	\$ 0.85	\$ 34.43	CMU ptd.
207 Mech	A	3	CMU Wall	Wall (West)	N/A	29.25	SF	0	Paint	\$ 0.85	\$ 24.86	CMU ptd.
K (111) Toilet	A	3	4'X5' Window	3 West Wall Windows	N/A	60	SF	0	0	\$ 46.65	\$ 2,799.00	West windows looking into gym are fixed and in fair condition
									Subtotal Architectural 3's		\$119,894.70	
Office (112 & 113)	S	3	Slab	N/A	N/A	203	sf	20	Level slab	\$ 10.00	\$ 406.00	Level Slab, Fill cracks
Office (112 & 113)	S	3	Walls	N/A	N/A	410	sf	25	Fill cracks	\$ 2.00	\$ 205.00	Fill cracks
Lobby (116)	S	3	Walls	N/A	N/A	480	sf	25	Repoint CMU joints	\$ 6.00	\$ 720.00	Repoint CMU joints
									Subtotal Structural 3's		\$ 1,331.00	
Building Exterior (South)	M	3	Condensing Unit	N/A	8	1	EA	N/A	Demo & replace condensing unit	\$ 4,350.00	\$ 4,350.00	Condensing unit appears to be in fair condition with minor wear and rust damage. Some hail damage present. Equipment: Condensing Unit serving upstairs dance room. *Price is to demolish and replace (1) condensing units.
Roof	M	3	Gas Flues	N/A	N/A	120	LF	N/A	Demo & replace flue piping	\$ 50.00	\$ 6,000.00	Gas flues are in moderate condition with visible wear and rust. *Price is to demolish and replace gas flue piping. **Price does not include patching of roof.

Mech 105	M	3	Air Handler (AH #10 & 11)	N/A	11	2	EA	N/A	Demo & replace furnaces	\$ 6,475.00	\$ 12,950.00	Gas furnace #10 & 11: Unit #10 serves Activity Room 104; Unit #11 serves Boys/Girls RR 102/103 & Workout Room 101. Units appear to be in moderate condition with minor wear and rust damage. *Price is to demolish and replace (2) gas furnaces.
Workout Room 101	M	3	Air Device (AH #11)	N/A	N/A	3	EA	N/A	Replace air devices	\$ 100.00	\$ 300.00	The location and quantity of air devices serving the space are acceptable and appear to be in good visual condition. *Price is to replace air devices in space.
Workout Room 101	M	3	Ductwork (AH #11)	N/A	N/A	1	LS	N/A	Replace ductwork	\$ 6,000.00	\$ 6,000.00	Ductwork appears to be in good visual condition. *Price is to replace ductwork.
Workout Room 101	M	3	Fan	N/A	Unknown	1	EA	N/A	Replace fan	\$ 750.00	\$ 750.00	Fan and control are functional - control has speed settings, but it appears that the fan operates in on/off mode's only. *Price is for new wall mounted fan.
2nd Floor Mech Room	M	3	Air Handlers	N/A	11	2	EA	N/A	Demo & replace furnaces	\$ 6,475.00	\$ 12,950.00	Gas furnace # 12 & 13: Unit #12 serves Meeting Rooms #1 & 2 202/203; Unit #13 serves Arts & Crafts 201 - Units appear to be in moderate condition with minor wear and rust damage. *Price is to demolish and replace (2) gas furnaces.
Storage 205	M	3	Air Handler (Dance Studio)	N/A	8	1	EA	N/A	Demo & replace furnace	\$ 6,475.00	\$ 6,475.00	Gas Furnace appears to be in good condition. *Price is to demolish and replace existing gas furnace.
Dance Studio 204	M	3	Air Device (Dance Studio)	N/A	N/A	5	EA	N/A	Clean air devices	\$ 50.00	\$ 250.00	Recommendation: Clean existing air devices.
									Subtotal Mechanical 3's		\$ 50,025.00	
Toilet 110	P	3	Water Closet (Demo)	N/A	N/A	1	EA	N/A	Demo WC	\$ 90.00	\$ 90.00	Demolish existing water closet and manual flushometer.
Toilet 110	P	3	Water Closet	N/A	N/A	1	EA	N/A	Replace WC	\$ 1,200.00	\$ 1,200.00	Installed is a flush valve water closet with manual flushometer. Fixture does not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for new water closet with automatic sensor controlled flushometer.
Toilet 109	P	3	Water Closet (Demo)	N/A	N/A	1	EA	N/A	Demo WC	\$ 90.00	\$ 90.00	Demolish existing water closet and manual flushometer.
Toilet 109	P	3	Water Closet	N/A	N/A	1	EA	N/A	Replace WC	\$ 1,200.00	\$ 1,200.00	Installed is a flush valve water closet with manual flushometer. Fixture does not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for new water closet with automatic sensor controlled flushometer.
Kitchen 106	P	3	Gas Piping	N/A	N/A	1	LS	N/A	Relocate hood & piping	\$ 150.00	\$ 150.00	Gas piping appears to be in good condition. Kitchen hood is not center over equipment being served - hood should extend 6" over edge of equipment in order to meet code. Relocate equipment and any related piping per architects recommendations.
Gym 117	P	3	Gas Piping at Unit Heater	N/A	N/A	10	LF	N/A	Replace piping	\$ 30.00	\$ 300.00	Gas piping at unit heater appears to be in good condition. *Price is to replace gas piping.
Girls RR 103	P	3	Water Closet (Demo)	N/A	N/A	4	EA	N/A	Demo WCs	\$ 90.00	\$ 360.00	Demolish existing water closets and manual flushometer.
Girls RR 103	P	3	Water Closet	N/A	N/A	4	EA	N/A	Replace WC	\$ 1,200.00	\$ 4,800.00	Flush valve water closets with manual flushometer. Fixtures do not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for new water closet with automatic sensor controlled flushometer.
Boys RR 103	P	3	Water Closet (Demo)	N/A	N/A	2	EA	N/A	Demo WC	\$ 175.00	\$ 350.00	Demolish existing water closet & manual flushometers.
Boys RR 103	P	3	Water Closet	N/A	N/A	2	EA	N/A	Replace WCs	\$ 1,200.00	\$ 2,400.00	Flush valve water closets with manual flushometer. Fixtures do not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for (2) new water closet with automatic sensor controlled flushometer.
Arts & Crafts 201	P	3	Sink	N/A	N/A	1	EA	N/A	Demo & replace sink	\$ 625.00	\$ 625.00	Fixture appears to be in good condition. No HW is plumbed to this fixture. *Price is to demolish and replace sink.
									Subtotal Plumbing 3's		\$ 11,565.00	
Building Exterior	E	3	Main Switchgear	N/A	N/A	1	LS	N/A	Demo & replace switchgear	\$13,500.00	\$ 13,500.00	Main building electrical switchgear (weatherhead, disconnects & panel) appear to be in good condition with minor wear. Wires at weatherhead could be better bundled and supported - has a bird's nest within the wires. Equipment: 120/240 VAC, 300 Amp Disconnect; (2) 120/240 VAC 200 Amp disconnects for Main AC 1 & 2 panels; 120/240 VAC 225 Amp disconnect/panel for solar panel & solar pv disconnect. *Price is to demolish and replace existing electrical switchgear. ** Price does not include new weatherhead.

Several Locations Throughout Building	E	3	Interior Lighting fixtures	N/A	N/A	1	LS	N/A	Replace fixtures	\$ 2,500.00	\$ 2,500.00	Existing lighting fixtures throughout the space appear to be in good working condition with minor visual wear. Replace any fixtures not fully functioning or if they show significant physical damage.
									Subtotal Electrical 3's		\$ 16,000.00	

Montopolis Recreation Center-Condition Assessment

Room/Area	Discipline	Rating	System	Location	Age	Quantity	Unit (LF, SF, EA, LS)	% Repair	Action	Unit Cost	Cost	Comments/Notes
101A Workout Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	Damaged
101B Workout Room	A	5	4'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	Door is 3', replace door hardware, typ - has old closer, replace door hardware
102 Boys	A	5	Ceiling	Ceiling	New	441	SF	1	Paint	\$ 0.57	\$ 251.37	Exposed Structure
102 Boys	A	5	Ceramic Tile Floor	Floor	New	352	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 8,096.00	New Slab and ceramic tile on floor.
102 Boys	A	5	8" CMU Wall	Wall (East)	New	180	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,816.00	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
102 Boys	A	5	Painted Concrete Tilt Wall	Wall (North)	New	238	SF	1	New Finish - Ceramic Tile on Concrete Tilt Wall	\$ 13.20	\$ 3,141.60	New finish, ceramic tile on concrete tilt wall.
102 Boys	A	5	8" CMU Wall	Wall (South)	New	196	SF	1	repoint joints - new ceramic tile	\$ 21.20	\$ 4,155.20	New finish, ceramic tile on CMU. CMU joints need repointing per cracking!
102 Boys	A	5	8" CMU Wall	Wall (West)	New	180	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,816.00	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
102 Boys	A	5	8" CMU Wall	Walls - New	New	482	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 10,218.40	New Walls per design - CMU walls with ceramic tile finish.
102A Boys	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
102B Boys	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
102C Boys	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
102D Boys	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
103 Girls	A	5	Ceiling	Ceiling	New	452	SF	1	Paint	\$ 0.57	\$ 257.64	Exposed Structure
103 Girls	A	5	Ceramic Tile Floor	Floor	New	432	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 9,936.00	New Slab and ceramic tile on floor.
103 Girls	A	5	8" CMU Wall	Wall (East)	New	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
103 Girls	A	5	Painted Concrete Tilt Wall	Wall (North)	New	238	SF	1	New Finish - Ceramic Tile on Concrete Tilt Wall	\$ 13.20	\$ 3,141.60	New finish, ceramic tile on concrete tilt wall.
103 Girls	A	5	8" CMU Wall	Wall (South)	New	625	SF	1	Repoint joints - new ceramic tile	\$ 21.20	\$ 13,250.00	CMU joints need repointing per cracking
103 Girls	A	5	8" CMU Wall	Wall (West)	New	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Wall to be DEMO'D per new design. New wall will have ceramic tile finish.
103 Girls	A	5	8" CMU Wall	Walls - New	New	280	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 5,936.00	New Walls per design - CMU walls with ceramic tile finish.
103A Girls	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
103B Girls	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
103C Girls	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO PER NEW DESIGN
103D Girls	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
104A Activity Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	Reuse door - sand/paint
105A Mech Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' door - with knob hardware
106 Kitchen	A	5	Acoustical Tile Ceiling	Ceiling	N/A	419	SF	1	New Ceiling Tile with vinyl coating	\$ 2.50	\$ 1,047.50	Acoustical tile not vinyl coated
106 Kitchen	A	5	VCT Floor	Floor	N/A	419	SF	1	New Slab per structural; New finish - self leveling top coat (Slurry)	\$ 3.00	\$ 1,257.00	Vct floor - sinking, not "sloped to drain" (major puddling), new slab and tile floor
106 Kitchen	A	5	8" CMU Wall	Wall (North)	N/A	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Ptd cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
106 Kitchen	A	5	8" CMU Wall	Wall (South)	N/A	171	SF	1	New CMU wall with ceramic tile	\$ 21.20	\$ 3,625.20	Ptd cmu wall - no visible signs of cracking on wall. Major cracking at door threshold, STRUCTURAL?
106 Kitchen	A	5	Stucco Panel on CMU Wall	Wall (East)	N/A	198	SF	0	New stucco finish on damaged areas	\$ 33.00	\$ 130.68	Stucco panel on cmu - minimal cracking, replace cabinets (lower) per damage due to slab movement, doors no longer close.
106 Kitchen	A	5	Lower Cabinets	Wall (East)	N/A	15	LF	1	Replace lower cabinets	\$ 160.00	\$ 2,400.00	damage due to slab movement, doors no longer close.
106 Kitchen	A	5	8" CMU Wall	Wall (West)	N/A	198	SF	0.2	Repoint brick wall joints and fill cracks	\$ 8.00	\$ 316.80	Ptd cmu wall - minimal cracking, replace cabinets (lower) per damage due to slab movement, doors no longer close.
106A Kitchen	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	2'-8" door is in fair condition
106D Kitchen	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	2'-8" door is in fair condition
107 Elec Room	A	5	Acoustical Tile Ceiling	Ceiling	N/A	77	SF	1	New Ceiling Tile	\$ 2.50	\$ 192.50	Warped, Dirty, Grid Rusting Failed System
107 Elec Room	A	5	8" CMU Wall	Wall (East)	N/A	49.5	SF	1	Fill in cracks and repoint joints	\$ 8.00	\$ 396.00	Ptd. CMU - failed wall, cracks due to foundation shifting. This wall is shared with Lobby/Office
107 Kitchen	A	5	Lower Cabinets	Wall (West)	N/A	17.5	LF	1	Replace lower cabinets	\$ 160.00	\$ 2,800.00	damage due to slab movement, doors no longer close.
107A Elec Room	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' door - with knob hardware - replace door hardware
108 Office	A	5	Acoustical Tile Ceiling	Ceiling	N/A	246	SF	1	New Ceiling Tile	\$ 2.50	\$ 615.00	Acoustical tile - old warped, discolored
108A Office	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	Can be reused - replace hardware
109 Toilet	A	5	Ceramic Tile Floor	Floor	N/A	75	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 1,725.00	1x1 ceramic tile on slab, cracked, uneven floor due to shifting in foundation slab

109 Toilet	A	5	8" CMU Wall	Wall (East)	N/A	117	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 2,480.40	exposed CMU has a crack due to foundation shifting, repoint joints, new ceramic tile walls
109 Toilet	A	5	8" CMU Wall	Wall (North)	N/A	53	SF	1	New Ceramic Tile finish	\$ 13.20	\$ 699.60	No visible cracks, new wall finish - ceramic tile
109 Toilet	A	5	8" CMU Wall	Wall (South)	N/A	53	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 1,123.60	exposed CMU has a crack due to foundation shifting, repoint joints, new ceramic tile walls
109 Toilet	A	5	8" CMU Wall	Wall (West)	N/A	117	SF	1	New Ceramic Tile finish	\$ 13.20	\$ 1,544.40	No visible cracks, new wall finish - ceramic tile
109A Toilet	A	5	2'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	2'X6'8" Not ADA - replace entire door with 3' door
110 Toilet	A	5	Ceramic Tile Floor	Floor	N/A	77	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 1,771.00	1x1 stone tile on slab, cracked, uneven floor due to shifting in foundation slab
110 Toilet	A	5	8" CMU Wall	Wall (South)	N/A	53	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 1,123.60	Exposed/ptd CMU has cracks due to foundation shifting, repoint joints, new ceramic tile wall
110 Toilet	A	5	8" CMU Wall	Wall (West)	N/A	117	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 2,480.40	Exposed/ptd CMU has cracks due to foundation shifting, repoint joints, new ceramic tile wall
110 Toilet	A	5	8" CMU Wall	Wall (East)	N/A	117	SF	1	Fill in cracks, repoint joints and new ceramic tile wall	\$ 21.20	\$ 2,480.40	Exposed/ptd CMU has cracks due to foundation shifting, repoint joints, new ceramic tile wall
110A Toilet	A	5	2'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	Not ADA - replace entire door with 3'X6'8"
111 Workroom	A	5	Acoustical Tile Ceiling	Ceiling	N/A	364	SF	1	New Ceiling Tile	\$ 2.50	\$ 910.00	Warped, Dirty, Grid Rusting Failed System
111 Workroom	A	5	VCT Floor	Floor	N/A	364	SF	1	New VCT	\$ 1.65	\$ 600.60	VCT on Slab - poor condition, dirty, discolored, out dated Shifting in slab foundation - disjoined from wall
111 Workroom	A	5	8" CMU Wall	Wall (North)	N/A	74	SF	1	New CMU Wall	\$ 8.00	\$ 592.00	Cracking @ NE Corner - obvious shift in foundation slab Cabinets in fair condition
111 Workroom	A	5	4" Metal Stud Wall with gypsum board	Wall (South)	N/A	216	SF	1	New 4" metal stud gypsum board wall	\$ 5.85	\$ 1,263.60	Gypsum board on 4" metal stud
111A Workroom	A	5	Door 3'X6'8"	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	ADA Accessible - replace door hardware
112 Office (Workroom)	A	5	VCT Floor	Floor	N/A	78	SF	1	New VCT	\$ 3.00	\$ 234.00	Vct on slab - Floor dropping
112 Office (Workroom)	A	5	4" Metal Stud Wall with gypsum board	Wall (North)	N/A	81	SF	1	New 4" metal stud gypsum board wall	\$ 5.85	\$ 473.85	Gypsum board on 4" metal stud - cracks at door header, wall movement
112 Office (Workroom)	A	5	8" CMU Wall	Wall (South)	N/A	81	SF	1	New CMU wall with gypsum board	\$ 9.60	\$ 777.60	Gypsum board on CMU - visible cracks in wall
112A Office (Workroom)	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' Can be reused - replace door hardware
113 Office (Workroom)	A	5	VCT Floor	Floor	N/A	125	SF	1	New VCT	\$ 3.00	\$ 375.00	Vct on slab - failing/dropping at east wall
113 Office (Workroom)	A	5	4" Metal Stud Wall with gypsum board	Wall (North)	N/A	81	SF	1	New 4" metal stud gypsum board wall	\$ 5.85	\$ 473.85	Gypsum board on 4" metal stud - cracks at door header, wall movement
113 Office (Workroom)	A	5	8" CMU Wall	Wall (South)	N/A	81	SF	1	New CMU Wall	\$ 8.00	\$ 648.00	Ptd cmu wall - huge cracks in joints/wall shifting. Obvious movement in foundation
113A Office (Workroom)	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door Hardware	\$ 250.00	\$ 250.00	3' Can be reused - replace door hardware
114 Storage	A	5	Exposed Blanket Insulation	Ceiling	N/A	66	SF	1	New Insulation	\$ 0.75	\$ 49.50	Deteriorated - exposed Insulation
114 Storage	A	5	Concrete Slab Floor	Floor	N/A	66	SF	1	Reference Structural Assessment	\$ -	\$ -	Reference Structural Assessment for price
114 Storage	A	5	8" CMU Wall	Wall (East)	N/A	54	SF	1	New CMU wall	\$ 8.00	\$ 432.00	Ptd cmu wall - cracks in joints/wall shifting.
114 Storage	A	5	8" CMU Wall	Wall (North)	N/A	99	SF	1	New CMU wall	\$ 8.00	\$ 792.00	Ptd cmu wall - cracks in joints/wall shifting.
114 Storage	A	5	8" CMU Wall	Wall (South)	N/A	99	SF	1	New CMU wall	\$ 8.00	\$ 792.00	Ptd cmu wall - cracks in joints/wall shifting.
114 Storage	A	5	8" CMU Wall	Wall (West)	N/A	54	SF	1	New CMU wall	\$ 8.00	\$ 432.00	Ptd cmu wall - cracks in joints/wall shifting.
114A Storage	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	2'8" "half door" not ada accessible, replace with 3' door
115 Storage/Mech	A	5	Ceiling	Ceiling	N/A	1	LS	1	Paint	\$ 100.00	\$ 100.00	Exposed Structure? See Structural Assessment for Cost
115 Storage/Mech	A	5	Floor	Floor	N/A	44	SF	1	Reference Structural Assessment	\$ -	\$ -	Exposed concrete slab - no visible signs of cracking or movement in slab. Room used for mech and storage. See Structural Assessment for Cost
115 Storage/Mech	A	5	8" CMU Wall	Wall (North)	N/A	66	SF	1	New CMU Wall	\$ 8.00	\$ 528.00	Painted cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
115 Storage/Mech	A	5	8" CMU Wall	Wall (South)	N/A	66	SF	1	New CMU Wall	\$ 8.00	\$ 528.00	Painted cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
115 Storage/Mech	A	5	8" CMU Wall	Wall (West)	N/A	54	SF	1	New CMU Wall	\$ 8.00	\$ 432.00	Painted cmu wall - cracks in joints/wall shifting. Obvious movement in foundation, consult structural engineer
116 Lobby	A	5	Brick on 8" CMU Wall	Brick on CMU Wall (North)	N/A	208	SF	1	New Brick Veneer - painted	\$ 15.85	\$ 3,296.80	replace brick and repaint wall
116 Lobby	A	5	VCT Floor	Floor	N/A	404	SF	1	New VCT	\$ 3.00	\$ 1,212.00	Sinking, Cracked, Sloped - Failed System
116 Lobby	A	5	Stucco Panel on CMU Wall	Wall (South)	N/A	115	SF	1	New Stucco finish	\$ 33.00	\$ 3,795.00	New Stucco wall - 3 coats

117 Gym	A	5	Exposed Blanket Insulation	Ceiling	N/A	10101	SF	0.3	Replace "pieces" of damaged Insulation	\$ 0.75	\$ 2,500.00	Exposed steel truss system. Insulation in fair condition (visible) as some "pieces" are damaged and will need to be repaired
117 Gym	A	5	Wall - 1,984 SF Total	Wall (East)	N/A	1984	SF	0.5	New Stucco finish	\$ 33.00	\$ 32,736.00	Stucco panel on concrete tilt wall at first level and stucco panel on stud wall at 2nd level. Stucco cracking at rolling door header and control joints of stucco panels. Big "hole" in wall behind fans - looks as if conduit was removed. Vinyl base is covering sloping floor and cracking at wall base - Vinyl Base needs to be replaced. Wall is dirty. There is a transition from stucco panel to a gyp. bd. wainscoat and wood paneling at 2nd level stair (balcony level/took pic) - Trim at panels coming off. Vinyl base at second level in fair condition. Patch/Repair wall behind fan as it will be removed per MEP's assessment.
117 Gym	A	5	Wall - 3,695 SF Total	Wall (South)	N/A	3695	SF	0.5	New Stucco finish	\$ 33.00	\$ 60,967.50	Stucco panel on concrete tilt wall at first level and stucco panel on stud wall at 2nd level. Transition to CMU wall at gridline G - first level. Wall has few punched holes in stucco and is dirty. Big "hole" in wall behind fans - looks as if conduit was removed. Patch/Repair wall behind fan as it will be removed per MEP's assessment
117 Gym	A	5	Wall - 1,984 SF Total	Wall (West)	N/A	1984	SF	0.5	New Stucco finish	\$ 33.00	\$ 29,462.40	Stucco panel on CMU at first level and stucco panel on stud wall at 2nd level. Wall has few punched holes in stucco and is dirty. Patch/Repair wall where Fans/Louvers are to be taken out of the wall.
119 Storage	A	5	8" CMU Wall	Wall (East)	N/A	244	SF	1	New painted CMU wall	\$ 8.85	\$ 2,159.40	CMU wall - Poor condition - demo and replace
119 Storage	A	5	8" CMU Wall	Wall (North)	N/A	112	SF	1	New painted CMU wall	\$ 8.85	\$ 991.20	CMU wall - Poor condition - demo and replace
119 Storage	A	5	8" CMU Wall	Wall (South)	N/A	409	SF	1	New painted CMU wall	\$ 8.85	\$ 3,619.65	CMU wall - Poor condition - demo and replace
119 Storage	A	5	8" CMU Wall	Wall (West)	N/A	142	SF	1	New painted CMU wall	\$ 8.85	\$ 1,256.70	CMU wall - Poor condition - demo and replace
119A Storage	A	5	3'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO
119B Storage	A	5	4'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO
119C Storage	A	5	4'X6'8" Door	Door	N/A	1	EA	1	DEMO	\$ 17.90	\$ 17.90	DEMO
119D Storage	A	5	4'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door
121 New Storage	A	5	8" CMU Wall	Wall (East)	New	180	SF	1	Paint	\$ 0.85	\$ 153.00	Paint
121 New Storage	A	5	Ptd. Conc. TiltWall	Wall (North)	New	107	SF	1	Paint	\$ 0.85	\$ 90.95	Paint
121 New Storage	A	5	8" CMU Wall	Wall (South)	New	107	SF	1	Paint	\$ 0.85	\$ 90.95	Paint
121 New Storage	A	5	8" CMU Wall	Wall (West)	New	180	SF	1	Paint	\$ 0.85	\$ 153.00	Paint
121A New Storage	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
122 Janitor's Closet	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
122 Janitor's Closet	A	5	Concrete Slab Floor	Floor	New	36	SF	1	New Slab and ceramic tile on floor.	\$ 23.00	\$ 828.00	New slab with ceramic tile floor
122 Janitor's Closet	A	5	New Wall	Wall (North)	New	126	SF	1	New 4" metal stud gypsum board wall with ceramic tile	\$ 14.80	\$ 1,864.80	New Wall with ceramic tile
122 Janitor's Closet	A	5	New Wall	Wall (West)	New	120	SF	1	New 4" metal stud gypsum board wall with ceramic tile	\$ 14.80	\$ 1,776.00	New Wall with ceramic tile
123 Water Heater	A	5	Concrete Slab Floor	Floor	New	20	SF	1	New Slab	\$ 11.00	\$ 220.00	New Slab
123A Water Heater	A	5	3'X6'8" Door	Door	New	1	EA	1	New Door	\$ 550.00	\$ 550.00	New Door per design
201 Arts & Crafts	A	5	Acoustical Tile Ceiling	Ceiling	N/A	1122	SF	1	New Ceiling Tile	\$ 2.50	\$ 2,805.00	Acoustical tile - old warped, discolored, water damage in NW corner
201 Arts & Crafts	A	5	VCT Floor	Floor	N/A	1122	SF	1	New VCT on self-leveling compound to correct slope	\$ 4.40	\$ 4,936.80	Dropping/cracked at column gridline C, slight change at threshold between balcony and room. Needs to be "re-leveled with quikrete".
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/failing, - replace with gyp bd walls and rubber bases
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	531	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,938.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/failing, - replace with gyp bd walls and rubber bases
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	531	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,938.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/failing, - replace with gyp bd walls and rubber bases
201 Arts & Crafts	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/failing, - replace with gyp bd walls and rubber bases
201A Arts & Crafts	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
201B Arts & Crafts	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
202 Mtg. #1	A	5	Acoustical Tile Ceiling	Ceiling	N/A	640	SF	1	New Ceiling Tile	\$ 2.50	\$ 1,600.00	Acoustical tile - old warped, discolored

202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	302	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,102.30	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	302	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,102.30	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202 Mtg. #1	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
202A Mtg. #1	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
202B Mtg. #1	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
203 Mtg. #2	A	5	Acoustical Tile Ceiling	Ceiling	N/A	710	SF	1	New Ceiling Tile	\$ 2.50	\$ 1,775.00	Acoustical tile - old warped, discolored
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	351	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,281.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	351	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 1,281.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203 Mtg. #2	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
203A Mtg. #2	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
204 Dance Studio	A	5	Acoustical Tile Ceiling	Ceiling	N/A	1410	SF	1	New Ceiling Tile	\$ 2.50	\$ 3,525.00	Acoustical tile - old warped, discolored
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (East)	N/A	1380	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 5,037.00	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (North)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (South)	N/A	171	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 624.15	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204 Dance Studio	A	5	4'X8' Painted Wood Paneling	Wall (West)	N/A	1380	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 5,037.00	4'X8' ptd wd paneling, warped, panels and trim pieces falling off/falling, - replace with gyp bd walls and rubber bases
204A Dance Studio	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
204B Dance Studio	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
205A Breakroom	A	5	3'X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
206 Mech/Stor.	A	5	Gyp Bd Wall	Wall (East)	N/A	153	SF	1	New Gypsum Board wall finish and rubber bases	\$ 3.65	\$ 558.45	Gyp on stud wall - gyp is old and there is a "mold" smell. Not sure if mold is on wall(s) or in clg of Mtg. Rm. No. 2.
206A Mech/Stor.	A	5	3'X7' Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	gap between door and header (at least 1")
207 Mech	A	5	Ceiling	Ceiling	N/A	15	SF	1	New insulation	\$ 0.75	\$ 11.25	Replace insulation
207A Mech	A	5	2'8"X6'8" Door	Door	N/A	1	EA	1	New Door	\$ 550.00	\$ 550.00	New door and hardware (existing door not ADA accessible)
A (101) Workout Room	A	5	3'10"X2'9"Window	4 North Wall Windows	N/A	42	SF	1	New Window	\$ 46.65	\$ 1,959.30	Single hung, single pane, old, inoperable - replace with fixed aluminum and 1" low-e glass
A (106) Kitchen	A	5	4'x5' Window	4 East Wall Windows	N/A	80	SF	1	New Window	\$ 46.65	\$ 3,732.00	Very dirty, semi operable single pane windows, caulking cracked, not sealed properly - replace with fixed aluminum and 1" low-e glass
A (108) Office	A	5	3'10"X2'9"Window	2 North Wall Windows	N/A	21	SF	1	New Window	\$ 46.65	\$ 979.65	Very dirty, semi operable single pane windows, caulking cracked, not sealed properly - replace with fixed aluminum and 1" low-e glass
A (205) Breakroom	A	5	3'10"X2'9"Window	2 South Wall Windows	N/A	21	SF	1	New Window	\$ 46.65	\$ 979.65	2 Fixed windows, single pane, sealant cracking (caulked several times) out of date - replace with fixed aluminum and 1" low-e glass
ADA Site Conditions	A	5	ADA Site Conditions	Exterior (Site)	N/A	1102	SF	1	Accessible Routes	\$ 6.00	\$ 6,612.00	Replace damaged sidewalks along accessible routes
B (102) Boys	A	5	3'10"X1'6" Window	4 North Wall Windows	N/A	23	SF	1	New Window	\$ 46.65	\$ 1,072.95	Single pane, caulked several times, dirty - out of date operable? - replace with fixed aluminum and 1" low-e glass
B (103) Girls	A	5	3'10"X1'6" Window	4 North Wall Windows	N/A	23	SF	1	New Window	\$ 46.65	\$ 1,072.95	Single pane, caulked several times, dirty - out of date operable? - replace with fixed aluminum and 1" low-e glass
B (104) Activity Room	A	5	3'10"X1'6" Window	2 North Wall Windows	N/A	11.5	SF	1	New Window	\$ 46.65	\$ 536.48	Single pane, caulked several times, dirty - out of date operable? - replace with fixed aluminum and 1" low-e glass
B (107) Elec Room	A	5	3'10"X1'6" Window	2 North Wall Windows	N/A	11.5	SF	1	New Window	\$ 46.65	\$ 536.48	Ptd. Over/inoperable - replace with fixed aluminum and 1" low-e glass

C (109) Toilet	A	5	2'X2' Window	1 North Wall Windows	N/A	4	SF	1	New Window	\$ 46.65	\$ 186.60	Glass ptd, fixed, Single pane, caulked several times, dirty – out of date operable? - replace with fixed aluminum and 1" low-e glass
C (110) Toilet	A	5	2'X2' Window	1 North Wall Windows	N/A	4	SF	1	New Window	\$ 46.65	\$ 186.60	Glass ptd, fixed, Single pane, caulked several times, dirty – out of date operable? - replace with fixed aluminum and 1" low-e glass
D (111) Toilet	A	5	4'X2'6" Window	3 East Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	East windows are single pane, double hung and in poor condition, caulk/sealant is cracked and will not increase longevity of window.
D (113) Office Workroom	A	5	4'X5' Window	3 East Wall Windows	N/A	60	SF	1	New Window	\$ 46.65	\$ 2,799.00	East: double hung single pane windows, single pane, sealant cracking (caulked several times) out of date.
E (Gym)	A	5	6'X6'8" Exterior Gym Doors	6 Doors	N/A	240	SF	1	Fill in wall	\$ 41.00	\$ 9,840.00	Demo Doors and fill in walls
East Ext. Wall	A	5	Brick on CMU	Lower Level	N/A	1207	SF	1	Repoint brick wall joints and fill cracks	\$ 21.24	\$ 25,636.68	Repoint brick wall joints and fill cracks
East Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1576	SF	1	Paint	\$ 2.00	\$ 3,152.00	Clean and Paint Metal siding
ENTRY ROOF	A	5	EPDM Roof	Roof	N/A	1	LS	1	Replace roof	\$ 5,000.00	\$ 5,000.00	EPDM roof – cracked, detaching pieces, puddle stains
G (203) Mtg. #2	A	5	2'6"X6' Window	1 North Wall Windows	N/A	15	SF	1	New Window	\$ 46.65	\$ 699.75	1 Double hung single pane window, sealant cracking (caulked several times) out of date
G (204) Dance Studio	A	5	2'6"X6' Window	1 North Wall Windows	N/A	15	SF	1	New Window	\$ 46.65	\$ 699.75	Double hung, single pane, sealant cracking (caulked several times) out of date
G(201) Arts & Crafts	A	5	2'6"X6' Window	2 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	2 double hung single pane windows, sealant cracking (caulked several times) out of date.
I (203) Mtg. #2	A	5	5'X6' Window	1 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	1 Fixed window, single pane, sealant cracking (caulked several times) out of date
I (204) Dance Studio	A	5	5'X6' Window	1 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	Fixed window, single pane, sealant cracking (caulked several times) out of date
I(201) Arts & Crafts	A	5	5'X6' Window	1 North Wall Window	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	1 fixed window, single pane, sealant cracking (caulked several times) out of date.
I(202) Mtg. #1	A	5	5'X6' Window	1 North Wall Windows	N/A	30	SF	1	New Window	\$ 46.65	\$ 1,399.50	Fixed window, single pane, sealant cracking (caulked several times) out of date.
L (108) Office	A	5	4'X3' Window	2 South Windows	N/A	24	SF	1	New Window	\$ 46.65	\$ 1,119.60	South window inoperable, single pane, double hung (exterior window used as interior), missing glass
North Ext. Wall	A	5	3" Stucco on Lower Level	Lower Level	N/A	1298	SF	1	New Stucco	\$ 5.20	\$ 6,749.60	Remove Stucco - Cracked at joints, in poor condition
North Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1452	SF	1	Paint	\$ 2.00	\$ 2,904.00	Clean and Paint Metal siding
South Ext. Wall	A	5	3" Stucco on Lower Level	Lower Level	N/A	961	SF	1	New Stucco	\$ 5.20	\$ 4,997.20	Remove Stucco - Cracked at joints, in poor condition
South Ext. Wall	A	5	Brick on CMU	Lower Level	N/A	100	SF	1	Fill in cracks and repoint joints	\$ 8.00	\$ 800.00	Repoint brick wall joints and fill cracks
South Ext. Wall	A	5	Brick on CMU	Lower Level	N/A	267	SF	1	Chemical Clean and Paint Brick Wall	\$ 4.24	\$ 1,132.08	Chemical Clean and Paint Brick Wall
South Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1618	SF	1	Paint	\$ 2.00	\$ 3,236.00	Clean and Paint Metal siding
West Ext. Wall	A	5	3" Stucco on Lower Level	Lower Level	N/A	783	SF	1	New Stucco	\$ 5.20	\$ 4,071.60	Remove Stucco - Cracked at joints, in poor condition
West Ext. Wall	A	5	Metal paneling at second level, plaster on first	Upper Level	N/A	1576	SF	1	Paint	\$ 2.00	\$ 3,152.00	Clean and Paint Metal siding
									Subtotal Arch 5's		\$417,531.75	
Storage (119)	S	5	Slab	N/A	N/A	592	sf	100	Level slab	\$ 5.00	\$ 2,960.00	Level Slab (add topping)
Storage (119)	S	5	Piers	N/A	N/A	4	ea	100	Add piers & level	\$ 1,000.00	\$ 4,000.00	Add Piers & Level
Storage (119)	S	5	Ramp	N/A	New	1	ls	100	Add new ADA ramp	\$ 750.00	\$ 750.00	Add new ADA Ramp
Storage (119)	S	5	Roof	N/A	Demo	592	sf	100	Demo	\$ 2.00	\$ 1,184.00	Demo
Storage (119)	S	5	CMU	N/A	Demo	592	sf	100	Demo	\$ 2.00	\$ 1,184.00	Demo
Storage (119)	S	5	Roof	N/A	New	592	sf	100	New Roof Structure	\$ 4.50	\$ 2,664.00	New Roof Structure
Storage (119)	S	5	CMU	N/A	New	650	sf	100	Replace CMU joints	\$ 8.00	\$ 5,200.00	Replace CMU joints
Kitchen (106)	S	5	Slab	N/A	Demo	426	sf	100	Demo slab	\$ 3.00	\$ 1,278.00	Demo Slab
Kitchen (106)	S	5	Slab	N/A	New	426	sf	100	Install new slab	\$ 8.00	\$ 3,408.00	Install new Slab
Kitchen (106)	S	5	CMU	N/A	Demo	200	sf	100	Demo CMU wall	\$ 2.00	\$ 400.00	Demo CMU wall
Kitchen (106)	S	5	CMU	N/A	New	200	sf	100	New CMU wall	\$ 8.00	\$ 1,600.00	New CMU wall
Kitchen (106)	S	5	Grd BM	N/A	New	20	lf	100	Install new grade beam	\$ 40.00	\$ 800.00	Install new grade beam
Kitchen (106)	S	5	Piers	N/A	New	4	ea	100	Add piers & level	\$ 1,000.00	\$ 4,000.00	Add Piers & Level
Storage (114 & 115)	S	5	Slab	N/A	Demo	110	sf	100	Demo slab	\$ 3.00	\$ 330.00	Demo Slab
Storage (114 & 115)	S	5	Slab	N/A	New	110	sf	100	Install new slab	\$ 8.00	\$ 880.00	install new Slab
Storage (114 & 115)	S	5	CMU	N/A	Demo	200	sf	100	Demo CMU	\$ 2.00	\$ 400.00	Demo CMU
Storage (114 & 115)	S	5	CMU	N/A	New	220	sf	100	New CMU	\$ 8.00	\$ 1,760.00	New CMU
									Subtotal Structural 5's		\$ 32,798.00	

Building Exterior	M	5	Condensate Piping (Exterior)	N/A	N/A	500	LF	N/A	Demo & replace condensate piping	\$ 21.75	\$ 10,875.00	Condensate piping at several units has failed, is not properly insulated or supported, and has rust damage. Condensate piping needs to be demolished and replaced. *Price is to demolish and replace condensate piping.
Roof & Toilet 109 & 110	M	5	Exhaust fans	N/A	Unkno wn	2	EA	N/A	Demo & replace 2 exhaust fans	\$ 1,400.00	\$ 2,800.00	Exhaust fans have visible damage and interior devices are in poor condition and need to be replaced. *Price is to demolish and replace (2) exhaust fans.
Roof	M	5	Kitchen Exhaust Fan (Demo)	N/A	Unkno wn	1	EA	N/A	Demo exhaust & ductwork	\$ 750.00	\$ 750.00	Demolish existing kitchen exhaust fan and ductwork.
Roof	M	5	Kitchen Exhaust Fan	N/A	Unkno wn	1	EA	N/A	Demo & replace fan & ductwork	\$ 2,550.00	\$ 2,550.00	Existing kitchen exhaust fan is the wrong type (downblast) - exhaust duct is likely filled with grease and will need to be replaced along with correct type of hood. Existing fan has signs of corrosion. *Price is to demolish and replace kitchen exhaust fan and ductwork. ***Price does not include any required patching/cutting of roof.
Boys & Girls RR 102 & 103	M	5	Exhaust Fans	N/A	Unkno wn	2	EA	N/A	Demo & replace 2 exhaust fans & ductwork	\$ 1,600.00	\$ 3,200.00	Exhaust fans and grilles are in poor condition, are not functioning and need to be replaced. Confirm exhaust rates meet code required values. *Price is to demolish and replace (2) exhaust fans and their associated ductwork.
Gym 117	M	5	Outside Air	N/A	N/A	1	LS	N/A	New ductwork & dampers	\$12,500.00	\$ 12,500.00	Gym currently does not meet code required amount of outside air and needs to be brought into compliance. No outside air has been provided to the 8 air handlers. *Price is to provide new ductwork and dampers for gym outside air.
Gym 117	M	5	Condensate Piping (Interior)	N/A	N/A	40	LF	N/A	Demo & replace condensate piping	\$ 21.75	\$ 870.00	Gym air handlers have damaged and uninsulated condensate piping. Insulate and replace piping where required. *Price is to demolish and replace condensate piping.
Several Locations	M	5	Air Devices & Ductwork (AH #15)	N/A	N/A	1	LS	N/A	New ductwork, elbows, devices & dampers	\$ 2,000.00	\$ 2,000.00	Gas furnace #15 only has (1) return air grille total for unit and does not meet code requirements. Add return air devices and ductwork as required to meet code. *Price is for new ductwork, elbows, devices & dampers.
Storage 115	M	5	Air Device (AH #15)	N/A	N/A	1	EA	N/A	Cut wall & install new combustion air louver	\$ 2,500.00	\$ 2,500.00	Storage room has only (1) combustion air louver - existing is only the upper louver. Highly recommend adding a lower combustion air opening to meet code requirements. *Price is to rent saw cutting equipment & drill bits, saw cut existing wall and provide and install new combustion air louver.
Kitchen 106	M	5	Air Devices (AH #15)	N/A	N/A	1	LS	N/A	Repair insulation & provide new return air grille	\$ 1,000.00	\$ 1,000.00	Kitchen does not have a return air grille. Supply air is missing grille (open ended duct supplying air). Kitchen needs more supply air. Insulation is damaged and needs to be serviced. *Price is to repair insulation and provide new return air grille.
Kitchen 106	M	5	Outside Air	N/A	N/A	1	LS	N/A	New make-up air fan, grille and ductwork	\$ 2,500.00	\$ 2,500.00	Kitchen does not have required amount of make-up air. Provide and install make-up air fan, grille and ductwork to serve the space. *Price is for new make-up air fan, grille and ductwork.
Mech 105	M	5	Combustion Air Device	N/A	N/A	1	EA	N/A	Cut wall & install new combustion air louver	\$ 750.00	\$ 750.00	Half of the upper combustion air louver is blocked by an outside air duct serving a gas furnace located in Mech 105. Air containing combustible by-products is being recirculated through the space by the air handler. Provide and install new combustion air louver and directly connect existing outside air ductwork to existing louver intake. *Price is to saw cut existing wall and provide and install new combustion air louver.
Activity Room 104	M	5	Thermostat (AH #10)	N/A	N/A	1	EA	N/A	Replace thermostat	\$ 300.00	\$ 300.00	Thermostat is in poor condition and needs to be replaced. *Price is to replace thermostat.
Workout Room 101	M	5	Thermostat (AH #11)	N/A	N/A	1	EA	N/A	Demo thermostat timer	\$ 300.00	\$ 300.00	Thermostat with timer appears to be in fair physical condition. Timer control does not allow the HVAC unit to operate appropriately and needs to be removed from control system. *Price is to demolish existing thermostat timer.
Pump Room 107	M	5	Fan	N/A	N/A	1	LS	N/A	New fan & thermostat	\$ 1,000.00	\$ 1,000.00	No cooling air is currently being provided to the pump room which houses all the main electrical switchgear - Consider providing a ventilation fan with thermostat for space. *Price is for new fan and thermostat.
Elevator Machine Room	M	5	Ventilation or cooling system	N/A	N/A	1	EA	N/A	New ductless split system	\$ 3,000.00	\$ 3,000.00	No dedicated ventilation system or cooling system provided for elevator machine room. Does not meet 2009 IBC Section 3006.2. Provide and install ductless split HVAC unit. *Price is for new ductless split system.
									Subtotal Mechanical S's		\$ 46,895.00	

Building Exterior	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Repair main waste water line	\$29,500.00	\$ 29,500.00	Building main waste water line backs up due to blockage by tree root. *Price includes rental of saw cutting equipment, ground excavation equipment, demolition of existing waste water (WW) piping and the replacement of sections of WW piping as noted to be in disrepair by Fox Mechanical. **Price does not include patch and repair of indoor conditions.
Several Locations Throughout Building	P	5	Domestic Water Piping	N/A	N/A	250	LF	N/A	Insulate exposed piping	\$ 6.50	\$ 1,625.00	Hot & cold domestic water piping is uninsulated at several locations throughout the building. Provide insulation at all domestic water piping. *Price is to insulate exposed piping.
Toilet 110	P	5	Domestic Water Piping	N/A	N/A	5	LF	N/A	insulate exposed piping	\$ 6.50	\$ 32.50	No insulation present at the cold water (CW) and exposed waste water (WW) piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Toilet 109	P	5	Domestic Water Piping	N/A	N/A	5	LF	N/A	insulate exposed piping	\$ 6.50	\$ 32.50	No insulation present at the CW and exposed WW piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is insulate exposed piping.
Kitchen 106	P	5	Domestic Water Piping	N/A	N/A	7	LF	N/A	insulate exposed piping	\$ 6.50	\$ 45.50	No insulation present at the CW, HW and exposed WW piping below the kitchen hand sink. Provide insulation at all domestic water and exposed WW piping. *Price is to insulate exposed piping.
Kitchen 106	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Replace hub drain with sink	\$ 1,200.00	\$ 1,200.00	3-Compartment kitchen sink drain routes to a hub drain below the sink. The hub drain does not properly drain and backs up into the kitchen space. Replace hub drain with 4" floor sink with brass cover.
Kitchen 106	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Saw cut slab	\$ 125.00	\$ 125.00	Saw cut existing slab for the installation of new 4" floor sink.
Kitchen 106	P	5	Grease Trap	N/A	N/A	1	LS	N/A	New grease trap	\$ 5,275.00	\$ 9,300.00	No grease trap is currently installed for the commercial kitchen. Grease trap needs to be installed to meet plumbing code. *Price includes saw cutting of existing slab, excavation of building exterior ground and to provide and install new grease trap. **Price does not include patching of saw cut slab.
Kitchen 106	P	5	Grease Piping	N/A	N/A	100	LF	N/A	Piping for grease trap	\$ 40.00	\$ 4,000.00	Provide and install 4" cast iron piping for new grease trap.
Storage 119	P	5	Domestic Water Piping (Demo)	N/A	N/A	1	LS	N/A	Demo domestic water piping	\$ 115.00	\$ 115.00	Demolish existing CW & HW valves serving the washing machine.
Storage 119	P	5	Washing Machine	N/A	N/A	1	LS	N/A	New washing machine valve box	\$ 200.00	\$ 200.00	No insulation present at the CW & HW piping below the fixture. CW & HW valves are leaking and are wrapped with towels and duct tape. Provide and install new washing machine valve box. *Price is for new washing machine valve box.
Gym 117	P	5	Drinking Fountain	N/A	N/A	1	EA	N/A	Demo & replace fountain	\$ 1,950.00	\$ 1,950.00	Drinking fountain appears to be in good condition but does not meet ADA mounting height requirements. Demolish and replace existing drinking fountain with ADA approved fixture. *Price is to demolish and replace drinking fountain.
Girls RR 103	P	5	Domestic Water Piping	N/A	N/A	15	LF	N/A	insulate exposed domestic water piping	\$ 6.50	\$ 97.50	No insulation present at the CW & HW and exposed WW piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is insulate exposed piping.
Girls RR 103	P	5	Shower (Demo)	N/A	N/A	4	EA	N/A	Demo shower valves	\$ 85.00	\$ 340.00	Demolish existing shower valve assemblies.
Girls RR 103	P	5	Shower	N/A	N/A	4	EA	N/A	Replace shower valves	\$ 350.00	\$ 1,400.00	Shower valves are not functioning and need to be replaced. *Price is to replace (4) shower valve assemblies.
Boys RR 103	P	5	Domestic Water Piping	N/A	N/A	10	LF	N/A	insulate exposed piping	\$ 6.50	\$ 65.00	No insulation present at the CW & HW and exposed WW piping below the fixture. Provide insulation at all domestic water and exposed WW piping. *Price is to Insulate exposed piping.
Boys RR 103	P	5	Shower (Demo)	N/A	N/A	4	EA	N/A	Demo shower valves	\$ 85.00	\$ 340.00	Demolish existing shower valve assemblies.
Boys RR 103	P	5	Shower	N/A	N/A	4	EA	N/A	Replace shower valves	\$ 350.00	\$ 1,400.00	Shower valves are not functioning and need to be replaced. *Price is to replace (4) shower valve assemblies.
2nd Floor Corridor	P	5	Drinking Fountain	N/A	N/A	1	EA	N/A	Demo & replace fountain	\$ 1,950.00	\$ 1,950.00	Drinking fountain is in moderate condition and does not meet ADA mounting height requirements. CW & exposed WW piping below fixture are not insulated. Demolish and replace existing drinking fountain with ADA approved fixture. *Price is to demolish and replace drinking fountain.
Storage 205	P	5	Sanitary Piping	N/A	N/A	1	EA	N/A	Replace hub drain with sink	\$ 1,200.00	\$ 1,200.00	Code requires 3-compartment sinks to drain into a floor sink or hub drain with 1" air gap. Replace existing drain with 4" floor sink with brass cover. *Price is to demolish existing hub drain and provide and install 4" floor sink.
Storage 205	P	5	Sanitary Piping	N/A	N/A	1	LS	N/A	Saw cut slab	\$ 125.00	\$ 125.00	Saw cut drill existing slab for the installation of new 4" floor sink.
									Subtotal Plumbing S's		\$ 55,043.00	

Building Exterior	E	5	Receptacles	N/A	N/A	12	EA	N/A	Demo & replace 12 receptacles	\$ 210.00	\$ 2,520.00	Exterior receptacles do not meet city requirements - all exterior receptacles shall be ground fault interrupter circuit (GFCI), waterproof (WP) & weather resistance (WR) protected. Replace existing receptacles with city approved devices. *Price is to demolish and replace (12) exterior receptacles.
Building Exterior (South)	E	5	Condensing Unit Disconnects	N/A	N/A	1	EA	N/A	Demo & replace condensing unit disconnect	\$ 450.00	\$ 450.00	Disconnect for condensing unit serving the upstairs dance studio is listed as a 30 Amp disconnect while the equipment tag calls for a 40 Amp disconnect. Existing disconnect needs to be demolished and replaced. *Price is to demolish and replace condensing unit disconnect.
Kitchen 106	E	5	Equipment Disconnect	N/A	N/A	1	EA	N/A	Relocate disconnect	\$ 350.00	\$ 350.00	No clearly identifiable disconnect is present in the kitchen for the kitchen hood. Kitchen hood is not centered over equipment being served - the kitchen hood should extend 6" over edge of equipment in order to meet code. Relocate equipment and any related electrical devices as directed by the architect.
Kitchen 106	E	5	Receptacles	N/A	N/A	10	EA	N/A	Demo & replace kitchen receptacles	\$ 160.00	\$ 1,600.00	Kitchen receptacles should be GFCI protected and do not currently meet code requirements. Replace existing receptacles with GFCI protected receptacles. *Price is to demolish and replace existing kitchen receptacles.
Storage 114	E	5	Electrical Panel 'K'	N/A	N/A	1	LS	N/A	Demo & replace electrical panel	\$ 8,300.00	\$ 8,300.00	Electrical panel is a full 40 space Federal Pacific panel and its current location does not meet code. Panel needs to be replaced with a new 42 space panel and relocated. Equipment: 120/240 VAC, 100 Amp, recessed mounted 40 space Panel 'K'. *Price is to demolish existing panel and to replace and relocate new panel.
Pump Room 107	E	5	Main Switchgear	N/A	N/A	1	LS	N/A	Demo & replace main distribution panel	\$32,000.00	\$ 32,000.00	Main switchgear is old and shows signs of wear - minor rust damage and stripped paint. Equipment: 120/240 VAC, 300 Amp, surface mounted Main Distribution Panel, 120/240 VAC, 125 Amp, surface mounted 32 space Panel 'L', 120/240 VAC, 50 Amp, surface mounted 16 space Panel 'Z', 120/240 VAC, 100 Amp, surface mounted 16 space Panel 'AC'. *Price is to demolish and replace main distribution panel and (3) electrical panels.
Gym 117 & 2nd Floor Corridor	E	5	Receptacles	N/A	N/A	2	EA	N/A	Demo & replace receptacles	\$ 160.00	\$ 320.00	Receptacles serving drinking fountains should be GFCI protected and do not currently meet code requirements. Replace existing receptacles with GFCI protected receptacles. *Price is to demolish and replace existing receptacles.
Boys & Girls RR 102 & 103	E	5	Receptacles	N/A	N/A	4	EA	N/A	Demo & replace receptacles	\$ 160.00	\$ 640.00	Restroom receptacles should be GFCI protected and do not currently meet code requirements. Receptacles shall be properly supported with securely mounted junction box. Replace existing receptacles with GFCI protected receptacles. *Price is to demolish and replace existing receptacles.
Several Locations Throughout Building	E	5	Wiring, Conduit & Junction Box	N/A	N/A	1	LS	N/A	Wiring, conduit & junction box repair	\$ 1,000.00	\$ 1,000.00	There are open junction boxes with exposed, un-capped loose wires at various locations throughout the building. There are wires not properly concealed and supported - holding up a dangling junction box. Provide and install protective covers and securely support all junction boxes located throughout the building.
Subtotal Electrical 5's											\$ 47,180.00	
113 Office (Workroom)	A	4	Acoustical Tile Ceiling	Ceiling	N/A	125	SF	1	New Ceiling Tile	\$ 2.50	\$ 312.50	Acoustical tile -- old warped, discolored
206 Mech/Stor.	A	4	Exposed Blanket Insulation	Ceiling	N/A	88	SF	1	New Insulation	\$ 0.75	\$ 66.00	Exposed Structure -- insulation needs to be replaced
Subtotal Architectural 4's											\$ 378.50	
Building Exterior (South)	M	4	Condensing Unit	N/A	17	B	EA	N/A	Demo & replace condensing units	\$ 4,350.00	\$ 34,800.00	Condensing units appear to be in fair condition with wear and rust damage. Some hail damage present. Equipment: Condensing Units #1, 2, 3, 4, 5, 6, 7, 8. *Price is to demolish and replace (8) condensing units.
Building Exterior (South)	M	4	Condensing Unit	N/A	13	1	EA	N/A	Demo & replace condensing unit	\$ 4,350.00	\$ 4,350.00	Condensing unit appears to be in fair condition with wear and rust damage. Some hail damage present. Equipment: Condensing Unit #15. *Price is to demolish and replace (1) condensing unit.

Building Exterior (North)	M	4	Condensing Unit	N/A	11	1	Lot	N/A	Demo & replace 2 condensing units	\$ 7,000.00	\$ 7,000.00	Condensing units appear to be in fair condition with minor wear and tear, but are old. Some hail damage present. Equipment: Condensing Units #10 & 11. *Price is to demolish and replace (2) condensing units.
Building Exterior (North)	M	4	Condensing Unit	N/A	17	2	EA	N/A	Demo & replace 2 condensing units	\$ 3,950.00	\$ 7,900.00	Condensing units appear to be in fair condition with minor wear and tear, but are old. Some hail damage present. Equipment: Condensing Units #12 & 13. *Price is to demolish and replace (2) condensing units.
Building Exterior	M	4	Refrigerant Piping	N/A	N/A	600	LF	N/A	Demo & replace refrigerant piping	\$ 45.00	\$ 27,000.00	Refrigerant piping is in fair condition, is not properly insulated or supported, has rust damage. Refrigerant lines need to be demolished and replaced. *Price is to demolish and replace refrigerant piping.
Gym 117	M	4	Unit Heaters (Southeast)	N/A	Unkno wn	2	EA	N/A	Demo & replace gas unit heaters	\$ 7,250.00	\$ 14,500.00	Gas unit heaters appear to be in poor condition. Consider replacing. *Price is to demolish and replace (2) gas unit heaters.
Gym 117	M	4	Fans/Louvers	N/A	N/A	4	EA	N/A		See Architect's Assessment	See Architect's Assessment	Large gymnasium fans are not functioning and need to be removed and their holes patched to match existing wall. Does not meet code required ventilation and outside air for gymnasium.
Gym 117	M	4	Air Handlers	N/A	17	8	EA	N/A	Demo & replace air handlers	\$ 7,200.00	\$ 57,600.00	Gym air handler units (8) are suspended from unistrut rack up high and appear to be in good condition - location makes it hard to service and change filters. Units do not provide code required outside air (see gym outside air comments for more information). Equipment: Air Handler #1, 2, 3, 4, 5, 6, 7 & 8. *Price is to demolish and replace (8) air handlers.
Workroom 111	M	4	Thermostat	N/A	N/A	2	EA	N/A	Replace thermostats	\$ 300.00	\$ 600.00	Thermostats for (8) gym air handlers are old and in poor condition. *Price is to replace (2) thermostats.
Storage 115	M	4	Air Handler #15	N/A	13	1	EA	N/A	Demo & replace gas furnace	\$ 7,575.00	\$ 7,575.00	Gas furnace #15: Serves 1st floor entry lobby/open area, offices, kitchen and storage. Unit appears to be in moderate condition - has minor frame leak, a rip in the flex connection that is patched with duct tape and no float switch. Unit zoning should be reconsidered (single unit serves several high demand spaces) along with thermostat location, providing remote temperature sensors and return grille locations. (See kitchen HVAC unit and outside air comments for more information). *Price is to demolish and replace existing gas furnace only.
Kitchen 106	M	4	HVAC Unit	N/A	N/A	1	LS	N/A	Replace dedicated unit	\$ 9,000.00	\$ 9,000.00	Recommendation: Kitchen requires more supply air, outside air and better temperature controls than current existing. Consider providing and installing a new dedicated unit to serve this space. *Price is to provide and install new dedicated unit.
Kitchen 106	M	4	Thermostat (AH #15)	N/A	N/A	1	EA	N/A	Replace temperature sensor	\$ 300.00	\$ 300.00	Recommendation: Consider locating a temperature sensor in kitchen to help control space temperature during peak use (if a new unit is not provided to serve the space). *Price is for new temperature sensor.
Activity Room 104	M	4	Air Device (AH #10)	N/A	N/A	1	LS	N/A	Replace ductwork & air devices	\$ 1,000.00	\$ 1,000.00	Existing (1) supply air grille is not sufficient to provide space required supply and outside air. *Price is for new ductwork and air devices.
Activity Room 104	M	4	Exhaust Fan	N/A	N/A	1	LS	N/A	Replace sidewall exhaust fan	\$ 1,200.00	\$ 1,200.00	Activity room is currently not negatively pressurized and has no exhaust air - room is labeled as activity room but is currently being used as a weight room and does not meet code requirements for this type of space. Provide and install new sidewall exhaust fan. *Price is to saw cut existing wall and provide and install new sidewall exhaust fan.
Gym 117	M	4	Ductwork (AH #11)	N/A	N/A	1	LS	N/A	Replace damaged ductwork	\$16,500.00	\$ 16,500.00	Exposed ductwork located in the gymnasium that serves the boys & girls restroom along with workout room 101 has been dented and damaged. *Price is to replace damaged exposed ductwork.
Meeting Rooms #1 & 2 202 & 203	M	4	Air Device & Ductwork (AH #12)	N/A	N/A	1	LS	N/A	Replace ductwork & air devices	\$ 2,000.00	\$ 2,000.00	Meeting rooms have only (1) supply air grille each serving large spaces - Consider extending ductwork and adding more supply air to the spaces. *Price is for adding new ductwork and air devices.
Meeting Rooms #1 & 2 202 & 203	M	4	Outside Air (AH #12)	N/A	N/A	1	LS	N/A		\$ 1,000.00	\$ 1,000.00	Meeting Rooms #1 & 2 likely do not meet the code required amount of outside air.
Arts & Crafts 201	M	4	Outside Air (AH #13)	N/A	N/A	1	LS	N/A		\$ 1,000.00	\$ 1,000.00	Arts & Crafts Room likely does not meet the code required amount of outside air.
Dance Studio 204	M	4	Thermostat (Dance Studio)	N/A	N/A	1	EA	N/A	Replace thermostat	\$ 500.00	\$ 500.00	Thermostat is in fair condition, but is located in a poor location. Consider replacing and relocating thermostat. *Price is for new thermostat and relocation.

Dance Studio 204	M	4	Outside Air (Dance Studio)	N/A	N/A	1	LS	N/A		\$ 750.00	\$ 750.00	Dance Studio likely does not meet the code required amount of outside air.
Whole Building	M	4	HVAC Systems	N/A	N/A	14	EA	N/A	Test & balance on HVAC	\$ 600.00	\$ 8,400.00	Recommendation: Have a test and balance analysis done on all building HVAC systems.
									Subtotal Mechanical 4's		\$202,975.00	
Roof	P	4	Gas Piping	N/A	N/A	15	LF	N/A	Replace gas piping	\$ 30.00	\$ 450.00	Gas piping on roof has considerable rust present and needs to be replaced.
Kitchen 106	P	4	Hand Sink	N/A	N/A	1	EA	N/A	Replace hand sink & faucet	\$ 600.00	\$ 600.00	Verify that lavatory installation location and mounting height meets ADA requirements. Recommendation: Consider installing low flow aerator. *Price is to replace hand sink and faucet.
Boys RR 103 Closet	P	4	Janitor Sink (Demo)	N/A	N/A	1	EA	N/A	Demo sink & faucet	\$ 85.00	\$ 85.00	Demolish existing janitor sink and faucet.
Boys RR 103 Closet	P	4	Janitor Sink	N/A	N/A	1	EA	N/A	Replace sink & faucet	\$ 1,200.00	\$ 1,200.00	Janitor sink is functioning but is in poor condition and should be considered for replacement. All CW, HW & WW piping are in poor shape with visible rust and damage. *Price is to replace janitor sink and faucet.
									Subtotal Plumbing 4's		\$ 2,335.00	
Building Exterior	E	4	Exterior Lighting	N/A	N/A	9	EA	N/A	Replace exterior lighting	\$ 700.00	\$ 6,300.00	Exterior lighting fixtures do not meet code and pose several different fire hazards - fixtures filled with bird's nests and several fixtures with plug and cord connected to non-protected surface mounted receptacles. *Price is to demolish and replace surface mounted exterior lighting fixtures and all conduit/wiring that does not meet the requirements of the National Electric Code (NEC).
Building Exterior	E	4	Conduit & Wiring	N/A	N/A	1	LS	N/A	Replace conduit & wiring	\$ 500.00	\$ 500.00	Wiring, conduit, supports & hangers for new exterior lighting fixtures.
Parking Lot	E	4	Exterior Pole Lighting	N/A	N/A	1	LS	N/A	Replace pole lighting	\$11,000.00	\$ 11,000.00	Pole lighting fixture does not meet current adopted city lighting code - all pole lights shall be full cutoff and fully shielded. *Price is for (4) new fixtures with single head, pole and concrete base. **Price includes demolition of (1) existing fixture. ***Price includes trenching required to power new pole lighting fixtures.
Building Exterior	E	4	Conduit & Wiring	N/A	N/A	1	LS	N/A	Replace conduit & wiring	\$ 500.00	\$ 500.00	Wiring & conduit for new pole lighting fixtures.
Gym 117	E	4	Electrical Panels 'AC-1' & 'AC-2'	N/A	N/A	2	EA	N/A	Demo & replace panels	\$ 4,100.00	\$ 8,200.00	Electrical panels have visual signs of wear, rust damage and physical damage to the housing. Equipment: 120/240 VAC, 200 Amp, surface mounted Panel 'AC-1'; 120/240 VAC, 200 Amp, surface mounted Panel 'AC-2'. *Price is to demolish and replace (2) electrical panels.
Gym 117	E	4	Electrical Panels 'AC-1' & 'AC-2'	N/A	N/A	1	LS	N/A	Panel protection	\$ 500.00	\$ 500.00	Recommendation: Provide and install protective metal grate around electrical panels. Current panel location is subject to being damaged by basketballs.
Several Locations Throughout Building	E	4	Lighting Controls	N/A	N/A	22	EA	N/A	Demo & replace light switches	\$ 80.00	\$ 1,760.00	Wall mounted motion sensor light switches throughout the building are not functioning properly. All spaces shall be provided with properly functioning automatic lighting controls or dual switching. *Price is to demolish and replace existing lighting switches.
									Subtotal Electrical 4's		\$ 28,760.00	
101 Workout Room	A	3	Ceiling	Ceiling	N/A	620	SF	0	Replace ceiling	\$ 2.50	\$ 1,550.00	Ptd exposed structure (concrete plank) - punching bags hanging from ceiling, holes need repair
101 Workout Room	A	3	VCT Floor	Floor	N/A	620	SF	0	Replace VCT	\$ 3.00	\$ 1,860.00	VCT? on Slab - cracks on west end near wall
101 Workout Room	A	3	Stucco Panel on 8" CMU Wall	Wall (East)	N/A	180	SF	0	Repair stucco	\$ 33.00	\$ 5,940.00	Stucco panel on CMU - no visible cracks, dirty, replace all bases
101 Workout Room	A	3	Stucco Panel on 8" Concrete Tilt Wall	Wall (North)	N/A	310	SF	0	Repair stucco	\$ 33.00	\$ 10,230.00	Stucco panel on Concrete tilt wall - no visible cracks, dirty, replace all bases
101 Workout Room	A	3	Stucco Panel on 8" CMU Wall	Wall (South)	N/A	310	SF	0	Repair stucco	\$ 33.00	\$ 10,230.00	Stucco panel on CMU - no visible cracks, dirty, replace all bases
101 Workout Room	A	3	Stucco Panel on 8" CMU Wall	Wall (West)	N/A	180	SF	0	Repair stucco	\$ 33.00	\$ 5,940.00	Stucco panel on CMU - no visible cracks, dirty, replace all bases
106B Kitchen	A	3	6'x5' Rolling Door	Rolling Door	N/A	1	EA	0	Replace door	\$ 1,000.00	\$ 1,000.00	Rolling doors operable and in fair condition
106C Kitchen	A	3	6'x5' Rolling Door	Rolling Door	N/A	1	EA	0	Replace door	\$ 1,000.00	\$ 1,000.00	Rolling doors operable and in fair condition
107 Elec Room	A	3	Concrete Floor	Floor	N/A	77	SF	0	Patch concrete floor	\$ 3.00	\$ 231.00	Fair condition-no severe signs of aging
110 Toilet	A	3	Concrete Tilt Wall	Wall (North)	N/A	53	SF	0	Replace wall	\$ 13.20	\$ 699.60	No visible cracks Ptd. CMU wall - needs to be cleaned and ptd.
111 Workroom	A	3	Stucco Panel on CMU Wall	Wall (East)	N/A	153	SF	0	Replace stucco panels	\$ 33.00	\$ 5,049.00	Stucco on CMU - no visible signs of cracking
111 Workroom	A	3	Stucco Panel on CMU Wall	Wall (West)	N/A	201	SF	0	Replace stucco panels	\$ 33.00	\$ 6,633.00	Stucco on CMU - no visible signs of cracking

112 Office (Workroom)	A	3	Acoustical Tile Ceiling	Ceiling	N/A	78	SF	0	Replace ACT	\$ 2.50	\$ 195.00	Acoustical tile – old warped, discolored
113 Office (Workroom)	A	3	Brick on 8" CMU Wall	Wall (East)	N/A	122	SF	0	Replace brick	\$ 15.00	\$ 1,830.00	Brick on cmu – no visible cracks
113 Office (Workroom)	A	3	Gyp Bd Wallw/rubber base	Wall (West)	N/A	122	SF	0	Replace gyp	\$ 3.65	\$ 445.30	Gyp on mtl stud – no visible signs of cracking
115 Storage/Mech	A	3	8" CMU Wall	Wall (East)	N/A	54	SF	0	Replace CMU wall	\$ 8.00	\$ 432.00	Ptd cmu wall – no visible signs of cracking
116 Lobby	A	3	brick on 8" Wall	Wall (East)	N/A	101	SF	0	Replace brick	\$ 15.00	\$ 1,515.00	Wall is dirty No visible cracks Bulletin board does not "tack" paper – needs to be replaced
116 Lobby	A	3	Stucco Panel on 8" Wall	Wall (West)	N/A	45	SF	0	Replace stucco panels	\$ 33.00	\$ 1,485.00	No visible cracks on Elevator wall Stucco panel on CMU
117 Gym	A	3	VCT Floor	Floor	N/A	9578	SF	0	Replace VCT	\$ 1.65	\$ 15,803.70	VCT floor on east end and Gym vinyl floor on west end. There is a slope in floor starting at grid line G east to wall. VCT cracked at base of wall
117 Gym	A	3	Wall - 2,116SF Total	Wall (North)	N/A	1026	SF	0	Replace stucco panels	\$ 33.00	\$ 33,858.00	Stucco panel on CMU at first level and stucco panel on stud wall at 2nd level. Vinyl base at first level is covering sloping floor and cracking at wall base - Vinyl Base needs to be replaced. There is a transition from stucco panel to a gyp. bd. wainscoat and wood paneling at 2nd level (balcony level/took pic) -Trim at panels coming off. Vinyl base at second level in fair condition. Wall needs to be cleaned and painted, typ.
202 Mtg. #1	A	3	Floor	Floor	N/A	640	SF	0	Replace VCT	\$ 3.00	\$ 1,920.00	VCT aged and cracked
203 Mtg. #2	A	3	Floor	Floor	N/A	710	SF	0	Replace VCT	\$ 3.00	\$ 2,130.00	VCT aged and cracked
204 Dance Studio	A	3	Floor	Floor	N/A	1410	SF	0	Replace VCT	\$ 3.00	\$ 4,230.00	VCT aged and cracked
205 Breakroom	A	3	Ceiling	Ceiling	N/A	241	SF	0	Replace ACT	\$ 2.50	\$ 602.50	Vinyl acoustical ceiling tile in marginal condition
205 Breakroom	A	3	VCT Floor	Floor	N/A	241	SF	0	Replace VCT	\$ 3.00	\$ 723.00	VCT aged and cracked
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (East)	N/A	122.3	SF	0	Paint	\$ 0.85	\$ 103.91	Ptd gyp on stud wall – Fair condition
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (North)	N/A	171	SF	0	Paint	\$ 0.85	\$ 145.35	Ptd gyp on stud wall – Fair condition
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (South)	N/A	171	SF	0	Paint	\$ 0.85	\$ 145.35	Ptd gyp on stud wall – Fair condition
205 Breakroom	A	3	Gyp Bd Wall w/rubber base	Wall (West)	N/A	122.3	SF	0	Paint	\$ 0.85	\$ 103.91	Ptd gyp on stud wall – Fair condition
206 Mech/Stor.	A	3	Gyp Bd Wall	Wall (North)	N/A	46.5	SF	0	Paint	\$ 0.85	\$ 39.53	Ptd gyp on stud wall – Fair condition
206 Mech/Stor.	A	3	Gyp Bd Wall	Wall (South)	N/A	46.5	SF	0	Paint	\$ 0.85	\$ 39.53	Ptd gyp on stud wall – Fair condition
206 Mech/Stor.	A	3	Gyp Bd Wall	Wall (West)	N/A	153	SF	0	Replace stud wall	\$ 3.65	\$ 558.45	Gyp on stud wall - Mold may be present
206 Mech/Stor.	A	3	Floor	Floor	N/A	88	SF	0	Patch floor	\$ 3.00	\$ 264.00	Exposed concrete – no visible cracks
207 Mech	A	3	Concrete Slab Floor	Floor	N/A	15	SF	0	Patch floor	\$ 3.00	\$ 45.00	Exposed concrete – no visible cracks
207 Mech	A	3	CMU Wall	Wall (East)	N/A	29.25	SF	0	Paint	\$ 0.85	\$ 24.86	CMU ptd.
207 Mech	A	3	CMU Wall	Wall (North)	N/A	40.5	SF	0	Paint	\$ 0.85	\$ 34.43	CMU ptd.
207 Mech	A	3	CMU Wall	Wall (South)	N/A	40.5	SF	0	Paint	\$ 0.85	\$ 34.43	CMU ptd.
207 Mech	A	3	CMU Wall	Wall (West)	N/A	29.25	SF	0	Paint	\$ 0.85	\$ 24.86	CMU ptd.
K (111) Toilet	A	3	4'X5' Window	3 West Wall Windows	N/A	60	SF	0	0	\$ 46.65	\$ 2,799.00	West windows looking into gym are fixed and in fair condition
									Subtotal Architectural 3's		\$119,894.70	
Office (112 & 113)	S	3	Slab	N/A	N/A	203	sf	20	Level slab	\$ 10.00	\$ 406.00	Level Slab, Fill cracks
Office (112 & 113)	S	3	Walls	N/A	N/A	410	sf	25	Fill cracks	\$ 2.00	\$ 205.00	Fill cracks
Lobby (116)	S	3	Walls	N/A	N/A	480	sf	25	Repoint CMU joints	\$ 6.00	\$ 720.00	Repoint CMU joints
									Subtotal Structural 3's		\$ 1,331.00	
Building Exterior (South)	M	3	Condensing Unit	N/A	8	1	EA	N/A	Demo & replace condensing unit	\$ 4,350.00	\$ 4,350.00	Condensing unit appears to be in fair condition with minor wear and rust damage. Some hail damage present. Equipment: Condensing Unit serving upstairs dance room. *Price is to demolish and replace (1) condensing units.
Roof	M	3	Gas Flues	N/A	N/A	120	LF	N/A	Demo & replace flue piping	\$ 50.00	\$ 6,000.00	Gas flues are in moderate condition with visible wear and rust. *Price is to demolish and replace gas flue piping. **Price does not include patching of roof.

Mech 105	M	3	Air Handler (AH #10 & 11)	N/A	11	2	EA	N/A	Demo & replace furnaces	\$ 6,475.00	\$ 12,950.00	Gas furnace #10 & 11: Unit #10 serves Activity Room 104; Unit #11 serves Boys/Girls RR 102/103 & Workout Room 101. Units appear to be in moderate condition with minor wear and rust damage. *Price is to demolish and replace (2) gas furnaces.
Workout Room 101	M	3	Air Device (AH #11)	N/A	N/A	3	EA	N/A	Replace air devices	\$ 100.00	\$ 300.00	The location and quantity of air devices serving the space are acceptable and appear to be in good visual condition. *Price is to replace air devices in space.
Workout Room 101	M	3	Ductwork (AH #11)	N/A	N/A	1	LS	N/A	Replace ductwork	\$ 6,000.00	\$ 6,000.00	Ductwork appears to be in good visual condition. *Price is to replace ductwork.
Workout Room 101	M	3	Fan	N/A	Unkno wn	1	EA	N/A	Replace fan	\$ 750.00	\$ 750.00	Fan and control are functional - control has speed settings, but it appears that the fan operates in on/off mode's only. *Price is for new wall mounted fan.
2nd Floor Mech Room	M	3	Air Handlers	N/A	11	2	EA	N/A	Demo & replace furnaces	\$ 6,475.00	\$ 12,950.00	Gas furnace # 12 & 13: Unit #12 serves Meeting Rooms #1 & 2 202/203; Unit #13 serves Arts & Crafts 201 - Units appear to be in moderate condition with minor wear and rust damage. *Price is to demolish and replace (2) gas furnaces.
Storage 205	M	3	Air Handler (Dance Studio)	N/A	8	1	EA	N/A	Demo & replace furnace	\$ 6,475.00	\$ 6,475.00	Gas Furnace appears to be in good condition. *Price is to demolish and replace existing gas furnace.
Dance Studio 204	M	3	Air Device (Dance Studio)	N/A	N/A	5	EA	N/A	Clean air devices	\$ 50.00	\$ 250.00	Recommendation: Clean existing air devices.
									Subtotal Mechanical 3's		\$ 50,025.00	
Toilet 110	P	3	Water Closet (Demo)	N/A	N/A	1	EA	N/A	Demo WC	\$ 90.00	\$ 90.00	Demolish existing water closet and manual flushometer.
Toilet 110	P	3	Water Closet	N/A	N/A	1	EA	N/A	Replace WC	\$ 1,200.00	\$ 1,200.00	Installed is a flush valve water closet with manual flushometer. Fixture does not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for new water closet with automatic sensor controlled flushometer.
Toilet 109	P	3	Water Closet (Demo)	N/A	N/A	1	EA	N/A	Demo WC	\$ 90.00	\$ 90.00	Demolish existing water closet and manual flushometer.
Toilet 109	P	3	Water Closet	N/A	N/A	1	EA	N/A	Replace WC	\$ 1,200.00	\$ 1,200.00	Installed is a flush valve water closet with manual flushometer. Fixture does not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for new water closet with automatic sensor controlled flushometer.
Kitchen 106	P	3	Gas Piping	N/A	N/A	1	LS	N/A	Relocate hood & piping	\$ 150.00	\$ 150.00	Gas piping appears to be in good condition. Kitchen hood is not center over equipment being served - hood should extend 6" over edge of equipment in order to meet code. Relocate equipment and any related piping per architects recommendations.
Gym 117	P	3	Gas Piping at Unit Heater	N/A	N/A	10	LF	N/A	Replace piping	\$ 30.00	\$ 300.00	Gas piping at unit heater appears to be in good condition. *Price is to replace gas piping.
Girls RR 103	P	3	Water Closet (Demo)	N/A	N/A	4	EA	N/A	Demo WCs	\$ 90.00	\$ 360.00	Demolish existing water closets and manual flushometer.
Girls RR 103	P	3	Water Closet	N/A	N/A	4	EA	N/A	Replace WC	\$ 1,200.00	\$ 4,800.00	Flush valve water closets with manual flushometer. Fixtures do not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for new water closet with automatic sensor controlled flushometer.
Boys RR 103	P	3	Water Closet (Demo)	N/A	N/A	2	EA	N/A	Demo WC	\$ 175.00	\$ 350.00	Demolish existing water closet & manual flushometers.
Boys RR 103	P	3	Water Closet	N/A	N/A	2	EA	N/A	Replace WCs	\$ 1,200.00	\$ 2,400.00	Flush valve water closets with manual flushometer. Fixtures do not meet City of Austin currently adopted 1.28 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for (2) new water closet with automatic sensor controlled flushometer.
Arts & Crafts 201	P	3	Sink	N/A	N/A	1	EA	N/A	Demo & replace sink	\$ 625.00	\$ 625.00	Fixture appears to be in good condition. No HW is plumbed to this fixture. *Price is to demolish and replace sink.
									Subtotal Plumbing 3's		\$ 11,565.00	
Building Exterior	E	3	Main Switchgear	N/A	N/A	1	LS	N/A	Demo & replace switchgear	\$13,500.00	\$ 13,500.00	Main building electrical switchgear (weatherhead, disconnects & panel) appear to be in good condition with minor wear. Wires at weatherhead could be better bundled and supported - has a bird's nest within the wires. Equipment: 120/240 VAC, 300 Amp Disconnect; (2) 120/240 VAC 200 Amp disconnects for Main AC 1 & 2 panels; 120/240 VAC 225 Amp disconnect/panel for solar panel & solar pv disconnect. *Price is to demolish and replace existing electrical switchgear. ** Price does not include new weatherhead.

Several Locations Throughout Building	E	3	Interior Lighting fixtures	N/A	N/A	1	LS	N/A	Replace fixtures	\$ 2,500.00	\$ 2,500.00	Existing lighting fixtures throughout the space appear to be in good working condition with minor visual wear. Replace any fixtures not fully functioning or if they show significant physical damage.
									Subtotal Electrical 3's		\$ 16,000.00	
104 Activity Room	A	2	Ceiling	Ceiling	N/A	568	SF	0		\$ 2.50	\$ -	Exposed Structure
104 Activity Room	A	2	Floor	Floor	N/A	568	SF	0		\$ 3.00	\$ -	Floor looks new...no visible signs of "aging"
104 Activity Room	A	2	Wall	Wall (East)	N/A	171	SF	0		\$ -	\$ -	Paint cracking/peeling on CMU Base in good condition
104 Activity Room	A	2	Ptd. Conc. Tilt Wall	Wall (North)	N/A	291	SF	0		\$ -	\$ -	Paint cracking/peeling Base in good condition
104 Activity Room	A	2	Wall	Wall (South)	N/A	291	SF	0		\$ -	\$ -	Stucco cracking/peeling Stucco on CMU - Need to check if cracked, probably so as walls in Boys, Girls rooms have huge cracks Base in good condition
104 Activity Room	A	2	Wall	Wall (West)	N/A	171	SF	0		\$ -	\$ -	Paint cracking/peeling on CMU Base in good condition
105 Mech Rm	A	2	Ceiling	Ceiling	N/A	88	SF	0		\$ -	\$ -	Exposed Structure
105 Mech Rm	A	2	Floor	Floor	N/A	88	SF	0		\$ -	\$ -	Exposed slab
105 Mech Rm	A	2	Wall	Wall (East)	N/A	153	SF	0		\$ -	\$ -	Painted CMU No base Walls dirty, no visible cracks
105 Mech Rm	A	2	Ptd. Conc. Tilt Wall	Wall (North)	N/A	45	SF	0		\$ -	\$ -	No base Walls dirty, no visible cracks
105 Mech Rm	A	2	Wall	Wall (South)	N/A	45	SF	0		\$ -	\$ -	Painted CMU No base Walls dirty, no visible cracks
105 Mech Rm	A	2	Wall	Wall (West)	N/A	153	SF	0		\$ -	\$ -	Painted CMU No base Walls dirty, no visible cracks
107 Elec Room	A	2	Ptd. Conc. Tilt Wall	Wall (North)	N/A	126	SF	0	0	\$ -	\$ -	No base Electrical panels, Fire
107 Elec Room	A	2	Wall	Wall (South)	N/A	126	SF	0	0	\$ -	\$ -	Painted CMU No base
107 Elec Room	A	2	Wall	Wall (West)	N/A	49.5	SF	0	0	\$ -	\$ -	Painted CMU
108 Office	A	2	Floor	Floor	N/A	246	SF	0	0	\$ -	\$ -	New rolled wd vinyl, needs cleaning. No visible signs of cracking
108 Office	A	2	Stucco on CMU wall w/3'5" H ceramic tile wainscoat	Wall (East)	N/A	120	SF	0	0	\$ -	\$ -	Stucco on CMU w/3'5" H ceramic tile wainscoat. No visible cracking. Bases are new (rubber)
108 Office	A	2	Ptd. Conc. Tilt Wall w/3'5" H ceramic tile wainscoat.	Wall (North)	N/A	166	SF	0	0	\$ -	\$ -	Ptd. Conc. Tilt wall w/3'5" H ceramic tile wainscoat. No visible cracking. Bases are new (rubber)
108 Office	A	2	Stucco on CMU wall w/3'5" H ceramic tile wainscoat	Wall (South)	N/A	166	SF	0	0	\$ -	\$ -	Stucco on CMU w/3'5" H ceramic tile wainscoat. No visible cracking. Bases are new (rubber)
108 Office	A	2	Stucco on CMU wall w/3'5" H ceramic tile wainscoat	Wall (West)	N/A	120	SF	0	0	\$ -	\$ -	Stucco on CMU w/3'5" H ceramic tile wainscoat. No visible cracking. Bases are new (rubber)
109 Toilet	A	2	Ceiling	Ceiling	N/A	75	SF	0	0	\$ -	\$ -	Exposed Structure
110 Toilet	A	2	Ceiling	Ceiling	N/A	75	SF	0	0	\$ -	\$ -	Exposed Structure
112 Office (Workroom)	A	2	Wall	Wall (East)	N/A	76.5	SF	0	0	\$ -	\$ -	Gyp on mtl stud - no visible signs of cracking
112 Office (Workroom)	A	2	Wall	Wall (West)	N/A	76.5	SF	0	0	\$ -	\$ -	Stucco on cmu - no visible cracks
116A Lobby	A	2	3'X6'8" Entry Doors	Door	N/A	2	EA	0	0	\$ -	\$ -	Needs Cleaning Door Hardware meets code (2) 3' Doors
117A Gym	A	2	3'X7' Utility Doors	Door	N/A	2	EA	0	0	\$ -	\$ -	double door, ADA Accessible and meets code
117B Gym	A	2	3'X7' Utility Doors	Door	N/A	2	EA	0	0	\$ -	\$ -	double door, ADA Accessible and meets code
117C Gym	A	2	8'X10' Rolling Door	Door	N/A	1	EA	0	0	\$ -	\$ -	Rolling door, ADA Accessible and meets code -
117D Gym	A	2	3'X7' Utility Doors	Door	N/A	1	EA	0	0	\$ -	\$ -	single door, ADA Accessible and meets code
Balcony	A	2	Floor	Floor	N/A	948	SF	0	0	\$ -	\$ -	Vinyl Tile in good condition.
Balcony	A	2	Rail	Rail	N/A	209	LF	0	0	\$ -	\$ -	Good condition
Balcony	A	2	Treads	Stair	N/A	34	EA	0	0	\$ -	\$ -	Concrete Pan
GYM ROOF	A	2	Roof	North	N/A	7592	SF	0	0	\$ -	\$ -	Gutters need cleaning
GYM ROOF	A	2	Roof	South	N/A	7592	SF	0	0	\$ -	\$ -	Gutters need cleaning
M (112) Office (Workroom)	A	2	2'X3'6" Window	2 North Wall Windows	N/A	14	SF	0	0	\$ 46.65	\$ -	Fixed Windows
M (113) Office Workroom	A	2	2'X3'6" Window	2 North Wall Windows	N/A	14	EA	0	0	\$ 46.65	\$ -	Fixed Windows
Workout Room (101)	S	2	CMU	N/A	N/A	600	sf	25	0	\$ 6.00	\$ 900.00	Repoint CMU joints
Boys (102)	S	2	CMU	N/A	N/A	720	sf	25	0	\$ 6.00	\$ 1,080.00	Repoint CMU joints
Girls (103)	S	2	CMU	N/A	N/A	1050	sf	25	0	\$ 6.00	\$ 1,575.00	Repoint CMU joints
Mech (105)	S	2	CMU	N/A	N/A	400	sf	25	0	\$ 6.00	\$ 600.00	Repoint CMU joints
Activity Room (104)	S	2	CMU	N/A	N/A	720	sf	25	0	\$ 6.00	\$ 1,080.00	Repoint CMU joints
Elec Room (107)	S	2	CMU	N/A	N/A	340	sf	25	0	\$ 6.00	\$ 510.00	Repoint CMU joints
Office (108)	S	2	CMU	N/A	N/A	400	sf	25	0	\$ 6.00	\$ 600.00	Repoint CMU joints
Office (108)	S	2	Walls	N/A	N/A	200	sf	25	0	\$ 2.00	\$ 100.00	Fill cracks
Toilet (109)	S	2	CMU	N/A	N/A	200	sf	25	0	\$ 6.00	\$ 300.00	Repoint CMU joints

Toilet (109)	S	2	Walls	N/A	N/A	200	sf	25	0	\$ 2.00	\$ 100.00	Fill cracks
Toilet (110)	S	2	CMU	N/A	N/A	200	sf	25	0	\$ 6.00	\$ 300.00	Repoint CMU joints
Toilet (110)	S	2	Walls	N/A	N/A	200	sf	25	0	\$ 2.00	\$ 100.00	Fill cracks
Workroom (111)	S	2	Walls	N/A	N/A	200	sf	25	0	\$ 2.00	\$ 100.00	Fill cracks
Workroom (111)	S	2	CMU	N/A	N/A	250	sf	25	0	\$ 6.00	\$ 375.00	Repoint CMU joints
Gym 117	M	2	Unit Heaters (Southwest)	N/A	Unkno wn	2	EA	N/A	0	\$ 300.00	\$ 600.00	Gas unit heaters appear to be in good working condition. Consider cleaning.
Workroom 111	M	2	Thermostat (AH #15)	N/A	N/A	1	EA	N/A	0	\$ 300.00	\$ 300.00	Thermostat appears to be in good condition and functioning properly. Thermostat location is good. *Price is for new thermostat.
Girl's RR 103	M	2	Air Device	N/A	N/A	2	EA	N/A	0	\$ 75.00	\$ 150.00	Air devices appear to be in good condition. *Price is for new grille.
Men's RR 102	M	2	Air Device	N/A	N/A	2	EA	N/A	0	\$ 75.00	\$ 150.00	Air devices appear to be in good condition. *Price is for new grille.
Meeting Room #2 203	M	2	Thermostat (AH #12)	N/A	N/A	1	EA	N/A	0	\$ 300.00	\$ 300.00	Thermostat appears to be new and functioning properly. *Price is to replace thermostat.
Meeting Room #2 203	M	2	Thermostat (AH #12)	N/A	N/A	1	EA	N/A	0	\$ 100.00	\$ 100.00	Thermostat appears to be new and functioning properly. *Price is to replace thermostat.
Arts & Crafts 201	M	2	Air Device & Ductwork (AH #13)	N/A	N/A	1	LS	N/A	0	\$ 6,000.00	\$ 6,000.00	Ductwork appears to be in good visual condition. *Price is to replace ductwork.
Arts & Crafts 201	M	2	Thermostat (AH #13)	N/A	N/A	1	EA	N/A	0	\$ 100.00	\$ 100.00	Thermostat appears to be new and functioning properly. *Price is to replace thermostat.
Roof	P	2	Plumbing Vents (Demo)	N/A	N/A	200	LF	N/A	0	\$ 4.50	\$ 900.00	Demolish existing plumbing vents.
Roof	P	2	Plumbing Vents	N/A	N/A	200	LF	N/A	0	\$ 25.50	\$ 5,100.00	Plumbing vents are in good condition with minor damage and rust. *Price is to replace vent piping.
Toilet 110	P	2	Lavatory (Demo)	N/A	N/A	1	EA	N/A	0	\$ 50.00	\$ 50.00	Demolish existing manual controlled faucet.
Toilet 110	P	2	Lavatory	N/A	N/A	1	EA	N/A	0	\$ 575.00	\$ 575.00	Recommendation: Consider installing automatic sensor controlled faucet and/or low flow aerator. *Price is to provide and install automatic sensor controlled faucet.
Toilet 110	P	2	Lavatory	N/A	N/A	1	EA	N/A	0	\$ 200.00	\$ 200.00	Add mixing valve at lavatory per City of Austin plumbing requirements. *Price is to provide and install single lavatory mixing valve.
Toilet 110	P	2	Water Heater	N/A	N/A	1	EA	N/A	0	\$ 450.00	\$ 450.00	Recommendation: Currently there is no hot water (HW) plumbed to this fixture. Consider providing a single fixture instant electric hot water heater at lavatory. *Price does not include electrical scope of installing new instant hot water heaters.
Toilet 109	P	2	Lavatory (Demo)	N/A	N/A	1	EA	N/A	0	\$ 50.00	\$ 50.00	Demolish existing manual controlled faucet.
Toilet 109	P	2	Lavatory	N/A	N/A	1	EA	N/A	0	\$ 575.00	\$ 575.00	Recommendation: Consider installing automatic sensor controlled faucet and/or low flow aerator. *Price is to provide and install automatic sensor controlled faucet.
Toilet 109	P	2	Lavatory	N/A	N/A	1	EA	N/A	0	\$ 200.00	\$ 200.00	Add mixing valve at lavatory per City of Austin plumbing requirements. *Price is to provide and install single lavatory mixing valve.
Toilet 109	P	2	Water Heater	N/A	N/A	1	EA	N/A	0	\$ 450.00	\$ 450.00	Recommendation: Currently there is no hot water (HW) plumbed to this fixture. Consider providing a single fixture instant electric hot water heater at lavatory. *Price does not include electrical scope of installing new instant hot water heaters.
Kitchen 106	P	2	Hand Sink (Demo)	N/A	N/A	1	EA	N/A	0	\$ 70.00	\$ 70.00	Demolish existing hand sink and faucet.
Kitchen 106	P	2	Hand Sink	N/A	N/A	1	EA	N/A	0	\$ 200.00	\$ 200.00	Add mixing valve at hand sink per City of Austin plumbing requirements. *Price is to provide and install single lavatory mixing valve.
Kitchen 106	P	2	3-Compartment Sink (Demo)	N/A	N/A	1	LS	N/A	0	\$ 150.00	\$ 150.00	Demolish existing hand sink and faucet.
Kitchen 106	P	2	3-Compartment Sink	N/A	N/A	1	EA	N/A	0	\$ 2,250.00	\$ 2,250.00	Kitchen 3-compartment sink appears to be in good condition and is fully functioning. *Price is to replace 3-compartment sink.
Storage 119	P	2	Hot Water Heater	N/A	4YRS	1	EA	N/A	0	\$ 2,275.00	\$ 2,275.00	Hot water heater appears to be in good condition. Equipment: 30 Gal, Tank Type WH, 32,000 BTUH. *Price is to demolish and replace water heater.
Girls RR 103	P	2	Hot Water Heater	N/A	15	1	EA	N/A	0	\$11,625.00	\$ 11,625.00	Hot water heater appears to be in good condition. Equipment: 70 Gal, Tank Type WH, 360,000 BTUH. *Price is to demolish and replace water heater.
Girls RR 103	P	2	Lavatory (Demo)	N/A	N/A	3	EA	N/A	0	\$ 50.00	\$ 150.00	Demolish existing manual controlled faucet.
Girls RR 103	P	2	Lavatory	N/A	N/A	3	EA	N/A	0	\$ 575.00	\$ 1,725.00	Recommendation: Consider installing automatic sensor controlled faucet and/or low flow aerator. *Price is to provide and install (3) automatic sensor controlled faucets.
Girls RR 103	P	2	Lavatory	N/A	N/A	3	EA	N/A	0	\$ 200.00	\$ 600.00	Add mixing valve at lavatories per City of Austin plumbing requirements. *Price is to provide and install (3) single lavatory mixing valves.
Boys RR 103	P	2	Water Closet (Demo)	N/A	N/A	3	EA	N/A	0	\$ 90.00	\$ 270.00	Demolish existing urinals and manual flushometers.

Boys RR 103	P	2	Urinal	N/A	N/A	3	EA	N/A	0	\$ 600.00	\$ 1,800.00	Flush valve urinals with manual flushometer. Verify if fixture meets currently adopted 1.0 GPF requirement. Recommendation: Consider installing automatic sensor controlled flushometers. *Price is for (2) new urinals with automatic sensor controlled flushometers.
Boys RR 103	P	2	Lavatory (Demo)	N/A	N/A	2	EA	N/A	0	\$ 50.00	\$ 100.00	Demolish existing manual controlled faucets.
Boys RR 103	P	2	Lavatory	N/A	N/A	2	EA	N/A	0	\$ 575.00	\$ 1,150.00	Recommendation: Consider installing automatic sensor controlled faucet and/or low flow aerator. *Price is to provide and install (2) automatic sensor controlled faucets.
Boys RR 103	P	2	Lavatory	N/A	N/A	2	EA	N/A	0	\$ 200.00	\$ 400.00	Add mixing valve at lavatories per City of Austin plumbing requirements.
Arts & Crafts 201	P	2	Water Heater	N/A	N/A	1	EA	N/A	0	\$ 450.00	\$ 450.00	Recommendation: Currently there is no hot water (HW) plumbed to this fixture. Consider providing a single fixture instant electric hot water heater at lavatory. *Price does not include electrical scope of installing new instant hot water heaters.
Storage 205	P	2	3-Compartment Sink	N/A	N/A	1	EA	N/A	0	\$ 2,400.00	\$ 2,400.00	3-compartment sink appears to be in good condition and is fully functioning. *Price is to demolish and replace 3-compartment sink and faucet.
Building Roof	E	2	Solar Panels	N/A	N/A	1	LS	N/A	0	\$ 300.00	\$ 300.00	Solar panels need to be cleaned and serviced.
Building Exterior (North & South)	E	2	Condensing Unit Disconnects	N/A	N/A	13	EA	N/A	0	\$ 450.00	\$ 5,850.00	Condensing unit disconnects appear to be in good condition with minimal wear. *Price is to demolish and replace (13) condensing unit disconnects.
Meeting Room- 2 202	E	2	Electrical Panel 'L-2'	N/A	N/A	1	EA	N/A	0	\$ 2,200.00	\$ 2,200.00	Electrical panel appears to be in good condition. Equipment: 120/240 VAC, 100 Amp, recessed mounted 24 space Panel 'L-2'. *Price is to demolish and replace (2) electrical panels.
Several Locations Throughout Building	E	2	Wiring & Conduit	N/A	N/A	1	LS	N/A	0	\$ 2,500.00	\$ 2,500.00	Recommendation: Provide and install new circuit breaker, conduit in wiring for instant electric water heaters located in toilet 109, toilet 110 & Arts and Crafts 201. *Price is to provide and install new circuit breakers, conduit and wiring for (3) new instant water heaters.
Gym Floor (117)	S	1	0	N/A	N/A	0	0	0	0	\$ -	\$ -	No repairs



Montopolis Recreation Center Assessment

Current Condition

The existing structure is in various stages of deterioration. For the most part the structure is in need of some structural repair. In general most of the Drywall and exposed CMU have cracking that appears to be due to long term movement in the foundation and framing. The main structural members, that is the steel framing, and pre-cast members are performing well. Movement in the foundation has caused some distress in the building to varying degrees at different parts of the building. The most severe damage seems to be located at the kitchen, storage and main office area. The interior slabs exhibit severe sloping and cracking. The CMU walls and interior drywall partitions show signs of severe movement. The large storage area that appears to be an addition some time after the main structure was built is in severe condition. The exterior walls are severely damaged, the floor slab slopes and has severe cracks and the roof appears to be in severe distress due to lack of maintenance.

The remaining areas of the first floor do not exhibit as much distress. The CMU walls and exterior concrete walls show some cracking but in most cases the cracks can be addressed without serious repair. The drywall in other areas such as the lower offices and upstairs rooms show some signs of distress but not enough to demo and replace. The lower level boys and girls restrooms are in fairly good shape structurally. Some repointing of the CMU and minor cracking in the slab can be addressed without removing and replacing.

The exterior of the structure in general is in fair condition. Some maintenance including repointing masonry cracks and painting exposed siding and metal should be addressed but no major structural removal and replacement was observed.

The Gymnasium area appeared to be in good shape. We did not observe much if any distress in the floor, major humps or evidence of cracking below the gym surface. The pre-engineered frames and walls appeared to be performing well.

Repair Recommendations

The majority of the structural repairs are required at the front of the building. The added storage structure, the kitchen and the front entrance offices are in need of major repair to correct severely damaged slabs and walls. Currently the floors slope severely and the slab cracks are a health hazard. The plumbing below the kitchen floor has severe leaks and the cracks in the floor allow dirty water to build up below the slab. In our opinion the severity of the foundation distress is due to plumbing leaks and the additional availability of water from normal daily cleaning. It is our opinion that the additional water below the foundation has caused excessive settlement in some areas and heave in others. The damage to the foundation can be observed along the entire front of the building including in the veneer on the outside of structure. The storage addition to the southeast corner of the building has shifted severely and has damaged the exterior CMU walls and the slab has shifted and is also severely cracked.

Therefore, it is our recommendation that the slab below the storage structure can be leveled with the addition of perimeter concrete piers. We then recommend that a topping slab be added to bring the slab up to level with the kitchen slab. This would eliminate the need for an ADA

ramp. The exterior walls of the storage building should be demolished and replaced with new CMU therefore requiring that a new storage room roof be built.

The kitchen area is in need of major repair. We recommend that the entire kitchen slab be demoed and the fill material below the slab be removed and replaced. After the subgrade is prepared a new concrete slab should be place after repairing the damaged and leaky plumbing. The CMU interior walls of the kitchen and storage rooms should be removed and new walls be added. New foundation grade beams and slabs should also be constructed in the storage rooms. In the front entry office the slab should be leveled using exterior concrete piers and interior frame walls should be replaced.

In the remaining areas of the first floor including the workout, activity, mechanical, toilets and offices the CMU and drywall cracks should be addressed by repointing the CMU joints and repairing the drywall cracks. In the second floor areas the drywall cracking should be addressed as needed.

MEP Narrative – Montopolis REC Center

II. Current Condition:

The existing condition of the mechanical, electrical and plumbing components of the building range from non-functional and unsafe to being in good physical condition and performing properly. Several aspects of the building's current design and construction do not meet the minimum requirements of currently adopted codes and City of Austin design standards. The following report evaluates the findings of our site observations, existing condition of building components and offers design recommendations for improving the longevity and functionality of the Montopolis Recreation Center.

The HVAC equipment serving the recreation center gymnasium, offices and classrooms comprise of fourteen split system DX electric and gas units as well as two sets of large gas powered heaters located in the gymnasium. For the most part, the existing condensing units, air handlers, and gas furnaces appear to be in fair to good physical condition with regular wear and tear. Condensate and refrigerant piping located both inside and outside the building are in poor condition. Ductwork and air devices have visible damage and several exhaust fans throughout the building are currently non-functional. The currently installed kitchen exhaust fan is a downblast type fan when it should be an upblast type fan. Major problems concerning the mechanical components of the building are flaws in the current design - specifically HVAC system zoning, outside air, ventilation/exhaust fans, and duct and air device layout.

The building's existing electrical switchgear and panels vary in appearance from practically new to antique and falling apart. Various electrical panels should be replaced due to their poor condition and some relocated due to non-compliance with the National Electric Code (NEC). Parking lot site lighting is minimal and the building exterior lighting fixtures are in poor condition and pose several fire hazards to the existing building. Interior lighting fixtures appear to be in good condition with motion sensor lighting controls present in many rooms, however, the automatic controls were not consistently working properly. Receptacles located in the kitchen and building exterior were not properly GFI protected and there are junction boxes with exposed wires and no protective cover-plate located throughout the building.

On the surface, the building plumbing fixtures generally appear to be in good condition and properly functioning, however, the core of the existing plumbing problem takes place underground. The major plumbing concerns are concentrated on the severely damaged main wastewater piping and lack of grease trap serving the existing commercial kitchen. The 3-compartment sink located in the kitchen does not properly drain into a floor sink, and causes there to be standing water in the space. The building's hot water heaters appear to be in good physical condition but are not designed to provide hot water to all fixtures in need. The locker room showers are being used for storage and the shower valve assemblies have sealed shut due to extended periods of non-use. Currently there are several fixtures that do not meet ADA compliance as well as design standards adopted by the City of Austin.

The mechanical, electrical and plumbing assessment section of this report will reveal more details regarding the findings of the buildings visual inspection and observations. Please refer to the MEP rating criteria and assessment menu for a comprehensive list of all components, problems found and cost analysis for renovation.

IV. Assessment:

Mechanical Assessment

The HVAC equipment located at the building exterior is old, but visually appears to be in fair shape with regular wear and tear. The respective ages of the fourteen condensing units are as follows: 10 are 17 years old, 2 are 13 years old, 1 is 11 years old and 1 is 8 years old. All condensing units have minor hail damage and appear to be functioning correctly. Any unit over ten years of age should be considered for maintenance or replacement. The majority of the condensate and refrigerant piping located on the exterior of the building is in poor condition, not properly supported and is lacking insulation.

There are major problems concerning all exhaust fans located in the building. First, the kitchen exhaust fan serving the hood is the wrong type (downblast) and is not properly ventilating the space. The installation of the wrong fan means that the existing ductwork is likely to have considerable grease build-up and will need to be replaced along with the fan itself. The kitchen has no make-up air fan and is simply discharging only conditioned air being provided to the space by the kitchen's non-dedicated air handler. This design can lead to pressurization problems along with the lack of proper outside air being provided to the space. None of the four exhaust fans serving the two main restrooms and two toilets at the building entrance are functional. Both the exhaust fans and air devices for each are in poor condition and should be replaced. Gas flues located on the roof are in moderate condition with visible wear and rust.

The front portion of the building, including the lobby, offices, reception area, kitchen and large storage room are all conditioned by a single five ton split system unit (Unit #15). It is extremely difficult for a single unit to properly condition such a large zone with several high demand spaces and maintain comfort in all spaces. The current unit layout has a single return air grille while providing supply air to seven different rooms. Return air ductwork and grilles should be added to several spaces and existing air devices should be replaced. The gas furnace likely cannot provide the code required amount of outside air for the rooms being served and has noticeable leakage at its casing and visible damage to its flex ductwork. The storage room housing the gas furnace has a single combustion air louver and does not properly discharge harmful by-products that may leak into the kitchen.

There are eight air handlers and two sets of gas unit heaters suspended from the ceiling dedicated to cooling and heating the gymnasium. Also located in the space are four large 6'x6' ventilation fans recessed mounted in the west wall. The air handlers appear to be in good condition and have damage only to their condensate piping and insulation. Due to the location of the units, regular maintenance is tough and filters may not be regularly replaced. The large ventilation fans serve only as a means for conditioned air to escape the building. The eight air handler units do not currently provide the code required amount of outside air and will need to be modified in order to bring them into compliance with current code requirements. The unit heaters located in the southwest corner of the gymnasium appear to be in good condition, while the unit heaters located in the southeast corner are old, deteriorated and should be considered for replacement.

Two gas furnaces (#10 & 11) are located in first floor mechanical room 105 and serve the activity room, boy/girl's restrooms and the workout room. The mechanical room has a single louvered opening used to

draw in both outside air for ventilation purposes and combustion air for the furnace. The current room layout does not properly ventilate the space and violates code requirements. Both units appear to be in moderate physical condition with minor wear and rust damage. Gas furnace #10 provides cooling and heating to the activity room via a single supply air grille and there is currently no exhaust fan serving the space. The activity room is presently being used as a weight room and, per code, requires negative pressurization along with more supply and outside air than being provided by the existing single grille. The thermostat controlling gas furnace #10 is also in poor condition and needs to be replaced. Gas furnace #11 serves the two restrooms and workout room, and has long runs of exposed ductwork that route inside the gymnasium. The ductwork has been dented and damaged by basketballs, which may have compromised the integrity of the internal insulation. The thermostat located inside the workout room is linked to a timer switch that does not allow the unit to operate appropriately and should be removed from the system. The first floor also contains both an electrical room and elevator equipment room that contain no ventilation and or cooling air supply to keep the equipment from overheating. This design is against code and compromises the performance of important building electrical equipment.

On the second floor there is another mechanical room that houses two gas furnaces (#12 & 13). Both furnaces appear to be in moderate condition with regular wear and rust damage. Gas furnace #12 serves two large meeting rooms both of which contain a single supply and return air device. The unit does not appear to provide adequate cooling and outside air for the size of the rooms it is serving. The thermostat controlling furnace #12 appears to be new and in good working condition. Gas furnace #13 serves the arts and crafts room and its thermostat, ductwork, and air devices appear to be in good condition.

The final gas furnace is located in a storage closet at the back corner of the large second floor dance studio. The furnace is in good visual condition, and the space contains the appropriate number and placement of supply air devices. The thermostat controlling the unit is in fair condition but is located in a poor location to correctly operate the system. The thermostat is located in the back corner of the room as far as possible from several large, windows containing poorly insulated glass.

For more details regarding the assessment of mechanical components visually inspected at the Montopolis Recreation center and projected cost of renovation, please refer to the MEP rating criteria and assessment menu.

Electrical Assessment

The main building electrical switchgear (weatherhead, disconnects & panel) located at the north side of the building exterior appear to be in good condition with regular wear. Along with the building electrical service disconnects and meters, is switchgear for the solar panel system located on the roof. The solar panels on the roof look to be dirty and in need of cleaning and service. The digital readout located in the building lobby is indicating that the solar panels are generating 0 KWh of power. The fourteen condensing unit disconnects surface mounted to the building exterior walls appear to be in good working condition with no damage. Each disconnect is appropriately sized based on the condensing unit nameplate with the exception of the condensing unit serving the second floor dance studio. The existing disconnect is listed as a 30 Amp disconnect while the equipment tag calls for a 40 Amp disconnect.

The parking lot site lighting consists of a single two-headed fixture, which does not adequately light all of the parking spaces and walkways. Currently there are nine surface mounted wall pack fixtures located around the building perimeter. Of the nine fixtures, two were completely filled with bird's nests and several others had a cord and plug electrical connection to an unprotected surface mounted receptacle. One wall-mounted fixture had exposed wires visible through an open junction box. The existing exterior building lighting does not meet code, City of Austin lighting ordinance and poses several different fire hazards to the building. The majority of receptacles located at the building exterior

are not properly protected and will need to be replaced with ground fault interrupter circuit (GFIC) protected, waterproof and weather resistant receptacles.

The building's electrical service consists of eight electrical panels spread over four different locations. The main building distribution panel (300 Amp, 120/240 VAC, 3phase) and three smaller electrical panels (120/240 VAC, 3 phase, 125 Amp – Panel 'L', 50 Amp – Panel 'Z' & 100 Amp – Panel 'AC') are located in the first floor pump room. All four panels located in the pump room are old and show signs of wear, rust and stripped paint. The main distribution and panel 'L' are in very poor condition and should be seriously considered for replacement. Electrical panel 'K' (100 Amp, 120/240 VAC, 3 phase) is an outdated Federal Pacific panel located in storage room 114. The electrical panel is old and its currently installed location does not meet the requirements of the NEC. Panel 'K' needs to be replaced and relocated to an appropriate location. The gymnasium houses two surface mounted electrical panels (120/240 VAC, 3 phase, 200 Amp – Panel 'AC-1' & 200 Amp – Panel 'AC-2'), which exhibit visual signs of wear, rust and physical damage to their enclosures. The two panels located in the gym are exposed to physical damage by basketballs and other gym related sports equipment. The last electrical panel, panel 'L-2' (100 Amp, 120/240 VAC, 3 phase) is recessed mounted in the second floor meeting room 202. Panel 'L-2' appears to be in good condition with minor damage.

The kitchen exhaust hood is functional but does not currently contain a clearly identifiable manual disconnect switch as is mandatory by code. Receptacles located in the kitchen, boy/girls restrooms and the receptacles powering the two public drinking fountains are not GFIC protected and currently do not meet requirements of the NEC. Present throughout the building are open junction boxes with exposed, un-capped loose wires. All power wiring needs to be properly concealed and supported, and all junction boxes should have protective coverplates.

Lighting fixtures throughout the building interior appear to be in good working condition with limited physical damage and non-functioning components. Wall mounted, motion sensor light switches are installed in several rooms throughout the building but did not seem to function correctly in most locations. Emergency lighting appears to be sufficient and all fixtures look to be in good condition.

For more details regarding the assessment of electrical components visually inspected at the Montopolis Recreation center and projected cost of renovation, please refer to the MEP rating criteria and assessment menu.

Plumbing Assessment

A major concern regarding the building plumbing system is the condition of the main wastewater piping that serves the building. A full plumbing scope of the wastewater piping was performed by Fox Service Company, and confirmed that there are several locations in which the piping has broken and no longer aligns correctly. Currently there is backed up, wastewater retaining under the building slab and surrounding site. There were sections of piping in which the scope camera could not pass through the broken piping and has been deemed to be in poor condition with significant wastewater retainage.

The recreation center contains a fully functioning commercial kitchen with typical equipment including: gas range, convection oven, 3-compartment sink and heat wells. The kitchen does not currently have a grease trap serving the equipment plumbing waste as is mandated by the uniform plumbing code and City of Austin industrial waste. The current design routes untreated grease through the broken wastewater piping, and there is undoubtedly grease waste sitting stagnant below the building slab. The kitchen 3-compartment sink drain routes to an exposed hub drain located in the middle of the kitchen. The hub drain does not actively catch all the discharge waste from the sink and causes water to pool in the middle of the kitchen. There is a single hand sink located behind the kitchen door which does not

meet ADA design standards and currently has exposed hot, cold and waste water located beneath the fixture.

The storage room located adjacent to the kitchen contains a gas heat, 30 gallon, tank type water heater that serves the kitchen plumbing fixtures along with a washing machine located in the room. The existing water heater looks to be in good physical condition and is properly functioning. Specifically noticeable in the storage room, and a problem consistent throughout the building, is the lack of insulation at the domestic hot and cold water piping. Proper insulation of domestic water piping reduces heat transfer losses and helps maintain proper water temperature through the piping system. The washing machine valves and piping are not currently insulated, leaking water and should be considered for replacement.

The building contains two public drinking fountains that do not appear to meet ADA requirements. A major concern regarding the replacement of existing plumbing fixtures to meet ADA design specifications is that once a single fixture is updated, all remaining fixtures throughout the building should be considered for replacement to meet compliance. In order to meet ADA design criteria, the fixture location and model type should be evaluated, and all exposed domestic and waste water piping serving the plumbing fixture should be insulated or concealed. Please reference the architectural assessment for more information regarding ADA compliance within the building.

The two small toilets located at the front of the building look to be in good condition and all plumbing fixtures are properly functioning. The existing water closets have manually controlled flushvalves, and do not meet the currently adopted City of Austin requirement for a 1.28 gallon per flush rate. The existing lavatories are not plumbed with hot water and the installation of individual instant water heaters should be considered.

Located between the two main restroom/locker rooms is a storage closet with a large gas heat, 70 gallon, tank type commercial water heater that serves the existing lavatories and showers. The water heater and expansion tank are in good physical condition with regular wear. Adjacent to the water heater closet is another closet that houses an old mop sink. The mop sink is in poor condition, its piping has considerable rust present and should be considered for full replacement.

The main boys/girls restrooms are in fair condition with both functional and non-functional plumbing fixtures. Water closets and urinals currently installed have manual flushvalves, and do not meet the currently adopted City of Austin flush rate requirements. All lavatories have manually activated faucets and are plumbed for both hot and cold water supply. The existing hot water piping serving the restroom lavatories has broken somewhere along its branch piping from the water heater to the fixtures and is currently not in use. Insulation is missing at all exposed lavatory hot, cold and waste water piping and should be added as part of the renovation work. All eight of the existing showers are currently being used as storage and are no longer functional. The shower valve assemblies have been sealed shut due to extended lack of use and proper maintenance.

The second floor arts and crafts room contains a single bowl, wash sink that appears to be in good condition. No hot water is plumbed to this fixture and should be considered for addition as a part of the renovation scope of work. Also located on the second floor is a 3-compartment sink in the storage room adjacent to the dance studio. The 3-compartment sink waste does not currently drain into a floor a sink as is required by the uniform plumbing code.

Plumbing vents located at the roof are in good condition and show signs of regular wear and rust. Gas piping routed at the roof has considerable rust present and should be considered for replacement. The

gas piping currently installed at the two sets of unit heaters located in the gymnasium looks to be in good shape and should require no modification.

For more details regarding the assessment of plumbing components visually inspected at the Montopolis Recreation center and projected cost of renovation, please refer to the MEP rating criteria and assessment menu.

V. Recommendations:

The condition of the existing mechanical, electrical and plumbing components of the building were assessed based on definitions as detailed in the MEP portion of the rating criteria section of this report. All equipment greater than 10 years of age or not capable of functioning its intended use will be recommended for replacement along with any building components that do not meet currently adopted building codes and local design requirements.

Mechanical Recommendations

It is highly recommend that a complete test and balance analysis be performed on the existing HVAC systems to verify if they are capable of meeting the cooling, heating and outside air requirements of the building. Where the existing split system DX units are confirmed capable of meeting the calculated HVAC load, it is recommended that the existing condensate and refrigerant piping be demolished and replaced with new properly insulated piping. All existing thermostat and mechanical controls should be replaced if deemed to be in poor or non-functional condition. If the test and balance analysis concludes that any unit cannot meet its required performance, the unit should be considered for replacement as well as the possible re-zoning of the spaces being served by the unit.

We strongly suggest that the HVAC system serving the front section of the building (Unit #15) be re-designed and that a new split system be added to the design layout in order to the help support the cooling demand of this area. It is recommended that a dedicated unit be added to condition the kitchen, which is a space that requires heavy cooling load for sporadic, short periods of time. Split system #15 should also have return air ductwork and air devices added to support all spaces receiving supply air from the unit. The existing exhaust fan serving the kitchen exhaust hood should be replaced with an upblast type hood in order to perform correctly. Also, a make-up air fan should be installed at the kitchen to properly ventilate the space and alleviate pressurization problems.

The gymnasium is currently not being provide with outside air and is not being properly ventilated per code. We recommend that the two sets of 6'x6' ventilation fans be demolished and their holes patched to match the existing wall condition. The eight air handlers suspended from the gymnasium ceiling should be modified with the addition of outside air dedicated ductwork being routed from the unit to the south facing wall and connected directly to a new louvered openings located high at the gymnasium wall. The gas power unit heater located at the southeast corner should be considered for replacement due to its poor visual condition.

Exhaust fans, ductwork and air devices serving the two entry toilets and two large restrooms are not functional and it recommended that they be demolished and replaced with new fans sized to provide the code required amount of air changes for the respective spaces. The existing elevator equipment room and pump room housing the main electrical gear do not have cooling air being supplied to the spaces as is necessary to prevent the risk of overheating the critical equipment. It is highly recommended that a dedicated mini ductless split system with electric cooling be added the elevator equipment room, and

that a transfer grille and ventilation fan with temperature sensor be added to the pump room to allow for the transfer of hot air out of the space.

Both the storage room housing unit #15 and the first floor mechanical room housing units #12 & 13 contain a single combustion air louver. The current design does not meet design requirements of the uniform mechanical code and the addition of a second combustion air intake located within 12" from the finished floor of each space is highly recommended. Also, it is recommended that the outside air duct located in the first floor mechanical room be directly connected to a louvered intake that communicates directly with the outside. The current design allows for air containing combustion by-products to be recirculated through the system and into the spaces being served.

Electrical Recommendations

The currently installed electrical service is capable of supporting the existing building electrical demand, however, the system does not appear to have much room for future growth. Presently, the building electrical system consists of two separately metered services, the main distribution panel and the solar power panel. Separate metered services serving the same building are a result of multiple phases of electrical additions made to the building over time. The main distribution panel located in the pump room is in poor condition and it is our recommendation that the panel be demolished and replaced as a part of the electrical renovation scope. When replacing the main distribution panel we highly recommend the consideration of consolidating the two independent electrical services into a single metered service and the upsizing of the new main service entrance. Combining the electrical services would allow for easier monitoring of the building's actual total energy use and the upsizing of the service would allow for hassle free future building growth and new equipment addition.

Electrical panel 'L' (125 Amp, 120/240 VAC, 3 phase) located in the first floor pump room is in poor condition with noticeable burn marks and rust present at its enclosure. We recommend that this panel be demolished and replaced along with the main distribution panel located in same room. Electrical panel 'K' (100 Amp, 120/240 VAC, 3 phase) is an old Federal Pacific panel and is currently located in storage room 114. The National Electric code strictly prohibits electrical panels from being located in storage closets and we strongly recommend that this panel be demolished, replaced and relocated to a new location that meets code requirements. Panels AC-1 and AC-2 are in fair condition with signs of wear, rust and physical damage to their enclosures. Because these electrical panels are located in the gymnasium and are subject to physical abuse, we recommend that a protective grate with accessible door be located around the panels for protection. The protective casing shall be specified to meet all design and clearance requirements as are mandated by code.

It is recommended that all exterior building lighting and site pole lighting fixtures be demolished and replaced with new fixtures that meet the currently adopted City of Austin lighting ordinance. New lighting fixtures shall be located to provide adequate lighting levels throughout the parking lot and walkways, along with being fully-cutoff and fully shielded as required by the city design standard. The existing exterior mounted wall packs are a fire hazard to the building and we highly recommend that actions be taken to alleviate the current risk.

We recommend that all receptacles located at the building exterior be replaced with GFI protected, waterproof and weather resistant receptacles as is required by code and the City of Austin design standards. All receptacles located in the restrooms, kitchen and serving drinking fountains should be replaced with GFI protected receptacles as well. Currently there is no clearly identifiable manual disconnect for the exhaust hood located in the kitchen. Per code, a disconnect means is required at the hood and it is recommended that this be added as part of the kitchen renovation scope.

Plumbing Recommendations

As was mentioned in the plumbing assessment section of this report, the waste piping scope analysis confirmed that there is considerable damage to the building's main wastewater system. It is our recommendation that existing slab be saw-cut, and that all existing wastewater piping be demolished and replaced out to the edge of the property line. There is currently stagnant wastewater sitting below the existing slab and the problem is only going to increase as time allows. In addition to the main wastewater replacement, we also recommend that a grease trap be added to support the commercial kitchen, and bring the grease waste into compliance with the uniform plumbing code. The existing hub drain serving the kitchen 3-compartment sink should be demolished and replaced with a floor sink for proper disposal of drain waste. The replacement of the current drain method with a floor sink is also recommended for the 3-compartment sink located in the second floor storage room.

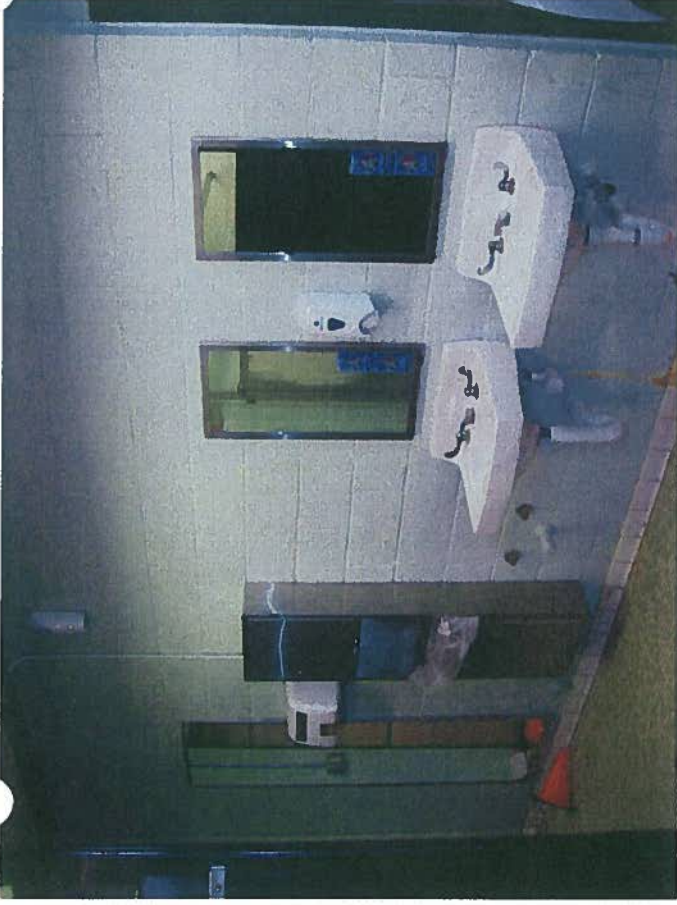
Various plumbing fixtures located within the building do not meet ADA requirements and should be considered for replacement and or relocation. In an attempt to reduce water usage, it is our recommendation that all manual faucets at restroom and toilet lavatories be replaced with motion sensor controlled faucets with low flow aerators. We recommend that single lavatory mixing valves be installed at all lavatories as is currently required by the City of Austin plumbing design standard. All water closets and urinals should be considered for replacement with low-flow 1.28 gpf water closets and 0.5 gpf urinals with motion sensor activated flushometers. The existing non-functional shower valve assemblies should be demolished and replaced with low flow showerheads and working mixing valves. All drinking fountains that do not currently meet ADA requirements should be considered for replacement in order to meet code.

It is our recommendation that all domestic hot and cold water piping be insulated throughout the building. The broken hot water piping serving the large restrooms should be demolished and replaced as a part of the restroom renovation scope of the project. Also, we recommend that instant electric hot water heaters be located at the two entry toilet lavatories as well as at the second floor arts and crafts room wash sink.

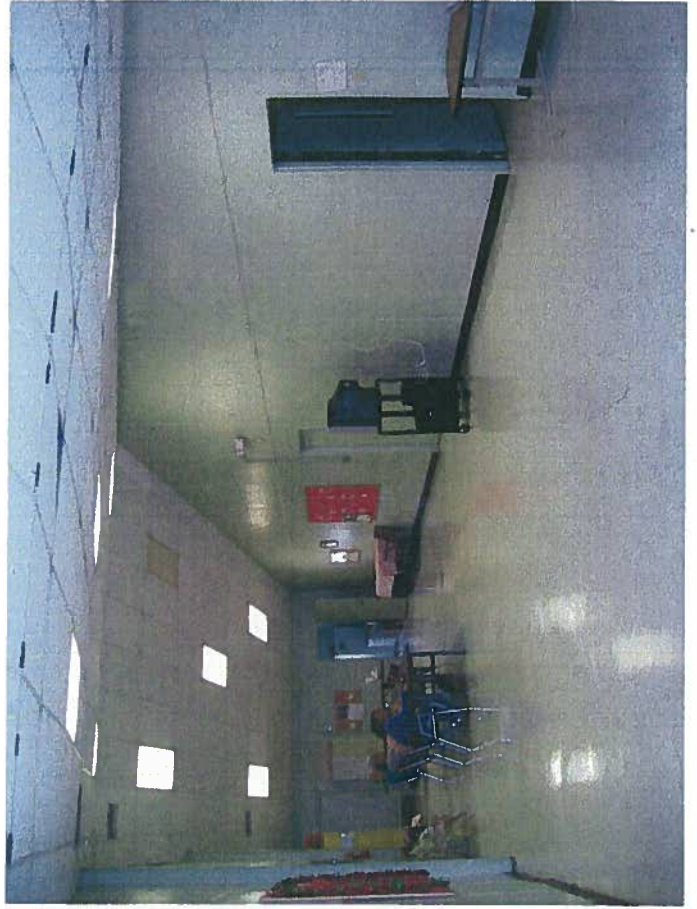
For more information regarding the mechanical, electrical and plumbing current conditions, recommendation details, and projected opinion of cost for each item, please refer to the MEP assessment menu.



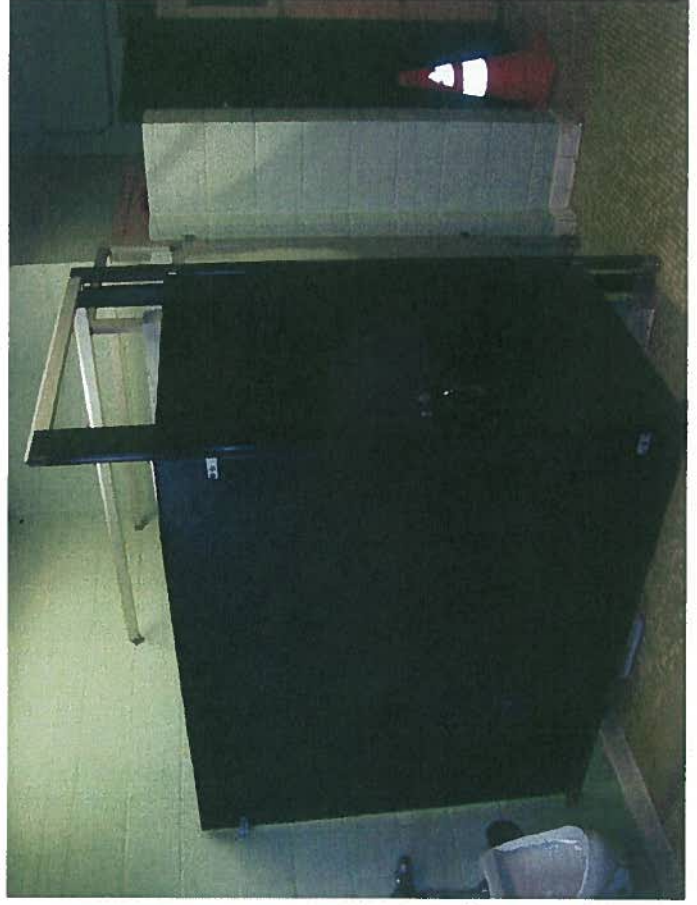
South side of building



Locker/Shower Rooms



2nd Floor Activity Room



Locker/Shower Room



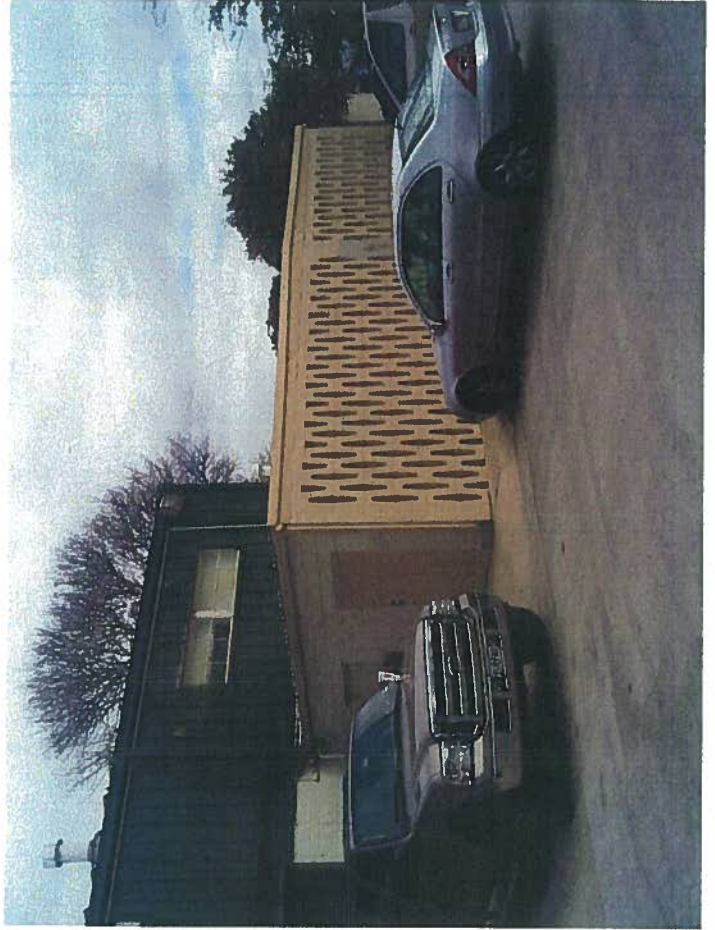
Kitchen



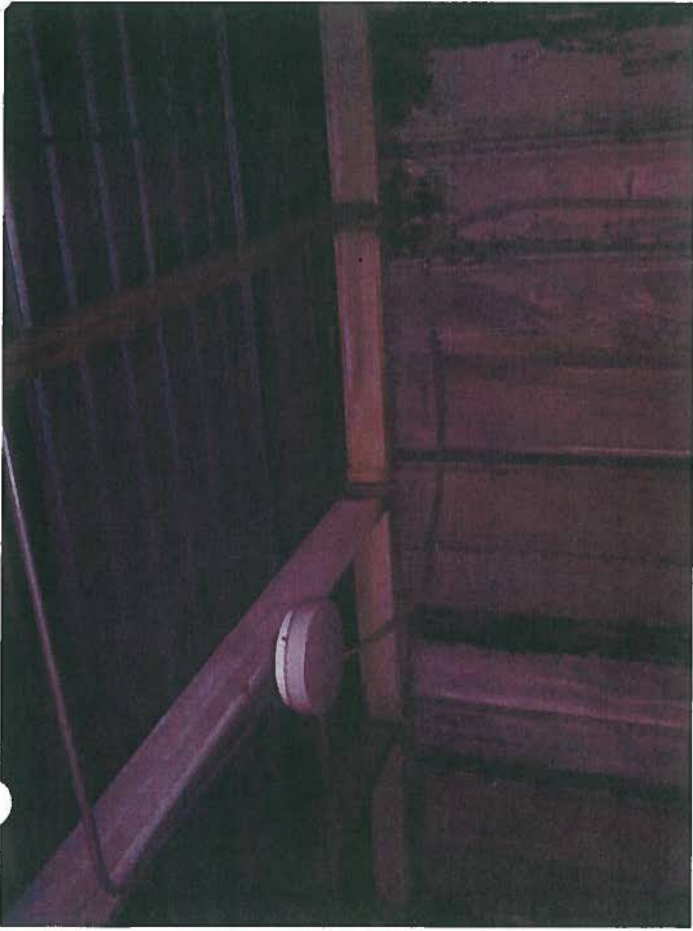
Cracking in CMU Wall



Locker/Shower Room



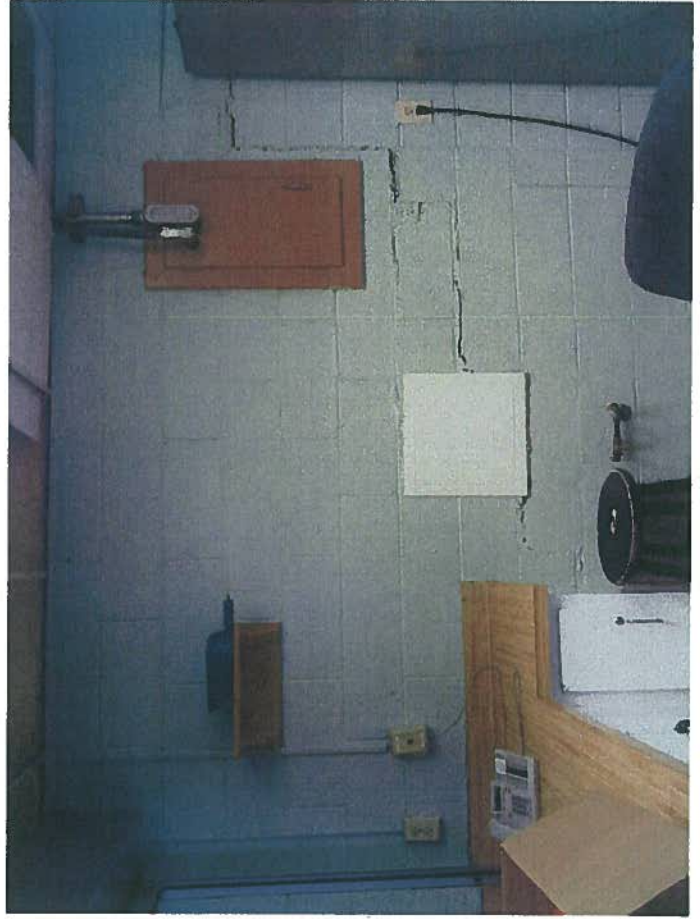
Storage Room



Interior Storage Room



Exposed Wiring



Cracks in CMU Wall



Cracks in CMU Wall



Deteriorating Windows



Water Fountains (Not ADA/TAS Accessible)



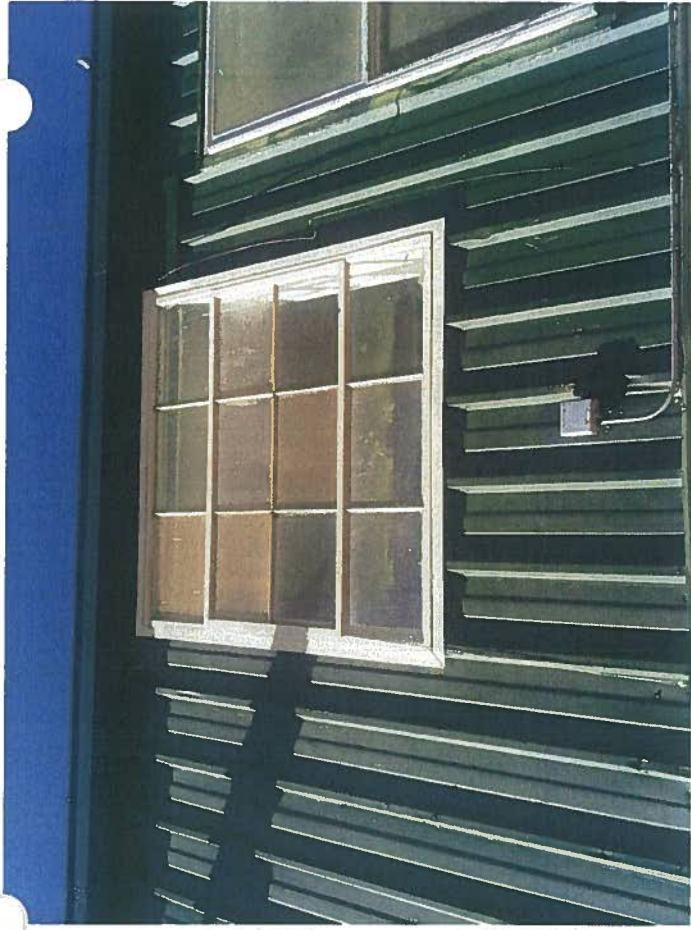
Door Hardware



Doors cut to allow opening under AC ducts



ADA/TAS Non-compliant at exits



Exterior window



Exterior window



Exhaust fan openings



CMU Cracking



Kitchen ceiling



Electrical switchgear