

# Detailed Assessment Report

Priority: Comprehensive

Report for Location: Theatre

Project Name: Trinity Methodist Church Condition Assessment

Date Printed: Friday, June 06, 2008

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## Theatre

### A20 Basement Construction

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Unit Of Measure	Extended Cost
A2020-01-1C Correct Cast in Place Concrete Basement Wall Surface Spawling by Flash Patch Wall	A2020 Basement Walls	Exterior		Damage / Wear	2	Def Maint	\$53.71	150	SQFT	\$8,057
A2020-01-5C Correct Cast in Place Concrete Basement Deteriorated Wall Surface by Clean Prep & Repaint	A2020 Basement Walls	Exterior		Damage / Wear	2	Def Maint	\$2.75	950	SQFT	\$2,611
<b>Total Cost for: A20 Basement Construction</b>										<b>\$10,668</b>

### B20 Exterior Enclosure

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Unit Of Measure	Extended Cost
B2010-03-10C Correct Brick Masonry Exterior Wall Inefficient and Interior Plaster Damage By Remove Plaster and Replace with Interior Framed Out, Insulated System	B2010 Exterior Walls	Building Wide	<i>Includes allowance for modification of wall mounted electrical and HVAC (fin tube) items to facilitate system installation.</i>	Energy Conserv	2	Def Maint	\$100.00	3,000	SQFT	\$300,000
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Exterior		Damage / Wear	2	Def Maint	\$7.61	2,500	SQFT	\$19,018

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B2010-03-2C Correct Brick Masonry Exterior Wall Brick & Mortar Deterioration by Selective Demolition Replace Brick & Mortar & Seal	B2010	Exterior	Exterior		Damage / Wear	2	Def Maint	\$125.76	300	SQFT	\$37,727
B2010-03-4C Correct Brick Masonry Exterior Wall Chimney Deterioration by Demo Existing & Rebuild Chimney	B2010	Exterior	Exterior		Damage / Wear	2	Def Maint	\$333.12	120	SQFT	\$39,974
B2010-11-3C Correct Cast Stone Exterior Wall Deteriorated Caulking by Clean Prep & Recaulk	B2010	Exterior	Exterior	<i>Deteriorated caulk joints in cast stone frieze</i>	Damage / Wear	2	Def Maint	\$0.55	700	SQFT	\$385
B2010-11-3C Correct Cast Stone Exterior Wall Deteriorated Caulking by Clean Prep & Recaulk	B2010	Exterior	Exterior	<i>Cast Stone Door Surrounds</i>	Damage / Wear	2	Def Maint	\$0.55	300	SQFT	\$165
B2010-11-4C Correct Cast Stone Exterior Wall Stained Finish by Cleaning	B2010	Exterior	Exterior	<i>Cast Stone Door Surrounds</i>	Damage / Wear	2	Def Maint	\$4.09	200	SQFT	\$817
B2010-11-4C Correct Cast Stone Exterior Wall Stained Finish by Cleaning	B2010	Exterior	Exterior	<i>Correct stained finish on cast stone frieze by cleaning</i>	Damage / Wear	2	Def Maint	\$4.09	600	SQFT	\$2,452
B2020-03-10C Correct Historic Wood Frame Exterior Window Deterioration by Restore and Refinish Frame & Sash	B2020	Exterior	Exterior		Damage / Wear	2	Def Maint	\$250.67	1,400	SQFT	\$350,945
B2020-03-11C Correct Historic Wood Frame Exterior Window Deterioration by Unit Replacement	B2020	Exterior	Exterior	<i>25% Allowance for Unit Historic Window Replacement if Restoration not feasible</i>	Damage / Wear	2	Def Maint	\$500.00	350	SQFT	\$175,000

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B2020-03-4C Correct Wood Frame Exterior Window Deterioration by Clean, Prep and Re-Caulk	B2020 Exterior Windows	Exterior		Damage / Wear	2	Def Maint	\$14.75	1,400	SQFT	\$20,651
B2020-03-7C Correct Wood Frame Exterior Window Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior	<i>Remove existing transite panels and existing clerestory windows at the mezzanine level and replacement with new historically appropriate units having insulated glazing.</i>	Energy Conserv	3	Def Maint	\$129.70	540	SQFT	\$70,039
B2020-03-9C Correct Historic Wood Frame Exterior Window Inefficient Glazing by Installing Interior Storm Sash	B2020 Exterior Windows	Exterior		Energy Conserv	2	Def Maint	\$91.62	1,400	SQFT	\$128,269
B2030-06-9C Correct Wood Exterior Door w/ Transom & Frame Deterioration by Clean Prep & Repaint	B2030 Exterior Doors	Exterior		Damage / Wear	2	Def Maint	\$29.30	2	SQFT	\$59

**Total Cost for: B20 Exterior Enclosure \$1,145,500**

## B30 Roofing

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Unit Of Measure	Extended Cost
B3010-07-3C Correct Tin Roofing Tile Major Deterioration by Demo & Replace In Kind	B3010 Roof Coverings	Exterior		Damage / Wear	2	Def Maint	\$36.72	3,000	SQFT	\$110,165
B3010-08-3C Correct Metal Roofing Panel Major Deterioration by Demolition and Replace	B3010 Roof Coverings	Roof		Damage / Wear	3	Def Maint	\$21.21	3,600	SQFT	\$76,343

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B3010-12-2C Correct Elastomeric Roofing Major Deterioration by Demolition & Material Replacement Including Trim & Insulation	B3010 Roof Coverings	Roof	Replace single-ply roofing and flashing at stair tower roofs.	Damage / Wear	2	Def Maint	\$28.71	600	SQFT	\$17,224
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage / Wear	2	Def Maint	\$41.15	600	LNFT	\$24,692
B3041-01-1C Correct Metal Roof Counter Flashing Remedial Damage by Selective Demolition & Replacement in Kind	B3041 Roof Counter Flashing	Roof		Damage / Wear	2	Def Maint	\$37.82	1,000	LNFT	\$37,820
B3050-01-2C Correct Aluminum Roof Coping Cap Major Deterioration by Demolition & Material Replacement, A Lot	B3050 Roof Coping Cap	Roof		Damage / Wear	2	Def Maint	\$57.36	850	LNFT	\$48,755
<b>Total Cost for: B30 Roofing</b>										<b>\$314,998</b>

## C10 Interior Construction

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Unit Of Measure	Extended Cost
C1010-06-1C Correct Remedial Drywall Damage by Patch & Refinish	C1010 Partitions		Repair and repaint water damaged drywall in basement.	Damage / Wear	3	Def Maint	\$6.14	600	SQFT	\$3,684
C1010-07-2C Correct Framing & Plaster Major Plaster Damage by Complete Demo, Replacement & Finishing	C1010 Partitions		Water damaged plaster partitions in stair towers and mezzanine level.	Damage / Wear	2	Def Maint	\$27.96	2,400	SQFT	\$67,110
<b>Total Cost for: C10 Interior Construction</b>										<b>\$70,794</b>

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## C30 Interior Finishes

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Unit Of Measure	Extended Cost
C3030-02-2C Correct Interior Ceiling Finish Major Deterioration by Demo, Replace & Finish	C3030 Ceiling Finishes		Water damaged plaster ceilings in stair towers and mezzanine level.	Damage / Wear	2	Def Maint	\$16.48	1,200	SQFT	\$19,780
<b>Total Cost for: C30 Interior Finishes</b>										<b>\$19,780</b>

## D30 HVAC

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Unit Of Measure	Extended Cost
D3060-02-1C Correct Deteriorated or Inadequate Electronic Control System by Upgrade/Replace System	D3060 HVAC Instrumentation & Controls	Main Building	New DDC controls should consist of automated Occ/Unocc time schedule, boiler temp reset, and centralized set point adjustment with automated night time setback.	Functionality	2	Def Maint	\$9.72	24,000	SQFT	\$233,362
<b>Total Cost for: D30 HVAC</b>										<b>\$233,362</b>
<b>Total Cost for: Theatre</b>										<b>\$1,795,102</b>

**Total Assessment Cost for Report Selection** **\$1,795,102**