

Existing Conditions Summary

Landscape:



Vehicular and pedestrian pavement and curbing is in poor condition throughout the site



Athletic field conditions are fair to poor, the track is visibly deteriorated



Fields, bleachers and the press box AAD non-compliant



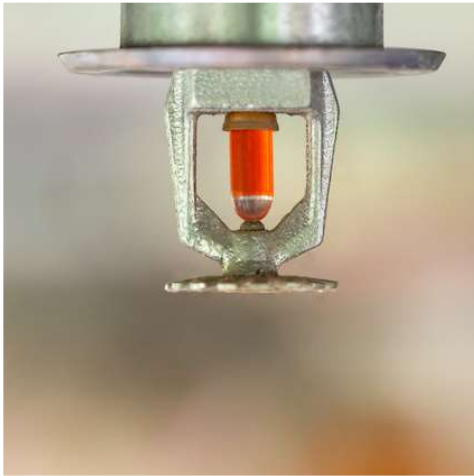
Architectural:



Poor exterior envelope performance



Glazing at storefronts brittle cracking and in many cases missing, glazing film at all instances hazy, cracking and peeling



Fire suppression system not provided



Architectural:



AAB Non-Compliance: Doors lack pull side clearance, typical for numerous doors



AAB Non-Compliance: Public ramps too steep, lack compliant handrails, typical for all



AAB Non-Compliance: Multiple toilet rooms lack maneuvering clearances and assist devices



Architectural:



All ACT ceilings are extensively damaged, cracked, stained and mismatched



Guardrails at mezzanines and stairs not code compliant



Roof at loading dock corridor deteriorating



Existing Conditions Summary

FFE:

- Server equipment needs to be entirely replaced
- Server layout interferes with functional requirements



Structural:



Lintels at masonry opening corroded and require replacement



Water damage at exterior patio



Damaged metal deck due to water infiltration from exterior patio above



Fire Protection:

- Fire pump likely will be required if sprinklers are provided



Plumbing:

- Cast iron storm drainage, sanitary drain, waste, and vent piping is “Tru-Spun” product has history of premature failure
- Recirculation piping likely not installed code requirements
- Some plumbing vents should be relocated away from fresh air intakes



DRA

Mechanical:



Energy recover units, serving kitchen, culinary arts and bakery, have deteriorated beyond repair



Shop dust collectors require explosion isolation dampers, spark detection and spark arresting equipment



Existing Conditions Summary

Electrical:



Emergency power system in poor condition



Normal power system in poor condition



The fire alarm system does not meet current regulatory requirements



Information Technology:

- An integrated electronic security system; integrating the intrusion detection, access control, and CCTV systems, is not provided
- Secure supervised entrance vestibule with two sets of secure doors not provided

