

# City of Cordova Multi-Building Condition Assessment: Bidarki Recreation Center

Prepared For:





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# 1. INTRODUCTION

The City of Cordova engaged Coffman Engineers and Burkhart Croft Architects to assess and report on the condition of City-owned buildings and structures to establish a baseline of their current assets, and better forecast future needs.

The team performed a multi-discipline condition assessment of thirteen locations including:

- 1. Bob Korn Memorial Swimming Pool
- 2. Bidarki Recreation Center
- 3. Eyak Skaters Cabin
- 4. Cordova Jr/Sr High School
- 5. Odiak Pond Gazebo and Boardwalk
- 6. Odiak Camper Park Restroom
- 7. Parks Maintenance Shop
- 8. City Maintenance Shop
- 9. Ballfield Restroom / Concession Stand
- 10. Cordova Chamber of Commerce
- 11. Hollis Heinrichs Park Restroom
- 12. Flemning Spit Restroom
- 13. Fire Department Sub Station

The team consisted of an architect, cost estimator, civil, structural, mechanical, and electrical engineer.

Due to the amount of information and quantity of sites, a separate report has been developed for each facility. This condition assessment report is for the Bidarki Recreation Center.

## 2. EXECUTIVE SUMMARY

The Bidarki Recreation Center was evaluated by the team on November 17, 2022. This report provides:

- A description and assessment of the various building components.
- A list of deficiencies, ordered by urgency for repair or correction.
- Rough order of magnitude cost estimate for the listed deficiencies, as well as building replacement.
- A routine and preventative maintenance plan.

Overall, the building structure was in good condition. The building has been used for several different purposes during its 86 years. The majority of the recommendations are for facility improvements and enhancing the building function as a community recreation center. The only structural recommendation is to repair check cracks in the basement girders by epoxy injection as a preventative measure.

# 3. BIDARKI RECREATION CENTER

## 3.1. Description and Summary

The Bidarki Recreation Center was built in 1936, and the last documented renovation occurred in 1991. There is evidence of additional improvements throughout the facility, but there are no record drawings documenting the work. The facility is 50-feet by 100-feet and is comprised of two main stories. There are also two floor areas that would be classified as mezzanines, the aerobic room that looks out onto the gymnasium and the storage mezzanine off the weight room. There is also a boiler room in the basement. The approximate square footage total for the facility is 12,500 SF (including the mezzanines & boiler room). This facility is equipped with the NFPA 13 fire suppression system and fire detection system.

In review of the 1935 construction documents, the original construction is somewhat in keeping with the use of the facility today. The second floor was constructed as a gymnasium, although it's actual use and who it served cannot be determined. The first floor was a combination of a Fire House and City Council Chambers.

It was reported by the user that the building has served many uses over its lifespan. The current use of the facility is as a Public Recreation Center, with central offices for the Parks and Rec Staff.

## 3.2. Building Component Assessments

3.2.1. Architectural

## 3.2.1.1. IBC Code Summary

## Model Code Application

The building was constructed prior to any adopted building codes by the State of Alaska. Some of the major projects would have been executed under the *Uniform Building Code* in effect prior to 2000. Since 2000, the *Uniform Building Code* has been replaced by the *International Building Code* (*IBC*) family as the acting model building code in Alaska. The assessment below is based on the 2021 IBC (current version adopted by the State).

The IBC restricts the size of buildings depending on what materials they are built from and what life safety components they are equipped with. For example, a steel framed building can be as much as 5 times larger than a wood framed building. The facility is approximately 10,000 SF, with an additional 2,500 SF of mezzanine space. The walls are constructed out of combustible framing, combustible structural members, and frames present that classify the Building as Type V-B Construction. This is the most restrictive assembly for allowable square footage as noted above. But the minimum allowable area for Type V-B Construction is 9,000 SF, without taking into consideration Fire Protection, which this facility is equipped with.

This building has no building construction type or area deficiencies.

#### **Occupancy Groups**

Recreation Areas: All recreation portions of this facility are designated as an "A" Assembly Occupancy. Recreational Facilities are classified as A-3 Occupancies. The locker rooms, storage, and office functions are accessory uses to the main occupancy.

Office Areas: All Parks and Rec Offices in this facility are designated as an "B" Business Occupancy. As stated above these would be accessory occupancies to the main A-3.

## Egress System

The existing egress system appears to be adequate in terms of number of exit points, exiting logic, and egress width.

There are issues present at all exterior exits, however, which are detailed in the accessibility section below.

## 3.2.1.2. Sprinkler System Protection

## General

Fire Protection addresses overall description and condition of the fire suppression systems installed in the building.

## Sprinkler System Requirements

Sprinkler system requirements are addressed in Chapter 9 of the IBC. In some cases, Chapter 9 specifically requires the building to be protected due to the type of use and code-defined occupancy group. In this case, all A-3 Occupancies are required to be sprinklered throughout if the Fire Area exceeds 12,000 SF or occupant load is greater than 300. With the presence of the fire sprinkler system, facility is in compliance with current fire codes.

# 3.2.1.3. Accessibility / ADA / ANSI A117 Compliance

## General

All major phases of construction for this facility were completed prior to enactment of the Americans with Disabilities Act (ADA) in 1990, or subsequent inclusion of accessibility requirements into building codes. The IBC now references ANSI A117 as the recognized design standard for accessibility concerns.

Existing buildings are exempt from current requirements, so long as owners conduct simple and prudent improvements. Full compliance is directly tied to the size and scope of the proposed projects. The IEBC International Existing Building Code drives this level of compliance. For example, the facility can be re-sided, and interior finishes replaced without making the toilet facilities accessible. But if there was a building addition, or major renovation of the facility then the facility would be required to comply. In existing facilities, enforcement of ADA deficiencies is punitive, and if complaints or claims are made against the facility, the City of Cordova might be required to make a reasonable accommodation to correct the deficiency for the public requiring accessibility improvements.

## **Existing Conditions**

The building currently has no accommodations for accessibility. This starts at the street level and extends into the facility. Key deficiencies are as follows:

- There is no ADA accessible parking at the entrance to the facility. There is also no ADA accessible way to the facility. Correction for code compliance transfer into the building would be to construct an ADA accessible parking stall and accessible way into the building, see Figure 1 & 2. (Exit 1)
- The existing concrete landing and a portion of the sidewalk would be removed and replaced; this would provide the correction needed to the main level.
- At the front entry there is an approximate 4-inch step-up. The existing doors would be removed, the built-up curb removed, and the doors replaced. While there is a very functional gravel catch in the main entry, the grating installed is larger than ADA allows and should be replaced.
- While the corrections above will allow an accessible path to the main floor, the facility is two stories, with the first floor a split level. Access to both the gym and the weight areas are via stairs. If constructed today, this facility would require an elevator.
- This facility serves the general public for recreational activities and is the main Parks & Recreation Cordova offices. Making the accessibility improvements for the main floor appear to be a reasonable accommodation. Adding mechanical conveyance (elevators or lifts) to the rest of the facility would be difficult and costly. It would also require two pieces of equipment. A lift could be installed to access the lower weight room area. An additional lift or elevator could be added to access the main gym area and upper cardio area. To accomplish this, an elevator would most likely need to be added to the side on the building.
- There is an additional exit door on the main elevation adjacent to the weight room. This is signed as an emergency exit. It's prudent to replace this door due to age and other recommended work in the report. Note, a 4-inch step is not present at this door. (Exit 2)
- There is another exit door at this elevation, it connects to a concrete landing. No required hand or guardrails are present. Recommendation would be to remove this exit in its entirety, the alcove and arctic entry walls could be removed to allow more area for weights or aerobic activity. (Exit 3) Note the interior arctic entry door walls are original construction and may be load bearing, requiring replacement by a new girder beam and posts. Finish removal will be required to determine status.
- There are four exits out of the opposite elevation, one from the upper gymnasium, one off the main floor area, and one from the aerobic mezzanine area. The exit off of the firstfloor storage / maintenance area is generally compliant, no corrective work is required. (Exit 4)
- Exit near the gymnasium includes the exit door and a steel stair system down to grade. Area of correction is at the lower landing; guardrails and handrails are required to extend to grade. (Exit 5)
- The exit doors off the first floor are compliant, however, the wood landing is deficient dimensionally and warrants replacement. A new landing should be constructed out of durable materials such as concrete and steel. (Exit 6)
- The exit door off the upper aerobic area is compliant. Area of correction is at the lower landing; guardrails and handrails are required to extend to grade. (Exit 7)
- There are ADA accessible toilet fixtures in both of the locker rooms, but none of the existing showers are ADA accessible. There is also an area of softness in the flooring. The area was observed from the crawlspace, and there is noticeable decay in the floor sheathing but it has not extended into the structural members. The permanent correction

is replacement of all finishes and floor sheathing in the area. If the renovation of the locker rooms is years away, the flooring depression should be brought up to not allow ponding and water infiltration in the area. There are two-part epoxies specifically designed for this, and their application could be used as a temporary fix to deter any additional water damage. ADA accessible showers could be configured in any future renovation.

- All interior stairs are compliant with rise and run dimensions. None of the stairs' handrails comply to current dimensions requirements. Replacement can be executed in any future phase.
- All commercial stairs are required to have 6'-8" clear measured from the top of riser to vertical obstruction. The stair up to the cardio area does not comply. Correction would be a destructive inspection of the floor framing in this area, then structural retrofit to increase headroom at this location.



Fig. 1. Shaded area indicates replacement entry



Fig. 2. Remove barricades for ADA parking



Fig. 3. Entry floor plan



Fig. 4. Exit 1

Fig. 5. Exit 2



Fig. 6. Exit 3



Fig. 7. Exit 4



Fig. 8. Exit 5



Fig. 9. Exit 6





Fig. 10. Exit 7

Fig. 11. Typical Siding Condition

# 3.2.1.4. Building Exterior

The building is clad with vinyl siding throughout. We do not know when, but this was added after the original construction, the siding is similar to what was installed at the Bob Korn Memorial Pool. There are areas of damage. Rather than repair the existing siding, it should be replaced with metal siding. This also makes sense with the recommended door and window replacement discussed below.

Replace the existing vinyl siding with a concealed fastener metal siding. Color and orientation could be selected that matches the general feel of the City of Cordova as well as the general age and historic value of the building.

The existing roof is clad with membrane roofing, installed in 2018. The roofing is still under warranty and no deficiencies were noted. Roofing of this type is expected to have a 30-year service life. There is a single roof drain serving the entire facility, but there was no ponding or ponding indicators at the time of inspection. The roof should be walked seasonally to ensure the main drain is kept obstruction-free. An overflow is present in the event the primary roof drain is clogged.

The roof is accessed by a site constructed hatch. At a minimum, the hatch should be replaced with a commercial/insulated roof curb. A ladder extension should be added for occupant safety. As an alternative, the roof hatch is currently in the center of the cardio room, and could be relocated to an area where a wall ladder could be added. Currently, staff uses a ladder stored adjacent to gym equipment for ease of access.

Replace the existing roof curb with a prefabricated unit, provide safety extension device.

All exterior windows are in poor condition and warrant replacement. Existing windows are a mix of wood framed windows, some of which could be original, and newer replacement vinyl windows.

The larger windows in the main gymnasium are also in need of replacement, and the owner has a several options. Replacement windows of similar size could be added with new impact screens. Another option would be semi-transparent units, such as Kalwall. Impact screening would still be needed with Kalwall.



Replace all exterior windows.



Fig. 12. Exit 1

Fig. 13. Exit 2





Fig. 14. Exit 1

## Fig. 15. Exit 2

## 3.2.1.5. Building Interior

## General

The building interior appears to be in fair condition overall. Several renovation and upgrade projects have replaced or improved floor wall finishes over time. Interior renovation is sporadic throughout the facility. Renovations and corrections have been developed as the need has required.

This building has served many roles over its lifespan. A Public Rec Center was of course the last repurpose of the facility. While functional, there seems to be some reasonable improvements that could be made to extend the life of the facility and make the interiors more in keeping with the current use.

All recommendations below are not necessarily deficiencies, but prudent improvements to make this facility fit for purpose.

## 3.2.1.6. Locker Rooms

All toilet and locker rooms are in fair to poor condition. This is largely due to the age of the facility. There is no record of the project, but the existing locker room was renovated approximately 15-20 years ago just from our observation. While there are ADA accessible stalls, as noted above, the showers are not accessible. Renovation of the locker rooms not only allows for fixture and finish improvements, it allows the overall layout to be reevaluated. Work is as follows:

- Work with the City of Cordova to redesign the layout of the existing locker rooms, evaluate items such as need for lockers, etc. The locker rooms are flanked by additional rooms; locker room expansion can be looked at, or adding other amenities such as family changing rooms.
- All toilet fixtures would be replaced. This would extend to all toilet accessories.
- All wall and floor finishes would be replaced. Floors to be welded type flooring, wall protection could be a sheet good in lieu of the existing ceramic tiling.
- Lighting would be replaced. And any mechanical systems.

# 3.2.1.7. Office Areas and Main Hallways

- While not noted onsite, the public interface is somewhat fractured. There appears to be some floor plan changes that would allow for a better transition from the arctic entry into the club itself.
- Other work would be limited to wall and flooring finish, and generally trying to replace all visible finishes.
- Halls would all be upgraded to the same aesthetic throughout the facility. Flooring and wall protection would be replaced, walls painted, and ceiling tiles either replaced or GWB painted. Lighting replacement can occur as warranted.

# 3.2.1.8. Gymnasium

From the review of the 1935 drawings, many of the existing finishes are original to the space. Upgrade would include:

- Removal of the wood wall protection. Replacement would be a mix of resilient wall panels and wall protection in the form of crash pads.
- Walls and ceiling would be painted.

# 3.2.1.9. Weight and Aerobic Areas

In the lower weight room areas, there is flooring that is showing wear and deficiencies. Throughout all areas there is wall and flooring damage. There is also a mixture of interior finish treatments. The goal would be to give all areas a cohesive and fit for purpose new appearance:

- Work with the City of Cordova to redesign the layout of the existing rooms. For example, in other areas of the report removal of an exit door is proposed. Area gained could go into one of the weight rooms. Machine layout would also be evaluated for existing and future equipment, etc.
- All floor and wall finishes would be replaced. Flooring would be evaluated for use. In the weight room flooring, would be a drop zone or similar floor. In aerobic areas there are options to weigh, but the focus would be easier to clean and maintain surfaces.
- Lighting replacement, and any plumbing fixtures would be replaced as prudent. This would extend to all toilet accessories.
- All wall and floor finishes would be replaced. Floors to be welded type flooring, wall protection could be a sheet good in lieu of the existing ceramic tiling.
- Lighting would be replaced, and any mechanical systems as warranted.



Fig. 16. Weight Room Flooring Damage



Fig. 17. Typical Gymnasium



Fig. 18. Typical Upper Cardio



Fig. 19. Typical Locker Room

## 3.2.2. Structural

Structural upgrades to the Bidarki Recreational Center are not required by the International Existing Building Code (IEBC) provided there are no changes to the occupancy type, use of the facility, or planned major changes to the structure itself. This would include building additions, added internal floor space, or large penetrations through roof, floors, and walls.

The Bidarki Recreation Center structure is covered with finishes and most structural elements were not observable at the time of the site visit. The following description is based on the six original record-drawings and eight drawings from the 1991 renovation project provided by the City of Cordova. The Recreation Center is a two-story wood frame structure constructed on cast-inplace concrete perimeter wall foundations and interior spread footings. The roof over the second-floor gymnasium consists of diagonal wood sheathing on east-west 2x12 wood joists, 16-inch on centers, spanning between north-south steel W36x150 wide-flange beams spaced at 25-feet on center. The wide flange beams are supported by 12x12 wood posts, which continue down to concrete pilasters in the crawlspace foundation walls.

The gymnasium floor is supported by diagonal wood sheathing over 3x14 joists at 16-inches on center spanning north south between exterior walls and by east-west interior 8x10 girders along the center of the building or interior 2x6 stud bearing walls. Additional east-west glue-laminated girders on pipe posts were installed between the center girders and exterior walls during the 1991 renovation project to reduce the span of the gymnasium floor joists. Portions of the gymnasium floor sheathing have been replaced with Orientated Strand Board sheathing (OSB) as observed in the northeast corner where ceiling finish has been removed and not replaced.

The main floor framing is visible from within the crawlspace. The main floor framing consists of diagonal wood sheathing on 2x10 joists spanning north south between exterior walls and three rows of interior 8x10 girders on 8X8 posts at 10-feet on center. The girders typically are supported on 12-inch square concrete piers bearing on 30-inch square by 8-inch-thick concrete pad footings. The wood posts also have 6x6 diagonal knee-braces extending from their base to the bottom of the wood girders and floor framing in both directions. The 8x10 girders in the crawl space and mechanical basement room are exposed and have deep horizontal mid-depth check cracks on both sides of the members. The cracks don't extend the full thickness of the members, so it is recommended to have the cracks repaired in-place by epoxy injection to mitigate life safety concerns. See Figures 20 and 21.

Architectural suggestions regarding removal of the main floor southwest arctic entry wall will require further evaluation. The walls are original construction and may be load bearing, and their removal will require removing finishes and evaluation by a structural engineer. See Figures 22 and 23.

There is a balcony over the gymnasium floor on the east end of the building. The balcony is original to the building and is accessible by a single set of stairs in the middle of the floor area. The balcony floor framing is like the gymnasium floor, diagonal lumber sheathing on 3x14 joists spanning north-south over interior 2x6 stud bearing walls. See architectural section of this report on discussion of headroom clearance with the balcony stairs.

A loft on the west end of the main floor has been extended for more storage space. Load limit signage at the loft access steps indicates a maximum live load of 40 pounds per square foot. The loft expansion consists of plywood sheathing on 2x10 joists at 16-inches on centers that are attached to a wall plate on the exterior wall and interior double 2x6 and double 2x10 girders on

4x6 posts. With an existing load rating for the floor, evaluation of the capacity for the loft was not performed for this study.



Fig. 20. Main Floor Southwest Arctic Entry



Fig. 22. Main Floor Southwest Arctic Entry.



Fig. 21. Boiler Room 8x10 Girder Check Cracks



Fig. 23. Main Floor Southwest Arctic Entry

# 3.2.3. Civil

The Rec Center building is located on a parcel owned by the City of Cordova, at the intersection of Council Avenue and 2<sup>nd</sup> Street. The building sits on a sloped lot with concrete sidewalks on the south, gravel parking to the north and east, and a paved access road to the west.

The Owner stated the Rec Center is on City water and sewer service and reported no issues with these services. Exterior utilities were not observed as part of this inspection. The fuel tank to the north of the building is protected by a wooden railing but does not appear to be secured to the skids or ground.

There is no ADA accessible parking at the entrance to the facility and no ADA accessible route to the facility entrance from the back parking area (See Figure 24). Surrounding grades follow the grade of the natural hillside, sloping east to west across the building. General parking for the facility is located to the north of the building and is uncontrolled. The Owner indicated an interest in enhancing this parking area to be similar to the adjacent parking to the north, however, it may be cost prohibitive. Snow typically gets piled in this area as well and takes up a substantial amount of parking according to the Owner.

Drainage directly around the building is adequate. A storm drain inlet is present north of the building on the northwest corner of the gravel parking area. Snow from the parking area is typically piled near the inlet. An inlet is also present to the west of the building centered in the driveway. Pavement appears to have been placed recently, without the rim elevation of the inlet being adjusted (See Figure 26).



Fig. 24. Gravel parking area north of Rec Center.



Fig. 25. Rec Center entrance off Council Ave



Fig. 26. Rec Center driveway with recessed inlet.

## 3.2.4. Mechanical

The building is heated from a single 483 MBH oil-fired boiler and a 500 gallon aboveground fuel oil storage tank. The boiler serves hydronic baseboard and unit heaters that heat the building. There is no building ventilation, except for exhaust air drawn into the restroom and locker rooms via infiltration through the building envelope. There are operable windows, however, they range in age, condition, and functionality as noted in the architectural section. Most are not used because they are prone to damage during operation.

The fuel oil tank has multiple code deficiencies. It is located less than 5 feet from the building, does not have protection, and an anti-suction valve was not observed. The tank appears to be less than 660 gallons, so does not fall into a requirement for secondary containment.

The men's and women's restroom / locker rooms are each exhausted by two small fans located above a hard lid with no access panels. It appears they are from the 1991 renovation, but those plans do not indicate details about them. It is estimated they are approximately 100 CFM each, which is appropriate for the two showers and four fixtures per restroom. However, this is not sufficient ventilation for the rest of the building, which currently does not have mechanical ventilation. The deficiencies and recommendations section will suggest adding ventilation via Heat Recovery Ventilators (HRVs) installed in the weight room and basketball court, and ducted through these spaces and through the sidewall into the office areas. Due to the low floor-to-floor height and shallow plenum space above the drop ceiling in the office, this appears to be the best way to add ventilation to the office space. Adding ventilation is a betterment for improved air quality, but would offer limited cooling ability due to space limitations for equipment and ductwork.

Components of the heating system range in age. The baseboard and piping appear to be from a renovation in 1991. The equipment in the boiler room is newer; the boiler is from 2010 and the piping, pumps, expansion tanks, valves and appurtenances vary in age but are generally 4-12 years old and in good condition. The boiler flue has taped seams and discoloration at some seams. It likely will require maintenance or replacement in 2-5 years to ensure integrity. The pipes in the mechanical room are insulated with closed cell foam insulation that is in good condition. Heating controls are manual and appear to be from the 1991 renovation.



Fig. 27. Mechanical Room



Fig. 28. Combustion air intake and boiler venting





Fig. 29. Fuel oil supply goes through a water separator and filter before entering a Tiger Loop (not shown) and boiler burner

Fig. 30. Indirect water heater



Fig. 31. Boiler room wiring and controls



Fig. 32. Restroom exhaust grilles



Fig. 33. Office area plenum space



Fig. 35. Basketball court – note windows and hard lid ceiling



Fig. 34. Offices adjacent to gym space



Fig. 36. Fuel oil tank and conbustion air intake to left of tank

# 3.2.5. Plumbing

Plumbing in this facility includes a men's and women's locker room that is combined with the restroom. Each restroom has three shower stalls. The men's room has two toilets and two urinals with flushometer valves. The women's room has four toilets. There is a sauna in each locker room with electric heat. There is a crawlspace beneath these areas where the ABS drainage piping is exposed and in good condition.

The domestic hot water is heated by an 80 gallon indirect tank that is heated by the boiler in the mechanical room. There is a domestic hot water recirculation pump to reduce the lag time of hot water to the faucets.

A water cooler / drinking fountain is located on the second floor and appeared to be a relatively new installation.

There is a utility space adjacent to the gym area on the lower level that has a laundry washer/dryer, a utility sink, and an electric hot water heater. This hot water heater appears to have been added to serve the utility area.

A standalone fogging and sanitization station was present in the utility area. It was reported that it was not longer needed or in use.

Overall, the plumbing equipment, piping, and fixtures appeared in good condition. The electric water heater is 1 year old, the hot water circulation pump, water cooler, and some of the piping and insulation appeared to be installed recently as well.



Fig. 37. Lavatories and tempering valves



Fig. 39. Second floor drinking fountain / bottle filler



Fig. 38. Laundry and electric hot water heater



Fig. 40. Pipe chase with piping to drinking fountain

## 3.2.6. Fire Protection

The Bidarki Recreational Center has a fire alarm system and a sprinkler system. The fire alarm system is a Notifier by Honeywell system that is maintained by Taylor Fire Protection Services. The entire building appears to be sprinkled, including the crawlspace area in the weight room is fully equipped with sprinklers.

The Bidarki Recreational Center is classified as an Assembly, Group A-3 occupancy. From Section 903.2.1.3, from the *2021 International Building Code* a Group A-3 occupancy requires an automatic sprinkler system if any of following exists:

- 1. The fire area exceeds 12,000 square feet.
- 2. The fire area has an occupant load of 300 or more.
- 3. The fire area is located on a floor other than a level of exit discharge serving each occupancies.

The Bidarki Recreational Center is approximately 5,000 square feet with an occupant load of less than 300 occupants; therefore, the Bidarki Recreational Center is not required to have an automatic sprinkler system; however, one is currently installed, and it is recommended that the system stays maintained.

Similarly, the occupancy does not require the building to have a fire alarm system. A fire alarm system is currently installed in the building, and it is recommended that the fire alarm system stays maintained.



Fig. 41. Two Fire Pumps – Closest is an abandoned fire pump, back pump is in use.



Fig. 42. Crawlspace fully sprinklered



Fig. 43. Dry Pipe Valve



Fig. 44. Sprinkler Control Valve Riser Inside Wall

# 3.2.7. Electrical

The facility is served by a 240V/120V, single-phase, 3-wire, 200A electrical service provided by Cordova Electric Co-op. The incoming utility service equipment, including CT cabinet, disconnect switch, generator inlet and meter are wall mounted on the east street side of the building. The service equipment appears to have been replaced recently and is in good condition. The exterior service has a 200A generator inlet plug protected by a mechanically interlocked 200A circuit breaker which allows for connection of a roll up generator. The service feeds a bank of three old blanked off meter sockets located in the boiler room stairwell landing. The disconnect switches are served out of the blanked off meter sockets which then serve three 100A branch circuit panels. The panels are located in the lower floor weight room, the boiler room stairwell, and upper-level gym. The electrical distribution system is about 50 years old and has had numerous modifications. The location of the electrical distribution equipment in the stairwell landing is poor. The electrical visual distribution equipment in the stairwell landing is poor. The electrical visual visual

There are no arc flash labels on the electrical panels and equipment as required by NEC 110.16. It is recommended that an Arc Flash Risk Assessment be performed on power systems for employee safety and compliance with OSHA regulations. OSHA requires that employers provide a place of employment which is free from recognized hazards that are likely to cause death or serious physical harm to employees. OSHA also requires that employers employ safety-related work practices to prevent electrical shock or other injuries resulting from direct or indirect electrical contact. This should be completed as part of replacement.

Lighting throughout the facility is a mix of fluorescent and retrofit LED. Most interior lighting fixtures are T8 fluorescent fixtures converted to LED with retrofit lamps. The gym lights are old HID fixtures in poor condition with retrofit LED lamps. The old gym fixtures also make a constant buzzing sound from the legacy ballasts. A majority of the interior lighting in occupied spaces, including the

gym, offices, workout areas, restrooms, and hallways are occupancy sensor controlled. Lighting levels were appropriate for the function of the spaces, except for the gym where the lighting levels were low. It is recommended all gym lighting be replaced. It is also recommended the lighting be replaced in other areas if architectural renovations occur.

Emergency lighting is provided by twin bug eye style battery lights. Exit signs are LED battery backed up signs with red letters. The emergency lights and exit signs were in good condition and coverage for the path of egress was good.

Exterior lighting was limited to LED can lights at the main exterior entrance canopy only. There is street lighting that contributes to the sidewalk lighting. There is no exterior lighting or emergency lighting at the three exterior egress doors or at the exterior stairs. It is recommended exterior lighting be added at the exterior doors and stairs.

The telecom system is limited to a network switch located in the office area with wiring run from the switch to devices within the office. The current configuration limits usage and does not allow for a secure system. It is recommended the telecom system be replaced.

The facility has an operational CCTV system with CCTV cameras located throughout the interior and exterior of the building. The CCTV headend equipment and display screens are located in the main office. The CCTV equipment appeared to be in good condition and provided adequate coverage.



Fig. 45. Electrical room door opens inward posing an egress hazard.



Fig. 46. Old distribution equipment located in stairwell.



Fig. 47. Replace storage room lights or provide protective wire guards for fixtures.



Fig. 48. Provide exterior lighting at exterior doors and stairs.



Fig. 49. Provide exterior lighting at exterior doors and stairs.



Fig. 50. Replace Gym lights with high bay LED lights.





Fig. 51. Telecom Equipment

Fig. 52. Old panelboard in workout room

# 3.2.8. Deficiencies and Recommendations

The following list of deficiencies and items requiring maintenance are grouped into four categories: Life Safety, Structural, Code Compliance, and Maintenance or Facility Improvements. A rough order of magnitude cost is included but does not factor into the order in this list. See Appendix C for detailed cost estimate information.

Total building replacement, including demolition of the existing facility is estimated to cost \$17,685,700. The total cost of all recommendations below is \$3,064,000.

# 3.2.9. Life Safety Recommendations

Some of the recommendations below relate to life safety, however, there are no specific deficiencies warranting immediate action.

# 3.2.10. Phase 1 - Structural and Code Compliance Recommendations

1. **Epoxy Injection.** Repair mid-depth check cracks in the crawlspace 8x10 floor girders by epoxy injection (approximately 500 linear feet). This repair recommendation is made to prevent the cracks from becoming a life safety issue in the future.

Estimated Cost: \$31,900

2. **Fuel Tank.** Relocate tank to be 5 feet minimum from the building. Secure the fuel tank to ground using wooden timbers and lag bolts. Provide better impact protection. Remove wooden railing and install four concrete filled bollards around the tank.

Estimated Cost: \$18,600

**3. ADA Parking**. Construct an accessible parking stall and accessible entrance to the building. Demolish and replace concrete landing and approximately 20 square feet of sidewalk and curb. Add approximately 300 square feet of asphalt paving for parking stall. Demolish built-up curb and replace front door. Replace stomp grate with ADA compliant version.

Estimated Cost: \$68,300

# Estimated Cost Phase 1: \$117,000

# 3.2.11. Phase 2 – Doors and Stairs Recommendations

4. Emergency Exit Door. There is an additional exit door on the main elevation adjacent to the weightroom. This is signed as an emergency exit. It's prudent to replace this door due to age and other recommended work in the report. Note, 4-inch step is not present at this door. (Exit 2)

Estimated Cost: \$21,800

5. Eliminate Exit Door. Exit 3 is located at lower corner of building, it connects to a concrete landing. No required hand or guardrails are present. Recommendation would be to remove this exit in its entirety, the alcove and arctic entry walls could be removed to allow more area for weights or aerobic activity. (Exit 3)

Estimated Cost: \$10,400

- Basketball Court Exterior Stairway. The exit from the basketball court includes a steel stair system down to grade. Extend the stair hand rails and guard down to grade at the lower landing. (*Approximately 5' of steel stair and handrail*) (Exit 5) Estimated Cost: \$3,900
- 7. **ADA, Exit Landing.** The exit doors off the first floor are compliant, however, the wood landing is deficient dimensionally and in construction and warrants replacement. Recommend demolishing the wood landing and replacing with a new concrete and steel landing. (Exit 6)

Estimated Cost: \$75,000

8. **Cardio Exterior Stairway.** The exterior exit door off the upper aerobic area is compliant. Area of correction is at the lower landing, guard and handrails are required to extend to grade. Extend the stair hand rails and guard down to grade at the lower landing. (*Approximately 5' of steel stair and handrail*). (Exit 7)

Estimated Cost: \$29,000

9. Add exterior light fixtures. Add exterior LED light fixtures with integrated photocells to the exterior wall above the three exterior egress doors and above the two exterior stairs. Power the new exterior lights from a small emergency battery inverter to meet requirements of emergency egress lighting.

Estimated Cost: \$3300

10. **Interior Stairway Clearance.** All commercial stairs are required to have 6'-8" clear measured from the top of riser to vertical obstruction. The stair up to the cardio area does not comply. Correction would be a destructive inspection of the floor framing in this area, then structural retrofit to increase headroom at this location.

Estimated Cost: \$17,500

## Estimated Cost Phase 2: \$160,900

## 3.2.12. Phase 3 - Maintenance and Facility Improvement Recommendations

11. **Add Ventilation.** Add two Heat Recovery Ventilators (HRVs), approximately 500 CFM each. Suspend one HRV from the ceiling in the weight room, route ductwork to distribute air throughout the weight room, and penetrate sidewall into office space with sidewall diffusers to ventilate office area.

Suspend the second HRV from the mezzanine area adjacent to the basketball court. Route ductwork to ventilate court and the exercise areas in the mezzanine.

Provide hydronic or electric heating coils for the supply air for each HRV to allow for discharge air to reach approximately 70 degrees.

Estimated Cost: \$92,800

12. **Replace interior Gym light fixtures.** Replace the Gym light fixtures with LED high bay fixtures. Maintain the existing occupancy sensor control.

Estimated Cost: \$30,400

13. **Replace electrical distribution system.** Design and replace complete electrical distribution system. This includes a new 200A switchboard serving (3) 100A panelboards and associated feeders. Provide accurate as-built drawings and panel schedules for the electrical system. This includes relocating the electrical room to remediate current NEC working clearance issues. The electrical distribution equipment could possibly be moved to the basement boiler room. Recommend an Arc Flash Risk Assessment is performed on power systems for employee safety and compliance with OSHA regulations. Install arc flash hazard labels to all panels and equipment per NEC 110.16.

Estimated Cost: \$186,800

Estimated Cost Phase 3: \$311,200

#### 3.2.13. Phase 4 - Maintenance and Facility Improvement Recommendations

14. **Siding Replacement.** Replace the existing vinyl siding with a concealed fastener metal siding, color and orientation could be selected that matches the general feel of the City of Cordova, and the general age and historic value of the building.

Estimated Cost: \$748,200

## Estimated Cost Phase 4: \$748,000

- 3.2.14. Phase 5 Maintenance and Facility Improvement Recommendations
  - 15. **Roof Curb**. Replace the existing roof curb with a prefabricated unit, provide safety extension device.

Estimated Cost: \$19,100

16. **Windows**. Replace all exterior windows (option A, recommended). Alternatively, window system could be replaced with a Kalwall system (Option B).

Estimated Cost Option A: \$319,300

Estimated Cost Option B: \$372,000

17. Locker Rooms. Work with the City of Cordova to redesign the layout of the existing locker rooms, evaluate items such as need for lockers, etc. The locker rooms are flanked by addition rooms, locker room expansion can be looked at, or adding other amenities such as family changing rooms. All toilet fixtures would be replaced. This would extend to all toilet accessories. All wall and floor finishes would be replaced. Floors to be welded type flooring, wall protection could be a sheet good in lieu of the existing ceramic tiling. Replace lighting. Replace exhaust fans, total of two fans at 200 CFM each.

Estimated Cost: \$235,900

18. **Office and Entry.** While not noted onsite, the public interface is somewhat fractured. There appears to be some floor plan changes that would allow for a better transition from the arctic entry to the rest of the facility. Other work would be limited to wall and flooring finish, and generally trying to replace all visible finishes.

Estimated Cost: \$430,400

 Circulation. Halls would all be upgraded to the same aesthetic throughout the facility. Flooring and wall protection would be replaced, walls painted, and ceiling tiles either replaced or GWB painted. Replace the lighting in this area.

Estimated Cost: \$52,100

20. Gymnasium. In the gymnasium there would be removal of the wood wall protection. Replacement would be a mix of resilient wall panels and wall protection in the form of crash pads. Walls and ceiling would be painted.

Estimated Cost: \$90,300

21. **Workout rooms.** Work with the City of Cordova to redesign the layout of the existing rooms. For example, in other areas of the report we are proposing removal of an existing exit door. We could give the area back into one of the weight rooms. Machine layout would also be evaluated for existing and future equipment, etc. All floor and wall finishes would be replaced. Flooring would be evaluated for use. In weight room flooring would be a drop zone, or similar floor. In aerobic areas there are options to weigh, but the focus would be easier to clean and maintain surfaces. Replace lighting in this area.

Estimated Cost: \$107,000

22. **Replace Telecom system.** Design and replace the Telecom system. This includes a new wall mounted, enclosed, lockable telecom rack with a 48 port CAT 6 patch panel and CAT 6 cabling to two port telecom outlets (12 estimated) distributed throughout the building. The new wall mounted rack would be located in the office or in a dedicated Telecom closet if space is available. **Note: there may be some efficiencies to perform this work during phase 3.** 

Estimated Cost: \$39,800

Estimated Cost Phase 5: \$1,293,900

**APPENDIX A – EQUIPMENT CONDITION AND LIFE EXPECTANCY** 

Major HVAC Equipment List				
Equipment	Description	Age (yrs)	Life Expectancy (yrs) <sup>1</sup>	Notes
Boiler	Burnham, model V904A oil-fired cast iron boiler	12	35	Boiler and fuel supply appears in good condition. It is unclear if venting was replaced or modified when the boiler was replaced, and venting it taped at the seams and has discoloration at some seams. Venting will likely require maintenance or replacement during this boiler's service life.
Domestic Hot Water Heater	Amtrol Boiler Mate sidearm water heater, model WH-10C, 80 gallons	Unknown	25	The side arm water heater is essentially a low temeprature heat exchanger. It appears in fair condition, with the exterior shell covering showing stains and marks, but the pipe connections are in good condition and it was likely installed when the boiler was installed. Efficiency will reduce over time with scaling from the domestic water, however replacement is not warranted until there are signs of leaks or difficulty with hot water supply, or if there is other equipment in the system being replaced.
Building Heat Circ Pumps	Grundfos, UPC 50-160	Unknown	10	Pumps appear to be in fair condition, with mild corrosion present on all flanges.
Boiler fuel circ pump	Suntec, model B2TA-8248	Unknown	10	Pump appears to be in good condition.
Baseboards	Slant fin, presumed to be single tier	Unknown	20	Baseboard enclosures in several rooms appear to be damaged, and in some cases fins are exposed with minor damage.
Electric Water Heater	Rheem, model EGSP6 point of use water heater, serves laundry room	2	15	Unit appears to be in good condition.
1. Life expect Handbook, C dependant o	ancy is based on the American Society of hapter 38, Table 4: Comparison of Service n maintenance, usage, cycling, and appli	f Heating, R Life Estima cation, but t	efrigeration, and Air-C ates. These values are form a basis to accomr	Conditioning Engineers (ASHRAE) 2019 Applications based on historical survey data, and are heavily pany site observation notes

dependant on maintenance, usage, cycling, and application, but form a basis to accompany site observation notes.

# **APPENDIX B – ROUTINE MAINTENANCE TASKS**

	Fan Maintenance (Exhaust, Supply, Return)				
Item No.	Inspection Task	Maintenance Task	Frequency	Recommended Action	
	Mechanical				
	Check fan-belt tension, check for belt	Correct tension and sheave		Replace belts and sheaves as needed to ensure	
2	wear, and check sheaves for evidence of	alignment	Semiannually	proper operation.	
a	improper alignment or evidence of		Sermannuarry		
	wear.				
	Check variable-frequency drive for	Correct as needed. Clean		Repair, replace, or restore as needed to ensure	
ь	proper operation, if present.	housing and tighten	Semiannually	proper operation.	
		connections as needed.	Sermannuarry		
		Clean or replace air filter.			
c	Check control system and devices for	Clean, lubricate, adjust	Semiannually	Repair or replace components as needed to ensure	
	evidence of improper operation.		ociniainaany	proper operation.	
	Check fan drive for problems due to	Adjust and lubricate as		Repair or replace components as needed to ensure	
d	poor alignment or poor bearing seating.	necessary	Annually	proper operation.	
e	Check fan blades and fan housing.	Clean as needed.	Annually	Repair or replace components as needed to ensure	
			,	proper operation.	
f	Assess field-serviceable bearings.	Lubricate as necessary.	Annually	Replace as needed.	
g	Check control box for dirt, debris, and/or	Clean and tighten electrical	Annually	Repair, replace, or restore as needed to ensure	
-	loose terminations.	connections as needed.		proper operation.	
h	Check motor contractor for pitting or	Clean and tighten electrical	Annually	Repair, replace, or restore as needed to ensure	
-	other signs of damage.	connections as needed.	,	proper operation.	
	Check integrity of all panels on	Replace fasteners as needed		Repair or replace damaged panels.	
i	equipment.	to ensure proper integrity	Annually		
		and fit/finish of equipment.			
	Inspect exposed ductwork and external	Record location of damage.		Repair or replace as needed.	
j	piping for insulation and vapor barrier		Annually		
	integrity.				
k	Check damper for condition, setting, and	Adjust and lubricate as	Annually	Repair or replace as needed to ensure proper	
<u> </u>	operation.	necessary	,,	operation.	
	Inspect flexible connections.	Clean as needed.	Annually	Repair, replace, or restore as needed to ensure	
· ·			,y	proper operation.	

Electrical Equipment Maintenance					
Item No.	Inspection Task	Maintenance Task	Frequency	Recommended Action	Reference
	Electrical				
а	Switchgear enclosure inspection	Infared scanning	Annually	Clean and verify proper operation. Repair or replace.	NFPA 70B: 11.17
b	Switchgear enclosure inspection	Visual inspection	Semiannually	Clean and verify proper operation. Repair or replace.	NFPA 70B:15.2.6 thru 15.2.7.2
с	Molded case circuit breaker inspection	Visual inspection	every 3 years	Repair or replace.	NFPA 70B:17.7 thru 17.11
d	Molded case circuit breaker inspection	electrical test	3-5 years	Repair or replace.	NFPA 70B: 11.10.5
е	Rotating equipment	Visual mechanical and electrical inspection, cleaning and testing	Annually	Repair or replace.	NFPA 70B: 26.7, 8.7, 25.3, 25.4,
f	wiring devices, receptacles, snap switche, attachment plugs, connector bodies	inspection, operational check	monthly and when used	Repair or replace.	NFPA 70B: 24.2.1 thru 24.6,
g	Power cables, inspection	Visual inspection	Annually	Repair or replace.	NFPA 70B: 19.2
h	Power cables, testing	electrical testing	every 3 years	Repair or replace.	NFPA 70B: 19.5, 11.9.2.4
i	Light fixtures, inspection and cleaning	cleaning, inspection, testing	Annually	clean fixture lenses, test lamps and ballasts, relamp	NFPA 70B: 23
j	Emergency lighting monthly test and inspection	test lighting, inspection, repair	monthly	30 second test emergency lighting every 30 days for required illumination, repar or replace. Maintain	NFPA 101
k	Emergency lighting yearly test and inspection	test lighting, inspection, repair	Annually	90 mimute test emergency lighting annually for required illumination to simulate long term emergency, repar or replace. Maintain records of testing.	NFPA 101

Boiler Maintenance				
Item No.	Inspection Task	Maintenance Task	Frequency	Recommended Action
	Mechanical			
а	Visually inspect fuel filter.	Clean and verify proper operation.	Monthly	Repair or replace.
b	Perform chemical testing of system water.	Verify water treatment target levels are being maintained.	Monthly	Repair equipment and treat water to proper water chemistry.
с	Check fuel pump for proper operation.	Clean and verify proper operation.	Quarterly	Repair or replace.
d	Inspect blowdown or drain valve.	Clean and verify proper operation.	Quarterly	Repair or replace.
e	Check for evidence of leakage of fuel supply, heat transfer fluid, and flue gas.	Record location of identified leaks.	Quarterly	Repair or replace.
f	Check control system and devices for evidence of improper operation.	Clean and verify proper operation.	Semiannually	Repair or replace.
g	Check control box for dirt, debris, and/or loose terminations.	Clean, lubricate, and verify proper operation.	Annually	Repair or replace.
h	Check motor contactor for pitting or other signs of damage.	Clean and tighten electrical connections as needed.	Annually	Repair or replace.
i	Check for evidence of buildup or fouling, corrosion, or degradation on heat exchange surfaces.	Clean and tighten electrical connections as needed.	Annually	Repair or replace.
j	Check for proper damper operation.	Clean and restore as needed to ensure acceptable condition.	Annually	Repair or replace.
k	Check combustion chamber, burner, and flue for deterioration, moisture problems, condensation, and combustion products.	Clean and adjust combustion process for operation.	Annually	Repair or replace.
I	Inspect refractory for damage or wear.	Clean combustion side. Record location of damage and wear.	Annually	Repair or replace.
m	Observe burner flame at high load for correct clearance from refractory	Clean and adjust.	Annually	Repair or replace.
n	Verify proper operation of safety devices per manufacturer's recommendations.	Clean, lubricate, and adjust.	Annually	Repair or replace.

Water Heater Maintenance				
Item No.	Inspection Task	Maintenance Task	Frequency	Recommended Action
	Mechanical			
а	Check water pressure.	Verify and adjust for proper	Monthly	Repair or replace.
ů		pressure.	Wortenry	
h	Check control water pressure.	Verify and adjust for proper	Monthly	Repair or replace.
U U		pressure.	Worthing	
	Check thermal expansion tank.	Verify tank is working		Repair or replace.
с		correctly, pressurized, and	Monthly	
		no damage.		
	Inspect T&P relief valve.	Inspect and verify that valve	Quarterly	Repair or replace.
a		is functioning properly.		
	Drain and flush tank.	Drain tank and verify water is		Repair or replace.
е		clean. If milky, drain entire	Annually	
		tank and refill.		
	Check anode rod.	Inspect and verify that anode		Repair or replace.
4		rod is function and doesn't	Annually	
т		have significant	Annually	
		damage/wear.		

Pumps Maintenance				
Item No.	Inspection Task	Maintenance Task	Frequency	Recommended Action
	Mechanical			
а	Check variable frequency drive, if present.	Correct as needed. Clean housing, and tighten connection as needed. Clean or replace air filter.	Semiannually	Repair or replace.
b	Inspect pump and electrical components.	Clean and verify proper operation.	Semiannually	Repair or replace.
с	Check control system and devices for evidence of improper operation.	Clean, lubricate, adjust.	Semiannually	Repair or replace.
d	Check motor contractor for signs of damage.	Clean and tighten electrical connections as needed.	Annually	Repair or replace.
e	Check pump drive for wear or problems based on alignment or bearing seating.	Lubricate and adjust and record evidence of wear.	Annually	Repair or replace.
f	Check proper fluid flow.	Clean, adjust, as needed to restore proper flow.	Annually	Repair or replace.
g	Assess field serviceable bearings.	Lubricate as necessary.	Annually	Repair or replace.
h	Check insulation, vibration isolators, and flexible connections for integrity.	Clean as needed. Record location of damage.	Annually	Repair or replace.

# **APPENDIX C – COST ESTIMATE**

HMS Project No. 22130-C

# MULTI-BUILDING CONDITION ASSESSMENTS CONSTRUCTION COST ESTIMATE (REVISION 5)

# CITY OF CORDOVA BIDARKI RECREATION CENTER 103 COUNCIL AVENUE - CORDOVA, ALASKA

PREPARED FOR:

Coffman Engineering 800 F Street Anchorage, Alaska 99501

March 3, 2023



4103 Minnesota Drive • Anchorage, Alaska 99503 p: 907.561.1653 • f: 907.562.0420 • e: mail@hmsalaska.com

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HMS Project No.: 22130-C

# NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

#### DRAWINGS AND DOCUMENTS

Level of Documents:	Condition survey documents
Date:	Undated
Provided By:	Coffman Engineers of Anchorage, Alaska

#### RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates:	A.S. Title 36 working 60 hours per week
Premium Time:	16.70% (included with unit rates)
Subcontractor Mark-Up:	35.00%
Estimator's Contingency:	30.00%
Unique Market Risk:	5.00%
General Conditions,	
Overhead, and Profit:	45.00%
Escalation to Summer 2024	
at 7.91% per Annum (16 Months):	10.55%
A/E Design Fee:	12.00%

#### **BIDDING ASSUMPTIONS**

Contract:	Standard construction contract without restrictive bidding clauses
Bidding Situation:	Competitive bid assumed
Bid Date:	Spring 2024
Start of Construction:	Summer 2024
Note:	Quantities, qualities, and conditions are assumed when not directly provided in narrative.

#### **EXCLUDED COSTS**

- 1. Administrative and management costs
- 2. Furniture, furnishings and equipment (except those specifically included)
- 3. Remediation of contaminated soils or abatement of any hazardous materials

HMS Project No.: 22130-C

# NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

#### GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes escalation based on a 12-month rolling average of the U.S. Consumer Price Index. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

Due to the lingering effects of the COVID-19 pandemic on the global supply chain and labor market, as well as ongoing geopolitical impacts to energy prices, HMS Inc. has included an additional contingency titled 'Unique Market Risk'. This amount provided for in the estimate will be adjusted as the situation continues to change and the effect on construction pricing becomes better understood.

DATE: 3/3/2023

HMS Project No.: 22130-C

# CONDITION ASSESSMENT GENERAL COST SUMMARY

TOTAL BUILDING REPLACEMENT	\$ 17,685,683
DEFICIENCIES	3,060,744

HMS Project No.: 22130-C

## CONDITION ASSESSMENT COST SUMMARY

	Total
STRUCTURAL	
Deficiency 1 - Repair Cracks in Girders	\$ 31,927
CODE COMPLIANCE	
Deficiency 2 - Fuel Tank Protection	18,620
Deficiency 3 - ADA Parking and Entrance	68,303
Deficiency 4 - Emergency Exit Door (Exit 2)	21,829
Deficiency 5 - Exit 3 Removal	10,433
Deficiency 6 - Railing Extension	3,872
Deficiency 7 - ADA Exit Landing	74,957
Deficiency 8 - Aerobic Stairway Improvement	29,015
Deficiency 9 - Interior Stairway Clearance	17,522
MAINTENANCE AND FACILITY IMPROVEMENT	
Deficiency 10 - Add Ventilation	92,831
Deficiency 11 - Gym Lights	30,438
Deficiency 12 - Electrical Distribution	186,770
Deficiency 13 - New Telecom	39,777
Deficiency 14 - Exterior Openings	748,209
Deficiency 15 - Roof Hatch/Curb	19,121
Deficiency 16 - New Windows - Option A	319,267
Deficiency 16 - New Windows - Option B	372,072
Deficiency 17 - Locker Rooms	235,931
Deficiency 18 - Office and Entry	490,371
Deficiency 19 - Circulation	52,107
Deficiency 20 - Gymnasium	90,329
Deficiency 21 - Gym and Aerobic Area	107,043

TOTAL ESTIMATED CONSTRUCTION COST:

\$ 3,060,744

DATE: 3/3/2023

DATE: 3/3/2023

TOTAL BUILDING REPLACEMENT				
	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Note: Estimate for similar occupancy type with basketball court and weight area. Lifting equipment would be OFCI.				
Demolish existing structure	325,000	CF	0.45	146,250
Hazmat abatement allowance	12,500	SF	3.00	37,500
Demolish building substructure	6,250	SF	1.10	6,875
New two-story recreation center	12,500	SF	388.00	4,850,000
Load, haul, and dispose of debris	331	LDS	650.00	215,150
Site work as needed to support new recreation center	1	LOT	90000.00	90,000
SUBTOTAL:				\$ 5,345,775
Subcontractor's Overhead and Profit on Material and Labor	35.00%			1,871,021
SUBTOTAL:				\$ 7,216,796
General Requirements, Overhead, and Profit	45.00%			3,247,558
Estimator's Contingency	30.00%			3,139,306
Unique Market Risk	5.00%			680,183
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			1,506,945
A/E Design Fee	12.00%			1,894,895

DATE: 3/3/2023

STRUCTURAL	QUANTITY	UNIT	UNIT RATE	TOTAL
Deficiency 1 - Repair Cracks in Girders			\$	\$
Prep cracked areas for epoxy repair	500	LF	0.35	175
Seal damaged concrete crack outlets	500	LF	13.70	6,850
Epoxy injection	500	LF	5.25	2,625
SUBTOTAL:				\$ 9,650
Subcontractor's Overhead and Profit on Material and Labor	35.00%			3,378
SUBTOTAL:				\$ 13,028
General Requirements, Overhead, and Profit	45.00%			5,863
Estimator's Contingency	30.00%			5,667
Unique Market Risk	5.00%			1,228
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			2,720
A/E Design Fee	12.00%			3,421

DATE: 3/3/2023

CODE COMPLIANCE Deficiency 2 - Fuel Tank Protection	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Demolish wood railing (allowance)	40	LF	5.20	208
12"x12"x7'0" treated timber under fuel tank	2	EA	420.00	840
Bracing at tank legs	4	EA	95.00	380
6" diameter concrete filled steel pipe bollard	4	EA	1235.00	4,940
6" diameter x 48" high molded polyethylene bollard cover	4	EA	145.00	580
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 7,598
General Requirements, Overhead, and Profit	45.00%			3,419
Estimator's Contingency	30.00%			3,305
Unique Market Risk	5.00%			716
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			1,587
A/E Design Fee	12.00%			1,995

DATE: 3/3/2023

CODE COMPLIANCE				
Deficiency 3 - ADA Parking and Entrance	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Note: Fill and surface course prices per quote from Wilson	Construction.			
Surface course	5	CY	110.00	550
Grading	500	SF	0.20	100
3" AC pavement	300	SF	8.10	2,430
ADA parking sign, post, and base	1	EA	310.00	310
Van accessible parking sign, post, and base	1	EA	310.00	310
Pavement test	1	EA	275.00	275
Mark handicapped stall	1	EA	65.00	65
Mark no parking hatch	64	SF	1.50	96
Demolish sidewalk and curb	20	SF	2.50	50
New sidewalk	20	SF	11.50	230
Add for ADA ramp slopes	20	SF	2.95	59
Demolish 6'0"x7'0" door	1	EA	120.00	120
Demolish concrete curb under door	6	LF	10.00	60
Patch and level at curb demolition	6	LF	7.00	42
6'0"x7'0" door assembly with panic bar	1	EA	7750.00	7,750
ADA double door automatic opener	2	EA	5550.00	11,100
Paint metal doors and frames	100	SF	2.10	210
Door flashings	20	LF	4.05	81
Caulking and sealants, two sides	40	LF	2.40	96
Demolish stomp grate (allowance)	40	SF	2.00	80
ADA compliant stomp grate (allowance)	40	SF	80.20	3,208

DATE: 3/3/2023

CODE COMPLIANCE	QUANTITY	DUANTITY UNIT		τοται
Deficiency 3 - ADA Parking and Entrance	20,	0	\$	\$
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 27,872
General Requirements, Overhead, and Profit	45.00%			12,542
Estimator's Contingency	30.00%			12,124
Unique Market Risk	5.00%			2,627
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			5,820
A/E Design Fee	12.00%			7,318

DATE: 3/3/2023

CODE COMPLIANCE	QUANTITY	UNIT	UNIT RATE	TOTAL
Denciency 4 - Emergency Exit Door (Exit 2)			Þ	\$
Demolish 6'0"x7'0" door	1	EA	120.00	120
6'0"x7'0" door assembly with panic bar	1	EA	7750.00	7,750
Paint metal doors and frames	100	SF	2.10	210
Door flashings	20	LF	4.05	81
Caulking and sealants, two sides	40	LF	2.40	96
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 8,907
General Requirements, Overhead, and Profit	45.00%			4,008
Estimator's Contingency	30.00%			3,875
Unique Market Risk	5.00%			840
Escalation to Summer 2024 at 7.91% per Annum				
(16 Months)	10.55%			1,860
A/E Design Fee	12.00%			2,339

DATE: 3/3/2023

CODE COMPLIANCE	QUANTITY			
Deficiency 5 - Exit 3 Removal	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Demolish 3'0"x7'0" door	2	EA	80.00	160
2"x6" wood stud wall	22	SF	4.65	102
1/2" plywood sheathing	22	SF	3.60	79
Breathable air barrier	22	SF	1.80	40
New siding	22	SF	25.00	550
6" batt insulation	22	SF	1.80	40
Vapor barrier	22	SF	0.32	7
5/8" Type X gypboard to inner face	22	SF	2.65	58
Demolish interior partitions	212	SF	3.45	731
Patch drywall	1	LOT	500.00	500
Paint gypsum wall board	320	SF	2.00	640
Patch floor	1	LOT	700.00	700
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 4,257
General Requirements, Overhead, and Profit	45.00%			1,916
Estimator's Contingency	30.00%			1,852
Unique Market Risk	5.00%			401
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			889
A/E Design Fee	12.00%			1,118

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CODE COMPLIANCE Deficiency 6 - Railing Extension	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Prep handrail for extension	1	LOT	170.00	170
Extend metal handrail	5	LF	200.00	1,000
SUBTOTAL:				\$ 1,170
Subcontractor's Overhead and Profit on Material and Labor	35.00%			410
SUBTOTAL:				\$ 1,580
General Requirements, Overhead, and Profit	45.00%			711
Estimator's Contingency	30.00%			687
Unique Market Risk	5.00%			149
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			330
A/E Design Fee	12.00%			415

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CODE COMPLIANCE	QUANTITY	UNIT	UNIT RATE	TOTAL
Deficiency 7 - ADA Exit Landing			\$	\$
Demolish wood landing and stairs (allowance)	30	SF	4.00	120
18" sonotube form	6	EA	855.00	5,130
Galvanized HSS columns (allowance)	540	LBS	5.20	2,808
Galvanized steel landing and ramp framing (allowance)	1,250	LBS	4.75	5,938
Metal grating at landing and ramp (allowance)	90	SF	48.00	4,320
Reinforced concrete landing (allowance)	35	SF	14.85	520
Galvanized miscellaneous angles, plates, etc. (20%)	530	LBS	5.70	3,021
1 1/2" diameter x 42" high multi-pipe railing (allowance)	40	LF	202.00	8,080
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 30,587
General Requirements, Overhead, and Profit	45.00%			13,764
Estimator's Contingency	30.00%			13,305
Unique Market Risk	5.00%			2,883
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			6,387
A/E Design Fee	12.00%			8,031

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CODE COMPLIANCE Deficiency 8 - Aerobic Stairway Improvement	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Prep handrail for extension	1	LOT	170.00	170
Extend metal handrail	5	LF	200.00	1,000
Exterior light with photocell and battery backup	5	EA	510.00	2,550
Conduit and conductor (allowance)	250	LF	19.20	4,800
Sleeve and seal penetrations (allowance)	1	LOT	250.00	250
SUBTOTAL:				\$ 8,770
Subcontractor's Overhead and Profit on Material and Labor	35.00%			3,070
SUBTOTAL:				\$ 11,840
General Requirements, Overhead, and Profit	45.00%			5,328
Estimator's Contingency	30.00%			5,150
Unique Market Risk	5.00%			1,116
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			2,472
A/E Design Fee	12.00%			3,109

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CODE COMPLIANCE	OUANTITY			тоти
Deficiency 9 - Interior Stairway Clearance	QUANTITY	UNIT	S	\$
Exploratory demolition with engineer (allowance)	1	LOT	800.00	800
Structural retrofit	1	LOT	2800.00	2,800
Actual demolition	1	LOT	400.00	400
New stairs and landing	1	LOT	2500.00	2,500
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 7,150
General Requirements, Overhead, and Profit	45.00%			3,218
Estimator's Contingency	30.00%			3,110
Unique Market Risk	5.00%			674
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			1,493
A/E Design Fee	12.00%			1,877

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 10 - Add Ventilation	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
HRV-1 and 2: 500 CFM, heat recovery ventilator with filter and heating coils	2	EA	7250.00	14,500
Sheetmetal ductwork and hangers	800	LBS	10.20	8,160
Return air grille	8	EA	155.00	1,240
Supply air diffuser	8	EA	155.00	1,240
Conduit and conductor (allowance)	100	LF	19.20	1,920
Sleeve and seal penetrations (allowance)	1	LOT	1000.00	1,000
SUBTOTAL:				\$ 28,060
Subcontractor's Overhead and Profit on Material and Labor	35.00%			9,821
SUBTOTAL:				\$ 37,881
General Requirements, Overhead, and Profit	45.00%			17,046
Estimator's Contingency	30.00%			16,478
Unique Market Risk	5.00%			3,570
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			7,910
A/E Design Fee	12.00%			9,946

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY	UNIT	UNIT RATE	TOTAL
			Ψ	Ψ
Demolish and dispose of existing light	8	EA	250.00	2,000
New LED high bay light fixture	8	EA	900.00	7,200
SUBTOTAL:				\$ 9,200
Subcontractor's Overhead and Profit on Material and Labor	35.00%			3,220
SUBTOTAL:				\$ 12,420
General Requirements, Overhead, and Profit	45.00%			5,589
Estimator's Contingency	30.00%			5,403
Unique Market Risk	5.00%			1,171
Escalation to Summer 2024 at 7.91% per Annum				
(16 Months)	10.55%			2,594
A/E Design Fee	12.00%			3,261

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY	QUANTITY UNIT	UNIT RATE	τοται
Deficiency 12 - Electrical Distribution			\$	\$
200 amp, 208/120 volt, 3 phase, 3 wire, 42 circuit main distribution panel	1	EA	4820.00	4,820
100 amp, 208/120 volt, 3 wire, subpanel	3	EA	3000.00	9,000
2" diameter rigid steel conduit (allowance)	50	LF	27.45	1,373
1 1/4" diameter rigid steel conduit (allowance)	120	LF	20.20	2,424
#3/0 XHHW copper conductor (allowance)	160	LF	8.55	1,368
#2 XHHW copper conductor (allowance)	450	LF	4.88	2,196
#6 copper ground wire (allowance)	60	LF	2.36	142
#8 copper ground wire (allowance)	150	LF	1.87	281
Additional conduit and conductor (allowance)	1,500	LF	19.20	28,800
Boiler room modification for electrical	1	LOT	2900.00	2,900
Allowance for demolition of abandoned conduit and devices	1	LOT	2500.00	2,500
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 56,454
Subcontractor's Overhead and Profit on Material and Labor	35.00%			19,759
SUBTOTAL:				\$ 76,213
General Requirements, Overhead, and Profit	45.00%			34,296
Estimator's Contingency	30.00%			33,153
Unique Market Risk	5.00%			7,183
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			15,914
A/E Design Fee	12.00%			20,011
TOTAL ESTIMATED COST:				\$ 186,770

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 13 - New Telecom	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
6'0"x4'0"x3/4" plywood backboard with two quadruplex receptacles	1	EA	260.00	260
New telecom rack	1	EA	1300.00	1,300
Vertical cable management panel	1	EA	330.00	330
Rack mounted plug strip	1	EA	215.00	215
Rack mounted grounding bar	1	EA	175.00	175
48 port, Cat 6 patch panel	1	EA	675.00	675
2-port data/comm outlet	12	EA	84.00	1,008
Wireless access point	4	EA	270.00	1,080
J hook	40	EA	2.35	94
3/4" diameter EMT conduit	400	LF	7.85	3,140
Cat 6 cable	1,600	LF	1.07	1,712
Conduit and conductor (allowance)	20	LF	19.20	384
Miscellaneous demolition	1	LOT	1000.00	1,000
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 12,023
Subcontractor's Overhead and Profit on Material and Labor	35.00%			4,208
SUBTOTAL:				\$ 16,231
General Requirements, Overhead, and Profit	45.00%			7,304
Estimator's Contingency	30.00%			7,061
Unique Market Risk	5.00%			1,530
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			3,389

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 13 - New Telecom	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
A/E Design Fee	12.00%			4,262

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY	UNIT	UNIT RATE ¢	TOTAL
Denoting 14 - Extend Openings			φ	Φ
Demolish existing siding	11,000	SF	1.10	12,100
Concealed fastener metal siding	11,000	SF	22.50	247,500
Repair damaged sheathing (25% assumed)	2,750	SF	6.15	16,913
Patch weather barrier (25% assumed)	2,750	SF	2.00	5,500
Add for aesthetic match	11,000	SF	2.00	22,000
Load and haul debris	2	LDS	650.00	1,300
SUBTOTAL:				\$ 305,313
General Requirements, Overhead, and Profit	45.00%			137,391
Estimator's Contingency	30.00%			132,811
Unique Market Risk	5.00%			28,776
Escalation to Summer 2024 at 7.91% per Annum				
(16 Months)	10.55%			63,753
A/E Design Fee	12.00%			80,165

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 15 - Roof Hatch/Curb	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Demolish existing roof hatch	1	EA	150.00	150
30"x36" insulated aluminum roof hatch	1	EA	2700.00	2,700
Patch and seal around new roof hatch curb	1	LOT	400.00	400
Add safety extension at ladder	1	EA	1880.00	1,880
Load and haul debris	1	LD	650.00	650
SUBTOTAL:				\$ 5,780
Subcontractor's Overhead and Profit on Material and Labor	35.00%			2,023
SUBTOTAL:				\$ 7,803
General Requirements, Overhead, and Profit	45.00%			3,511
Estimator's Contingency	30.00%			3,394
Unique Market Risk	5.00%			735
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			1,629
A/E Design Fee	12.00%			2,049

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY	QUANTITY				
Deficiency 16 - New Windows - Option A	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$		
Demolish existing windows (allowance)	845	SF	2.65	2,239		
Triple pane, vinyl frame, operable windows (allowance)	845	SF	107.00	90,415		
Impact screens at gymnasium windows	450	SF	65.00	29,250		
New window flashing (allowance)	650	LF	4.80	3,120		
Caulking at windows (allowance)	1,300	LF	2.10	2,730		
Solid surface sills (allowance)	125	LF	15.00	1,875		
Load and haul debris	1	LD	650.00	650		
SUBTOTAL:				\$ 130,279		
General Requirements, Overhead, and Profit	45.00%			58,626		
Estimator's Contingency	30.00%			56,672		
Unique Market Risk	5.00%			12,279		
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			27,204		
A/E Design Fee	12.00%			34,207		

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY					
Deficiency 16 - New Windows - Option B	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$		
Demolish existing windows (allowance)	845	SF	2.65	2,239		
Kalwall translucent glazing panels	845	SF	132.50	111,963		
Impact screens at gymnasium windows	450	SF	65.00	29,250		
New window flashing (allowance)	650	LF	4.80	3,120		
Caulking at windows (allowance)	1,300	LF	2.10	2,730		
Solid surface sills (allowance)	125	LF	15.00	1,875		
Load and haul debris	1	LD	650.00	650		
SUBTOTAL:				\$ 151,827		
General Requirements, Overhead, and Profit	45.00%			68,322		
Estimator's Contingency	30.00%			66,045		
Unique Market Risk	5.00%			14,310		
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			31,703		
A/E Design Fee	12.00%			39,865		

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MAINTENANCE AND FACILITY IMPROVEMENT				TOTAL
Deficiency 17 - Locker Rooms	QUANTITY	UNIT	S	\$
Demolish plumbing fixture	17	EA	75.00	1,275
Demolish toilet partition	5	EA	135.00	675
Demolish urinal screen	1	EA	46.00	46
Remove bathroom specialties	2	LOT	250.00	500
Demolish floor finish and base	660	SF	1.30	858
Demolish wall tile finish	1,680	SF	2.05	3,444
Demolish light fixture	16	EA	45.00	720
Demolish vent fan	2	EA	60.00	120
Repair damaged gypsum wall board or replace as needed	1,680	SF	2.35	3,948
Sheet flooring	660	SF	6.90	4,554
Rigid sheet vinyl wainscoting	1,680	SF	6.55	11,004
Integral resilient flooring coved base	240	LF	5.20	1,248
New water closet and valves (ADA accessible included)	5	EA	1675.00	8,375
New urinal and valves (ADA accessible included)	2	EA	1045.00	2,090
New lavatory and faucet (ADA accessible included)	4	EA	575.00	2,300
New shower stall	4	EA	1860.00	7,440
New accessible ADA shower	2	EA	2070.00	4,140
Shower seat, ADA	2	EA	350.50	701
Shower rod and curtain	6	EA	165.00	990
New toilet partition, ADA	2	EA	1240.00	2,480
New toilet partition, standard	3	EA	1030.00	3,090
New urinal screen	1	EA	490.00	490

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 17 - Locker Rooms	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Baby changing station	2	EA	425.00	850
18" grab bar	2	EA	65.00	130
36" grab bar	4	EA	95.00	380
42" grab bar	4	EA	105.00	420
Soap dispenser	4	EA	134.00	536
Toilet roll holder	5	EA	94.00	470
24"x36" mirror	4	EA	210.00	840
Paper towel dispenser	4	EA	170.00	680
New light fixture	16	EA	250.00	4,000
New 200 CFM vent fan	2	EA	505.00	1,010
Motor connection	2	EA	105.00	210
Load and haul debris	2	LDS	650.00	1,300
SUBTOTAL:				\$ 71,314
Subcontractor's Overhead and Profit on Material and Labor	35.00%			24,960
SUBTOTAL:				\$ 96,274
General Requirements, Overhead, and Profit	45.00%			43,323
Estimator's Contingency	30.00%			41,879
Unique Market Risk	5.00%			9,074
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			20,103
A/E Design Fee	12.00%			25,278
TOTAL ESTIMATED COST:				\$ 235,931

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY	UNIT	UNIT RATE	TOTAL
Denciency 16 - Onice and Entry			Φ	\$
Demolish floor finishes and base throughout	12,500	SF	1.30	16,250
Replace floor finishes throughout	12,500	SF	7.00	87,500
Replace base throughout	12,500	SF	0.65	8,125
Paint gypboard partitions and inner face of exterior walls	12,500	SF	6.85	85,625
Load and haul debris	4	LDS	650.00	2,600
SUBTOTAL:				\$ 200,100
General Requirements, Overhead, and Profit	45.00%			90,045
Estimator's Contingency	30.00%			87,044
Unique Market Risk	5.00%			18,859
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			41,783
A/E Design Fee	12.00%			52,540

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 19 - Circulation	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Demolish hall flooring and base	525	SF	1 30	683
Demolish wall covering	880	SF	1.50	1.320
Demolish ceiling tiles	525	SF	1.10	578
Demolish lighting	12	EA	75.00	900
New hall flooring	525	SF	7.00	3,675
New base	220	LF	0.65	143
New wall protections	880	SF	6.55	5,764
Paint walls above wainscoting	880	SF	2.00	1,760
New ceiling tiles	525	SF	3.39	1,780
New lighting fixture	12	EA	280.00	3,360
Load and haul debris	2	LDS	650.00	1,300
SUBTOTAL:				\$ 21,263
General Requirements, Overhead, and Profit	45.00%			9,568
Estimator's Contingency	30.00%			9,249
Unique Market Risk	5.00%			2,004
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			4,440
A/E Design Fee	12.00%			5,583

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MAINTENANCE AND FACILITY IMPROVEMENT Deficiency 20 - Gymnasium	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Remove wood wall protection	2,050	SF	1.50	3,075
Resilient wall panels (50% assumed)	1,025	SF	6.55	6,714
Padded wall protection (50% assumed)	1,025	SF	12.75	13,069
Paint walls above protection panels	2,025	SF	2.10	4,253
Repair and paint ceiling finishes	3,840	SF	2.20	8,448
Load and haul debris	2	LDS	650.00	1,300
SUBTOTAL:				\$ 36,859
General Requirements, Overhead, and Profit	45.00%			16,587
Estimator's Contingency	30.00%			16,034
Unique Market Risk	5.00%			3,474
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			7,697
A/E Design Fee	12.00%			9,678

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MAINTENANCE AND FACILITY IMPROVEMENT	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Deficiency 21 - Gym and Aerobic Area				
Demolish weight room flooring and base	2,000	SF	1.30	2,600
Demolish aerobic room flooring and base	900	SF	1.30	1,170
Demolish aerobic and weight room wainscotings	1,240	SF	1.50	1,860
Paint walls (excludes protection panels)	1,624	SF	2.10	3,410
Resilient wall panels in aerobic and weight room areas	1,240	SF	6.55	8,122
New weight room floor	2,000	SF	9.00	18,000
New weight room rubber base	225	LF	2.80	630
New aerobic room sheet flooring	900	SF	6.55	5,895
New aerobic room integral cove base	133	LF	5.20	692
Load and haul debris	2	LDS	650.00	1,300
SUBTOTAL:				\$ 43,679
General Requirements, Overhead, and Profit	45.00%			19,656
Estimator's Contingency	30.00%			19,001
Unique Market Risk	5.00%			4,117
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			9,121
A/E Design Fee	12.00%			11,469