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Component	Description | Material	Condition		Recommendation	Remarks
GENERAL					
1	A major intent of this project is to fully renovate the existing building and site, construct new building infill and also construct a new addition.				
2	It is assumed that the building will require a new pad mounted generator and a new water/fire service. The existing sewer and gas service(s) may be suitable to serve the improved building.				
3	The work will include a new on-site underground stormwater control system.				
4	The project involves substanital selective demolition. It is assumed that all existing interior plaster will be completely removed and all existing wiring, plumbing and HVAC systems will be completely removed. A hazardous materials survey has not been performed at this time.				
BUILDING STRUCTURE					
Foundation	**General:** Stone foundation walls at interior side.	S	3	Power wash interior wall to remove loose and deteriorating mortar. Repoint deteriorated areas and parge interior wall of foundation.	
	Main Gallery Building: Fieldstone foundation underpinning **Bell Tower:** Fieldstone foundation	S	3	The fieldstone foundation walls will require underpinning along the north wall of the art gallery to allow for the installation of a new double sided elevator. The foundation wall will need to be rebuilt at the east elevation from the removal of the basement level door opening, 30 SF of stone wall rebuild. The window opening next to the bell tower on the east elevation will need to be infilled, 8 SF of stone wall infill. The existing door opening from the interior egress stair into the basement level needs to be infilled, 30 SF of stone wall infill.	The cheek walls of the stairs of the southeast porch are in poor condition - requires rebuilding/resetting of stonework.
	Connector Building: Fieldstone foundation underpinning	S	3	The fieldstone foundation walls will require underpinning at the northeast corner of the connector foundation wall to accommodate the expansion of the building at the new kiln room. Installation of the elevator pit (w/ sump pit) will require underpinning of adjact foundations. It is unknown at this time if rock will be encounterd when excavating for the elevator pit. Provide positive side waterproofing of the elevator pit.	There is a sump pit in the basement mechanical room. There is no evidence of any water infiltration or recent use. It is unknow if there is a french drain system running at the interior of the foundation walls.

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	Community Room Building: Fieldstone foundation underpinning	S 3	The fieldstone foundation walls will require underpinning at the following areas: along the north wall of the existing ceramic studio to accommodate the new addition; at the east side of the current ceramic studio from the removal and lowering of the existing raised floor at the bathrooms; and the west elevation wall from the removal and lowering of the raised floor in the small ceramics studio. Optionally, to reduce cost, a 24" wide step can be provided along the wall perimeer in lieu of underpinning.	Minor leaks are evident on the basement floor. Water is thought to have come from the roof leak at the first floor level above.
	New Building Addition: 16" reinforced concrete foundation wall w/ keyed footing and "brick shelf" at top.		Provide damproofing and protection board on exterior of wall.	Subsurface exploration has not been performed. It is assummed at this time that the new floor slab will be above the water table.
Frame	**Main Gallery Building:** Exterior stone bearing walls with wood roof rafters. **Bell Tower:** Exterior stone bearing walls with wood roof rafters.	S 3	Minimal action is required. There is 10 SF of rebuilding required at the exterior stone walls.	
	Connector Building: New steel frame with exterior stone and brick bearing walls with wood roof rafters at pitched roof areas and metal decking on a structural steel frame at the flat roof.			Building frame to be totally reconstructed as part of the proposed renovation. A new concrete block stair shaft and elevator shaft are to be built in this portion of the building.
	Community Room Building: Exterior Stone and brick bearing walls with wood roof rafters bearing on existing wood roof trusses.	S 3		Building frame to be modified as part of proposed renovation.
	New Building Addition: Exterior brick veneer; 3" cavity insultation, AVB; sheathing; 2 x 8 wood stud stud load bearing framing; 5/8" GWB.		New Construction	
	Main Gallery Building: Wood roof rafters with board sheathing. **Bell Tower:** Wood roof rafters with board sheathing.	S 3		

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Roof Structure	**Connector Building:** Sloped roof: New wood rafters (lumber and LVL) with plywood sheathing. Flat roof: Wood joists (lumber and LVL) with plywood sheathing.			Existing building roof framing is to be removed as part of proposed renovation.
	Community Room Building: Exterior Stone and brick bearing walls with wood roof rafters bearing on existing wood roof trusses.	S 3		Building roof frame is to be modified as part of proposed renovation.
	New Building Addition: PSL Timber framing and 3" T&G wood roof decking.		New Construction.	
Exterior walls	**Main Gallery Building:** Exterior stone bearing walls **Bell Tower:** Exterior stone bearing walls	U 2	Main Gallery: Clean Masonry 100% and Repoint Stone (percentages indicate SF of repointing at each elevation): North: 100%; South 100%; East 50%; West 60%. *(Provide alternate for ribbon pointing all joints - requires 100% repointing all areas).* Bell Tower: Clean Masonry 100% and Repoint Stone (percentages indicate SF of repointing at each elevation): North: 100%; South 100%; East 50%; West 60%. *(Provide alternate for grapevine pointing all joints - Requries 100% all areas).*	The exterior masonsry, wood trim, wood stairs, railings and other exterior components are all in poor condition and require substantial restoration. Regarding masonry, while we have listed certain areas to receive less than 100% repointing to reduce costs, our DBVW recommends 100% repointing if budget allows. Masonry restoration will require replacement of stone due to deterioration of stone faces. It will also require rebuilding areas due to settlement/movement. As part of a full building renovation we recommend that all interior faces of exterior walls be improved with new 2.5" metal stud furred walls with paperless glass mat board with a level 4 finish typcia, level 5 where artwork is displayed. Additionally, the interior face of all exterior walls would receive 1.5" of closed cell poyurethane foam insulation. We also recommend wood or solid surfacing sills be added at all flat extended window sills as part of this improvement work.
	Connector Building: Exterior stone and brick bearing walls	U 3	Existing walls to be demolished	
	Community Room Building: Exterior stone and brick bearing walls	U 3	Clean Masonry 100% and Repoint Stone (percentages indicate SF of repointing at each elevation) North: 30%, South N/A; East 40%; West 50% *(Provide alternate for grapevine pointing all joints - requires 100% repointing all areas).* Clean Masonry 100% and Repoint Brick (percentages indicate SF of repointing at each elevation) North: 100%; South N/A; East 100%; West 100%*(Provide alternate for grapevine pointing all joints - requires 100% repointing all areas).*	

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	New Building Addition: Exterior brick veneer; 3" cavity insultation, AVB; sheathing; 2 x 8 wood stud stud load bearing framing; 5/8" GWB.			New Construction	
Floor Structure	**Main Gallery Building:** Basement: Conc. Slab on grade First Floor: Maple wood floors on wood board underlayment on wood joists. **Bell Tower:** Wood board underlayment on wood joists.	U	3	Basement: Remove basement slab in its entirety. Pour new 4" thick reinforced concrete slab with 15 mil vapor barrier on 10" of crushed stone beneath slab for new perimeter drainage system. First Floor: Carry costs for sistering of 20 floor joists. Raised platform at north end of room is to be removed, additional floor framing provided and new floor underlayment installed. At areas of large floor dips, remove finish floor and floor underlayment to shim tops of wood joists level. Install new 3/4" tongue and groove underlayment attached to joists. Reattach all loose underlayment boards with ring shank nails. Bell Tower: Replace wood board underlayment with 3/4" tongue and groove plywood glued and screwed to wood floor joists.	First floor structure is out 2-3 inches over the entire length of the floor running north to south. Some of this is due to settlement over time and some is due to rotted floor joist ends. The floor structure will be reworked in some areas. The overall waviness of the floor shall be addresed to the extent possible.
	Connector Building: Basement: Conc. Slab on grade First Floor: New wood joists with 3/4" T & G floor sheathing. Provide LVL's where required to support loads. **Floor Finishes:** Vestibule - Walk off mat Corridor/ Kitchen/Café - Porcelain Tile			Basement: Remove basement slab in its entirety. Pour new 4" thick reinforced concrete slab with 15 mil reinforced vapor barrier with 10" of crushed stone beneath slab for new perimeter drainage system. First Floor: New wood joists with 3/4" T & G floor sheathing. Provide LVL's or steel beams where required to support loads. Provide steel stupport columns where required.	The connector portion of the building is to be rebuilt in its entirety. The existing building is Type 3B Construction. To keep costs to a minimum, the new infill construction and addition is proposed to be Type 5B Construction. This will reduce the Construction Type of the overall building to Type 5B Construction. Type 5B is permissable provided a new sprinkler system is installed throughout the building.
	Community Room Building: Basement: Conc. Slab on grade First Floor and Second Floor: 3/4" T&G underlayment on wood joists. **Floor Finishes:** Admistration - Carpet tile Table / Chair Storage - Porcelain Tile Restrooms - Porcelain Tile Young Artist Studio - Maple Corridor - Maple	S	3	Basement: Remove basement slab in its entirety. Pour new 4" thick reinforced concrete slab with 15 mil reinforced vapor barrier on 10" of crushed stone beneath slab for new underslab drainage system. First Floor: New wood floor joist framing and 3/4" T&G floor underlayment at area of removed raised stage. Second floor: Added floor level in between wood trusses with new wood floor joist structure with 3/4" T&G underlayment. This new floor structure will bear on new bearing walls and be hung from the reinforced existing trusses.	

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	New Building Addition: Basement: Conc. Slab on grade First Floor: New wood joists with 3/4" T & G floor sheathing. Provide LVL's where required to support loads.		Basement: New 4" thick reinforced concrete slab with 15 mil vapor barrier on 10" of crushed stone beneath slab for new underslab drainage system. Connect system to a duplex sump pump. First Floor: New PSL wood beams with 3" T & G floor decking. Provide steel beams where required to support loads.	The connector portion of the building is to be rebuilt in its entirety. See above regarding Construction Type.

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Component	Description | Material	Condition	Recommendation	Remarks
EXTERIOR ENVELOPE AND COMPONENTS				
Roof	**Main Gallery Roof:** Slate Roof with copper valleys, peaks and flashings. Wood Trim fascia and roof eave. Copper gutters & downspouts **Bell Tower Roof:** Assumed EPDM Historic wood cornice and trim.	U 1	Slates are in generally good shape, but require spot replacement at damaged areas. The copper valleys, peaks, step flashings and flashings are beyond their serviceable life and require replacement. Slate tiles at the areas of flashing replacement will require removal and potential replacement if they cannot be salvaged. Strip paint from roof eave trim and provide wood repairs/ replacement equal to 20% of LF and repaint trim. Use western red cedar for trim replacment matching existing detail in kind. Bell Tower Roof: Replace existing roofing system with a TPO or modified bitumen roof with Polyiso Roofing insulation. Strip paint from roof cornice and trim and provide wood repairs/ replacement equal to 50% of LF and repaint trim. Use western red cedar for trim replacment matching existing detail in kind.	Copings are in very poor condition (missing pieces). Closer inspection is required to determine the most appropriate method of repair. For for the purpose of this study, assume replace with new copper. Gutters and downspouts are in good condition and still serviceable. Remove and reinstall after wood repair/ replacement and painting.
	Connector Roof: Sloping Roofs: New Slate Roof Tiles with copper valleys, peaks and flashings. Flat Roof: TPO or Modified bitumen roof with Polyiso Roofing insulation. New copper gutters and downspouts. New roof eave and wood trim to match existing.		New Construction	
	Community Room Roof: Slate Roof with copper valleys, peaks and flashings. Copper gutters & downspouts Existing roof eave and wood trim Hip Roof Dormer fascia and trim	U 1	Slates are in good shape, but require spot replacement at damaged areas. Roof is leaking in the southwest corner of the room due to what is believed to be failed flashings. The copper valleys, peaks, step flashings and flashings are beyond their serviceable life and require replacement. Slate tiles at the areas of flashing replacement will require removal and potential replacement if they cannot be salvaged. Slate removals and replacement will be required where existing roof meets the new connector roof construction. Strip paint from roof eave trim and provide wood repairs/ replacement equal to 10% of LF and repaint trim. Replace hip roof dormer fascia and trim complete. Use western red cedar for trim replacment matching existing detail in kind.	Gutters and downspouts are in good condition and still serviceable. Remove and reinstall after wood repair/ replacement and painting.

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	New Building Addition Roof: New TPO roofing on tapered insulation. Provide custom color aluminumcopings and flashings. Provide interior roof leaders to underground drainage system.		New Construction	
Exterior Doors & hardware	**Gallery Building:** Historic wood panel doors. **All Others:** New medium stile, custom color, aluminum storefront doors.	S 3	Gallery Building Exterior Doors: Historic wood panel doors are to be restored, including stripping, providing wood repairs, painting, weatherstripping and new exit devices and hardware in oil rubbed bronze finish. All Other Exterior Doors: All other exterior doors are to be new thermally broken medium stile aluminum storefront doors with insulated glass and new exit devices and hardware in oil rubbed bronze finish.	
Exterior ramps	**Gallery Building:** Remove existing concrete ramp in it's entirety. **Connector Building:** New exposed aggregate concrete sloped walkway with stone side wall and painted, galvanized metal gaurdrail at open edge.	S 3	Connector Building: New exposed aggregate concrete sloped walkway with stone side wall and painted, galvanized, metal guardrail at open edge. No handrails are required at sloped walkways.	
Exterior Stairs and Porch	Main Gallery Building: Southeast Entrance	U 2	Provide new painted galvanized steel guardrails and handrails.	See Exterior Walls above.
Exterior wall finishes	**Main Gallery Building:** Existing Stone **Bell Tower:** Existing Stone	U 2	See exterior walls in structure above for repointing and cleaning requirements. The original stone pointing had decorative grapevine detailing. Over the years of repairs to and the degredation of the stone mortar joints, the grapevining detail has been lost. Reintroducing the grapevine detailing at the mortar joints should be considered as part of the work, but broken out as a deduct alternate for the owner to evaluate the cost.	It is assumed that all masonry walls will be restored and cleaned. See Exterior Walls above.
	Connector Building: New brick masonry veneer wall construction			
	Community Room Building: Existing Stone and Brick Masonry	S 3		
	New Building Addition: New brick masonry veneer wall construction			

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Windows	**Main Gallery Building:** Wood fixed and double hung windows Double hung wood Historic stained glass windows; Fixed Historic stained glass windows **Bell Tower:** Wood Fixed Windows	U 2	At the main gallery building and bell tower, the existing fixed and double hung wood window sashes are to be removed and replicated with metal clad wood replacement windows replicating the existing profiles and sightlines. Provide windows as manufactured by Marvin, Pella or equal. Existing window frames and trim are to be stripped of paint; wood repairs are to be performed as required, including in-kind replacement of select lengths of frame and/or trim; and all wood is to be repainted. The existing sealant joint between the masonry and wood frame/trim is to be removed and replaced with a new continuous sealant joint along the full perimeter of the masonry opening.	The existing wood window trim and sills are in very poor condition. Restoration requries substantial wood dutchman repairs and complete replacement in certain areas.
		U 2	The Stained Glass double hung wood windows and openings are to be restored. The existing stained glass is to be carefully removed and restored. All lead caming shall be replaced in-kind, matching the existing caming widths, patterns and burnishing. All existing glass shall be reused to the greatest extent possible. Cracked and/or broken glass shall be replaced in-kind (assume “Lamberts Mouth-Blown Art Glass” by S.A. Bendheim Ltd). The existing wood window sashes are to be carefully removed, restored in-shop and reinstalled. Window frames and associated construction are to be restored in the field. Existing window sashes, frames and trim are to be stripped of paint; wood repairs are to be performed as required, including in-kind replacement of select lengths of sash members, frame and/or trim; and all wood is to be repainted. New zinc weatherstripping is to be installed at the jambs, and new Q-lon weatherstripping is to be installed at the head, sill and meeting rail. All stained glass windows are to receive new exterior protective overglaze system, which is to be custom fabricated and tight fitting to opening, with ventilation provided at top and bottom of panel. Provide Historic One Lite (HOL) storm windows, as manufactured by Allied Window Units will require modification to provide ventilation.	
	Connector: New aluminum curtainwall; aluminum storefront doors.		New aluminum curtainwall; aluminum storefront doors.	

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Component	Description | Material	Condition	Recommendation	Remarks
Windows	**Community Room Building:** Wood fixed and double hung windows Fixed Historic stained glass windows	U 2	The existing fixed and double hung wood window sashes are to be removed and replicated with metal clad wood replacement windows replicating the existing profiles and sightlines. Provide windows as manufactured by Marvin, Pella or equal. Existing window frames and trim are to be stripped of paint; wood repairs are to be performed as required, including in-kind replacement of select lengths of frame and/or trim; and all wood is to be repainted. The existing sealant joint between the masonry and wood frame/trim is to be removed and replaced with a new continuous sealant joint along the full perimeter of the masonry opening.	The existing wood window trim and sills are in very poor condition. Restoration requries substantial wood dutchman repairs and complete replacement in certain areas.
		U 2	The Stained Glass transom wood windows and frames are to be restored. The existing stained glass is to be carefully removed and restored. All lead caming shall be replaced in-kind, matching the existing caming widths, patterns and burnishing. All existing glass shall be reused to the greatest extent possible. Cracked and/or broken glass shall be replaced in-kind (assume “Lamberts Mouth-Blown Art Glass” by S.A. Bendheim Ltd). Window frames and associated construction are to be restored in the field. Existing window frames and trim are to be stripped of paint; wood repairs are to be performed as required, including in-kind replacement of select lengths of frame and/or trim; and all wood is to be repainted. All stained glass windows are to receive new exterior protective overglaze system, which is to be custom fabricated and tight fitting to opening, with ventilation provided at top and bottom of panel. Provide Historic One Lite (HOL) storm windows, as manufactured by Allied Window. Units will require modification to provide ventilation.	
	New Building Addition: Wood storefront windows with fixed, awning and casement windows		New aluminum curtainwall; aluminum storefront doors.	

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INTERIOR				
Ceiling Finishes	**Main Gallery Building:** **Bell Tower: Entry**		At Gallery, provide all new wallboard finishes at ceilings on existing ceiling framing. Provide new framing as required. Provide level 5 finish at gallery space wallboard finishes. Provide closed cell spray foam insulation at underside of roof deck. At basement level, provide type "C" wallboard ceiling with 3 1/2" of mineral wool insulation in ceiling cavity. Provide at entire basement even above ACT ceilings to maintain separation between floor levels at wood framed construction. At offices provide 2x2 ACT ceilings. At studios provide 2x2 ACT ceiling in floating ceiling clouds equal to 75 % of room area (Provide Armstrong Ultima Beveled Tegular in 9/16" grid with 4" axiom channel at floating ceiling edges).	
	Connector:		Provide new chicago system ceiling framing with new wallboard finish at ceilings. Provide level 5 finish at Holzwasser gallery wallboard finishes. At bathrooms, private offices and storage rooms provide 2x2 ACT ceilings. (Provide Armstrong Ultima Beveled Tegular in 9/16" grid).	
	Community Room Building:		At existing ceiling configuration at room, provide all new wallboard finishes at ceilings on existing ceiling framing. Provide new framing as required. At bathrooms, private offices and storage rooms provide 2x2 ACT ceilings. At basement level, provide type "C" wallboard ceiling with 3 1/2" of mineral wool insulation in wood framed ceiling cavity. Provide at entire basement area above ACT ceilings to maintain fire separation between floors at wood framed construction. At open office areas and studios provide 2x2 ACT ceiling in floating ceiling clouds equal to 75 % of room area (Provide Armstrong Ultima Beveled Tegular in 9/16" grid with 6" axiom channel at floating ceiling edges).	

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	New Building Addition:		Lower Level: Exposed PSL beams and structural wood decking. Adhere ACT to decking between beams. Ductwork and utilities will be exposed. First Floor: At private offices provide 2x2 ACT ceilings. At studios provide exposed PSL beams and structural wood decking. Provide 2x2 ACT ceiling in floating ceiling clouds equal to 75 % of room area (Provide Armstrong Ultima Beveled Tegular in 9/16" grid with 6" axiom channel at floating ceiling edges). Ductwork and utilities will be exposed.	
Interior walls	Wallboard		All existing walls at the perimeter interior of the building are to be stripped back to the existing masonry walls. Exterior walls are to to get new 2 1/2" metal stud framing with 1 1/2" of closed cell spray foam insulation for an R-10. 5/8" Paperless Glassmat gypsum is to be used at these walls. Wallboard at gallery spaces is to receive a level 5 finish. All other interior walls are to recieve 5/8" wall board excep at bathrooms which are to recive 5/8" green board.	Provide 2-hour fire separation rating at walls and ceiling of kiln room. Povide 1/2 hour fire separation rating between floor levels.
	Trims		At perimeter gallery walls, and first floor corridor of community room building, provide Fry Reglet integrated functional reveal rail (IFRREVEAL), picture rail. Provide picture hanging clips at 1'-0" on center.	
	Stair and elevator shafts		Provide 8" reinforced CMU with 5/8" wallboard on 7/8" hat channels.	Provide 1-hour fire separation rating at stair shaft walls.
	Wall finishes: - paint - ceramic tile at restrooms.		All walls are to receive a paint finish system. Glassmat wallbord is to receive a high build paint and primer. Bathroom walls ar to receive a tile wainscot up to 54" on all walls. Provide painted wall fiish above wainscot.	

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Floor finishes	**Main Gallery Building:**	S 3	Basement Level: New concrete slabs are to be cured and sealed with Curecrete Ashford Formula. Control joints are to be cut in a grid max of 7'-0" centers and filled with polyurea semirigid joint filler. First Floor: Existing maple floors are to be repaired and refinished. Carry 35% replacement to deal with dipping floor areas. Provide carpet walk-off mat at entry vestibules.	
	Connector:		Basement Floor Level: New concrete slabs are to be cured and sealed with Curecrete Ashford Formula and remain exposed as the finish floor. Control joints are to be cut in a grid max of 7'-0" centers and filled with polyurea semirigid joint filler. First Floor: Vestibule - Walk off mat Corridor/ Kitchen/Café - Porcelain Tile Second FloorAreas - Maple	
	Community Room Building:	S 3	Basement Level and Stair B: New concrete slabs are to be cured and sealed with Curecrete Ashford Formula. Control joints are to be cut in a grid max of 7'-0" centers and filled with polyurea semirigid joint filler. Basement Level Restrooms - Porcelain tile First Floor: Adminstration - Carpet tile Table / Chair Storage - Porcelain Tile Restrooms - Porcelain Tile Young Artist Studio - Maple Corridor - Maple	
	New Building Addition:		Basement: New concrete slabs are to be cured and sealed with Curecrete Ashford Formula. Control joints are to be cut in a grid max of 7'-0" centers and filled with polyurea semirigid joint filler. First Floor: E.L.V.A.S. - Maple Corridor and Stair B Landing - Porcelain tile Office - Carpet tile	

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Lighting	LED lighting: Lighting controls: Site Lighting:		Galleries: 8' grid of Track lighting hung on pendants. Corridors, Studios and Offices: Linear pendants and linear assymetrical wall wash. Bathrooms and storage rooms: layin 2x2 light fixtures. Lighting controls: Occupancy sensors, dimmers and switches. Site Lighting: Bollards at outdoor classroom and pathways. Wall mounted lighting at entrances, exits and along the driveway.	All lighting and controls are new.
Window Blinds	New roller and blackout shades		Offices and Studios on first floor solar shades at all exterior windows. E.L.V.A.S. solar and blackout shades at all exterior windows.	
Interior Doors & Hardware	New Doors:		Wood Doors: 5 Ply-Quartersawn Maple Veneer. Full glass light at offices and drawing studio doors. Half glass light at ceramic studio doors.	All new interior doors and hardware.
	Hardware:		Commercial grade mortise locksets, US 26D finish. Panic Hardware sets at stair A and B.	
Interior stairs	Concrete Filled Metal Pan Stairs w/ painted steel guardrails and stainless steel handrails.		Stair A and B: Concrete steps and landings are to be cured and sealed with Curecrete Ashford Formula and remain exposed as the finish floor. Gallery Stairs: 1/4" bent metal plate stairs with with 5/4" maple wood slab treads and landings with clear finish.	All new interior stairs.
Elevator	Service Elevator		Provide new 4,000#, 100FPM, service elevator, twin jack holeless hydraulic passenger elevator. Provide No.4 stainless steel hoistway entrance. Front cab panels to be No.4 stainless steel, Side and back panels to be plasic laminate w/ flat bar stainless handrails. Ceiling to be polycarbonate and lighting to be LED.	
Signage	Interior Signs		Provide new 1/4" photopolymer interior panel signs at all doorways leading into rooms and stairs.	

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Appliances	Appliances		Refrigerator: ADA compliant 25 Cu. Ft. stainless steel french door refrigerator with ice maker. Dishwasher: ADA compliant Stainless steel under counter dish washer. Coffee Maker: Keurig Single cup with dedicated water connection. Hot | Cold Filtered water tap: Insinkerator contemporary Hot | Cold Water Tap. Disposal: Insinkerator "Badger"	

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MECHANICAL | ELECTRICAL | PLUMBING | FIRE PROT.				
Mechanical	New RTU fresh air system & New VRF HVAC System		Provide rooftop RTU to provide tempered freshair throughout the building. Provide VRF HVAC system to provide ducted heating and cooling throughout the building. Locate condensor units on connector roof. Provide ceiling mounted unit heaters at all entrances. Provide dedicated ventalation system for glazing lab. Provide exhaust at all bathrooms, janitors closets and the pantry.	
Electric	Electricl Systems		Provide new electrical service, electrical panels, electrical distribution, lighting and power outlets. Provide new addressable fire alarm system with new fire alarm panel and fire alarm devices. Provide new beam detectors at main gallery vaulted ceiling. Provide new pad mounted transformer with bollards on North Side of building.	
Plumbing	Plumbing Systems		Provide new water service entrance with all new plumbing distribution system for supply and waste lines to plumbing fixtures. Provide centralized hot water distribution system.	
Fire Protection	Fire Protection Systems		Provide new fire service entrance and new concealed head fire protection system throughout the building with standpipes in stairwells	
Security	Security System		Provide new security system with door contacts at all exterior doors and motion sensors at art galleries and corridor ways.	
Telecommunications	Telecommunications Systems		Provide new structured cable systems. Provide 3 drops at each office work station. Provide wall phones at each studio, glazing lab and kiln room. Provide 2 drops at each studio and gallery space. Provide 2 drops at each projector. Provide wireless access coverage points located throught the building for wireless access.	

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4 = Monitor for Future Maintenance

Component	Description | Material	Condition	Recommendation	Remarks
Audio Visual	Audio Visual Sytsems		Provide new AV equipment at ELVAS and Main Gallery. Provide ceiling mounted projector, 12' motorized projection screen, amplifier and ceiling mounted speaker system at rooms. Provide AV connection plates at walls in each room.	
Specialty Equipment	Kilns		Re-use existing kilns. Provide dedicated power panel for equipment. Provide direct ventilation of units to exterior.	Kiln Room requires 2-hour separation rating.