



June 29, 2021

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The following Final Report of the Master Planning Services provided to you, the Police and Fire Dept., and the City Council is documented to provide for Additions and Renovations to the existing building at 4000 Avenue F, Bay City, TX.

The report is organized by section as follows:

- Architectural Building Assessment
- Structural Building Assessment
- MEP Building Assessment
- Building Program of Spaces
- Schematic Site Plan and Floor Plans for Police and Fire Departments

It has been a pleasure working with you and the various organizations in preparation of this building assessment and we appreciate each member's dedication and contribution to this collaborative effort. We look forward to continuing our work together through the next phases of Architectural Services.

Sincerely,

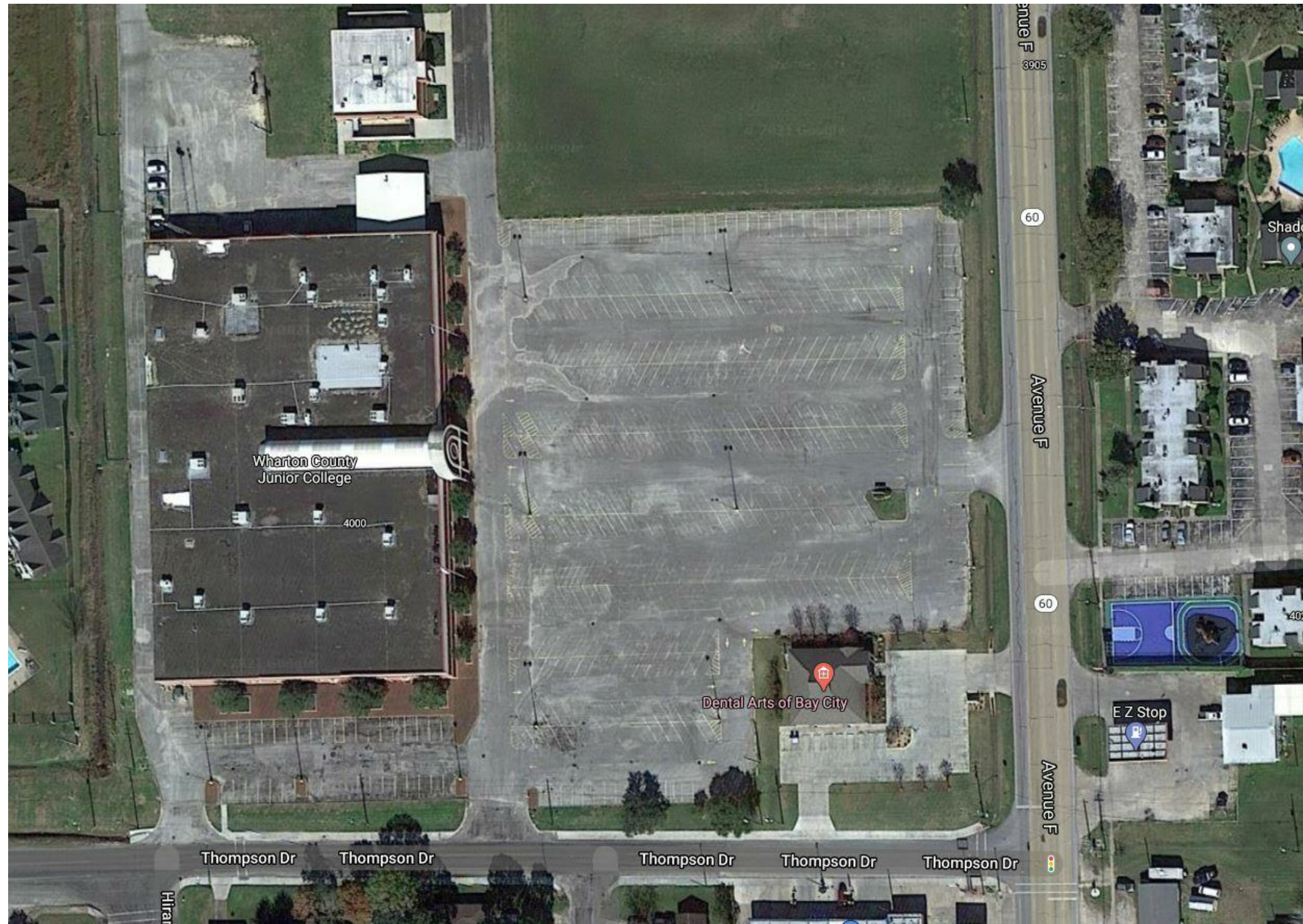
A handwritten signature in blue ink, appearing to read "Steve Lucchesi".

Steve Lucchesi, AIA  
Senior Principal  
Ziegler Cooper Architects

# BUILDING ASSESSMENT AND PREDESIGN REPORT

## BAY CITY PUBLIC SAFETY HEADQUARTERS

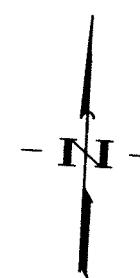
### 4000 AVENUE F, BAY CITY, TEXAS



## Bay City Public Safety Headquarters

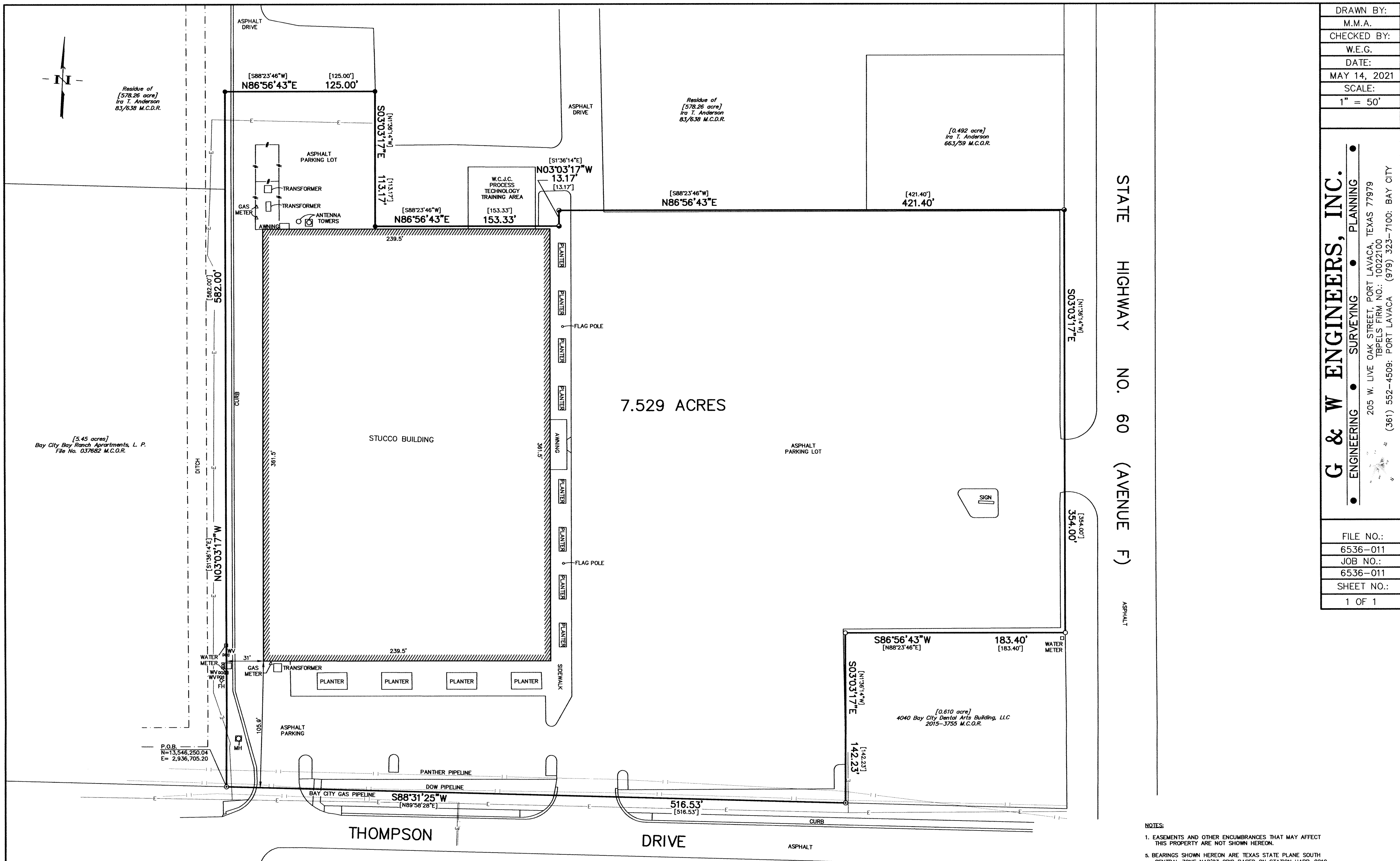
BUILDING ASSESMENT REPORT - 06/07/2021





Residue of  
[578.26 acres]  
Ira T. Anderson  
83/638 M.C.D.R.

[5.45 acres]  
Bay City Bay Ranch Apartments, L.P.  
File No. 037682 M.C.O.R.



7.529 ACRES

THOMPSON DRIVE

DRIVE

STATE HIGHWAY NO. 60 (AVENUE F) ASPHALT

4000 AVENUE F  
7.529 ACRE SURVEY  
ELISHA HALL LEAGUE  
ABSTRACT NO. 45  
MATAGORDA COUNTY, TEXAS

BEING ALL OF THAT SAME PROPERTY DESCRIBED AS 7.529 ACRES IN GENERAL WARRANTY DEED DATED SEPTEMBER 21, 2006 FROM KHOSROW SADEGHIAN, ET UX TO BAY CITY COMMUNITY DEVELOPMENT CORPORATION RECORDED IN FILE NO. 067280 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS.

FLOOD DATA  
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4832100255 F, REVISED JANUARY 15, 2021. THIS PROPERTY IS LOCATED IN ZONE X.

**LEGEND**

○	EXISTING 5/8" IRON ROD UNLESS NOTED
⊙	EXISTING 1/2" IRON ROD
●	EXISTING MAG NAIL SET
●	SET 5/8" IRON ROD WITH PLASTIC CAP
M.C.D.R.	MATAGORDA COUNTY DEED RECORDS
M.C.O.R.	MATAGORDA COUNTY OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
MH	MAN HOLE
WV	WATER VALVE
—E—	OVERHEAD POWERLINE
—#—	EXISTING CHAINLINK FENCE
— —	EXISTING PIPELINE
[ ]	PLAT OR DEED CALL

- NOTES:**
- EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY ARE NOT SHOWN HEREON.
  - BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPB-0219 ON THE RTK NETWORK.

I, WESLEY E. GAERTNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON MAY 13, 2021.

Wesley E. Gaertner  
G & W ENGINEERS, INC.  
WESLEY E. GAERTNER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6483



DRAWN BY:	M.M.A.
CHECKED BY:	W.E.G.
DATE:	MAY 14, 2021
SCALE:	1" = 50'

**G & W ENGINEERS, INC.**  
• ENGINEERING • SURVEYING • PLANNING  
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
TBPELS FIRM NO.: 10022100  
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	6536-011
JOB NO.:	6536-011
SHEET NO.:	1 OF 1

**Bay City Public Safety Headquarters - City of Bay City**  
**4000 Ave. F, Bay City, Texas 77494**  
**ZCA PROJECT # 1113901**

**ZIEGLER  
COOPER**

**SUMMARY OF BUILDING ASSESSMENT**

6/3/2021

The City of Bay City has proposed to relocate their Public Safety Headquarters to the existing building located at 4000 Ave F. The purpose of this report is to state the general architectural, structural, and mechanical/electrical/plumbing observations that have been made for this potential Police Department / Emergency Operations Center building, and Fire Department building. Current conditions will be described below and in the following consultants' report letters, along with some recommendations for general repairs.

**01 GENERAL**

- A walkthrough of the existing buildings mentioned above was conducted on Friday, March 19<sup>th</sup>, 2021 by staff members from Ziegler Cooper Architects, Pinnacle Structural Engineers, DBR MEP Engineers, and the skylight representative. Observations were made from accessible areas at both ground and roof levels.
- The original 86,880 sf, 1989 K-mart building underwent extensive renovations in 2007 creating several major tenant areas plus central lobby. The former Tenaris tenant area is approximately 36,000 sf and unoccupied. Currently, Wharton Junior College occupies approximately 20,160 sf which is potentially available in the near future. And finally, South Texas Nuclear Power occupies 24,400 sf and will remain for the long term. Most comments in this report are from the Tenaris area, as the Wharton JC was locked for Spring Break and STNP is off limits.

**02 SITE**

- The site is 7.78 acres located 1.4 miles south of the center of town (Hwy 35). It is located at the corner of Ave F (Hwy 60) and Thompson Drive. Additionally, it connects to Baywood Drive to the north via 2 access drives (26' and 35' wide). There is asphalt parking for about 500 cars.



**03 CONCRETE**

- The existing 4 ½" building slab shows no signs of cracking but is mostly covered by finishes. If the police department were to build concrete block jail cells; the slab would likely need to be thickened under these partitions.

**04 MASONRY**

- The exterior bearing walls are 12" concrete block which have been covered by plaster on 3 sides. There is only one very minor sign of cracking on the south side.





#### **05 METALS**

- The existing structure is steel columns and beams/ bar joists for roof framing.

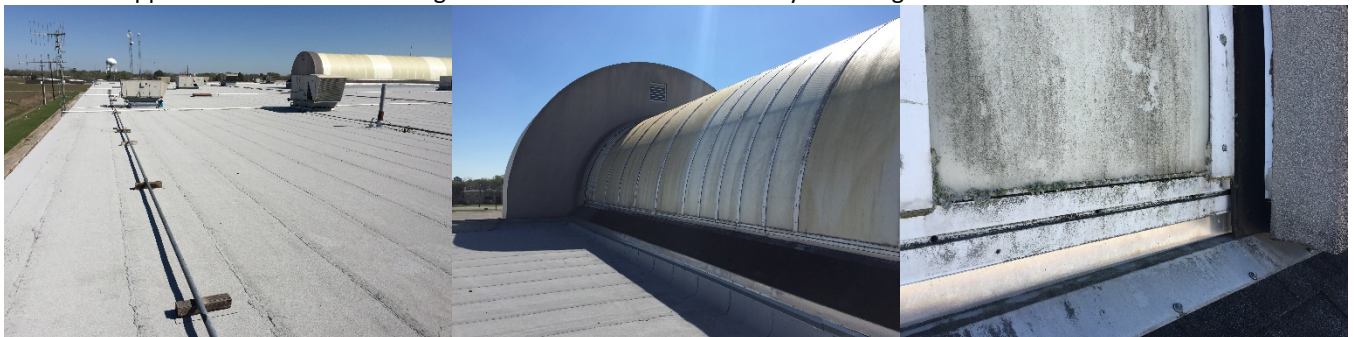
#### **06 WOOD AND COMPOSITES**

- There are several casework items which are in good shape and could be re-used. Updated countertops would be nice.



#### **07 THERMAL AND MOISTURE**

- The roof was replaced 1 year ago with a modified bitumen roof and granular coated cap sheet. It appears to be in excellent shape. The extent of roof insulation is unknown.
- The barrel skylight in the lobby is a translucent polycarbonate material. It is 15 years old with a life expectancy of 20+ years. There are no signs of damage from hail and only minor yellowing of the panels. There is mold build-up, so a power wash would be recommended. The replacement cost for new skylight panels and minimal structure would be about \$315,000.
- The exterior plaster installed over the concrete block shows signs of repair in many locations. The appearance of these repairs is noticeable due to a smooth finish compared to the sand finish of the plaster. The exterior is painted with elastomeric paint which is excellent at sealing against water but shows some signs of sagging.
- It appears that there is 4" fiberglass batt insulation above the lay-in ceilings.







## **08 OPENINGS**

- The exterior walls have a few aluminum storefront windows with insulated glass which appear to be in good shape. The Police Dept will need to replace the glass with bullet proof glass.
- There are several interior aluminum storefront systems which also appear to be in good shape.
- Standard doors are solid core wood with plastic laminate (blue) finish and in good shape. The door frames are pre-finished “knock-down” steel frames and most are rated 20 minutes. New doors and frames shall match existing unless required to be a “specialty” door.



## **09 FINISHES**

- The partitions are drywall over a mix of wood and steel stud framing. Most are in good shape and can remain in place as needed per potential space planning. The current space plan attempts to keep as many of the existing walls as possible. All walls are painted light blue and should all be repainted.
- The ceiling tiles show signs of water damage in several locations. The area with 12’ ceilings would most likely need to be lowered to a more standard 9’ if laid out as office space. The ceiling grids are in good shape. Rest room ceilings should be replaced with moisture resistant grid and tiles.
- The carpeted areas show signs of wear and water damage and should be replaced in all locations. Resilient base is in good shape but is typically replaced with the floor finish.
- Ceramic tile floors at restrooms and entrances are in good shape, albeit a bit dated looking. Tile floors will need a professional cleaning.
- Ceramic wall tile in restrooms is generally in good shape. Some areas will need to be patched in where restroom modifications are required.





## 10 SPECIALTIES

- Toilet accessories and toilet partitions are in fair shape. These can remain or can be upgraded depending on owner's wishes and functionality.



## 11 EQUIPMENT

- None noted.

## 12 FURNISHINGS

- There are about 70 office cubicles which are in good shape if there is a need for these. There are also numerous desks and chairs.



## 22 PLUMBING

- See report from DBR.
- Most plumbing fixtures are in good shape but will need a professional cleaning. Flush valves should be replaced depending on water efficiency.
- Auto-faucets for lavatories should be considered for efficiency and hygiene.



## 23 HVAC

- See report from DBR.

## 26 ELECTRICAL

- See report from DBR.
- All lighting is fluorescent and should be replaced with LED for efficiency and quality. Many lights are currently not working due to bad ballasts.



**The following comments are with regards to specific department requirements**

**30 PUBLIC SPACES**

- Provide service window at Lobby.
- Provide bullet proof wall between Dispatch and the public lobbies (Main Lobby and Police Lobby)

**31 DISPATCH**

- Hardened construction.
- 6 - 8'x8' consoles by Owner.

**32 ADMINISTRATION**

- Provide bullet proof glass at all exterior windows.
- Remove window at IT Network.
- Existing 10' 2x2 ceiling in corridors. 9' 2x4 ceiling in offices. Grids to remain; provide new tiles.
- Break Room: Relocate existing millwork to this room. Provide new countertop.

**33 PATROL**

- Existing 10' 2x2 ceiling in corridors. 9' 2x4 ceiling in offices. Grids to remain; provide new tiles.

**34 EVIDENCE**

- Hardened construction at department perimeter. Ideally a lightweight material so slab does not have to be modified.
- Faraday "cage" to shield electromagnetic signals.
- Workroom shall have vent hood, dehumidifier, sink w/ eyewash.
- 24 pass-thru evidence lockers.
- Evidence storage shall have compact rolling shelves.
- Existing 12' 2x4 ceiling in this area. Provide new 10' 2x2 grid and tile. Consider keeping grid in large Evidence room.
- Provide pass-thru in doors to Evidence Office from Corridor.

**35 JUVENILE**

- Walls to be hardened, ie plaster or CMU.

**36 CRIMINAL INVESTIGATIVE DIVISION**

- Existing 9' 2x4 ceiling in 8 CID offices to remain. Provide new 9' 2x2 ceiling in all other areas.

**37 JAIL**

- Walls assumed to be 8" CMU. Consider alternate lightweight material so slab does not have to be modified.
- Reinforced plaster ceilings
- Provide prisoner lockers in corridor wall.

**38 SHARED SPACES**

- Provide 3" raised floor in Training / E. O. C. Hardened construction
- Millwork in Kitchen to remain. Modify for refrigerator. Provide new countertops.
- Provide new 9' 2x2 moisture resistant ceiling grid/tiles in all restrooms / showers.

**39 SITE ELEMENTS**

- Provide (natural gas?) generator for full building capacity. (South Texas Nuclear already has generator for their space).
- Covered parking shall be aluminum canopy system such as Aluminum Techniques.



- Fencing shall be 8' chain link with privacy slats.
- Parking may need restriping.
- BCPS will install a 40' tower at the SE corner of the building. A tree will likely need to be removed. ZCA would like to save it by strategically locating the tower. 2 trees to be removed for Sallyport addition.

#### **40 FIRE DEPARTMENT**

- ZCA did not have access to the Wharton Junior College space during our site visit except what's visible thru glass.
- Assume finishes in MEN and WOMEN to remain.
- Assume 9' 2x2 ceilings to remain.
- Tile corridors to remain. Any carpet to be removed.
- Apparatus Bay addition likely to go on the north side of building. Existing metal building / canopy to be demolished. This may possibly be reused as a canopy for the antique fire truck.
- Apparatus Bay shall have water fill stations for 2 ½" quick couple, air compressor, and slip resistant floors.
- Provide forced ventilation and space heaters.
- The extent of renovations in the 60' x 60' adjacent building to the north for Fire Dept use is to be determined.

#### **41 SUMMARY**

- Overall, this building is in good shape with a few cosmetic upgrades needed.
- The Tenaris tenant space is large enough to accommodate the Police Department / EOC functions. Based on ZCA's current floor plan, most of the walls can remain in place with extra space for bonus areas and expansion. A small addition of a sallyport and related garages would need to be constructed to fulfill program requirements.
- The Wharton Junior College tenant space (when available) is also large enough to accommodate the Fire Department functions with significant additional space available for expansion. A 6-bay apparatus addition and related maintenance spaces would need to be constructed to fulfill program requirements.



April 7, 2021

Ziegler Cooper Architects  
700 Louisiana Street, Suite 350  
Houston, Texas 77002  
Attn.: Mr. Steve Lucchesi, AIA

Re.: Due Diligence Structural Review  
Bay City Public Safety Headquarters  
4000 Avenue F  
Bay City, Texas 77414  
Pinnacle Project No. 21031

Dear Steve:

Per our contracted scope of work on this project, Pinnacle provided a structural review on March 19, 2021 of the existing building at the address listed above. We understand that the building is being evaluated for potential suitability to serve as headquarters for the City's public safety division, including the police and fire departments. The existing structure was previously used for retail, and the new renovated space will house E.O.C., Dispatch, Records Storage, Evidence Storage, etc.

Our review was visual-only in nature and no related structural analysis was performed. We were also provided as-built structural drawings for both the original building construction and subsequent building renovation, which included a major structural modification at the entry lobby.

#### *General Observations*

Per the as-built drawings, we understand this single-story building was originally constructed in 1989, was most recently renovated in 2007, and is approximately 86,500 sq. ft. in footprint. The exterior of the building is primarily a stucco finish on all sides of the building except the west (rear) elevation, with glass doors at the entry and punched openings at windows (ref. Fig. 1). The roof primarily drains toward the rear of the building into a gutter system.

The renovation in 2007 included major modifications to the structure at the building entry, in order to remove a portion of the existing roof structure and add a taller, rolled skylight roof in that location (ref. Fig. 2). New steel columns and concrete footings were cast to support the newly added entrance façade and roof elements.

There is also an open, pre-engineered metal building (PEMB) steel structure on the north side of the building that is surrounded by a chain-link fence (ref. Fig. 3).



## *Structural Framing*

The structure of the building is a hybrid of structural building materials. The roof structure is framed with metal roof deck supported by steel joists and joist girders. The roof structure is supported by structural steel columns at the interior, and by load-bearing CMU (concrete masonry unit, i.e. cinder block) wall construction at the exterior (ref. Fig. 4). The steel elements are connected to the CMU walls by welding them to embed plates that were cast into the bond beam around the top of the walls. In addition to serving as the exterior envelope of the building, the CMU walls act as shear walls in the lateral-force resisting system, primarily to resist wind loads. The walls have parapets on the north, east and south elevations that step down as the roof slopes to the west. It appeared that several new openings had been installed in the CMU walls around the building, likely during the 2007 renovation work.

We were able to confirm the roof framing type by viewing above the acoustical ceiling tiles with ladder access, although some sections of the building had hard ceilings installed (gypsum board, in lieu of drop-in ceilings), and thus we were not able to view the condition of the structure above in those locations. In general, we observed the decking and framing to be in good condition, with only minimal signs of potential water intrusion in a few locations on the south end of the building. We were not able to gain access to the north end of the building during our site visit.

The as-built drawings indicated that a wood-framed mezzanine was located at the southwest corner of the building, perhaps for previous use as a storage area or mechanical mezzanine. However, we observed the area in question and it appeared the mezzanine had been removed at some time in the past.

## *Foundations and Slab*

The as-built structural drawings indicate that the foundations consist of a 4 ½" thick concrete slab over 6 mil poly, reinforced with #3 bars at 18" on center, each way, at mid-depth. The exterior CMU walls are supported by 24" deep concrete grade beams. The grade beams and the interior steel columns are supported on cast-in-place belled concrete piers to a depth of approximately 6 feet below grade.

We walked much of the internal areas that were accessible to us on the day of our visit, and did not note any areas that had noticeable cracking at the flooring or change in slab slope. We noticed a couple of locations where the interior gypsum board walls showed cracking that could be associated with some movement of the slab (ref. Fig. 5).

We also walked the exterior perimeter of the building and typically did not note visible cracks in the building façade that would indicate potential ongoing differential settlement at the building footings. The exception was the bottom of a window on the south elevation of the building near the southeast corner (ref. Fig. 7), where we had also observed cracking at the interior finish from the top of the same window as well (ref. Fig. 6).

We noted that there are trees in planter areas that are very close to the building on the east and south sides, and the belled piers bear at a relatively shallow depth of 6 feet below grade, but it is unclear if the tree root systems may or may not have contributed to the foundation movement at the location of the cracked façade. We also noted from the as-built drawings that the original building construction included a small covered area in this same location at the southeast corner that had been removed at some point in the past.

It is worth noting that it appeared the entire exterior façade had recently been refinished and/or repainted, and the stucco expansion joints were filled with relatively new sealant. In some cases, upgrades to the façade can conceal cracks that have developed in the finishes, making it more difficult to identify any associated shifting at the foundations.

There are also a few specialty equipment foundations on the north side of the building, including two antenna bases, a generator pad, and some additional equipment under the open steel-framed canopy structure.

### *Conclusions*

Overall, we believe the structure and the foundation of the building to be in relatively good condition, particularly considering the original construction age at over 30 years old. It appears that the building sees regular maintenance, including waterproofing at joints/sills and painting of the stucco facade, which has helped it maintain its condition and should be continued in the future; however some roof repairs may be required if observed water ceiling staining is indeed associated with minor roof leaks.

Should you have any questions regarding this observation report, please feel free to contact our office for additional information from us.

Sincerely,  
Pinnacle Structural Engineers, Inc.  
TBPE Firm Registration No. F-8609



Adam Cryer, P.E.  
President

Pinnacle Structural Engineers  
TBPE Firm Registration No: F-8609



# **APPENDIX**



**Figure 1 – East (Front) Elevation of the Building**



**Figure 2 – Interior View at Lobby Entrance**



**Figure 3 – Steel-Framed Open Canopy Structure at North Side of Building**



**Figure 4 – Typical Steel Roof Attachment at Exterior Load-Bearing Concrete Masonry Wall**



**Figure 5 – Gypsum Wall Crack at Interior Wall**



**Figure 6 – Gypsum Wall Crack at Exterior Wall (Near SE Corner of Building)**





**Figure 7 – Facade Crack at Exterior Wall (Near SE Corner of Building)**





**PROPOSED, BAY CITY PUBLIC SAFETY  
HEADQUARTERS  
MECHANICAL, ELECTRICAL AND PLUMBING  
SYSTEMS ASSESSMENT  
BAY CITY, TEXAS**

April 2021

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## Introduction

DBR was engaged to review and assess the MEP systems serving an existing building in Bay City Texas, that may be the new headquarters for the Bay City Police Department. DBR visited the building on March 19, 2021 to visually observe readily accessible MEP system components of the building. We did not perform any capacity tests or detailed investigation of individual items of equipment. Our review is intended to be a rough overview of the installation and maintenance of the systems as installed. No attempt was made to determine the cause of any system malfunction.

The building is a single-story, 86,500sf structure, that was originally a retail establishment built in 1989. The proposed space for the police department headquarters is an existing renovated space that takes up about 50% of the building and was constructed in 2007 (est). The space was vacant when we visited, and the HVAC system was not operational.

## Existing Conditions

### HVAC System

1. Description:  
The air conditioning and heating is provided by 8, single zone, roof mounted, packaged units with gas heat. The units are controlled by local thermostats for temperature control with, what appears to be, a master programmable thermostat for scheduling, located in the custodial room. The air is distributed from the units to the occupied space diffusers by fibrous duct (duct board) which is a pressed fiberglass sheet with a binder, secured with staples and tape. Serial number information on the roof top units, indicates the units were constructed in February of 2007, making them over 14 years old. There is some observed corrosion on the casing of the units. The units have been placed on curb adapters because their dimensions were different from the existing roof openings. The units were not functioning when we visited the site, so we have no observations of operating conditions. The condensate drain piping is constructed of PVC pipe which has degraded and broken in several places, which will result in discharge of condensate onto the roof. We observed a wall mounted, packaged unit serving the main electrical/communication room that houses the electrical gear and incoming communication utilities. We couldn't find the model number or serial number, but it is a BARD unit estimated at 2 tons.

Ventilation (exhaust) of restrooms and other spaces is accomplished with ceiling mounted exhaust fans that appear to discharge into the plenum space (we didn't observe any ducting to the outside).

Roof top unit #1:

Lennox

Model #: LGC120S4BS2G (10 ton, standard efficiency)

Serial #: 5607B00521 (February 2007)

Roof top unit #2:  
Lennox  
Model #: LGC150S4BS2G (12.5 ton, standard efficiency)  
Serial #: 5607B00631 (February 2007)

Roof top unit #3:  
Lennox  
Model #: LGC150S4BS2G (12.5 ton, standard efficiency)  
Serial #: 5607B00628 (February 2007)

Roof top unit #4:  
Lennox  
Model #: LGC120S4BS2G (10 ton, standard efficiency)  
Serial #: 5607B00520 (February 2007)

Roof top unit #5:  
Lennox  
Model #: LGA240H4Bs5G (20 ton, standard efficiency)  
Serial #: 5607B00141 (February 2007)

Roof top unit #6:  
Lennox  
Model #: LGC150S4BS2G (12.5 ton, standard efficiency)  
Serial #: 5607B00630 (February 2007)

Roof top unit #7:  
Lennox  
Model #: LGA060H4BS5G (5 ton, standard efficiency)  
Serial #: 5607B00798 (February 2007)

Roof top unit #8:  
Lennox  
Model #: LGA090H4BS3G (7.5 ton, standard efficiency)  
Serial #: 5607B00521 (February 2007)

## 2. Analysis:

The roof mounted units are more than 14 years old and are at the end of the anticipated life expectancy according to the ASHRAE life expectancy chart, attached. The life expectancy chart is based on statistics for median life expectancy so budgeting should include replacement of half of the units, at least.

Consider replacing the BARD unit serving the electrical/communications room.

The condensate drainage piping on the roof is in very poor condition and should be replaced.

The wall mounted unit serving the electrical room did not provide cool air when the thermostat was adjusted, indicating poor condition.

The exhaust system (ceiling mounted fans) are in fair condition but require ducting to discharge to the outside.

The HVAC control system is a standalone type that is not monitored. An upgrade to the control system should be considered to optimize energy efficiency, provide more adjustment, and provide monitoring of the HVAC and associated systems.

The life expectancy of the fibrous duct is 10-15 years, so it is near the end of its anticipated life span. The fibrous duct is not as durable as sheet metal and may not survive extensive renovations to the configuration, this should be considered in the decision whether to attempt to reuse it.

## Electrical System

### 1. Description

The electrical service is a 1200-amp, 480/277-volt system, supplied by a pad mounted transformer outside of the main electrical room, near the south east corner of the building. The main gear was manufactured by Siemens and is the original gear, as indicated on the name plate manufacture date of 07/89. The main gear contains fusible switches that feed a 600 amp distribution panel for HVAC equipment, (3) 200 amp lighting panels, parking lot lighting, a 150 kVA (est) and a 225 kVA transformer. The 225 kVA transformer feeds a 600a, 120/208v distribution board. This distribution board contains fused switches to feed 6, 120/208 branch circuit panel boards for convenience and equipment outlets. This main gear and distribution equipment feed the entire, original retail building. This report covers the condition of the equipment in the subject renovation area, about 34,000 sf. The distribution equipment, transformer and panelboards observed during our visit were original to the building (1989). There was no emergency generator servicing the subject renovation area. To our knowledge, there is one meter for the entire building and the building owner splits the utility charges manually. Within the scope of the proposed renovation, the addition of submetering could be considered to track energy usage per tenant.

Lighting is provided by lay-in, fluorescent fixtures and recessed can lights in the office areas with surface mount fluorescent fixtures in back of house and mechanical spaces. Several light fixtures observed were partially illuminated and/or not functioning. There appeared to be a lighting control system as indicated by momentary contact switches in various places. Occupancy sensors were not observed in the spaces. Exterior lighting is provided by surface mounted fixtures on the building and LED pole lighting with integral photocells, all appear to be in good condition.

Egress lighting and exit signs are surface mounted, thermoplastic exit signs with integral egress lighting. We didn't observe places with exit signs missing or needed. Egress lighting appears to be in fair condition but being installed at the time of this renovation (2007), they are 14 years old.

Power for branch circuits to the subject renovation is provided in two locations. There is a 200a, 120/208v branch circuit panelboard and a 100a, 120/208 volt branch circuit panelboard located in the custodial room in the north east section of the space. There is a 200a, 120/208v branch circuit panelboard and a 100a, 120/208 volt branch circuit panelboard in the south east electrical room. These branch circuit panel boards are original and are full.



## 2. Analysis

The electrical gear we observed was original to the building, about 32 years old. There are no set or published limits, per standards of the life of equipment. The components such as switch mechanisms and breakers do have limited performance based on number of mechanical operations, load current operations and short circuit operations. Due to the age of the original breakers in the existing panels, we would recommend new panel boards, to facilitate new breakers, to serve any renovations.

The 225 kVA transformer is 32 years old. There are no known methods of determining the remaining life of an old transformer therefore the industry practice is to replace the equipment only after it fails. Since renovations are planned, the transformer should be considered for replacement due to age and to improve energy efficiency.

The fluorescent lighting requires extensive maintenance to get all fixtures fully functioning. Once all lamps and ballasts requiring repair/replacement are completed, there will still be ongoing lamp and ballast maintenance required. Upgrade to LED lighting with occupancy sensors is recommended for electrical usage and maintenance costs.

The anticipated life of batteries in egress lighting is about 4 years, which exceeds the age of the current egress lighting. We recommend the replacement of the existing egress lighting to be sure the lighting level, for egress, required by code, is maintained.

## Plumbing System

### 1. Description

The plumbing system consists of copper supply piping and PVC sanitary waste and vent, that we could observe above ceiling and at the wall connections. Given the age of the original building, the underground waste piping may be cast iron, but we could not verify this during our visit. The plumbing fixtures are floor mounted water closets and wall mounted urinals. The restrooms on the south east side of the building contain water closets that utilize tank type flushing and urinals that utilize flush valves. The restrooms on the south west side of the building contain water closets that utilize flush valves and urinals that utilize flush valves. The lavatories in the restrooms are counter mounted served by manually operated faucets with hot and cold water and soap dispenser. We observed several breakroom types of spaces with counter mounted stainless steel sinks served by manually operated faucets with hot and cold water. All plumbing fixtures appeared to be in fair-good condition. The electric drinking fountains are bi-level, stainless steel and appear to be in good condition.

Water heating is accomplished through 2, 40-gallon, electric water heaters. One is located on the east side of the building inside a closet within the men's restroom. One is located in a closet in a corridor on the west side of the building near the custodial room. The serial numbers indicate they manufactured in 2006. We did not observe a circulating pump on the system.

### 2. Analysis

The plumbing system appears to be in fair to good condition and there were no reports of issues with the system.

The water heaters are 15 years old which is near the anticipated, useful life span of an electric water heater. The renovations will most likely change the configuration of the hot water system design and it should not include reusing these water heaters.

## Fire Protection

### 1. Fire alarm system

There is an electronic fire alarm panel with full coverage of the entire building with smoke detection, pull stations and horn strobes. The current system covers the entire building which includes the subject space and the other organizations that occupy the building. If the proposed renovation intends to utilize the current system, it may require some expansion, depending on the renovation design. There were no reported problems with the system. There are labels showing the fire alarm system was installed in 2014.

### 2. Fire sprinkler system

There is a full coverage sprinkler system in the building. The entire building is served by a single utility entry that is split into two zones. It appears to be sufficient if the proposed renovation matches the current "business" occupancy. We observed a PVC pipe exiting the building on the south end, at about 12' elevation, extending about 12" and then turning down and terminating at the paving in the pedestrian walkway. Investigation showed this to be an auxiliary drain line for the fire sprinkler system.

### 3. Analysis

The fire alarm system appears to be in good condition.

The fire sprinkler system appears to be in good condition.

The auxiliary drain line that extends outside of the building should be rerouted so it's not subject to damage.

## Recommendations

1. Replace 4 roof top units.
2. Replace condensate drain piping on the roof.
3. Consider replacing BARD unit serving electrical/communications room.
4. Provide ducting to the outside for exhaust fans.
5. Consider upgrading controls system.
6. Consider upgrading to LED lighting for energy and maintenance cost reduction.
7. Consider replacement of branch circuit panelboards.
8. Replace egress lighting.
9. Consider replacement of 225 kVA transformer
10. Reroute fire sprinkler auxiliary drain line to terminate in floor sink in water heater room or custodial room.

## Appendix 1: Opinion of Probable Cost for Recommendations

This budget is comprised of an opinion of probable cost. This budget estimate shall not be construed as an offer to perform the work for this cost and we do not provide any guarantee that bids for this work will match the budget estimate. This budget is based on addressing our observations, in order to resume the use of the space as currently configured. Any renovation work or changes in systems should be budgeted separately.

	Recommendation	Quantity	Unit	Unit Cost	Totals
1	Replace Roof Top Units (10 tons)	4	Ea	\$15,000.00	\$60,000.00
2	Replace/repair condensate drain piping	1	Ea	\$5,600.00	\$5,600.00
3	Duct exhaust to outside	3	Ea	\$950.00	\$2,850.00
4	Replace egress lighting	1	Ea	\$23,100.00	\$23,100.00
5	Reroute fire sprinkler drain	1	Ea	\$3,750.00	\$3,750.00
6	Repair of fluorescent lighting	1	Ea	\$5,400.00	\$5,400.00
	<b>Total</b>				<b>\$100,700.00</b>
Item No.	Recommendation (Optional)	Quantity	Unit	Unit Cost	Totals
1	Replace BARD unit for electrical room (2 ton)	1	Ea	\$5,700.00	\$5,700.00
2	Upgrade controls system	1	Ea	\$8,900.00	\$8,900.00
3	Upgrade to LED lighting	1	Ea	\$122,500.00	\$122,500.00
4	Replace branch circuit panelboards	3	Ea	\$6,720.00	\$20,160.00
5	Replace 225 kVA transformer	1	Ea	\$19,650.00	\$19,650.00
	<b>Total</b>				<b>\$176,910.00</b>



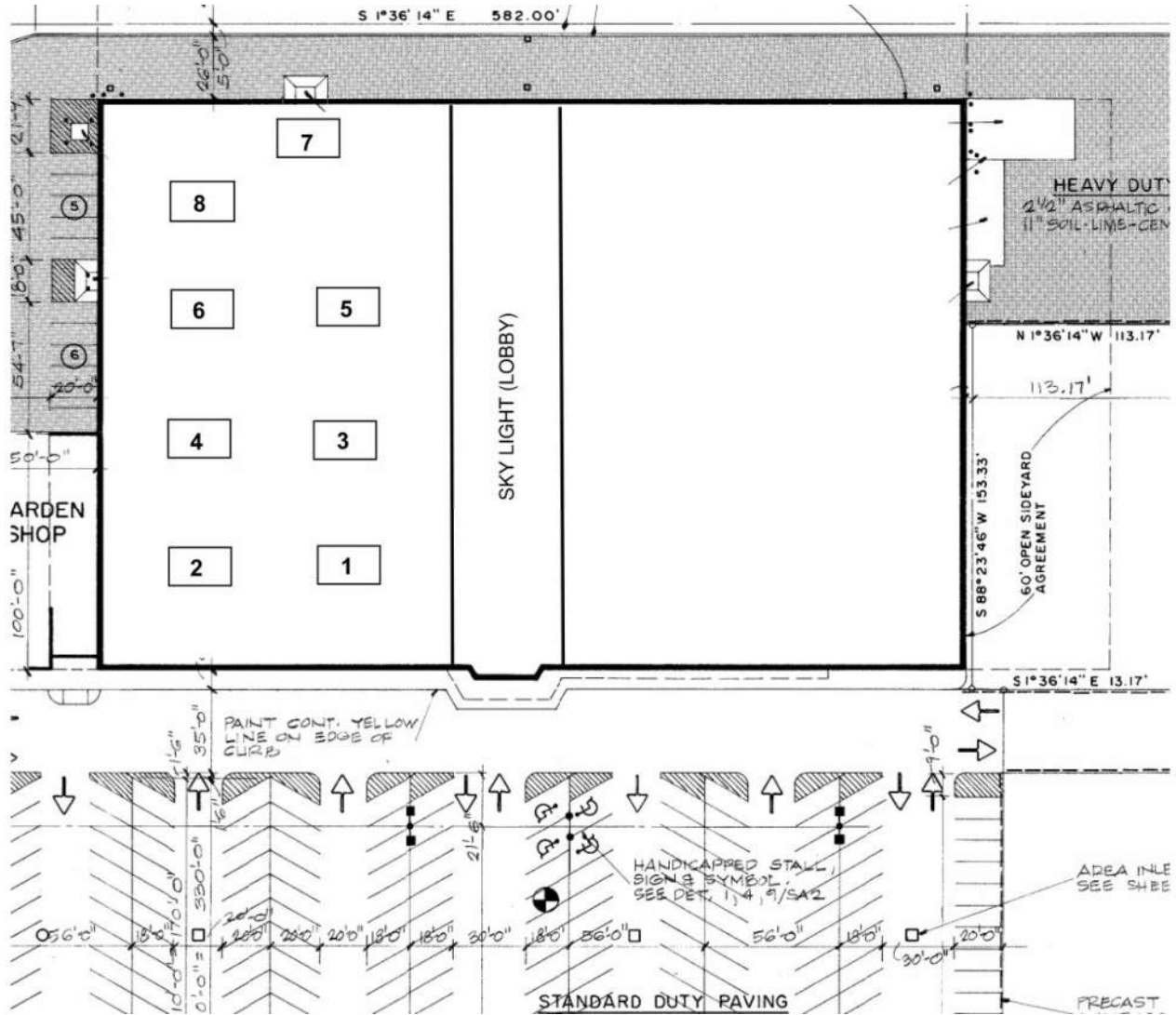
## Appendix 2: ASHRAE Equipment Life Expectancy Chart

### ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment.  
 For additional info about ASHRAE the website is [www.ashrae.org](http://www.ashrae.org).

Equipment Item	Median Years	Equipment Item	Median Years	Equipment Item	Median Years
Air conditioners		Air terminals		Air-cooled condensers	20
Window unit	10	Diffusers, grilles, and registers	27	Evaporative condensers	20
Residential single or Split Package	15	Induction and fan coil units	20	Insulation	
Commercial through-the wall	15	VAV and double-duct boxes	20	Molded Blanket	20
Water-cooled package	15	Air washers	17	Blanket	24
Heat Pumps		Ductwork	30	Pumps	
Residential air-to-air	15	Dampers	20	Base-mounted	20
Commercial air-to-air	15	Fans		Pipe-mounted	10
Commercial water-to-air	19	Centrifugal	25	Sump and well	10
Roof-top air conditioners		Axial	20	Condensate 15	
Single-zone	15	Propeller	15	Reciprocating engines	20
Multi-zone	15	Ventilating roof-mounted	20	Steam turbines	30
Boilers, hot water (steam)		Coils		Electric motors	18
Steel water-tube	24 (30)	DX, water, or steam	20	Motor starters	17
Steel fire-tube	25 (25)	Electric	15	Electric transformers	30
Cast iron	35 (30)	Heat Exchangers		Controls	
Electric	15	Shell-and-tube	24	Pneumatic	20
Burners	21	Reciprocating compressors	20	Electric	16
Furnaces		Packaged chillers		Electronic	15
Gas- or oil-fired	18	Reciprocating	20	Valve actuators	
Unit heaters		Centrifugal	23	Hydraulic	15
Gas or electric	13	Absorption	23	Pneumatic	20
Hot water or steam	20	Cooling towers		Self-contained	10
Radiant Heaters		Galvanized metal	20		
Electric	10	Wood	20		
Hot water or steam	25	Ceramic	34		

### Appendix 3: Roof Top Unit Layout



# Appendix 4: Photographs

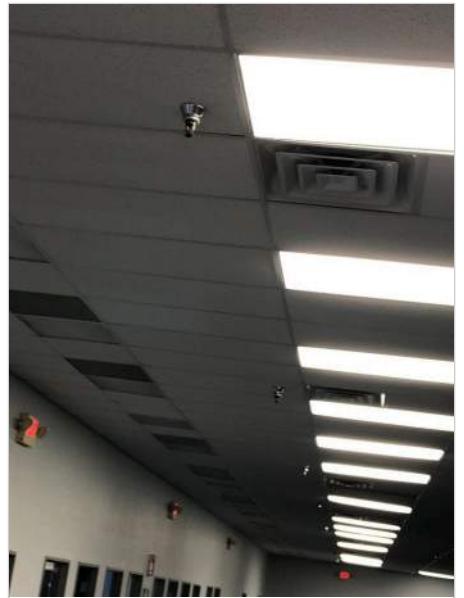
Fully sprinkled building



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Egress lighting



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## Restrooms



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## Custodial

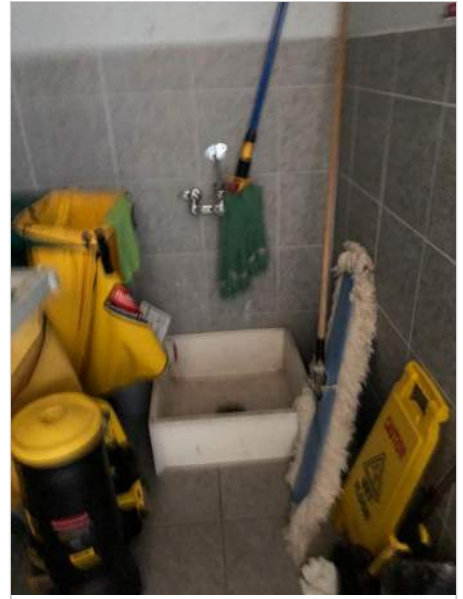




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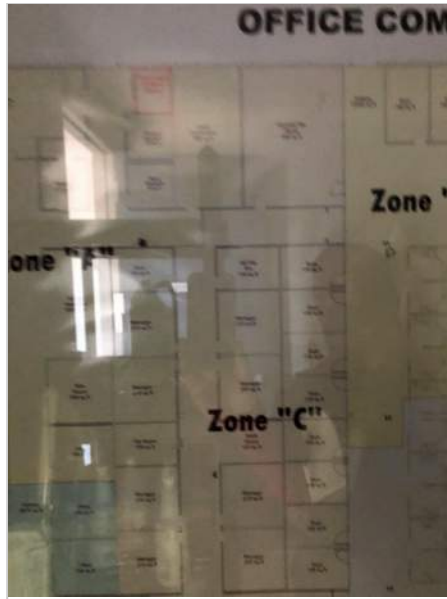


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HVAC control



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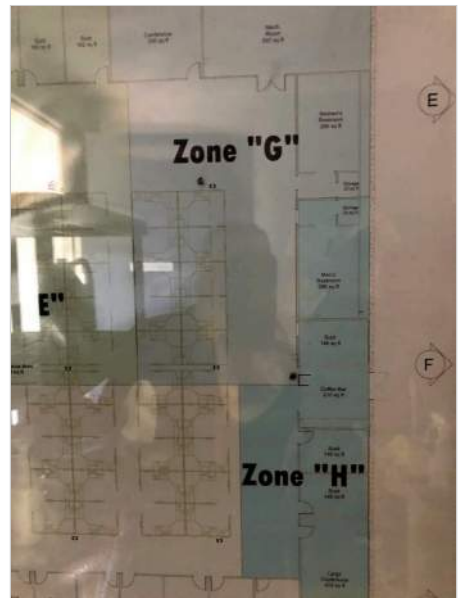
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HVAC zones



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Electrical panels



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Elec drinking fountain  
Functioning





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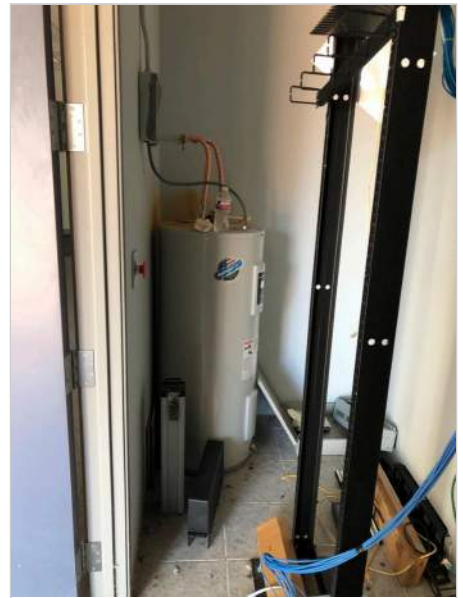
Electric water heater



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Above ceiling

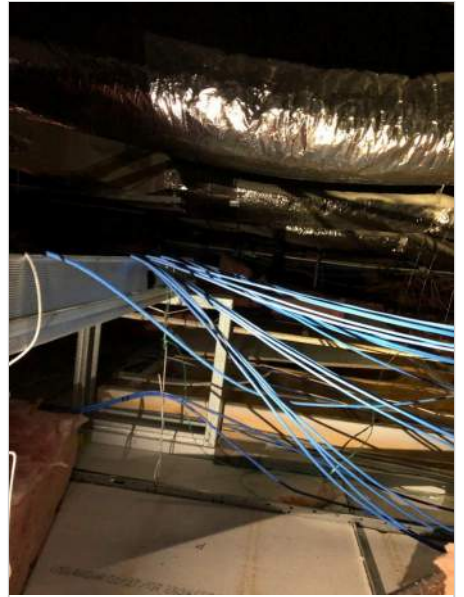




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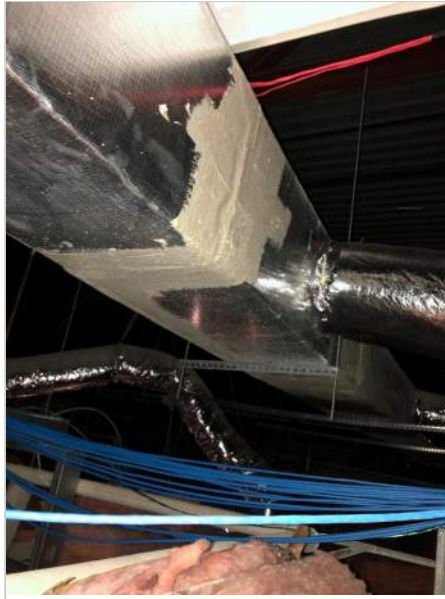
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Above ceiling 2





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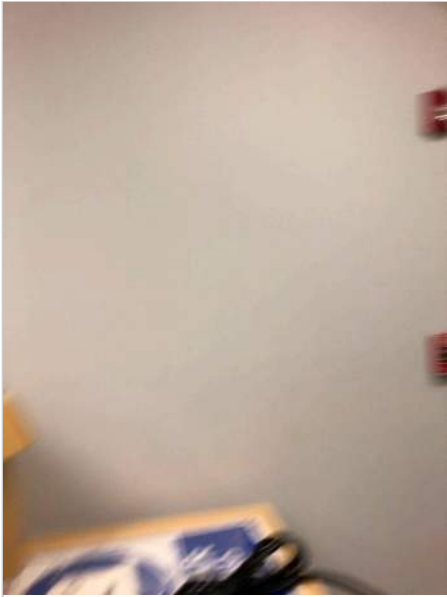
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General conditions

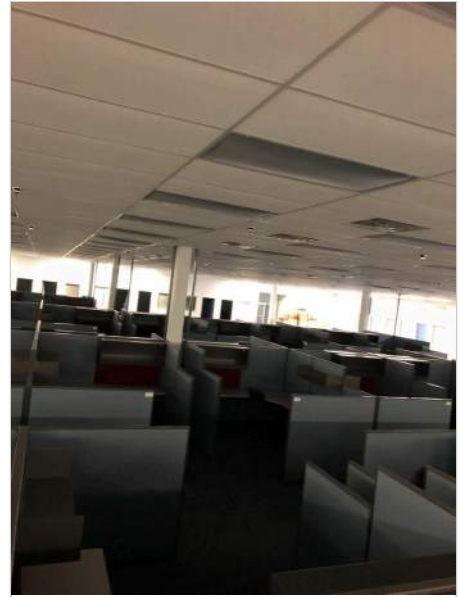




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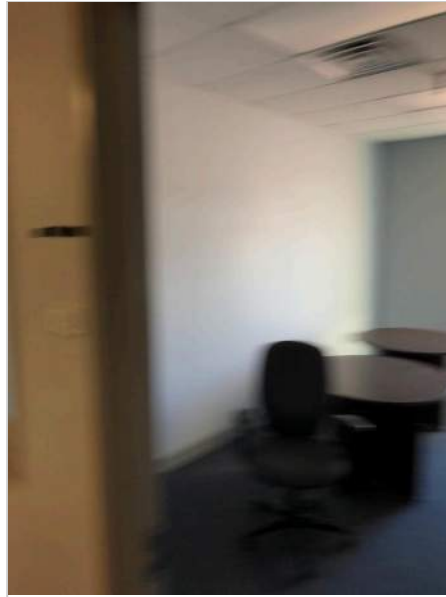
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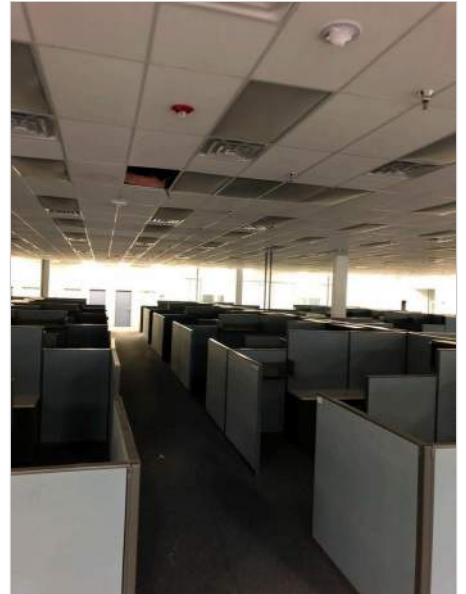
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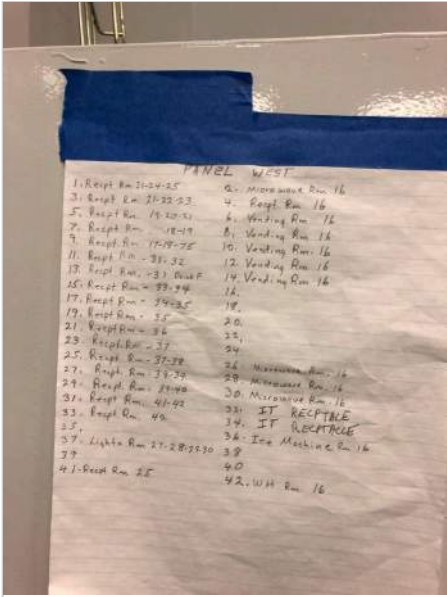
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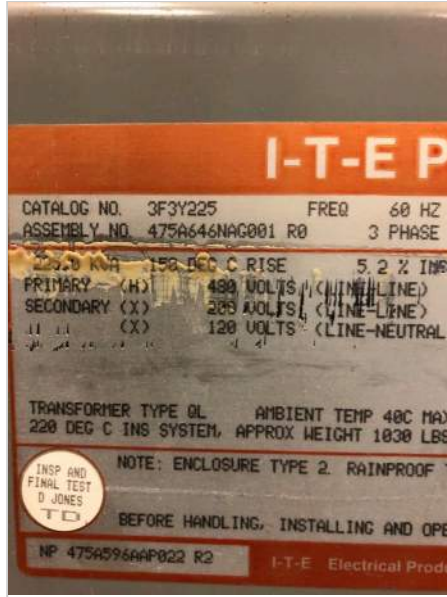
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Main electrical room



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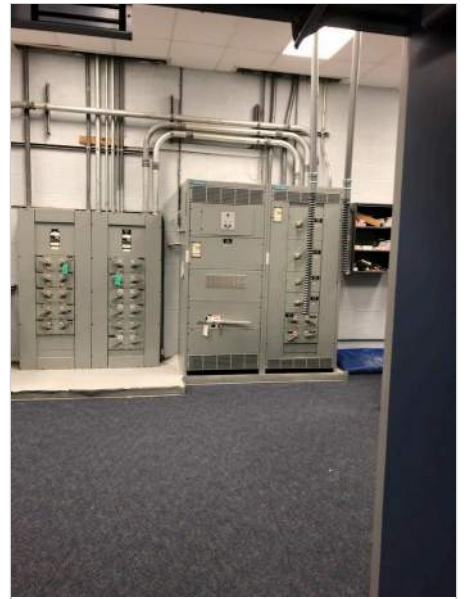
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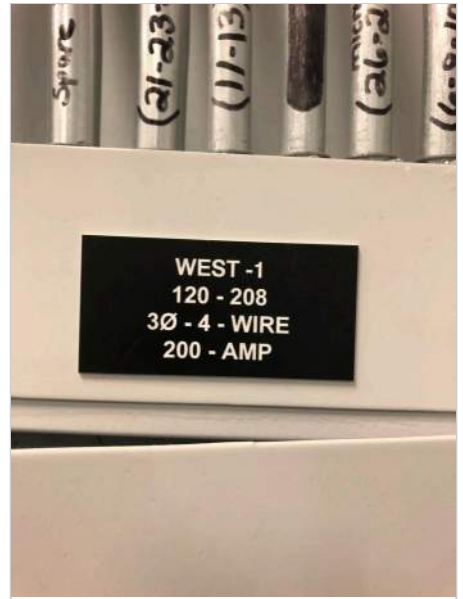




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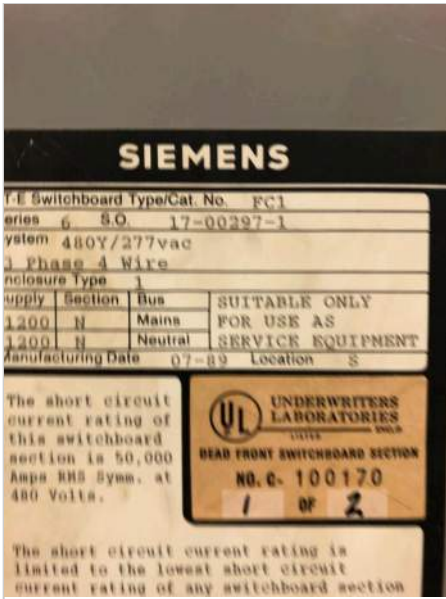


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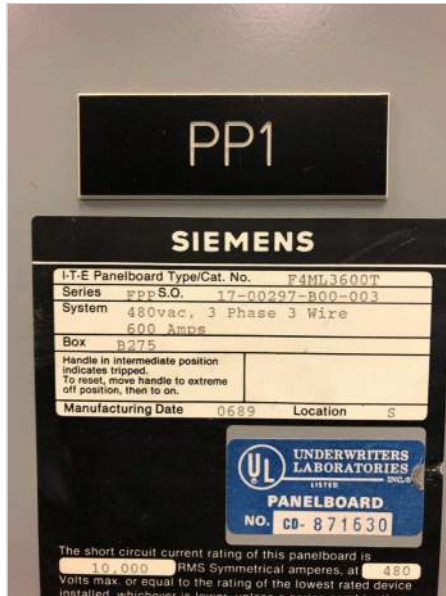
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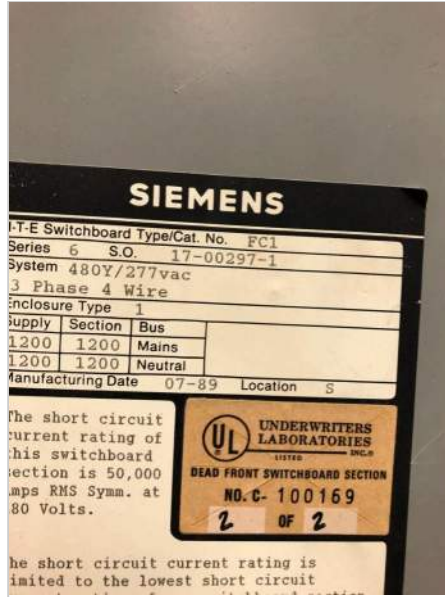


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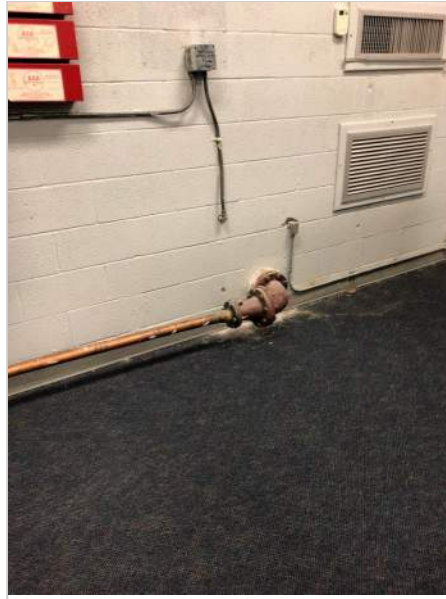


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Domestic water entry



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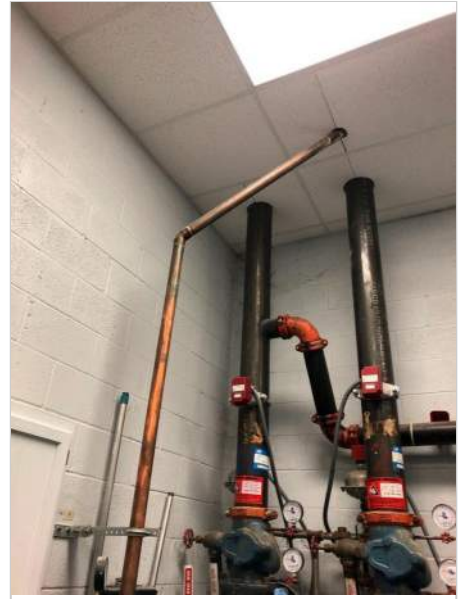
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Fire sprinkler entry





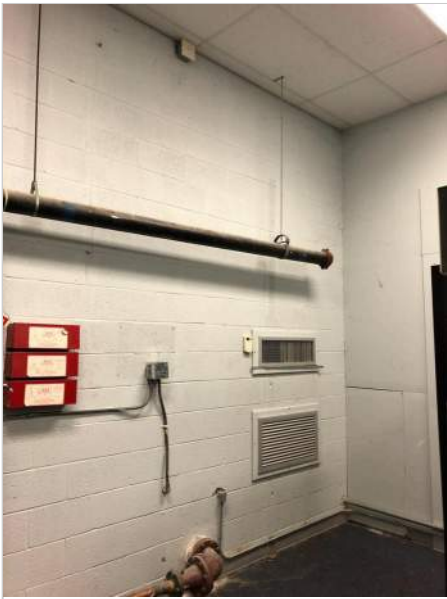
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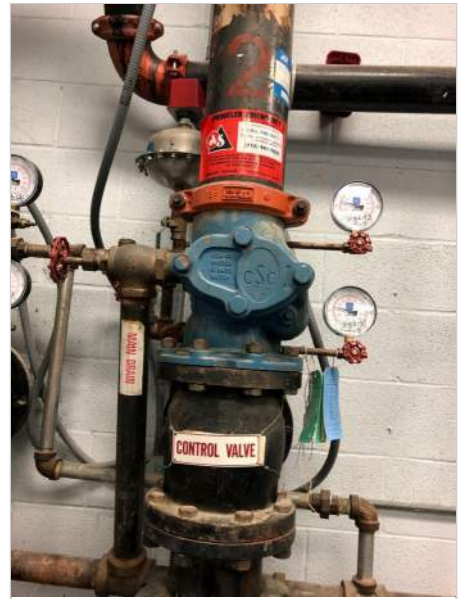
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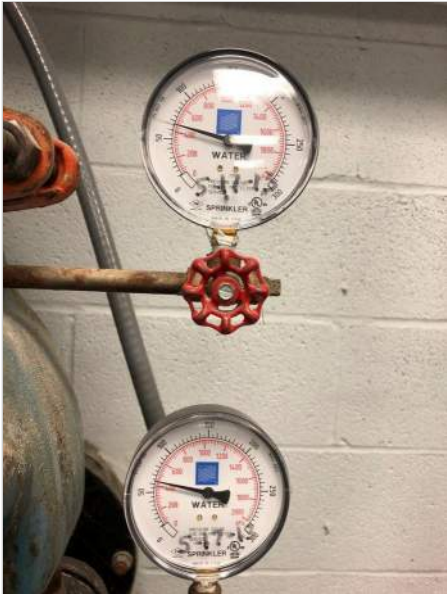
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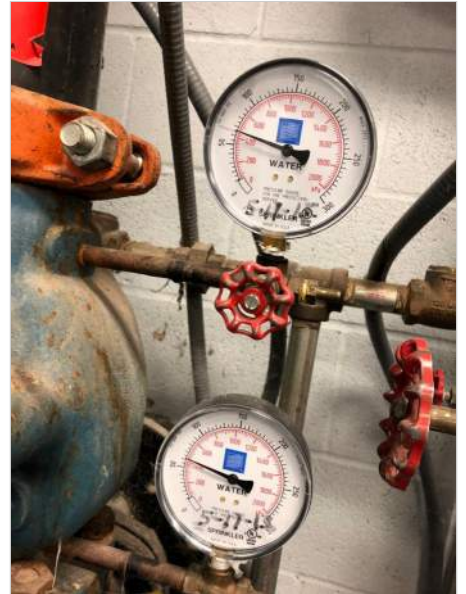
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Exterior rear





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Exterior south





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Duct board



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Fire alarm





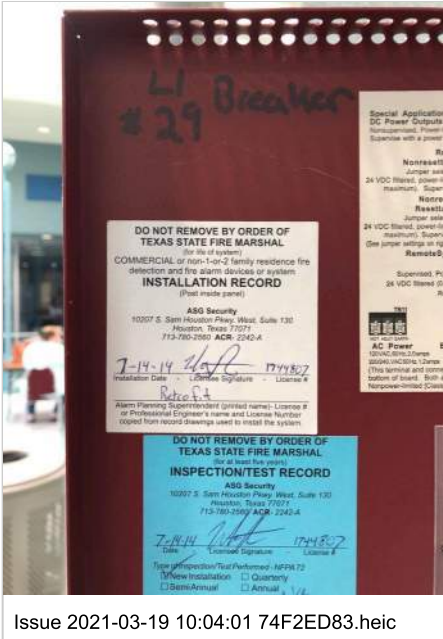
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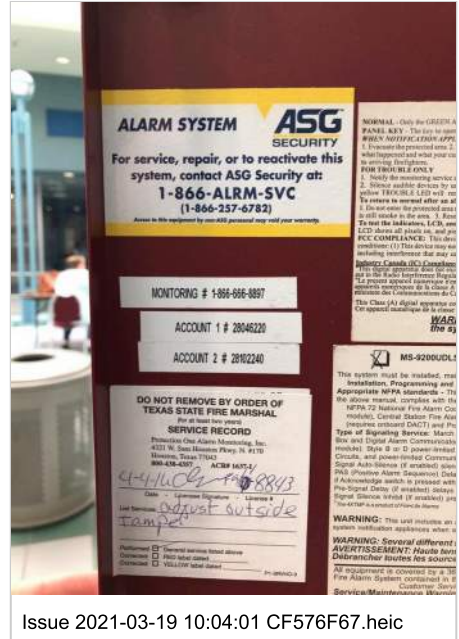
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## Electric water heater 2



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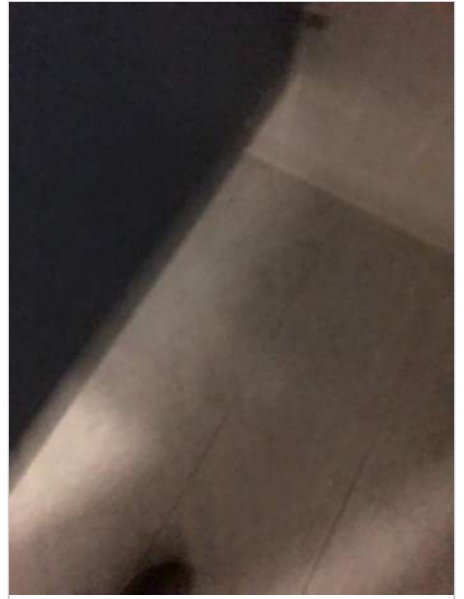
## Restroom gang



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Roof

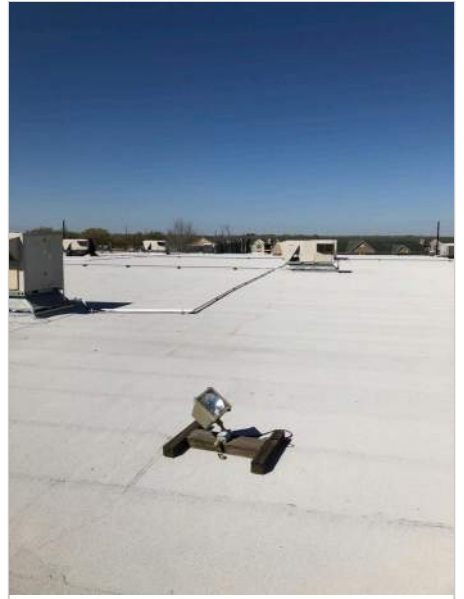




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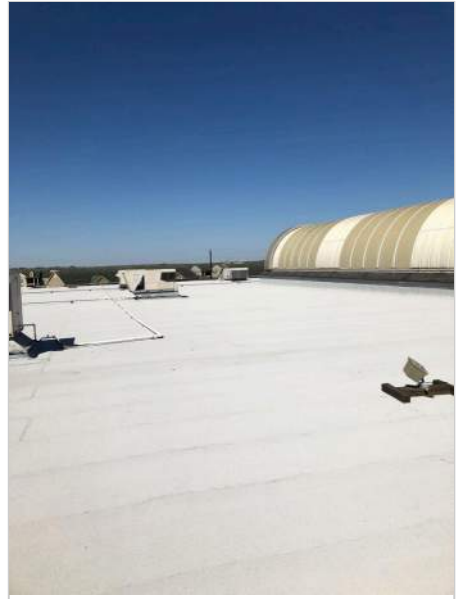
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RTU 1



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RTU2



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RTU4





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RTU3



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RTU6





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RTU7



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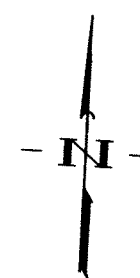
End of Report

Building Program		Ziegler Cooper Architects			
Bay City Public Safety Headquarters		Project No. 1113901		June 7, 2021	
Spaces / Areas	Proposed				
	No. Rms	People High Atn	Room Area	Total Room Area	Total Gross Area
<b>PUBLIC SPACES</b>				<b>680 s.f.</b>	<b>850 s.f.</b>
Secured Lobby ( <i>with display space</i> )	1	14	400 s.f.	400 s.f.	
Report Writing Room	1	2	100 s.f.	100 s.f.	
Fingerprinting	1	2	100 s.f.	100 s.f.	
Public Restroom	1		80 s.f.	80 s.f.	
<b>POLICE DEPARTMENT</b>	<b>98</b>	<b>202</b>		<b>16,355 s.f.</b>	<b>20,444 s.f.</b>
<b>Dispatch</b>					@80% efficiency
Dispatch ( <i>Hardened construction</i> )	1	6	1,350 s.f.	1,350 s.f.	
<i>w/future receptionist 6 - 8'x8' consoles refrigerator / microwave dining table sink file cabinets surveillance camera monitoring dry erase boards</i>					
Server/Radio Room ( <i>w/workstation</i> )	1	1	300 s.f.	300 s.f.	
Restroom	1		80 s.f.	80 s.f.	
Locker Room	1	20	140 s.f.	140 s.f.	
Storage Room	1		160 s.f.	160 s.f.	
I. T. Office	1	2	240 s.f.	240 s.f.	
Service Window			20 s.f.	20 s.f.	
<i>Access to public lobby Dispatch monitor</i>					
<b>Administration</b>					
Police Chief	1	2	200 s.f.	200 s.f.	
Closet ( <i>large enough for file cabinets</i> )	1		20 s.f.	20 s.f.	
Police Captain	1	2	185 s.f.	185 s.f.	
Closet	1		20 s.f.	20 s.f.	
Secretary	1	1	120 s.f.	120 s.f.	
Office Supply Storage	1	1	100 s.f.	100 s.f.	
Conference Room	1	12	300 s.f.	300 s.f.	
Sargents	1	6	210 s.f.	210 s.f.	
Closet	1		20 s.f.	20 s.f.	
Administrative Sargent	1	1	120 s.f.	120 s.f.	
Closet	1		20 s.f.	20 s.f.	
Lieutenant	2	2	120 s.f.	240 s.f.	
Closet	2		20 s.f.	20 s.f.	
<b>Patrol</b>					
Patrol Officers Workroom w/ lockers	1	30	700 s.f.	700 s.f.	
Computer Work Stations	4	10	40 s.f.	160 s.f.	
Patrol Briefing Room	1	12	300 s.f.	300 s.f.	
Patrol Officers Dorms	4	2 beds	90 s.f.	360 s.f.	
Locker Room ( <i>male + female combined</i> )	1	30	210 s.f.	210 s.f.	
Men's Restroom	1		126 s.f.	126 s.f.	
Women's Restroom	1		126 s.f.	126 s.f.	
Gun Storage/Armory	1		50 s.f.	50 s.f.	
SWAT Equipment Storage	1		100 s.f.	100 s.f.	
Equipment / Uniform Storage	1		180 s.f.	180 s.f.	
Radios & Server ( <i>locate close to dispatch</i> )	1		120 s.f.	120 s.f.	
<b>Evidence</b>					
Evidence Room ( <i>Hardened construction</i> )	1	8	2,115 s.f.	2,115 s.f.	
<i>24 pass-through evidence drops double entry locks processing workstation 3 full size desk spaces vent hood and exhaust fans dehumidifier sink with eyewash residential refrigerator residential freezer compact storage (rolling shelves)</i>					
Firearms Vault	1		100 s.f.	100 s.f.	
Narcotic Vault w/ vent	1		125 s.f.	125 s.f.	
Homicide Vault	1		400 s.f.	400 s.f.	
Evidence Office	2	2	200 s.f.	400 s.f.	
Evidence Supply Storage	1		60 s.f.	60 s.f.	
<b>Juvenile Dept. (not behind locked doors)</b>					
Booking	1	3	160 s.f.	160 s.f.	
Large Holding	1	2	80 s.f.	80 s.f.	
Small Holding	1	1	40 s.f.	40 s.f.	
Toilet	1	1	50 s.f.	50 s.f.	



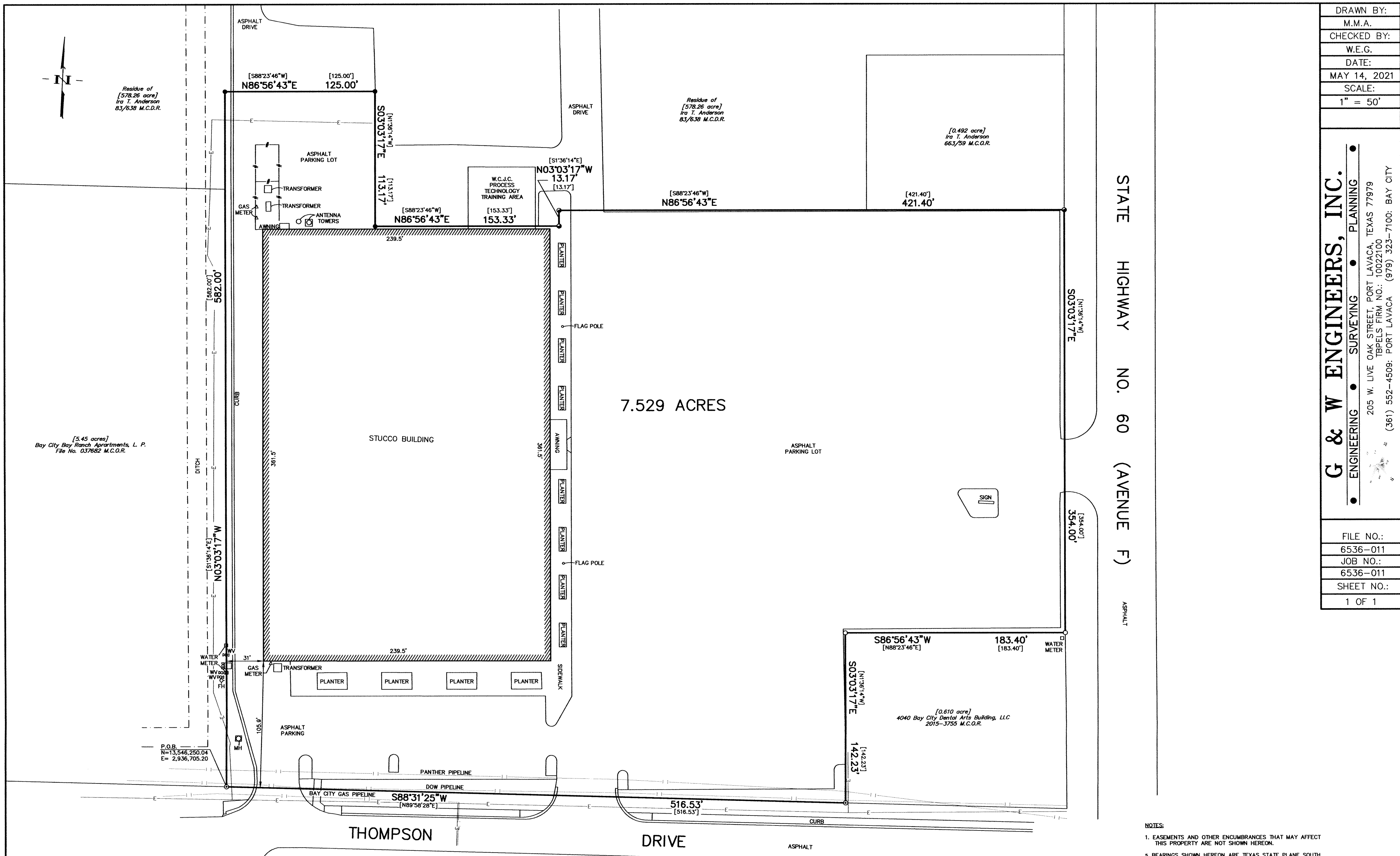
Building Program		Ziegler Cooper Architects			
Bay City Public Safety Headquarters		Project No. 1113901		June 7, 2021	
Spaces / Areas	Proposed				
	No. Rms	People High Atn	Room Area	Total Room Area	Total Gross Area
<b>Criminal Investigative Division (C.I.D.)</b>					
Detectives (C.I.D.) <i>(including one for outside agency)</i>	10	10	150 s.f.	1,500 s.f.	
Conference Room <i>(bull-pen area)</i>	1	12	300 s.f.	300 s.f.	
NARC Offices <i>(2 desks)</i>	1	2	200 s.f.	200 s.f.	
Closets	11		20 s.f.	220 s.f.	
C.I.D. Supply Room <i>(includes copier)</i>	1		70 s.f.	70 s.f.	
Interview Room <i>(with A/V)</i>	2	2	140 s.f.	280 s.f.	
Soft Interview Room <i>(with A/V)</i>	1	2	120 s.f.	120 s.f.	
Records Storage <i>(Hardened construction)</i>	1		600 s.f.	600 s.f.	
Records Office	1	2	250 s.f.	250 s.f.	
Animal Control Officer	1	2	250 s.f.	250 s.f.	
Closet	1		70 s.f.	70 s.f.	
<b>Jail (Concrete block construction at jail)</b>					
Booking <i>(includes a metal detector)</i>	1	2	230 s.f.	230 s.f.	
Office Jailer / Judge	1	1	110 s.f.	110 s.f.	
Female Cells	2	4	60 s.f.	120 s.f.	
Shower Room	1	1	15 s.f.	15 s.f.	
Male Cells	4	8	60 s.f.	240 s.f.	
Shower Room	1	1	15 s.f.	15 s.f.	
Laundry	1		100 s.f.	100 s.f.	
Jail Supply Storage	1		60 s.f.	60 s.f.	
Prisoner Locker Room <i>(open to corridor)</i>	1	12	40 s.f.	40 s.f.	
General Storage	1		140 s.f.	140 s.f.	
Sally Port <i>(near jail)</i>	1		1,480 s.f.	1,480 s.f.	
Hazardous Evidence Storage	1		60 s.f.	60 s.f.	
Indoor/Outdoor Kennel	1		40 s.f.	40 s.f.	
K-9 closet	1		18 s.f.	18 s.f.	
<b>SHARED SPACES</b>	<b>21</b>	<b>159</b>		<b>5,550 s.f.</b>	<b>6,938 s.f.</b>
Training Room <i>(converts to E.O.C.) (Hardened construction w/overflow sleeping, dedicated workstations, phone &amp; data)</i>	1	85	2,000 s.f.	2,000 s.f.	@80% efficiency
Training Sargent Office	1		120 s.f.	120 s.f.	
Training Sargent Closet	1		20 s.f.	20 s.f.	
Equipment Storage <i>(consoles, etc.)</i>	1		100 s.f.	100 s.f.	
Table and Chair Storage	1		360 s.f.	360 s.f.	
Departments Storage <i>(Police / Sheriff)</i>	2		200 s.f.	400 s.f.	
A/V Closet	1		20 s.f.	20 s.f.	
Storage	1		100 s.f.	100 s.f.	
Exercise Room <i>(joint use and used for overflow bunks)</i>	1	25	1,250 s.f.	1,250 s.f.	
Cot Storage Room	1		60 s.f.	60 s.f.	
Locker Room	1	10	300 s.f.	300 s.f.	
Men's Shower Room <i>(toilet/lav./shwr.)</i>	1	1	80 s.f.	80 s.f.	
Women's Shower Room <i>(toiler/lav./shwr.)</i>	1	1	80 s.f.	80 s.f.	
Kitchen	1	3	200 s.f.	200 s.f.	
Dining Area	1	20	200 s.f.	200 s.f.	
Pantry	3		20 s.f.	60 s.f.	
Janitor	1		100 s.f.	100 s.f.	
Electrical Closet	1		100 s.f.	100 s.f.	
<b>Notes:</b>					
*Each department to have a separate pantry and refrigerator.					
*Hurricane resistance considerations in new construction.					
<b>SITE ELEMENTS</b>				<b>94,420 s.f.</b>	
Wash Bay	1		200 s.f.	200 s.f.	
Outdoor Storage <i>(car wash supplies, etc)</i>	1		100 s.f.	100 s.f.	
Vehicle Processing Garage	1	2 cars	200 s.f.	400 s.f.	
Large Items Storage <i>(bikes, etc.)</i>	1		240 s.f.	240 s.f.	
<b>Parking</b>					
Seized vehicles		10 spaces		3,000 s.f.	
Secured employee parking		25 spaces		7,500 s.f.	
Police vehicle covered parking		30 spaces		9,000 s.f.	
SWAT van covered parking		1 space		300 s.f.	
Public Parking		30 spaces		9,000 s.f.	
Outdoor Break Area	1	4	100 s.f.	100 s.f.	
Generator <i>(full building capacity)</i>					
<b>FIRE DEPARTMENT</b>				<b>14,290 s.f.</b>	<b>17,863 s.f.</b>
Day Room	1	10 to 12	440 s.f.	440 s.f.	@80% efficiency
Dining Area	1	10 to 12	200 s.f.	200 s.f.	
Kitchen	1	10 to 12	230 s.f.	230 s.f.	
Pantries	3		70 s.f.	210 s.f.	

<b>Building Program</b>		<b>Ziegler Cooper Architects</b>			
Bay City Public Safety Headquarters		Project No. 1113901		June 7, 2021	
Spaces / Areas	Proposed				
	No. Rms	People High Atn	Room Area	Total Room Area	Total Gross Area
Watch Office					
Staff Restrooms ( <i>toilet/lav/shwr.</i> )	4		80 s.f.	320 s.f.	
Laundry Room	1		100 s.f.	100 s.f.	
Chief's Office	1	1	150 s.f.	150 s.f.	
Assistant Chief's Office	1	2	240 s.f.	240 s.f.	
Dept. Administration	1	1	120 s.f.	120 s.f.	
Fire Marshal	1	2	250 s.f.	250 s.f.	
Reports Office	1	1	150 s.f.	150 s.f.	
Traning Office / Video Storage	1	1	100 s.f.	100 s.f.	
Traning Room - Large	1	50	1,500 s.f.	1,500 s.f.	
Table + Chair Storage	1		200 s.f.	200 s.f.	
Traning Room - Small	1	25	750 s.f.	750 s.f.	
Table + Chair Storage	1		200 s.f.	200 s.f.	
Off Duty Officers/Shift Supervisor	1	1	150 s.f.	150 s.f.	
File/Record Storage	1		100 s.f.	100 s.f.	
Future Dorm Rooms ( <i>w/3 lockers per room</i> )	1	8	720 s.f.	720 s.f.	
Hose Maint. Rm. ( <i>hose drying, washing and stor.</i> )	1		150 s.f.	150 s.f.	
Apparatus Bays ( <i>exist. shared by EMS and FD</i> )	12 large vehicles		7,500 s.f.	7,500 s.f.	
Tool/Parts Storage	1		165 s.f.	165 s.f.	
Maintenance Shop	1	1	150 s.f.	150 s.f.	
Bunker Gear Laundry ( <i>laundry locked.</i> )	1		165 s.f.	165 s.f.	
Ice Machine 500#	1		30 s.f.	30 s.f.	
<i>Water fill stations, w/ 2 1/2" quick couple, air compressor w/ power over apparatus, and slip-resistant floors Provide location for static antique fire engine Forced ventilation, space heaters.</i>					
<b>Site Elements</b>				<b>18,000 s.f.</b>	
Parking		60 spaces		18,000 s.f.	
Notes: *Proper ventilation required at Bunker Gear Storage and Breathing Apparatus Room Self Contained Breathing Apparatus Hose storage					
<b>Summary</b>	<b>Net Area</b>	<b>Size Factor</b>	<b>Gross Area</b>		
Police Department	16,355 s.f.	80 % eff.	20,444 s.f.		
Fire & EMS Department	14,290 s.f.	80 % eff.	17,863 s.f.		
Shared Spaces	5,550 s.f.	80 % eff.	6,938 s.f.		
<b>Total Building Construction</b>				<b>45,244 s.f.</b>	
<b>Current Building Area Summary</b>					
Tenaris			36,000 s.f.		
South Texas Nuclear Power			24,400 s.f.		
Wharton County Junior College			20,160 s.f.		
Lobby			5,920 s.f.		
			86,480 s.f.		
Combined Site Elements					112,420 s.f.
<b>Total Development</b>				<b>157,664 s.f.</b>	



Residue of  
[578.26 acre]  
Ira T. Anderson  
83/638 M.C.D.R.

[5.45 acres]  
Bay City Bay Ranch Apartments, L.P.  
File No. 037682 M.C.O.R.



7.529 ACRES

THOMPSON DRIVE

DRIVE

STATE HIGHWAY NO. 60 (AVENUE F) ASPHALT

4000 AVENUE F  
7.529 ACRE SURVEY  
ELISHA HALL LEAGUE  
ABSTRACT NO. 45  
MATAGORDA COUNTY, TEXAS

BEING ALL OF THAT SAME PROPERTY DESCRIBED AS 7.529 ACRES IN GENERAL WARRANTY DEED DATED SEPTEMBER 21, 2006 FROM KHOSROW SADEGHIAN, ET UX TO BAY CITY COMMUNITY DEVELOPMENT CORPORATION RECORDED IN FILE NO. 067280 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS.

FLOOD DATA  
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4832100255 F, REVISED JANUARY 15, 2021. THIS PROPERTY IS LOCATED IN ZONE X.

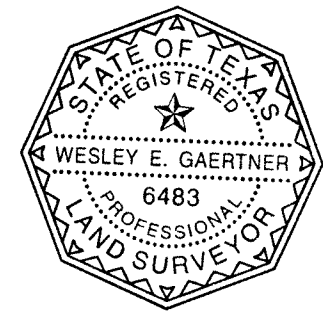
**LEGEND**

○	EXISTING 5/8" IRON ROD UNLESS NOTED
⊙	EXISTING 1/2" IRON ROD
●	EXISTING MAG NAIL SET
●	SET 5/8" IRON ROD WITH PLASTIC CAP
M.C.D.R.	MATAGORDA COUNTY DEED RECORDS
M.C.O.R.	MATAGORDA COUNTY OFFICIAL RECORDS
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
MH	MAN HOLE
WV	WATER VALVE
—E—	OVERHEAD POWERLINE
—#—	EXISTING CHAINLINK FENCE
— —	EXISTING PIPELINE
[ ]	PLAT OR DEED CALL

- NOTES:**
- EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY ARE NOT SHOWN HEREON.
  - BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPB-0219 ON THE RTK NETWORK.

I, WESLEY E. GAERTNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON MAY 13, 2021.

*Wesley E. Gaertner*  
G & W ENGINEERS, INC.  
WESLEY E. GAERTNER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6483



DRAWN BY:	M.M.A.
CHECKED BY:	W.E.G.
DATE:	MAY 14, 2021
SCALE:	1" = 50'

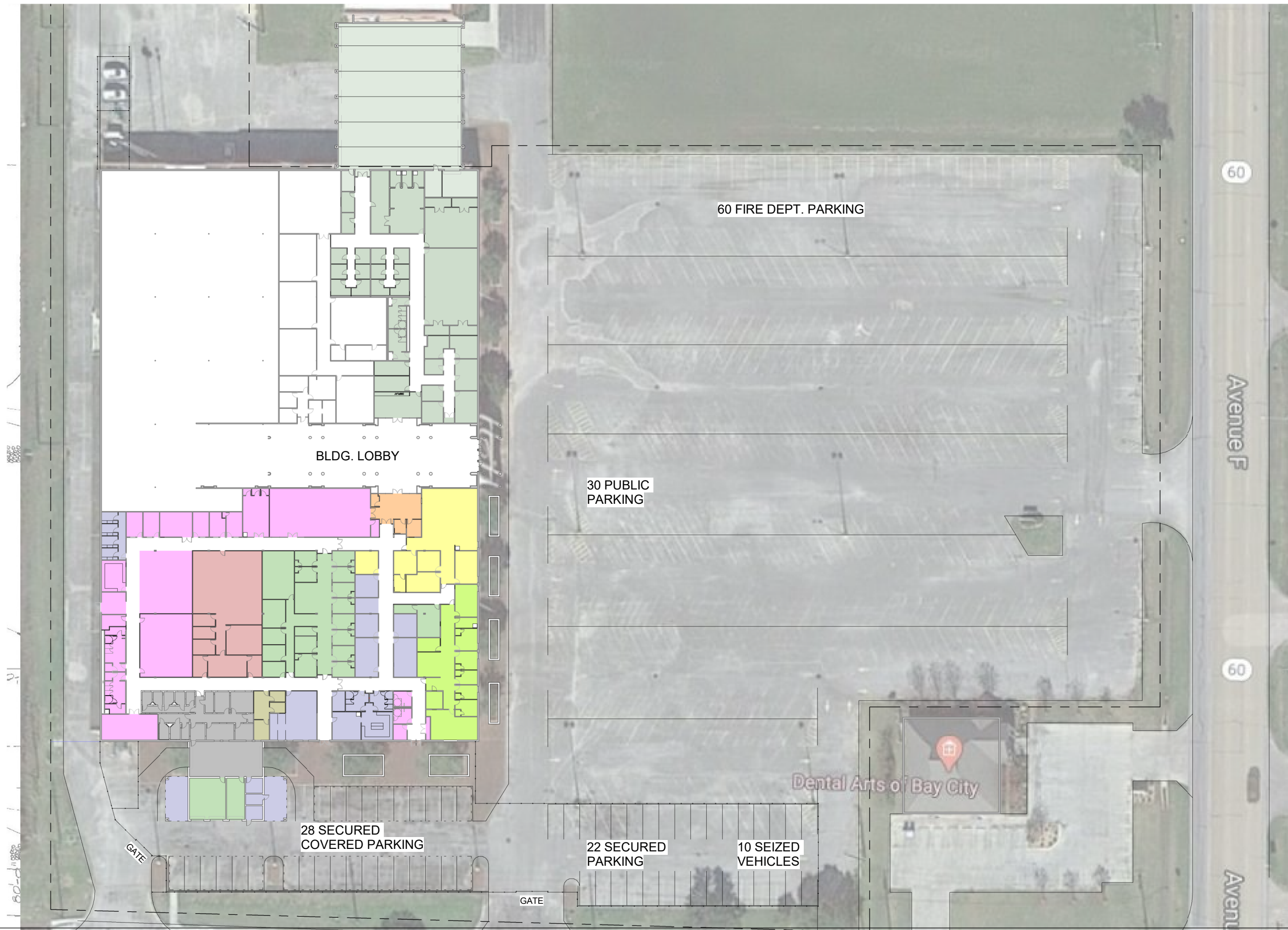
**G & W ENGINEERS, INC.**

ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
TBPELS FIRM NO.: 10022100  
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	6536-011
JOB NO.:	6536-011
SHEET NO.:	1 OF 1



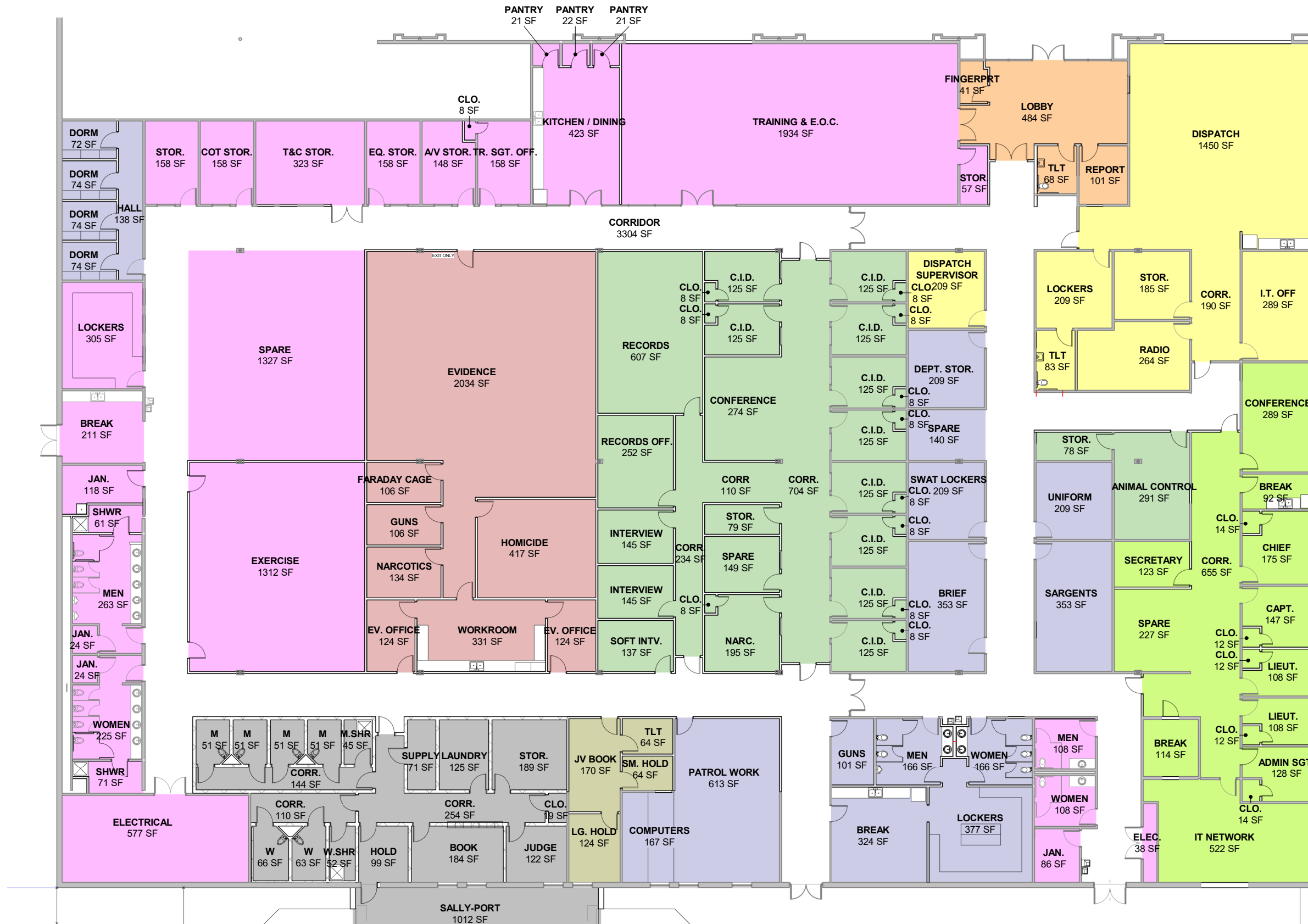


# Bay City Public Safety Headquarters

SITE PLAN - OPTION A - 05/07/2021

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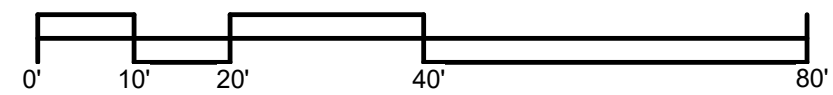


- DEPARTMENT LEGEND**
- ADMINISTRATION
  - CRIMINAL INVEST. DIV.
  - DISPATCH
  - EVIDENCE
  - JAIL
  - JUVENILE
  - PATROL
  - PUBLIC
  - SHARED

# Bay City Public Safety Headquarters

FLOOR PLAN - POLICE DEPT. - 05/07/2021

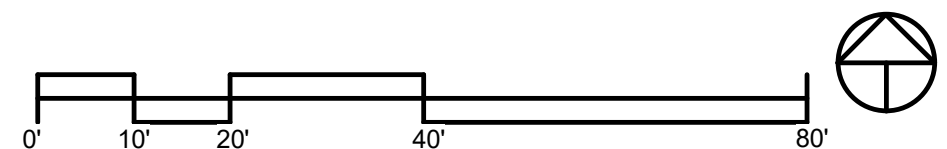
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# Bay City Public Safety Headquarters

## FLOOR PLAN - POLICE DEPT. - SITE ELEMENTS - 05/07/2021







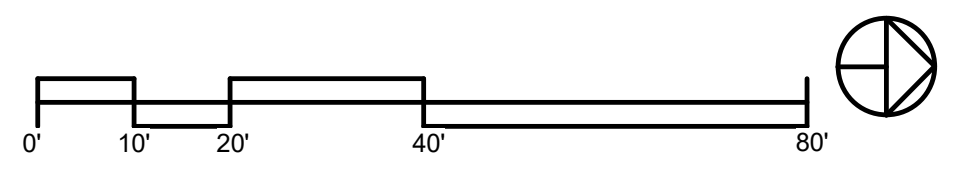
DEPARTMENT LEGEND

- FIRE
- FIRE ACCY

# Bay City Public Safety Headquarters

## FLOOR PLAN - FIRE DEPT. - OPTION A - 05/07/2021

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**BUDGET ESTIMATE FOR  
BAY CITY PUBLIC SAFETY HEADQUARTERS**

June 28, 2021

This estimate is based on schematic design drawings only. These figures are not to be used as a bid.

Schematic Drawings:

A1.02 Architectural Site Plan	A2.02 Floor Plan-Area B-Demolition
A2.00 Floor Plan-Composite	A2.03 Floor Plan-Area A-New
A2.01 Floor Plan-Area A-Demolition Plan	A2.04 Floor Plan-Area B-New

Police Area \$5,500,000.00

A. This area includes new construction of a sally port with ancillary services as noted on plan site elements 5/7/2021.

B. Interior remodel of existing building with about 36,000 sq. ft.

Fire Department Area \$3,000,000.00

A. This area includes new construction of an apparatus bay.

B. Interior remodel of 12,000 sq. ft.

Site \$300,000.00

A. Restripe parking lot, repair some parking lot and fencing.

Total construction cost: \$8,800,000.00

Notes:

- Pricing does not include furniture/fixtures/equipment, Division 28 (IT/data), landscaping/irrigation, kitchen appliances, special systems, architectural/engineering, testing, surveying, etc.
- In consultation with Ziegler Cooper Architects we believe that the preliminary construction cost estimate above may represent approximately 80% of the possible Total Project Cost. This could lead to a project cost, not including purchase of the building, of approximately \$10,600,000.00.

Prices listed above is limited to the work detailed on this proposal. Any changes or additions to the scope of work may affect the total cost. Proposal pricing is good for 30 calendar days from the date of this letter.