

EXHIBIT “G”

Fleet & Facilities Management Division
Facilities Engineering
Facility Condition Assessment Form 008-002
Division Practice #008/June 2013, Rev: Basic

Inspection Date(s): May 5, 2014

Inspected By: City/DPAC Team

| Building Profile | | |
|--|-----------------|-------------|
| Building Name: Bob Carr | | |
| Location / Address: FM 701 @ 401 W. Livingston St | | |
| City / State / Zip: Orlando, FL 32805 | | |
| Real Estate No.: | Section: | Lot: |
| Facility Manager: | | |
| Phone: | Fax: | |
| Construction Date: 1926 | | |
| Construction Type: Block | | |
| Gross Sq. Ft.: 78,050 | | |
| Parking Facilities: Surface Lot | | |
| Number of Floors: 5 | | |



| Building Evaluation | | | | |
|---|--------|--------|--------------------------------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Foundation | | | | |
| Concrete | U | | | \$5,000 W/W? |
| Masonry | S | | | \$ |
| Timber | S | | | \$ |
| Vent Screens | N/A | | | \$ |
| Termites | S | | | \$ |
| Drainage | S | | | \$ |
| General Observations: | | | | |
| Westside front-washout-corner where glass meets block walls. Troubleshoot for water leak - Fill void with pump grout. Photo#3 Check for water & structure issues balcony Photo#4 Broken seal upper window westside Photo #5 Crack along upper wall near top of roof (eastside) Photo #6 Small crack near (east) roll up door stage. | | | | |
| | | | | |
| Walls – Exterior | | | | \$ |
| Concrete | S | | | \$ |
| Masonry | U | | Brick | \$TBD |
| Parapet | U | | Water leaks/various | \$TBD |
| Stucco | S | | | \$ |
| Cement | S | | | \$ |
| Aluminum | S | | | \$ |
| Ferrous and other metal | S | | | \$ |
| Wood | S | | | \$ |
| Weather tightness | U | | | \$TBD |
| General Observations: | | | | |
| Photo #6 Paving repair (north) at sidewalk Photo #7 Replace small door stage access Photo #8 Caulk concrete to masonry wall Photo #9 Metal stair are rusting (paint) Photo #10 Need exterior paint | | | | |
| | | | | |
| Floor | | | | |
| Wood | S | | 2 nd floor bar lobby sags | \$TBD |
| Pipe Fountain | S | | Rear Stage Pic D24 | \$TBD |
| Mastic | S | | | \$ |
| Terrazo | S | | | \$ |
| Magnesite | S | | | \$ |
| Clay and Masonry Tile | S | | | \$ |
| Steel | S | | | \$ |
| General Observations: | | | | |
| | | | | |

Building Evaluation

| Component | Rating | Factor | Deficiency | Renewal Cost |
|--------------------------|--------|--------|-------------------------|----------------------|
| Roof Construction | | | | \$50,000 per year ** |
| Reinforced Concrete | S | | | \$ |
| Steel Joists | S | | | \$ |
| Metal Deck | S | | | \$ |
| Wood Rafters | N/A | | | \$ |
| Wood Trusses | S | | | \$ |
| Wood Deck | S | | | \$ |
| Water Intrusion | U | | D55-D72/D74-D78/D82/D85 | \$TBD |

General Observations:

All roof areas are old, however with maintenance & leak repair plan a 5 year life can be obtained. PM & service calls will occur during wet season. \$50,000 per year for PM and repairs. **

| | | | | |
|-------------------------|-----|--|-----------------|-------|
| Roofing Material | | | | \$ |
| Wood Shingle | N/A | | | \$ |
| Tile | N/A | | | \$ |
| Slate | N/A | | | \$ |
| Metal | N/A | | | \$ |
| Cement-Asbestos | N/A | | | \$ |
| Asphalt Rolls | S | | | \$ |
| Asphalt Shingle | N/A | | | \$ |
| Built-Up | S | | | \$ |
| Fastenings | U | | Smoke hatch - | \$10K |
| Metal Base Flashings | U | | Gaskets & seals | \$ |
| Other Base Flashings | U | | | \$ |
| Metal Cap Flashings | S | | | \$ |
| Other Cap Flashings | S | | | \$ |
| Concrete Slabs | N/A | | | \$ |

General Observations:

Same notes as Roof Construction section. A 3 year life span can be expected with a PM & leak repair program in place. Upper roof over state-smoke hatch seals leaking. Will need repaired or replaced to stop. Has many exposed foam sections where foam roof applies. Significant portion of the gravel where tar is exposed.

| | | | | |
|-------------------------------|---|--|--------------------------|-------|
| Ceiling | | | | \$ |
| Dimmer Closet Stage Left | U | | Water from above Pic D22 | \$TBD |
| Backstage | U | | Water Damage Pic D25-31 | \$TBD |
| 1 st Fl Bar Closet | U | | Open Pic D46 | \$TBD |
| Upstairs Bar | U | | Water from above Pic D47 | \$TBD |
| 2 nd Fl perimeter | U | | Water from above D47-49 | \$TBD |
| 3 rd Fl perimeter | U | | Water flow above Pic D51 | \$TBD |
| 3 rd Fl perimeter | U | | Open Pic D50 | \$TBD |

General Observations:

Leaking in auditorium at columns & beams. Water damage in restroom at landings exit doors & windows. Auditorium ceiling falling. Lobby east women's restroom ceiling shows signs of water issue (bubbling). Entry doors ceiling near wall has water damage. Ushers room has water damage at ceiling. Left of theater mid landing has water damage at column/window at ceiling and water damage at ceiling at balcony over lobby. Upstairs bar has two ceiling leaks. West steps can light has water damage. Auditorium ceiling over balcony has panels falling possible mold. Auditorium exit lower right ceiling has water damage. Row M ceiling cracked and loose (left of stage). Row A left at exit sprinkler cover loose. Janitor's closet left of stage water damage at light fixture.

| | | | | |
|-----------------------|--|--|-------------------|-------|
| Walls-Interior | | | | \$ |
| Wood | | | | \$ |
| Soft Fiberboard | | | | \$ |
| Wallboard | | | Some water damage | \$TBD |

Building Evaluation

| Component | Rating | Factor | Deficiency | Renewal Cost |
|-----------------------|--------|--------|------------|--------------|
| Walls-Interior | | | | |
| Plaster | S | | | \$ |
| Ceramic Tile | S | | | \$ |
| Metal | N/A | | | \$ |

General Observations:

Walls at back of auditorium show water damage. Wall in box office needs repair. Lower bar area plaster arch décor replace missing grout check cracks and box office wall has water damage. Restroom at left of stage hallway has water damage, paint bubbling. Right of theatre landing has water leak. Wall ceiling at balcony has extensive water damage, wallboard falling off.

| | | | | |
|----------------|-----|--|--|----|
| Windows | | | | \$ |
| Screens | N/A | | | \$ |
| Shutters | N/A | | | \$ |
| Hardware | N/A | | | \$ |
| Glass | S | | | \$ |
| Trim | N/A | | | \$ |

General Observations:

Windows have leaks at top sash. Storefront window has broken seal. Left stairs to balcony windows at landing have leak at ceiling, needs new gasket.

| | | | | |
|---------------------------|---|--|------------------------|--------------------|
| Doors | | | | \$ |
| Wood sash, doors and trim | | | | \$ |
| Metal sash and doors | S | | Overhead/Roll-up doors | \$300.00/yr for PM |
| Storm sash | | | | \$ |

General Observations:

Roll up/overhead doors – good shape & work fine. Exterior metal doors are in good working order & painted. Overall condition of doors and hardware is satisfactory. However, there are several locks that need to be replaced and one door closer that is leaking oil should be replaced as well. A number of other locks & closers throughout the building need maintenance, adjustments or repairs. Total estimated cost for material & labor \$3500.00

| | | | | |
|---------------------|--|--|--|----|
| Heating | | | | \$ |
| Boilers | | | | \$ |
| External Inspection | | | | \$ |
| Internal Inspection | | | | \$ |

| | | | | |
|---|--|--|--|----|
| Hydrostatic Test | | | | \$ |
| Inspection of Operation | | | | \$ |
| Heat pumps | | | | \$ |
| Heating equipment, forced air, oil, or gas | | | | \$ |
| Heater and controls console | | | | \$ |
| Heating and ventilating unit | | | | \$ |
| General Observations: | | | | |
| | | | | |
| | | | | |

| Building Evaluation | | | | |
|--|--------|--------|--|------------------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| SW HVAC Cage | | | | \$ |
| Fire Pump Controller | U | | Contactor could be bad | \$TBD |
| Fire Pump | U | | Leaking @ Impeller | \$34,500 In Work Exh 1 |
| Weather King Pkg Unit | S | | | \$ |
| Carrier AKS (16 units - 2 new 2006) | S | | | \$ |
| York 2 ton – 1995 | S | | | |
| NW HVAC Cage | | | | \$ |
| | S | | | \$ |
| (3x) 15 ton Carrier Units 2007, 2007, 2002 | S | | | \$ |
| Carrier Cond Unit Newer | S | | | \$ |
| Generator Backup | S | | | \$ |
| Goodman Unit 5 ton | S | | | |
| Carrier Old Unit 5 ton 1991 | S | | | \$ |
| East Condenser Yard | | | | \$ |
| Carrier 15 tons (3x) 2001, 2206, 2006 | S | | | \$ |
| Trane Pkg Unit 5 ton 2012 | S | | | \$ |
| Stage Left Mech Space | | | | \$ |
| Balcony Level | | | | |
| Carrier 38RR054 | S | | | \$ |
| Carrier FL#7 Newer | S | | | \$ |
| Panel AC-4 | S | | | \$ |
| Atrium Mech Room | | | | \$ |
| Carrier FL#1 | S | | | \$ |
| Large AHU FL#7 | S | | | \$ |
| H2O Heater 2006 | S | | | \$ |
| AHU FL #3 | S | | | \$ |
| Stage Right Mech Room | | | | \$ |
| AHU #9 | S | | | \$ |
| AHU #8 | S | | | \$ |
| Stage Level/Backstage | | | | \$ |
| H2O Heater 200-54KW 1985 | S | | | \$ |
| FL #11 AHU Roof | U | | Vibration isolators Bad. Leaks down onto transfer switch below | \$10K |
| Electric Panels | S | | | \$ |
| FL #12 1997 | S | | | \$ |
| Backstage | | | | \$ |
| FL #10-Fan powered box | S | | | \$ |
| General Observations: | | | | |

Event Thermography needed \$2-3000. North side lower r/r-a/c packaged unit might not last 3 years. Ductwork for the stage loading area on the roof is falling apart. North side 2nd floor dressing rooms a/c packaged unit might not last 3 years. Ductwork for the North side 2nd floor dressing rooms ductwork is rusting out and falling apart. West side 1st floor r/r-a/c packaged unit might not last 3 years. All a/c equipment for all of the seating areas and the atrium might not last 3 years.

The split systems prevalent throughout are at or beyond en-of-life. It is possible to maintain the existing units for 3 more years, but funds should be available for routine repairs and some unit replacements as they fail.

Building Evaluation

| Component | Rating | Factor | Deficiency | Renewal Cost |
|---------------------------|--------|--------|----------------------|--------------|
| Electrical Systems | | | | \$ |
| Cable and wiring | S | | | \$ |
| Panel boards | S | | | \$ |
| Switches and breakers | S | | | \$ |
| Fire alarm | U | | Wires exposed/tested | \$TBD |
| Generator | S | | | \$ |
| Transfer switch | U | | | \$ |
| | | | | \$ |

General Observations:

FDC connections not clear or clearly marked as required by the fire code.

| | | | | |
|---|---|--|--|-------|
| Switchgear | | | | \$ |
| Housekeeping | U | | | \$TBD |
| Exterior Housing and enclosure ground | | | | \$ |
| Interior of compartments, cubicles, and drawers | | | | \$ |
| Air and oil circuit speakers, oil-less-type air blast breakers (de-energized) | | | | \$ |
| Pneumatic switches | | | | \$ |
| Enclosed switches | | | | \$ |
| Switchgear relays | | | | \$ |
| Dry-type transformers | | | | \$ |
| Instrument transformers | | | | \$ |
| Small wiring | | | | \$ |
| Buses and buswork | | | | \$ |
| Rheostats and associated mechanisms | | | | \$ |
| Switchgear | | | | |
| Mechanical devices (de-energized) | | | | \$ |

| | | | | |
|--|--|--|--|----|
| Switchgear foundations | | | | \$ |
| General Observations: | | | | |
| Switchgear room in backstage has trash can over the gear to catch leak from AHU above. Need to creat/fix drain AHU, and seal switchgear room roof. | | | | |
| | | | | |

| Building Evaluation | | | | |
|---|--------|--------|------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Plumbing | S | | | \$ |
| Water closets | U | | | \$1K |
| Circ pump needs replaced | U | | | \$500 |
| | | | | \$ |
| | | | | \$ |
| General Observations: \$See attached price breakdown for below | | | | |
| <p>Roof top pit condensate line too short. Roof lower north condensate line too short. Northwest roof need cage over roof drain, 2" vent needs to be raised. West stage roof need cage over roof drain, 3" vent needs to be raised, 4" cast iron line restrapped. 2nd floor storage roof drain leak on 4" cast iron. 2nd floor men's dressing room center sink drain line leaking, p-trap is dry needs water (repair holes in wall under sink). 2nd floor woman's dressing room countertop sagging. 1st floor backstage ice machine #3 asset #0101037 needs to be cleaned and has water running (possible bad solenoid), ventilation is inadequate. 1st floor backstage woman's restroom under sink and behind #2 water closet wall has been busted out and poorly patched with spray foam. Dressing room #7 faucet on hot side leaking. Dressing room #5 if this is a handicapped dressing room it will need insulation on the waterlines and the drain line, the sink may have to be changed or wrapped and the drain may have to move. Janitor closet (across from dressing room #5) needs a backflow on soap dispenser, drywall needs to be repaired around floor sink do to water damage. Hallway outside of Janitors closet drinking fountain needs new push bar. Dressing room #2 leaking drain line as it enters the wall, needs insulation on water and waste lines. Dressing room #1 water closet rocks possibly broken flange. Middle balcony mec room hot water circulating pump leaking and needs to be supported. Woman's restroom top of stairwell center sink faucet loose, right sink needs aerator, first 3 water closets need supports, drinking fountain outside not cooling. 2nd floor men's restroom small stall water closet rocks possibly broken flange, right sink needs aerator and to be tightened. 1st floor west woman's restroom 2nd and 3rd faucets need to be tightened water closets 1, 2 & 3 needs to be supported. 1st floor inside woman's restroom needs cockhole cover installed, drinking fountain needs new push bar. 1st floor inside men's restroom center urinal not flushing. 1st floor east woman's restroom 1st and 4th faucets need to be tightened and need aerators, water closet 3 needs to be supported, outside restroom clean out cover missing. Water pressure on 2nd floor is low.</p> | | | | |
| Safety | U | | | \$TBD |
| | | | | \$ |
| General Observations: | | | | |
| <p>Most safety in need of repairs and upgrades. Left stairs to balcony needs securing. Row Q left of stage vent corner is bent. Upstairs bar west steps pulled away from wall. In front of sound booth platform has unmarked drop off.</p> | | | | |
| Elevators, Platform Lifts, and Dumbwaiter | | | | |
| Inspections from inside car | S | | | \$ |
| Inspection outside of hoistway | S | | | \$ |
| Inspection from top of car | S | | | \$ |
| Overhead inspection | S | | | \$ |
| Inspection in machine room | S | | | \$ |
| Inspection in pit | S | | | \$ |

| | | | | |
|---|---|--|--|----|
| Internal inspection | S | | | \$ |
| Tripping speeds for car speed governors | S | | | \$ |
| Tripping speeds for counterweight speed governors | S | | | \$ |

| Building Evaluation | | | | |
|--|--------|--------|--|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Elevators, Platform Lifts, and Dumbwaiter | | | | |
| Setting of car speed-governor overspeed switches | S | | | \$ |
| General Observations: | | | | |
| Stage platform bounces sometimes. Cabs are old but in good shape. Cab rides smooth with no jerking motions. Interior cab finishes are dated but in good shape. | | | | |
| | | | | |
| Cranes and Hoists | | | | \$ |
| Housekeeping | S | | | \$ |
| Lubrication | S | | | \$ |
| Structural Framing | S | | | \$ |
| Bridge end and gantry trucks | S | | | \$ |
| Cables | S | | | \$ |
| Platforms, ladders, and stairs | S | | | \$ |
| Trolley rails | S | | | \$ |
| Combination bridge and tack member | S | | | \$ |
| Conductor supports | S | | | \$ |
| Monorail switches | S | | | \$ |
| Bumpers and ends stops | S | | | \$ |
| Rail wiper and brushes | S | | | \$ |
| Guards | S | | | \$ |
| Cabinets | S | | | \$ |
| Gears | S | | | \$ |
| Shafts | S | | | \$ |
| Bearings | S | | | \$ |
| Brakes (general) | S | | | \$ |
| Hydraulic brakes and hydraulic electric brakes with hydraulic-locking mechanism or solenoids | S | | Ropes good -were changed 7 years ago. PM is done every other summer by contractor. | \$ |
| Electric solenoid brakes | S | | | \$ |
| Thruster brakes | S | | | \$ |
| Eddy cement brakes | S | | | \$ |
| Rope drums and sheaves | S | | | \$ |
| Automatic mechanical load-lowering brakes | S | | | \$ |
| Hooks | S | | | \$ |
| Wire ropes | S | | | \$ |

| | | | | |
|---------------------------------|---|--|--|----|
| Wheels | S | | | \$ |
| Couplings | S | | | \$ |
| Mechanical locks and interlocks | S | | | \$ |
| Electrical circuits | S | | | \$ |

| Building Evaluation | | | | |
|---|--------|--------|------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Cranes and Hoists | | | | |
| Bridge and running conductors | S | | | \$ |
| Current collectors, insulators | S | | | \$ |
| Cable reels | S | | | \$ |
| Lighting system | S | | | \$ |
| Manual switches | S | | | \$ |
| Pendant pushbutton stations | S | | | \$ |
| Contactors, relays, and electrical protective devices | S | | | \$ |
| Transformers, reactors, and magnetic amplifier | S | | | \$ |
| Rectifiers | S | | | \$ |
| Motor control panels panel-boards | S | | | \$ |
| Power resistors | S | | | \$ |
| Limit switches | S | | | \$ |
| Signal equipment | S | | | \$ |
| General Observations: | | | | |
| | | | | |
| Food Preparation and Service Equipment | | | | \$ |
| Users comments | | | | \$ |
| Sanitation | | | | \$ |
| Degreasing | | | | \$ |
| Operating controls | | | | \$ |
| Fire protective devices | | | | \$ |
| Thermal insulation and protective coverings | | | | \$ |
| Burner assemblies | | | | \$ |
| Combustion chambers | | | | \$ |
| Electrical heating units | | | | \$ |
| Meters, pressure gauges, indicating and recording instruments, thermometers and thermostats | | | | \$ |
| Ducts, smokepipes, hoods, dampers, and draft diverters | | | | \$ |
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| Building Evaluation | | | | |
|--|--------|--------|------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Food Preparation and Service Equipment | | | | |
| Drain, water meter relief supply steam, bypass , and safety valves | | | | \$ |
| Steam coils | | | | \$ |
| Steam and water piping and pumps | | | | \$ |
| General Observations: | | | | |
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| | | | | |
| | | | | |
| Ventilating and Exhaust Air Systems | | | | \$ |
| Ventilating and exhaust air systems | U | | | \$TBD |
| Heating and ventilating units | | | | \$ |
| General Observations: | | | | |
| Very few exhaust systems operating. | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Hot Water Systems | | | | \$ |
| Hot water heater – electric | | | | \$ |
| Hot water heater – steam | | | | \$ |
| Water heater | | | | \$ |
| General Observations: | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Lighting | | | | \$ |
| Lighting fixtures | S | | | \$ |
| Lamps | S | | | \$ |
| Switches | S | | | \$ |
| Convenience outlets | S | | | \$ |
| Cords, cord extensions, and portable appliance cords | S | | | \$ |

| | | | | |
|---|---|--|--|----|
| Lighting voltage | S | | | \$ |
| Illumination levels | S | | | \$ |
| General Observations: | | | | |
| All systems are in need of update at some point. There are some open 4 gang boxes with wire hanging out. Most fixture are outdated. Electrician said dimmer system will last but impossible to replace. | | | | |
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| Building Evaluation | | | | |
|---------------------|--------|--------|------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
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| Site Evaluation | | | | |
|--------------------|--------|--------|------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Grading / Drainage | S | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |

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|---|--|--|--|--|
| General Observations: | | | | |
| Some paving repairs are needed. Paving and restriping is needed and some sidewalks are in need of repair. | | | | |
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|-----------|--|--|--|----|
| Utilities | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |

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|-----------------------|--|--|--|--|
| General Observations: | | | | |
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|--------------------------|--|--|--|----|
| Paving – Surface Parking | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |

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|-----------------|--|--|--|----|
| Lighting | | | | \$ |
| | | | | \$ |
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| | | | | \$ |
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General Observations:

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|--------------------|--|--|--|----|
| Landscaping | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |

General Observations:

Plantings need updating. Heavy weeding needed throughout property. New mulch needed throughout property.

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| Site Evaluation | | | | |
|-----------------------|--------|--------|------------|--------------|
| Component | Rating | Factor | Deficiency | Renewal Cost |
| Signage | | | | \$ |
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| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| | | | | \$ |
| General Observations: | | | | |
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Per DPAC:

BOB CARR IMPROVEMENT LIST

- Fix all roof leaks **(Will be done by Facilities)**
- Main electrical room roof add roofing membrane and drain **(Will be done by Facilities)**
- One time janitorial deep detail cleaning **(Will be done by Venues)**
- All fire alarm system deficiencies corrected, include new seals in the smoke evac roof hatches

(Will be done by Facilities/Venues)

- Elevator load test & pending inspection repairs **(Will be done by Venues)**
- HVAC full assessment and repair **(Assessment complete and all systems are functioning)**
- Complete HVAC coil professional deep cleaning **(Will be done by DPAC)**
- Infrared electrical inspection **(Will be done by Facilities)**
- Emergency power generator full PM, load test and repairs **(Will be done by Venues)**
- Clean the exterior of the building **(TBD Venues)**
- Trim all trees that are touching the building or creating a debris problem in roof or vital areas **(Will be done by Venues/Parks/Contractor)**
- Paint high tower **(TBD Venues)**
- Refinish all wood doors and handrails **(TBD Venues)**
- Add a water pump to help on the water pressure issue **(TBD Venues, though fixture changes are the considered best fix)**

Last 12 months of documentation, inspections, certifications and permits of the following: **(TBD Venues)**

FOUNTAIN

ELEVATOR

FIRE ALARM SYSTEM PANEL

FIRE ALARM SYSTEM

FIRE SPRINKLER SYSTEM

FIRE MARSHAL INSPECTION

EMERGENCY POWER GENERATOR

FIRE EXTINGUISHERS

HOT WATER HEATERS

5/30/14 Basis for turnover of Bob Carr Operations to DPAC

City Venues and the Fleet & Facilities Management Division will facilitate repairs and maintenance of work described in the Facility Condition Assessment conducted jointly with DPAC Facilities Personnel to make the building watertight and operational with a planned completion of August 31, 2014.

Total Rough Order of Magnitude for planned work **\$129,590 includes:**

- Fire Pump **\$35K**
- TBD Fire Pump Controller **\$5K** (if not salvageable)
- **\$50K** multiple roof pieces to make the building watertight
- **\$39,590** misc. maintenance & repairs for:
 - Broken/inoperative equipment
 - Broken/inoperative fixtures
 - Broken/inoperative rainwater conveyance systems (exterior gutters/interior pipes/drains)
 - Interior sidewalk tripping hazards greater than ¼" (not Streets responsibility)
 - Cracks in walls (water intrusion)
 - Failed HVAC isolation mounts (specifically one unit that has led to a condensate leak through the roof below with water having to be diverted to avoid damage to stage lighting dimmers)

Funding Source for repairs:

| | | |
|-----------------|--|--------------------------|
| Project 2852 | Bob Carr Bathroom Renovations | Balance \$30,362 |
| Project 5901099 | Bob Carr Improvements-CIP | Balance <u>\$186,060</u> |
| | Total available funds | \$216,422 |
| | Less Total Rough Order of Magnitude for planned work | \$129,590 |
| | Leaving an estimated balance of | \$86,832 ** |

**** Balance of \$86,832** to be held in reserve should there be a catastrophic failure of the HVAC System.

Should there be a catastrophic failure of the HVAC System at the Bob Carr during the term of the agreement between DPAC and the City as described below; it is the City's intent utilize the remaining unused balance of these combined projects to initiate acquisition of portable and/or permanent HVAC equipment to sustain operations for the term of the agreement.

Catastrophic failure of the HVAC System description:

In advance of the Facility Condition Assessment event and as a result of a recent HVAC equipment condition that was reported as a possible failure; the Facilities Ops & Eng personnel and Venues Ops personnel conducted a separate Facilities Condition Assessment of the HVAC system on March 24th.

Our findings indicated that the fifty-one year old HVAC Chilled Water System and Air Handlers are far beyond their programmed life cycle and as such are resulting in:

- Excessive utility consumption
- Non-availability of key parts and no spares resulting in long lead-real time manufacturing when key parts fail (and they have been failing)
- A strong potential for unpredictable partial or complete system failure with the best of Preventive Maintenance

This HVAC Chilled Water System and associated Air Handlers are so far beyond their programmed life cycle that we cannot predict if or when a failure may or may not occur during the term of the agreement.

Should a partial or complete system failure occur with no availability of replacement parts occur, it will take a minimum of seventy-two hours to mobilize portable equipment to resume operations. Portable equipment is available with front end costs estimates of approximately \$75K to \$125K and weekly rental rates of approximately \$40K to \$120K.

A 200 ton replacement air cooled chiller if ordered will cost \$175K delivered and has an eleven to twelve week lead-time. We estimate \$675K for engineering, construction and connection cost with three to four weeks to complete the work once we receive the chiller.

Based on existing equipment configuration we would anticipate a partial failure to be one-third or two-thirds of the system and a complete failure will obviously take the entire system down. Conditions at the Bob Carr with even one-third of the system down will not support a theatrical event.

Should this action become necessary and at the end of use of the Bob Carr; we could re-use this chiller at one of three possible City sites with future needs.