



Leland Saylor
Associates
A Certified DVBE

BOE INFRASTRUCTURE STUDY
SACRAMENTO, CA

LSA JOB NUMBER:
09-001A

May 19, 2009

PREPARED FOR
STANTEC ARCHITECTURE , INC
BY LELAND SAYLOR ASSOCIATES

595 Market Street, Suite 400 | San Francisco | California | 94105
415-291-3200 | 415-291-3201 (f) | www.lelandsaylor.com

PROJECT: **BOE INFRASTRUCTURE STUDY**
 LOCATION: **SACRAMENTO, CA**
 CLIENT: **STANTEC ARCHITECTURE , INC**
 DESCRIPTION: **REPAIR / UPGRADE COST MATRIX**
ESTIMATE SUMMARY

LSA JOB NO: **09-001A**
 PREPARED BY: **MK, WM, JB**
 CHECKED BY: **MK**
 ESTIMATE DATE: **5/19/2009**
 PROJECT GSF: **602,519**

ITEM #	DESCRIPTION	QTY	UNIT	COST/SF	TOTAL
1.0	REPAIR / UPGRADE COST MATRIX - CIVIL	602,519	SF	0.32	194,120
2.0	REPAIR / UPGRADE COST MATRIX -ARCHITECTURAL	602,519	SF	1.03	619,649
3.0	REPAIR / UPGRADE COST MATRIX -STRUCTURAL	602,519	SF	1.18	710,880
4.0	REPAIR / UPGRADE COST MATRIX -EXTERIOR SKIN	602,519	SF	1.73	1,040,540
5.0	REPAIR / UPGRADE COST MATRIX -HAZMAT	602,519	SF	0.05	30,000
6.0	REPAIR / UPGRADE COST MATRIX -ELECTRICAL	602,519	SF	1.10	662,061
7.0	REPAIR / UPGRADE COST MATRIX -FIRE ALARM	602,519	SF	2.77	1,671,085
8.0	REPAIR / UPGRADE COST MATRIX -TELECOM	602,519	SF	0.35	208,898
9.0	REPAIR / UPGRADE COST MATRIX - SECURITY	602,519	SF	1.46	877,872
10.0	REPAIR / UPGRADE COST MATRIX - MECHANICAL	602,519	SF	7.63	4,596,357
TOTAL PROJECT COSTS				17.61	10,611,461

PROJECT: **BOE INFRASTRUCTURE STUDY**
 LOCATION: **SACRAMENTO, CA**
 CLIENT: **STANTEC ARCHITECTURE , INC**
 DESCRIPTION: **REPAIR / UPGRADE COST MATRIX**
PRIORITY BREAKOUT

LSA JOB NO: **09-001A**
 PREPARED BY: **MK, WM, JB**
 CHECKED BY: **MK**
 ESTIMATE DATE: **5/19/2009**
 PROJECT GSF: **602,519**

ITEM #	DESCRIPTION	PRIORITY 1	PRIORITY 2	PRIORITY 3	TOTAL
1.0	REPAIR / UPGRADE COST MATRIX - CIVIL	6,440	187,680	-	194,120
2.0	REPAIR / UPGRADE COST MATRIX -ARCHITECTURAL	69,781	305,338	255,870	630,989
3.0	REPAIR / UPGRADE COST MATRIX -STRUCTURAL	710,880	-	-	710,880
4.0	REPAIR / UPGRADE COST MATRIX -EXTERIOR SKIN	-	27,500	1,013,040	1,040,540
5.0	REPAIR / UPGRADE COST MATRIX -HAZMAT	30,000	-	-	30,000
6.0	REPAIR / UPGRADE COST MATRIX -ELECTRICAL	532,677	129,384	-	662,061
7.0	REPAIR / UPGRADE COST MATRIX -FIRE ALARM	142,210	1,528,875	-	1,671,085
8.0	REPAIR / UPGRADE COST MATRIX -TELECOM	30,623	178,275	-	208,898
9.0	REPAIR / UPGRADE COST MATRIX - SECURITY	175,035	423,387	279,450	877,872
10.0	REPAIR / UPGRADE COST MATRIX - MECHANICAL	234,667	3,689,120	672,570	4,596,357
TOTALS		1,932,313	6,469,559	2,220,930	10,622,802

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY
 LOCATION: SACRAMENTO, CA
 CLIENT: STANTEC ARCHITECTURE, INC
 DESCRIPTION: REPAIR / UPGRADE COST MATRIX - CIVIL

LSA JOB NO: 09-004A
 PREPARED BY: MK, WM, JB
 CHECKED BY: MK
 ESTIMATE DATE: 5/19/2009
 NEW BLDG GSF: 602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
1A.01	Photo of main entrance at northeast corner of building off "N" Street.				\$ 24,580			Keep access to one auto door entry clear
	The longitudinal slope up to the landing is 7% and the landing slope at the threshold is 3%. These slopes are not in compliance with CBC section 1133B.5.1 through 8.5.8 as they exceed the maximum slope criteria for longitudinal, cross slope and landing slope.	Sawcut, break and remove ramp paving, regrade slope, cast and finish new concrete ramp, finish to match the existing ramp.						
1A.02	This photo indicates the cross slope at the drain in front of the rounded concrete bench.				\$ 40,990			---
	The walkway in front of the rounded concrete bench has 8% to 3% variable cross slope to a drain just in front of the bench. These cross slopes are not in compliance with CBC section 1133B.5.3.1 and will require reconstruction.	Sawcut, break and remove paving, regrade slope, cast and finish new concrete ramp to match the existing ramp finish.						
1A.03	This photo shows the entrance off 5th Street.				\$ 65,570			Keep access to one auto door entry clear
	This sidewalk slopes up to the northeast entrance off 5 th Street and is sloped at 7% to a landing at the threshold that indicated 3% longitudinal slope. Cross slope at concrete bench varies from 8.2% to 2.8%. This condition is not in compliance with CBC section 1133B.5.1 through 8.5.8 and the area will need to be reconstructed.	Sawcut, break and remove paving, regrade slope, cast and finish new concrete ramp to match the existing ramp finish.						
1A.04	This photo is the pedestrian access to the Fire Control Room and stairwell (northeast).				\$ 4,670			---
	This entrance is a straight gradient from the back of the public sidewalk to the door threshold and at 5.93%. Since this slope is less than 6% and the vertical fall is less than 30-inches, this location is viewed as a sloped sidewalk rather than a ramp. However, the walkway requires a slip resistant surface to be in compliance with CBC section 1133B.7.1 for walkway with less than 6 percent slope. The walkway meets criteria with the addition of a slip resistant surface.	Clean and apply truncated cone surfacing to the existing concrete sidewalk.						

LELAND SAYLOR ASSOCIATES

PROJECT: **BOE INFRASTRUCTURE STUDY**
 LOCATION: **SACRAMENTO, CA**
 CLIENT: **STANTEC ARCHITECTURE, INC**
 DESCRIPTION: **REPAIR / UPGRADE COST MATRIX - CIVIL**

LSA JOB NO: **09-004A**
 PREPARED BY: **MK, WM, JB**
 CHECKED BY: **MK**
 ESTIMATE DATE: **5/19/2009**
 NEW BLOG GSF: **602.519**

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
1A.05	Employee card lock entrance, mid-block off 5th street.				\$ 7,560			
	The ramp has a longitudinal slope of 7% to a landing with a landing slope of 4.7% at the threshold. Although the existing cross slope is under 2%, the existing access will need to be replaced so as to comply with CBC section 1133B.5.1 through B.5.8.	Sawcut, break and remove paving at access area, regrade slope, cast and finish new concrete ramp to match the existing ramp finish.						
1A.06	This is the southeastern employee card lock entrance off "O" Street.				\$ 10,930			
	The concrete landing at the threshold and the public sidewalk approaching it has very radical slopes. 13.8% easterly to the public sidewalk, 7.3% southerly to the sidewalk.	Sawcut, break and remove paving, regrade slopes, cast and finish new concrete landing paving to match the existing ramp finish.						
	This condition is not in compliance with CBC section 1133B.2.4.2 and needs attention.							
1A.06A	ADDITIONAL PHOTO AT CONDITION NO. 6A				\$ 13,200			
	The public sidewalk as it slopes to the east includes a variable cross slope from 1.5% just to the north, to a 4.5% cross slope at this entrance. Approximately 45 feet of the public sidewalk will need to be reconstructed to be in compliance with CBC Section 1133B.7.1.3., Surface Cross Slopes.	Sawcut, break and remove approximately 45 feet of sidewalk. Regrade, cast and finish new concrete sidewalk to match existing.						
1A.07	Photo of passenger drop off at children's day care center off 4th Street.				\$ 830			
	The concrete slab has lifted an inch plus, creating an undesirable tripping hazard. Two of these conditions exist along 4 th Street. These conditions are not in compliance with CBC section 1133B.7.4., Changes in Level, and will require removal and reconstruction.	Sawcut, break and remove existing slab. Regrade, cast and finish new concrete slab to match existing.						
1A.08	Handicap parking in garage lower level. Entrance off "O" Street.				\$ 5,610	\$ 5,610		
	Slopes on ramps exceed maximum allowed 6 inches in rise, 6 feet in run, 8.3% maximum. Not in compliance with CBC section 1133B.5.3	Break and remove three (3) existing ramps. Construct new ramps to comply with code.						
	The southerly three of the four ramps are not in compliance with CBC section 1133B.5.3.					SEE ARCH		
	Handicap van stall parking striping is also not in compliance. Handicap stall diagonal striping shall have a "NO PARKING" legend painted at the outside edge. Per CBC figure 11B-18C diagonal parking stalls.	Sandblast existing striping, lettering and symbols. Restripe, and apply new lettering and symbols.				SEE ARCH		

LELAND SAYLOR ASSOCIATES

PROJECT: **BOE INFRASTRUCTURE STUDY**
 LOCATION: **SACRAMENTO, CA**
 CLIENT: **STANTEC ARCHITECTURE, INC**
 DESCRIPTION: **REPAIR / UPGRADE COST MATRIX - CIVIL**

LSA JOB NO: **09-004A**
 PREPARED BY: **MK, WM, JB**
 CHECKED BY: **MK**
 ESTIMATE DATE: **5/19/2009**
 NEW BLDG GSF: **602,519**

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
1A.09	ADA Path from handicap parking stalls to 4th Street public sidewalk.				\$ 13,570			
	The hatched ADA access path has an existing cross slope that varies from 5.6% to 5.9%. code requires a maximum of 2% cross slope. This is not compliant with CBC section 11338.7.1.3., Travel Path Surface Cross Slopes. CBC Section 11338.8.5, Detectable Warning at Hazardous Vehicular Areas, requires a separation of pedestrians and vehicles, which is not present.	A handrail on the left side as a barrier between the drive isle and the ADA path with a topping flattening the slope to the toe kick curb. Also a 60" opening in the railing with a truncated dome strip. Due to the new grade at the separation between ADA and Drive Isle a rail and toe curb is required in stead of truncated domes. A 60" opening is required at the ramp landing to access the southerly ADA path across the loading ramp, that requires truncated domes.						
1A.10	Handicap ramp at street level parking garage north employee entrance.				\$ 1,000			
	Ramp is at 8% slope up to entrance door landing. The landing cross slope exceeds the 2% maximum. The landing at this doorway will have to be reconfigured to be compliance with Figure 11B-26A; this remedial landing repair work will then also require adjustments to the existing ramp. This new ramp must have a rise not in excess of 30-inches and a run not in excess of 30 feet without intervening landings. The ramp also has a cross slope of 5.9% from bottom of landing. CBC Section 11338.8.5, Detectable Warning at Hazardous Vehicular Areas, requires a separation of pedestrians and vehicles, which is not present! Final conditions must be in compliance with CBC section 11338.5.1 through B.5.8.	Can be done with topping slab and new 2" high toe curb at railing base. Railing to extend 12" past catch point of new ramp slope. 24" x 60" truncated domes at 60" opening at landing where ADA path crosses the driveway southerly. The truncated dome surface should be the last step before stepping into the vehicle travel way. This is also indicated in 1A.09. The truncated dome surface should be the last step before stepping into the vehicle travel way. This is also indicated in 1A.09.						
	TOTAL CIVIL			\$ 6,440	\$ 187,680	\$ -		
	GRAND TOTAL CIVIL			\$ 194,120				

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: 09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX -ARCHITECTURAL	ESTIMATE DATE: 5/19/2009
	NEW BLDG GSF: 602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
2A.2	A minimum of 14 disabled parking spaces including 2 van spaces are required.	Restripe existing disabled parking stalls as needed to provide 12 disabled spaces and 2 van spaces. Disabled parking to be located on floors 1 and 4.	14 stalls	\$ 2,460				Perform work 1 floor at a time
2A.3	Wheel stops were not provided at disabled parking spaces.	Provide wheel stops as required at each disabled parking stall.	14 stalls	\$ 1,900				---
2A.4	On floor 4, the disabled parking signage is not 36 inches high minimum.	Relocate the existing disabled parking signage to 36 inches high minimum.	2 each	\$ 580				---
2A.8	A low away sign is not provided.	Provide low away signage as required.	1 each	\$ 820				---
2A.9	There is no directional signage at the building exterior indicating the accessible path of travel.	Provide directional signage to the main building entrance as required.	2 each		\$ 1,630			---
2A.10.a	A ramp is provided from the van parking space up to the sidewalk.	Remove the existing ramps at the existing van parking spaces. Provide sidewalk ramps per 2007 CBC figure 11A-3F.	2 each	\$ 820				---
2A.10.b	Where the accessible path crosses the loading dock driveway, truncated domes are not provided.	Provide truncated domes as required.		\$ 790				---
2A.10.c	Where the accessible path comes to the ramp up to the building entry, there is no identification signage.	Provide identification signage at the ramp to the building entrance.	1 each		\$ 820			---
2A.10.d	Handrails should be provided on both sides of the ramp.	Provide handrails on both sides of the ramp.	2 each		\$ 3,550			---
2A.11	Tactile room identification signage was not provided at the Cafeteria.	Provide tactile room identification signage at the Cafeteria.	1 each		\$ 420			---
2A.12	Tactile exit signage was not provided as required.	Provide tactile exit signage as required.	100 each		\$ 25,660			---
2A.13	Tactile exit signage at stairs does not have the correct text.	Provide tactile exit signage at stairs with the correct text.	48 each		\$ 12,320			---
2A.14	The triangular and round restroom signs did not have the respective male and female pictograms.	Provide the required triangular and round restroom signage complete with pictograms.	52 each		\$ 13,350			---
2A.15	The location of the evacuation signage makes it difficult to read.	Relocate evacuation signage at main entry.	1 each		\$ 740			---
2A.16	Non-compliant push-type faucet knobs are provided in restrooms on floors 1-21.	Replace push-type faucet knobs with code compliant sensor-type faucets.	120 each		\$ 129,610			---
2A.18	Accessible toilet stalls did not have u-shaped handles.	Provide u-shaped handles at accessible toilet stalls.	48 each		\$ 9,730			---
2A.18	Coat hooks in accessible stalls were located 66 inches high.	Remove existing coat hooks and relocate to 48 inches high.	48 each		\$ 3,090			---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: 09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX -ARCHITECTURAL	ESTIMATE DATE: 5/19/2009
	NEW BLDG GSF: 602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
2A.19	Toilet seat cover dispensers were located 42 inches high.	Remove and relocate existing toilet seat cover dispensers to 40 inches high.	48 each		\$ 6,170			---
2A.20	Toilet paper dispensers protrude more than 4 inches.	Remove and replace existing toilet paper dispensers that protrude more than 4 inches.	48 each		\$ 6,170			---
2A.21	Hi-lo drinking fountains are not provided.	Provide hi-lo drinking fountains.	24 each		\$ 34,350			---
2A.23	The drinking fountain at grid M21 on floor 24 does not work.	Repair the existing drinking fountain.	1 each	\$ 730				---
2A.25	Telephones for the hearing impaired and text telephones are not provided.	Provide a telephone for the hearing impaired.	1 each		\$ 608			---
2A.26	Wheelchair seating areas are not provided in the Board Room.	Redo existing seating as needed to provide 4 wheelchair seating areas.	4 each	\$ 1,630				Perform work so as not to disrupt scheduled board meetings.
2A.27	An assistive listening system was not provided in the Board Room.	Provide an assistive listening system in the Board Room.	1 each	\$ 10,125				Perform work so as not to disrupt scheduled board meetings.
2A.28	The ramp in the Board Room Anteroom has a slope that exceeds the acceptable limit.	Redo the existing ramp as needed to comply with CBC requirements.	1 each		\$ 3,780			Perform work so as not to disrupt scheduled board meetings.
2A.29	The ramp in the Corridor 158 has a slope that exceeds the acceptable limit. Also, handrails are not provided.	Redo the existing ramp as needed to comply with CBC requirements.	1 each	\$ 5,810				---
2A.31	No handrails were provided at the ramp adjacent to Big Red Room 207.	Provide handrails on both sides of the ramp.	2 each	\$ 5,490				---
2A.32	No handrails were provided at the ramp adjacent to Computer Room 515.	Provide handrails on both sides of the ramp.	2 each		\$ 4,020			---
2A.33	A warning curb is required at the recessed planters in the main lobby.	Provide warning curbs at the recessed planters in the main lobby.		\$ 7,730				---
2A.34	Restroom countertops heights do not comply w/ ADA requirements	Reset countertops to ADA compliant heights	48		\$ 7,200			---
2A.35	Required clearance in front of toilet is not provided in accessible stall.	Reconfigure toilet partition at accessible stalls	48		\$ 9,600			---
2B.2	The existing garage stairs have open risers.	Provide closed risers at the existing garage stairs.	4 stairs		\$ 26,840			Perform work on one stairway at a time
2B.3	The existing handrails at the garage stairs do not comply with CBC requirements.	Replace existing handrails with CBC compliant handrails.	4 stairs		\$ 5,680			Perform work on one stairway at a time
2B.4	Existing vehicle barriers do not comply with CBC requirements.	Provide cable rail restraints as needed to comply with CBC requirements.				\$ 255,870		Perform work in phases .
2B.6	The door hardware does not comply with code on the active and inactive leafs in the exit passageway from stair 2	Redo door hardware as required for exiting and to maintain fire rating integrity		\$ 1,500				---
2B.8	There is a protrusion into the exit door located near column J18.	Relocate door as needed to clear protrusion.		\$ 4,200				---
2B.9	An existing column reduces the landing width at door 129C.	Relocate door 129C as needed in order to obtain the required landing width.		\$ 4,200				---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY
 LOCATION: SACRAMENTO, CA
 CLIENT: STANTEC ARCHITECTURE, INC
 DESCRIPTION: REPAIR / UPGRADE COST MATRIX -STRUCTURAL

LSA JOB NO: 09-004A
 PREPARED BY: MK, WM, JB
 CHECKED BY: MK
 ESTIMATE DATE: 5/19/2009
 NEW BLDG GSF: 602,519

DRAFT

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
3A.01	Existing condition does not meet ASCE 31 Tier 1 screening phase	Brace the mezzanines in to the longitudinal direction in a similar fashion to the transverse direction.	Brace per detail provided @ 4 locations.	\$ 25,270				---
3A.02		Add ties and connections at the line 5 shear wall in the end bays similar to the existing drag ties.	120 lin.ft. 14x4x1/2 angle w/ epoxy anchors @ 2'-6" O.C.	\$ 8,320				---
3A.03		Provide fiber wrap at the shear walls located on lines D, B, 5 and 7 to increase shear strength.	466 lin.ft. of wall, 2 sides x 10 ft. average height @ \$27.50 per sq.ft.	\$ 346,010				---
3A.04		Provide fiber wrap at columns in increase shear capacity.	98 columns 24" sq. x 10' average height @ \$25.00 per sq.ft.	\$ 264,600				---
		Provide anchorage of the pre-cast girder to column connections with epoxy anchors and steel tie elements.	98 girder to column connections w/ steel angle & epoxy anchors each side	\$ 66,680				---
TOTAL STRUCTURAL				\$ 710,880	\$ -	\$ -		
GRAND TOTAL STRUCTURAL				\$ 710,880				

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY LOCATION: SACRAMENTO, CA CLIENT: STANTEC ARCHITECTURE, INC DESCRIPTION: REPAIR / UPGRADE COST MATRIX - EXTERIOR SKIN	LSA JOB NO: 09-004A PREPARED BY: MK, WM, JB CHECKED BY: MK ESTIMATE DATE: 5/19/2009 NEW BLDG GSF: 602,519
---	--

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
4A.01		Bi-annual Maintenance inspection on exterior gaskets and sealants			\$ 20,000		Bi-annually	Minimum 1 drop at each building face
4A.01	Exterior gaskets and sealant will need to be replaced at alternating levels of spandrels panels, on the south and west facades. This will likely need to be carried out within 3-8 years	Replace gaskets and sealant at 2009 costs.	13,066 lineal feet @ \$7.75			\$ 136,700	Y2014	---
4A.02	Exterior gaskets and sealant will need to be replaced at all framing/glazing joints, on all facades. This will likely need to be carried out within 8-13 years.	Replace gaskets and sealants at 2009 costs.	99,868 lineal feet @ \$6.50 per lin.ft.			\$ 876,340	Y2019	---
4.03		Bi-Annual maintenance inspection of the tower roof membrane and parapet coating.			\$ 7,500		Bi-annually	---
TOTAL EXTERIOR SKIN				\$ -	\$ 27,500	\$ 1,013,040		
GRAND TOTAL EXTERIOR SKIN				\$ 1,040,540				

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: 09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX -HAZMAT	ESTIMATE DATE: 5/19/2009
	NEW BLDG GSF: 602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	No hazmat surveys have been performed	Perform a Hazmat Survey		\$ 30,000			Y2009	—
	TOTAL HAZMAT			\$ 30,000	\$ -	\$ -		
	GRAND TOTAL HAZMAT			\$ 30,000				

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: 09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX -ELECTRICAL	ESTIMATE DATE: 5/19/2009
	NEW BLDG GSF: 602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
Power								
	Separately derived electrical systems not grounded to building steel	Add grounding connections to building steel (approx. 50)		\$7,500				---
	Main Electrical Room has one egress	Install door on south wall			\$3,375			---
	Electrical Room doors do not have panic bars	Install panic bars on three doors			\$3,564			---
	Items stored in electrical closets	Remove stored items in electrical closets		\$2,052				---
	Damaged generator equipment	Repair damaged control panel and monitoring equipment		\$6,750				---
	Break room outlets overloaded	Rearrange, remove appliances or add branch circuits / outlets		\$33,750				---
	Printer stations lack dedicated circuits	Add branch circuits		\$67,500				---
	Mail sorting room outlet overloaded	Add branch circuits		\$1,350				---
	Vending machine outlet overloaded	Add branch circuits		\$33,750				---
Lighting								
	Gaps in exit lighting visibility	Addition of two exit lights per floor (approx 50)		\$79,313				---
	Some self luminous exit lights not operating	Replace with new LED exit lights - two per floor in building and 7 per floor in parking garage (approx 70)		\$35,438				---
	Powered exit lights not operations	Replace with new LED exit lights - (approx 200)		\$101,250				---
	Damaged walkout fixtures in janitor closets	Replace with new wall mount fixtures (approx 10)			\$2,025			---
	Dual level switching for tandem light fixtures not available	Additional wiring throughout tenant improvement area required to provide dual level switching			\$11,880			---
	Restroom occupancy sensor is located in entrance foyer	Check calibrated time-delay. Relocating occupancy sensor to main area of restroom in suggested			\$540			---
	Light fixtures using T12 lamps in core area	Replace T12 ballasts and lamps with T8 (approx 800)			\$108,000			---
	Low lighting levels in parking garage levels 2 through 4	Upgrade lighting (approx 84)		\$164,025				---
	TOTAL ELECTRICAL			\$532,677	\$129,384	\$ -		
	GRAND TOTAL ELECTRICAL			\$662,061				

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: 09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX -TELECOM	ESTIMATE DATE: 5/19/2009
	NEW BLDG GSF: 602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements	
				PRIORITY 1	PRIORITY 2	PRIORITY 3			
1	Lack of Fire stopping at exit with in the exit pathways Shown on photos	BOE needs to conduct a study of fire stopping needs. Provide an allowance for fire stopping at all exit paths			5,265			--	
3	The computer room needs to be self contained	Place fire dampers at make up air			7,500			--	
4	Non-rated cables in plenum area	A study must be conducted to determine the magnitude of the replacement necessary - Allowance for change out over time.			77,625			--	
5	Missing fire stopping Exist sleeves @IDF's	Install Fire Stopping at cable exit			405			--	
6	Cables attached to grid wires	Implement cable support for all new and remodel work. Allowance for change out over time.			31,050			--	
7	BFD network patching significantly below industry standards	Utilize the existing cord management and install additional cord management devices to improve routing of the existing cables.			2,430			--	
8	Unused Telco system	Remove existing Telco demarcation on the west wall		4,860				--	
9	Existing Halon system in computer room	Replace Halon system when discharged. Develop a rainy day fund for the replacement of the system.		SEE MECHANICAL				--	
9a	Existing Halon system in computer room	Develop a rainy day fund for the replacement of the system			54,000			--	
10	Computer Room combustibles	Remove combustibles as part of daily maintenance and clean up.		100				--	
11	Lack of grounding of IDF's	Bond equipment racks to ground		6,480				--	
12	Missing bond from backbone twisted pair cables shields to ground in BDF and IDF's			6,683				--	
13	Substandard Network Patching in the IDF's	Improve network patching in IDF's with vertical cabling section managers		12,500				--	
TOTAL TELECOM				\$	30,623	\$	178,275	\$	-
GRAND TOTAL TELECOM				\$	208,898				

LELAND SAYLOR ASSOCIATES

PROJECT: **BOE INFRASTRUCTURE STUDY**
 LOCATION: **SACRAMENTO, CA**
 CLIENT: **STANTEC ARCHITECTURE, INC**
 DESCRIPTION: **REPAIR / UPGRADE COST MATRIX - SECURITY**

LSA JOB NO: **09-004A**
 PREPARED BY: **MK, WM, JB**
 CHECKED BY: **MK**
 ESTIMATE DATE: **5/19/2009**
 NEW BLDG GSF: **602,519**

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	PHYSICAL SECURITY							
1	No offset from Street at Entrance	Provide an offset distance for N St and for 5th street				\$202,500		---
2	Exterior glass shell a hazard	Use protective film to reduce potential harm to occupants				\$24,300		---
3	Perimeter of parking garage should be closed off at sidewalk line	Provide steel mesh from ground to ceiling and use of a high speed overhead door. 2 locations				\$40,500		---
4	Low wall at child care play area	Replace with 10 ft solid wall				\$47,925		---
5	No locks on SMUD Vault	Locks on Vault				\$128		---
6	Ground level doors need welded hinges and steel vents	Weld hinges and replace vents in doors				\$1,350		---
7	All entries into the hi rise are not filtered thru the lobby	Entry needs to be filtered thru Lobby. Provide money for a study to accomplish this				\$12,150		---
8	Routing of personnel in Dock Room area and access to washrooms	Provide card reader for bathroom access by mail personnel				\$16,875		---
9	Need secondary control for cashier unit.	Construct a Man Trap controlled by main lobby guard location				\$23,625		---
10	Access to parking garage - Door too slow	Replace with high speed door				\$14,513		---
11	Existing grate door at 2nd level of the garage allow unobserved access	Replace with high speed door				\$14,513		---
12	Open access into the parking garage at O St	Use removed door from item 10 for this solution				\$6,075		---
13	Poor location of Security attendant Booth	Relocate Attendant booth				\$10,125		---
14	Need card reader control	Installing wood barrier arm with card reader control				\$40,500		---
15	Need Anti Ram Bollards @ garage entrance	Install 2 bollards				\$20,250		---
16	Key system has been compromised	Need a study to determined which locks need to be replaced and Cost				\$12,150		---
17	Need for lock and Key software	Develop a program for key accountability - See above Study				\$7,500		---
18	Need to modify Building entryway doors	Replace with security doors and card readers				\$50,625		---
19	System for temporary access	Issued temp special access cards				\$33,750		---
20	Need HVAC for guard Station	HVAC for guard station				\$4,725		---

LELAND SAYLOR ASSOCIATES

PROJECT: **BOE INFRASTRUCTURE STUDY**
 LOCATION: **SACRAMENTO, CA**
 CLIENT: **STANTEC ARCHITECTURE , INC**
 DESCRIPTION: **REPAIR / UPGRADE COST MATRIX - SECURITY**

LSA JOB NO: **09-004A**
 PREPARED BY: **MK, WM, JB**
 CHECKED BY: **MK**
 ESTIMATE DATE: **5/19/2009**
 NEW BLDG GSF: **602,519**

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
ELECTRONIC SECURITY								
21	Security Console is not ergonomic. More integration of supporting systems will reduce monitoring load	Conduct a study to see how supporting systems can be better integrated			\$12,150			---
22	Security cameras are easily defeated	Replacement of cameras over time needs to have a rainy day fund allowance			\$94,500			---
23	Inconsistent camera placement	Coordinate Stairwell camera locations in garage			\$304			---
23	Tower cameras for stairs missing	Add cameras for stairs in tower			\$20,250			---
SECURITY ACCESS CONTROL SYSTEM								
31	Proposed new locations for card readers	Card readers for mantrap, computer room, 1st floor security rack and panel room door.			\$9,180			---
32	Service elevator card reader non compliant	Relocate card reader to be compliant			\$2,025			---
33	Directional Turnstile indicator not working Housing falling apart	Replace with new device.		\$675				---
34	Bolt locks are not compliant	Conduct a study to see where Bolt Locks need to be replaced		\$12,150				---
Intrusion Detectors								
35	Building exterior and interior are not protected from unauthorized entry	Conduct a study to see where unauthorized entry can be prevented		\$8,100				---
36	It is unknown if the Knox Box is being monitored	Check and see if box is being monitored		\$405				---
37	Ground level SMUD connections need intrusion contacts	Provide intrusion contacts to doors		\$2,430				---
38	Need intrusion contacts on ground level perimeter doors	Provide intrusion contacts to doors		\$3,510				---
39	Multiple sensitive areas need intrusion alarms	Provide intrusion contacts to doors in sensitive areas		\$5,265				---
Remote Call Stations								
40	Need remote call stations in garage	Remote call stations -Allow 14		\$122,850				---
TOTAL SECURITY					\$175,035	\$423,387	\$279,450	
GRAND TOTAL SECURITY					\$877,872			

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY LOCATION: SACRAMENTO, CA CLIENT: STANTEC ARCHITECTURE, INC DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	LSA JOB NO: LSA JOB NO: 09-004A PREPARED BY: PREPARED BY: MK, WM, JB CHECKED BY: CHECKED BY: MK ESTIMATE DATE: ESTIMATE DATE: 5/19/2009 NEW BLDG GSF: NEW BLDG GSF: 602,519
--	--

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	EMCS - TEMPERATURE CONTROLS							
	HVAC Control System is Barber Coleman Network 8000— Obsolete DDC & Pneumatic Hybrid System	Upgrade entire HVAC control system to state-of-the-art DDC system			\$2,362,500			---
	CH-1,2 and smaller CH-3 Chiller, Chilled Water Diverting Valve	Replace valve actuator and linkage at chilled water return diverter valve			\$7,695			---
	CENTRAL HVAC SYSTEM							
	Centrifugal Chillers, CH-1,2 - 700 tons ea	Upgrade control panels				\$20,250		---
		Upgrade condenser water temp. control optimization software				\$6,750		---
		Upgrade condenser automatic tube cleaning system				\$5,400		---
	Chilled water distribution CHWP-1,2,3 40HP ea	Upgrade, add secondary pumps & piping				\$131,625		---
	Chilled Water Coil Sections	Replace chilled water coil sections with active frame corrosion			\$101,250			---
		Balance chilled water flow at each coil section			\$20,250			---
		Add ultraviolet lamp system to reduce static pressure drop and eliminate mold growth at coils			\$21,600			---
	Cooling towers CT-1,2 40 HP ea	Upgrade, add sump cleaning system			\$4,725			---
		Repair, replace corroded mist eliminators			\$40,500			---
	Condenser water treatment	Upgrade, add secondary containment to water treatment chemical storage drums			\$10,800			---
		Repair, clean-up and calibrate open chemical injection system			\$5,400			---
	Condenser water pumps CWP-1,2,3 50HP ea	Upgrade, optimize variable pumping rate				\$27,945		---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY LOCATION: SACRAMENTO, CA CLIENT: STANTEC ARCHITECTURE, INC DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	LSA JOB NO: LSA JOB NO: 09-004A PREPARED BY: PREPARED BY: MK, WM, JB CHECKED BY: CHECKED BY: MK ESTIMATE DATE: ESTIMATE DATE: 5/19/2009 NEW BLDG GSF: NEW BLDG GSF: 602,519
--	--

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	Forced draft hot water boilers B-1,2 5,500MBH ea	Upgrade burner controls				\$20,250		---
	Heating hot water pumps HWP-1,2,3 20 HP ea	Upgrade, add VFDs				\$30,375		---
	Air handling system SF-1,2,3,4 125 HP ea; RF-1,2,3,4 60 HP ea	Upgrade, rebalance main duct supply and return air quantities			\$13,500			---
	Outside air control	Upgrade, add air monitoring controls and dampers			\$33,750			---
	Medium pressure supply ductwork	Repair, seal ductwork on each floor to reduce duct leakage			\$101,250			---
		Repair, clean ductwork			\$40,500			---
	VAV terminal units 479 units	Repair, rebalance low pressure air quantities			\$193,995			---
		Upgrade, replace and upsize VAV terminal units at training rooms with a high density of computers			\$24,300			---
	VAV re-heat at terminal units	Repair, replace hot water control valves at each reheat coil			\$675			---
		Repair, replace hot water piping flex connectors at each reheat coil			\$243			---
	Central exhaust fans EF-1,2 15HP ea, 25,800 cfm & 20,500 cfm	Repair, rebalance exhaust air quantities			\$5,400			---
		Repair, rebalance building pressurization			\$27,000			---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY LOCATION: SACRAMENTO, CA CLIENT: STANTEC ARCHITECTURE, INC DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	LSA JOB NO: LSA JOB NO: 09-004A PREPARED BY: PREPARED BY: MK, WM, JB CHECKED BY: CHECKED BY: MK ESTIMATE DATE: ESTIMATE DATE: 5/19/2009 NEW BLDG GSF: NEW BLDG GSF: 602,519
--	--

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	WATER SOURCE HEAT PUMP SYSTEM							
	Fluid cooler FC-1 40 HP	Upgrade, add sump cleaning system			\$13,500			---
		Repair, replace mist eliminators.			\$35,100			---
	Condenser water treatment	Upgrade, add secondary containment to water treatment chemical storage			\$10,800			---
		Upgrade, clean-up and calibrate chemical injection system			\$5,400			---
	Boiler B-3 3,050MBH	Upgrade, replace w/ high efficiency boiler				\$94,500		---
		Repair, route hot water relief piping to an approved discharge location			\$2,430			---
		Upgrade, install chain operators on valves exceeding 8 ft above floor level			\$2,430			---
		Repair, upsize gas regulator relief piping			\$2,160			---
	Condenser water pumps FCP-1,2 15 HP ea	Upgrade, add VFDs				\$16,200		---
	Heat pumps HP-1 thru 14 10 tons ea	Upgrade, replace w/ high efficiency units				\$182,250		---
		Upgrade, add ultraviolet lamp system to reduce static pressure drop and eliminate mold growth at coils			\$60,750			---
		Upgrade, add solenoid shut-off valves and controls for variable pumping.				\$37,800		---
		Repair fire rated wall opening at location with removed heat pump system		\$5,500				---
		Upgrade, add air monitoring controls and dampers			\$33,750			---
	Heat pump 24th level	Upgrade, replace w/ high efficiency units				\$35,100		---
	Printing Room	Upgrade, increase exhaust rate for fume removal			\$675			---
	Daycare Kitchen Area	Repair, replace kitchen exhaust hood			\$5,400			---
	Air balance	Repair, rebalance supply, return & outside air quantities			\$6,750			---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: LSA JOB NO:	09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: PREPARED BY:	MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: CHECKED BY:	MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	ESTIMATE DATE: ESTIMATE DATE:	5/19/2009
	NEW BLDG GSF: NEW BLDG GSF:	602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	FIRE PROTECTION SYSTEMS							
	Fire Pump Room	Upgrade, install back-up fire pump per current high rise code			\$101,250			---
		Repair, install tamper switch at valve for pump bypass test		\$608				---
	Fire Storage Tank	Upgrade, install overflow system to a drain			\$20,250			---
	Main Computer Room	Upgrade Halon system with code compliant extinguishing agent			\$56,700			---
	Diesel Storage Tank Enclosure	Repair, install ventilation system per code		\$24,300				---
		Repair, containment wall coating requires resealing at blistering areas.			\$2,025			---
	First Floor Lobby Soffits	Repair, add fire sprinklers for coverage of dropped soffits per NFPA 13		\$15,188				---
	First Floor Skylight	Repair, add fire sprinklers for coverage of skylights per NFPA 13		\$8,505				---
	Printing Room	Upgrade, "Ansul" system with code compliant extinguishing agent			\$9,720			---
	Telecom Rooms	Upgrade "Ansul" system with code compliant extinguishing agent			\$9,720			---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY LOCATION: SACRAMENTO, CA CLIENT: STANTEC ARCHITECTURE, INC DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	LSA JOB NO: LSA JOB NO: 09-004A PREPARED BY: PREPARED BY: MK, WM, JB CHECKED BY: CHECKED BY: MK ESTIMATE DATE: ESTIMATE DATE: 5/19/2009 NEW BLDG GSF: NEW BLDG GSF: 602,519
--	--

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	MECHANICAL FIRE/LIFE SAFETY SYSTEMS							
	Stairwell pressurization fan	Test operation of stairwell fans		\$6,075				---
		Adjust pressurization and door opening force to stairwells		\$9,450				---
	Exit Corridors	Test operation of fire smoke dampers			\$6,750			---
		Upgrade, install fire/smoke dampers at exit corridors per current code			\$223,560			---
	Chemical treatment areas for central system and water source heat pump units	Upgrade, install a safety eyewash system.		\$5,265				---
	Chiller Room Refrigerant Sensor	Repair, calibrate and test operation			\$2,025			---
	KITCHEN HVAC SYSTEMS							
	Make-up air system, evap/gas furnace	Repair, replace corroded make-up air unit system.		\$40,500				---
	COMMISSIONING	Upgrade, retro-Commission all HVAC systems			\$54,000			---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY LOCATION: SACRAMENTO, CA CLIENT: STANTEC ARCHITECTURE, INC DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	LSA JOB NO: LSA JOB NO: 09-004A PREPARED BY: PREPARED BY: MK, WM, JB CHECKED BY: CHECKED BY: MK ESTIMATE DATE: ESTIMATE DATE: 5/19/2009 NEW BLDG GSF: NEW BLDG GSF: 602,519
--	--

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	PLUMBING							
	Domestic Water Booster Pump System, CBP-1, (1) 15 hp & (2) 20hp	Upgrade, add (3) variable speed drives				\$28,350		---
	Domestic Water Heater, DWH-1, 400 MBH	Upgrade to high efficiency condensing boiler				\$27,000		---
	Domestic Water Storage Tank, 225 gal.	Upgrade, add mixing valve & store water @ 140 degrees			\$1,283			---
	Electric Water heater, EWH-1 through 4, 36kw, 120 gal	Upgrade to high efficiency gas fired				\$8,775		---
		Repair, provide secondary drain pans			\$203			---
	Drinking Fountains	Upgrade to ADA accessible drinking fountain.		\$3,240				---
	Elevator relief duct drain	Repair, remove drain & install intake hood adjacent to Helipad		\$1,755				---
	Daycare Sinks - Playroom	Upgrade child accessible sinks			\$1,215			---
	Kitchen Pot Sink	Upgrade, add eye wash station		\$3,870				---
	Garage Drains	Upgrade, replace grates with heavy duty traffic grates			\$878			---
	Lobby Electric Room, storm drain piping adjacent to electrical switchgear	Upgrade by enclosing piping with sheet metal protection			\$4,725			---
	Hose Bibb & drain in Supply Fan Room	Repair, provide vacuum breaker		\$203				---
		Repair, provide floor drain trap primer & deeper P-Trap			\$338			---
	Staff Toilet	Upgrade to ADA accessible water closet		\$1,654				---
	Break Room Sinks and Accessible Faucets	Upgrade	22	\$23,874				---
	Accessible Hand Wash Sink in Kitchen Area	Upgrade	1	\$1,215				---
	Kid-height Tank-Type Toilets	Upgrade by Replacement with Water-Conserving Toilets	3	\$2,662				---
	Core Urinals	Upgrade with Ultra-Low Flow Flush Valves	44	\$11,712				---
	Core Toilets	Upgrade with Dual Flush Valves	176	\$63,904				---
	Core Hose Bibs	Upgrade By Adding Vacuum Breakers	22	\$1,952				---

LELAND SAYLOR ASSOCIATES

PROJECT: BOE INFRASTRUCTURE STUDY	LSA JOB NO: LSA JOB NO:	09-004A
LOCATION: SACRAMENTO, CA	PREPARED BY: PREPARED BY:	MK, WM, JB
CLIENT: STANTEC ARCHITECTURE, INC	CHECKED BY: CHECKED BY:	MK
DESCRIPTION: REPAIR / UPGRADE COST MATRIX - MECHANICAL	ESTIMATE DATE: ESTIMATE DATE:	5/19/2009
	NEW BLDG GSF: NEW BLDG GSF:	602,519

ITEM #	EXISTING DEFICIENCY	REPAIR and/or UPGRADE	UNIT AMOUNT	PROBABLE COSTS			Duration / Schedule	Special Phasing Requirements
				PRIORITY 1	PRIORITY 2	PRIORITY 3		
	Press Room Emergency Eye-Wash Drench Shower	Upgrade with Tepid Water	1	\$1,099				---
	Chemical Treatment/Storage Area	Upgrade by Adding Emergency Eye-Wash Station	1	\$2,138				---
	TOTAL MECHANICAL			\$234,667	\$3,689,120	\$672,570		
	GRAND TOTAL MECHANICAL			\$4,596,357				