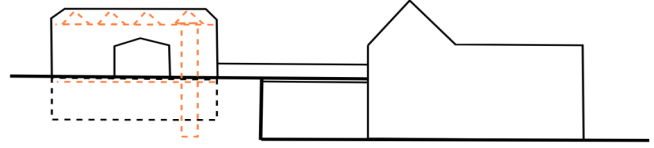
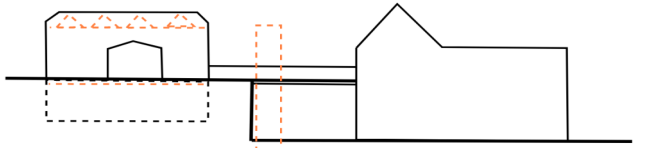
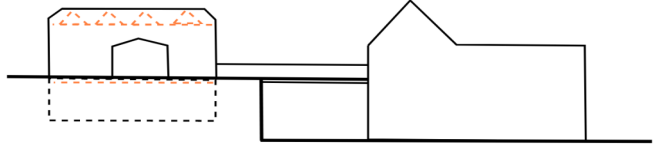
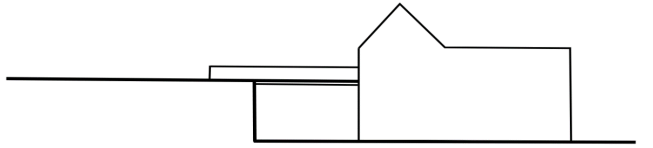


	Option #1 - Minimum Full Use	Option #2 - Minimum Full Use/Exterior Elevator	Option #3 - Minimum Use & Limited Staff Basement	Option #4 - Demolish to Foundation
Executive Summary	Retrofit of building repairing structure and compliance issues only. Installing an interior elevator for full staff and public use of building as assembly and office. 	Retrofit of building repairing structure and compliance issues only. Installing an exterior elevator at the bridge for full staff and public use of building as assembly and office use. Bridge position allows both buildings to share the elevator amenity. 	Retrofit of building repairing structure and most compliance issues. Upper floor can be used for assembly, lower floor for staff use only. 	Removal of all non-foundational parts of the building. Preparing the remaining walls and cavity to be filled, graded and planted with grass seed. Utilities to be capped for future use. Sidewalk, bridge and terraced blockwork at south side of Kiva Building to remain. 
Design Approach	This option would revitalize the building to be prepared for full use of both floors for the public upstairs and city staff on the basement level. This requires substantial effort and necessitates adding an elevator.	This option would revitalize the building to be prepared for full use of both floors for the public upstairs and city staff on the basement level. This requires substantial effort and necessitates adding an elevator. In this option the elevator is proposed to be a new structure attached to the bridge which can serve both the Kiva Building and the A&T Building. Adds sitework to install elevator and modify terraced blockwork between buildings.	This option would only restore the upper floor to full access. Lower levels would only be useful for storage spaces, not public access or city staff business uses. This approach is less involved and avoids adding an elevator but constrains the potential use of the building.	Remove all the existing wood structure, including roof, walls, and 1st floor. Existing concrete structure would remain, including exterior walls above and below grade, existing basement slab, existing foundations. Preserve and repair bridge connection from this site to the upper level of the A&T building.
Construction Cost Opinion	\$2,594,625	\$2,813,594	\$1,902,541	\$499,000
A&E Fee	\$107,563	\$112,563	\$84,563	\$75,780
Soft Cost Opinion	\$657,535	\$693,161	\$532,304	\$46,935
Project Cost Opinion	\$3,359,723	\$3,619,318	\$2,519,408	\$621,715
Occupancy	Upstairs continues its existing use as an assembly space for modest gatherings. Practically this looks like scattered tables and chairs for the upper level assembly space, but not concentrated chairs like a concert, or a "standing room only" event. The lower level is anticipated to be used for office space, with a few private offices and some open office workspace. A-3 "Assembly" Occupancy with an OLF of 15 square feet per person in assembly area. B "Business" Occupancy of the lower level with OLF of 150 square feet per person in the basement level. OLF = Occupant Load Factor, a metric the building code uses to designate the number of people allowed in a space.	Upstairs continues its existing use as an assembly space for modest gatherings. Practically this looks like scattered tables and chairs for the upper level assembly space, but not concentrated chairs like a concert, or a "standing room only" event. The lower level is anticipated to be used for office space, with a few private offices and some open office workspace. A-3 "Assembly" Occupancy with an OLF of 15 square feet per person in assembly area. B "Business" Occupancy of the lower level with OLF of 150 square feet per person in the basement level	Upstairs continues its existing use as an assembly space for modest gatherings. Practically this looks like scattered tables and chairs for the upper level assembly space, but not concentrated chairs like a concert, or a "standing room only" event. The lower level is anticipated to be used for a maintenance storage function and not generally used by staff or public. A-3 "Assembly" Occupancy with an OLF of 15 square feet per person in assembly area. S-2 "Storage" Occupancy of the lower level with OLF of 300 square feet per person in the basement level.	N/A
Roof/ Envelope	Replace approximately 2/3 of roof trusses and insulation in the affected areas. Full replacement of all roof sheathing, weather barrier, roofing shingles, and associated flashings. Maintain existing gutter system. No scope presently planned for any structural upgrades for tie-offs, fall arrest systems, future PV systems, etc. Add a dormer to the roof for an elevator overrun. Dormer would have same shingle roofing, dormer sides to be clad in fiber-cement panel and painted to match the existing building.	Replace approximately 2/3 of roof trusses and insulation in the affected areas. Full replacement of all roof sheathing, weather barrier, roofing shingles, and associated flashings. Maintain existing gutter system. No scope presently planned for any structural upgrades for tie-offs, fall arrest systems, future PV systems, etc. Add freestanding structure for elevator and machine room clad similar to Kiva Building adjacent to bridge. Add entry extension with glass door and panic hardware, lockable from exterior, at Kiva side. Simple shed roof to cover new structure and exit at bridge level.	Replace approximately 2/3 of roof trusses and insulation in the affected areas. Full replacement of all roof sheathing, weather barrier, roofing shingles, and associated flashings. Maintain existing gutter system. No scope presently planned for any structural upgrades for tie-offs, fall arrest systems, future PV systems, etc.	N/A
Architecture & Interiors	New interior finishes for areas of roof removal , including main assembly area and the adjacent storage room, main lobby space. Finish replacement should include like-for-like replacement of carpet and vinyl-tile flooring, gypsum board ceiling with textured and painted finish, new paint for interior partitions. Patch and repair work should be anticipated for all walls that extend to underside of ceiling, interior and exterior. Demolish the small storage closet in the SE corner of the assembly space. patch and repair floor and walls as required. Replace door hardware at vestibule double doors with egress hardware. Create new shaft for elevator, assumed to be a holeless hydraulic model by ThyssenKrupp, rated at 3500 lbs. Assume a small elevator machine room is also required on the basement level. Add dormer to roof to accommodate an elevator overrun. Elevator will not be a means of egress during an emergency and not connected to a backup power source. Minor modifications are assumed for the existing kitchens for ADA access. See Accessibility section. At lower level remove non-structural partition on the east half of the space. Provide a new partitions in the NW classroom to create a pair of private offices.	New interior finishes for areas of roof removal , including main assembly area and the adjacent storage room, main lobby space. Finish replacement should include like-for-like replacement of carpet and vinyl-tile flooring, gypsum board ceiling with textured and painted finish, new paint for interior partitions. Patch and repair work should be anticipated for all walls that extend to underside of ceiling, interior and exterior. Demolish the small storage closet in the SE corner of the assembly space. patch and repair floor and walls as required. Replace door hardware at vestibule double doors with egress hardware. Create new structure for an exterior elevator, assumed to be a holeless hydraulic model by ThyssenKrupp, rated at 3500 lbs. Assume a small elevator machine room is also required as part of new structure. Elevator will not be a means of egress during an emergency and not connected to a backup power source. A new vestibule that is lockable from the exterior will be needed, and the elevator will connect to the existing "bridge" structure connecting the A&T and Kiva buildings. If the lower level kitchen would remain it would be used as a break-room kitchen for staff. Appliances modified to supply a new induction range top but no oven (scope should avoid need for a new ventilation hood). At lower level remove non-structural partition on the east half of the space. Provide a new partitions in the NW classroom to create a pair of private offices.	New interior finishes for areas of roof removal , including main assembly area and the adjacent storage room, main lobby space. Finish replacement should include like-for-like replacement of carpet and vinyl-tile flooring, gypsum board ceiling with textured and painted finish, new paint for interior partitions. Patch and repair work should be anticipated for all wall that extend to underside of ceiling. Demolish the small storage closet in the SE corner of the assembly space. patch and repair as required, new painted finishes on remaining partitions. Replace door hardware at vestibule double doors with egress hardware. At the demolished lower level kitchen patch and repair of the wall will be required. Upstairs a new length of countertop and economy-grade cabinetry should be anticipated. At the lower level "classrooms" approximately 6' of non-structural wall should be demolished in each demising wall that runs east-west. Corridor walls running north-south and doors will remain.	N/A

	Option #1 - Minimum Full Use	Option #2 - Minimum Full Use/Exterior Elevator	Option #3 - Minimum Use & Limited Staff Basement	Option #4 - Demolish to Foundation
Site	<p>Replace the exterior north emergency exit stair from the upper level with a new metal ramp approximately 25' long running to the west and larger, code-compliant upper and lower landings. A paved pathway will connect the lower ramp landing to the existing ramp landing at the front of the building.</p> <p>Ramp will overlap with the 10 foot landscape buffer required by the SB Overlay Zone. An exception from the building official will be required, but is favorable as the ramp is an egress element.</p> <p>Add small asphalt paved parking area for staff behind the A&T building for staff use, including an ADA stall, minimal landscaping improvements.</p>	<p>Replace the exterior north emergency exit stair from the upper level with a new metal ramp approximately 25' long running to the west and larger, code-compliant upper and lower landings. A paved pathway will connect the lower ramp landing to the existing ramp landing at the front of the building.</p> <p>Ramp will overlap with the 10 foot landscape buffer required by the SB Overlay Zone. An exception from the building official will be required, but is favorable as the ramp is an egress element.</p> <p>Add small paved parking area for staff behind the A&T building for staff use, including an ADA stall. Excavation for elevator pit and prep for new structure. New walls to sit on 6" concrete curb.</p>	<p>Replace the exterior north emergency exit stair from the upper level with a new metal ramp approximately 25' long running to the west and larger, code-compliant upper and lower landings. A paved pathway will connect the lower ramp landing to the existing ramp landing at the front of the building.</p> <p>Ramp will overlap with the 10 foot landscape buffer required by the SB Overlay Zone. An exception from the building official will be required, but is favorable as the ramp is an egress element.</p> <p>Add a small paved parking space for maintenance vehicle use.</p>	<p>Provide compacted fill to conceal the walls and slab, contour to a 15% slope. Add grass seed and markers to locate walls in future.</p> <p>Protect the existing bridge structure and exterior walkways to provide future access to the upper level of the A&T building.</p>
Structural	<p>Replace roof trusses as already designed. Repair 1st floor structure.</p> <p>Framing reinforcement/headers for new elevator shaft opening. Support for elevator safety beam. Modify roof profile as required for elevator overrun. New concrete pit for elevator shaft and associated foundation work.</p> <p>Approximately 35% of the assembly room floor structure will need to be reinforced as it does not meet current structural codes for live-load capacity of Assembly Occupancy. Reinforcement involved bolting new laminated-veneer-lumber framing to the each existing joist for its full length. Installing reinforcement will necessitate the removal of all MEP and fire protection in the floor cavity, along with demolition of the ceiling below the reinforced structure. (Also see Note 1 below).</p>	<p>Replace roof trusses as already designed. Repair 1st floor structure.</p> <p>Framing reinforcement/headers for new elevator shaft opening and exterior walls and shed roof. Support for elevator safety beam. New concrete pit for elevator shaft and associated foundation work.</p> <p>Approximately 35% of the assembly room floor structure will need to be reinforced as it does not meet current structural codes for live-load capacity of Assembly Occupancy. Reinforcement involved bolting new laminated-veneer-lumber framing to the each existing joist for its full length. Installing reinforcement will necessitate the removal of all MEP and fire protection in the floor cavity, along with demolition of the ceiling below the reinforced structure. (Also see Note 1 below).</p>	<p>Replace roof trusses as already designed. Repair 1st floor structure.</p> <p>Approximately 35% of the assembly room floor structure will need to be reinforced as it does not meet current structural codes for live-load capacity of Assembly Occupancy. Reinforcement involved bolting new laminated-veneer-lumber framing to the each existing joist for its full length. Installing reinforcement will necessitate the removal of all MEP and fire protection in the floor cavity, along with demolition of the ceiling below the reinforced structure. (Also see Note 1 below).</p>	<p>Assume additional support and guardrail modification for the exterior landing and walkway of bridge to A&T building. Terraced blockwork on south side of Kiva would remain in place and be improved to support the access to the bridge, and the bridge itself.</p>
Restrooms	<p>The upper level restrooms meet many typical requirements but do not provide the required toe clearance at the toilet. The partition separating the toilet from the lavatory should be demolished. The existing doors should be relocated to a new partition at the entryway, creating two large, single-user toilet rooms.</p> <p>A full accessibility review should be performed for each restroom to verify the existing components all meet required clearances and reach ranges.</p> <p>Downstairs restrooms likely require upgrading to meet requirements for ambulatory accessible toilet stalls. Wheelchair users would need to use the elevator to utilize the larger restrooms on the upper floor, which is allowed under OSSC 2902.3.3. Assume like-for-like replacement of existing vinyl floor and rubber base, new painted finish for wall surfaces, replace existing vanity and general lighting with LED fixtures, like-for-like replacement of existing lavatories, toilets, and urinal with code-compliant fixtures.</p>	<p>The upper level restrooms meet many typical requirements but do not provide the required toe clearance at the toilet. The partition separating the toilet from the lavatory should be demolished. The existing doors should be relocated to a new partition at the entryway, creating two large, single-user toilet rooms.</p> <p>A full accessibility review should be performed for each restroom to verify the existing components all meet required clearances and reach ranges.</p> <p>Downstairs restrooms likely require upgrading to meet requirements for ambulatory accessible toilet stalls. Wheelchair users would need to use the elevator to utilize the larger restrooms on the upper floor, which is allowed under OSSC 2902.3.3. Assume like-for-like replacement of existing vinyl floor and rubber base, new painted finish for wall surfaces, replace existing vanity and general lighting with LED fixtures, like-for-like replacement of existing lavatories, toilets, and urinal with code-compliant fixtures.</p>	<p>The upper level restrooms meet many typical requirements but do not provide the required toe clearance at the toilet. The partition separating the toilet from the lavatory should be demolished. The existing doors should be relocated to a new partition at the entryway, creating two large, single-user toilet rooms.</p> <p>A full accessibility review should be performed for each restroom to verify the existing components all meet required clearances and reach ranges.</p> <p>The upstairs toilets would be sufficient to meet the requirements of the plumbing code, however the downstairs toilet are recommended to stay available to occupants as a convenience. These would maintain their existing configuration.</p> <p>Assume adjustment to existing drinking fountain to accessible height.</p>	N/A
Accessibility	<p>There are two accessible entries at the upper level. Power door operators are not provided, but are not required. There is no accessible egress route to a public way from the lower level. The existing double-door entry is accessible but does not have an accessible exterior route to a public way, nor to an ADA parking stall. An exterior "area for assisted rescue" could be utilized to satisfy life/safety concern, which would just mean designating a clear area at the base of the ramp or the adjacent new parking area for assisted rescue to occur.</p> <p>Adding an elevator allows the buildings to be fully accessible by code (OSSC 1104.5), and provide equitable access to both levels. An elevator provides an additional benefit in that the adjacent A&T building could utilize it for moving between levels.</p> <p>Generally throughout the building handrails do not meet current codes, particularly the requirements for handrail extensions at the top and bottom of stairs. It should be assumed that all handrails in the project would be replaced with new metal pipe railings.</p> <p>Project costs will trigger minor adjustments to the kitchens to meet accessibility requirements for sink access.</p>	<p>There are two accessible entries at the upper level. Power door operators are not provided, but are not required. There is no accessible egress route to a public way from the lower level. The existing double-door entry is accessible but does not have an accessible exterior route to a public way, nor to an ADA parking stall. An exterior "area for assisted rescue" could be utilized to satisfy life/safety concern, which would just mean designating a clear area at the base of the ramp or the adjacent new parking area for assisted rescue to occur.</p> <p>Adding an elevator allows the buildings to be fully accessible by code (OSSC 1104.5). From an equity perspective people are reaching the floors in 'different' ways so this would not be considered universal access, but it does provide the City with a best value solution for both buildings with the investment of an elevator.</p> <p>Generally throughout the building handrails do not meet current codes, particularly the requirements for handrail extensions at the top and bottom of stairs. It should be assumed that all handrails in the project would be replaced with new metal pipe railings.</p> <p>Project costs will trigger minor adjustments to the kitchens to meet accessibility requirements for sink access.</p>	<p>There are two accessible entries at the upper level. The upper level restrooms meet many typical requirements but do not provide the required toe clearance at the toilet. The partition separating the toilet from the lavatory should be demolished. The existing doors should be relocated to a new partition at the entryway, creating two large single-user toilet rooms.</p> <p>A full accessibility review should be performed for each restroom to verify the existing components all meet required clearances and reach ranges.</p> <p>Generally throughout the building handrails do not meet current codes, particularly the requirements for handrail extensions at the top and bottom of stairs. It is recommended to replace the handrails, but it may not be required for this option.</p> <p>Project costs will trigger minor adjustments to the kitchens to meet accessibility requirements for sink access.</p> <p>By making the basement level a storage area for only ambulatory access, this options forgoes aspects of Option #1 that improve the accessibility of the lower level of the building.</p>	<p>The bridge connection from the upper level of the Arts and Tech building to the exterior walkway of the Kiva building must be maintained.</p>



	Option #1 - Minimum Full Use	Option #2 - Minimum Full Use/Exterior Elevator	Option #3 - Minimum Use & Limited Staff Basement	Option #4 - Demolish to Foundation
Mechanical	<p>Remove all mechanical ducting, vents, grilles, and other components in area of roof demolition. Install new ducting and components similar to prior configuration, in compliance with current codes. Maintain as much equipment and ductwork work as possible.</p> <p>At the area of reinforcement work of the first floor structure all mechanical ducting, vents, and other accessories in the floor cavity will need to be removed. New mechanical will be installed in the same area in a similar configuration to the existing systems.</p> <p>No equipment replacement (furnace, air handler, condensers, etc.) is anticipated. New elevator machine room will require conditioning to maintain equipment temperature, requiring a dedicated heat pump outdoor unit and indoor fan-coil unit.</p>	<p>Remove all mechanical ducting, vents, grilles, and other components in area of roof demolition. Install new ducting and components similar to prior configuration, in compliance with current codes. Maintain as much equipment and ductwork work as possible.</p> <p>At the area of reinforcement work of the first floor structure all mechanical ducting, vents, and other accessories in the floor cavity will need to be removed. New mechanical will be installed in the same area in a similar configuration to the existing systems.</p> <p>No equipment replacement (furnace, air handler, condensers, etc.) is anticipated. New elevator machine room will require conditioning to maintain equipment temperature, requiring a dedicated heat pump outdoor unit and indoor fan-coil unit which would also serve the elevator structure.</p>	<p>Remove all mechanical ducting and components in area of roof demolition. Install new ducting and components similar to prior configuration, in compliance with current codes.</p> <p>At the area of reinforcement work of the first floor structure all mechanical ducting, vents, and other accessories in the floor cavity will need to be removed. New mechanical will be installed in the same area in a similar configuration to the existing systems.</p> <p>No equipment replacement (furnace, air handler, condensers, etc.) is anticipated.</p>	<p>Demolish all existing equipment, ducting, and piping in total. Demolish gas piping back to the gas meter and cap the connection for future use. Meter is located in the front yard of the building.</p>
Electrical	<p>Remove all existing lighting in assembly and lobby spaces and all associated wiring to panel. Install new wiring and LED fixtures in assembly and lobby spaces in a like-for-like swap (linear for linear, can for can, etc.). At the renovated restroom existing fixtures should be replaced with like-for-like LED fixtures.</p> <p>At the area of reinforcement work of the first floor structure all electrical wiring, devices, lighting, and other accessories in the floor cavity will need to be removed. New electrical will be installed in the same area in a similar configuration to the existing systems. New light fixtures shall be LED fixtures of similar size, configuration, and quantity of the existing.</p> <p>Lighting in the remaining areas could be replaced as opportunity and needs allow. Replacement of existing fixtures and/or lamps should qualify for small incentives from ETO that will defray only a part of the cost.</p> <p>New elevator is assumed to be a hydraulic elevator, assume electrical upgrade to power service. Provide new power for elevator, threshold lighting, shaft way emergency lighting, machine room equipment etc.</p>	<p>Remove all existing lighting in assembly and lobby spaces and all associated wiring to panel. Install new wiring and LED fixtures in assembly and lobby spaces in a like-for-like swap (linear for linear, can for can, etc.). At the renovated restroom existing fixtures should be replaced with like-for-like LED fixtures.</p> <p>At the area of reinforcement work of the first floor structure all electrical wiring, devices, lighting, and other accessories in the floor cavity will need to be removed. New electrical will be installed in the same area in a similar configuration to the existing systems. New light fixtures shall be LED fixtures of similar size, configuration, and quantity of the existing.</p> <p>Lighting in the remaining areas could be replaced as opportunity and needs allow. Replacement of existing fixtures and/or lamps should qualify for small incentives from ETO that will defray only a part of the cost.</p> <p>New elevator is assumed to be a hydraulic elevator, assume electrical upgrade to power service. Provide new power for elevator, threshold lighting, shaft way emergency lighting, machine room equipment, new vestibule lighting, low voltage for door hardware.</p>	<p>Remove all existing lighting in assembly and lobby spaces and all associated wiring to panel. Install new wiring and LED fixtures in assembly and lobby spaces in a like-for-like swap (linear for linear, can for can, etc.).</p> <p>At the area of reinforcement work of the first floor structure all electrical wiring, devices, lighting, and other accessories in the floor cavity will need to be removed. New electrical will be installed in the same area in a similar configuration to the existing systems. New light fixtures shall be LED fixtures of similar size, configuration, and quantity of the existing.</p> <p>Lighting in the remaining areas could be replaced as opportunity and needs allow. Replacement of existing fixtures and/or lamps should qualify for small incentives from ETO that will defray only a part of the cost.</p>	<p>Demolish all existing electrical equipment, wiring, and panels. Remove electrical main service line back to existing transformer in the front yard of the building.</p>
Plumbing	<p>Replace plumbing fixtures as needed for occupant count and as altered to meet accessibility standards. See restrooms section.</p> <p>New drain, sump pump, and associated piping for the elevator pit.</p>	<p>Replace plumbing fixtures as needed for occupant count and as altered to meet accessibility standards. See restrooms section.</p> <p>New drain, sump pump, and associated piping for the elevator pit. Gutter and connection to stormwater system from new elevator structure.</p>	<p>Revise plumbing fixtures as needed for occupant count and as altered to meet accessibility standards. See restrooms section.</p>	<p>Demolish all existing plumbing fixtures, piping, pumps and equipment. Demolish existing water service line to the water meter and cap the connection. Cap vault in Basement (unknown service and depth).</p>
Fire Suppression	<p>Modify sprinkler system only as required for areas to remain on upper level. At areas of roof truss removal, demolish existing sprinkler piping and install new piping to current code requirements.</p> <p>At the area of reinforcement work of the first floor structure all fire sprinkler piping, heads, alarms, and other accessories in the floor cavity will need to be removed. New fire sprinkler systems will be installed in the same area in a similar configuration to the existing systems.</p> <p>Revise sprinkler piping as required for new elevator shaft.</p>	<p>Modify sprinkler system only as required for areas to remain on upper level. At areas of roof truss removal, demolish existing sprinkler piping and install new piping to current code requirements.</p> <p>At the area of reinforcement work of the first floor structure all fire sprinkler piping, heads, alarms, and other accessories in the floor cavity will need to be removed. New fire sprinkler systems will be installed in the same area in a similar configuration to the existing systems.</p> <p>Add/revise sprinkler piping as required for new elevator shaft and vestibule.</p>	<p>Modify sprinkler system only as required for areas to remain on upper level. At areas of roof truss removal, demolish existing sprinkler piping and install new piping to current code requirements.</p> <p>At the area of reinforcement work of the first floor structure all fire sprinkler piping, heads, alarms, and other accessories in the floor cavity will need to be removed. New fire sprinkler systems will be installed in the same area in a similar configuration to the existing systems.</p>	<p>Demolish existing fire sprinkler system in its entirety. Remove existing water service back to water meter and cap for future use.</p>
AV	<p>Remove all existing loose AV wiring in the roof cavity. Take connections back to main panel or utility connection in the lower level. Allowance for running new AV cabling to the assembly area.</p>	<p>Remove all existing loose AV wiring in the roof cavity. Take connections back to main panel or utility connection in the lower level. Allowance for running new AV cabling to the assembly area.</p>	<p>Remove all existing loose AV wiring in the roof cavity. Take connections back to main panel or utility connection in the lower level. Allowance for running new AV cabling to the assembly area.</p>	<p>Remove all A/V equipment and wiring in total.</p>
Other	<p>Potential improvements accessibility and egress from lower level to public ROW. Probably better handled as part of a full campus plan effort.</p> <p>Hazardous materials inventory and testing should be performed given the age of the structure and the potential presence of asbestos, lead, or other materials requiring abatement and special disposal. Assume some abatement is required for cost estimate.</p>	<p>Potential improvements accessibility and egress from lower level to public ROW. Probably better handled as part of a full campus plan effort.</p> <p>Hazardous materials inventory and testing should be performed given the age of the structure and the potential presence of asbestos, lead, or other materials requiring abatement and special disposal. Assume some abatement is required for cost estimate.</p>	<p>Hazardous materials inventory and testing should be performed given the age of the structure and the potential presence of asbestos, lead, or other materials requiring abatement and special disposal. Assume some abatement is required for cost estimate.</p>	<p>Hazardous materials inventory and testing should be performed given the age of the structure and the potential presence of asbestos, lead, or other materials requiring abatement and special disposal. Assume some abatement is required for cost estimate.</p>
Notes	<p>1. As observed by HHPR the first floor structure consists of three different joists types, all running east-west. The two primary structures are an Open Web Truss "TJL", the other is solid-sawn 2x14 framing. Above the basement corridor 2x6 framing is used for the floor support. While these members met the code requirements at the time the building was constructed, the 2x14 framing is no longer compliant with current building codes to support an Assembly occupancy. The other members would need additional investigation but are likely to comply with current codes.</p>			

