

COVENTRY BUILDING
MARCH 17, 2008

FACILITIES CONSIDERATIONS FOR ADAPTIVE RE-USE

SUMMARY

The following considerations represent known facilities issues which should be funded to preserve the integrity of the structure, as well as additional issues which may need to be funded in the event of a conversion to a new use.

<u>Consideration</u>	<u>Possible Budget</u>	<u>Type</u>
1. Replace existing roof	\$ 450,000	Preservation
2. Emergency Egress Lighting and exit signage upgrades	\$ 30,000	New Use
3. A-Pod floor slab stabilization	\$ 150,000	Preservation
4. Replace rooftop HVAC units	\$ 200,000	Preservation/ New Use
5. Replace existing windows	\$ 150,000	Preservation
6. Add backflow prevention	\$ 5,000	New Use
7. Add main breaker for panel 2MPD	\$ 5,000	New Use
8. ADA compliance upgrades	\$ 145,000	New Use
TOTAL	\$1,135,000	

As new uses for the building are explored, it is almost certain that additional facilities modifications will present themselves. The nature, extent and budget requirements for these issues will vary based upon the requirements of the new use. Beyond those already listed, such modifications may include things like: new ceilings, walls, doors, interior finishes, lighting, electrical and data outlets, additional restroom upgrades, plumbing and site work. These types of modifications should be considered within the context of developing budgetary scenarios for re-use of the Coventry Building.

Detailed report attached.

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DETAILED REPORT

<u>Consideration</u>	<u>Possible Budget</u>
1. Replace Existing roof:	\$ 450,000
<p>The proposed budget is based upon a roof system substantially similar to that which the District installed at Boulevard Elementary School.</p>	
2. Emergency Egress Lighting and exit signage upgrades:	\$ 30,000
<p>Existing system is insufficient and non-code complying. Based upon a collaboration with the City Fire Department, the District currently has a three year initiative underway to perform these upgrades at all of its other buildings.</p>	
3. A-Pod floor slab stabilization:	\$ 150,000
<p>An engineering review declared the affected ground floor areas safe. However, regular monitoring was recommended due to the possibility of additional settlement beneath the floors. Therefore, a budget contingency should be included. The budget total was suggested by the reviewing engineer.</p>	
4. Replace rooftop HVAC units:	\$ 200,000
<p>These mechanical units are at the end of their useful lifespan and should be replaced. The budget is based upon a recent engineering estimate. It does not include ductwork modifications or any kind of alternative HVAC equipment which might be required in a new configuration.</p>	
5. Replace existing windows:	\$ 150,000
<p>Certain windows may be deferred. However, all are recommended to be replaced within five to six years. Budget is based upon similar replacement projects. Budget does not include adding any additional windows.</p>	

6. Add backflow prevention: \$ 5,000

This safety device to prevent building waste water from flowing back into the City water supply was not a requirement when the building was originally constructed in 1974. Conversion to a new use may trigger a requirement to install. Budget is based upon a recent engineering estimate.

7. Add main breaker for panel 2MDP: \$ 5,000

This safety device was also not required in 1974. Conversion may trigger a code compliance requirement. Budget is based upon a recent engineering estimate.

8. Americans with Disabilities Act compliance upgrades: \$ 145,000

The ADA is a Federal law which requires building owners to make their facilities accessible to persons with disabilities. It is a complex law and this budget recommendation is not intended to provide resources for total compliance based upon a thorough evaluation. Rather this budget is for the upgrading of two obvious needs: Toilet stalls and sinks. The budget is based upon a recent architectural survey.

End of Report