Charlestown Civic Center Assessment

November 12, 2020

HWC ENGINEERING

EOP architecture | interiors

EOP Architects

201 West Short St | Ste 700
Lexington Kentucky 40507
859 231 7538

322 East Main St
Louisville Kentucky 40202
502 805 0311
www.eopa.com

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Overview

A comprehensive facility condition assessment (FCA) of the Charlestown Civic Center was performed. Included with the assessment are two Cost Estimate options for the complete renovation of the existing facility.

The consultant team assembled by HWC Engineering includes local firms with the knowledge base for this type of facility.

HWC Engineering, Prime Contractor is a regional Indiana Landscape Architecture, Civil Engineering and Planning firm, which focused on site conditions for this site.

EOP is an award-winning architecture and interior design firm with offices in Louisville and Lexington. EOP led the assessment of the architecture, including interior finishes, exterior envelope, and life safety.

Shrout Tate Wilson (STW), a local MEP & technology design firm with offices in Lexington and Louisville, performed the review of the mechanical, electrical, plumbing and fire protection systems.

KPFF, a national Structural Engineering Firm, with a Louisville office, performed a review of the structural systems.

HWC and the consultant team performed the on-site review October 26, 2020. The review consisted of a visual inspection of equipment and spaces along with interviews with staff. It did not include destructive testing. It should be noted that the staff's assistance contributed significantly to the depth of the report.

Facility Description

The John K. Bowen Center named after a former Mayor of Charlestown, was originally constructed in the early 1970's and has served a variety of community needs over the years. The facility has hosted a number of activities including basketball, gymnastics, cheerleading, community dances, skating rink, meeting hall and other civic activities. A local board managed the facility up until 2001 and thereafter was largely managed through volunteer efforts. The building was officially shutdown in 2012, with sporadic usage for special events up until 2016. The building has laid dormant since that time. This facility has deep ties to the community with many of its members having grown up utilizing the center.

The building would be considered Type IIB non-combustible construction with an A-4 assembly occupancy. Note some additions included wood construction, which is not in compliance with this construction type. The Building is non-sprinkled with approximately 15,000 SF of first floor area with a 3,000 SF mezzanine level open to below.

It should be noted that all utilities were turned off at the time of assessment, so no systems or equipment could be tested, only visual observations could be made.

Architecture

The John K. Bowen center was reviewed in terms of architecture, interior finishes, and site elements. The findings, reviews and recommendations are based on observations on interior spaces as well as a walk around the entire perimeter of the building to assesses the exterior architecture and site. The narrative establishes recommendations based on observed conditions of the facility and provides a foundation for the masterplan.

The Charlestown Civic Center is in overall poor condition with severe deterioration of the building envelope and interior finishes are in a state of disrepair. The facility does not meet current Energy or Life Safety code requirements.

Exterior

The building façade is comprised of single width painted concrete masonry unit (CMU) along the front and partially wrapping around the sides up to the mezzanine level. CMU is heavily compromised in multiple locations with additional evidence of water infiltration on the interior face of the building. Vertical formed steel metal panel with exposed fasteners is the primary façade finish. Panels extend slightly below grade along the perimeter, which has led to the failure of the bottom fasteners and corrosion of the panels and the peeling away of the panels along the base. Metal panels also exhibit other signs of worn paint finish and corrosion. Exterior hollow metal doors and frames cannot be properly secured and must be chained. Aluminum fixed windows are single pane non-low emittance (Low-E) glass. There are two small exterior additions. One addition is load bearing single width CMU that exhibits cracking, with wood roof joists and decking. Entry vestibule is of poor construction, consisting of a steel tube structure with storefront infill, sitting on top of an open cell CMU stem wall. CMU cells are open to the outside and many of the glass pane seals have failed causing the glazing to fog. The vestibule interior concrete slab is cracked and ponding water.

The roof is painted steel roof panels with exposed fasteners. A visual inspection was not able to occur at the time of the assessment due to lack of access. However, from aerial photography, city commentary and interior conditions, it can be reasonable inferred that the roof is failing and beyond its serviceable life. Daylight was visible through the roof from one interior location. The gabled roof drains to two sides with continuous gutters along the outside edge. Gutters had visible holes and rust deterioration and were visibly leaking at the time of the inspection. Boot connections at the bottom of downspouts were missing or heavily damaged, causing water to collect at the base of the building.

Interior

The interior consists of a lobby space with two open staircases leading up to an open mezzanine level above, with two enclosed spaces. It should be noted that guardrail along length of mezzanine does not meet code as opening are of such a size that one could fall through and is not 42" in height. First floor spaces below the mezzanine spaces included lobby with check-in counter, office area, mechanical and electrical room, storage, large meeting room, breakroom, and bathrooms. The lobby leads into an open gym area with two (2) ¾ length basketball courts.

Evidence of moisture infiltration is evident everywhere. Painted CMU exterior walls had bubbled paint and standing water was evident at base of walls. Mold spores were found throughout the building. Visible roof leaks were also observed.

Interior walls consisted of painted CMU block, gypsum on metal studs and some interior glazing. Perimeter exterior walls up to mezzanine level were painted CMU. Above exterior metal wall panels with 2" batt insulation with vinyl scrim exposed to the interior side. Insultation was torn in many locations. It should be noted insulation R-values are well below current energy code requirements and some methods are not recognized.

Flooring consisted of 12 x 12 vinyl composition tile (VCT) on concrete, which was failing in many locations most likely due to moisture issues. Court area was painted concrete, no visible cracking was observed.

Ceiling below the mezzanine were 24 x 48 acoustic ceiling tiles (ACT) with a clear height of 7'-10" and lay-in fluorescent lighting. Tiles are warped and discolored. Mezzanine and gym are open to structure above with high bay lighting. Roof has similar fiberglass batt insulation with vinyl scrim. At some point additional Styrofoam board insulation was added to underside of roof structure. It should be noted that exposed foam insulation is considered a fire hazard.

Bathrooms / Locker Rooms are undersized based on building occupant count and did not meet ADA requirements.

Overall interior finishes are in a poor and deteriorated state of condition.

Site

The grade surrounding the building is above first floor slab, which results in negative or flat slope and limited positive drainage away from the building. Additionally, the parking lot slopes towards the building causing ponding water and saturated soils around the base of building. Although there are minimal site drainage inlets, no evidence of areas of ponding water were visible in the parking lot. The existing asphalt pavement appeared to be in fair condition. Areas of cracking or other deterioration were evident, and some of those areas require repair/replacement.

Parking

The main access point to the site from Steve Hamilton Drive is two-way traffic with angled parking. The existing parking lot consists of angled parking spaces with one-way drive aisles. One-way drive lanes with angled parking is far less efficient than 90-degree parking with two-way traffic. Based upon measurements, it appears that the parking lot could be reconfigured to accommodate 90-degree parking and two-way drive aisles. There are no parking spaces near the building that meet Americans With Disabilities Act (ADA) requirements. There are approximately 120 parking spaces included on the site. This parking count requires five (5) total accessible parking spaces with one (1) van accessible space.

Site Lighting

The existing site lighting is very limited. Lights exist on a few of the power poles on the east side of the main access to the site. There is also a single light pole in the middle of the parking lot on the north side of the building. The northwest. southwest and southeast building facades have wall pack units for site lighting.

Utility Services

Water meters are located on the southwest side of building. The gas meter is located on the southeast side of building, adjacent to Steve Hamilton Drive. The existing electrical and telecommunications overhead feeds enter the site from Steve Hamilton Drive and run along the southwest side of the building to a pole with pole mounted transformers near the west corner of the building . Electrical and communications services extend to the building from this pole.

Mechanical, Electrical, Plumbing & Fire Protection

Mechanical

The majority of the mechanical equipment is original to the time of construction. There are multiple pieces of mechanical equipment that serve the building:

There is a large in duct fan above the gym floor that provides ventilation air. There is no conditioning of the outside air.

There are two air handlers outside that supply conditioned air across each basketball court. The return is located low on the wall and the supply is located about hallway up the wall.

There is a unit heater in each corner of the gym. There are also two large sidewall fans located on one wall and three louvers located on the opposite wall.

There are offices/restrooms/meeting spaces in the front of the building. These spaces are conditioned by 2 split systems. The 2 furnaces are located next to each indoors and are ground mounted vertical units. The condensing units are located outside towards the entrance of the building.

All of the existing equipment shall be demoed completely as part of the renovation project.

Electrical

The existing electrical power distribution systems for the Civic Center consists of a single 480Y/277V overhead service entering the main electrical room. The electrical distribution is comprised of General Electric equipment. The Main switchboard is rated for 1200A at 480V/3ph and the 208V distribution is fed from a 25kVA transformer. The overall wiring of the building includes several faulty installations or outdated installations such as improperly supported or exposed wiring as well as neutral conductors without insulation.

The light fixtures appeared to be in disrepair. Several fixtures are hanging out of the ceiling or are supported by just the wiring and severely damaged. The fixtures are outdated fluorescent or high-pressure sodium fixtures which are neither energy efficient nor maintenance friendly. There are several code issues with the lighting including the lack of lighting in paths of egress as well as battery backup.

The fire alarm system appears to have been inspected last twenty plus years ago. The building lacks initiation as well as notification coverage.

Plumbing

All utilities were turned off at the time of the assessment so no systems could be tested. The plumbing fixtures were in poor shape and did not look to be in working order. There is a water heater located between the two restrooms that seemed to in decent condition.

Fire Protection

The building has no sprinkler system.

Technology

The technology in this building is very limited. There are a few analog voice drops throughout the building and a wireless access point and router. The existing intrusion detection system was in a state of disrepair. There appears to be no other security systems such as cameras and access controls.

Structure

(PEMB) system consisting of built-up steel columns, beams, roof purlins, and wall girts. The roof of the building is a metal deck over cold formed steel roof purlins. The exterior façade is non-load bearing CMU, steel girts, and metal wall panel. The floor system of the building is a concrete slab-on-grade. The lateral system consists of steel moment frames and rod bracing. Foundations are assumed to be shallow spread footings and continuous wall footings. A mezzanine is located in the administration area. The mezzanine is concrete slab on metal deck supported by steel bar joists bearing on CMU walls.

Cost Estimate

Since EOP has no control over construction costs or contractor prices, any equipment or infrastructure cost estimates are made based on the consultants' experience and judgment. EOP cannot and does not warrant or guarantee that future contractors' proposals, bids, or costs will not vary from their estimates.

Disclaimer

This report is not a warranty or guarantee of the items noted. The extent of our evaluation was limited and cannot guarantee that the condition assessment discovered or disclosed all possible latent conditions. The evaluation required that certain assumptions be made regarding existing conditions and some of these conditions cannot be verified without expending additional sums of money or destroying otherwise adequate or serviceable portions of the facility. In this study, we did not include inspection of concealed conditions. The assessment also does not provide specific repair details in some cases, construction contract documents, material specifications, details to develop construction cost, or information on means and methods of construction.

Any comment regarding concealed construction or subsurface conditions are our professional opinion, based on our team's experience and judgment, and derived in accordance with standard of care and professional practice.

Front Façade

The Front (northwest) façade consists of Vertical steel metal panels with exposed fasteners sitting above painted single width CMU with aluminum punched window opening. A storefront entry vestibule was a latter addition.

Single width CMU is filled with Styrofoam beads for insulation. It should be noted that this is not a recognized form of insulation by the Energy Code. CMU is in a heavy state of disrepair as wall face in many locations is disintegrating exposing interior core of the block, including base of wall at ground level. This is most likely due to water infiltration and freeze thaw action. Water infiltration is most likely from a number of factors including sloping grade towards building, roof leaks, damaged gutter and downspouts, surface absorption and vapor drive. Paint finish was chalking and spalling from CMU face.

Slim vertical aluminum framed punched widow openings with operable bottom sash provided some daylighting to large interior meeting room. Glass was clear single pane with no low-e coating. Windows are thermally inefficient and would not meet current energy code.

The exterior finish is steel vertical formed metal panel with exposed fasteners, directly attached to structural steel horizontal purlins. Wall insulation consists of 2” of fiberglass with vinyl scrim, which also serves as the interior finish. Insulation does not meet current energy codes. Finish was chalking and rust corrosion through the panel were evident at multiple locations.

Entrance Vestibule Addition

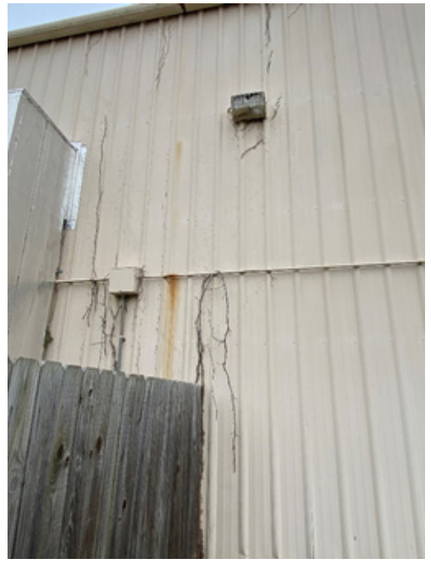
The Entry Vestibule, a latter addition to the building is of poor construction. Framing consists of a steel tube frame, sloped to the front with a continuous gutter. Sections of steel framing were visible on the exterior of the building with no protection. This was then infilled with storefront sitting atop a two-course unreinforced CMU stem wall. CMU wall has visible open cells to the exterior partially capped with exposed dimensional wood material with no sill flashing. Parking lot slopes to front entry draining water into the building. Vestibule slab was cracked and settled and had signs of ponding water. Front entry must be chained in order to secure the building. Many of seals have failed on the glazing units causing them to fog up. Space was not conditioned. Space was only lit by (2) wall mounted jelly jars. Interior roof insulation is missing exposing underside of roof deck to view. Roof gutter was missing end cap allowing water to drain out the end.

Side Façade Facing Neighborhood

The Side (southwest) elevation faces the rear yard of one-story single-family homes. Façade has same materials as front façade with similar issues. Grading is also an issue on this side, which is slightly above interior finished floor and bottom of metal wall panels. Surrounding grade was also not draining properly with ponding water observed against the building. This has caused the metal panel bottom sill flashing to deteriorate and exposed fasteners to completely fail. Bottom of panels are curling due to no positive attachment. Panels could be moved several inches with minimal pressure applied. A pair of hollow metal doors were exhibiting signs rust and had to be secured via chain. A series of five (5) through wall louvers with hinged closures panels on the inside were most likely used for cross ventilation on temperate days. No mechanical fans were observed on the interior and closure panels are hard to access due to height. Most of the building utility services are located on this side of the building. Electrical is fed overhead from three (3) pole mounted transformers. Telecommunications also enter the building from overhead, however underground telecommunications service appears to be located in close proximity to the building. Three (3) underground water meters pits are also located on this side of the building. A single on grade air handling unit (AHU) is located within a fenced-in enclosure. A single wall pack mounted light has a broken lens cover. An easement between two houses also occurs on this side of the building leading to Monroe Street.

Rear Facade

The rear (southeast) elevation faces Steve Hamilton Drive . Façade is made up entirely of vertical steel metal panel with exposed fasteners. Panels are exhibiting the same issues of deterioration as the rest of the building. A single through wall louver is located on the center of the façade. Gas service to the building is also located on this side. (2) (AHU) units are located at grade surrounded by wooden fences. Two light wall packs have broken lenses.



Side Façade Facing Parking lot

The side (northeast) elevation has same materials as front façade with similar issues. Two (2) through wall louvers are located on this elevation. One (1) (AHU) is located at grade surrounded by a wooden fence. A pair of hollow metal doors are secured with a chain. Side gym entry Doors are covered by an aluminum canopy leading to the parking lot. Canopy appears as if it had a large impact as roof panel is dented and cracked. A small one-story load bearing single width CMU addition has visible cracking and holes. CMU does not appear to have grouting or insulation. Roof structure is a single slope on wood rafters and decking. Note, combustible construction is not allowed in Type IIB construction. Fascia has failed along the leading edge of the roof.

Roofing

Roof appears to be a 3/12 gabled roof pitching to two sides.
The roof is painted steel roof panels with exposed fasteners. A visual inspection was not able to occur at the time of the assessment due to lack of access and safety concerns due to the current condition of the roof. However, from aerial photography, city commentary and interior conditions, it can be reasonable inferred that the roof is failing and beyond its serviceable life. From satellite photos it appears that multiple attempts have been made to repair the roof over the years. Severe rusting of panels is also evident. Daylight was visible through the roof from one interior location and visible water damage was evident at multiple locations.

The main roof drains to continuous gutters running the entire length along the bottom edge of the roof. The gutter appears to be properly sized to accommodate the size of the roof. Gutters had visible holes and rust deterioration and were visibly leaking at the time of the inspection. Downspouts are dented in many locations and leaking at joints. Boot connections at the bottom of downspouts are missing or heavily damaged, causing water to collect at the base of the building. This has helped contribute to visible failure of CMU and metal panels along the base perimeter of the building, allowing for water migration into the building.

The front entry addition has a single sloped metal panel roof with exposed fasteners. Roof insulation has also been removed from underside of decking most likely due to water damage. Gutter is missing end cap allowing water to free flow from the end.

Side addition has single sloped metal panel roof with exposed fasteners. It appears that the roof has a less than 3/12 recommended minimum roof slope. Deck is supported by wood roof rafters and decking. Front fascia and gutter along the leading edge has failed and is visible hanging exposing the ends of the wood roof rafters and failed wood decking.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Interior

One enters the building though a storefront glass entry vestibule addition into a front lobby. The lobby connects to an upper mezzanine via two open stairs. First floor spaces below the mezzanine include a lobby with check-in counter, office area, mechanical and electrical room, storage, large meeting room, breakroom, and bathrooms. The lobby leads into an open gym area with two (2) ¾ length basketball courts.

Evidence of moisture infiltration is evident everywhere. Painted CMU exterior walls have bubbled paint and spall. Standing water was evident at base of walls. Mold spores were found throughout the building. Visible roof leaks were also observed.

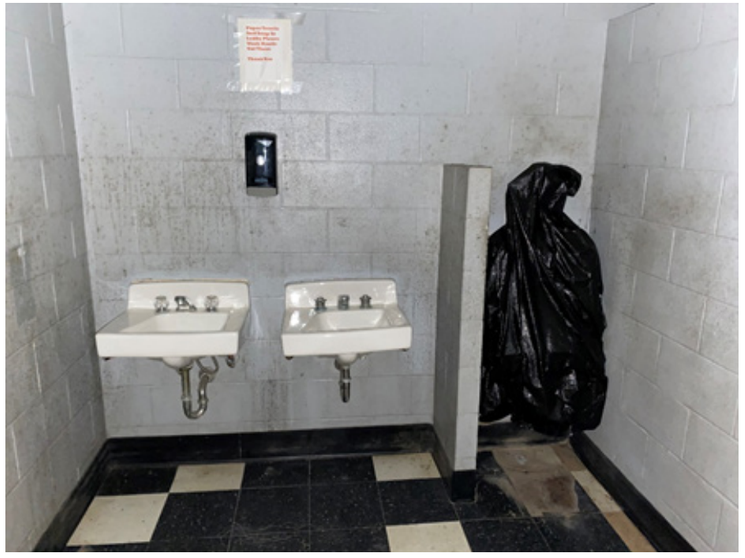
Interior walls consisted of painted CMU block, gypsum on metal studs and some interior glazing. Perimeter exterior walls up to mezzanine level were painted CMU. Above exterior metal wall panels with 2” batt insulation with vinyl scrim exposed to the interior side. Insultation was torn in many locations. It should be noted insulation R-values are well below current energy code requirements and some methods are not recognized by code.

Flooring consisted of 12 x 12 VCT tile on concrete, which was failing in many locations most likely due to moisture issues. Due to the age of the structure the concrete slab most likely does not have a vapor barrier underneath, which can cause issue with adherence of modern floor adhesives. A liquid applied vapor barrier would be needed to control unwanted vapor drive. No asbestos tiles or adhesives were noted. Court area has painted concrete, no visible cracking was observed.

Ceiling below the mezzanine are 24 x 48 ACT tiles with a clear height of 7’-10” and lay-in fluorescent lighting. Tiles are warped and discolored. Mezzanine and gym are open to structure above with high bay lighting. Roof has similar fiberglass batt insulation with vinyl scrim. At some point additional Styrofoam board insulation was added to underside of roof structure. It should be noted that exposed foam insulation is considered a fire hazard.

Lobby Area

The lobby area has minimal natural daylight from the entry vestibule. A reception counter meets you as you first walk in and area appears to be appropriately sized. Directly off the lobby area you have access to an office, public bathrooms, gym, meeting room and upstairs mezzanine. Finishes feel dated and in poor shape, primarily from moisture issues and due to age. Ceilings feel low and institutional. Mold and moisture are prevalent within the space.



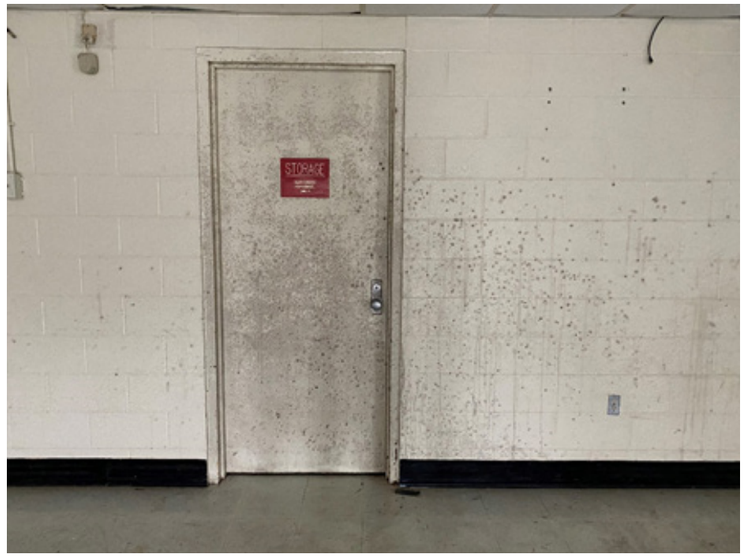
Bathrooms / Locker Rooms

There are two single occupant men's and women's toilet rooms off the main lobby, They do not meet ADA requirements. Adjacent women's/locker area includes three (3) showers, two (2) water closets, and two (2) lavatory sinks. The men's/locker area includes three (3) showers, one (1) water closet, one (1) urinal and two (2) lavatory sinks. None of the showers or toilets are ADA compliant. Current fixture counts would accommodate an occupancy count of 240 people under current code. The size and use of the building would dictate a higher occupancy count and require an increase in bathroom fixture counts.

Overall interior finishes were in a poor and deteriorated condition. Makeshift attempts using tarps and plywood were used to provide privacy at shower and toilet enclosures. Lavatory sinks did not have mirrors or ADA accessible levers. Soap dispensers were also mounted out of reach.

Meeting Room

Front meeting room has small punched window openings on two sides allowing for some natural light to enter the room. ACT ceiling is low and VCT flooring tile is delaminated in multiple locations. Meeting room has some minimal improvements to an audio visual system with a projection screen in the corner. The room is sized to accommodate roughly 100 people at 15 square feet per person, which would accommodate mixed tables and chairs. A more compact setting with rows of chairs at 7 square feet per person would accommodate around 200 occupants.



Gymnasium Area

This area is a double height space with exposed structure above. This area contains two (2) ¾ length basketball courts with painted concrete floor with striping. Concrete appeared to be in good shape with no observed cracking. Perimeter walls are CMU up to mezzanine height to provide impact resistance. Mezzanine is open to this space from above, providing a viewing platform, although it would be from the end line of the court. Area is lit by high bay light fixtures. Structure is furred out at the base with padding as a safety measure.

Mezzanine Area

The mezzanine area is approximately 3,000 square feet, overlooks the gymnasium below and was most likely used as a viewing platform. It also appears to have a secondary use as a storage and practice area. Room enclosures were added on each end. One houses cheerleading trophies and may have served as a practice area. The other end was used for storage. Tapered roof structure does become low on one end of the mezzanine. Flooring structure is a concrete deck supported by steel metal joists. VCT flooring largely appeared to be in acceptable condition. Railings are non-code compliant and are a significant safety hazard as one could easily slip through the railings to the floor below. Some active roof leaks were observed, with some structure exhibiting surface rust and pitting. Vinyl scrim covering fiberglass insulation was torn in multiple location along walls.

Storage and Mechanical Room Areas

Building has a dedicated electrical room accessed through break-room area. Room houses switchgear and electrical panels. Fire Alarm panel, two (2) interior air handler units which are part of a split system are located within a first-floor storage room. A Wi-Fi router was also found in this area. Storage areas were located on the first floor adjacent to the lobby, under stairs (code violation in current state), in the CMU addition off the Gymnasium floor and in areas of the mezzanine.

Code Considerations

Building is Type IIB non-combustible construction with an A-4 occupancy classification. Building is non-sprinkled with an open perimeter for fire department access. Current building is approximately 16,000 square feet on the first floor with an open 3,000 square feet mezzanine above. Taking these factors into consideration the allowable area under current code would be a two-story building at approximately 16,625 SF per floor. This existing building would fall within these limits but would not allow for any future expansion. However, there are other considerations to keep in mind. An A-3 assembly is limited to less than 12,000 SF of fire area or less than 300-person occupant load. The building would be required to be fully sprinkled under current code. A fully sprinkled type II building would increase the allowable building area to a 3-story building and approximately 49,800 SF per floor.

Other noted Code Deficiencies:

- Stairs leading to the mezzanine level. Stairs become restricted at first floor landing by tapered structural columns, which reduce the egress width. Reduction in egress width is a code violation. In addition, tapered columns are an ADA violation as they are an overhead obstruction that a visually impaired person could come into contact with. The Mezzanine level at approximately 3,000 square feet has a minimum occupant load greater than 50, which requires two means of egress. While there are two stairs providing egress access, both stairs converge at the same exit. Code requires two distinct paths for egress with minimum separation requirements. Stairs also have storage underneath, which is not allowed unless the area is protected by one-hour construction.
- Mezzanine railing to open area below. Guard rails are required to be 42’ in height and must not allow a 4” sphere to pass through. The current guard that runs the entire length of the mezzanine and is open to below, does not meet these requirements. The current railing would easily allow for a person to slip through the single horizontal bar.
- Gym ceilings have been covered below decking with a foam board insulation in an attempt to improve insulation properties. Code does not allow foam insulation to be directly exposed to the interior without being afforded some type of fire protection. This is considered a fire hazard and code violation, as foam insulations have been shown to easily propagate fire, smoke, and toxic gases.
- Some areas including wall and roof construction use wood members which is not allowed in Type IIB non-combustible construction.
- Emergency Egress Lighting. There are exits signs and battery powered wall packs but not enough to properly cover all areas and as an alternative there was no an emergency generator.
- Current Code would also require an emergency voice annunciation for this type of occupancy and size.
- Other ADA considerations. The mezzanine level is not accessible and there are no ADA accessible bathrooms.
- Energy Code – the current building falls well below building minimum insulation standards. There are also lighting, plumbing and mechanical considerations also.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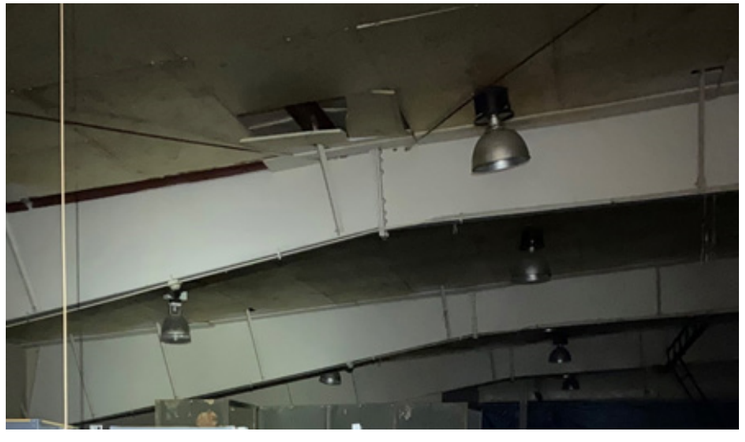

Site

The grade surrounding the building is at or above first floor slab, which results in negative or flat slope and limited positive drainage away from the building. Additionally, the parking lot only slopes slightly away the building causing ponding water and saturated soils around the base of building. Although there are minimal site drainage inlets, minimal evidence of areas of ponding water were visible in the parking lot. The existing asphalt pavement appeared to be in fair condition. Areas of cracking or other deterioration were evident, and some of those areas require repair/replacement.

Parking
The main access point to the site from Steve Hamilton Drive is two-way traffic with angled parking. The existing parking lot consists of angled parking spaces with one-way drive aisles. One-way drive lanes with angled parking is far less efficient than 90-degree parking with two-way traffic. Based upon measurements, it appears that the parking lot could be reconfigured to accommodate 90-degree parking and two-way drive aisles. There are no parking spaces near the building that meet ADA requirements. There are approximately 120 parking spaces included on the site. This parking count requires five (5) total accessible parking spaces with one (1) van accessible space.

Site Lighting
The existing site lighting is very limited. Lights exist on a few of the power poles on the east side of the main access to the site. There are also a two light poles in the parking lot on the north side of the building. The northwest, southwest and southeast building facades have wall pack units for site lighting.

Utility Services
Water meters are located on the southwest side of building. The gas meter is located on the southeast side of building, adjacent to Steve Hamilton Drive. The existing electrical and telecommunications overhead feeds enter the site from Steve Hamilton Drive and run along the southwest side of the building to a pole with pole mounted transformers near the west corner of the building. Electrical and communications services extend to the building from this pole.

MECHANICAL SYSTEMS

The building was constructed in the 60s-70s, and the majority of the mechanical equipment is original to the time of construction. The building is split between a gym and an area that houses all the restrooms, public spaces, and meeting spaces. The gym is divided into two basketball courts.

Ventilation is provided through a large in duct fan. The duct is connected to an intake louver on the outside wall and there are diffusers on the outlet of the fan. There is no conditioning of the outside air.

There are two ground mounted air handlers outside of the gym that supply conditioned air across each court. The return is located low on the wall and the supply is located about hallway up the wall. There is exposed ductwork on the outside of the building.

There is a unit heater in each corner of the gym to provide backup heat as needed,

Lastly, there are two large sidewall fans located on one outside wall and three louvers located on the opposite wall. When the fans were enabled, air was drawn through the louvers and out the exhaust fans. This provided ventilation and air turnover in the gym. By maintaining a high rate of air turnover, the gym could be kept at a reasonable indoor temperature (normally a few degrees lower than the outside air temperature) and provide comfort cooling to the inhabitants.

There are offices/restrooms/meeting spaces in the front of the building. These spaces are conditioned by two (2) Trane split systems. The two (2) furnaces are located next to each other indoors and are ground mounted vertical units. The condensing units are located outside towards the entrance of the building.

It is recommended that all existing equipment be demolished completely. The equipment has not been operated for a few years, does not appear to be in working shape, and does not meet current code.


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ELECTRICAL SYSTEMS

Power Distribution and Wiring Devices

The existing distribution equipment is outdated and damaged. The equipment appears to be original to the building. Water damage and rust were observed as well as standard wear and tear of the equipment. Multiple panels are not properly secured to the walls. The covers of the panels do not conceal the live wiring within the equipment. Due to the age of the equipment, replacement parts are increasing more difficult to find which contributes the difficulty for future maintenance or repairs.

Receptacles throughout the building were observed to be damaged. In addition, bare neutral wires were seen within the panels. Multiple areas throughout the building have wires hanging down from the ceiling or damaged and exposed.


GENERA
TYPE NLAB STYLE
VOLTS 120/208 PH.
USE G.E. THQB
HANDLE IN INTERMEDIATE POSITION
INDICATES TRIPPED. TO RESET
MOVE HANDLE TO EXTREME
OFF POSITION, THEN TO ON
PLAINVILLE

Lighting

The existing light fixtures in the gymnasium are outdate high-pressure sodium fixtures. These light fixtures are difficult to maintain and consumed large amounts of power compared to today's standard of high efficiency LED light fixtures. The lights appear to have been damaged over years of activities as well as roof damage and leaks.

Light fixtures in the lay-in ceilings include fluorescent 2x4 troffers and recessed downlights. These are also not energy efficient and require unnecessary maintenance. In addition, the lens are yellowed due to age and lights are no longer secured to the ceiling.

It was observed that several light fixtures are also not secured to the structure and ceilings. These lights were hanging from above by the wiring instead of the housing of the fixtures.

The exterior lights fixtures at the main entry do not provide code required coverage for egress lighting do not have battery backup power for egress.

Fire Alarm

The fire alarm system is an FCI (Honeywell) system. It is outdated and does not comply with modern code. The system does not have voice evacuation capability. Also, the manual pull stations do not adhere to ADA standards.

The building lacks full smoke or heat detection coverage for automatic initiation of the fire alarm system in the event of a fire. Also, the building does not have full notification coverage with audio and/or visual means.

PLUMBING SYSTEMS

All utilities were turned off at the time of the assessment so no systems could be tested. The plumbing fixtures were in poor shape and did not look to be in working order. There is a water heater located between the two restrooms that seemed to in decent condition. However, this would more than likely need to be replaced as part of the renovation.

FIRE PROTECTION

There is currently no sprinkler system in this building. As part of any renovation, the entire building would need to be protected.

TECHNOLOGY

IT/Data, and Security

The Information Technology and Data network for this building appears to be a copper/analog system with outdated horizontal and riser distribution cabling.

The existing intrusion detection system is damaged. It was observed that motion detections there knocked off of the walls.

Recommendations

Mechanical
The gym would be conditioned two packaged rooftop units. The rooftop units would be placed on the roof of the addition with the ducts entering the outside wall of the gym. The packaged units would be sized to provide code required ventilation air with a high air turnover rate. Natural gas would be used to provide heat through the rooftop unit. A programmable thermostat would be included so that the rooftop units can be operated in “occupied” and “unoccupied” modes.

Any new additional square footage would require 1-2 rooftop units, depending on the space layout and use.

Electrical
Power Distribution
A new electrical service will be coordinated with the utility company. It will be determined later if it is an overhead or underground service. The voltage will match the existing at 480Y/277V/3-phase/4-Wire. A new switchboard will serve as the main distribution equipment. The main disconnect will be GFI-protected, 100% rated, service entrance, electronic trip circuit breaker with an energy reduction maintenance switch. It is preliminarily estimated that the new gear will be rated to match the existing at 1,200A. New distribution and branch panels as well as transformers will be provided as required to serve the building. All new wiring and conduits will be provided as well as new tamper resistance receptacles. GFCI protection will be provided as required by code. Power will also be provided with HVAC and plumbing equipment as well as various equipment such as vending machines, scoreboards, office equipment, etc.

Lighting
New LED lighting will be provided throughout the interior of the building as well as around the exterior perimeter of the building for security. Battery backup will be provided to meet egress lighting levels per code. The Gymnasium will be provided with high output LED fixtures that are vandal resistant and securely fastened to the structure. Offices, lobbies, restrooms, corridors, utility rooms, etc. will be lit with 2x4 LED flat panels, downlights, pendants, decorative fixtures, etc. to meet the needs of that space. Motion sensors will be provided to automatically turn off lighting where vacant to meet energy code. Various lighting controls will be provided as needed to meet the function of the space such as dimming and zone controls.

Fire Alarm
A new digital, addressable fire alarm system with full coverage and voice evacuation will be provided to meet code.

Plumbing
All plumbing systems will be installed per the Indiana Plumbing Code. New plumbing fixtures will be commercial grade, low-flow fixtures.

A new water heater will be added in the addition. Potable hot water will be produced/stored at 140°F and distributed at 115°F. Potable water softening will be added if hardness exceeds 5 grains.

Floor drains, area drains, hose bibbs, and exterior freezeproof wall hydrants will be provided as required. Safety eyewash and/or shower combination fixtures will be included as required.

Fire Protection
Automatic sprinkler system will be a delegated design in compliance with and installed per IBC, NFPA 13, and all local codes. Hazards and classifications will be per HBC and NFPA. A wet type sprinkler system will be designed. A double check valve assembly will be installed in the horizontal position where the fire service enters the building. Alarm valve, flow/tamper switches, main drain, fire department connection, sprinkler heads and all other required components for a fully operational system will be installed.
Technology

Data/Voice Network
A new fiber and/or copper service will be brought to the building’s demarcation point as coordinated with the service provider. Additional discussions with the city is required for IT needs. Preliminarily, passive infrastructure such as racks, patch panels, cabling, and data drops will be coordinated with the town and provided for work stations, wireless access points for gym coverage, point of sales, etc. In addition to the main demarcation room a remote telecommunications closet will be provided. The category of cabling will require city input as well.

Security
Additional discussions with the city are required to determine security needs such a intrusion detection, access controls, and cameras.

Audio/Visual
Additional discussions with the city are required to determine the A/V needs such as all-call, gym sound system, TV’s, etc.

Exterior

The non-load bearing CMU walls around the exterior of the building are highly deteriorated. Crumbling CMU block and cracking was observed in multiple locations. Water was observed ponding against the foundation due to missing/damaged downspouts.

Interior

The vestibule area is heavily deteriorated, with rusting steel roof beams and broken storefront.

Large portions of the steel beams and columns in the basketball court area are exposed and painted. No damaged areas were observed. The roof and wall purlins are completely covered up with ceiling and wall panels and could not be observed. The steel baseplates and anchor rods for the PEMB columns are exposed, which is typical. Standing water was observed adjacent to column bases in several locations, presumably from previous leaks. This has caused some of the steel base plates to deteriorate.

Roof

The roof of the building appears to be leaking in multiple areas. Most of the roof deck is covered with interior panels or insulation and was not visible. The areas of the roof deck that were uncovered and observed were in deteriorated condition. The overall condition of the roof deck is poor and complete replacement should be considered.

Interior Mezzanine

The roof in the Northwest corner of the building, above the mezzanine, is leaking and has allowed the columns and girts to accumulate surface rust. This rust does not appear to be detrimental to the structure. The interior CMU bearing walls below the mezzanine are in above average condition. The renovation plans will likely involve demolishing the mezzanine to allow more floor space.

Floor Structure

The floor of the structure is a concrete slab-on-grade.
Some cracking in the floor was observed, but this is considered typical, especially in a structure of this age. The observed cracks were not abnormally wide and no settlement of the cracks was observed. With the planned renovation, several interior walls and portions of the floor slab will be required to be demolished. This will damage the floor slab in multiple areas. This will require new concrete slabs to be incorporated, or a topping slab to be added over the existing floor.

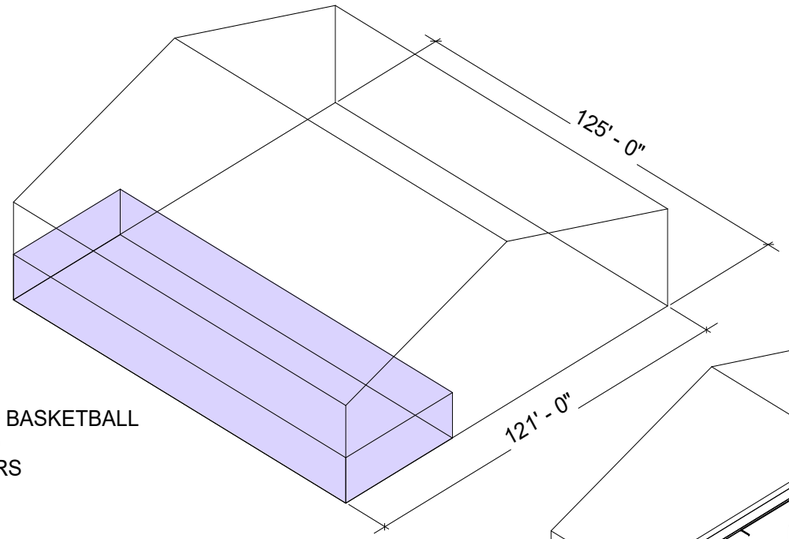
Foundation

The foundations of the building were not visible during the assessment. No excess cracking or signs of settlement were observed at the top of the foundations. Our assumption is that the foundations are in acceptable condition.

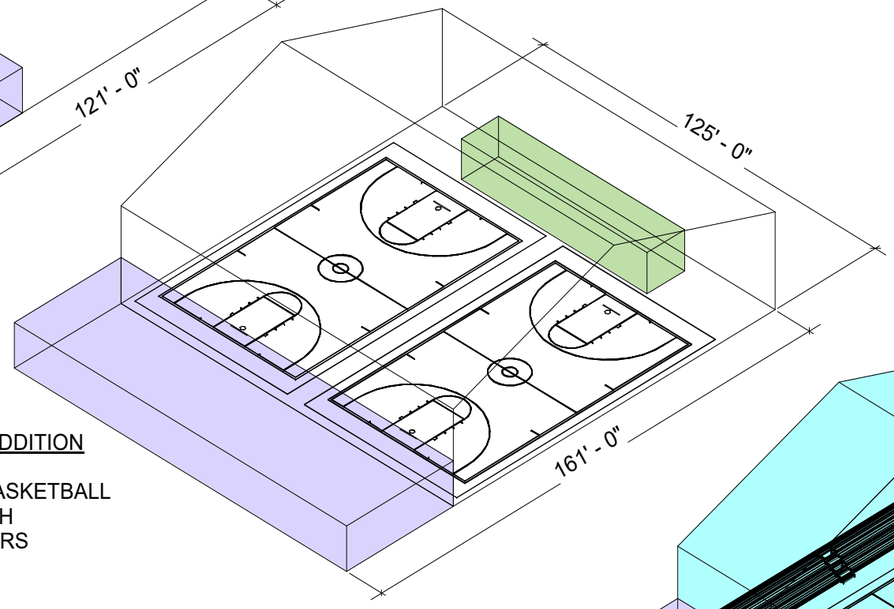
Recommendation

The overall condition of the steel structure, concrete slab, and foundations appear to be above average considering the age of the facility. It is our opinion that these items can remain and be utilized for the renovated building.

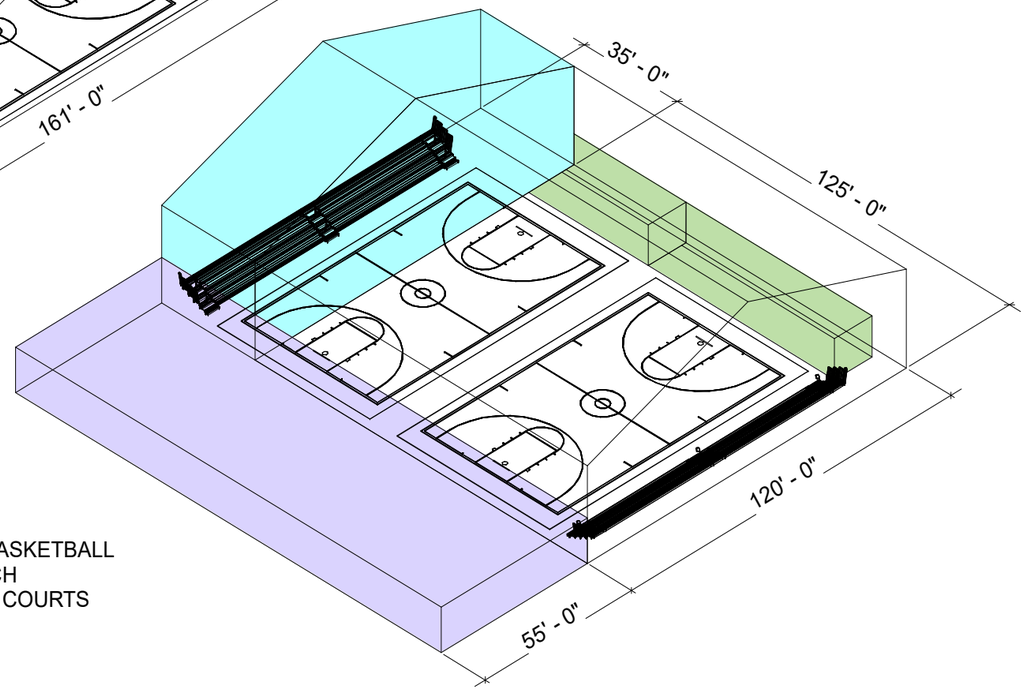
A new addition is proposed to provide more space for basketball courts and administration space. This addition should be designed to the current building code and be structurally isolated from the existing building.



SCHEME 0 EXISTING
- 15,000 GSF
- (2) 3/4 REGULATION SIZE BASKETBALL COURTS: UNDERSIZED
- NO AREA FOR BLEACHERS



SCHEME 1 RENOVATION + ADDITION
- 20,000 GSF
- (2) REGULATION SIZE BASKETBALL COURTS: 84' X 50' EACH
- NO AREA FOR BLEACHERS



SCHEME 2 BUILD NEW
- 28,000 GSF
- (2) REGULATION SIZE BASKETBALL COURTS: 84' X 50' EACH
- BLEACHERS FOR BOTH COURTS

CLASSIFICATION 1: SPECTATOR FACILITIES

Room No.	Space Type	Room Description	Existing		Recommended Program				
			Existing SF	Comments	Units	SF	Total NSF	Total GSF (x 1.20)	Comments
	Spectator Seating	Retractable Seating (21" *min. width on 26" treads*)			170	5.5	935		
		Retractable Seating (21" *min. width on 26" treads*)			170	5.5	935		
		Wheelchair and Companion seating			8	7.0	56		
		SUB-TOTAL - SPECTATOR SEATING	**0**		**348**		**1,926**	**2,311**	
	Public Restrooms	Public restroom facilities will be provided based on max occupant load of 480							Assumes split of 50:50 male and female = 240 men; 240 women.
		Men's: 2 w.c. + 2 urinals + 2 lavs per *2015 IBC*			6	65	390		Units = no. of toilet fixtures
		Women's: 6 w.c.+ 2 lavs *2015 IBC*			8	65	520		Units = no. of toilet fixtures
		Family toilets			2	80	160		
		Janitor			1	120	120		
		SUB-TOTAL - PUBLIC RESTROOMS	**0**				**641**	**833**	
	Main Entry Lobby	Main Entry Lobby / Displays			1	1,200	1,200		Includes Reception Counter
		SUB-TOTAL - MAIN ENTRY LOBBY	**0**				**1,200**	**1,200**	No gross-up on Lobbies
	SUB-TOTAL (NET AREA)		**0**				**3,767**	**4,345**	

CLASSIFICATION 2: FOOD AND RETAIL FACILITIES

	Space Type	Room Description			Recommended Program				
					Units	SF	Total NSF	Total GSF (x 1.20)	Comments
	Concession Stands	Concession stand / Merchandise (no food prep)			1	200	200		Note this does not include accomodations for food prep.
		SUB-TOTAL - CONCESSIONS					**200**	**240**	
	SUB-TOTAL (NET AREA)		**0**				**200**	**240**	

CLASSIFICATION 3: TEAM FACILITIES

	Space Type	Room Description			Recommended Program				
					Units	SF	Total NSF	Total GSF (x 1.20)	Comments
	Locker Room A	Entry			1	40	40		
		Locker Room			19	15	285		
		Showers and Restrooms			1	250	250		3 individual showers; 2 water closets; 2 lavs
		SUB-TOTAL - Locker A	**0**				**575**	**690**	
	Locker Room B	Entry			1	40	40		
		Locker Room			19	15	285		
		Showers and Restrooms			1	250	250		3 individual showers; 2 water closets; 2 lavs
		SUB-TOTAL - Locker B	**0**				**575**	**690**	
	Equipment Room	Equipment - Men's and Women's			1	500	500		
		SUB-TOTAL - EQUIPMENT ROOM	**0**				**500**	**600**	
	Courts	Basketball Court Full Size			2	6,000	12,000		Configuration for both basketball & volleyball, with drop net between courts
	Batting Cages				2	980	1,960		70' x 14'
		SUB-TOTAL - EVENT FLOOR	**0**				**13,960**	**16,752**	
	Officials	Officials Lockers / Shower			1	210	210		Provide 2 individual showers, 1 w.c., 1 urinal and 4 - 24" wide lockers.
		SUB-TOTAL - OFFICIALS					**210**	**273**	
	SUB-TOTAL (NET AREA)		**0**				**15,820**	**19,005**	

CLASSIFICATION 4: MEETING ROOMS

	Space Type	Room Description			Recommended Program				
					Units	SF	Total NSF	Total GSF (x 1.20)	Comments
	Meeting	Large Meeting Room to accommodate 100 people			100	15	1,500		Moveable tables and Chairs
		Confernece room to accommodate 12 people			12	15	180		Could serve as auxillary locker room during tournaments
		Confernece room to accommodate 12 people			12	15	180		Could serve as auxillary locker room during tournaments
		SUB-TOTAL - Meeting	**0**				**1,860**	**2,232**	

	CLASSIFICATION 5: OPERATIONS SUPPORT								
					Recommended Program				
	Space Type	Room Description			Units	SF	Total NSF	Total GSF (x 1.30)	Comments
	Facilities Management	Facilities Manager's Office			1	150	150		
		Auxillary Offices			2	120	240		
		Storage			1	150	150		
		SUB-TOTAL - EVENT FACILITIES MANAGEMENT					**540**	**702**	
	Storage	General Building Storage			1	500	500	500	
		SUB-TOTAL - STORAGE					**500**	**500**	
	M/E/P	Mechanical Room			1	300	300	300	
		Main Electrical Room			1	350	350	350	
		Tele/data Closets			1	100	100	130	
		SUB-TOTAL - M/E/P	**0**				**750**	**750**	No GSF on mechanical spaces
	SUB-TOTAL (NET AREA)		**0**				**1,790**	**1,952**	

	PROGRAM SUMMARY							
				Recommended Program				
	Facility			Units	SF	Total SF	Total GSF (x 1.30)	Comments
	SUB-TOTAL PART 1: SPECTATOR FACILITIES	0				3,767	4,345	
	SUB-TOTAL PART 2: FOOD and RETAIL FACILITIES	0				200	240	
	SUB-TOTAL PART 3: TEAM FACILITIES	0				15,820	19,005	
	SUB-TOTAL PART 4: MEETING / CONFERENCE ROOMS	0				1,860	2,232	
	SUB-TOTAL PART 5: OPERATIONS SUPPORT	0				1,790	1,952	
	NET TOTAL	**0**				**23,437**		
	GROSS TOTAL					**23,437**	**27,774**	

Appendix A: Cost Estimate

Two price options were created based upon the Charleston Civic Center program, one being a Municipal level facility Option A and a second lower finish Church Community Center Level Option B. Both estimates assumed complete demolition of existing Civic Center building with the exception of retaining pre-engineered metal building primary and secondary steel components, supporting foundations and existing concrete slab. Cost savings for reusing foundations and steel structure was estimated to be $172,500.00.

Since EOP has no control over construction costs or contractor prices, any equipment or infrastructure cost estimates are made based on the consultants' experience and judgment. EOP cannot and does not warrant or guarantee that future contractors' proposals, bids, or costs will not vary from their estimates.

Option A

The following cost estimate is based upon the following assumptions:

Building Structure to broken into three components.

- Retain existing steel structure 125’ x 120’, pour new topping slab over existing slab. = 15,000 SF
- New Pre-engineered metal building (PEMB) High bay addition 35’ x 120’ = 4,200 SF match profile of existing structure.
- New 1 story traditional steel structure addition 55’ x 160’ = 8,800 SF

High bay Area

- Includes two Highschool regulation basketball courts 84’ x 50’. Drop down net between courts, Basketball court to be recessed wood flooring on sleeper with markings for both basketball and volleyball. Each court to have a score board. Wall padding to 6’ on end walls.
- Retractable bleachers on each end to accommodate 170 spectators comfortably per court.
- (2) batting cages 170’ x 14’ located on the end line at each court. Includes drop down netting. Flooring in this area to be Nylon turf with padding.
- Entire perimeter of this area to have 8’ painted CMU on the interior.
- PA system
- Exterior Cladding – vertical metal panel
- Continuous band of acrylic panels to allow for natu ral daylighting of the space on end walls. Basis of Design CPI uniquad
- Roof to be standing seam over insulated metal deck, Alt option standing seam super saver insulation.

1 Story Addition

- Steel structure with metal deck on steel bar joist
- EPDM single ply membrane fully adhered over R-25 polyiso insulation, 2’ tall parapet wall to conceal rooftop mounted mechanical units.
- Exterior walls 6” cold form framing, R-19 batt insula tion, exterior gyp sheathing Fluid applied vapor barrier with R 7.5 continuous mineral wool. Metal panel cladding on z girts.
- 6” tall x 2” thick precast band along entire base perimeter of building to protect against mower damage.
- 20% fixed Storefront glass with low-e coating and thermally broken frame to meet energy code. Along the perimeter for views and natural daylighting.
- Storefront entry Vestibule. (Entry included within 20%)
- 10’ high ceilings 2x2 ACT with indirect LED lighting
- Flooring Luxury Vinyl Tile (LVT) plank throughout except bathroom areas and mechanical spaces to be sealed concrete.
- Full height metal stud partitions with 5/8” painted drywall to deck with acoustical batt insulation.
- Bathrooms and locker rooms to be painted CMU and ceramic tile in wet areas for floor. Toilet partitions to be phenolic. Showers surround to be ceramic tile with curtain.
- Plumbing fixtures to be porcelain commercial grade wall hung with automatic flush valves.
- Vanities to be solid surface with skirt, automatic fau cets and undermounted lavatories.

Site

- Reconfiguring and expanding parking based upon new building footprint.
- Site Lighting
- Storn Drainage associated with parking and building
- Building pylon signage at Monroe Street

Mechanical

- Gym would be conditioned with two rooftop package units (RTU), with high turnover rate.
- Natural Gas heating
- Programmable thermostat with “occupied” and “un occupied” modes.
- One story addition would also be conditioned with rooftop units.
- Units to have economizer mode.

Electrical

- New 1,200 Amp service 480Y/277V/3
- Main disconnect to be GFI rated.
- New distribution and branch panels.
- All new wiring and conduits with tamper proof recep tacles.

Lighting

- New LED lighting meeting current energy code throughout the interior and perimeter of the building.
- Battery backup on emergency egress fixtures
- Gymnasium high output LED fixtures, vandal resis tant
- Offices, Lobbies, restrooms, corridors and utility rooms will be lit with 2x LED flat panels, downlights, pen dant and decorative fixtures.
- Motion Sensor to turn off when space is vacated.
- Lighting Controls for dimming and zoning.

Fire Protection

- Wet type sprinkler per NFPA 13

Technology

- New fiber optic or copper
- Telecom closet with data rack
- Interior wireless access points
- Security Intrusion detection, access control and security cameras TBD.
- Audio/Visual gym sound system, TV’s TBD.

Civic Center Preliminary Budget Option A

Civic Center

	Total Net Area SF	Unit Cost	Total Net Cost
Gross Area Total	27774	$200.00	$5,554,800.00
Site Preparation and Utilities			$500,000.00
Design Contingency at 10%			$605,480.00
Construction Contingency at 7%			$423,836.00
Project Probable Construction Cost Total			$7,084,116.00
Project Soft Costs at 25% (design & legal fees, surveys, geotech, administration, plan review, inspections, commissioning, furniture, equipment, etc.)			$1,771,029.00
Civic Center Facility Budget Total			**$8,855,145.00**

Budget Escalation

The above budget calculation is based on estimated construction costs as of February 2021. Escalation at 3.5% per year is calculated below for 2, 4 and 6 year terms.

November 2020 Budget Estimate =	$8,855,145.00			
2 Year Escalation =	$8,855,145.00	x 1.035	x 1.035	**$9,485,852.70**
4 Year Escalation =	$9,485,852.70	x 1.035	x 1.035	**$10,161,482.56**
6 Year Escalation =	$10,161,482.56	x 1.035	x 1.035	**$10,885,234.16**

Option B

The following cost estimate is based upon the following assumptions:

Building Structure to broken into three components.

- Retain existing steel structure 125’ x 120’, pour new topping slab over existing slab. = 15,000 SF
- New Pre-engineered metal building (PEMB) High bay addition 35’ x 120’ = 4,200 SF match profile of existing structure.
- New 1 story PEMB addition with single slope roof 55’ x 160’ = 8,800 SF

High bay Area

- Includes two Highschool regulation basketball courts 84’ x 50’. Flooring Vinyl composite tile (VCT) with striping for basketball and volleyball.
- Exterior Cladding – vertical metal panel with ex posed Fiberglass insulation with vinyl scrim on interior.
- Roof to be standing seam with draped fiberglass insulation with vinyl scrim and thermal blocking.

1 Story Addition

- PEMP with single slope standing seam metal roof.
- Exterior Cladding – vertical metal panel with fiber glass insulation with vinyl scrim.
- 9’ high ceilings 2x4 ACT
- Flooring Vinyl Composite Tile (VCT) throughout ex cept mechanical spaces to be sealed concrete.
- Non-full height metal stud partitions extended 6” above ceiling, painted drywall.
- Bathrooms and locker rooms to be fiberglass rein forced panels (FRP). Showers to be fiberglass units. Toilet partitions to be painted steel.
- Plumbing fixtures to be residential grade floor mounted tank style with flush assist. Manual flush valves.
- Lavatories to be porcelain wall mounted with manual faucets.

Site

- Reconfiguring and expanding parking based upon new building footprint.
- Site Lighting
- Storn Drainage associated with parking and building
- Building pylon signage at Monroe Street

Mechanical

- Gym would be conditioned with two ground mounted package units (AHU), with exposed duct on the exterior.
- Natural Gas heating
- Programmable thermostat with “occupied” and “un occupied” modes.
- One story addition would also be conditioned with ground mounted AHU’s.
- Mechanical units would be of a lower grade and contain less features and energy saving options.

Electrical

- New 1,200 Amp service 480Y/277V/3
- Main disconnect to be GFI rated.
- New distribution and branch panels.
- All new wiring and conduits with tamper proof recep tacles.

Lighting

- New LED lighting meeting current energy code throughout the interior and perimeter of the building.
- Battery backup on emergency egress fixtures
- Gymnasium high output LED fixtures, vandal resis tant
- Offices, Lobbies, restrooms, corridors and utility rooms will be lit with 2x4 LED light panel
- Motion Sensor to turn off when space is vacated.
- Lighting Controls as required per energy code.

Fire Protection

- Wet type sprinkler per NFPA 13

Technology

- New fiber optic or copper
- Telecom closet with data rack
- wireless access points TBD

Civic Center Preliminary Budget Option B

Civic Center

	Total Net Area SF	Unit Cost	Total Net Cost
Gross Area Total	27774	$160.00	$4,443,840.00
Site Preparation and Utilities			$500,000.00
Design Contingency at 10%			$494,384.00
Construction Contingency at 7%			$346,068.80
Project Probable Construction Cost Total			$5,784,292.80
Project Soft Costs at 25% (design & legal fees, surveys, geotech, administration, plan review, inspections, commissioning, furniture, equipment, etc.)			$1,446,073.20
Civic Center Facility Budget Total			**$7,230,366.00**

Budget Escalation

The above budget calculation is based on estimated construction costs as of February 2021. Escalation at 3.5% per year is calculated below for 2, 4 and 6 year terms.

November 2020 Budget Estimate =	$7,230,366.00			
2 Year Escalation =	$7,230,366.00	x 1.035	x 1.035	**$7,745,348.82**
4 Year Escalation =	$7,745,348.82	x 1.035	x 1.035	**$8,297,011.29**
6 Year Escalation =	$8,297,011.29	x 1.035	x 1.035	**$8,887,965.92**

EOP Architects
201 West Short St | Ste 700
Lexington Kentucky 40507
859 231 7538

322 East Main St
Louisville Kentucky 40202
502 805 0311
www.eopa.com