



District of Columbia Dept. of General Services

FACILITIES SUPPLEMENTAL ASSESSMENT REPORT

Final Report Submittal 4-8

01/15/2013

Takoma Community Center and Aquatic Facility
6500 3rd Street, NW, DC 20011

Takoma Recreation Center Field House
301 Van Buren Street, NW, DC 20012
Date of Visit: 05/16/2012, Time: 1:00 pm

Takoma Community Center and Aquatic Facility
Address: 6500 3rd Street, NW, DC 20011

Takoma Recreation Center Field House
Address: 301 Van Buren Street, NW, DC 20012
Date of Visit: 05/16/2012, Time: 1:00 pm

The Takoma Community Center and Aquatic Facility and the Takoma Recreation Center Field House consist of three separate buildings situated amidst a sprawling grassy site. The community center and aquatic facilities are two steel and masonry-framed buildings immediately adjacent to one another separated by a short paved walkway. The community center is a single story brick building that consists of front lobby, restrooms, and various other multi-purpose rooms and classroom, and is approximately 6,400 square feet. The aquatic center consists primarily of a large indoor pool with spectating balcony and multiple levels of mechanical and pump rooms, locker rooms, a weight room and various staff rooms. It is approximately 76,000 square feet. The site adjacent to the community center and aquatic facility is approximately 900,000 square feet and consists of several tennis courts, a baseball field, a football field, a parking lot, and a wooded park area.

Across Van Buren Street on the north of the site is the Takoma Recreation Center Field House, an approximately 1,800 square foot masonry and wood framed building situated on a 186,000 square foot site with two playground facilities, a basketball court, a community garden and large sports field.

The three buildings that make up the Takoma recreation complex are in various conditions. The community center was originally constructed in the 1940s and renovated as recently as 2004. This facility is in fair condition. The assessment team noticed multiple shear cracks in the exterior brick wall near the building foundation. These cracks appear to be caused by differential settlement of the building over time. However, no determination could be made whether this is an ongoing issue with the community center building or whether it was resolved with the 2004 renovation. Throughout the community center were multiple locations of water stains along the acoustical ceiling tiles in several rooms. Though the source of the water damage could not be determined at all locations, many of the stains were in a linear pattern that followed the sprinkler lines in rooms. Also, the HVAC system did not appear to be in working order during the site visit as many of the rooms were warm. This may be a persistent issue as portable AC units were set up in some rooms. This may be the root cause of the mold issue in the men's room.

The aquatic center was constructed in 2004 and remains in fair to good condition. On the exterior of the building, all along the foundation at the east, south, and west walls, soil erosion has exposed the water barrier and insulation at the base of the building. In addition, these materials and the flashing has been damaged, most likely due to contact with lawn maintenance equipment. This may allow for water infiltration of the site at the base of the building and lead to costly repairs should the issue not be addressed in a timely manner. On the interior, the pool facility itself appears in fair to good condition, however with some noticeable issues. In the lower level women's locker room, water is leaking into a wall adjacent to the shower area. Via access through a wall panel, an audible and continuous drip



sound could be heard within the wall cavity. Although the source of the water could not be determined, the water has been leaking through the wall and into the hallway at the tile base. Facility staff indicated that the water puddles into the hallway and returns every few hours each time it is mopped up. As the water is a continuous leak into the wall, this is an issue that will prove to be costly to repair if not addressed immediately. The conditions in the women's locker room are very humid, likely due to this leak and mold is apparent on the gypsum ceiling in much of the nearby area. Also, in the pool area of the facility, many of the metal surfaces have rusted from constant exposure to moisture. The egress doors on the east and west ends of the pool area have faded signage difficult to read from a distance during an emergency and have disconnected closers attached to the doors.

The field house appears to have been originally constructed in the 1940s and is currently in poor condition. The metal roof is rusted, there are no ADA accessible entrances to the facility and the exterior doors to the men's and women's restrooms do not close entirely or cannot be locked. The equipment in the kitchen area appears to be in disrepair and the assessment team found debris and clutter throughout the facility. Many of the ceiling tiles are missing and others are water damaged and/or warping. Glass in the windows is cloudy and one of the wooden window frames on the eastern side of the building is damaged and appears to be rotting.

The sports facilities spread across the site appear to be in good or like-new condition. This includes the tennis courts, baseball field and football fields adjacent to the aquatic center and the playgrounds, basketball courts and sports fields adjacent to the field house.

Immediate repairs to the women's locker room in the aquatic facility are recommended in order to prevent further damage to the facility. Otherwise, proper and consistent maintenance to both the community center and the aquatic facility will keep the facilities in usable condition and prevent further wearing of current conditions. Proper and consistent maintenance to both facilities will minimize the need for capital expenditures in the near future.

The field house is in poor condition from years of disuse and will require significant repairs and upgrades to bring it to a condition that is considered useable for the general public. At the moment, the facility appears to be used as a storage building for sports, outdoor and seasonal equipment. As the fields, courts and playgrounds around this facility are still in good condition, there is potential for this facility to be put to better use should the appropriate repairs be undertaken.

Issues:

Priority One:

Community Center

- At the time of visit the HVAC system did not seem operational, it was hot and humid
- Visible mold in the men's room
- In the men's room the ceiling access panel doors and sprinkler heads have been painted over, effectively rendering the sprinklers ineffective.
- Multiple shear cracks in exterior brick wall at base near foundation.
Unable to determine cause of cracks but differential settlement is likely.

Aquatic Facility

- Water leaking into Women's Locker Room wall, between shower area and hallway
- Continuous drip is audible at wall access. As water pools within wall, it appears to slowly leak out onto tile floor creating constant slip hazard.
- Interior drywall appears waterlogged and wall studs damp.
- Mold growing on ceiling at Women's Locker Room showers adjacent to leak into wall.
- Both at East and West End egress signage has faded to be difficult to notice or read.
- Both at East and West End egress door closer not attached to door.
- Two windows have broken glass and one has a cracked glass in the north wall

Field House:

- The interior drinking water fountain is not ADA accessible.
- The facility does not seem to be ADA accessible; especially the front and rear entrances and the men's and women's restrooms, all of which have a step to access.
- Severe rust damage on metal roofing.
- Gutters seem to be in place, but downspouts/risers are missing, causing rain water to hit the concrete paved areas and damaging them
- Ceiling tiles are water stained and warping at multiple locations.
- A wooden frame at east exterior window is damaged and part of the frame appears rotten.

Priority Two:

Community Center:

Exterior:

- Front entrance window mullions and door frames have peeling, chipping paint. Metal beneath paint is rusting.
- Shear cracks on south wall in brick near building base.
- South wall exterior windows have rust, appear bent and warped in multiple locations. Signs of water damage.
- South wall has missing brick roughly 10 feet above ground behind bushes – signs of water damage below gap in bricks.
- Moss growing on north wall.
- Paint around gutters peeling at multiple locations.
- Missing cap on fire department hydrant connection, next to building entrance.
- Bare patches across 15-25% of grass lawn around site.
- Chipping paint across wall at one end of tennis courts.
- Broken metal base at lamppost near street in front of Community Center entrance.



Interior:

- Multiple rooms: uneven flooring – potential settling issue with entire building foundation.
- Men's room has mold. Leaks at faucets. Uneven flooring prevents water from draining properly.
- Kitchen: broken garbage disposal.
- Kitchen: water stains on acoustical ceiling tile
- Computer room: water stains on acoustical ceiling tile, follows fire sprinkler line.
- Classroom 155: wood board at exterior AC unit in place of window.
- Classroom 155: water stains on acoustical ceiling tile.

Aquatic Facility:

Exterior:

- 2 broken exterior security light casings
- 5 exterior window sills on the south side are bent and damaged
- Several exterior outlets do not have faces. Internal wires exposed to elements.
- Vertical crack at brick at west wall. Shear crack on east wall corner area
- Exposed drainage board and insulation along ground on south and west side
- Storm drain pipe along east wall is broken, another is clogged and broken.
- East side egress door: crack at exterior landing and railing. Creates tripping hazard and weakens stability of railing.

Interior:

- Pool: some pendant lights burnt out.
- Pool: history of ventilation leaking despite multiple attempts to fix.
- Pool: visible water marks on the observation deck at west end.
- Pool: water appears to be leaking from point in the roof. Noticeable rust along roof beams and trusses as water travels down. Water from leak flows both north and south on the west end of the pool with rust and water stains more apparent on northwest end.
- Pool: water stains on floor where roof leak drips.
- Pool: some large windows have water marks at head.
- Pool: metal surfaces show varying degrees of rust: metal outlet covers mildly rusted. Exposed metal pipes along walls, metal faucet severely rusted.
- Men's Locker Room: rust on metal surfaces, cracks in gyp ceiling.
- Men's Locker Room: multiple shower controls are broken.
- Men's Locker Room: water leaks at Janitors' mop sink.
- Women's Locker Room: rust on metal surfaces. Multiple locations of standing water.

- Women's shower: 1 shower control broken, 1 shower head leaks/ drips water
- Lobby concession stand: water stain in acoustical ceiling tile
- Women's restroom: wall access panel missing lock.
- Multiple locations across facility: sprinkler heads turning green (originally silver in color), with some showing signs of corroding.
- Stairwell: at lowest level of stairwell, wall base trim is peeling and come loose.
- Small square cut out of gypsum ceiling in front lobby, exposing wiring above.
- One lifeguard stand has a broken wheel

Field House:

Exterior:

- Damaged chain link fence around sports field.
- Damaged flag pole, rusted pulley at top, large wasp nests in box at base.
- Exterior water fountain does not function.
- Some areas on the ground could get some sodding
- One exterior stair railing needs repair

Interior:

- A number of acoustical ceiling tiles are missing
- 1 broken door
- 1 make shift access panel attached to ceiling
- No mirrors in the men's room, no soap dispenser
- Wall paint is in poor condition and is peeling off at multiple locations.
- Kitchen equipment is in poor condition.





Photograph 4-8.1 (Community Center)
Damaged foundation at building corner, anchoring in place.



Photograph 4-8.2 (Community Center)
Rusted and chipped entry door.



Photograph 4-8.3 (Community Center)
Boarded up window with AC unit.



Photograph 4-8.4 (Community Center)
Detached roof drain from gutter.



Photograph 4-8.5 (Community Center)
Patches of dirt in grounds around facility.



Photograph 4-8.6 (Community Center)
Rusted and damaged window head.





Photograph 4-8.7 (Community Center)
Broken Glass.



Photograph 4-8.8 (Aquatic Center)
Damaged egress door.



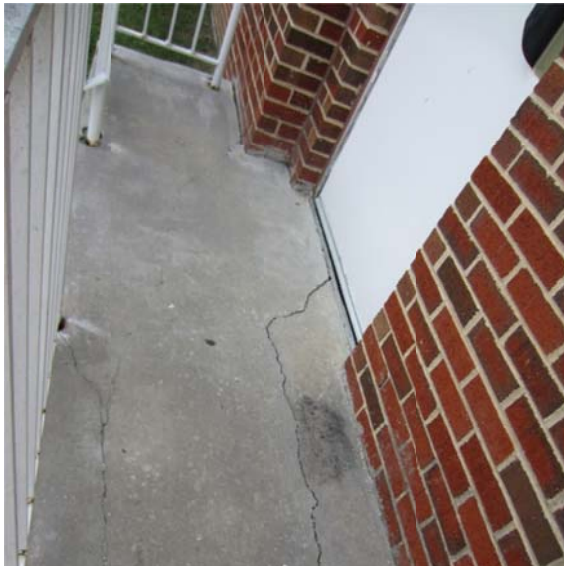
Photograph 4-8.9 (Aquatic Center)
Detached rain leader and opened and clogged drain.



Photograph 4-8.10 (Aquatic Center)
Damaged flashing at base of window,
exposed insulation at foundation below.



Photograph 4-8.11 (Aquatic Center)
Exposed and damaged water
barrier and insulation at
foundation along exterior of
building.



Photograph 4-8.12 (Aquatic Center)
Cracks in exterior landing at egress.





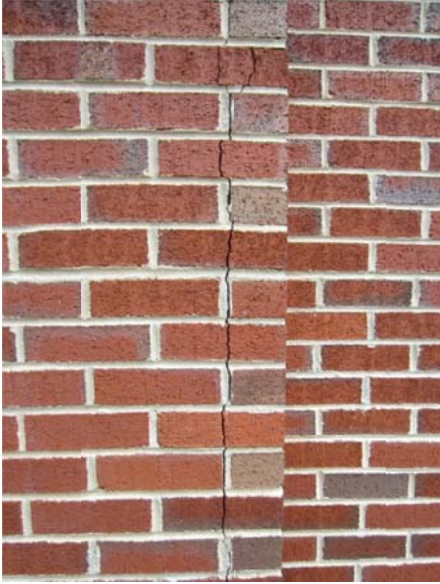
Photograph 4-8.13 (Aquatic Center)
Loose base trim in stairwell.



Photograph 4-8.14 (Aquatic Center)
Mold growing along ceiling and walls in shower area of Women's Locker Room.



Photograph 4-8.15 (Aquatic Center)
Puddle of water in Women's Locker Room from leak into wall near shower area.



Photograph 4-8.16 (Aquatic Center)
Crack in exterior brick.



Photograph 4-8.17 (Aquatic Center)
Water marks along high windows in pool area.



Photograph 4-8.18 (Aquatic Center)
Water damage on floor on pool observation deck from apparent roof leak.





Photograph 4-8.19 (Aquatic Center)
Water damage and rust along roof beams and truss over pool.



Photograph 4-8.20 (Field House)
Water damage on floor in spec



Photograph 4-8.21 (Field House)
Damaged wooden exterior window sill.



Photograph 4-8.22 (Field House)
Damaged exterior paving.



Photograph 4-8.23 (Field House)
Non-ADA accessible fixtures.



Photograph 4-8.24 (Field House)
Damaged exterior landing at restrooms. Not ADA accessible.



Program: DC Public Schools

Client: OPEFM - DPR

Estimate: Conceptual (GMP/Permit Submission)

Estimate Date: 6/1/2012

Program: DGS Recreational Facilities

Project - Takoma Community Center, Aquatic Facility and RC Field House

GSF 84,204

Clarifications, Assumptions & Exclusions

- 1** Scope based on McK & McK Supplemental Assessment Report (Draft) dated 5/31/12 (received 5/30/12)
- 2** Scope based on McK & McK Selected Pics from Zip-file 1338395289497-320919 - Received 5/30/12
- 3** Other information based on Faithful & Gould Comprehensive Facilities Condition Assessment & Space Utilization Survey for DCDPR - Dated October 2009 - (Received 5/30/12)
- 4** All costs attributable to external works and/or not directly or specifically determined to be associated with the Community Center (e.g. the facility grounds) have been assigned to the Aquatic Center Facility.

Program: DGS Recreational Facilities

1/18/2013

Client: DGS/OPEFM

Estimate: Conceptual

Estimate Date: 6/1/2012

Project - Tacoma Community Center, Aquatic Facility and RC Field House

Division of Work: Facility Assessment Recommendations

GSF - Buildings 84,204

GSF - Site/Land 1,085,265

Scope Summary	GSF				PTS Comments
Community Center	6,491				
Aquatic Facility	75,906				
Exterior/Land	898,393				
Recreation Center Field House	1,807				
Exterior/Land	186,872				
Building GSF	1,169,469				
See Separate Estimates for Detail...		Priority 1	Priority 2	Total 1 & 2	
Facility Issues - Community Center		\$59,650	\$43,142	\$102,792	
Facility Issues - Aquatic Facility		\$44,776	\$450,366	\$495,142	
Facility Issues - Field House		\$54,185	\$28,171	\$82,356	
TOTAL Hard Construction Costs		\$158,611	\$521,679	\$680,290	
Bare Hard Construction Cost Per GSF					
Contractor Mark Ups and Soft Costs					
Assumed Constuction Schedule (Months)	3				
General Requirements Costs (per month)	\$5,669.08	\$3,965	\$13,042	\$17,007	Assumed at 2.5% based on recent bids
Subtotal		\$63,615	\$56,184	\$119,799	
General Conditions Costs (per month)	\$18,141.06	\$12,689	\$41,734	\$54,423	Assumed at 8% based on recent bids
Subtotal		\$171,300	\$563,413	\$734,713	
Design/Construction Contingency	5.00%	\$8,565	\$28,171	\$36,736	
Subtotal		\$179,865	\$591,584	\$771,449	
Overhead / G & A Cost	5.00%	\$8,993	\$29,579	\$38,572	
Subtotal		\$188,858	\$621,163	\$810,021	
Builder's Risk Ins.	0.75%	\$1,416	\$4,659	\$6,075	
Subtotal		\$190,275	\$625,822	\$816,096	
General Liability Ins.	1.00%	\$1,903	\$6,258	\$8,161	
Subtotal		\$192,177	\$632,080	\$824,257	
Sub-Guard Ins.	1.25%	\$2,402	\$7,901	\$10,303	
Subtotal		\$194,580	\$639,981	\$834,561	
Design & CM Fee	6.00%	\$11,675	\$38,399	\$50,074	
Subtotal		\$206,254	\$678,380	\$884,634	
Bond	1.25%	\$2,578	\$8,480	\$11,058	
Subtotal		\$208,832	\$686,860	\$895,692	
Escalation (% per month) to mid-point construction	0.50%	\$1,566	\$5,151	\$6,718	
S/T Contractor Mark Ups and Soft Costs	24.61%	\$51,788	\$170,332	\$222,120	
TOTAL CONSTRUCTION COST	100.00%	\$210,399	\$692,011	\$902,410	
Construction Cost per GSF					
DGS/OPEFM - SOFT COSTS (on TCC)					
Owner's Design Fee &/or Contingency	5.00%	\$10,520	\$34,601	\$45,120	
Furniture, Fixtures & Equipment					N/A
Fixtures & Furnishings (General & Admin)	\$ -				
Classroom Furnishings	\$ -				
Computer Labs/Science Labs/Art Studios etc.	\$ -				
Cafeteria Furnishings	\$ -				
Classroom Equipment	\$ -				
Food Service Equipment	\$ -				
IT (Computers & Equipment) (per drop)	\$ -				
S/T DGS/OPEFM - SOFT COSTS	5.00%	\$10,520	\$34,601	\$45,120	

Professional Fees				
Program Management	3.25%	\$6,838	\$22,490	\$29,328
Third Party Review and Inspections	1.00%	\$2,104	\$6,920	\$9,024
Permit Expedition/Legal	1.00%	\$2,104	\$6,920	\$9,024
Finance & Accounting	0.10%	\$210	\$692	\$902
Other Consultants	0.75%	\$1,578	\$5,190	\$6,768
Miscellaneous/Printing	0.50%	\$1,052	\$3,460	\$4,512
S/T PROFESSIONAL FEES	6.60%	\$13,886	\$45,673	\$59,559
TOTAL DGS/OPEFM - SOFT COSTS	11.60%	\$24,406	\$80,273	\$104,680
OPEFM Soft Costs per GSF				
TOTAL ALL MARK-UPS	32.45%	\$76,194	\$250,605	\$326,799
GRAND TOTAL ALL COSTS	111.60%	\$234,805	\$772,284	\$1,007,089
All Costs per GSF				

Program: DGS Recreational Facilities

8/28/2012

Client: DGS/OPEFM

Estimate: Conceptual

Estimate Date: 1-Jun-12

Project - Takoma Community Center, Aquatic Facility and RC Field House

Division of Work: Facility Assessment Recommendations

Approx. GSF Community Center 6,491
 Site/Land 898,393

DIV	Est Item #	ITEM	Unit Cost	Quantity	UoM	Priority	Repair	Replace	Total	Div Total
A SUBSTRUCTURE										\$22,500
A10 Foundations										
	4,6,7,8	Investigate cause of multiple shear cracks in at base of exterior wall close to foundation and on South wall - (Allowance)	\$ 2,500.00	1	EA	1			\$2,500	
	4,6,7,8	Provisional Allowance for foundation and/or wall repairs as a result of investigation above	\$ 20,000.00	1	EA	1	✓		\$20,000	
A20 Basement Construction										
No Expenditure Forecast										
B SHELL										\$49,370
B10 Superstructure										
	4,6,7,8	Investigate cause of multiple shear cracks in at base of exterior wall close to foundation and on South wall - (Allowance)	\$ 2,500.00	1	EA	1			\$2,500	
	4,6,7,8	Provisional Allowance for foundation and/or wall repairs as a result of investigation above	\$ 20,000.00	1	EA	1	✓		\$20,000	
B20 Exterior Closure										
	5,7,10, 24	Strip cracked and peeling paint from door & window frames and gutters Treat with rust remover/primer and repaint.	\$ 5,000.00	1	LS	2	✓		\$5,000	
	9	Remove moss and stains from North wall	\$ 500.00	1	LS	2	✓		\$500	
	21	Repair & repaint existing entrance door and frame	\$ 2,000.00	1	LS	2	✓		\$2,000	
	26	Replace broken glazed Insulated window panel	\$ 75.00	21	SF	2	✓		\$1,575	
B30 Roofing										
	5,7,9,10	Check/Inspect roof and drainage systems for leaks and make repairs accordingly.	\$ 2,500.00	1	EA	2			\$2,500	
	5	Provisional Allowance for roof and drainage repairs as a result of investigation above	\$ 2.50	6118	EA	2	✓		\$15,295	
C INTERIORS										\$15,472
C10 Interiors										
	2,13, 25	Treat/abate molded/mildewed surfaces in Men's Room (IMG_1265.jpg)	\$ 5.00	200	SF	1		✓	\$1,000	
	2,13	Cut out and repair/replace mold damaged drywall/ceiling	\$ 10.00	200	SF	1		✓	\$2,000	
	2,72	Replace damaged light diffuser	\$ 150.00	1	EA	1		✓	\$150	
	2	Repaint mold damaged surfaces	\$ 3.00	100	SF	1	✓		\$300	
	3	Repaint Men's room ceiling	\$ 2.00	150	SF	1	✓	✓	\$300	
	12,13	Remove existing floor finish, screed floors to correct falls & cross falls and replace floor finishes - limit remediation to rooms susceptible to water damage (e.g. men's room, women's room, pantry)	\$ 12.00	477	SF	2		✓	\$5,724	
	15	Remove and replace stained/water damaged acoustic ceiling tile in Kitchen/Pantry	\$ 8.00	154	SF	2		✓	\$1,232	
	16	Remove and replace stained/water damaged acoustic ceiling tile in Computer Room (Say = 50%)	\$ 8.00	299	SF	2		✓	\$2,392	
	17,20	Remove wood board at AC Unit in Classroom 155 and repair/replace existing window (extg windows = 3'2 x 3'0")	\$ 75.00	10	SF	2		✓	\$750	
	18	Remove and replace stained/water damaged acoustic ceiling tile in Classroom 155 (Say = 50%)	\$ 8.00	203	SF	2		✓	\$1,624	
D SERVICES										\$11,950
D10 Conveying										
No Expenditure Forecast										
D20 Plumbing										
	13	Repair/replace leaking faucets in men's room	\$ 400.00	1	LS	2	✓		\$400	
	14	Replace broken garbage disposal in Kitchen/Pantry	\$ 450.00	1	LS	2		✓	\$450	
	22	Re-attach and secure downspout	\$ 100.00	1	LS	2	✓		\$100	

D30	HVAC								
1	Check/Repair/Replace non-functioning part(s) of HVAC system - Provisional Allowance)	\$ 10,000.00	1	EA	1	✓		\$10,000	
3	Remove & replace ceiling mounted access panels	\$ 200.00	2	EA	1		✓	\$400	
D40	Fire Protection								
3	Remove & replace paint compromised sprinkler heads	\$ 250.00	2	EA	1	✓		\$500	
11	Replace missing cap on fire hydrant	\$ 100.00	1	EA	2	✓		\$100	

D50 Electrical
No Expenditure Forecast

E FURNISHINGS & EQUIPMENT \$0

E10 Equipment
No Expenditure Forecast

E20 Furnishings
No Expenditure Forecast

F SPECIAL CONSTRUCTION \$0

F10 Special Construction
No Expenditure Forecast

G BUILDING SITEWORK \$3,500

G10	Site Systems								
23	Re-seed or sod bare patches in grounds - Allowance	\$ 1,000.00	1	EA	2	✓		\$1,000	
51	Repair or replace broken lamp post at CC Entrance	\$ 2,500.00	1	EA	2	✓		\$2,500	

H ACCESSABILITY \$0

H10 Site Improvements
No Expenditure Forecast

I HAZARDOUS MATERIALS \$0

I10 Hazardous Material
No Expenditure Forecast

J ENVIRONMENTAL ANALYSIS \$0

J10 LEED Analysis
No Expenditure Forecast

99 TOTALS \$102,792

Program: DGS Recreational Facilities

8/28/2012

Client: DGS/OPEFM

Estimate: Conceptual

Estimate Date:

1-Jun-12

Project - Takoma Community Center and Aquatic Facility

Division of Work: Facility Assessment Recommendations

Approx. GSF Aquatic Facility
Site/Land

75,906
898,393

DIV	Est Item #	ITEM	Unit Cost	Quantity	UoM	Priority	Repair	Replace	Total	Div Total
A SUBSTRUCTURE										\$0
A10		Foundations								
		No Expenditure Forecast								
A20		Basement Construction								
		No Expenditure Forecast								
B SHELL										\$350,913
B10		Superstructure								
		No Expenditure Forecast							\$0	\$0
B20		Exterior Closure								
	7	Replace (3) broken glazed Insulated window panels	\$ 75.00	81	SF	1	✓		\$6,075	
	9	Repair & repaint damaged window sills on South Side of building	\$ 1,000.00	1	LS	2	✓		\$1,000	
	11	Investigate cause of vertical crack in West Wall (lack of vertical expansion joint?) and shear cracks near corner of East Wall - (Allowance)	\$ 2,000.00	1	EA	1			\$2,000	
	11	Provisional Allowance for foundation and/or wall repairs as a result of investigation above	\$ 10,000.00	1	EA	1	✓		\$10,000	
	12	Protect exposed drainage board and insulation at ground level on South and East elevations	\$ 20.00	240	LF	2	✓		\$4,800	
	34	Repair damaged egress door and replace any broken hardware	\$ 2,000.00	1	PR	2	✓		\$2,000	
	45,48	Remove rust, treat and re-paint roof beams & trusses over pool and at high windows (Pool)	\$ 10.00	22,470	SF	2	✓		\$224,700	
B30		Roofing								
	17,18,1	Check/Inspect roof and drainage systems for leaks and make repairs accordingly.	\$ 5,000.00	1	EA	2			\$5,000	
	17,18,1	Provisional Allowance for roof and drainage repairs as a result of investigation above	\$ 2.50	38,135	EA	2	✓		\$95,338	
C INTERIORS										\$45,691
C10		Interiors								
	3	Replace waterlogged/damaged drywall	\$ 2,000.00	1	LS	1	✓		\$2,000	
	4	Treat/abate molded/mildewed surfaces in Women's Locker Room (say = 50%)	\$ 5.00	263	SF	1		✓	\$1,315	
	4	Cut out and repair/replace mold damaged drywall/ceiling in Women's Locker Room (allow 50%)	\$ 10.00	263	SF	1		✓	\$2,630	
	4,44	Repaint walls and ceilings (Women's Locker Room)	\$ 2.00	6,028	SF	1		✓	\$12,056	
	6	Replace exit door closers	\$ 300.00	2	EA	1		✓	\$600	
	17-22	Clean/treat stained floor surfaces as a result of water leaks/ponding	\$ 5,000.00	1	LS	2	✓		\$5,000	
	17-	Clean/treat rusted surfaces as a result of humidity/water leaks/ponding	\$ 5,000.00	1	LS	2	✓		\$5,000	
	23,26	Remove existing floor finish, screed floors to correct falls & cross falls and replace floor finishes - (Women's Locker Room)	\$ 12.00	1,153	SF	2		✓	\$13,836	
		Replace lock on wall access panel (Women's Locker Room)	\$ 100.00	1	EA	2		✓	\$100	
	31	Replace wall base trim at lower stairwell	\$ 10.00	50	LF	2		✓	\$500	
	32	Repair cut-out in gypsum ceiling (Front Lobby)	\$ 100.00	1	EA	2	✓		\$100	
	32	Repaint ceiling (Front Lobby)	\$ 2.00	1,277	SF	2	✓		\$2,554	
D SERVICES										\$31,300
D10		Conveying								
		No Expenditure Forecast								
D20		Plumbing								
		Investigate/determine source of leak in Women's Locker								
	1,2	Room between shower area and hallway	\$ 2,500.00	1	LS	1			\$2,500	
	1,2	Effect repairs as determined by investigation above	\$ 5,000.00	1	LS	1	✓		\$5,000	

24	Replace multiple shower controls (Men's Shower) (Allow 10EA)	\$ 350.00	10	EA	2		✓	\$3,500
25	Repair leak in janitor's sink (Men's Shower)	\$ 250.00	1	LS	2		✓	\$250
27	Replace shower controls (Women's Shower)	\$ 350.00	2	EA	2		✓	\$700
30	Replace corroded shower heads (Men's & Women's Showers) - Allow 50%	\$ 150.00	9	EA	2		✓	\$1,350

D30 HVAC

16-22	Check/Repair/Replace non-functioning part(s) of HVAC system - Provisional Allowance)	\$ 15,000.00	1	LS	2		✓	\$15,000
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D40 Fire Protection

No Expenditure Forecast

D50 Electrical

5	Replace faded exit signage	\$ 300.00	2	EA	1		✓	\$600
8	Replace damaged security light fixtures	\$ 450.00	2	EA	2		✓	\$900
10	Replace cover plates/weatherproof duplex receptacles on exterior outlets.	\$ 500.00	1	LS	2		✓	\$500
15	Replace burned out pendant bulbs	\$ 100.00	10	EA	2		✓	\$1,000

E FURNISHINGS & EQUIPMENT \$100

E10 Equipment

33	Replace broken wheel on lifeguard stand	\$ 100.00	1	EA	2		✓	\$100
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E20 Furnishings

No Expenditure Forecast

F SPECIAL CONSTRUCTION \$0

F10 Special Construction

No Expenditure Forecast

G BUILDING SITEWORK \$67,138

G10 Site Systems

13	Repair broken storm drain pipes and clear blocked drains	\$ 2,000.00	1	LS	2		✓	\$2,000
14	Demolish and replace concrete landing adjacent East side egress door	\$ 20.00	100	SF	2		✓	\$2,000
14	Strip cracked and peeling paint from railing balusters. Treat with rust remover/primer and repaint.	\$ 250.00	1	LS	2		✓	\$250
49	Re-seed or sod bare patches in grounds - Allowance	\$ 2.50	24,955	SY	2		✓	\$62,388
50	Remove, resurface and repaint rear wall at tennis court - Allowance	\$ 500.00	1	LS	2		✓	\$500

H ACCESSABILITY \$0

H10 Site Improvements

No Expenditure Forecast

I HAZARDOUS MATERIALS \$0

I10 Hazardous Material

No Expenditure Forecast

J ENVIRONMENTAL ANALYSIS \$0

J10 LEED Analysis

No Expenditure Forecast

99 TOTALS \$495,142

No Expenditure Forecast

F SPECIAL CONSTRUCTION **\$0**

F10 Special Construction
No Expenditure Forecast

G BUILDING SITEWORK **\$18,500**

G10	Site Systems						
14	Repair damaged chainlink fencing around sports field - Allowance	\$ 5,000.00	1	LS	2		\$5,000
15	Replace damaged and rusted flag pole	\$ 3,500.00	1	LS	2		\$3,500
16	Repair/replace non-functioning exterior drinking water fountain	\$ 3,000.00	1	LS	2		\$3,000
17	Seed/sod bare patches in grounds - Allowance	\$ 2,500.00	1	LS	2		\$2,500
18	Repair/replace exterior stair railing - Allowance	\$ 500.00	1	LS	2		\$500
21	Cut out, demolish, dispose and replace spalled and/or cracked exterior concrete paving	\$ 20.00	200	SF	2		\$4,000

H ACCESSABILITY **\$1,375**

H10	Site Improvements						
2	Property is not ADA accessible, augment front and rear entrance steps with ADA compliant ramps.	\$ 1,000.00	1	LS	1	✓	\$1,000
2,21	Remove existing concrete step at exterior toilet and replace with new step that is also ADA compliant	\$ 15.00	25	SF	1		\$375

I HAZARDOUS MATERIALS **\$0**

I10 Hazardous Material
No Expenditure Forecast

J ENVIRONMENTAL ANALYSIS **\$0**

J10 LEED Analysis
No Expenditure Forecast

99 TOTALS **\$82,356**