

UNIVERSITY OF CALIFORNIA, SAN DIEGO

CRAFTS CENTER / GROVE GALLERY

ASSET NUMBER: 6708

FACILITY CONDITION ASSESSMENT

INSPECTION DATE: APRIL 25, 2012



UNIVERSITY OF CALIFORNIA, SAN DIEGO
Facility Condition Assessment

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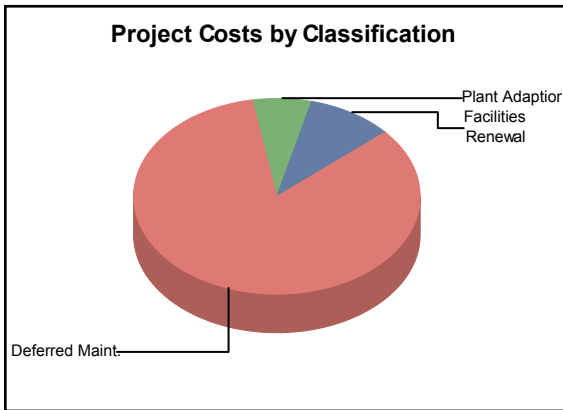
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FACILITY CONDITION ASSESSMENT

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - CRAFTS CENTER / GROVE GALLERY



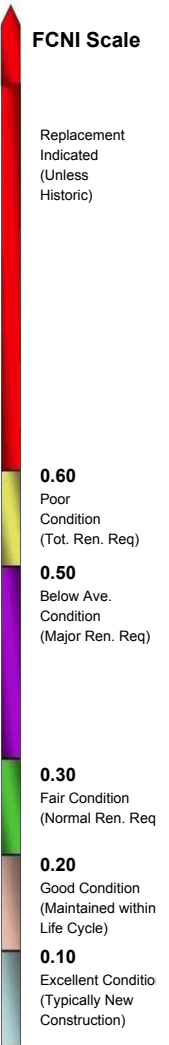
Building Code: 6708
Building Name: CRAFTS CENTER / GROVE GALLERY
Year Built: 1972
Building Use: Classroom / Academic
Square Feet: 8,788

| Priority | Cost |
|--------------------------|-------------|
| Priority 1: Immediate | \$0 |
| Priority 2: Year 1 | \$1,272,792 |
| Priority 3: Years 2 - 5 | \$209,641 |
| Priority 4: Years 6 - 10 | \$14,843 |

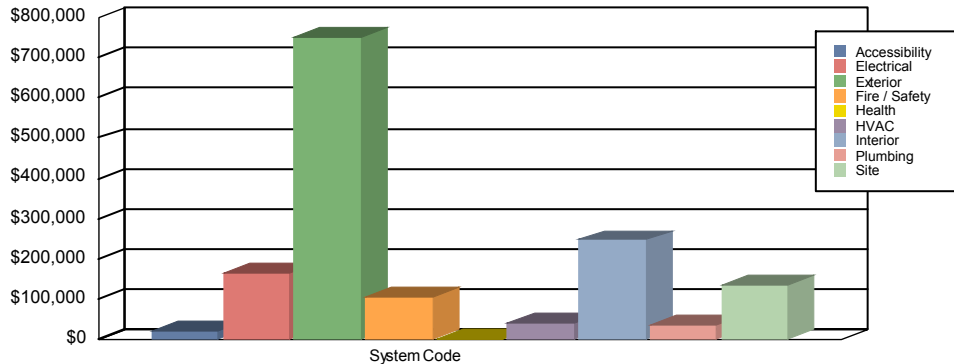
Total Project Costs: \$1,497,275
Current Replacement Value: \$2,720,000
CRV per SqFt: \$310

Facility Condition Needs Index (FCNI): 0.55
 (Project Costs / Replacement Cost)

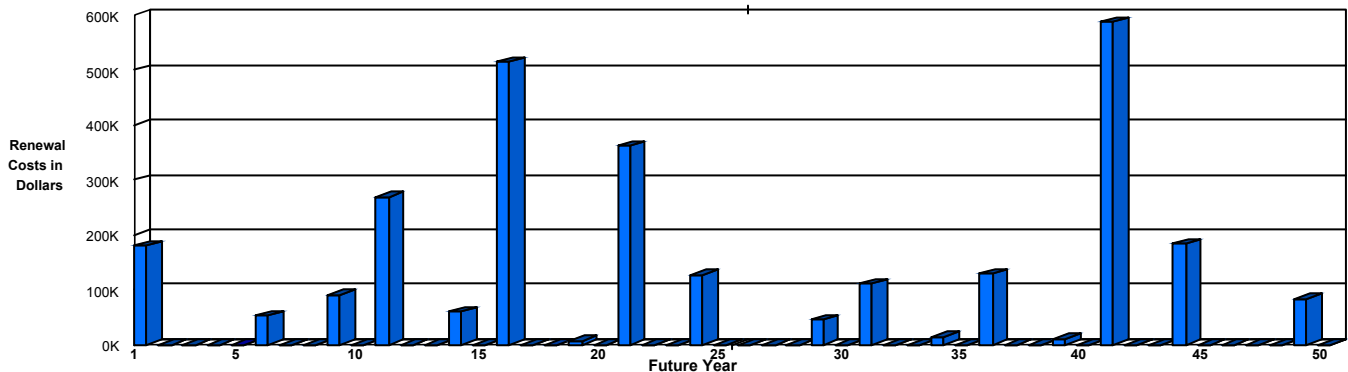
Plant Adaption: Projects to bring building to current standard.
 Deferred Maintenance: Remedies for current deficiencies.
 Facilities Renewal: Projections for future needs.



Project Costs by System Code



Life Cycle Model Expenditure Projections (Escalated)



Average Annual Renewal Cost per SqFt \$3.32 (Curr. Yr. \$)

The Life Cycle Model displays the maximum reinvestment schedule. This model is an ideal and does not provide for deferred maintenance.

B. ASSET SUMMARY

Initial construction of the Craft Center / Grove Gallery at the University of California at San Diego began circa 1972. These contiguous, single-story, wood-framed and masonry structures have been modified and expanded over time involving a lot of what is now called adaptive reuse (typical of arts studios from the 1970s). It now houses studios and workshops for jewelry making, ceramics, glassblowing, and welding / fabrication, as well as a gallery retail space that is open to the general public. This crafts center and gallery building is reported to comprise 8,788 gross square feet. It is poorly suited to its current use and fails to meet modern building codes, including ADA and fire / life safety regulations.

Information for this report was gathered during a site inspection conducted on April 25, 2012.

SITE

There is only limited service vehicle parking directly associated with this structure. The grounds around the facility have deteriorated concrete pavements, and some pedestrian areas have no pavements at all. As part of the proposed landscaping upgrades, replace damaged sidewalks and add additional walkways and plazas that conform to current ADA standards for handicapped access.

Numerous trees that are growing in and around this facility should be removed to improve the site aesthetic and decrease the potential for tree roots and vegetative debris to damage the building and its roofs. In conjunction with proposed sidewalk upgrades, remove excess trees and relandscape the site.

EXTERIOR STRUCTURE

It is recommended that the multiple roofs be replaced, including rebuilding deteriorated sections of roofing. Replace these stressed roofs and flashings with new built-up applications. In addition, install gutters, downspouts, and new skylight systems. On a high priority basis, also relocate the excessive amount of material currently stored on the roofs. This minor effort should form part of routine building maintenance.

The badly deteriorated, single-pane, fixed and sliding windows and clerestory glazing should be upgraded to thermal-pane systems that will lower energy consumption. Repair or replace windowsills and trim as necessary. All exterior doors should also be replaced with new doors and frames that are fitted with modern, code compliant hardware. It is anticipated that additional exterior doors will be needed as part of the proposed building-wide renovation of these structures.

The exterior siding is failing and beyond repair. The installation of a high quality, architecturally appropriate siding system is recommended to restore the aesthetics and integrity of the building envelope. Replacement of the substrate, insulation, and vapor barrier may also be necessary.

INTERIOR FINISHES / SYSTEMS

This facility lacks restrooms. As part of the proposed building-wide upgrades, install men's and women's restrooms that fully conform to current ADA standards for handicapped access. Also prep and repaint

interior wall finishes on a cyclical basis, and upgrade ceiling finishes with new acoustical tile grid systems or other suitable material. The lack of ceiling finish in some workshops and studios is considered appropriate for the current use of these spaces.

Interior doors are being recommended for replacement as part of the fire / life safety recommendations detailed below. The concrete floors in various studios have also been recommended for repair and upgrade with a suitable slip resistant epoxy coating. The remaining interior spaces should be modernized with new vinyl composite tile or other durable floor finish. As part of this effort, consolidate floor levels where possible and eliminate potential tripping hazards.

ACCESSIBILITY

There is limited handicapped access in and around this unconventional facility. The separately proposed building-wide upgrades should provide improved grade-level access, new personnel doors with ADA hardware and signage, and handicapped accessible restrooms. In addition, it is recommended that an ADA compliant service counter be installed, along with accessible ramps where needed at interior level changes.

HEALTH

No health related issues were observed or reported by facility personnel at the time of the on-site review for this building. Therefore, no recommendations or assessment comments are included in this report.

FIRE / LIFE SAFETY

It may be prudent for the University to assess any potential liabilities associated with this unconventional and non-compliant structure, which is routinely used by faculty, staff, students, and the general public. The proposed site and floor finish upgrades should also include the elimination of exterior and interior tripping hazards.

Many of the interior doors in this facility are in poor condition and lack adequate fire ratings and / or hardware as required by modern building codes. Complete demolition of the existing door systems and replacement according to a code compliant plan to properly protect egress passages is recommended. It is assumed that additional doors and ADA directional signage will be required as part of the proposed building-wide interior renovation.

This facility is not currently protected by any form of fire detection or notification. To conform to modern construction standards, it is recommended that a modern fire alarm system be installed. This measure will help provide a safe environment for building occupants and protect assets.

This building also lacks an automatic sprinkler system. Manual dry-chemical fire extinguishers are available and will provide adequate fire suppression for the building. However, additional fire extinguishers may need to be installed in select areas. No project was created for this observation.

There are no exit sign or emergency lights marking the paths of egress. It is recommended that battery back-up exit signs and emergency lights be installed throughout the facility. LED exit signs are recommended, because they are energy efficient and require minimal maintenance.

An emergency shower and eyewash station is present in the exterior storage area. While the unit appears adequate, it is recommended that two additional emergency shower and eyewash stations be installed. These new fixtures should be permanent and connected to the water supply and drain networks. They need to be clearly identifiable and located in unobstructed areas for easy access.

HVAC

This facility is not served by any heating or air conditioning systems. Exhaust fans serve select rooms. A utility set fan on the roof serves the inner part of the facility, and a hood is present in the lamp workshop. A small, aged odor fan was observed in an office area, while a portable fan was placed in a window of a shop. Considering the environment, heating and cooling may not be needed, but additional exhaust is recommended considering the different types of activities being performed in the facility. Replace existing exhaust fans as needed. Additionally, a project was created to provide heating and cooling for select rooms if this is applicable.

ELECTRICAL

Power is supplied to 120/208 volts from two different facilities. Two panelboards receive the power, with one rated for a 100 amp service and the other rated for a 200 amp service. The equipment either supplies power directly to circuits or supplies additional panelboards that in turn supply additional circuits. Mechanical, lighting, and general purpose loads are then energized for usage. The electrical system was installed at various times, and devices vary in age and condition. Equipment that could be observed appeared adequate, but the completely full panelboards and the way the electrical system was constructed over time may be an issue. It should be anticipated that the electrical distribution network will no longer be able to support normal loads and expansion. Replace this network within the scope of this analysis.

The interior spaces of this facility are illuminated by fixtures that utilize T12 fluorescent and incandescent lamps. For the most part, the fluorescent fixtures are suspended or ceiling-mounted applications with acrylic lenses. A few new T8 light fixtures were observed in the glassblowing room. However, this is minimal compared the rest of the facility. The interior lighting has generally served beyond its expected life cycle and is recommended for replacement. Specify energy-efficient fixtures, and install occupancy sensors where possible.

The exterior lighting scheme consists of wall-mounted floodlights and movable pole-mounted light fixtures. Additional lighting is provided by permanent pole-mounted fixtures located on-site. Since the inspection was performed during daylight hours, the lighting scheme could not be adequately assessed. However, some of the floodlights were showing signs of age and should be replaced. No project was created for this work due to the low cost. Install additional fixtures as needed to provide a safe environment for building occupants.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater piping is plastic construction. The supply and drain piping networks were installed at various times as construction of additional wings was completed. The systems that could be observed appeared

adequate, with no apparent leaks. However, some piping from the original facility may need to be considered for replacement. The replacement of 30 percent of the piping is estimated to be necessary to remove all aged or deteriorated supply and drain piping.

Domestic water for this facility is heated by a natural gas-fired, residential-grade water heater. This unit has a rated capacity of 40 gallons and is believed to have been installed in 2002. The water heater is approaching the end of its expected life cycle. It should be anticipated that it will require replacement within the scope of this analysis.

The plumbing fixtures consist of stainless steel wash basins and sinks with manual faucets. The sinks vary from new to original, with some units showing signs of age. The replacement of all original or aged fixtures is recommended.

Note: The deficiencies outlined in this report were noted from a visual inspection. ISES engineers and architects developed projects with related costs that are needed over the next ten-year period to bring the facility to “like-new” condition. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information. However, existing fixed building components and systems were thoroughly inspected. The developed costs represent correcting existing deficiencies and anticipated life cycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function. Please refer to Section Three of this report for recommended Specific Project Details.

C. INSPECTION TEAM DATA

DATE OF INSPECTION: April 25, 2012

INSPECTION TEAM PERSONNEL:

| <u>NAME</u> | <u>POSITION</u> | <u>SPECIALTY</u> |
|---------------------|------------------|---|
| Richard Gadd | Facility Analyst | Interior Finishes / Exterior / ADA- Handicapped Accessibility / Site / Fire Safety / Life Safety / Health |
| John Holder, Q.E.I. | Project Engineer | Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health |

FACILITY CONTACT:

John Payne Associate Director, UCSD University Centers

REPORT DEVELOPMENT:

Report Development by: ISES Corporation
2165 West Park Court
Suite N
Stone Mountain, GA 30087

Contact: Jonathan Thomas, Project Manager
770-879-7376, ext. 152

D. FACILITY CONDITION ASSESSMENT - DEFINITIONS

The following information is a clarification of the Asset Report using example definitions.

1. MATERIAL AND LABOR COST FACTORS AND ADDITIONAL MARKUPS

The cost summaries and totals are illustrated by detailed projects sorted in multiple formats (shown in Sections 2 and 3). The project costs are adjusted from national averages to reflect conditions in La Jolla, CA using the R. S. Means City Cost Index for material / labor cost factors (2011). Typical general contractor and professional fees are also included in the project costs.

| <u>GLOBAL MARKUP PERCENTAGES</u> | | <u>R.S. MEANS</u> |
|----------------------------------|---------|---|
| Local Labor Index: | 108.2 % | of National Average |
| Local Materials Index: | 100.6 % | of National Average |
| General Contractor Markup: | 20.0 % | Contractor profit and overhead, bonds and insurance |
| Professional Fees: | 16.0 % | Arch. / Eng. Firm design fees and in-house design cost |
| Soft Costs: | 20.0 % | Costs incurred by UCSD Facilities for providing bid advertisement, design review, fire marshal review, project management, contract administration, inspections, and shop support, including performance of shutdown. |

2. FACILITY CONDITION NEEDS INDEX (FCNI) (Shown in Sections 1 and 2)

FCNI = Facility Condition Needs Index, Total Cost vs. Replacement Cost. The FCNI provides a life cycle cost comparison. Facility replacement cost is based on replacement with current construction standards for the facility use type, and not original design parameters. This index gives the client a comparison within all buildings for identifying worst case / best case building conditions.

$$\text{FCNI} = \frac{\text{Deferred Maintenance} + \text{Facilities Renewal} + \text{Plant Adaption}}{\text{Plant} / \text{Current Replacement Value}}$$

3. PROJECT NUMBER (Shown in Sections 2 and 3)

Example: Project Number = 0001-EL-04 (unique for each independent project)

- 0001 - Asset Identification Number
- EL - System Code, EL represents Electrical
- 04 - Sequential Assignment Project Number by Category / System

4. PROJECT CLASSIFICATION (Shown in Sections 2 and 3)

- A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
- B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.
- C. Facilities Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

5. PRIORITY CLASS (Shown in Sections 2 and 3)

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

- a. return a facility to normal operation
- b. stop accelerated deterioration
- c. correct a cited safety hazard

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:

- a. intermittent interruptions
- b. rapid deterioration
- c. potential safety hazards

PRIORITY 3 - Necessary - Not Yet Critical (Years Two to Five)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY 4 - Recommended (Years Six to Ten)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 4 projects will either improve overall usability and / or reduce long-term maintenance.

6. CATEGORY CODE (Shown in Sections 2 and 3)

Example: Category Code = EL5A EL = System Description
 5 = Component Description
 A = Element Description

| CATEGORY CODE* | SYSTEM DESCRIPTION |
|----------------|-----------------------------|
| AC1A - AC4B | Accessibility |
| EL1A - EL8A | Electrical |
| ES1A - ES6E | Exterior Structure |
| FS1A - FS6A | Fire / Life Safety |
| HE1A - HE7A | Health |
| HV1A - HV8B | HVAC |
| IS1A - IS6D | Interior Finishes / Systems |
| PL1A - PL5A | Plumbing |
| SI1A - SI4A | Site |
| SS1A - SS7A | Security Systems |
| VT1A - VT7A | Vertical Transportation |

*Refer to the Category Code Report starting on page 1.5.1.

7. PRIORITY SEQUENCE BY PRIORITY CLASS

All projects are assigned both a Priority Sequence number and Priority Class number for categorizing and sorting projects based on criticality and recommended execution order.

Example:

| PRIORITY CLASS 1 | | |
|------------------|-------------|-------------------|
| Code | Project No. | Priority Sequence |
| HV2C | 0001HV04 | 01 |
| PL1D | 0001PL02 | 02 |

| PRIORITY CLASS 2 | | |
|------------------|-------------|-------------------|
| Code | Project No. | Priority Sequence |
| IS1E | 0001IS06 | 03 |
| EL4C | 0001EL03 | 04 |

8. PROJECT SUBCLASS TYPE

A. Energy Conservation: Projects with energy conservation opportunities, based on simple payback analysis.

9. DRAWINGS / PROJECT LOCATIONS (Shown in Section 4)

The drawings for this facility are marked with icons (see legend) denoting the specific location(s) for each project. Within each icon is the last four characters of the respective project number (e.g., 0001IS01 is marked on plan by IS01). There is one set of drawings marked with icons representing all priority classes (1, 2, 3, and 4).

10. LIFE CYCLE COST MODEL DESCRIPTION AND DEFINITIONS (Shown in Section 5)

Included in this report is a Life Cycle Cost Model. This model consists of two elements, one is the component listing (starting on page 5.1.1) and the other is the Life Cycle Cost Projections Graph (page 5.2.1). The component list is a summary of all major systems and components within the facility. Each indicated component has the following associated information:

| | |
|-----------------------|--|
| Uniformat Code | This is the standard Uniformat Code that applies to the component |
| Component Description | This line item describes the individual component |
| Qty | The quantity of the listed component |
| Units | The unit of measure associated with the quantity |
| Unit Cost | The cost to replace each individual component unit (this cost is in today's dollars) |
| Total Cost | Unit cost multiplied by quantity, also in today's dollars. Note that this is a one-time renewal / replacement cost |
| Install Date | Year that the component was installed. Where this data is not available, it defaults to the year the asset was constructed |
| Life Exp | Average life expectancy for each individual component |

The component listing forms the basis for the Life Cycle Cost Projections Graph shown on page 5.2.1. This graph represents a projection over a fifty-year period (starting from the date the report is run) of expected component renewals based on each individual item's renewal cost and life span. Some components might require renewal several times within the fifty-year model, while others might not occur at all. Each individual component is assigned a renewal year based on life cycles, and the costs for each item are inflated forward to the appropriate year. The vertical bars shown on the graph represent the accumulated (and inflated) total costs for each individual year. At the bottom of the graph, the average annual cost per gross square foot (\$/GSF) is shown for the facility. In this calculation, all costs are not inflated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

11. PHOTO NUMBER (Shown in Section 6)

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect, engineer, or vertical transportation.

Example: 0001006e

| | | |
|---------------------|-----------------------|------------------------|
| <u>Asset Number</u> | <u>Photo Sequence</u> | <u>Arch / Eng / VT</u> |
| 0001 | 006 | e |

| CATEGORY CODE REPORT | | | |
|--|--------------------------|--------------------------------|---|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| SYSTEM DESCRIPTION: ACCESSIBILITY | | | |
| AC1A | SITE | STAIR AND RAILINGS | Includes exterior stairs and railings which are not part of the building entrance points. |
| AC1B | SITE | RAMPS AND WALKS | Includes sidewalks, grade change ramps (except for a building entrance), curb ramps, etc. |
| AC1C | SITE | PARKING | Designated parking spaces, including striping, signage, access aisles and ramps, etc. |
| AC1D | SITE | TACTILE WARNINGS | Raised tactile warnings located at traffic crossing and elevation changes. |
| AC2A | BUILDING ENTRY | GENERAL | Covers all aspects of entry into the building itself, including ramps, lifts, doors and hardware, power operators, etc. |
| AC3A | INTERIOR PATH OF TRAVEL | LIFTS/RAMPS/ELEVATORS | Interior lifts, ramps and elevators designed to accommodate level changes inside a building. Includes both installation and retrofitting. |
| AC3B | INTERIOR PATH OF TRAVEL | STAIRS AND RAILINGS | Upgrades to interior stairs and handrails for accessibility reasons. |
| AC3C | INTERIOR PATH OF TRAVEL | DOORS AND HARDWARE | Accessibility upgrades to the interior doors including widening, replacing hardware power, assisted operators, etc. |
| AC3D | INTERIOR PATH OF TRAVEL | SIGNAGE | Interior building signage upgrades for compliance with THE ADA. |
| AC3E | INTERIOR PATH OF TRAVEL | RESTROOMS/BATHROOMS | Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that are an integral part of residential suites are catalogued under HC4A. |
| AC3F | INTERIOR PATH OF TRAVEL | DRINKING FOUNTAINS | Upgrading/replacing drinking fountains for reasons of accessibility. |
| AC3G | INTERIOR PATH OF TRAVEL | PHONES | Replacement/modification of public access telephones. |
| AC4A | GENERAL | FUNCTIONAL SPACE MODIFICATIONS | This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms that are integral to efficiency suites are catalogued here. |
| AC4B | GENERAL | OTHER | All accessibility issues not catalogued elsewhere. |
| SYSTEM DESCRIPTION: ELECTRICAL | | | |
| EL1A | INCOMING SERVICE | TRANSFORMER | Main building service transformer. |
| EL1B | INCOMING SERVICE | DISCONNECTS | Main building disconnect and switchgear. |
| EL1C | INCOMING SERVICE | FEEDERS | Incoming service feeders. Complete incoming service upgrades, including transformers, feeders, and main distribution panels are catalogued here. |
| EL1D | INCOMING SERVICE | METERING | Installation of meters to record consumption and/or demand. |
| EL2A | MAIN DISTRIBUTION PANELS | CONDITION UPGRADE | Main distribution upgrade due to deficiencies in condition. |
| EL2B | MAIN DISTRIBUTION PANELS | CAPACITY UPGRADE | Main distribution upgrades due to inadequate capacity. |
| EL3A | SECONDARY DISTRIBUTION | STEP-DOWN TRANSFORMERS | Secondary distribution step-down and isolation transformers. |
| EL3B | SECONDARY DISTRIBUTION | DISTRIBUTION NETWORK | Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here. |
| EL3C | SECONDARY DISTRIBUTION | MOTOR CONTROLLERS | Mechanical equipment motor starters and control centers. |
| EL4A | DEVICES AND FIXTURES | EXTERIOR LIGHTING | Exterior building lighting fixtures, including supply conductors and conduit. |
| EL4B | DEVICES AND FIXTURES | INTERIOR LIGHTING | Interior lighting fixtures (also system wide emergency lighting), including supply conductors and conduits. |
| EL4C | DEVICES AND FIXTURES | LIGHTING CONTROLLERS | Motion sensors, photocell controllers, lighting contactors, etc. |

| CATEGORY CODE REPORT | | | |
|-------------------------------------|------------------------|---------------------------|---|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| EL4D | DEVICES AND FIXTURES | GFCI PROTECTION | Ground fault protection, including GFCI receptacles and breakers. |
| EL4E | DEVICES AND FIXTURES | LIGHTNING PROTECTION | Lightning arrestation systems including air terminals and grounding conductors. |
| EL5A | EMERGENCY POWER SYSTEM | GENERATION/DISTRIBUTION | Includes generators, central battery banks, transfer switches, emergency power grid, etc. |
| EL6A | SYSTEMS | UPS/DC POWER SUPPLY | Uninterruptible power supply systems and DC motor-generator sets and distribution systems. |
| EL7A | INFRASTRUCTURE | ABOVE GROUND TRANSMISSION | Includes poles, towers, conductors, insulators, fuses, disconnects, etc. |
| EL7B | INFRASTRUCTURE | UNDERGROUND TRANSMISSION | Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc. |
| EL7C | INFRASTRUCTURE | SUBSTATIONS | Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment. |
| EL7D | INFRASTRUCTURE | DISTRIBUTION SWITCHGEAR | Stand-alone sectionalizing switches, distribution switchboards, etc. |
| EL7F | INFRASTRUCTURE | AREA AND STREET LIGHTING | Area and street lighting systems, including stanchions, fixtures, feeders, etc. |
| EL8A | GENERAL | OTHER | Electrical system components not catalogued elsewhere. |
| SYSTEM DESCRIPTION: EXTERIOR | | | |
| ES1A | FOUNDATION/FOOTING | STRUCTURE | Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, and piles, including crack repairs, shoring, and pointing |
| ES1B | FOUNDATION/FOOTING | DAMPPROOFING/DEWATERING | Foundation/footing waterproofing work, including, damp-proofing, dewatering, insulation, etc. |
| ES2A | COLUMNS/BEAMS/WALLS | STRUCTURE | Structural work to primary load-bearing structural components aside from floors, including columns, beams, bearing walls, lintels, arches, etc. |
| ES2B | COLUMNS/BEAMS/WALLS | FINISH | Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components, including masonry/pointing, expansion joints, efflorescence and stain removal, grouting, surfacing, chimney repairs, etc. |
| ES3A | FLOOR | STRUCTURE | Work concerning the structural integrity of the load supporting floors, both exposed and unexposed, including deformation, delamination, spalling, shoring, crack repair, etc. |
| ES4A | ROOF | REPAIR | Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total), including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc. |
| ES4B | ROOF | REPLACEMENT | Work involving total refurbishment of roofing system, including related component rehab. |
| ES5A | FENESTRATIONS | DOORS | Work on exterior exit/access door, including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc. |
| ES5B | FENESTRATIONS | WINDOWS | Work on exterior fenestration closure and related components, including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc. |
| ES6A | GENERAL | ATTACHED STRUCTURE | Work on attached exterior structure components not normally considered in above categories, including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc. |
| ES6B | GENERAL | AREAWAYS | Work on attached grade level or below structural features, including subterranean lightwells, areaways, basement access stairs, etc. |
| ES6C | GENERAL | TRIM | Work on ornamental exterior (generally non-structural) elements, including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc. |
| ES6D | GENERAL | SUPERSTRUCTURE | Finish and structural work on non-standard structures with exposed load-bearing elements, such as stadiums, bag houses, bleachers, freestanding towers, etc. |
| ES6E | GENERAL | OTHER | Any exterior work not specifically categorized elsewhere, including finish and structural work on freestanding boiler stacks. |

| CATEGORY CODE REPORT | | | |
|---|-----------------------|------------------------------|--|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| SYSTEM DESCRIPTION: FIRE / LIFE SAFETY | | | |
| FS1A | LIGHTING | EGRESS LIGHTING/EXIT SIGNAGE | R&R work on exit signage and packaged AC/DC emergency lighting. |
| FS2A | DETECTION/ALARM | GENERAL | Repair or replacement of fire alarm/detection system/components, including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc. |
| FS3A | SUPPRESSION | SPRINKLERS | Repair or installation of water sprinkler type automatic fire suppressions, including wet-pipe and dry-pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc. |
| FS3B | SUPPRESSION | STANDPIPE/HOSE | Repair or installation of standpipe system or components, including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc. |
| FS3C | SUPPRESSION | EXTINGUISHERS | Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement. |
| FS3D | SUPPRESSION | OTHER | Other fire suppression items not specifically categorized elsewhere, including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc. |
| FS4A | HAZARDOUS MATERIALS | STORAGE ENVIRONMENT | Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies, including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc. |
| FS4B | HAZARDOUS MATERIALS | USER SAFETY | Improvements, repairs, installation, or testing of user safety equipment, including emergency eyewashes, safety showers, emergency panic/shut-down system, etc. |
| FS5A | EGRESS PATH | DESIGNATION | Installation, relocation or repair of posted diagrammatic emergency evacuation routes. |
| FS5B | EGRESS PATH | DISTANCE/GEOMETRY | Work involving remediation of egress routing problems, including elimination of dead end corridors, excessive egress distance modifications, and egress routing inadequacies. |
| FS5C | EGRESS PATH | SEPARATION RATING | Restoration of required fire protective barriers, including wall rating compromises, fire-rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc. |
| FS5D | EGRESS PATH | OBSTRUCTION | Clearance of items restricting the required egress routes. |
| FS5E | EGRESS PATH | STAIRS RAILING | Retrofit of stair/landing configurations/structure, railing heights/geometries, etc. |
| FS5F | EGRESS PATH | FIRE DOORS/HARDWARE | Installation/replacement/repair of fire doors and hardware, including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc. |
| FS5G | EGRESS PATH | FINISH/FURNITURE RATINGS | Remediation of improper fire/smoke ratings of finishes and furniture along egress routes. |
| FS6A | GENERAL | OTHER | Life/fire safety items not specifically categorized elsewhere. |
| SYSTEM DESCRIPTION: HEALTH | | | |
| HE1A | ENVIRONMENTAL CONTROL | EQUIPMENT AND ENCLOSURES | Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment. |
| HE1B | ENVIRONMENTAL CONTROL | OTHER | General environmental control problems not catalogued elsewhere. |
| HE2A | PEST CONTROL | GENERAL | Includes all measures necessary to control and destroy insects, rodents, and other pests. |
| HE3A | REFUSE | GENERAL | Issues related to the collection, handling, and disposal of refuse. |
| HE4A | SANITATION EQUIPMENT | LABORATORY AND PROCESS | Includes autoclaves, cage washers, steam cleaners, etc. |
| HE5A | FOOD SERVICE | KITCHEN EQUIPMENT | Includes ranges, grilles, cookers, sculleries, etc. |
| HE5B | FOOD SERVICE | COLD STORAGE | Includes the cold storage room and all associated refrigeration equipment. |
| HE6A | HAZARDOUS MATERIAL | STRUCTURAL ASBESTOS | Testing, abatement, and disposal of structural and building finish materials containing asbestos. |
| HE6B | HAZARDOUS MATERIAL | MECHANICAL ASBESTOS | Testing, abatement, and disposal of mechanical insulation materials containing asbestos. |
| HE6C | HAZARDOUS MATERIAL | PCBs | Includes testing, demolition, disposal, and cleanup of PCB contaminated substances. |

| CATEGORY CODE REPORT | | | |
|---------------------------------|--------------------------------|---------------------------------|---|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| HE6D | HAZARDOUS MATERIAL | FUEL STORAGE | Includes monitoring, removal, and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils. |
| HE6E | HAZARDOUS MATERIAL | LEAD PAINT | Testing, removal, and disposal of lead-based paint systems. |
| HE6F | HAZARDOUS MATERIAL | OTHER | Handling, storage, and disposal of other hazardous materials. |
| HE7A | GENERAL | OTHER | Health related issues not catalogued elsewhere. |
| SYSTEM DESCRIPTION: HVAC | | | |
| HV1A | HEATING | BOILERS/STACKS/ CONTROLS | Boilers for heating purposes, including their related stacks, flues, and controls. |
| HV1B | HEATING | RADIATORS/ CONVECTORS | Including cast-iron radiators, fin tube radiators, baseboard radiators, etc. |
| HV1C | HEATING | FURNACE | Furnaces and their related controls, flues, etc. |
| HV1D | HEATING | FUEL SUPPLY/STORAGE | Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring. |
| HV2A | COOLING | CHILLERS/ CONTROLS | Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance). |
| HV2B | COOLING | HEAT REJECTION | Repair/replacement of cooling towers, dry coolers, air-cooling, and heat rejection. Includes connection of once-through system to cooling tower. |
| HV3A | HEATING/COOLING | SYSTEM RETROFIT/ REPLACE | Replacement or major retrofit of HVAC systems. |
| HV3B | HEATING/COOLING | WATER TREATMENT | Treatment of hot water, chilled water, steam, condenser water, etc. |
| HV3C | HEATING/COOLING | PACKAGE/SELF-CONTAINED UNITS | Repair/replacement of self-contained/package type units, including stand-up units, rooftop units, window units, etc; both air conditioners and heat pumps. |
| HV3D | HEATING/COOLING | CONVENTIONAL SPLIT SYSTEMS | Repair, installation, or replacement of conventional split systems, both air conditioners and heat pumps, including independent component replacements of compressors and condensers. |
| HV4A | AIR MOVING/ VENTILATION | AIR HANDLERS/ FAN UNITS | Includes air handlers and coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems, or other specifically categorized systems. |
| HV4B | AIR MOVING/ VENTILATION | EXHAUST FANS | Exhaust fan systems, including fans, range and fume hoods, controls, and related ductwork. |
| HV4C | AIR MOVING/ VENTILATION | OTHER FANS | Supply, return, or any other fans not incorporated into a component categorized elsewhere. |
| HV4D | AIR MOVING/ VENTILATION | AIR DISTRIBUTION NETWORK | Repair, replacement, or cleaning of air distribution network, including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc. |
| HV5A | STEAM/HYDRONIC DISTRIBUTION | PIPING NETWORK | Repair/replacement of piping networks for heating and cooling systems, including pipe, fittings, insulation, related components, etc. |
| HV5B | STEAM/HYDRONIC DISTRIBUTION | PUMPS | Repair or replacement of pumps used in heating and cooling systems, related control components, etc. |
| HV5C | STEAM/HYDRONIC DISTRIBUTION | HEAT EXCHANGERS | Including shell-and-tube heat exchangers and plate heat exchangers for heating and cooling. |
| HV6A | CONTROLS | COMPLETE SYSTEM UPGRADE | Replacement of HVAC control systems. |
| HV6B | CONTROLS | MODIFICATIONS/ REPAIRS | Repair or modification of HVAC control system. |
| HV6C | CONTROLS | AIR COMPRESSORS/ DRYERS | Repair or modification of control air compressors and dryers. |
| HV7A | INFRASTRUCTURE | STEAM/HOT WATER | Generation of central steam and/or hot water, including boilers and related components. |

| CATEGORY CODE REPORT | | | |
|--|-----------------------|-----------------------------------|---|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| | | GENERATION | |
| HV7B | INFRASTRUCTURE | STEAM/HOT WATER DISTRIBUTION | Distribution system for central hot water and/or steam. |
| HV7C | INFRASTRUCTURE | CHILLED WATER GENERATION | Generation of central chilled water, including chillers and related components. |
| HV7D | INFRASTRUCTURE | CHILLED WATER DISTRIBUTION | Distribution system for central chilled water. |
| HV7E | INFRASTRUCTURE | TUNNELS/ MANHOLES/ TRENCHES | Repairs, installation, or replacement of utility system access chambers. |
| HV7F | INFRASTRUCTURE | OTHER | HVAC infrastructure issues not specifically categorized elsewhere. |
| HV8A | GENERAL | CFC COMPLIANCE | Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc. |
| HV8B | GENERAL | OTHER | HVAC issues not catalogued elsewhere. |
| SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS | | | |
| IS1A | FLOOR | FINISHES-DRY | R&R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum and tile, marble, terrazzo, rubber flooring, and underlayment in predominantly dry areas ("dry" includes non-commercial kitchens) |
| IS1B | FLOOR | FINISHES-WET | Flooring finish/underlayment work in predominantly "wet" areas, including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc. |
| IS2A | PARTITIONS | STRUCTURE | Structural work on full height permanent interior partitions, including wood/metal stud and drywall systems, CMU systems, structural brick, tile, glass block, etc. |
| IS2B | PARTITIONS | FINISHES | Work on full height permanent interior partitions, including R&R, to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc. |
| IS3A | CEILINGS | REPAIR | Repair of interior ceilings (<40% of total), including tiles, gypsum board, plaster, paint, etc. |
| IS3B | CEILINGS | REPLACEMENT | Major refurbishments (>40% of total) to interior ceiling systems, including grid system replacements, structural framing, new suspended systems, paint, plastering, etc. |
| IS4A | DOORS | GENERAL | Any work on interior non-fire-rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement). |
| IS5A | STAIRS | FINISH | Any finish restorative work to stair tower walking surfaces, including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons). |
| IS6A | GENERAL | MOLDING | R&R to interior trim/molding systems, including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc. |
| IS6B | GENERAL | CABINETY | R&R work to interior casework systems, including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled). |
| IS6C | GENERAL | SCREENING | Work on temporary or partial height partitioning systems, including toilet partitions, urinal/vanity screens, etc. |
| IS6D | GENERAL | OTHER | Any work on interior elements not logically or specifically categorized elsewhere, including light coves, phone booths, interior lightwells, etc. |
| SYSTEM DESCRIPTION: PLUMBING | | | |
| PL1A | DOMESTIC WATER | PIPING NETWORK | Repair or replacement of domestic water supply piping network, insulation, hangers, etc. |
| PL1B | DOMESTIC WATER | PUMPS | Domestic water booster pumps, circulating pumps, related controls, etc. |
| PL1C | DOMESTIC WATER | STORAGE/ TREATMENT | Equipment or vessels for storage or treatment of domestic water. |
| PL1D | DOMESTIC WATER | METERING | Installation, repair, or replacement of water meters. |

| CATEGORY CODE REPORT | | | |
|---|-----------------------|--|--|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| PL1E | DOMESTIC WATER | HEATING | Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous. |
| PL1F | DOMESTIC WATER | COOLING | Central systems for cooling and distributing drinking water. |
| PL1G | DOMESTIC WATER | FIXTURES | Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc. |
| PL1H | DOMESTIC WATER | CONSERVATION | Alternations made to the water distribution system to conserve water. |
| PL1I | DOMESTIC WATER | BACKFLOW PROTECTION | Backflow protection devices, including backflow preventers, vacuum breakers, etc. |
| PL2A | WASTEWATER | PIPING NETWORK | Repair or replacement of building wastewater piping network. |
| PL2B | WASTEWATER | PUMPS | Pump systems used to lift wastewater, including sewage ejectors and other sump systems. |
| PL3A | SPECIAL SYSTEMS | PROCESS GAS/FLUIDS | Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc. |
| PL4A | INFRASTRUCTURE | POTABLE WATER STORAGE/ TREATMENT | Storage and treatment of potable water for distribution. |
| PL4B | INFRASTRUCTURE | INDUSTRIAL WATER DISTRIBUTION/ TREATMENT | Storage and treatment of industrial water for distribution. |
| PL4C | INFRASTRUCTURE | SANITARY WATER COLLECTION | Sanitary water collection systems and sanitary sewer systems, including combined systems. |
| PL4D | INFRASTRUCTURE | STORMWATER COLLECTION | Stormwater collection systems and storm sewer systems; storm water only. |
| PL4E | INFRASTRUCTURE | POTABLE WATER DISTRIBUTION | Potable water distribution network. |
| PL4F | INFRASTRUCTURE | WASTEWATER TREATMENT | Wastewater treatment plants, associated equipment, etc. |
| PL5A | GENERAL | OTHER | Plumbing issues not categorized elsewhere. |
| SYSTEM DESCRIPTION: SITE | | | |
| SI1A | ACCESS | PEDESTRIAN | Paved pedestrian surfaces, including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc. |
| SI1B | ACCESS | VEHICULAR | Paved vehicular surfaces, including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc. |
| SI2A | LANDSCAPE | GRADE/FLORA | Landscape related work, including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc. |
| SI3A | HARDSCAPE | STRUCTURE | Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc. |
| SI4A | GENERAL | OTHER | Other site work not specifically categorized elsewhere. |
| SYSTEM DESCRIPTION: SECURITY SYSTEMS | | | |
| SS1A | LIGHTING | EXTERIOR | Fixtures, stanchions, foliage interference, cleanliness, locations, etc. |
| SS2A | SITE | FENCING | Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences. |
| SS2B | SITE | GENERAL | Hidden areas due to foliage, fencing, parking, walls, etc. |
| SS3A | COMMUNICATIONS | EMERGENCY PHONES | Access, locations, visibility, function, reliability, etc. |
| SS4A | ACCESS CONTROL | DOORS | Access, locks, keys, two-way speakers, reliability, redundancy, etc. |
| SS4B | ACCESS CONTROL | WINDOWS | Locks, screens, access, reliability, etc. |

| CATEGORY CODE REPORT | | | |
|--|-----------------------|---------------------|---|
| CODE | COMPONENT DESCRIPTION | ELEMENT DESCRIPTION | DEFINITION |
| SS4C | ACCESS CONTROL | SYSTEMS | Card key, proximity devices, data control, data use, reliability, system design, etc. |
| SS5A | MONITORING | SYSTEMS | Cameras, audio communication, monitoring stations, locations, system design, etc. |
| SS6A | CIRCULATION | PEDESTRIAN | On campus as well as to and from off-campus housing and class locations, etc. |
| SS6B | CIRCULATION | VEHICULAR | Guard gates, access, systems, data control and use, identification, etc. |
| SS7A | GENERAL | OTHER | General information/projects pertaining to security issues. |
| SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION | | | |
| VT1A | MACHINE ROOM | GENERAL | Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, and floor. |
| VT2A | CAR | GENERAL | Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, and ventilation. |
| VT3A | HOISTWAY | GENERAL | Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, and compensation. |
| VT4A | HALL FIXTURES | GENERAL | Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, and card/key access. |
| VT5A | PIT | GENERAL | Buffer(s), guards, sheaves, hydro packing, floor, lighting, and safety controls. |
| VT6A | OPERATING CONDITIONS | GENERAL | Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, and nudging. |
| VT7A | GENERAL | OTHER | General information/projects relating to vertical transportation system components. |

FACILITY CONDITION ANALYSIS

SECTION 2

**DETAILED PROJECT SUMMARIES
AND TOTALS**

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Priority Class
 6708 : CRAFTS CENTER / GROVE GALLERY**

| System Code | System Description | Priority Classes | | | | Subtotal |
|---------------|----------------------|------------------|--------------------|------------------|-----------------|--------------------|
| | | 1 - Immediate | 2 - Yr. 1 | 3 - Yrs. 2-5 | 4 - Yrs. 6-10 | |
| AC | ACCESSIBILITY | 0 | 20,708 | 0 | 0 | 20,708 |
| EL | ELECTRICAL | 0 | 0 | 162,790 | 0 | 162,790 |
| ES | EXTERIOR | 0 | 752,304 | 0 | 0 | 752,304 |
| FS | FIRE/LIFE SAFETY | 0 | 94,693 | 10,341 | 0 | 105,033 |
| HV | HVAC | 0 | 24,202 | 14,727 | 0 | 38,929 |
| IS | INTERIOR/FINISH SYS. | 0 | 246,911 | 0 | 0 | 246,911 |
| PL | PLUMBING | 0 | 0 | 21,784 | 14,843 | 36,626 |
| SI | SITE | 0 | 133,974 | 0 | 0 | 133,974 |
| TOTALS | | \$0 | \$1,272,792 | \$209,641 | \$14,843 | \$1,497,275 |

| | |
|---------------------------------------|--------------------|
| Current Replacement Value | \$2,720,000 |
| Facility Condition Needs Index | 0.55 |

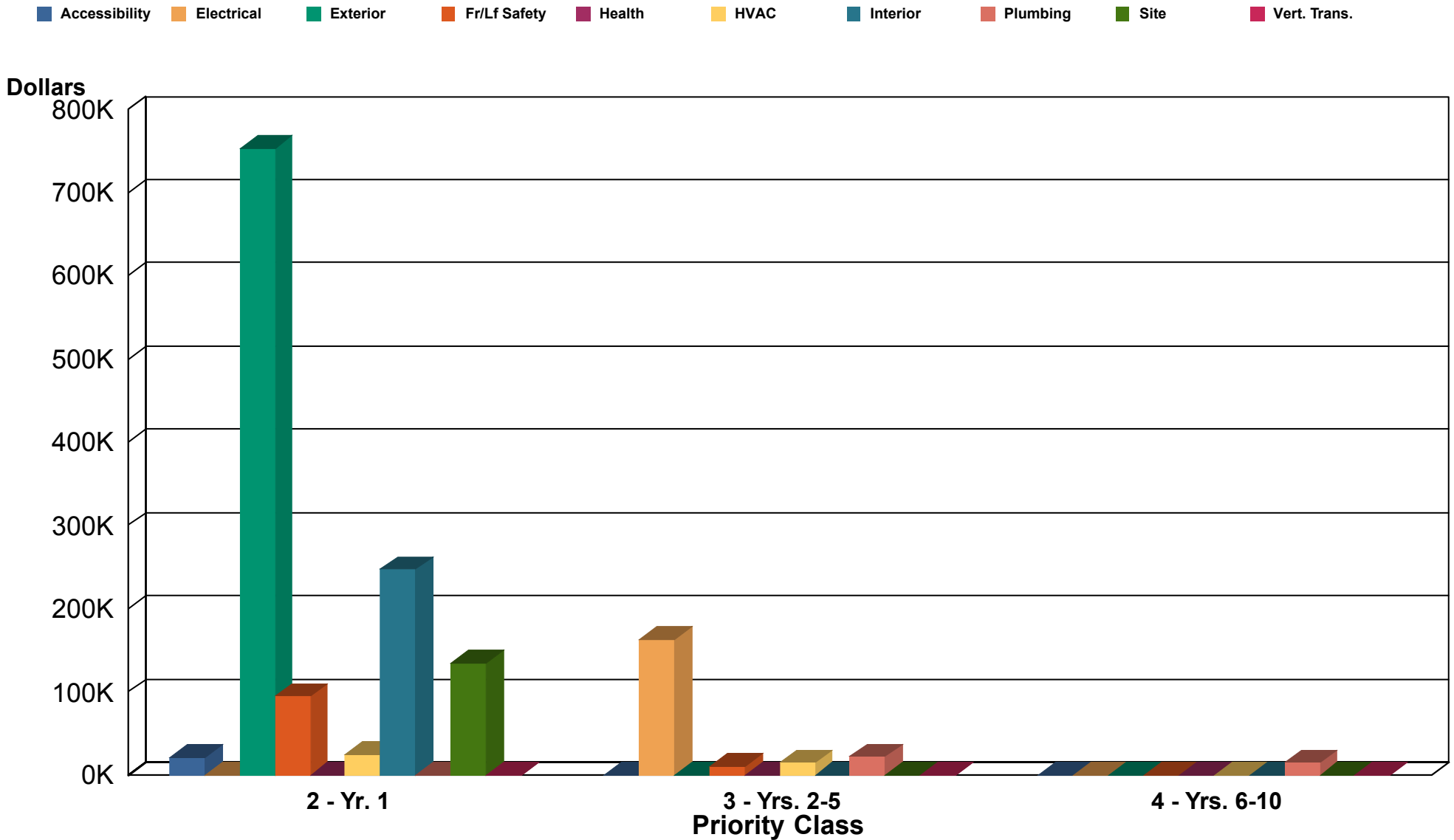
| | |
|--------------------------|--------------|
| Gross Square Feet | 8,788 |
|--------------------------|--------------|

| | |
|-----------------------------------|-----------------|
| Total Cost Per Square Foot | \$170.38 |
|-----------------------------------|-----------------|

FACILITY CONDITION ANALYSIS

System Code by Priority Class

6708 : CRAFTS CENTER / GROVE GALLERY



Plant Adaption: Projects to bring building to current standard.
 Deferred Maintenance: Remedies for current deficiencies.
 Facilities Renewal: Projections for future needs.

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Project Class
 6708 : CRAFTS CENTER / GROVE GALLERY**

| System Code | System Description | Project Classes | | | Subtotal |
|---------------|----------------------|--------------------|----------------------|----------------|-------------|
| | | Facilities Renewal | Deferred Maintenance | Plant Adaption | |
| AC | ACCESSIBILITY | 0 | 0 | 20,708 | 20,708 |
| EL | ELECTRICAL | 126,967 | 35,823 | 0 | 162,790 |
| ES | EXTERIOR | 0 | 752,304 | 0 | 752,304 |
| FS | FIRE/LIFE SAFETY | 0 | 48,863 | 56,171 | 105,033 |
| HV | HVAC | 0 | 14,727 | 24,202 | 38,929 |
| IS | INTERIOR/FINISH SYS. | 0 | 246,911 | 0 | 246,911 |
| PL | PLUMBING | 18,945 | 17,681 | 0 | 36,626 |
| SI | SITE | 0 | 133,974 | 0 | 133,974 |
| TOTALS | | \$145,912 | \$1,250,282 | \$101,081 | \$1,497,275 |

| | |
|---------------------------------------|--------------------|
| Current Replacement Value | \$2,720,000 |
| Facility Condition Needs Index | 0.55 |

| | |
|--------------------------|--------------|
| Gross Square Feet | 8,788 |
|--------------------------|--------------|

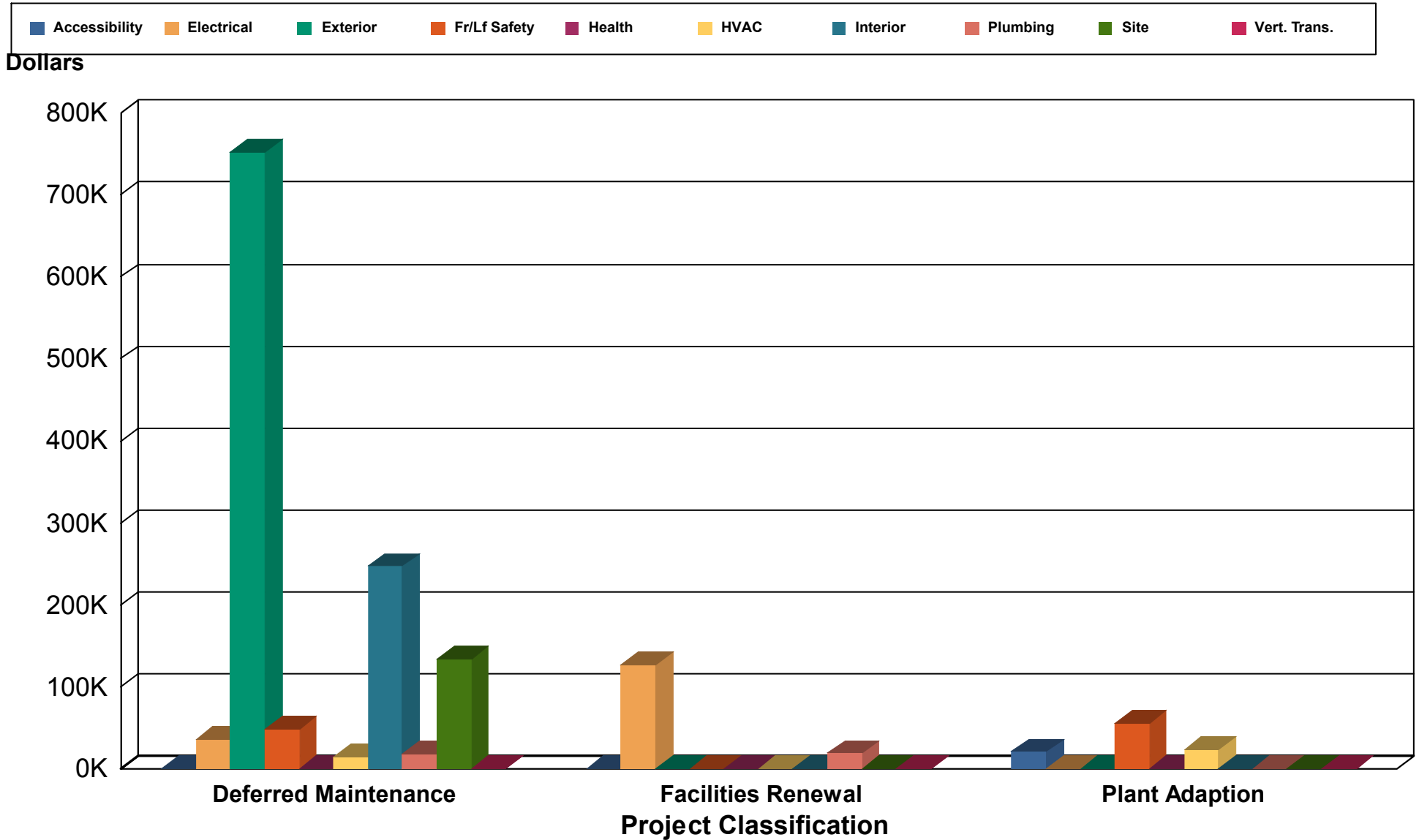
| | |
|-----------------------------------|-----------------|
| Total Cost Per Square Foot | \$170.38 |
|-----------------------------------|-----------------|

Plant Adaption: Projects to bring building to current standard.
 Deferred Maintenance: Remedies for current deficiencies.
 Facilities Renewal: Projections for future needs.

FACILITY CONDITION ANALYSIS

System Code by Project Class

6708 : CRAFTS CENTER / GROVE GALLERY



Plant Adaption: Projects to bring building to current standard.

Deferred Maintenance: Remedies for current deficiencies.

Facilities Renewal: Projections for future needs.

Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
6708 : CRAFTS CENTER / GROVE GALLERY

| Project Class | Priority Classes | | | | Subtotal |
|----------------------|------------------|--------------------|------------------|-----------------|--------------------|
| | 1 - Immediate | 2 - Yr. 1 | 3 - Yrs. 2-5 | 4 - Yrs. 6-10 | |
| Facilities Renewal | 0 | 0 | 131,070 | 14,843 | 145,912 |
| Deferred Maintenance | 0 | 1,182,052 | 68,231 | 0 | 1,250,282 |
| Plant Adaption | 0 | 90,740 | 10,341 | 0 | 101,081 |
| TOTALS | \$0 | \$1,272,792 | \$209,641 | \$14,843 | \$1,497,275 |

| | |
|--------------------------------|-------------|
| Current Replacement Value | \$2,720,000 |
| Facility Condition Needs Index | 0.55 |

| | |
|-------------------|-------|
| Gross Square Feet | 8,788 |
|-------------------|-------|

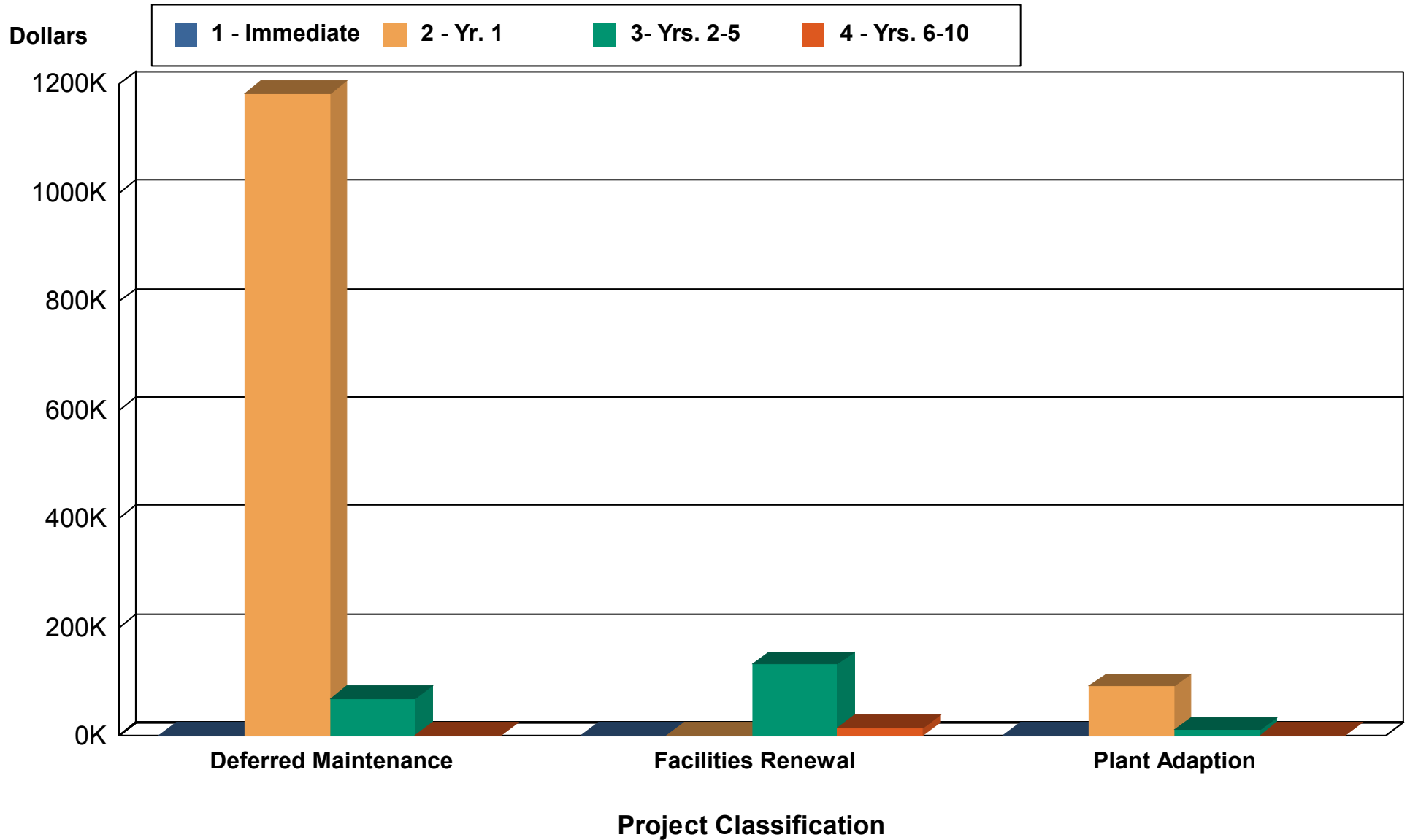
| | |
|----------------------------|----------|
| Total Cost Per Square Foot | \$170.38 |
|----------------------------|----------|

Plant Adaption: Projects to bring building to current standard.
 Deferred Maintenance: Remedies for current deficiencies.
 Facilities Renewal: Projections for future needs.

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

6708 : CRAFTS CENTER / GROVE GALLERY



Plant Adaption: Projects to bring building to current standard.

Deferred Maintenance: Remedies for current deficiencies.

Facilities Renewal: Projections for future needs.

Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Prof Fee and Soft Cost | Total Cost |
|------------------------------------|-----------------------|----------------|----------------|--|--------------------------|-------------------------------|-------------------|
| FS2A | 6708FS02 | 2 | 1 | FIRE ALARM SYSTEM INSTALLATION | 28,042 | 4,487 | 32,529 |
| FS1A | 6708FS03 | 2 | 2 | INSTALL EMERGENCY LIGHTS AND EXIT SIGNS | 11,466 | 1,835 | 13,301 |
| FS5F | 6708FS01 | 2 | 3 | INTERIOR DOOR UPGRADES | 42,123 | 6,740 | 48,863 |
| AC4B | 6708AC01 | 2 | 4 | INTERIOR ACCESSIBILITY UPGRADES | 17,852 | 2,856 | 20,708 |
| ES4B | 6708ES04 | 2 | 5 | BUILT-UP ROOF REPLACEMENT | 217,798 | 34,848 | 252,646 |
| ES5B | 6708ES03 | 2 | 6 | WINDOW REPLACEMENT | 283,459 | 45,353 | 328,812 |
| ES5A | 6708ES02 | 2 | 7 | EXTERIOR DOOR REPLACEMENT | 65,574 | 10,492 | 76,066 |
| ES2B | 6708ES01 | 2 | 8 | EXTERIOR SIDING REPLACEMENT | 81,707 | 13,073 | 94,780 |
| HV3A | 6708HV01 | 2 | 9 | INSTALL UNITARY HVAC SYSTEMS | 20,864 | 3,338 | 24,202 |
| IS6D | 6708IS04 | 2 | 10 | INSTALL RESTROOMS | 80,404 | 12,865 | 93,269 |
| IS1A | 6708IS01 | 2 | 11 | REFINISH FLOORING | 95,318 | 15,251 | 110,569 |
| IS2B | 6708IS02 | 2 | 12 | REFINISH WALLS | 1,840 | 294 | 2,134 |
| IS3B | 6708IS03 | 2 | 13 | UPGRADE CEILINGS | 35,293 | 5,647 | 40,940 |
| SI2A | 6708SI01 | 2 | 14 | LANDSCAPING UPGRADE | 97,261 | 15,562 | 112,822 |
| SI1A | 6708SI02 | 2 | 15 | SITE PAVING UPGRADES | 18,234 | 2,917 | 21,151 |
| Totals for Priority Class 2 | | | | | 1,097,234 | 175,557 | 1,272,792 |
| FS4B | 6708FS04 | 3 | 16 | INSTALL ADDITIONAL EMERGENCY SHOWER AND EYEWASH STATIONS | 8,914 | 1,426 | 10,341 |
| HV4B | 6708HV02 | 3 | 17 | EXHAUST FAN REPLACEMENT | 12,696 | 2,031 | 14,727 |
| EL4B | 6708EL01 | 3 | 18 | INTERIOR LIGHTING UPGRADE | 30,882 | 4,941 | 35,823 |
| EL3B | 6708EL02 | 3 | 19 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 109,454 | 17,513 | 126,967 |
| PL1A | 6708PL03 | 3 | 20 | WATER SUPPLY PIPING REPLACEMENT | 8,552 | 1,368 | 9,920 |
| PL1G | 6708PL02 | 3 | 21 | SINK REPLACEMENTS | 6,690 | 1,070 | 7,760 |
| PL1E | 6708PL01 | 3 | 22 | DOMESTIC WATER HEATER REPLACEMENT | 3,537 | 566 | 4,103 |
| Totals for Priority Class 3 | | | | | 180,725 | 28,916 | 209,641 |
| PL2A | 6708PL04 | 4 | 23 | DRAIN PIPING REPLACEMENT | 12,795 | 2,047 | 14,843 |

Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
 6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Prof Fee and Soft Cost | Total Cost |
|-----------------------------|-------------------|------------|------------|---------------|----------------------|---------------------------|---------------|
| Totals for Priority Class 4 | | | | | 12,795 | 2,047 | 14,843 |
| Grand Total: | | | | | 1,290,755 | 206,521 | 1,497,275 |

Detailed Project Summary
Facility Condition Analysis
Project Classification
6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Priority Sequence | Project Classification | Priority Class | Project Title | Total Cost |
|--|-----------------------|--------------------------|-------------------------------|-----------------------|---|-------------------|
| FS5F | 6708FS01 | 3 | Deferred Maintenance | 2 | INTERIOR DOOR UPGRADES | 48,863 |
| ES4B | 6708ES04 | 5 | Deferred Maintenance | 2 | BUILT-UP ROOF REPLACEMENT | 252,646 |
| ES5B | 6708ES03 | 6 | Deferred Maintenance | 2 | WINDOW REPLACEMENT | 328,812 |
| ES5A | 6708ES02 | 7 | Deferred Maintenance | 2 | EXTERIOR DOOR REPLACEMENT | 76,066 |
| ES2B | 6708ES01 | 8 | Deferred Maintenance | 2 | EXTERIOR SIDING REPLACEMENT | 94,780 |
| IS6D | 6708IS04 | 10 | Deferred Maintenance | 2 | INSTALL RESTROOMS | 93,269 |
| IS1A | 6708IS01 | 11 | Deferred Maintenance | 2 | REFINISH FLOORING | 110,569 |
| IS2B | 6708IS02 | 12 | Deferred Maintenance | 2 | REFINISH WALLS | 2,134 |
| IS3B | 6708IS03 | 13 | Deferred Maintenance | 2 | UPGRADE CEILINGS | 40,940 |
| SI2A | 6708SI01 | 14 | Deferred Maintenance | 2 | LANDSCAPING UPGRADE | 112,822 |
| SI1A | 6708SI02 | 15 | Deferred Maintenance | 2 | SITE PAVING UPGRADES | 21,151 |
| HV4B | 6708HV02 | 17 | Deferred Maintenance | 3 | EXHAUST FAN REPLACEMENT | 14,727 |
| EL4B | 6708EL01 | 18 | Deferred Maintenance | 3 | INTERIOR LIGHTING UPGRADE | 35,823 |
| PL1A | 6708PL03 | 20 | Deferred Maintenance | 3 | WATER SUPPLY PIPING REPLACEMENT | 9,920 |
| PL1G | 6708PL02 | 21 | Deferred Maintenance | 3 | SINK REPLACEMENTS | 7,760 |
| Totals for Deferred Maintenance | | | | | | 1,250,282 |
| EL3B | 6708EL02 | 19 | Facilities Renewal | 3 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 126,967 |
| PL1E | 6708PL01 | 22 | Facilities Renewal | 3 | DOMESTIC WATER HEATER REPLACEMENT | 4,103 |
| PL2A | 6708PL04 | 23 | Facilities Renewal | 4 | DRAIN PIPING REPLACEMENT | 14,843 |
| Totals for Facilities Renewal | | | | | | 145,912 |
| FS2A | 6708FS02 | 1 | Plant Adaption | 2 | FIRE ALARM SYSTEM INSTALLATION | 32,529 |
| FS1A | 6708FS03 | 2 | Plant Adaption | 2 | INSTALL EMERGENCY LIGHTS AND EXIT SIGNS | 13,301 |
| AC4B | 6708AC01 | 4 | Plant Adaption | 2 | INTERIOR ACCESSIBILITY UPGRADES | 20,708 |
| HV3A | 6708HV01 | 9 | Plant Adaption | 2 | INSTALL UNITARY HVAC SYSTEMS | 24,202 |

Detailed Project Summary
Facility Condition Analysis
Project Classification
 6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Priority Sequence | Project Classification | Priority Class | Project Title | Total Cost |
|----------------------------------|-------------------|----------------------|------------------------|-------------------|---|------------------|
| FS4B | 6708FS04 | 16 | Plant Adaption | 3 | INSTALL ADDITIONAL EMERGENCY SHOWER AND EYEWASH STATIONS | 10,341 |
| Totals for Plant Adaption | | | | | | 101,081 |
| Grand Total: | | | | | | 1,497,275 |

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
 6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Total Cost | Annual Savings | Simple Payback |
|------------------------------------|----------------|---------|---------|---------------------------|----------------|----------------|----------------|
| ES4B | 6708ES04 | 2 | 5 | BUILT-UP ROOF REPLACEMENT | 252,646 | 1,100 | 229.68 |
| ES5B | 6708ES03 | 2 | 6 | WINDOW REPLACEMENT | 328,812 | 700 | 469.73 |
| Totals for Priority Class 2 | | | | | 581,458 | 1,800 | 323.03 |
| EL4B | 6708EL01 | 3 | 18 | INTERIOR LIGHTING UPGRADE | 35,823 | 2,770 | 12.93 |
| Totals for Priority Class 3 | | | | | 35,823 | 2,770 | 12.93 |
| Grand Total: | | | | | 617,281 | 4,570 | 135.07 |

Detailed Project Summary
Facility Condition Analysis
Category/System Code
6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Prof Fee and Soft Cost | Total Cost |
|--|----------------|---------|---------|--|-------------------|------------------------|----------------|
| AC4B | 6708AC01 | 2 | 4 | INTERIOR ACCESSIBILITY UPGRADES | 17,852 | 2,856 | 20,708 |
| Totals for System Code ACCESSIBILITY | | | | | 17,852 | 2,856 | 20,708 |
| EL4B | 6708EL01 | 3 | 18 | INTERIOR LIGHTING UPGRADE | 30,882 | 4,941 | 35,823 |
| EL3B | 6708EL02 | 3 | 19 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 109,454 | 17,513 | 126,967 |
| Totals for System Code ELECTRICAL | | | | | 140,336 | 22,454 | 162,790 |
| ES4B | 6708ES04 | 2 | 5 | BUILT-UP ROOF REPLACEMENT | 217,798 | 34,848 | 252,646 |
| ES5B | 6708ES03 | 2 | 6 | WINDOW REPLACEMENT | 283,459 | 45,353 | 328,812 |
| ES5A | 6708ES02 | 2 | 7 | EXTERIOR DOOR REPLACEMENT | 65,574 | 10,492 | 76,066 |
| ES2B | 6708ES01 | 2 | 8 | EXTERIOR SIDING REPLACEMENT | 81,707 | 13,073 | 94,780 |
| Totals for System Code EXTERIOR | | | | | 648,538 | 103,766 | 752,304 |
| FS2A | 6708FS02 | 2 | 1 | FIRE ALARM SYSTEM INSTALLATION | 28,042 | 4,487 | 32,529 |
| FS1A | 6708FS03 | 2 | 2 | INSTALL EMERGENCY LIGHTS AND EXIT SIGNS | 11,466 | 1,835 | 13,301 |
| FS5F | 6708FS01 | 2 | 3 | INTERIOR DOOR UPGRADES | 42,123 | 6,740 | 48,863 |
| FS4B | 6708FS04 | 3 | 16 | INSTALL ADDITIONAL EMERGENCY SHOWER AND EYEWASH STATIONS | 8,914 | 1,426 | 10,341 |
| Totals for System Code FIRE/LIFE SAFETY | | | | | 90,546 | 14,487 | 105,033 |
| HV3A | 6708HV01 | 2 | 9 | INSTALL UNITARY HVAC SYSTEMS | 20,864 | 3,338 | 24,202 |
| HV4B | 6708HV02 | 3 | 17 | EXHAUST FAN REPLACEMENT | 12,696 | 2,031 | 14,727 |
| Totals for System Code HVAC | | | | | 33,559 | 5,369 | 38,929 |
| IS6D | 6708IS04 | 2 | 10 | INSTALL RESTROOMS | 80,404 | 12,865 | 93,269 |
| IS1A | 6708IS01 | 2 | 11 | REFINISH FLOORING | 95,318 | 15,251 | 110,569 |
| IS2B | 6708IS02 | 2 | 12 | REFINISH WALLS | 1,840 | 294 | 2,134 |
| IS3B | 6708IS03 | 2 | 13 | UPGRADE CEILINGS | 35,293 | 5,647 | 40,940 |
| Totals for System Code INTERIOR/FINISH SYS. | | | | | 212,854 | 34,057 | 246,911 |
| PL1A | 6708PL03 | 3 | 20 | WATER SUPPLY PIPING REPLACEMENT | 8,552 | 1,368 | 9,920 |

Detailed Project Summary
Facility Condition Analysis
Category/System Code
 6708 : CRAFTS CENTER / GROVE GALLERY

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Prof Fee and Soft Cost | Total Cost |
|--|----------------|---------|---------|-----------------------------------|-------------------|------------------------|------------------|
| PL1G | 6708PL02 | 3 | 21 | SINK REPLACEMENTS | 6,690 | 1,070 | 7,760 |
| PL1E | 6708PL01 | 3 | 22 | DOMESTIC WATER HEATER REPLACEMENT | 3,537 | 566 | 4,103 |
| PL2A | 6708PL04 | 4 | 23 | DRAIN PIPING REPLACEMENT | 12,795 | 2,047 | 14,843 |
| Totals for System Code PLUMBING | | | | | 31,574 | 5,052 | 36,626 |
| SI2A | 6708SI01 | 2 | 14 | LANDSCAPING UPGRADE | 97,261 | 15,562 | 112,822 |
| SI1A | 6708SI02 | 2 | 15 | SITE PAVING UPGRADES | 18,234 | 2,917 | 21,151 |
| Totals for System Code SITE | | | | | 115,495 | 18,479 | 133,974 |
| Grand Total: | | | | | 1,290,755 | 206,521 | 1,497,275 |

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|--------------------------------|
| Project Number: | 6708FS02 | Title: | FIRE ALARM SYSTEM INSTALLATION |
| Priority Sequence: | 1 | | |
| Priority Class: | 2 | | |
| Category Code: | FS2A | System: | FIRE/LIFE SAFETY |
| | | Component: | DETECTION ALARM |
| | | Element: | GENERAL |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 702.1 | |
| | NFPA | 1, 101 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Install a modern fire alarm system to serve this facility. Specify a point addressable supervised main fire alarm panel with an annunciator. This work includes pull stations, audible and visible alarms, smoke and heat detectors, and an associated wiring network. Install all devices in accordance with current NFPA and ADA requirements. The system should be monitored to report activation or trouble to an applicable receiving station.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708FS02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials | SF | 8,788 | \$1.60 | \$14,061 | \$0.97 | \$8,524 | \$22,585 |
| Project Totals: | | | | \$14,061 | | \$8,524 | \$22,585 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$22,585 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$23,369</u> |
| General Contractor Mark Up at 20.0% | + | \$4,674 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$28,042</u> |
| Professional Fees at 16.0% | + | \$4,487 |
| Total Project Cost | | <u><u>\$32,529</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---|
| Project Number: | 6708FS03 | Title: | INSTALL EMERGENCY LIGHTS AND EXIT SIGNS |
| Priority Sequence: | 2 | | |
| Priority Class: | 2 | | |
| Category Code: | FS1A | System: | FIRE/LIFE SAFETY |
| | | Component: | LIGHTING |
| | | Element: | EGRESS LTG./EXIT SIGNAGE |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | NFPA | 101-47 | |
| | IBC | 1011 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Install exit signs and emergency lights as needed. The new units should have individual battery packs for back-up power. LED exit signs are recommended, because they are energy efficient and require minimal maintenance.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708FS03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Installation of new battery pack LED exit signs, including all connections | EA | 12 | \$202 | \$2,424 | \$253 | \$3,036 | \$5,460 |
| Installation of new battery pack emergency lights, including all connections | EA | 8 | \$204 | \$1,632 | \$253 | \$2,024 | \$3,656 |
| Project Totals: | | | | \$4,056 | | \$5,060 | \$9,116 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$9,116 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$9,555</u> |
| General Contractor Mark Up at 20.0% | + | \$1,911 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$11,466</u> |
| Professional Fees at 16.0% | + | \$1,835 |
| Total Project Cost | | <u><u>\$13,301</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|------------------------|
| Project Number: | 6708FS01 | Title: | INTERIOR DOOR UPGRADES |
| Priority Sequence: | 3 | | |
| Priority Class: | 2 | | |
| Category Code: | FS5F | System: | FIRE/LIFE SAFETY |
| | | Component: | EGRESS PATH |
| | | Element: | FIRE DOORS/HARDWARE |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IBC | 713 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Many of the interior doors in this facility are in poor condition and lack adequate fire ratings and / or hardware as required by modern building codes. Complete demolition of the existing door systems and replacement according to a code compliant plan to properly protect egress passages is recommended. It is assumed that additional doors and ADA directional signage will be required as part of the proposed building-wide interior renovation.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708FS01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Rated door and rated metal frame, including all hardware and compliant signage | LEAF | 20 | \$736 | \$14,720 | \$891 | \$17,820 | \$32,540 |
| ADA signage | EA | 15 | \$51.00 | \$765 | \$15.00 | \$225 | \$990 |
| Project Totals: | | | | \$15,485 | | \$18,045 | \$33,530 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$33,530 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$35,103</u> |
| General Contractor Mark Up at 20.0% | + | \$7,021 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$42,123</u> |
| Professional Fees at 16.0% | + | \$6,740 |
| Total Project Cost | | <u><u>\$48,863</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---------------------------------|
| Project Number: | 6708AC01 | Title: | INTERIOR ACCESSIBILITY UPGRADES |
| Priority Sequence: | 4 | | |
| Priority Class: | 2 | | |
| Category Code: | AC4B | System: | ACCESSIBILITY |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 405, 804 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Current legislation requires that building amenities be generally accessible to all persons. It is anticipated that at least two ramps will be needed at interior level changes to provide adequate handicapped access to all occupied spaces. A wheelchair accessible service counter should also be installed in the studio office.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708AC01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| ADA compliant service counter | LF | 3 | \$342 | \$1,026 | \$183 | \$548 | \$1,574 |
| Ramp construction, including handrails | LOT | 1 | \$5,020 | \$5,020 | \$7,580 | \$7,580 | \$12,600 |
| Project Totals: | | | | \$6,046 | | \$8,128 | \$14,174 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$14,174 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$14,877</u> |
| General Contractor Mark Up at 20.0% | + | \$2,975 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$17,852</u> |
| Professional Fees at 16.0% | + | \$2,856 |
| Total Project Cost | | <u><u>\$20,708</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---------------------------|
| Project Number: | 6708ES04 | Title: | BUILT-UP ROOF REPLACEMENT |
| Priority Sequence: | 5 | | |
| Priority Class: | 2 | | |
| Category Code: | ES4B | System: | EXTERIOR |
| | | Component: | ROOF |
| | | Element: | REPLACEMENT |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Energy Conservation | \$1,100.00 | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) R | | |

Project Description

It is recommended that the varied roofing systems be replaced, including rebuilding deteriorated sections of roofing. Replace these stressed roofs and flashings with new built-up applications. In addition, install gutters, downspouts, and new skylight systems.

**Specific Project Details
Facility Condition Analysis
Section Three**

Project Cost

Project Number: 6708ES04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Built-up roof | SF | 8,790 | \$8.40 | \$73,836 | \$9.82 | \$86,318 | \$160,154 |
| Standard metal gutter system based on total linear feet of gutters and downspouts | LF | 200 | \$2.60 | \$520 | \$8.36 | \$1,672 | \$2,192 |
| Skylight | SF | 108 | \$62.79 | \$6,781 | \$39.96 | \$4,316 | \$11,097 |
| Project Totals: | | | | \$81,137 | | \$92,305 | \$173,443 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$173,443 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$181,499</u> |
| General Contractor Mark Up at 20.0% | + | \$36,300 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$217,798</u> |
| Professional Fees at 16.0% | + | \$34,848 |
| Total Project Cost | | <u><u>\$252,646</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|--------------------|
| Project Number: | 6708ES03 | Title: | WINDOW REPLACEMENT |
| Priority Sequence: | 6 | | |
| Priority Class: | 2 | | |
| Category Code: | ES5B | System: | EXTERIOR |
| | | Component: | FENESTRATIONS |
| | | Element: | WINDOWS |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Energy Conservation | \$700.00 | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

It is recommended that the badly deteriorated, single-pane, fixed and sliding windows be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708ES03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Typical standard glazing applications | SF | 2,220 | \$62.79 | \$139,394 | \$39.96 | \$88,711 | \$228,105 |
| Project Totals: | | | | \$139,394 | | \$88,711 | \$228,105 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$228,105 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$236,216</u> |
| General Contractor Mark Up at 20.0% | + | \$47,243 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$283,459</u> |
| Professional Fees at 16.0% | + | \$45,353 |
| Total Project Cost | | <u><u>\$328,812</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---------------------------|
| Project Number: | 6708ES02 | Title: | EXTERIOR DOOR REPLACEMENT |
| Priority Sequence: | 7 | | |
| Priority Class: | 2 | | |
| Category Code: | ES5A | System: | EXTERIOR |
| | | Component: | FENESTRATIONS |
| | | Element: | DOORS |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

It is recommended that aged and inefficient exterior door systems be replaced with modern, energy-efficient applications. It is anticipated that additional exterior doors will be required as part of the proposed building-wide renovation.

**Specific Project Details
Facility Condition Analysis
Section Three**

Project Cost

Project Number: 6708ES02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| High traffic door system | LEAF | 12 | \$2,169 | \$26,028 | \$2,192 | \$26,304 | \$52,332 |
| Project Totals: | | | | \$26,028 | | \$26,304 | \$52,332 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$52,332 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$54,645</u> |
| General Contractor Mark Up at 20.0% | + | \$10,929 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$65,574</u> |
| Professional Fees at 16.0% | + | \$10,492 |
| Total Project Cost | | <u><u>\$76,066</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|-----------------------------|
| Project Number: | 6708ES01 | Title: | EXTERIOR SIDING REPLACEMENT |
| Priority Sequence: | 8 | | |
| Priority Class: | 2 | | |
| Category Code: | ES2B | System: | EXTERIOR |
| | | Component: | COLUMNS/BEAMS/WALLS |
| | | Element: | FINISH |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

The exterior siding is failing and beyond repair. The installation of a high quality, architecturally appropriate siding system is recommended to restore the aesthetics and integrity of the building envelope. Replacement of the substrate, insulation, and vapor barrier may also be necessary.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708ES01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Substrate, insulation, and vapor barrier | SF | 5,180 | \$1.47 | \$7,615 | \$2.83 | \$14,659 | \$22,274 |
| Quality lap, shingle, or tongue and groove siding with applied finish | SF | 5,180 | \$3.82 | \$19,788 | \$4.40 | \$22,792 | \$42,580 |
| Project Totals: | | | | \$27,402 | | \$37,451 | \$64,854 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$64,854 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$68,089</u> |
| General Contractor Mark Up at 20.0% | + | \$13,618 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$81,707</u> |
| Professional Fees at 16.0% | + | \$13,073 |
| Total Project Cost | | <u><u>\$94,780</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|------------------------------|
| Project Number: | 6708HV01 | Title: | INSTALL UNITARY HVAC SYSTEMS |
| Priority Sequence: | 9 | | |
| Priority Class: | 2 | | |
| Category Code: | HV3A | System: | HVAC |
| | | Component: | HEATING/COOLING |
| | | Element: | SYSTEM RETROFIT/REPLACE |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ASHRAE | 62-2004 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

This facility is not served by any heating or air conditioning system. It is recommended that a partial HVAC system that incorporates split systems be installed in select areas. Install appropriately sized, unitary HVAC systems of the latest energy-efficient design.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708HV01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Install split DX air conditioning systems | TON | 8 | \$1,311 | \$10,489 | \$790 | \$6,316 | \$16,805 |
| Project Totals: | | | | \$10,489 | | \$6,316 | \$16,805 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$16,805 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$17,386</u> |
| General Contractor Mark Up at 20.0% | + | \$3,477 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$20,864</u> |
| Professional Fees at 16.0% | + | \$3,338 |
| Total Project Cost | | <u><u>\$24,202</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|----------------------|
| Project Number: | 6708IS04 | Title: | INSTALL RESTROOMS |
| Priority Sequence: | 10 | | |
| Priority Class: | 2 | | |
| Category Code: | IS6D | System: | INTERIOR/FINISH SYS. |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

This facility lacks restrooms. As part of the proposed building-wide upgrades, install men's and women's restrooms that fully conform to current ADA standards for handicapped access.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708IS04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Major restroom installation, including fixtures, finishes, partitions, and accessories (assumes 55 square feet of restroom area per fixture) | FIXT | 8 | \$4,318 | \$34,544 | \$3,726 | \$29,808 | \$64,352 |
| Project Totals: | | | | \$34,544 | | \$29,808 | \$64,352 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$64,352 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$67,004</u> |
| General Contractor Mark Up at 20.0% | + | \$13,401 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$80,404</u> |
| Professional Fees at 16.0% | + | \$12,865 |
| Total Project Cost | | <u><u>\$93,269</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|----------------------|
| Project Number: | 6708IS01 | Title: | REFINISH FLOORING |
| Priority Sequence: | 11 | | |
| Priority Class: | 2 | | |
| Category Code: | IS1A | System: | INTERIOR/FINISH SYS. |
| | | Component: | FLOOR |
| | | Element: | FINISHES-DRY |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| | | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| | | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

The concrete floors in various studios are recommended for repair and upgrade with a suitable slip resistant epoxy coating, and the remaining deteriorated floor finishes should be replaced with modern vinyl composite tile or other durable floor finish. As part of this effort, consolidate floor levels where possible and eliminate potential tripping hazards.

**Specific Project Details
Facility Condition Analysis
Section Three**

Project Cost

Project Number: 6708IS01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Vinyl floor tile or other durable floor finish, including floor level consolidation and elimination of tripping hazards | SF | 2,500 | \$7.74 | \$19,350 | \$5.48 | \$13,700 | \$33,050 |
| Epoxy floor finish application | SF | 5,000 | \$3.50 | \$17,500 | \$5.09 | \$25,450 | \$42,950 |
| Project Totals: | | | | \$36,850 | | \$39,150 | \$76,000 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$76,000 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$79,431</u> |
| General Contractor Mark Up at 20.0% | + | \$15,886 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$95,318</u> |
| Professional Fees at 16.0% | + | \$15,251 |
| Total Project Cost | | <u><u>\$110,569</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|----------------------|
| Project Number: | 6708IS02 | Title: | REFINISH WALLS |
| Priority Sequence: | 12 | | |
| Priority Class: | 2 | | |
| Category Code: | IS2B | System: | INTERIOR/FINISH SYS. |
| | | Component: | PARTITIONS |
| | | Element: | FINISHES |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| | | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

The interior walls are finished with standard paint applications. These aged and timeworn finishes should be replaced with durable applications that are appropriate for the usage of the respective spaces.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708IS02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Standard wall finish (paint, wall covering, etc.) | SF | 1,340 | \$0.18 | \$241 | \$0.89 | \$1,193 | \$1,434 |
| Project Totals: | | | | \$241 | | \$1,193 | \$1,434 |

| | | |
|--|---|-----------------------|
| Material/Labor Cost | | \$1,434 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$1,533</u> |
| General Contractor Mark Up at 20.0% | + | \$307 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$1,840</u> |
| Professional Fees at 16.0% | + | \$294 |
| Total Project Cost | | <u><u>\$2,134</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|----------------------|
| Project Number: | 6708IS03 | Title: | UPGRADE CEILINGS |
| Priority Sequence: | 13 | | |
| Priority Class: | 2 | | |
| Category Code: | IS3B | System: | INTERIOR/FINISH SYS. |
| | | Component: | CEILINGS |
| | | Element: | REPLACEMENT |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

This craft center has a variety of deteriorated ceiling finishes that should be upgraded. In conjunction with other proposed building renovations that may adversely impact ceiling finishes, install new acoustical tile grid systems or other appropriate ceiling finishes where appropriate.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708IS03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Acoustical tile ceiling system | SF | 5,000 | \$2.33 | \$11,650 | \$3.27 | \$16,350 | \$28,000 |
| Project Totals: | | | | \$11,650 | | \$16,350 | \$28,000 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$28,000 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$29,411</u> |
| General Contractor Mark Up at 20.0% | + | \$5,882 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$35,293</u> |
| Professional Fees at 16.0% | + | \$5,647 |
| Total Project Cost | | <u><u>\$40,940</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---------------------|
| Project Number: | 6708SI01 | Title: | LANDSCAPING UPGRADE |
| Priority Sequence: | 14 | | |
| Priority Class: | 2 | | |
| Category Code: | SI2A | System: | SITE |
| | | Component: | LANDSCAPE |
| | | Element: | GRADE/FLORA |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| | | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| | | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Numerous trees that are growing in and around this facility should be removed to improve the site aesthetic and decrease the potential for tree roots and vegetative debris to damage the building and its roofs. In conjunction with proposed sidewalk upgrades, remove excess trees and relandscape the site.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708SI01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Estimated allowance for tree removal and landscaping | LOT | 1 | \$30,850 | \$30,850 | \$46,225 | \$46,225 | \$77,075 |
| Project Totals: | | | | \$30,850 | | \$46,225 | \$77,075 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$77,075 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$81,051</u> |
| General Contractor Mark Up at 20.0% | + | \$16,210 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$97,261</u> |
| Professional Fees at 16.0% | + | \$15,562 |
| Total Project Cost | | <u><u>\$112,822</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|----------------------|
| Project Number: | 6708SI02 | Title: | SITE PAVING UPGRADES |
| Priority Sequence: | 15 | | |
| Priority Class: | 2 | | |
| Category Code: | SI1A | System: | SITE |
| | | Component: | ACCESS |
| | | Element: | PEDESTRIAN |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

This site has deteriorated concrete pavements, and there are pedestrian areas with no pavements at all. As part of the proposed landscaping upgrades, replace damaged sidewalks and add additional walkways that conform to current ADA standards for handicapped access.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708SI02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|----------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Concrete pedestrian paving | SF | 2,000 | \$3.25 | \$6,500 | \$4.00 | \$8,000 | \$14,500 |
| Project Totals: | | | | \$6,500 | | \$8,000 | \$14,500 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$14,500 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$15,195</u> |
| General Contractor Mark Up at 20.0% | + | \$3,039 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$18,234</u> |
| Professional Fees at 16.0% | + | \$2,917 |
| Total Project Cost | | <u><u>\$21,151</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|--|
| Project Number: | 6708FS04 | Title: | INSTALL ADDITIONAL EMERGENCY SHOWER AND EYEWASH STATIONS |
| Priority Sequence: | 16 | | |
| Priority Class: | 3 | | |
| Category Code: | FS4B | System: | FIRE/LIFE SAFETY |
| | | Component: | HAZARDOUS MATERIALS |
| | | Element: | USER SAFETY |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ANSI | Z358.1 | |
| | OSHA | 29 CFR 1910.151C | |
| Project Class: | Plant Adaption | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

There is an emergency shower and eyewash station in the exterior storage area. While the unit appears adequate, it is recommended that two additional emergency shower and eyewash stations be installed. These new fixtures should be permanent and connected to the water supply and drain networks. They need to be clearly identifiable and located in unobstructed areas for easy access. Install specifically designed point-of-use water heaters to maintain the supplied water temperature between 60 and 100 degrees Fahrenheit, as per ANSI Z358.1.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708FS04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Eyewash fountain, drain, and rough-in | EA | 2 | \$2,089 | \$4,178 | \$575 | \$1,150 | \$5,328 |
| Point-of-use water heater installation | EA | 2 | \$462 | \$924 | \$486 | \$972 | \$1,896 |
| Project Totals: | | | | \$5,102 | | \$2,122 | \$7,224 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$7,224 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | \$7,429 |
| General Contractor Mark Up at 20.0% | + | \$1,486 |
| Inflation | + | \$0 |
| Construction Cost | | \$8,914 |
| Professional Fees at 16.0% | + | \$1,426 |
| Total Project Cost | | \$10,341 |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|-------------------------|
| Project Number: | 6708HV02 | Title: | EXHAUST FAN REPLACEMENT |
| Priority Sequence: | 17 | | |
| Priority Class: | 3 | | |
| Category Code: | HV4B | System: | HVAC |
| | | Component: | AIR MOVING/VENTILATION |
| | | Element: | EXHAUST FANS |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ASHRAE | 62-2004 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1,R | | |

Project Description

The exhaust fans are recommended for replacement. The statistical life cycle for an exhaust fan is approximately twenty years. At or beyond this time, exhaust fans can incur high maintenance costs that justify replacement. Replace the existing fans with new units, to include all electrical connections. Install additional units as needed.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708HV02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Replace utility set exhaust fan (medium size, belt-driven) | EA | 1 | \$2,200 | \$2,200 | \$1,410 | \$1,410 | \$3,610 |
| Replace propeller exhaust fan (medium size, belt-driven) | EA | 2 | \$890 | \$1,780 | \$380 | \$760 | \$2,540 |
| Install propeller exhaust fan | EA | 3 | \$890 | \$2,670 | \$475 | \$1,425 | \$4,095 |
| Project Totals: | | | | \$6,650 | | \$3,595 | \$10,245 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$10,245 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$10,580</u> |
| General Contractor Mark Up at 20.0% | + | \$2,116 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$12,696</u> |
| Professional Fees at 16.0% | + | \$2,031 |
| Total Project Cost | | <u><u>\$14,727</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---------------------------|
| Project Number: | 6708EL01 | Title: | INTERIOR LIGHTING UPGRADE |
| Priority Sequence: | 18 | | |
| Priority Class: | 3 | | |
| Category Code: | EL4B | System: | ELECTRICAL |
| | | Component: | DEVICES AND FIXTURES |
| | | Element: | INTERIOR LIGHTING |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Energy Conservation | \$2,770.00 | |
| Code Application: | NEC | Articles 210, 410 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

While the glassblowing area has some newer interior light fixtures, the remaining areas of the facility have older fixtures that have served beyond their useful life. An interior lighting upgrade is recommended in those areas. Replace existing aged or inefficient light fixtures with modern fixtures of the latest energy-efficient design. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation. Brace all new lighting systems for seismic activity.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708EL01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting | SF | 8,000 | \$1.38 | \$11,040 | \$1.69 | \$13,520 | \$24,560 |
| Project Totals: | | | | \$11,040 | | \$13,520 | \$24,560 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$24,560 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$25,735</u> |
| General Contractor Mark Up at 20.0% | + | \$5,147 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$30,882</u> |
| Professional Fees at 16.0% | + | \$4,941 |
| Total Project Cost | | <u><u>\$35,823</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-----------------------------|---|
| Project Number: | 6708EL02 | Title: | UPGRADE ELECTRICAL DISTRIBUTION NETWORK |
| Priority Sequence: | 19 | | |
| Priority Class: | 3 | | |
| Category Code: | EL3B | System: | ELECTRICAL |
| | | Component: | SECONDARY DISTRIBUTION |
| | | Element: | DISTRIBUTION NETWORK |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | NEC | Articles 110, 210, 220, 230 | |
| Project Class: | Facilities Renewal | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

An upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case, thermal-magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide GFCI protection where required, and clearly label all panels for circuit identification.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708EL02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Power panels, conductors, raceways, devices, demolition, and cut and patching materials | SF | 8,788 | \$3.95 | \$34,713 | \$5.92 | \$52,025 | \$86,738 |
| Project Totals: | | | | \$34,713 | | \$52,025 | \$86,738 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$86,738 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$91,212</u> |
| General Contractor Mark Up at 20.0% | + | \$18,242 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$109,454</u> |
| Professional Fees at 16.0% | + | \$17,513 |
| Total Project Cost | | <u><u>\$126,967</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|---------------------------------|
| Project Number: | 6708PL03 | Title: | WATER SUPPLY PIPING REPLACEMENT |
| Priority Sequence: | 20 | | |
| Priority Class: | 3 | | |
| Category Code: | PL1A | System: | PLUMBING |
| | | Component: | DOMESTIC WATER |
| | | Element: | PIPING NETWORK |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | Chapter 6 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Partial replacement of the aging water piping network is recommended. Failure to replace the water piping will result in frequent leaks and escalating maintenance costs. Remove the existing water supply network. Install new copper water supply piping with fiberglass insulation. Also install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers as needed. Brace all new piping for seismic activity.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708PL03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials | SF | 2,636 | \$0.73 | \$1,924 | \$1.82 | \$4,798 | \$6,722 |
| Project Totals: | | | | \$1,924 | | \$4,798 | \$6,722 |

| | | |
|--|---|------------------------------|
| Material/Labor Cost | | \$6,722 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$7,127</u> |
| General Contractor Mark Up at 20.0% | + | \$1,425 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$8,552</u> |
| Professional Fees at 16.0% | + | \$1,368 |
| Total Project Cost | | <u><u>\$9,920</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|-------------------|
| Project Number: | 6708PL02 | Title: | SINK REPLACEMENTS |
| Priority Sequence: | 21 | | |
| Priority Class: | 3 | | |
| Category Code: | PL1G | System: | PLUMBING |
| | | Component: | DOMESTIC WATER |
| | | Element: | FIXTURES |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | Chapter 4 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

The plumbing fixtures consist of stainless steel wash basins and sinks with manual faucets. The sinks vary from new to original, with some units showing signs of age. The replacement of all original or aged fixtures is recommended. Remove the existing plumbing fixtures and install new fixtures, including rough-ins.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708PL02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Kitchen sink, stainless steel, trim fittings, rough-in, and demolition | EA | 3 | \$1,004 | \$3,012 | \$784 | \$2,352 | \$5,364 |
| Project Totals: | | | | \$3,012 | | \$2,352 | \$5,364 |

| | | |
|--|---|------------------------------|
| Material/Labor Cost | | \$5,364 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$5,575</u> |
| General Contractor Mark Up at 20.0% | + | \$1,115 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$6,690</u> |
| Professional Fees at 16.0% | + | \$1,070 |
| Total Project Cost | | <u><u>\$7,760</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|--------------------------------------|
| Project Number: | 6708PL01 | Title: | DOMESTIC WATER HEATER REPLACEMENT |
| Priority Sequence: | 22 | | |
| Priority Class: | 3 | | |
| Category Code: | PL1E | System: | PLUMBING |
| | | Component: | DOMESTIC WATER |
| | | Element: | HEATING |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | Chapters 5, 607 | |
| Project Class: | Facilities Renewal | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Replacement of the domestic water heating equipment is recommended to maintain a reliable supply of domestic hot water. Remove the old water heating equipment and related piping. Install new water heating equipment to meet the present needs of this facility. Brace the new equipment for seismic activity.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708PL01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Gas-fired, residential-grade water heater replacement, including demolition | GAL | 40 | \$37.43 | \$1,497 | \$33.30 | \$1,332 | \$2,829 |
| Project Totals: | | | | \$1,497 | | \$1,332 | \$2,829 |

| | | |
|--|---|-----------------------|
| Material/Labor Cost | | \$2,829 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$2,947</u> |
| General Contractor Mark Up at 20.0% | + | \$589 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$3,537</u> |
| Professional Fees at 16.0% | + | \$566 |
| Total Project Cost | | <u><u>\$4,103</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three

Project Description

| | | | |
|---------------------------|-------------------------------|-------------------|--------------------------|
| Project Number: | 6708PL04 | Title: | DRAIN PIPING REPLACEMENT |
| Priority Sequence: | 23 | | |
| Priority Class: | 4 | | |
| Category Code: | PL2A | System: | PLUMBING |
| | | Component: | WASTEWATER |
| | | Element: | PIPING NETWORK |
| Building Code: | 6708 | | |
| Building Name: | CRAFTS CENTER / GROVE GALLERY | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | Chapters 7-11 | |
| Project Class: | Facilities Renewal | | |
| Project Date: | 04/25/2012 | | |
| Project Location: | Floor-wide: Floor(s) 1 | | |

Project Description

Partial replacement of the aging drain piping is recommended throughout the facility. Failure to replace the old piping will result in frequent leaks and escalating maintenance costs. Remove sanitary and storm drain piping as needed. Install new cast-iron drain piping networks with copper run-outs to the fixtures. Also install new floor drains, roof drains, and traps. Brace all new piping for seismic activity.

Specific Project Details
Facility Condition Analysis
Section Three

Project Cost

Project Number: 6708PL04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials | SF | 2,636 | \$1.16 | \$3,058 | \$2.66 | \$7,012 | \$10,070 |
| Project Totals: | | | | \$3,058 | | \$7,012 | \$10,070 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$10,070 |
| Material Index | | 100.60 |
| Labor Index | | 108.20 |
| Material/Labor Indexed Cost | | <u>\$10,663</u> |
| General Contractor Mark Up at 20.0% | + | \$2,133 |
| Inflation | + | <u>\$0</u> |
| Construction Cost | | <u>\$12,795</u> |
| Professional Fees at 16.0% | + | \$2,047 |
| Total Project Cost | | <u><u>\$14,843</u></u> |

FACILITY CONDITION ANALYSIS







SECTION 4

**DRAWINGS
AND PROJECT LOCATIONS**



FACILITY
CONDITION
ASSESSMENT

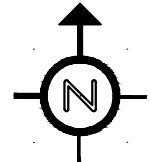
2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

-  PROJECT NUMBER APPLIES TO ONE ROOM ONLY
-  PROJECT NUMBER APPLIES TO ONE ITEM ONLY
-  PROJECT NUMBER APPLIES TO ENTIRE BUILDING
-  PROJECT NUMBER APPLIES TO ENTIRE FLOOR
-  PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS
-  PROJECT NUMBER APPLIES TO AREA AS NOTED

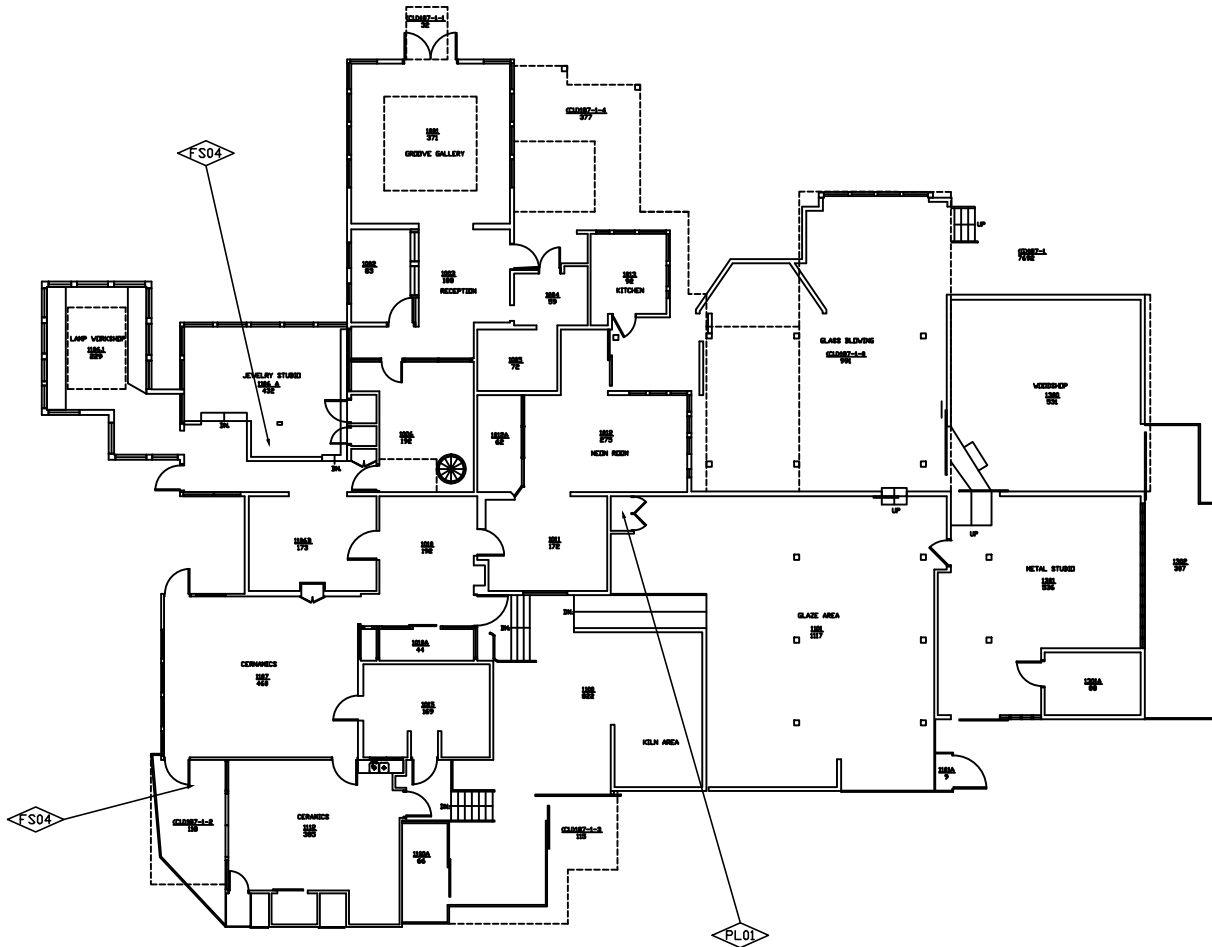
Date: 06/05/12
Drawn by: J.T.V.
Project No. 12-025

FIRST
FLOOR
PLAN

Sheet No.



ROOF



- ES01 ES02 ES03
- AC01 EL01 EL02 FS01 FS02 FS03
- HV01 HV02 IS01 IS02 IS03 IS04
- PL02 PL03 PL04 SI01 SI02

FACILITY CONDITION ANALYSIS

SECTION 5

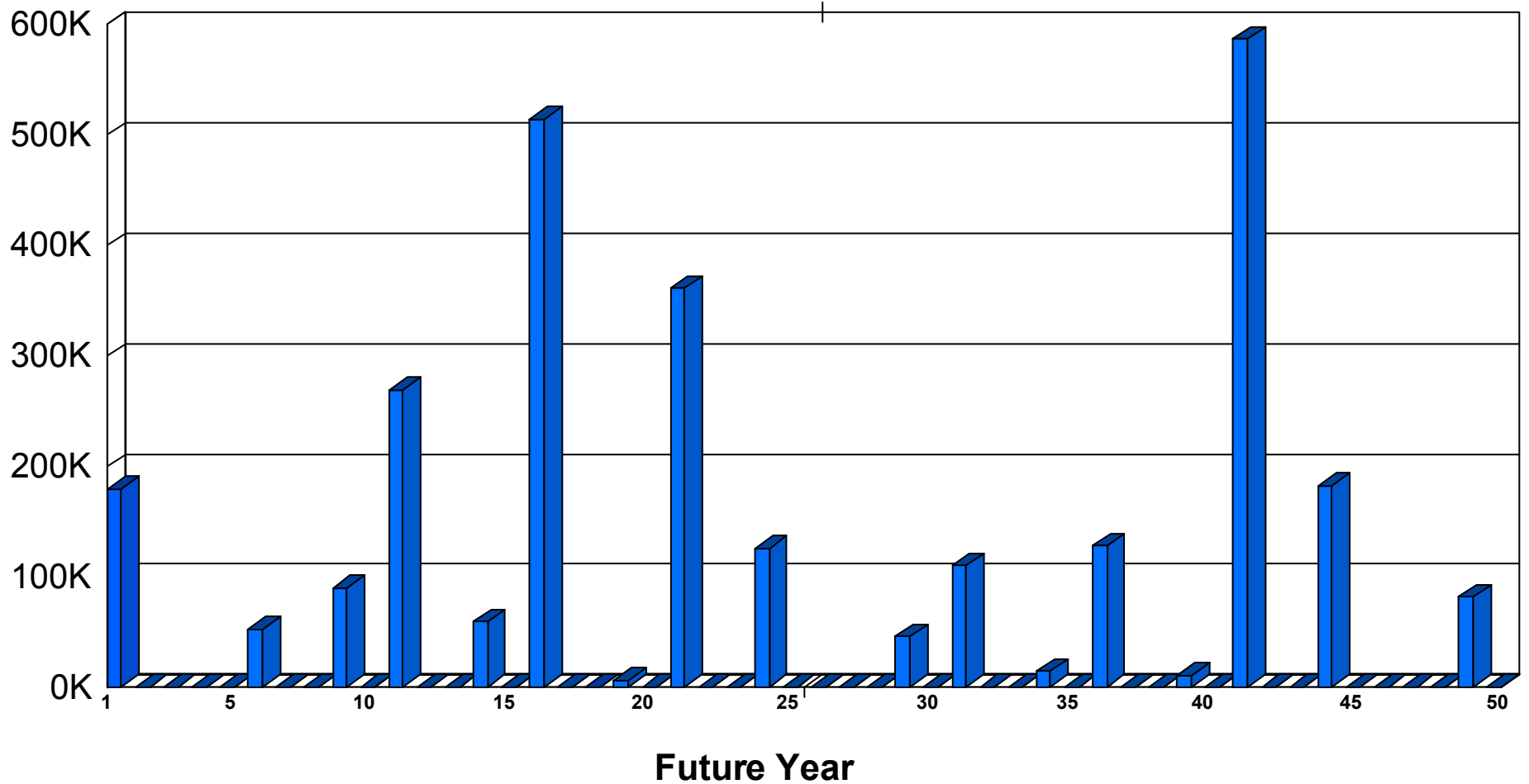
LIFE CYCLE MODEL SUMMARY
AND PROJECTIONS

Life Cycle Model
Building Component Summary
6708 : CRAFTS CENTER / GROVE GALLERY

| Uniformat Code | Component Description | Qty | Units | Unit Cost | Cmplx Adj | Total Cost | Install Date | Life Exp |
|----------------|---|-------|-------|-------------|-----------|------------------|--------------|----------|
| B2010 | QUALITY LAP, SHINGLE OR T&G SIDING | 5,180 | SF | \$17.82 | | \$92,320 | 1972 | 50 |
| B2020 | STANDARD GLAZING AND CURTAIN WALL | 2,220 | SF | \$144.24 | | \$320,214 | 1972 | 55 |
| B2030 | LOW TRAFFIC EXTERIOR DOOR SYSTEM | 7 | LEAF | \$3,993.37 | | \$27,954 | 1972 | 40 |
| B3010 | BUILT-UP ROOF | 8,790 | SF | \$10.34 | | \$90,866 | 1972 | 20 |
| B3010 | STANDARD METAL GUTTER SYSTEM | 120 | LF | \$18.05 | | \$2,166 | 1972 | 30 |
| B3020 | SKYLIGHT | 108 | SF | \$144.24 | | \$15,578 | 1972 | 30 |
| C1020 | STANDARD DOOR AND FRAME INCLUDING HARDWARE | 14 | LEAF | \$1,189.09 | | \$16,647 | 1972 | 35 |
| C1020 | INTERIOR DOOR HARDWARE | 14 | EA | \$520.14 | | \$7,282 | 1972 | 15 |
| C3010 | STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.) | 1,340 | SF | \$1.56 | | \$2,094 | 1972 | 10 |
| C3020 | VINYL FLOOR TILE | 2,500 | SF | \$9.29 | | \$23,232 | 1972 | 15 |
| C3020 | HARDWOOD REPLACEMENT | 850 | SF | \$39.94 | | \$33,953 | 1972 | 50 |
| C3020 | SAND AND FINISH HARDWOOD FLOORING | 850 | SF | \$6.84 | | \$5,815 | 1972 | 15 |
| C3030 | PAINTED CEILING FINISH APPLICATION | 5,000 | SF | \$1.56 | | \$7,814 | 1972 | 15 |
| D2010 | PLUMBING FIXTURES - SHOPS / TRADES | 2,636 | SF | \$4.41 | | \$11,636 | 1972 | 35 |
| D2010 | PLUMBING FIXTURES - SHOPS / TRADES | 6,152 | SF | \$4.41 | | \$27,156 | 1985 | 35 |
| D2020 | WATER PIPING - SHOPS / TRADES | 2,636 | SF | \$3.67 | | \$9,665 | 1972 | 35 |
| D2020 | WATER PIPING - SHOPS / TRADES | 6,152 | SF | \$3.67 | | \$22,557 | 1985 | 35 |
| D2020 | WATER HEATER (RES., GAS) | 40 | GAL | \$99.89 | | \$3,996 | 2002 | 10 |
| D2030 | DRAIN PIPING - SHOPS / TRADES | 2,636 | SF | \$5.49 | | \$14,466 | 1972 | 40 |
| D2030 | DRAIN PIPING - SHOPS / TRADES | 6,152 | SF | \$5.49 | | \$33,761 | 1985 | 40 |
| D3040 | EXHAUST FAN - UTILITY SET OR SIMILAR | 1 | EA | \$5,093.18 | | \$5,093 | 1985 | 20 |
| D3040 | EXHAUST FAN - PROPELLER TYPE OR SIMILAR | 1 | EA | \$1,773.78 | 0.50 | \$887 | 2000 | 20 |
| D3040 | EXHAUST FAN - PROPELLER TYPE OR SIMILAR | 1 | EA | \$1,773.78 | 0.10 | \$177 | 1972 | 20 |
| D3040 | KITCHEN EXHAUST SYSTEM WITH MAKE-UP UNIT | 1 | SYS | \$78,150.54 | 0.20 | \$15,630 | 2000 | 20 |
| D5010 | ELECTRICAL SYSTEM - SHOPS / TRADES | 4,394 | SF | \$14.08 | | \$61,855 | 1972 | 50 |
| D5010 | ELECTRICAL SYSTEM - SHOPS / TRADES | 4,394 | SF | \$14.08 | | \$61,855 | 1985 | 50 |
| D5020 | EXTERIOR LIGHT (HID) | 3 | EA | \$912.01 | | \$2,736 | 2000 | 20 |
| D5020 | LIGHTING - SHOPS / TRADES | 8,000 | SF | \$4.36 | | \$34,846 | 1972 | 20 |
| D5020 | LIGHTING - SHOPS / TRADES | 788 | SF | \$4.36 | | \$3,432 | 2010 | 20 |
| | | | | | | \$955,682 | | |

Life Cycle Model Expenditure Projections (Escalated)

6708 : CRAFTS CENTER / GROVE GALLERY



Average Annual Renewal Cost per SqFt \$3.32 (Curr. Yr. \$)

The Life Cycle Model displays the maximum reinvestment schedule. This model is an ideal and does not provide for deferred maintenance.

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis
6708 : CRAFTS CENTER / GROVE GALLERY

| Photo ID No. | Description | Location | Date |
|--------------|---|----------------------------|------------|
| 6708001a | Concrete floor and utilitarian finishes | Jewelry studio | 04/25/2012 |
| 6708001e | Exhaust fan and exhaust hood | Lamp workshop | 04/25/2012 |
| 6708002a | Overview of finishes | Jewelry studio | 04/25/2012 |
| 6708002e | Fire extinguishers | Jewelry studio | 04/25/2012 |
| 6708003a | Clerestory glazing | Ceramics studio | 04/25/2012 |
| 6708003e | Interior lighting | Jewelry studio | 04/25/2012 |
| 6708004a | Vinyl flooring | Glassblowing studio | 04/25/2012 |
| 6708004e | Drain piping | Jewelry studio | 04/25/2012 |
| 6708005a | Ceiling, wall, and floor finishes | Gallery | 04/25/2012 |
| 6708005e | Stainless steel sink | Jewelry studio | 04/25/2012 |
| 6708006a | Exterior awning over work area | Ceramics studio kilns | 04/25/2012 |
| 6708006e | Stainless steel sink | Ceramics area | 04/25/2012 |
| 6708007a | Exterior awning over work area | Ceramics studio kiln area | 04/25/2012 |
| 6708007e | Drain and supply piping | Ceramics area | 04/25/2012 |
| 6708008a | Tripping hazard | South receiving area | 04/25/2012 |
| 6708008e | Exhaust fan | Ceramics area | 04/25/2012 |
| 6708009a | Steps lacking compliant handrails | Slurry room and glaze area | 04/25/2012 |
| 6708009e | Drain piping | Crawlspace | 04/25/2012 |
| 6708010a | Exterior facade | South elevation | 04/25/2012 |
| 6708010e | Panelboard | Grove express room | 04/25/2012 |
| 6708011a | Perimeter landscaping and concrete sidewalk | Southwest corner | 04/25/2012 |
| 6708011e | Drain and supply piping | Grove express room | 04/25/2012 |
| 6708012a | Exterior of jewelry room | Partial north elevation | 04/25/2012 |
| 6708012e | Electrical conduit | Grove express room | 04/25/2012 |
| 6708013a | Exterior of gallery | Northwest corner | 04/25/2012 |
| 6708013e | Interior lighting | Glassblowing room | 04/25/2012 |
| 6708014a | Exterior courtyard | East of gallery | 04/25/2012 |
| 6708014e | Interior lighting | Woodshop | 04/25/2012 |
| 6708015a | Interior spiral stair | Studio office | 04/25/2012 |
| 6708015e | Emergency shower | Exterior storage area | 04/25/2012 |
| 6708016a | Overview of roofs and skylights | Roof | 04/25/2012 |
| 6708016e | Stainless steel sink | Metal studio | 04/25/2012 |
| 6708017a | Stored equipment on roof | Roof | 04/25/2012 |

Photo Log - Facility Condition Analysis
6708 : CRAFTS CENTER / GROVE GALLERY

| Photo ID No. | Description | Location | Date |
|--------------|-----------------------|-------------------|------------|
| 6708017e | Interior lighting | Workroom | 04/25/2012 |
| 6708018a | Deteriorated skylight | Roof | 04/25/2012 |
| 6708018e | Exterior lighting | Site | 04/25/2012 |
| 6708019e | Exterior lighting | Site | 04/25/2012 |
| 6708020e | Exhaust fan | Roof | 04/25/2012 |
| 6708021e | Exterior lighting | Building exterior | 04/25/2012 |
| 6708022e | Panelboard | Metal studio | 04/25/2012 |
| 6708023e | Water heater | Glaze area closet | 04/25/2012 |
| 6708024e | Drain piping | Crawlspace | 04/25/2012 |
| 6708025e | Panelboard | Corridor | 04/25/2012 |
| 6708026e | Roof exterior | Roof | 04/25/2012 |

Facility Condition Analysis - Photo Log



6708001A.jpg



6708001E.jpg



6708002A.jpg



6708002E.jpg



6708003A.jpg



6708003E.jpg



6708004A.jpg



6708004E.jpg



6708005A.jpg



6708005E.jpg



6708006A.jpg



6708006E.jpg



6708007A.jpg



6708007E.jpg



6708008A.jpg



6708008E.jpg



6708009A.jpg



6708009E.jpg



6708010A.jpg



6708010E.jpg

Facility Condition Analysis - Photo Log



6708011A.jpg



6708011E.jpg



6708012A.jpg



6708012E.jpg



6708013A.jpg



6708013E.jpg



6708014A.jpg



6708014E.jpg



6708015A.jpg



6708015E.jpg



6708016A.jpg



6708016E.jpg



6708017A.jpg



6708017E.jpg



6708018A.jpg



6708018E.jpg



6708019E.jpg



6708020E.jpg



6708021E.jpg



6708022E.jpg

Facility Condition Analysis - Photo Log



6708023E.jpg



6708024E.jpg



6708025E.jpg



6708026E.jpg