BUILDINGS ASSESSMENT

Recreation Department Buildings
Various Locations

Prepared For:
Town of Orleans
19 School Road
Orleans, Massachusetts 02653

October 9, 2014

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INTRODUCTION

C. A. Crowley Engineering, Inc. was retained by the Town of Orleans to prepare an assessment of multiple buildings for the Recreation Department. The purpose of the assessment is to report on existing building and systems conditions and develop a plan for current and future repairs and upgrades. This work will improve the overall physical condition of the buildings and sites, and should result in the extension of their useful life. This report is not intended to identify work which is routinely performed as maintenance. Some work items, however, though inexpensive on their own can be combined with similar work items within the same building or in other buildings to make for a more substantial project. It should also be noted that although we have attempted to be thorough in our descriptions and proposed future repairs, we have not designed or engineered the work described in this report. Many of the work items described will require subsequent architectural and/or engineering services to thoroughly design the work in preparation for bidding by contractors.

The buildings being assessed are:

- Skaket Beach Bath House
- Skaket Beach Gate House
- Nauset Beach Bath House & Administration Building
- Nauset Beach Gazebo
- Pilgrim Lake Beach Bath House
- Skateboard Park Support Building
- Orleans Elementary School Irrigation Pump House
- Orleans Elementary School Recreation Department Storage Shed

C. A. Crowley Engineering, Inc. and their architectural consultant, Brown, Lindquist, Fenuccio & Raber, Inc. conducted on-site field visits on August 4, 2014. Field visits were visual in nature and did not include destructive or intrusive testing.

No existing construction drawings were available.

The assessment of each building is broken down into four work categories and the most common specific evaluation areas of each are as follows:

ARCHITECTURAL

Building Envelope including:

- Roofs
- Exterior Walls
- Windows
- Exterior Entrances and Doors
- Walks and Ramps
- Accessibility for the Disabled

Building Interior including:

- Floor Finishes
- Wall Finishes
- Ceiling Finishes
- Interior Doors and Exitways
- Accessibility for the Disabled

MECHANICAL SYSTEMS

- Plumbing fixtures
- Plumbing systems
- Hot water generation
- HVAC Systems
- Sprinkler Systems

ELECTRICAL SYSTEMS

- Incoming service
- Metering
- Typical loads

SKAKET BEACH BATH HOUSE

ARCHITECTURAL

The Skaket beach house is generally in good structural condition. The building appears to be a one story wood framed "cape" style building clad in white cedar shingles and cedar running trim. The roof is simple gray architectural asphalt roof which appears to be in very good condition and recently installed. The building is set at the head of the parking lot, surrounded by blacktop paving on four sides, yet it is located just steps away from and just above the beach sand. This analysis did not include locating the structure relative to the flood zone mapping or elevation above mean high tide. Improvements to the building will be greatly affected by the flood zone and other applicable building code requirements.

The women's and men's restrooms are entered from the east and west ends respectively via sloped walks that may be too steep per current code, as such these restrooms do not offer accessible (handicapped compliant) facilities. The south (or parking lot side) is entered from a concrete walk and ramp with pipe railing on one side only. The door's hardware and thresholds are not accessible.

A single unisex accessible toilet room has been added to the building. It appears that this work caused the men's room to be reduced in size and fixture count. The beach office and lifeguard break room space is also located in the front right corner of the property.

The building is separated in half by a large plumbing chase that serves most of the plumbing fixtures in the building. The construction of this wall appears to be solid and constructed of concrete masonry block. The other finishes in the spaces include red quarry tile floor, tile base wood base and trim, gypsum walls and ceilings. The bath room spaces have no ceilings and limited lighting in the attic level. The attic area has some partition, but not permanent or rugged partitions between his and her spaces. Overall the interior finishes within the public restrooms are tired and near the end of their lives. The finishes are not durable enough to stand up to the elements and wear they are exposed to.

The restrooms should be overhauled with an emphasis on durable finishes and accessible design standards. Work should include new toilet compartment partitions and doors, new resilient floors, scrub-able and impact resilient walls panels. Other needs include nonporous, non-gypsum wall substrate and ceilings. All fixtures and finishes have to be salt and sand tolerant. The restrooms should also be upgraded with proper mechanical ventilation. The exterior of the building needs general repair and maintenance, including replacement of sidewall shingles on the north side.

Major and costly overhaul that exceed thresholds set forth in the building code and accessibility design guidelines (including the AAB and ADA) will likely trigger requirement for separate gender specific toilets rooms or accommodations within larger public restrooms.

Immediate needs:

- Add full privacy partitions
- Lighting and ventilation upgrades
- Replace interior wall finishes and toilet compartments
- Make small improvements to accessible path to the handicapped bath

MECHANICAL SYSTEMS

Plumbing Fixtures:

Plumbing fixtures consist of wall hung toilets with sensor operated flush valves, wall hung urinals with sensor operated flush valves, drop-in countertop lavatories with two-handle lever blade faucets, an accessible wall hung lavatory with a two-handle wrist blade faucet, hose bibbs, floor drains and a service sink.

Exterior fixtures include a pedestal type metering shower/footbath and a drinking fountain.

The fixtures appear to be in good working order.

Floor drain trap primers were not located. The Men's restroom is not equipped with a hose bibb.

Plumbing Systems:

Domestic water is uninsulated copper tube with solder joint fittings, and appears to be in good condition. The existing water service and meter is located in the chase between the Men's and Women's restrooms. The service appears to be 1½".

The sanitary drainage system is copper tube with solder joint drainage pattern fittings. It appears that PVC is used for the urinal vents. Underground pipe could not be identified. All piping appears to be in good condition.

There is a sewage pump control panel located in the office area. It appears that the bath house and the concession stand drain in to a common septic tank, which is then pumped to a leaching field located below the parking lot. There are multiple manholes and cleanouts, as well as what appears to be an access panel, in the pavement. The system appears to have been recently installed.

Domestic Hot Water Generation:

Domestic hot water is produced by a single 15-gallon electric water heater. The water heater is a Ruud model PEP15-1 with a 2000-watt, 120-volt heating element. The water heater was manufactured in 2010 and appears to be in good working order.

No mixing valves were located.

HVAC Systems:

The building is unheated. A window air conditioner serves the office.

Toilet exhaust is provided by natural ventilation through gable end louvers. The accessible toilet room has a ceiling mounted exhaust fan.

Sprinkler System:

The building is not sprinklered.

ELECTRICAL SYSTEMS

The building is served via overhead wires from an adjacent utility pole, through an electric meter to a 200 amp service panel with a main breaker.

Electrical loads include receptacles, lights, ceiling fans, hand dryers, water heater, sewage pumps, refrigerator, window air conditioner, telephone, computers and security system.

Lighting throughout is provided by 4’ fluorescent fixtures.

SKAKET BEACH GATE HOUSE

ARCHITECTURAL

The parking attendant(s) monitor and control parking and access to the beach during the busy season from the gate house, which is a small temporary and portable “shed” type building. The shed is located at the beach parking lot entry point and protected by a trio of protective bollards at both the front and rear side.

This building looks like it purposely matches the other cedar clad structures on the property. It is in very good condition and does not appear to need work or improvements at this time.

MECHANICAL SYSTEMS

There are no mechanical systems serving this building.

ELECTRICAL SYSTEMS

The building is served via overhead wires from an adjacent utility pole, through an electric meter to a circuit breaker panel which contains one (1) 20 amp breaker.

Electrical loads include receptacles, lights, telephone and security system.

NAUSET BEACH BATH HOUSE

ARCHITECTURAL

The Nauset facility is generally in good structural condition. The building appears to be a one story wood framed “cape” style building clad in white cedar shingles and cedar running trim. The roof is simple gray architectural asphalt roof which appears to be in very good condition and recently installed. This analysis did not include locating the structure relative to the flood zone mapping or elevation above mean high tide. Improvements to the building will be greatly affected by the flood zone and other applicable building code requirements.

The Nauset lifeguard office and locker rooms are set in between the public restrooms and,due to the size and capacity of the beach, the traffic in this building is larger than the Skaket facility. The staff area including office, first aid room, staff toilet room and staff locker dressing rooms are showing normal wear and tear. The men’s locker facility has a back door that leads out to a rear storage room for lifeguard surf boards floats, etc. The center core area of the building seems quite small and cramped; these spaces need to be enlarged and updated, but not major renovation work. The public restrooms on the other hand are in need of substantial improvements.

This building is generally accessible at all public doors but the toilet stalls, fixtures, changing rooms and clearances are non-compliant with AAB and ADA guidelines. The interior finishes including floors, walls, partitions, sink countertops and bath accessories should be updated with new durable finishes suitable for this extreme exposure. The space within the ladies (left / north side) and the men’s room on the right side appear to be adequate for a new more efficient and code compliant layout. The current accessible restroom is locked and patrons must obtain a key from the office. The accessible toilet was formerly part of the men’s room and is much larger than needed. The space appears large enough to construct two separate men’s and women’s full size accessible toilet rooms.

Any improvement project should include installation of new ceilings and secure (floor to roof) partitions between different toilet room areas to provide privacy and sense of security. The lighting and ventilation in the restrooms should be replaced with new efficient fixtures and controls including occupancy sensors.

The exterior of the Nauset building has been recently improved with some new windows. These are out-swinging awning type windows that allow for natural ventilation in fair weather.

The foundation of the building is partially visible and apparently constructed of concrete blocks, and is showing signs of age. Repairs should include repairing of cracked block and repointing of failed masonry joints. Before completing any new design or space planning, the building should be inspected

by a structural engineer to review potential flood zone, wind and seismic structural requirements that may be triggered by a major construction project.

MECHANICAL SYSTEMS

Plumbing Fixtures:

Plumbing fixtures consist of a floor mounted toilet and wall hung toilets with either sensor operated or manual flush valves, wall hung urinals with manual flush valves, wall hung lavatories with two-handle lever blade faucets, accessible wall hung lavatories with two-handle wrist blade faucets, hose bibbs, floor drains and service sinks.

Exterior fixtures include pedestal type metering shower/footbaths and a drinking fountain.

The fixtures appear to be in good working order.

Floor drain trap primers were not located. The southern Women's restroom is not equipped with a hose bibb. The staff toilet has the flush handle on the wrong side. Not all accessible lavatories have the proper protective insulation. Except for the accessible lavatory in the Women's restroom and the staff lavatory, all other lavatories are piped with cold water only.

Plumbing Systems:

Domestic water is uninsulated copper tube with solder joint fittings, and appears to be in good condition. The existing water service and meter is located in the chase between the Men's and Women's restrooms. The service appears to be 1½".

The sanitary drainage system is a mixture of hub & spigot cast iron and copper tube with solder joint drainage pattern fittings. It appears that PVC is used for the urinal wastes, and ABS was used for the Men's restroom lavatory vents. Underground pipe could not be identified. All piping appears to be in good condition.

There is a sewage pump control panel located in the office area. It appears that the bath house drains in to a septic tank, which is then pumped to a leaching field located below the parking lot. There are multiple manholes and cleanouts in the pavement.

Domestic Hot Water Generation:

Domestic hot water is produced by two (2) electric water heaters. A Ruud model PEP25-30-2 with a 4500-watt, 208/240-volt heating element serves the restrooms and service sinks. A Ruud model PEP15-1 with a 2000w, 120-volt heating element serves the staff restroom. The water heaters were manufactured in 2013 and appear to be in good working order.

No mixing valves were located.

HVAC Systems:

The building is unheated. Window air conditioners serve the office area.

Toilet exhaust is provided by propeller fans discharging through gable end louvers. The propeller fans were not operating. The staff restroom has a ceiling mounted exhaust fan.

Sprinkler System:

The building is not sprinklered.

ELECTRICAL SYSTEMS

The building is served via overhead wires from an adjacent utility pole, through an electric meter to a 150 amp service panel with a main breaker.

Electrical loads include receptacles, lights, exhaust fans, hand dryers, water heaters, sewage pumps, refrigerators, coffee maker, microwave oven, fans, window air conditioners, telephone, computers and security system.

Lighting throughout is provided by 4’ fluorescent fixtures.

NAUSET BEACH GAZEBO

ARCHITECTURAL

The gazebo is in fair condition and mostly in need of paint. The structure is strong and straight, it is in a somewhat protected location nestled in behind the dune which must shield it from on-shore winds. The base footings and support legs are all anchored well and the corner posts are then through-bolted to the base legs. This is all very strong; however the connections of the roof canopy to the columns rely on simple mechanical connections of bolts or spikes. The roof frame should have a separate wind load analysis conducted by a structural engineer.

The location and access to the gazebo presents a few questions and challenges. First, the gazebo is remote from the other structures and accessed by a small walk and wooden boardwalk lead from the parking lot to the base of a short wooden stair. The edge of the walk leads directly to the front of a parking space and was covered by the front bumper of a car in that space. The board walk is not sloped too greatly, but once a visitor arrives at the base of the stair the structure is no longer accessible. Creating a ramp up to the structure would be very long (12 feet of ramp for each foot of elevation change) and expensive. Lowering the gazebo in its current condition may affect the view over the dune. Relocating the gazebo to another location where it is on a common, well utilized path and lowering to a height that will make it accessible would make it a more desirable destination. While on site for more than an hour, this author did not see anyone visit the structure.

The roof frame should be improved with framing anchors and tie downs to prevent wind damage. The stair or path the gazebo should be improved to have hand rails and guard rails that are compliant with code. Perhaps vinyl railing systems could be utilized to replace existing pressure treated wood rail and balusters, which are spaced too far apart per code. The ceiling is plywood and a necessary part of the structure, but could be improved with more attractive finishes. There is an access panel to the attic space which is not secure. There was some debris and trash thrown up into the attic.

The gazebo is lit by a few simple flood light fixtures. If possible, new lighting should be added and mounted in the ceiling and hidden from view. Newer LED lighting will be far more efficient and last much longer than standard flood lamps in this environment.

Immediate needs:

- Structural assessment
- Paint
- New handrails on stairs
- New guard rails around perimeter
- New ceiling

- Secure attic access hatch
- Replace lighting

MECHANICAL SYSTEMS

There are no mechanical systems serving this building.

ELECTRICAL SYSTEMS

There is no electric service. Electricity for lighting and receptacles is provided via underground wiring from the bath house.

PILGRIM LAKE BEACH BATH HOUSE

ARCHITECTURAL

The small bath house serves the fresh water beach and contains three restrooms; a men's room, a women's room, and an accessible/family toilet room. The building itself is in good condition. The roof is newer and in good condition. The exterior walls are constructed of exposed concrete block which have been painted white. This does not match the appearance of the other town beach facilities. Re-siding the building is possible but more expensive than cleaning and repainting.

The accessible toilet room is accessed via a long accessible ramp from the base of the parking area and top of the sandy beach. The clearances in the accessible bath appear adequate, but the room should be upgraded with grab bars and other accessories at proper heights. The men's room and women's rooms do not have walkways to each entry door.

The facilities will need to be updated with new fixtures and finishes at some point.

Currently, the lights are only activated by two switches located near the power panel in the larger accessible restroom. The lighting should be replaced and should be controlled by automatic occupancy sensors. Newer LED fixtures are recommended.

Like the other bath houses this building should have solid wall surfaces up to the underside of the roof and/or finished ceilings to provide privacy between areas. Each space should have mechanical ventilation, which can be activated by the same sensors as the lighting so that it only runs in an occupied mode.

The doors and hardware are residential grade and should be scheduled to be replaced. The ventilation openings in the restrooms are wooden frames with simple wooden plank vent baffles and screen. This is a seasonal summer only building and we have assumed these openings are secured with solid panels in the off-season. Adding vinyl clad awning windows to the building would allow light and insect screens, and also offer a means to secure the building daily.

Immediate needs:

- Clean and paint
- Lighting and ventilation upgrades
- Walk ways to all doors
- Make accessible bath fully compliant

MECHANICAL SYSTEMS

Plumbing Fixtures:

Plumbing fixtures consist of wall hung toilets with either a tank or sensor operated flush valves, wall hung urinals with sensor operated flush valves, wall hung lavatories with individual hot and cold knob handle faucets, an accessible wall hung lavatory with two-handle wrist blade faucet, hose bibbs, and floor drain.

Drinking fountains are provided within the restrooms on the cold water faucet of the lavatories. There is no service sink.

The fixtures appear to be in good working order.

Floor drain trap primers were not located. The only floor drain is located within the common wall cavity, accessible through a hinged panel in the accessible restroom. All lavatories are piped with cold water only. The trip lever on the accessible toilet is located on the wrong side of the tank.

Plumbing Systems:

Domestic water is uninsulated copper tube with solder joint fittings, and appears to be in good condition. The existing water service and meter is located in a chase in the accessible restroom. The service appears to be 1".

The sanitary drainage system is a mixture of hub & spigot cast iron and copper tube with solder joint drainage pattern fittings. Underground pipe could not be identified. All piping appears to be in good condition.

There is a septic tank level control panel located in the accessible restroom. It appears that the bath house drains in to a holding tank, which must be pumped out periodically. There are multiple manholes and cleanouts in the grassed area adjacent to the building.

Domestic Hot Water Generation:

Domestic hot water is not provided.

HVAC Systems:

There are no HVAC systems serving this building.

Sprinkler System:

The building is not sprinklered.

ELECTRICAL SYSTEMS

The building is served via underground wires from an adjacent utility pole, through an electric meter to a 100 amp circuit breaker panel.

Electrical loads include receptacles, lights, hand dryers and septic tank level control system.

Lighting throughout is provided by 4’ fluorescent fixtures, with an incandescent fixture serving the accessible restroom.

SKATEBOARD PARK SUPPORT BUILDING

ARCHITECTURAL

The skate park facility is home to a small wooden shed that was added to be a storage area and small office/shelter for the park attendant. The wooden exterior is a board and batten cedar cladding that is also the sheathing of the structure. This surface could remain and be re-clad with shingles or clapboards. The gable end rake boards and fascia boards are in failing condition and should be replaced (perhaps in cedar or painted PVC lumber). The gable end vents have been vandalized and should be replaced.

The wooden shed and its original wooden floor were difficult to see and judge; however given the age and condition of the rest of the building, the condition of the underside of the floor structure is questionable. If the floor structure has deteriorated, it could be replaced in kind or with a more permanent concrete slab. Alternately the town may want to a compare price of renovations versus total replacement with a similar pre-manufactured structure. Many options are available and this could be less costly.

The surrounding brush should be cut back with a gravely mower to keep the briars and shrubbery from covering the building

Immediate needs:

- Clean and paint
- Remove batten strips and re-side with cedar shingles to match other recreation buildings
- Permanent floor
- Power, lighting and ventilation upgrades

MECHANICAL SYSTEMS

There are no mechanical systems serving this building.

ELECTRICAL SYSTEMS

The building is served via underground wires from an adjacent utility pole, through an electric meter to a 100 amp circuit breaker panel.

Electrical loads include receptacles, lights, and refrigerated vending machine.

Lighting includes pole mounted stadium type site lighting, with an incandescent fixture serving the building interior.

ORLEANS ELEMENTARY SCHOOL IRRIGATION PUMP HOUSE

ARCHITECTURAL

This small building was purposely built to enclose the well pump and distribution piping for the baseball field irrigation system. It is in fair condition but structurally sound. The door is starting to rust and corrosion is setting in. The roof is in good condition, but edge flashing should be added. The running trim on the building is in poor condition. The roof rakes, fascia, corner boards and casings are all exposed raw wood and have been under attack by bugs and woodpeckers. Replacement of all the trim should be done soon. Solid PVC lumber with light gray paint would be a more permanent low maintenance solution. New cedar shingles are not needed immediately but may be good idea if replacing all the trim.

The grade around the building should be cleared away to allow the wooden frame of the building to be eight (8) inches higher than surrounding grade. A course of ¾" crushed stone around the building perimeter will help to keep brush and bugs away from the base of the structure, and will also allow roof run off to drain away from the building.

Immediate needs:

- Replace door
- Replace all running trim (and maybe siding)
- Re-grade and add crushed stone along perimeter

MECHANICAL SYSTEMS

There are no mechanical systems serving this building.

ELECTRICAL SYSTEMS

The building is served via underground wires, most likely from the school building, to a 100 amp circuit breaker panel.

Electrical loads include receptacles, irrigation and well pump controls, and well pump.

There is no lighting in the building.

ORLEANS ELEMENTARY SCHOOL RECREATION DEPARTMENT STORAGE SHED

ARCHITECTURAL

This small building serves the recreation department and adjacent ball fields. It is very similar to the irrigation pump house. This building is simply a shed with no power or lighting. The door is a simple plywood panel and could be replaced with more permanent and secure fiberglass door and hardware. The siding is in great shape, but the running trim is raw wood that will fail. Solid PVC lumber with light gray paint would be a more permanent low maintenance solution. New cedar shingles are not needed immediately but may be good idea if replacing all the trim.

This building also sits on a slab just inches above the ground. If re-grading is not possible, adding a 24" wide trench of crushed stone around the building perimeter will help to keep brush and bugs away from the base of the structure, and will also allow roof run off to drain away from the building.

Immediate needs:

- Replace door
- Replace all running trim (and maybe siding)
- Add stone trench at base

MECHANICAL SYSTEMS

There are no mechanical systems serving this building.

ELECTRICAL SYSTEMS

There are no electrical systems serving this building.

EXECUTIVE SUMMARY

The *Executive Summary* recaps the *Total* row from the bottom of each category for the subject building, separated into priorities. This is intended to make it easier for the reader to review and compare the overall costs for each of the categories together with the priorities for the subject building.

The *Executive Summary* is directly linked to the *total row for each work category*. Any changes made to the cost figures in the body of the report will automatically be reflected on this page.

The following is a list and brief description of the column and row headings of the *Capital Asset Assessment*.

Description
The *Descriptions* are the work items identified during our inspection. They usually consist of the building component and its deficiencies; and a recommendation for correcting the deficiency with a statement justifying the benefit of the improvement.

Quantity
The number of items: (For example, if the work item is for ”unit ventilators replacement” the building in question may have a *Quantity* of 60 unit ventilators to be replaced).

Unit
The *Units* are identified by a two-letter code. The unit codes are as follows SF – Square Foot, SY – Square Yard, LF – Linear Foot, LS – Lump Sum, EA – Each, and NA – No Action.

Unit Cost
The *Unit Cost* is the cost of one *Quantity* of a work item. Unit costs are preliminary construction cost estimates only and are generally based on the following references: *Means Square Foot Cost Data; Means Construction Costs Data*; in house cost data; professional experience; and information provided by various contractors and suppliers.

Total
The *Total* column is determined by the following equation: QUANTITY x UNIT = TOTAL

Total w/Soft Costs
This assessment provides estimated construction costs associated with *Soft Costs*. *Soft Costs* generally include a contingency, (typically 10% to 15%) for unforeseen conditions; indirect administrative expenses such as legal costs, printing and advertising (typically 5% to 10%); and architectural and engineering costs (typically 10% to 15%) for a total soft cost estimate. We used a *Soft Cost* of 35% of the *total* cost in this assessment. The *Total w/ Soft Costs* is determined by the following equation: TOTAL x 1.35 = TOTAL W/ SOFT COST. Some projects may require higher or lower *Soft Costs* depending on the type and extent of project selected. Work items listed are provided as a guide to develop repair and renovation projects with estimated construction costs. The actual scope of a project could include a combination of work items, i.e. new ceilings with new lighting. Some other projects may require finishes, such as painting, which may not necessarily be broken out for that project. This assessment identifies projects with a recommended Priority. Descriptions of each priority are as follows:

Priority 1 – Currently Critical (Immediate)
- Correct a cited safety hazard
- Stop accelerated deterioration
- Return facility to operation

Priority 2 – Necessary/Not Yet Critical (years 1-5)
- Predictable deterioration
- Potential downtime
- Associated damage or higher costs if deferred further

Priority 3 – Recommended (years 6-10)
- Sensible improvements to existing conditions that are not required for the basic function of the facility
- Overall usability improvement
- Long term maintenance cost reduction

Priority 4 – Does Not Meet Current Codes for new construction but “Grandfathered”
- No action required at this time – however, if a substantial renovation and a substantial building addition is performed in the future, building codes may require this corrective work in addition to the work planned

Totals
The *Totals* column is the sum of the Priorities columns *1, 2, 3, and 4* for each work item. The *Totals* column also shares the sum of the *Total* row and *Total Inflated* rows at the lower right corner.

Totals
The *Total* row is the sum of the Priorities columns *1, 2, 3, and 4* for each category. The *Total* row and *Total Inflated* rows are totaled at the lower right corner.

Total Inflated
The *Total Inflated* row is the sum of the Priorities columns *1, 2, 3, and 4* for each category multiplied by a coefficient to determine the inflated cost at a rate of 3% and compounded annually. *Priority 1* is shown with an inflation factor for work to be performed within a one year period. *Priority 2* is shown with an inflation factor for work to be performed within a two year period. *Priority 3* is shown with an inflation factor for work to be performed within a two-to-five year period. *Priority 4* is shown with an inflation factor for work to be performed within a ten year period. The *Total* row and *Total Inflated* rows are totaled at the lower right corner.

Category	Priority 1	Priority 2	Priority 3	Priority 4		Total
Executive Summary						
1.0 Site	6,075	0	0	0		6,075
2.0 Building Envelope	16,200	13,770	0	0		29,970
3.0 Building Interiors	0	0	61,665	0		61,665
4.0 Mechanical	1,013	0	1,013	6,014		8,039
Total:	23,288	13,770	62,678	6,014		105,749
Total Inflated @ 3% Compounded Annually	23,986	14,609	72,643	8,081		119,319

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
1.0 Site											
1.1 Accessible Parking	2	EA	250	500	675	675					675
1.2 Accessible Walks to Doors	4	EA	1,000	4,000	5,400	5,400					5,400
1.3 Clean up at Shower	1	EA	1,000	1,000	1,350					1,350	1,350
1.4											0
1.5											0
1.6											0
Total						6,075	0	0	0		6,075
Total Inflated @ 3% Compounded Annually						6,257	0	0	0		6,257

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
2.0 Building Envelope											
2.1 Roofing	0	SF	0	0	0						0
2.2 Sidewall & Trim	480	VSF	25	12,000	16,200	16,200					16,200
2.3 Windows	8	EA	700	5,600	7,560		7,560				7,560
2.4 Doors & Accessible Hardware	4	EA	900	3,600	4,860		4,860				4,860
2.5 Louvers	2	EA	500	1,000	1,350		1,350				1,350
2.6 Misc.Carpentry, Flashing, Etc	1	LS	1,000	1,000	1,350						0
Total						16,200	13,770	0	0		29,970
Total Inflated @ 3% Compounded Annually						16,686	14,609	0	0		31,295

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
3.0 Building Interiors											
3.1 Floor Finishes	600	SF	15	9,000	12,150			21,165			21,165
3.2 Wall Finishes (durable & scrubable)	600	SF	25	15,000	20,250			20,250			20,250
3.3 Ceiling Finishes	600	SF	10	6,000	8,100			8,100			8,100
3.4 Toilet & Changing Room Partitions	8	EA	500	4,000	5,400			5,400			5,400
3.5 Toilet Accessories	8	EA	250	2,000	2,700			2,700			2,700
3.6 Lighting	600	SF	5	3,000	4,050			4,050			4,050
Total						0	0	61,665	0		61,665
Total Inflated @ 3% Compounded Annually						0	0	71,470	0		71,470

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
4.0 Mechanical											
4.1 Exhaust Fans	2	EA	800	1,600	2,160				2,160		2,160
4.2 Floor drains & trap primers	2	EA	1,250	2,500	3,375				3,375		3,375
4.3 Men's room hose bibb	1	EA	175	175	236				236		236
4.4 Lavatory mixing valves	5	EA	150	750	1,013	1,013					1,013
4.5 Replace urinal vent piping with metallic piping	1	EA	180	180	243				243		243
4.6 Water heater	1	EA	750	750	1,013			1,013			1,013
Total						1,013	0	1,013	6,014		8,039
Total Inflated @ 3% Compounded Annually						1,043	0	1,173	8,081		10,297

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Category	Priority 1	Priority 2	Priority 3	Priority 4		Total
Executive Summary						
1.0 Site	0	0	0	20,250		20,250
2.0 Building Envelope	0	14,985	0	0		14,985
3.0 Building Interiors	0	0	101,415	0		101,415
4.0 Mechanical	0	0	2,025	17,496		19,521
Total:	0	14,985	103,440	37,746		156,171
Total Inflated @ 3% Compounded Annually	0	15,898	119,887	50,716		186,500

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
1.0 Site											
1.1 Accessible Parking	2	EA	250	500	675				0		0
1.2 Accessible Walks to Doors	2	EA	0	0	0						0
1.3 Gazebo Improvements	1	LS	15,000	15,000	20,250				20,250		20,250
1.4											0
1.5											0
1.6											0
Total						0	0	0	20,250		20,250
Total Inflated @ 3% Compounded Annually						0	0	0	27,208		27,208

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
2.0 Building Envelope											
2.1 Roofing	1,200	SF	0	0	0						0
2.2 Sidewall & Trim	1,600	VSF	0	0	0						0
2.3 Windows	6	EA	700	4,200	5,670		5,670				5,670
2.4 Doors & Accessible Hardware	6	EA	900	5,400	7,290		7,290				7,290
2.5 Louvers	3	EA	500	1,500	2,025		2,025				2,025
2.6 Misc.Carpentry, Flashing, Etc	1	LS	2,000	2,000	2,700						0
Total						0	14,985	0	0		14,985
Total Inflated @ 3% Compounded Annually						0	15,898	0	0		15,898

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
3.0 Building Interiors											
3.1 Floor Finishes (area estimate)	1,000	SF	15	15,000	20,250			35,265			35,265
3.2 Wall Finishes (durable & scrubable)	1,000	SF	25	25,000	33,750			33,750			33,750
3.3 Ceiling Finishes	1,000	SF	10	10,000	13,500			13,500			13,500
3.4 Toilet & Changing Room Partitions	12	EA	500	6,000	8,100			8,100			8,100
3.5 Toilet Accessories	12	EA	250	3,000	4,050			4,050			4,050
3.6 Lighting	1,000	SF	5	5,000	6,750			6,750			6,750
Total						0	0	101,415	0		101,415
Total Inflated @ 3% Compounded Annually						0	0	117,540	0		117,540

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
4.0 Mechanical											
4.1 Exhaust Fans	4	EA	800	3,200	4,320				4,320		4,320
4.2 Floor drains & trap primers	4	EA	1,250	5,000	6,750				6,750		6,750
4.3 Women's room hose bibb	1	EA	175	175	236				236		236
4.4 Replace staff toilet flush handle with sensor	1	EA	375	375	506				506		506
4.5 Accessible lavatory undersink insulation	3	EA	120	360	486				486		486
4.6 Repipe lavatories with hot water	5	EA	450	2,250	3,038				3,038		3,038
4.7 Lavatory mixing valves	7	EA	150	1,050	1,418				1,418		1,418
4.8 Replace plastic piping with metallic piping	1	EA	550	550	743				743		743
4.9 Water heaters	2	EA	750	1,500	2,025			2,025			2,025
Total						0	0	2,025	17,496		19,521
Total Inflated @ 3% Compounded Annually						0	0	2,347	23,508		25,855

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Category	Priority 1	Priority 2	Priority 3	Priority 4		Total
Executive Summary						
1.0 Site	6,750	675	0	3,375		10,800
2.0 Building Envelope	0	12,582	0	2,835		15,417
3.0 Building Interiors	0	0	22,883	0		22,883
4.0 Mechanical	3,240	0	0	12,285		15,525
Total:	9,990	13,257	22,883	18,495		64,625
Total Inflated @ 3% Compounded Annually	10,290	14,064	26,521	24,850		75,725

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
1.0 Site											
1.1 Accessible Parking	2	EA	250	500	675		675				675
1.2 Accessible Walks to Doors	2	EA	2,500	5,000	6,750	6,750					6,750
1.3 Outdoor Shower	1	EA	2,500	2,500	3,375				3,375		3,375
1.4											0
1.5											0
1.6											0
Total						6,750	675	0	3,375		10,800
Total Inflated @ 3% Compounded Annually						6,953	716	0	4,535		12,203

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
2.0 Building Envelope											
2.1 Roofing	240	SF	0	0	0						0
2.2 Paint & Trim	512	VSF	10	5,120	6,912		6,912				6,912
2.3 Windows	3	EA	700	2,100	2,835				2,835		2,835
2.4 Doors & Accessible Hardware	3	EA	900	2,700	3,645		3,645				3,645
2.5 Louvers	3	EA	500	1,500	2,025		2,025				2,025
2.6 Misc.Carpentry, Flashing, Etc	1	LS	500	500	675						0
Total						0	12,582	0	2,835		15,417
Total Inflated @ 3% Compounded Annually						0	13,348	0	3,809		17,157

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
3.0 Building Interiors											
3.1 Floor Finishes	240	SF	15	3,600	4,860			4,860			4,860
3.2 Wall Finishes (durable & scrubable)	240	SF	25	6,000	8,100			8,100			8,100
3.3 Ceiling Finishes	240	SF	10	2,400	3,240			3,240			3,240
3.4 Toilet & Changing Room Partitions	5	EA	500	2,500	3,375			3,375			3,375
3.5 Toilet Accessories	5	EA	250	1,250	1,688			1,688			1,688
3.6 Lighting	240	SF	5	1,200	1,620			1,620			1,620
Total						0	0	22,883	0		22,883
Total Inflated @ 3% Compounded Annually						0	0	26,521	0		26,521

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
4.0 Mechanical											
4.1 Exhaust Fans	3	EA	800	2,400	3,240				3,240		3,240
4.2 Floor drains & trap primers	2	EA	1,250	2,500	3,375				3,375		3,375
4.3 Replace lavatories and faucets	2	EA	450	900	1,215	1,215					1,215
4.4 Drinking fountain	1	EA	1,500	1,500	2,025	2,025					2,025
4.5 Accessible toilet trip lever	1	EA	150	150	203				203		203
4.6 Service Sink	1	EA	1,500	1,500	2,025				2,025		2,025
4.7 Repipe lavatories with hot water	3	EA	450	1,350	1,823				1,823		1,823
4.8 Lavatory mixing valves	3	EA	150	450	608				608		608
4.9 Water Heater	1	EA	750	750	1,013				1,013		1,013
Total						3,240	0	0	12,285		15,525
Total Inflated @ 3% Compounded Annually						3,337	0	0	16,506		19,843

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Category	Priority 1	Priority 2	Priority 3	Priority 4		Total
Executive Summary						
1.0 Site	1,013	0	0	0		1,013
2.0 Building Envelope	0	0	0	6,156		6,156
3.0 Building Interiors	0	0	0	810		810
4.0 Mechanical	0	0	0	0		0
Total:	1,013	0	0	6,966		7,979
Total Inflated @ 3% Compounded Annually	1,043	0	0	9,360		10,402

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
1.0 Site											
1.1 Accessible Parking	1	EA	250	250	338	338					338
1.2 Accessible Walks to Doors	1	EA	1,000	500	675	675					675
1.3											0
1.4											0
1.5											0
1.6											0
Total						1,013	0	0	0		1,013
Total Inflated @ 3% Compounded Annually						1,043	0	0	0		1,043

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
2.0 Building Envelope											
2.1 Roofing	120	SF	10	1,200	1,620				1,620		1,620
2.2 Sidewall & Trim	352	VSF	5	1,760	2,376				2,376		2,376
2.3 Windows	0	EA	700	0	0				0		0
2.4 Doors & Accessible Hardware	1	EA	900	900	1,215				1,215		1,215
2.5 Louvers	2	EA	100	200	270				270		270
2.6 Misc.Carpentry, Flashing, Etc	1	LS	500	500	675				675		675
Total						0	0	0	6,156		6,156
Total Inflated @ 3% Compounded Annually						0	0	0	8,271		8,271

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
3.0 Building Interiors											
3.1 Floor Finishes	120	SF	0	0	0						0
3.2 Wall Finishes	120	SF	0	0	0						0
3.3 Ceiling Finishes	120	SF	0	0	0						0
3.4 Lighting	120	SF	5	600	810				810		810
Total						0	0	0	810		810
Total Inflated @ 3% Compounded Annually						0	0	0	1,088		1,088

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Category	Priority 1	Priority 2	Priority 3	Priority 4		Total
Executive Summary						
1.0 Site	0	0	0	0		0
2.0 Building Envelope	0	0	0	4,590		4,590
3.0 Building Interiors	0	0	0	0		0
4.0 Mechanical						
Total:				4,590		
Total Inflated @ 3% Compounded Annually				6,167		6,167

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
1.0 Site											
1.1 Accessible Parking	0	EA	0	0	0						0
1.2 Accessible Walks to Doors	0	EA	0	0	0						0
1.3											0
1.4											0
1.5											0
1.6											0
Total						0	0	0	0		0
Total Inflated @ 3% Compounded Annually						0	0	0	0		0

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
2.0 Building Envelope											
2.1 Roofing	100	SF	5	500	675				675		675
2.2 Sidewall & Trim	400	VSF	5	2,000	2,700				2,700		2,700
2.3 Windows	0	EA	0	0	0						0
2.4 Doors & Accessible Hardware	1	EA	900	900	1,215				1,215		1,215
2.5 Louvers	0	EA	0	0	0						0
2.6 Misc.Carpentry, Flashing, Etc	0	LS	0	0	0						0
Total						0	0	0	4,590		4,590
Total Inflated @ 3% Compounded Annually						0	0	0	6,167		6,167

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
3.0 Building Interiors											
3.1 Floor Finishes	0	SF	0	0	0						0
3.2 Wall Finishes	0	SF	0	0	0						0
3.3 Ceiling Finishes	0	SF	0	0	0						0
3.4 Lighting	0	SF	0	0	0						0
Total						0	0	0	0		0
Total Inflated @ 3% Compounded Annually						0	0	0	0		0

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Category	Priority 1	Priority 2	Priority 3	Priority 4		Total
Executive Summary						
1.0 Site	0	0	0	0		0
2.0 Building Envelope	0	0	0	4,995		4,995
3.0 Building Interiors	0	0	0	0		0
4.0 Mechanical						
Total:				4,995		
Total Inflated @ 3% Compounded Annually				6,711		6,711

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
1.0 Site											
1.1 Accessible Parking	0	EA	0	0	0						0
1.2 Accessible Walks to Doors	0	EA	0	0	0						0
1.3											0
1.4											0
1.5											0
1.6											0
Total						0	0	0	0		0
Total Inflated @ 3% Compounded Annually						0	0	0	0		0

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
2.0 Building Envelope											
2.1 Roofing	120	SF	5	600	810				810		810
2.2 Sidewall & Trim	440	VSF	5	2,200	2,970				2,970		2,970
2.3 Windows	0	EA	0	0	0						0
2.4 Doors & Accessible Hardware	1	EA	900	900	1,215				1,215		1,215
2.5 Louvers	0	EA	0	0	0						0
2.6 Misc.Carpentry, Flashing, Etc	0	LS	0	0	0						0
Total						0	0	0	4,995		4,995
Total Inflated @ 3% Compounded Annually						0	0	0	6,711		6,711

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.

Description	Quantity	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Priority 1	Priority 2	Priority 3	Priority 4		Totals
3.0 Building Interiors											
3.1 Floor Finishes	0	SF	0	0	0						0
3.2 Wall Finishes	0	SF	0	0	0						0
3.3 Ceiling Finishes	0	SF	0	0	0						0
3.4 Lighting	0	SF	0	0	0						0
Total						0	0	0	0		0
Total Inflated @ 3% Compounded Annually						0	0	0	0		0

[1]Total includes Soft Costs (35%): Contingency, Administration and A/E Fees.