



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Bryan
2. The sponsoring representative's last name:
Posthumus
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
Cutis VanderWall, Carol Glanville
4. Name of the entity that the spending item is intended for:
Grand Rapids Art Museum
5. Physical address of the entity that the spending item is intended for:
101, Monrow Center St NW, Grand Rapids, MI 49503
6. If there is not a specific recipient, the intended location of the project or activity:
N/A
7. Name of the representative and the district number where the legislatively directed spending item is located:
Carol Glanville, 84th District
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
 - The Museum urgently requires critical infrastructure repairs to remain open and continue serving the community. To ensure its future as a vital regional hub for the arts and creativity, the Museum is seeking immediate state funding for two essential projects. As Grand Rapids grows, the Museum must remain a cornerstone of the city's cultural landscape, driving the economy and supporting Michigan's creative community.
 - First, the utility floor grates, which house mechanical and electrical systems, must be replaced due to warping that creates tripping hazards and blocks access to exhibitions.

Additionally, the Museum's outdated lighting and security systems are failing and must be upgraded, as replacement parts are no longer available. While some floor grates have been replaced, further funding is urgently needed to complete these repairs and ensure the Museum remains safe and functional. In addition to these, the main lobby supply fan is failing, and will eventually cause issues for guests and employees.

- The Museum has actively raised funds to address these infrastructure challenges, but the scale of repairs exceeds its current financial and philanthropic capacity. GRAM is committed to ensuring its long-term sustainability and has already completed the first three phases of roof replacement and other essential repairs. The total cost for prioritized capital repairs is \$7,315,059.00. To date, \$965,529 has been fundraised, leaving \$6,349,530.00 for urgent repairs. GRAM is requesting \$443,500 through the State's Community Museum Grant and an additional \$2,417,500.00 in state support to address these critical needs. We are also aware of additional infrastructure issues, with quotes out to contractors, which will increase the total cost of repairs. Immediate action is crucial to maintain the Museum's ability to serve the public and contribute to the region's cultural and economic vitality.

The Grand Rapids Art Museum (GRAM) plays a vital role in connecting the greater Grand Rapids area and the state of Michigan through art, creativity, and design. Art museums are essential to the success of students and teachers, as creativity has been identified by the World Economic Forum as the most critical skill for the future. Seven out of the top ten skills employers seek are creativity-based. At a time when creativity is declining nationwide, art museums are uniquely positioned to prepare students for the challenges of the 21st century, offering opportunities for people of all ages to engage in critical thinking, imagination, and exploration.

Beyond fostering creativity, art museums drive social change and positively impact our community, improving both health and wellbeing. GRAM is committed to nurturing and educating future creative thinkers by providing a range of learning opportunities year-round. This includes the Field Trip Fund, which brings underserved youth to the museum free of charge to spark curiosity and imagination. Additionally, GRAM hosts Summer Art Camps, offers professional development for educators, and organizes "GRAM Goes Back to School," a program that provides school supplies, haircuts, and fun activities to inspire and prepare students for the upcoming year.

This is just a small portion of the programming GRAM offers to the community, alongside the art exhibitions and conversations that take place throughout the year. GRAM's educational initiatives and community engagement are essential to the future of creativity and the overall wellbeing of our region.

GRAM is at a critical point where investment in infrastructure is essential to ensure safety, functionality, and long-term success. A few key areas—utility floor grates, curtain wall assemblies, and the lighting and security systems—need immediate attention.

Utility Floor Grates: The utility grates, which support the building's electrical and mechanical systems, have become warped and pose tripping hazards for visitors.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.
2417500

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["Federal","State","Private"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Non-profit organization

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Yes

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Yes

15. For a non-profit organization, does the organization have a board of directors?

Yes

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

Jeff Smith President Lizbeth O'Shaughnessy Vice President Josh Sayles Co-Secretary / Treasurer Alexander Thibodeau Co-Secretary / Treasurer Luis Avila Scott Branc Pat Brewer Erin Gravelyn Patricia Griswold Jeffrey Gurney India Manns Jane Boyles Meilner Stephanie Naito Jim Overbeck Alfield Reeves Dr. Leadriane Roby Carol Sarosik James Schipper Judy Tyner Mitchell Watt Foundation Board Lauretta K. Murphy President Jim Overbeck Secretary/Treasurer Corinne Curtis Michael Curtis Thomas A. DeMeester David Hall William Lowry Janet Nisbett Douglas Padnos Honorary Trustees Patricia Betz Margaret Bradshaw* Anita Carter Peter Cook* Marilyn Crawford Pamella DeVos Marilyn Q. Drake David G. Frey* Dirk Hoffius William Johnston* Mary Ann Keeler* Lucille King* Sylvia Krissoff* Mary Loupee Fred Meijer* Mary Nelson Peter Wege* Kate Pew Wolters *In Memoriam Staff: Museum Leadership Cindy Meyers-Foley Director and CEO Christopher Bruce-Karel Deputy Director for Art, Learning, and Engagement Laura Bull Director of Advancement Operations Kristen Hoeker Director of Learning and Creativity Brooke Krupiczewicz Comptroller Elizabeth Payne Director of Communications Jennifer Weisel Dean and Helga Toriello Curator of Collections and Exhibitions Staff Ross Berens Graphic Designer Michael Catching Manager of Community Engagement Jacob Dunham Operations Manager Melissa Elenbaas Facilities Associate Supriya Gupta Membership Coordinator Brad Ter Haar Foundation Relations Manager Erin Hendges Donor Engagement and Government Relations Manager Kierstynn Holman Visitor Experience

Assistant Manager Emily Jarvi School Experience Manager Jay Kingman Internal Food and Beverage Coordinator Tony Martolock Preparator Braxtyn Mskogiizghong Learning and Creativity Coordinator Ed Norman Lead Facilities Associate David Otis Lead Preparator Matthew Pence Facilities Associate Katie Ponsetto-Bloem Studio Experience Manager Liz Preville Executive Office and Board Relations Administrator Allison Rainke Manager of Safety and Security Uella Rodriguez Visitor Experience Manager Nick Thompson Communications Coordinator Carroll Velie Advancement Liaison Annmarie Ventura Advancement Events Manager Julie Walser Registrar Terra Warren Associate Curator Matthew Wawro Senior Philanthropy Officer

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

2026-2027

19. "I hereby certify that all information provided in this request is true and accurate."

Yes

PROGRESSIVE
COMPANIES



FACILITY ASSESSMENT FOR

**GRAND RAPIDS ART MUSEUM
101 MONROE CENTER ST NW
GRAND RAPIDS, MI 49503**

PROJECT NO: 74560015

JANUARY 28, 2025

TABLE OF CONTENTS

SUMMARY

General Description	Page 3
General Observations	Pages 3-5
Organization of Report	Page 6

FACILITY ASSESSMENT

1. Parking/Engineering/Bulk Storage	Pages 9-42
2. Galleries	Pages 43-50
3. Administration/Education	Pages 51-60
4. East Wing	Pages 61-66
5. Core	Pages 67-82
6. Exterior Enclosure	Pages 83-98

APPENDIX

Aerial Image of Building	Page 101
Building Floor Plans	Pages 103-112
Roof Plan	Page 113

GENERAL DESCRIPTION

This facility assessment for GRAM has been developed for the 101 Monroe Center NW facility located in Grand Rapids, Michigan. The building is 125,000 total square feet encompassing multiple levels of galleries, administration, hospitality, and retail, plus a lower-level parking, mechanical and facilities office. Construction was completed in 2007. This assessment focuses on the major building systems and exterior enclosure.

GENERAL OBSERVATIONS

This assessment report is based on walk-through evaluations of the building as described above. Observations were made in January 2025 by Progressive Companies.

General observations and the body of the report are broken down for building systems and the surrounding site into the following categories:

- **Building Exterior**
 - Building Perimeter: cast in place concrete, ribbon windows, curtain wall, planters and truck dock
 - Flat Roofs: exposed membrane and ballasted areas. An inverted roof membrane system (IRMA) is used at a mechanical equipment roof area.
- **Building Interior**
 - Parking/Engineering/Bulk Storage
 - Galleries
 - Administration/Education Wing
 - East Wing
 - Core
- **Services**
 - Plumbing: domestic water, sanitary and storm water
 - HVAC: heating, cooling, supply and return air, exhaust
 - Fire Protection: wet system
 - Electrical: lighting, power
 - Communications: security cameras, card readers and wireless access points

Building Exterior and Interior

The building façade consists of primarily cast in place concrete with ribbon windows and aluminum curtainwall into the core, hospitality and office areas. The main entry is full height curtain wall that transitions into a sloped glazing system creating the roof. The building has a truck dock area that does not function as designed due to excessive slope and transition to the slope.

The roof areas were not observed due to snow cover, but at the time of writing, we can report that significant improvements have been completed to the facility over the last two years. In 2022, GRAM worked with Tremco Inc. to confirm that a Fluid-Applied roof coating system could be applied over the existing facility's EPDM roof assemblies to restore the primary "high roof" areas to a white reflective color with new 20-year warranted system.

Reference attached drawing, in the Appendix to this document, highlighted in colors as noted below.

- The South galleries, including four (4) lanterns totaling an area of 17,900 square feet were recoated with the Fluid-Applied Roof Coating system in Summer/Fall of 2023 (beige areas).
- The small entry roof in the SE corner and the Terrace/Veranda roof area was recoated with a Fluid-Applied Roof Coating system in Fall of 2024 (light green area).
- The Terrace/Veranda metal roof deck was discovered to be deteriorated beyond repair through field inspections and resulted in the entire roof area to be replaced with new metal deck, insulation boards and EPDM roofing in order for coating system to be installed in Fall 2024.

- The North and West Core, Canopy and East Wings are scheduled to be recoated with the Fluid-Applied Roof Coating system in Spring/Summer of 2025 (yellow area).
- In 2023, as part of the Education and Library renovations, the West lower administration/education roof and one small eyebrow roof along west side of the southern gallery space were replaced with an IRMA (Inverted Roof Membrane Assembly) with 30-year warranty (blue area).
- Small eyebrow roof west of south gallery space overlooking central Courtyard has not been reroofed (dark green area).
- The existing roof areas ballasted with decorative stone located on the south side of the Core and adjacent to the Auditorium space are original and have not been reroofed (dark green areas).

The glass lanterns, though in good condition from the exterior, are experiencing issues on the interior and will be addressed in the body of the report.

The interior of the building appeared to be well-maintained. A few areas of note were observed and will be addressed in the body of the report.

Overall, architecturally, all observed areas were in good condition. Also observed (report being done in cold winter conditions) that the construction of the exterior wall was allowing condensation at the interior surfaces.

Architectural Summary:

1. Truck dock was rendered useless to back traveling exhibits into the facility due to the street being elevated. Trucks need to pull up next to the curb and exhibits need to be transferred to the building, whatever the weather and security issues.
2. Art storage areas in the lower level is experiencing water leaks at the high point of the exterior wall common with the outdoor planting area.
3. Overhead coiling door air infiltration issues due to deflected assembly.
4. East elevation of the Education wing is experiencing water issues entering the lower level, evident at the windows.
5. Auditorium wood doors gouging adjacent surfaces at top of doors.
6. Library deep recessed windows, after considerable work to control moisture on the aluminum window frames, still experiencing condensation on the framing. Due to the lack of a thermal break, lack of air movement and high humidity conditions, it is still causing concern. Part of the daily rounds of the maintenance staff is to wipe and dry the frames every three hours during cold weather conditions.
7. Sun/lighting control blinds at the Galleries, with high humidity levels, cause condensation issues due to lack of air movement. Water is then affecting the wood flooring.
8. Elevator shafts that share a common exterior wall experience condensation in cold weather conditions. That moisture is allowing mold growth.
9. Planter(s) are experiencing some leaking into the interior spaces.
10. Lanterns are dealing with air leaks, high humidity and lack of wall insulation. Ice forming on the exterior of the building at the lanterns is causing roof damage from falling ice.
11. Rainwater harvesting system is not being used due to leaks in the reflecting pool that need to be repaired.

Services: Plumbing, Fire Protection and HVAC

The plumbing systems in the building consist of commercial quality plumbing fixtures, ductile iron/copper water piping, cast iron storm water and sanitary sewer piping with steam water heaters. This equipment was installed in 2008 and is in generally good condition. No problems with these systems were reported. The plumbing fixtures are low flow type fixtures and utilize a rainwater harvesting system to reduce domestic water usage. The rainwater harvesting has been decommissioned due to leakage in the wading pool.

The fire protection system consists of a pre-action dry sprinkler system. The fire protection system was designed to be compliant to NFPA 13 standards. This system was installed in 2008 and is in generally good condition. No problems with this system were reported.

The HVAC system types vary throughout the building. Most air handlers are chilled water with hot water heating coils. There is a new water cooled chiller plant serving the gallery air handlers installed in 2022. An air cooled chiller serves the education wing. Existing infrastructure supporting the HVAC system includes steel and copper hydronic piping, custom energy recovery and dehumidification air handling units, supply fans with variable frequency drives, clean steam humidifiers, hot water reheat coils and variable air volume boxes (both powered type and single duct units). The building management system is a Siemens system. The building heat and humidification system is primarily district steam provided by Vicinity Energy. The steam pressure provided by Vicinity is 47 pounds. The penthouse air handling units have electric steam generators for humidification. While these systems are generally in good condition, plans should be made to upgrade or replace the original mechanical systems in this building as equipment condition, energy usage, and operational concerns emerge.

Services: Electrical

The electrical system is the original system that was installed in 2008. The main distribution is located under the main loading docks with primary switches and step-down transformers to provide a 480-volt 3-phase system to the facility. The system is composed of dual primary feeds from Consumers Energy with redundancy in the system. The electrical main distribution and panels are manufactured by Eaton and are in good condition. Recommend regularly scheduled infrared tests to reduce the probability of a major equipment malfunction. The primary loads in the facility are the mechanical systems and lighting. The lighting is utilizing primarily fluorescent lighting for the back of house areas and mechanical rooms. The galleries and public areas utilize incandescent and metal halide fixtures. There are areas, for example over the stairways, where the lamps have failed and having the ability to change them is very difficult. Due to these issues, it is recommended to upgrade to LED technology. New LED lighting would provide improved light quality, reduced energy usage and maintenance costs. As time progresses, replacement lamps and ballasts will become more expensive and difficult to obtain. There is a building wide lighting control system that consists of multiple dimmers in the Tele Com rooms on each floor. The lighting control system has been experiencing functionality issues since 2020. In addition, the equipment is becoming obsolete and obtaining replacement hardware is becoming more difficult as time goes on.

The security system was installed when the building was constructed. It is composed of various cameras around the interior and exterior of the building. The current servers are obsolete and unable to be updated. Recommend upgrading to new servers and associated components as required.

Electrical Summary:

1. Replace lighting with LED, starting in gallery and public spaces and proceeding to back of house areas.
2. Upgrade security system.
3. Inspect heat tape on the roof and replace, as necessary.

ORGANIZATION OF REPORT

The report is organized into three sections. The first section “FACILITY ASSESSMENT” includes recommendations for improvements or replacements for the systems servicing the building and surrounding site. These recommendations have been assigned a **priority rating** and brief description as follows:

- Urgent (past due)
- Critical (6 month – 1 year)
- Moderate (1 year – 5 years)
- Low (5 years – 10 years)

The second section “Evaluation and Replacement” includes today’s opinions of probable costs for the improvement or replacement recommendations. Also included is a **reason for the improvement or replacement** that is identified and sorted as follows:

- Code/Regulatory
- Age/Useful Life
- Energy Efficiency
- Life Safety/Health

The third section “APPENDIX” includes additional data that supported the evaluation. This includes aerial images of the building and building floor plans.

A special note should be included about the **evaluation rating** in the first and second sections of the report. The evaluation ranges from 1 (non-functioning) to 5 (all functions perform) assisted the observation team in data collection and establishing useful life expectancy. However, there is no direct connection to the “priority rating” or “project expenditure” reason but rather the information was used as a contributing component to the overall evaluation. The “EVALUATION RATINGS” are as follows:

- 5 – All functions perform
- 4 – Most functions perform
- 3 – Some functions do not perform
- 2 – Most functions do not perform
- 1 – Non-functioning

In summary, this report is based on a few snap shots in time of the conditions as presented on the walk-through evaluations and any additional information provided by the Grand Rapids Art Museum. It is intended to be used for general operations and maintenance as well as a planning tool for future replacements and improvements. This assessment was conducted in a non-invasive, non-destructive

manner from floor, grade or other accessible level based on visual observation only. This assessment was conducted in a limited nature to provide an overall condition assessment of the existing building. This assessment makes no claims to be all inclusive of issues or concerns that might exist with the entire facility and is serving as an advisement based on what Progressive Companies was able to observe during the on-site evaluations and review of available documents.

Facility Assessment

Parking/Engineering/Bulk Storage Facility Assessment

UniFormat Section: 1030.2 - Code Analysis

Name: Accessibility
 Priority: N/A
 Location: Parking/Engineering
 Manuf Type: N/A
 Today's Cost: N/A
 Observation: Meets current codes
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 5 - All functions perform
 Recommendations: None

UniFormat Section: B1010.50 - Ramps

Name: Interior Ramps
 Priority: N/A
 Location: Engineering
 Manuf Type: N/A
 Today's Cost: N/A
 Observation: All ramps and handrails meet current codes
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 5 - All functions perform
 Recommendations: None

UniFormat Section: B1080 - Stairs

Name: Interior Exit Stair Towers

Priority: N/A

Location: Stair 1, 3, 4 and 5

Manuf Type: N/A

Today's Cost: \$42,800

Observation: Concrete pan filled metal pan stair with pipe guardrails/handrails all meeting today's codes.

Stair 4 – Water issue at Security entry roof (repaired and reroofed) has left interior damage. Damaged ceilings, walls, floors and handrails. Mold in vertical wall corner.

Reason for Replacement: Eliminate mold visible on walls. Rebuild bulkhead and eliminate hidden mold. Clean and reseal floor. Grind and remove rust from handrail and repaint.

Evaluation Rating: 5 - All functions perform

Recommendations: Various repairs due to roof leaks that have been addressed with a new roof.

- Mitigate mold in corner of wall shown in photo.
- Repair and prime, with rust inhibitor, the ceiling crack shown in photo.
- Remove bulkhead construction. Reconstruct after addressing hidden deficiencies.
- Clean and reseal floor at stair landing from stair to Security entry door.
- Descale handrail, grind and repaint with rust inhibitor.



UniFormat Section: B1080.50 - Stair Railings

Name: Handrail Gate

Priority: Urgent (Past Due)

Location: Stair S-1

Manuf Type: Custom

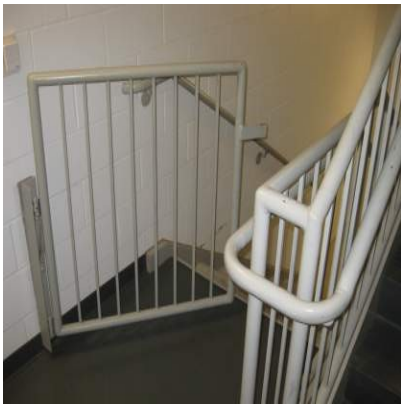
Today's Cost: \$1,200

Observation: The hinge system is not preventing exit into basement.

Reason for Replacement: Code / Regulatory

Evaluation Rating: 4 - Most functions perform

Recommendations: Reconstruct the gate 'stop' to prevent exit to basement



UniFormat Section: B2010.20 - Exterior Wall Construction

Name: Concrete Wall Construction

Priority: Critical (6 months - 1 year)

Location: Parking / Engineering / Bulk Storage

Manuf Type: Custom

Today's Cost: N/A

Observation: Walls appear to be in good condition.

North wall of Art/Bulk Storage shows signs of water infiltration. Sliding vertical art racks north wall is leaking from above requiring a need for water absorption material on the floor.

The adjacent art storage room to the east is experiencing the same water intrusion. Insulation was added as an attempt to stop condensation, but water source seems to be from above.

The walls are common to the outside open court area. Investigate the base of exterior wall flashing condition.

Reason for Replacement: Life Safety / Health

Evaluation Rating: 4 - Most functions perform

Recommendations: Determine cause and source of water infiltration. Resolve condition.



UniFormat Section: B2010.40 – Curtain Wall Assemblies

Name: Window System and related interior components

Priority: Critical (6 months - 1 year)

Location: Library and Printroom

Manuf Type: Custom

Today's Cost: \$200,000

Observation: Exterior windows are set to the exterior, surrounded by concrete wall construction, in what becomes a deep pocket. The head, jamb and sill are clad with finished wood. The humidity levels in the building and the depth of the pocket resulting in a lack of air movement across the windows has caused a buildup of water on the aluminum framing. Some water is dripping from the head of the aluminum framing between the framing and the wood trim. (Per owner, the maintenance protocol is to wipe the windowsills every three hours.)

A project was undertaken in 2021 to address the issue with much of the adjacent, hidden walls, being insulated. (There are still water issues.)

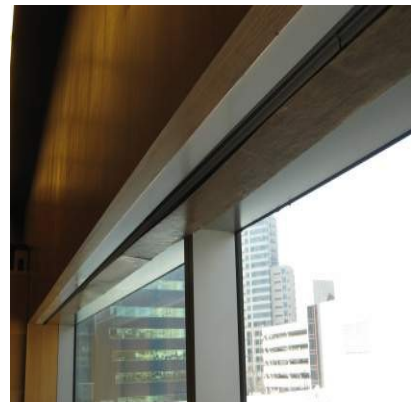
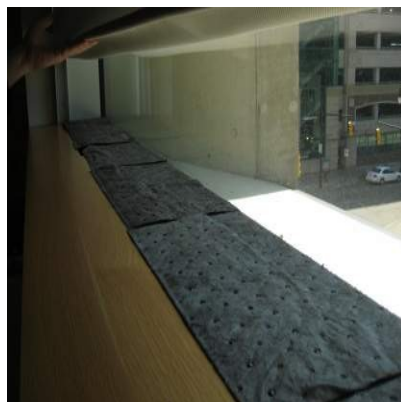
Reason for Replacement: Age / Useful Life

Evaluation Rating: 2 - Most functions do not perform

Recommendations: Heat/air movement needs to be addressed. Aluminum framing does not appear to have a thermal break in the system. 1-inch (?) insulated glass can only achieve an R value of 2.5. (This combination of aluminum and glass is common to the building and moisture is controlled with heat and air movement elsewhere.)

Wall at sill of window should be rebuilt, adding at least electric fin tube the full length of the window. (Open toe kick drawing air in and a continuous slot grill at the wood windowsill allowing heated air to wash the window.)

Replacement of the window system may be the only solution to eliminate the condensation.

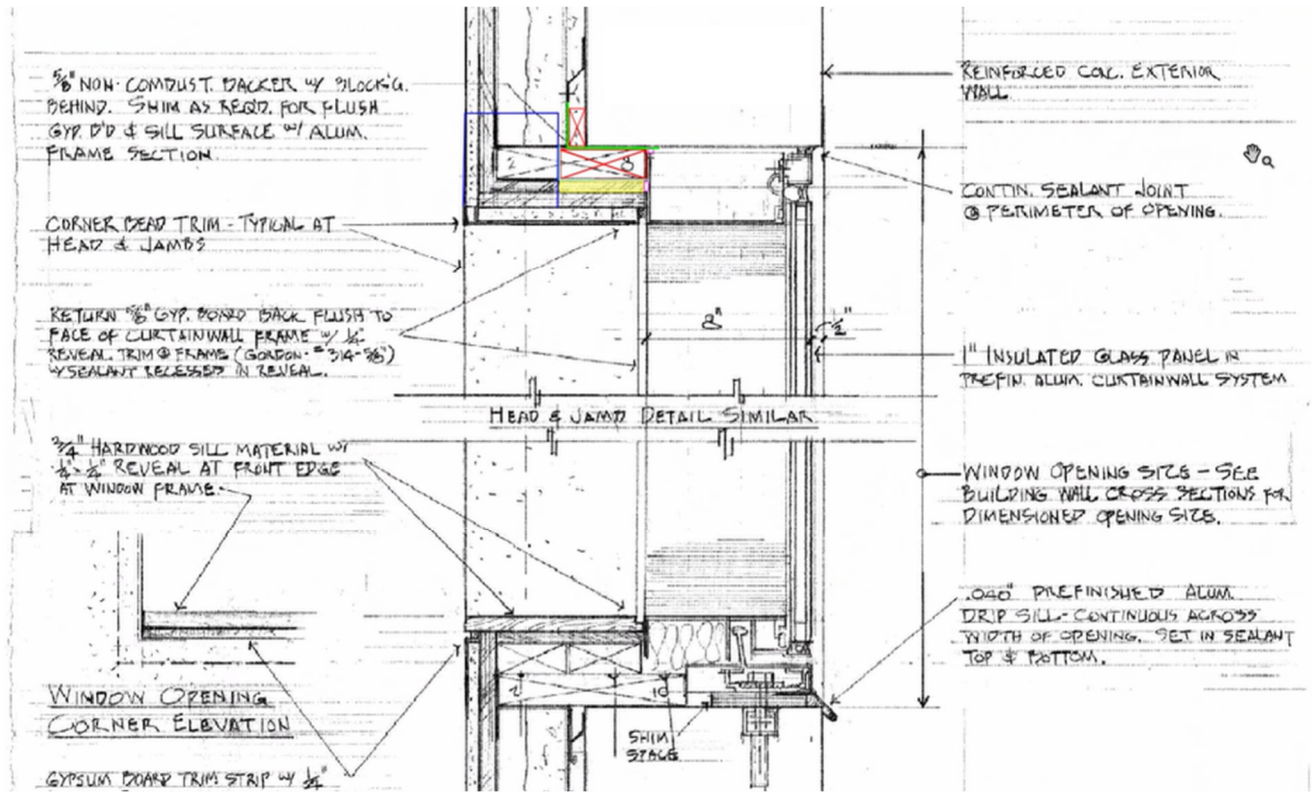


UniFormat Section: B2010.40 – Curtain Wall Assemblies (continued)

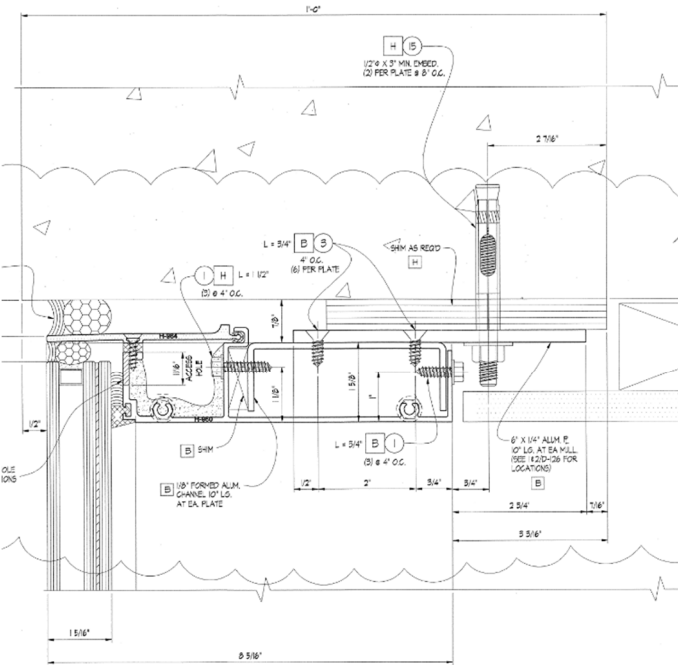


Two photos showing Winter 2024 conditions. Head on left. Sill on right.

Original detail of exterior window at Library showing custom channel window system without thermal.

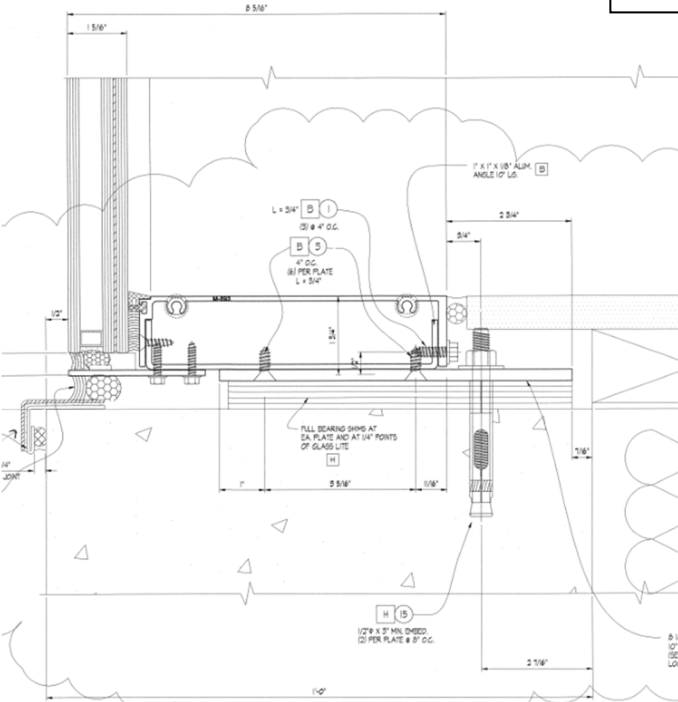


UniFormat Section: B2010.40 – Curtain Wall Assemblies (continued)



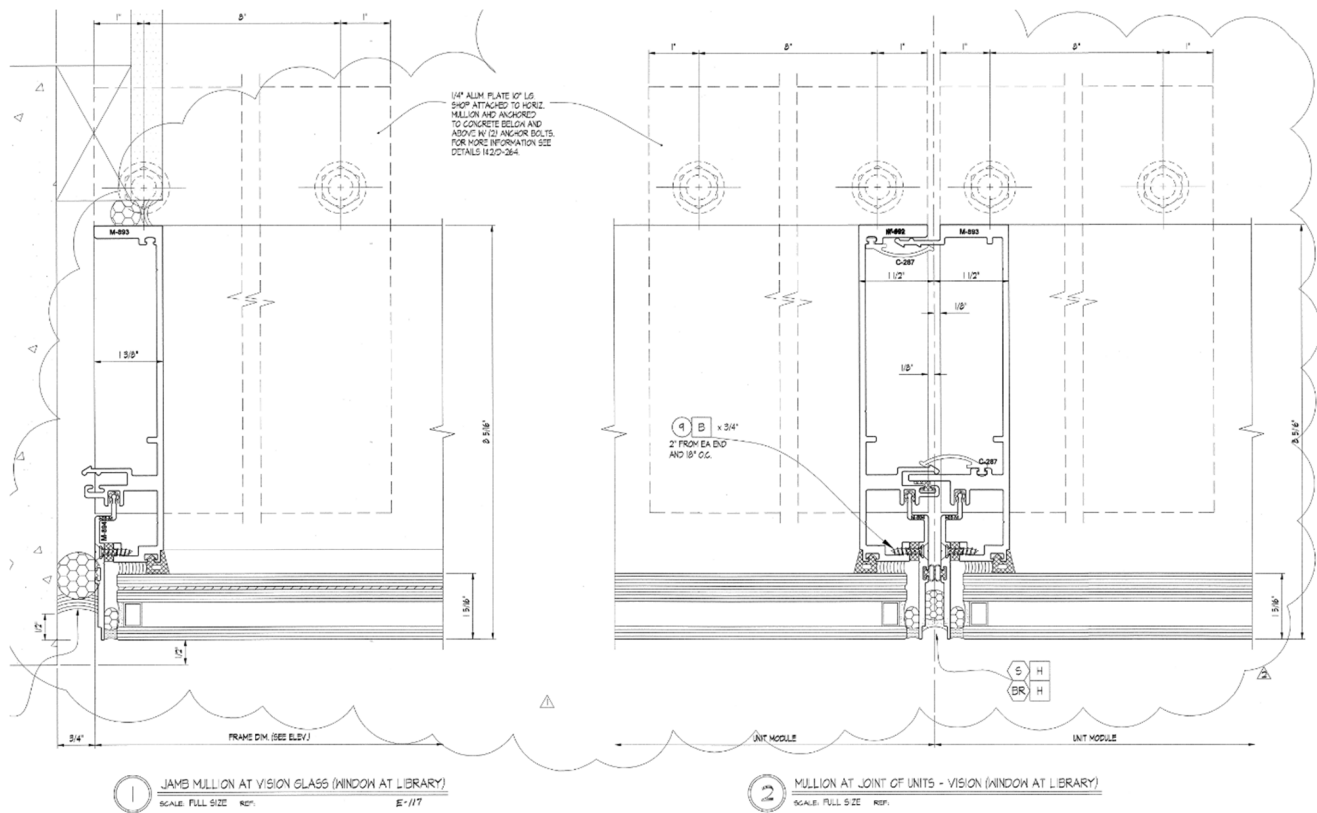
1 TOP HORIZONTAL AT VISION (WINDOW @ LIBRARY)
SCALE: FULL SIZE REF: C2 / A634 E-117

Curtainwall Shop Drawing
'very cold' window section
without thermal breaks.



1 SILL AT VISION (WINDOW @ LIBRARY)
SCALE: FULL SIZE REF: C2 / A634 E-117

UniFormat Section: B2010.40 – Curtain Wall Assemblies (continued)



Curtainwall Shop Drawing
'Very cold' window section
without thermal breaks. A cold
path directly into building using
high humidity.

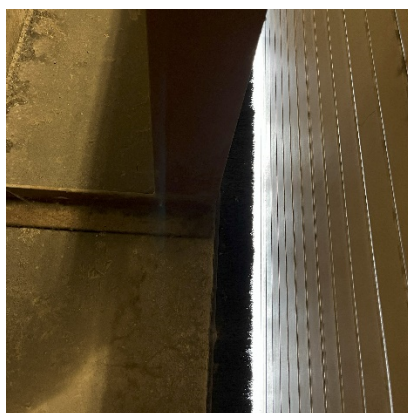
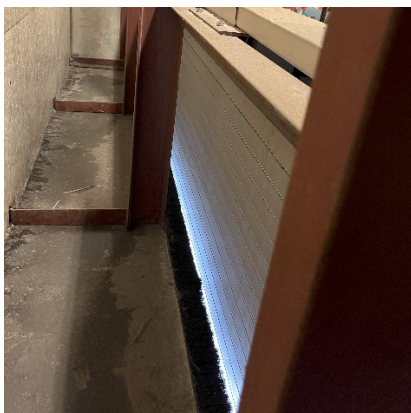
UniFormat Section: B2010.90.02 - Joint Sealants
Name: Sealants
Priority: N/A
Location: Interior
Manuf Type: Unknown
Today's Cost: N/A
Observation: All in good condition
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: B2050.10 - Exterior Entrance Doors

Name: Entry Doors
 Priority: N/A
 Location: Sidewalk to Security
 Manuf Type: Unknown
 Today's Cost: \$850
 Observation: All in good condition except weatherstripping needs to be replaced.
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 5 - All functions perform
 Recommendations: Replace weatherstripping.

UniFormat Section: B2050.30 - Exterior Oversize Doors

Name: Dock Door
 Priority: Critical (6 months - 1 year)
 Location: West facing wall
 Manuf Type: Unknown
 Today's Cost: \$1,100
 Observation: Overhead coiling door functioning but shows signs of bowing in due to wind loading.
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 4 - Most functions perform
 Recommendations: Adjustments need to be made to the head condition. Weatherstrip brush seals need to prevent air from blowing directly into the building in 'Back Stage' area. Suggest adjusting mounting to follow the concave door profile or replace seal with depth required. (Depth not known.)



UniFormat Section: B2050.30 - Exterior Oversize Doors

Name: Parking Ramp Entry

Priority: N/A

Location: South facing wall

Manuf Type: Unknown

Today's Cost: N/A

Observation: Overhead coiling door functioning well

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None



UniFormat Section: C1010 - Interior Partitions

Name: Walls
 Priority: N/A
 Location: Space divisions
 Manuf Type: N/A
 Today's Cost: N/A
 Observation: Functioning
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 5 - All functions perform
 Recommendations: None

UniFormat Section: C1020 - Interior Windows

Name: Windows
 Priority: N/A
 Location: Between rooms
 Manuf Type: Custom
 Today's Cost: N/A
 Observation: Functioning
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 5 - All functions perform
 Recommendations: None

UniFormat Section: C1030 - Interior Doors

Name: Doors
 Priority: N/A
 Location: General
 Manuf Type: Unknown
 Today's Cost: N/A
 Observation: Functioning
 Reason for Replacement: N/A (No replacement planned)
 Evaluation Rating: 5 - All functions perform
 Recommendations: None

UniFormat Section: C1070 - Suspended Ceiling Construction

Name: Ceilings

Priority: N/A

Location: Limited areas

Manuf Type: Unknown

Today's Cost: N/A

Observation: Functioning

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

UniFormat Section: C2010 - Wall Finishes

Name: Walls

Priority: N/A

Location: General

Manuf Type: N/A

Today's Cost: N/A

Observation: Functioning

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: General maintenance

UniFormat Section: C2030 - Flooring

Name: Flooring

Priority: N/A

Location: General

Manuf Type: N/A

Today's Cost: N/A

Observation: Functioning; Concrete.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

UniFormat Section: D1010.10 - Elevators

Name: Freight Elevator

Priority: N/A

Location: Loading Dock

Manuf Type: Unknown

Today's Cost: \$140,000

Observation: Elevator Functioning

Elevator shaft is very cold in the winter. Combined with the lack of air flow or heat, the single wythe 12-inch-thick concrete wall becomes very wet. In turn, there is a lot of mold growth in the shaft.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All elevator functions perform

Recommendations: Options:

- Add heat and air flow to the shaft, provided at the lowest level possible. Any hole created in the shaft will require a fire damper.
- Insulate any part of the shaft that has a wall common to the exterior exposed surface. (approx. 1800 sf.)
- Mold remediation required with either solution.

UniFormat Section: D20 - Plumbing

Name: Plumbing system

Priority: Low (5- 10 years)

Location: Throughout Entire Building

Manuf Type: Varies

Today's Cost: N/A

Observation: No reported issues with plumbing system

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace fixtures when there useful life ends.

UniFormat Section: D2030.60 - Gray Water Systems

Name: Rain water Harvesting system

Priority: Low (5- 10 years)

Location: Mechanical Room

Manuf Type: \$10,000

Today's Cost: Un-known

Observation: Some leakage reported with the rainwater harvesting system. Capacity for the system is 18,000 gallons. It is not essential to the building functions but would reduce water usage.

Reason for Replacement: Failure

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Replace or repair equipment to use system.

UniFormat Section: D2060.50 - Processed Water Systems

Name: Reverse Osmosis (RO) water filtration

Priority: Moderate (1 - 5 years)

Location: Mechanical Room

Manuf Type: Fliers Quality Water System

Today's Cost: N/A

Observation: Floor mounted package unit, 50gpm capacity

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace RO unit when useful life ends.



UniFormat Section: D3020.10 - Heat Generation

Name: In-floor Heat Exchangers

Priority: Low (5- 10 years)

Location: Mechanical Room

Manuf Type: N/A

Today's Cost: N/A

Observation: In-floor heating system heat exchanger, 100 gpm.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace HX when useful life ends. No problems were reported with this system.



UniFormat Section: D3020.10 - Heat Generation

Name: Steam Heat Exchanger

Priority: Low (5- 10 years)

Location: Mechanical Room

Manuf Type: N/A

Today's Cost: N/A

Observation: Main heating system steam to water heat exchanger, 480 gpm capacity.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace HX when useful life ends. No reported issues with the system.



UniFormat Section: D3030.10 - Central Cooling

Name: Air Cooled Chiller

Priority: Moderate (1 - 5 years)

Location: Penthouse Roof

Manuf Type: Carrier

Today's Cost: N/A

Observation: No reported problems with Air Cooled Chillers. Chillers have a capacity of 55 tons each.

Reason for Replacement: Age / Useful Life
Energy Efficiency

Evaluation Rating: 5 - All functions perform

Recommendations: Air Cooled Chillers can be replaced with higher efficiency chillers.



UniFormat Section: D3030.10 - Central Cooling

Name: Main Lobby Supply Fan

Priority: Moderate (1 - 5 years)

Location: Mechanical Room

Manuf Type: Carrier

Today's Cost: \$75,000

Observation: Air Handling Unit with DX cooling, hot water heating and supply fan, 16,000 cfm capacity.

Reason for Replacement: Age / Useful Life
Energy Efficiency

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Replace air handling unit with more energy efficient equipment. Problems were reported with providing N+1 capacity efficiently.



UniFormat Section: D3030.10 - Central Cooling

Name: Variable Air Volume Air Handling Unit

Priority: Low (5- 10 years)

Location: Penthouse Mechanical Room

Manuf Type: Carrier

Today's Cost: N/A

Observation: No reported problems with AHUs. AHUs have an average capacity of 10,000 cfm each.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace when useful life ends.



UniFormat Section: D3050.10 - Facility Hydronic Distribution

Name: Heating system pumps

Priority: Low (5- 10 years)

Location: Mechanical Room

Manuf Type: Bell and Gossett

Today's Cost: N/A

Observation: Heating system base mounted pumps, 240 gpm capacity.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace pumps when useful life ends. No reported problems with this system.



UniFormat Section: D3050.30 - Facility Steam Distribution

Name: Clean Steam Generator

Priority: Low (5- 10 years)

Location: Mechanical Room

Manuf Type: CEMLINE

Today's Cost: N/A

Observation: Clean steam generator for humidifiers. 330-lbs./hour capacity.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace generator when useful life ends.



UniFormat Section: D3050.30 - Facility Steam Distribution

Name: Electric Steam Humidifier

Priority: Low Priority

Location: Penthouse Mechanical Room

Manuf Type: Nortec

Today's Cost: N/A

Observation: No issues

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace when useful life ends.

UniFormat Section: D3050.50 - HVAC Air Distribution

Name: Supply Fans w/VFDs, VAVs, FVAVs, Humidifiers, Reheat Coils, Exhaust Fans

Priority: Low (5- 10 years)

Location: Mechanical Room

Manuf Type: Varies

Today's Cost: N/A

Observation: Equipment was in good condition.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace equipment when useful life ends. No problems with this equipment was reported.



UniFormat Section: D3060.10 - Supply Air

Name: Supply Plenum

Priority: Moderate (1 - 5 years)

Location: Mechanical Room

Manuf Type: N/A

Today's Cost: N/A

Observation: Supply air plenum was found to mix air temperature and humidity well enough.

Reason for Replacement: Energy Efficiency

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Functions well, no comment.



UniFormat Section: D3060.60 - Air-to-Air Energy Recovery

Name: Energy Recovery Module

Priority: Low (5 - 10 years)

Location: Penthouse Mechanical Room

Manuf Type: INNOVENT

Today's Cost: N/A

Observation: Energy recovery modules serve AHUs for the Office and Conference areas. Each module has a capacity of 3000 cfm.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 - All functions perform

Recommendations: Replace ERM when lifespan of equipment ends. No problems were reported for this equipment.



UniFormat Section: D3060.60 - Air-to-Air Energy Recovery

Name: HRU Heat Recovery Wheel

Priority: Low (5 -10 years)

Location: Mechanical Room

Manuf Type: INNOVENT

Today's Cost: N/A

Observation: Wheel was replaced in 2015.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 5 – All functions perform

Recommendations: Replace at end of useful life.



UniFormat Section: D3070.10 - Snow Melting
Name: Steam Heat Exchanger
Priority: Low (5- 10 years)
Location: Mechanical Room
Manuf Type: N/A
Today's Cost: N/A
Observation: Snowmelt system steam to water heat exchanger, 100 gpm capacity.
Reason for Replacement: Age / Useful Life
Evaluation Rating: 5 - All functions perform
Recommendations: Replace when useful life ends. No problems reported with this system.



UniFormat Section: D4010 - Fire Suppression

Name: Automatic Pre-action sprinkler system

Priority: Low (5- 10 years)

Location: Throughout entire building

Manuf Type: N/A

Today's Cost: N/A

Observation: No reported issues with the sprinkler system.

Reason for Replacement: Life Safety / Health

Evaluation Rating: 5 - All functions perform

Recommendations: Replace sprinkler system components as useful life ends. Test system annually as required for the local authority having jurisdiction requires.

UniFormat Section: D5040 - Lighting

Name: Ramp Fluorescent wall mounted fixtures

Priority: Moderate (1 - 5 years)

Location: Parking Ramp on Basement level

Manuf Type: 2 lamp fluorescent wall mounted fixtures

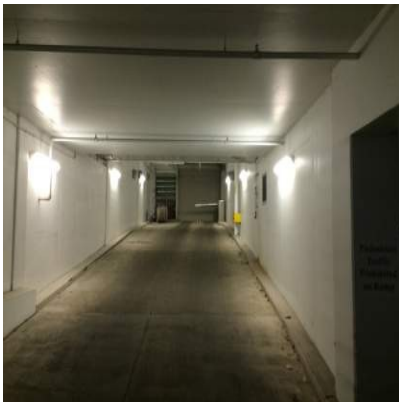
Today's Cost: \$7,000

Observation: Existing wall mounted fluorescent fixtures in the ramp to the parking areas are on all hours of operation.

Reason for Replacement: Energy Efficiency, maintenance cost

Evaluation Rating: 5 - All functions perform

Recommendations: Replace the wall mounted fluorescent with an LED wall mounted fixture and incorporate occupancy sensors to reduce the light output to 50% to reduce energy usage when motion has not been detected for 15 minutes and return to 100% output upon detection of motion.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Parking Area Lighting

Priority: Moderate (1 - 5 years)

Location: Parking Lot Area in Basement Level

Manuf Type: Low Bay metal halide

Today's Cost: \$30,000

Observation: Some of the current fixtures need lamp ballast changes. Fixtures are operating at full output 24 hours a day.

Reason for Replacement: Energy Efficiency, maintenance cost

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Replace the current metal halide fixtures with LED type fixtures that also integrate multi-level dimming and occupancy sensors to reduce light output and energy usage when there are no occupants in the area.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Engineering/Bulk Storage

Priority: Moderate (1 - 5 years)

Location: Basement and lower Level

Manuf Type: N/A

Today's Cost: \$20,000

Observation: Fixtures are fluorescent type.

Reason for Replacement: Energy Efficiency, maintenance cost

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Replace the existing fluorescent fixtures with an LED equivalent and incorporate occupancy sensors to reduce the light output to 50% to reduce energy usage when motion has not been detected for 15 minutes and return to 100% output upon detection of motion.

Galleries

Facility Assessment

UniFormat Section: C1010.10 - Interior Fixed Partitions

Name: Walls

Priority: N/A

Location: All Galleries

Manuf Type: N/A

Today's Cost: N/A

Observation: Good shape

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

Galleries

UniFormat Section: C2030.45 - Wood Flooring

Name: Wood Floor

Priority: Moderate (1 - 5 years)

Location: Galleries

Manuf Type: Unknown

Today's Cost: \$1,560,225 - Floor grates based on contractor's actual estimate.

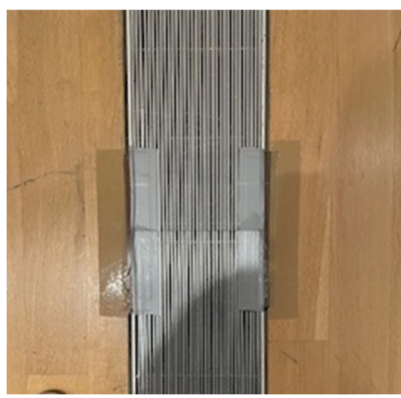
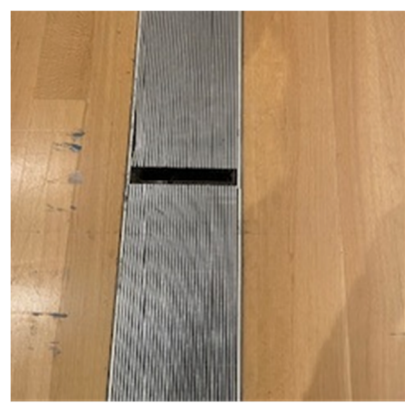
Observation: Foot traffic wears the finish off, much like a gymnasium would. It has been very well maintained but could use some refinishing.

Gallery floor grates need to be replaced due to trip hazard and abuse.

Reason for Replacement: N/A (No replacement planned for wood floor). Replacement of floor grate due to life safety.

Evaluation Rating: 5 - All functions perform for wood floor AND 3 – Some functions do not perform for floor grates.

Recommendations: Keep up with the maintenance of the traffic coating to extend the life of the wood.
Replace all floor grates.



Galleries

UniFormat Section: D1010.10 - Elevators

Name: Elevator (east of Stair 4)

Priority: N/A

Location: Galleries

Manuf Type: Unknown

Today's Cost: N/A

Observation: Elevator floor is not leveling at the Gallery floors before the doors open.

Elevator shaft, though not observed, has one wall that is common with the exterior. Based on observations in the freight elevator, that one wall is very cold in the winter. Combined with the lack of air flow or heat, the single wythe 12-inch-thick concrete wall becomes very wet. In turn there may be a lot of mold growth in the shaft.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: Urgent (Past Due)

Recommendations: Repair/replace elevator controls to eliminate trip hazard at door opening.

Options for elevator shaft:

- Add heat and air flow to the shaft, provided at the lowest level possible. Any hole created in the shaft will require a fire damper.
- Insulate any part of the shaft that has a wall common to the exterior exposed surface. (approx. 640 sf.)
- Mold remediation required with either solution.

Galleries

UniFormat Section: D5040.10 - Lighting Control

Name: Lighting Control

Priority: N/A

Location: Various Floors in Tele Com Rooms

Manuf Type: Unison

Today's Cost: \$150,000

Observation: The gallery lighting currently uses a central lighting control system with various remote panels in the Telecom rooms on the 2nd and 3rd floors. The system is experiencing functionality issues.

Reason for Replacement: The lighting control system is obsolete and obtaining replacement and obtaining replacement hardware is becoming more difficult as time goes on.

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Due to the age, functional issues and obsolescence of the lighting control system it is recommended to replace with an up to date system. Recommend an Acuity nLight or equivalent system. A wireless control system should be considered to add flexibility in controlling fixtures where current zoning may not be desired in hard lid ceilings.



Galleries

UniFormat Section: D5040.50 - Lighting Fixtures

Name: Gallery Common Area Lighting

Priority: Critical (6 months - 1 year)

Location: Over the Stairways

Manuf Type: Varies

Today's Cost: \$100,000

Observation: The incandescent lighting that is specifically designated for lighting the stair areas is difficult to maintain thus has mostly been neglected.

Reason for Replacement: Code / Regulatory
Age / Useful Life
Energy Efficiency
Life Safety / Health

Evaluation Rating: 1 - Non-Functioning

Recommendations: The lighting should be upgraded to LED to reduce maintenance frequency or replaced with fixtures that are located in areas that are easier to maintain. This area needs to be illuminated to be able to provide adequate lighting for egress out of the building.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Incandescent Lamp track fixtures

Priority: Moderate (1 - 5 years)

Location: 3rd Level Gallery

Manuf Type:

Today's Cost: \$20,000

Observation: The 3rd floor gallery has incandescent track lighting that has various spotlights.

Reason for Replacement: Energy Efficiency

Evaluation Rating: 5 - All functions perform

Recommendations: Replace track heads with LED type compatible with existing track systems to provide more energy efficient light fixtures.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Recessed downlight fixtures

Priority: Moderate (1 - 5 years)

Location: 3rd Level Gallery

Manuf Type:

Today's Cost: \$100,000

Observation: The 3rd floor gallery has recessed downlight fixtures that have the lamps removed due to inability to dim or turn off separate from the track lighting and are too bright at certain times of day.

Reason for Replacement: Energy Efficiency

Evaluation Rating: 5 - All functions perform

Recommendations: Replace downlights with LED type and add on/off/dimming controls to add flexibility in space.

Administration/Education Facility Assessment

UniFormat Section: 1030.2 - Code Analysis

Name: Accessibility

Priority: N/A

Location: Administration/Education

Manuf Type: N/A

Today's Cost: N/A

Observation: Meets current codes

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

UniFormat Section: 1030.2 - Code Analysis

Name: Barrier Free Toilet Rooms

Priority: N/A

Location: Administration/Education

Manuf Type: N/A

Today's Cost: N/A

Observation: Meets code

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

UniFormat Section: B2010.40 – Curtain Wall Assemblies

Name: Window System and related interior components

Priority: Moderate (1 year - 5 year)

Location: Exterior window areas

Manuf Type: Custom

Today's Cost: \$75,000

Observation: Exterior windows are set to the exterior in what becomes a deep pocket. The head interacts with the drapery pocket. The sills are clad with plastic laminate over wood. The humidity levels in the building and the depth of the pocket resulting in a lack of air movement across the windows has caused a buildup of water on the aluminum framing.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 2 - Most functions do not perform

Recommendations: Heat/air movement needs to be addressed. Aluminum framing does not appear to have a thermal break in the system. 1-inch insulated glass can only achieve an R value of 2.5.

Wall at sill of window should be rebuilt, adding at least electric fin tube the full length of the window. (open toe kick drawing air in and a continuous slot grill at the wood windowsill allowing heated air to wash the window).

UniFormat Section: C1010 - Interior Partitions

Name: Walls
Priority: N/A
Location: Administration/Education
Manuf Type: Custom
Today's Cost: N/A
Observation: Functioning
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: C1020 - Interior Windows

Name: Between rooms
Priority: N/A
Location: Administration/Education
Manuf Type: Custom
Today's Cost: N/A
Observation: Functioning
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: C1030 - Interior Doors

Name: Doors
Priority: N/A
Location: Administration/Education
Manuf Type: Unknown
Today's Cost: N/A
Observation: Functioning
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: C1070 - Suspended Ceiling Construction

Name: Ceilings

Priority: N/A

Location: Administration/Education

Manuf Type: Unknown

Today's Cost: N/A

Observation: Functioning

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

UniFormat Section: C2010 - Wall Finishes

Name: Wall finishes

Priority: Urgent (Past Due)

Location: Administration/Education east corridor

Manuf Type: N/A

Today's Cost: \$10,000

Observation: Water infiltration into the interior space has caused removal of the interior drywall and exposure of the concrete foundation wall and metal Z furring. No mold was observed.

Reason for Replacement: Leaks from exterior reflecting pool damaged interior surfaces.

Evaluation Rating: 1 – Non-functioning

Recommendations: Before any work being done on the interior, exterior deficiencies need to be corrected. (reflecting pool). After confirming that there are no more leaks, do all interior modifications.



UniFormat Section: C2030 - Flooring

Name: Flooring

Priority: N/A

Location: Administration/Education east corridor

Manuf Type: Unknown

Today's Cost: \$7,500

Observation: Water infiltration into the interior space has caused removal of the interior tile flooring and exposure of the concrete slab and mortar remnants.

Reason for Replacement: Leaks from exterior reflecting pool damaged interior surfaces.

Evaluation Rating: 1 – Non-functioning

Recommendations: Before any work being done on the interior, exterior deficiencies need to be corrected. (reflecting pool). After confirming that there are no more leaks, do all interior modifications.



UniFormat Section: D70 - Electronic Safety and Security

Name: Fire Alarm System

Priority: N/A

Location: Lower Level Security Office

Manuf Type: Simplex

Today's Cost: N/A

Observation: Functioning system and appears to be operating properly

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: Continue annual testing and maintenance including cleaning of smoke detectors appropriately.



East Wing

Facility Assessment

UniFormat Section: C Interiors
Name: Walls, Floors and Ceilings
Priority: N/A
Location: Hospitality and Grand Valley State University Store
Manuf Type: N/A
Today's Cost: N/A
Observation: No observed issues
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: D5040.50 - Lighting Fixtures

Name: Italian Pendant Decorative Fixtures

Priority: N/A

Location: 2nd Floor Lounge/Atrium area

Manuf Type:

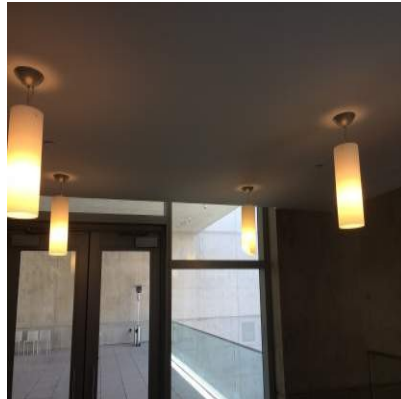
Today's Cost: \$50,000

Observation: There is a one fixture that has decorative glass that is broken. This is in a prominent public area.

Reason for Replacement: Broken lens

Evaluation Rating: 4 - Most functions perform

Recommendations: Replace portion of fixtures and store for attic stock for remaining.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Cafe

Priority: Moderate (1 - 5 years)

Location: First Level

Manuf Type:

Today's Cost: \$7,000

Observation: Fixtures are incandescent and fluorescent type.

Reason for Replacement: Energy Efficiency, maintenance cost

Evaluation Rating: 4 - Most functions perform

Recommendations: Replace the existing fixtures with an LED equivalent.

UniFormat Section: D5040.50 - Lighting Fixtures

Name: Old Museum Shop

Priority: Moderate (1 - 5 years)

Location: First Level

Manuf Type:

Today's Cost: \$68,000

Observation: Fixtures are incandescent and fluorescent type except in recently renovated area on second floor.

Reason for Replacement: Energy Efficiency, maintenance cost

Evaluation Rating: 4 - Most functions perform

Recommendations: Replace the existing fixtures with an LED equivalent.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Offices

Priority: Moderate (1 - 5 years)

Location: Second Level

Manuf Type:

Today's Cost: \$306,384

Observation: Fixtures are incandescent and fluorescent type except in recently renovated area on second floor.

Reason for Replacement: Energy Efficiency, maintenance cost

Evaluation Rating: 4 - Most functions perform

Recommendations: Replace the existing fixtures with an LED equivalent.

Core Facility Assessment

UniFormat Section: C1030.10 – Interior Swing Doors

Name: Oversize Wood Doors

Priority: Low (5- 10 years)

Location: Auditorium

Manuf Type: Unknown

Today's Cost: \$20,000

Observation: Doors are too tall for the space installed and to get clearance at the floor, the doors are adjusted 'up,' causing gouging at the head conditions. They are also showing signs of delamination of the veneer. Hardware seems to be functioning as intended.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 4 - Most functions perform

Recommendations: To be able to continue using the doors, modify doors to correct height and correct veneer issues.



UniFormat Section: C2030.20 - Tile Flooring
Name: Tile Flooring
Priority: Low (5- 10 years)
Location: Upper Lobby
Manuf Type: Unknown
Today's Cost: N/A
Observation: Floor grills and tile are in good condition.
Reason for Replacement: N/A
Evaluation Rating: 5 - All functions perform
Recommendations: None



UniFormat Section: C2030.45 - Wood Flooring
Name: Wood Flooring
Priority: Low (5- 10 years)
Location: Auditorium
Manuf Type: Unknown
Today's Cost: N/A
Observation: Good condition
Reason for Replacement: Age / Useful Life
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: D5040.50 - Lighting Fixtures
Name: Lobby
Priority: Moderate (1 - 5 years)
Location: First Level
Manuf Type:
Today's Cost: Included in total from second level offices.
Observation: Fixtures are incandescent and fluorescent.
Reason for Replacement: Energy Efficiency, maintenance cost
Evaluation Rating: 4 - Most functions perform
Recommendations: Replace the existing fixtures with an LED equivalent.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Auditorium

Priority: Moderate (1 - 5 years)

Location: First Level

Manuf Type:

Today's Cost: \$12,000

Observation: Some LED strip lights have portions of their lenses missing.

Reason for Replacement: Missing lenses

Evaluation Rating: 4 - Most functions perform

Recommendations: Replace lenses as required.



UniFormat Section: D5040.50 - Lighting Controls

Name: Auditorium

Priority: Moderate (1 - 5 years)

Location: First Level

Manuf Type:

Today's Cost: \$15,000

Observation: Existing Unison lighting control system is obsolete.

Reason for Replacement: Obsolete hardware

Evaluation Rating: 4 - Most functions perform

Recommendations: Replace existing Unison lighting control system with Crestron system integrated with existing AV system.

UniFormat Section: D50 - Electrical

Name: Emergency Generator System

Priority: N/A

Location: Electrical Room Basement Level

Manuf Type: Cummins

Today's Cost: N/A

Observation: Current generator appears to be in great condition and has been run each month as required to meet the codes. There has been no significant change in the loads from the original construction of the building.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: Continue to do monthly testing and yearly maintenance to improve the longevity of the unit.



UniFormat Section: D5010.90 - Facility Power Generation Supplementary Components

Name: Metering Equipment

Priority: N/A

Location: Various Electrical Distribution equipment

Manuf Type: Cuter Hammer

Today's Cost: N/A

Observation: The meters are functioning properly and recording the various information as required.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None at this time.



UniFormat Section: D5040 - Lighting

Name: Stairwell Fluorescent lighting

Priority: Moderate (1 - 5 years)

Location: Stairwells

Manuf Type: 2-lamp fluorescent

Today's Cost: \$50,000

Observation: The stairwell utilize surface mounted fluorescent 2-lamp fixtures that are on 24-hours/365 days.

Reason for Replacement: Energy Efficiency

Evaluation Rating: 5 - All functions perform

Recommendations: Replace these fixtures with LED fixtures and install occupancy sensors to reduce the light output to 50% when occupancy has not been detected for 15 minutes.

UniFormat Section: D5040.10 - Lighting Control

Name: Lithonia Lighting System

Priority: N/A

Location: Lower Level Loading Dock area 012

Manuf Type: Lithonia

Today's Cost: \$160,000

Observation: The lighting controls system is experiencing functionality issues.

Reason for Replacement: The lighting control system is obsolete and obtaining replacement hardware becoming more difficult as time goes on.

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Due to the age, functional issues and obsolescence of the lighting control system, it is recommended to replace in kin with an up to date system.



UniFormat Section: D5040.50 - Lighting Fixtures

Name: Mechanical Light fixtures

Priority: Low (5 - 10 years)

Location: Mechanical Equipment in basement level

Manuf Type: Lithonia

Today's Cost: \$5,000

Observation: The current light fixtures in the larger mechanical equipment utilizes 2 lamp fluorescent surface mounted fixtures.

Reason for Replacement: Energy Efficiency

Evaluation Rating: 5 - All functions perform

Recommendations: It is recommended to replace these fixtures with LED equivalent when they fail with LED fixtures utilizing less wattage and reducing maintenance requirements.



UniFormat Section: D70 - Electronic Safety and Security
Name: Door Hardware Systems
Priority: N/A
Location: Various locations throughout the facility
Manuf Type: Lenel, Locknetics
Today's Cost: N/A
Observation: Current system appears to be functioning and operating efficiently.
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations:



UniFormat Section: D70 - Electronic Safety and Security

Name: Video Surveillance System

Priority: Critical (6 months - 1 year)

Location: Various Locations throughout the building

Manuf Type:

Today's Cost: \$32,500

Observation: Existing system is experiencing issues and components are obsolete.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 4 - Some functions do not perform

Recommendations: Recommend upgrading to new servers.



Exterior Enclosure Facility Assessment

UniFormat Section: B1010.50 - Ramps

Name: Loading Dock Ramp

Priority: Moderate (1 - 5 years)

Location: Outdoor Loading dock

Manuf Type: Custom

Today's Cost: N/A

Observation: Art delivery trucks cannot use the ramp and dock due to slope issues with the street

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Modify area to function as required by facility operations.



UniFormat Section: B2010.20 - Exterior Wall Construction

Name: Exterior Concrete

Priority: N/A

Location: Parking/Engineering/Bulk Storage, Galleries, Administration, Hospitality

Manuf Type: Custom

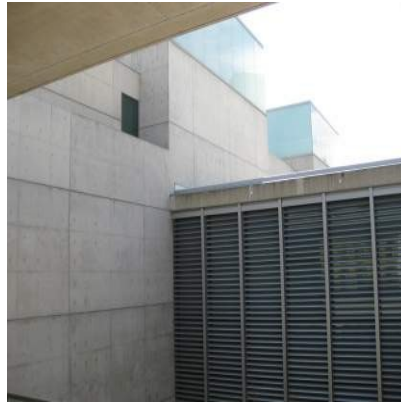
Today's Cost: N/A

Observation: All functioning as designed.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None



Exterior Enclosure

UniFormat Section: B2010.40 – Fabricated Exterior Wall Assemblies - CWA

Name: Curtain Wall Assemblies

Priority: Moderate (1 – 5 years)

Location: Galleries, Administration, Core, Hospitality

Manuf Type: Custom

Today's Cost: Study - \$25,000 estimate

Observation: All functioning as designed to keep air out of building but a system without thermal breaks becomes an issue in cold weather. Dew point often forms on the inside of the building when the interior surface temperature reaches 50 deg F which happens quickly when exterior metal becomes interior metal.

Reason for Replacement: Energy Efficiency and Health (hidden mold and rot). Area specific (No replacement planned)

Evaluation Rating: 5 - All functions perform 'AND' 2 – Most functions do not perform

Recommendations: A study focused on each transparent opening in the facility should be undertaken as airflow and heat may be mitigating the condition at various areas of the building. Energy used and lost, and controlling very tight humidity and temperature requirements is a very big issue within this facility. Condensation is also deteriorating adjacent construction to the curtainwall.



Exterior Enclosure

UniFormat Section: B2010.40 – Fabricated Exterior Wall Assemblies - TWA

Name: Translucent Wall Assemblies

Priority: Moderate (1 – 5 years)

Location: Lanterns

Manuf Type: Custom

Today's Cost: See Section B360.10 for solution costs.

Observation: All functioning as designed to keep air out of building but a system without thermal breaks becomes an issue in cold weather. Dew point often forms on the inside of the building when the interior surface temperature reaches 50 deg F which happens quickly when translucent panels transfer cold. Heat loss is also causing ice to form on the exterior of the panels which fall off the lantern and damage the roofing system below.

Reason for Replacement: Energy Efficiency and safety

Evaluation Rating: 5 - All functions perform 'AND' 2 – Most functions do not perform

Recommendations: Energy used and lost, and controlling very tight humidity and temperature requirements is a very big issue within this facility. Condensation is also deteriorating adjacent construction to the translucent wall.

UniFormat Section: B2010.90.02 - Joint Sealants

Name: Exterior Sealants

Priority: Low (5 - 10 years)

Location: All joints and intersections of dissimilar materials

Manuf Type: Unknown

Today's Cost: N/A

Observation: Not an exhaustive review but observed conditions were in good repair but are weathering. Silicone sealants are causing a lot of dirt staining on the vertical face of the building and within the glass walls. Example is the transition from the building glass to the parapet glass on the west face.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: At 20-year building life, sealants need to be replaced, especially non-silicone type sealants. For aesthetic and maintenance reasons, silicone sealants could be changed to non-staining type.

UniFormat Section: B2010.90.03 - Flashings

Name: Flashings

Priority: Low (5 - 10 years)

Location: All bases of wall construction, and window conditions

Manuf Type: N/A

Today's Cost: N/A

Observation: Most observed were in good condition. South wall curtain wall base needs to be addressed and concrete wall below scrapped and cleaned.

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: Curtain wall base needs to be addressed and concrete wall below scrapped and cleaned

UniFormat Section: B2050.10 - Exterior Entrance Doors

Name: Exterior Doors

Priority: Critical (6 month – 1 year)

Location: Curtainwall locations and individual entries

Manuf Type: Unknown

Today's Cost: \$15,000

Observation: Those observed are working as designed. Weather stripping needs to be replaced.

Reason for Replacement: Air infiltration

Evaluation Rating: 5 - All functions perform

Recommendations: Replace all weather stripping on all exterior doors.

UniFormat Section: B2050.30 - Exterior Oversize Doors

Name: Overhead Coiling Doors

Priority:

Location: Dock Area

Manuf Type: Unknown

Today's Cost: N/A

Observation: See Parking /Engineering/Bulk Storage for observations and recommendations.

Reason for Replacement: N/A

Evaluation Rating:

Recommendations:



UniFormat Section: B2070.10 - Exterior Louvers

Name: Architectural Louvers

Priority: N/A

Location: Walls

Manuf Type: Unknown

Today's Cost: N/A

Observation: Louvers are in good condition

Reason for Replacement: N/A (No replacement planned)

Evaluation Rating: 5 - All functions perform

Recommendations: None

Exterior Enclosure

UniFormat Section: B3060.10 - Roof Windows and Skylights (also see B2010.40)

Name: Lantern

Priority: Critical (6 months - 1 year)

Location: High roof

Manuf Type: Unknown

Today's Cost: Pricing for suggested solution includes all 3 lantern areas.

- \$1,100,000 for glass storefront system
- \$3000,000 for HVAC

Observation:

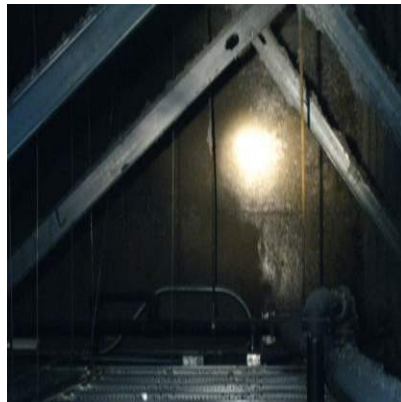
1. Lantern exterior glass frosts over on the interior face on all sides. Likely cause is migration of 90 degree, 48 percent relative humidity air in the upper gallery space. Avenues for migration are over the interior glass wall through the drywall bulkhead, below the glass thru a plywood enclosed continuous curb, and thru the access hatch where bulb seals have failed.
2. Gallery ceilings have water damage due to exposed exterior uninsulated concrete walls; locations are the west corners of the galleries in the gallery plenum space.
3. Gallery exterior walls sweat and leave moisture at the base, possibly due to moisture migrating through the insulation and condensing on the exterior concrete walls.

Reason for Replacement: N/A (No replacement planned)

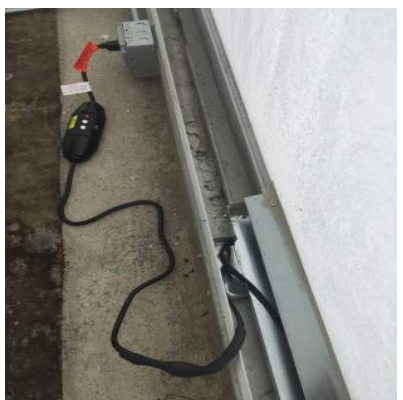
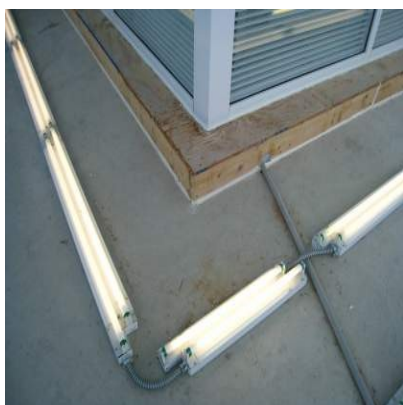
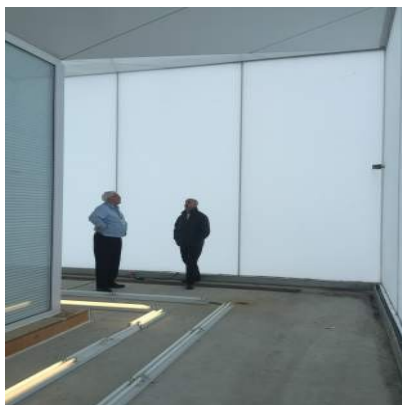
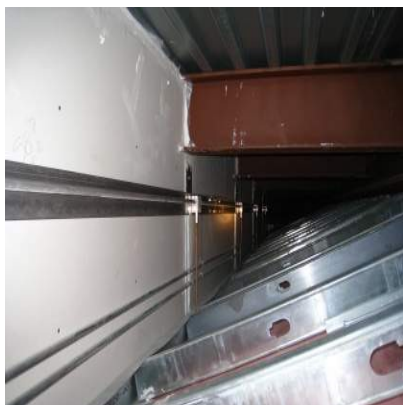
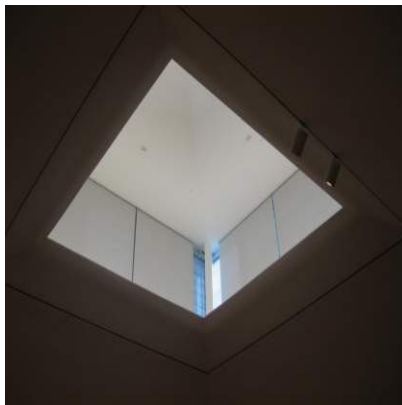
Evaluation Rating: 3 - Some functions do not perform

Recommendations:

1. Research at the roof level is needed to resolve water in the conduit.
2. Vapor migration from the Galleries needs further study to propose a resolution.
3. Concrete walls without traditional insulation, condensates (moisture) during winter months and further study is required to resolve.
4. Suggested solution:
 - Add full height aluminum storefront system, with 1/4 inch glass, 4 feet inboard from the exterior translucent panel wall system. This wall will be continuous but with access doors.
 - An HVAC system to be designed for the 4-foot-wide space to control temperature and humidity.



Exterior Enclosure



UniFormat Section: B3080.20 - Exterior Soffits
Name: Concrete Soffits
Priority: N/A
Location: West and North
Manuf Type: Custom
Today's Cost: N/A
Observation: Existing soffits are in good condition.
Reason for Replacement: N/A (No replacement planned)
Evaluation Rating: 5 - All functions perform
Recommendations: None

UniFormat Section: D5080.90 - Miscellaneous Electrical Systems Supplementary Components

Name: Electrical Heat Tape

Priority: Moderate (1 - 5 years)

Location: Roof Areas

Manuf Type:

Today's Cost: N/A

Observation: There are a few areas on the roof where heat tape has been installed to handle the snow loads during the winter season. These systems are in hard to reach areas and difficult to maintain.

Reason for Replacement: End of life

Evaluation Rating: 4 - Most functions perform

Recommendations: Verify the operation of the heat tape system. The system is at its rated end of life so regular inspections are recommended.

Exterior Enclosure

UniFormat Section: G2060.10 – Site Development

Name: Reflecting Pool

Priority: Critical (6 months - 1 year)

Location: Exterior, east of Administration, part of the rainwater harvesting system

Manuf Type: Custom

Today's Cost: \$80,000

Observation: Not observed but during conversation it was determined that there was a leak in the reflecting pool that needed to be addressed. It had been part of the cistern or rain harvesting system but has been separated due to the leak. The leak has allowed water to enter the lower-level Administration corridor. See Section 2010 – Wall Finishes.

Reason for Replacement: Age / Useful Life

Evaluation Rating: 3 - Some functions do not perform

Recommendations: Reflecting pool needs to be repaired. A good suggestion would be to coat the inside of the reflecting pool with a product such as the Kemper System that offers a 30 warranty. Then reactivate the rainwater harvesting system.

UniFormat Section: G2080.50 - Planting Accessories

Name: Planters

Priority: Critical (6 months - 1 year)

Location: Dining Court and Sculpture Court

Manuf Type: Custom

Today's Cost: \$3,500

Observation: Not observed but during conversation it was determined that there was a leak in one planter that needed to be addressed.

Reason for Replacement: Age / Useful Life

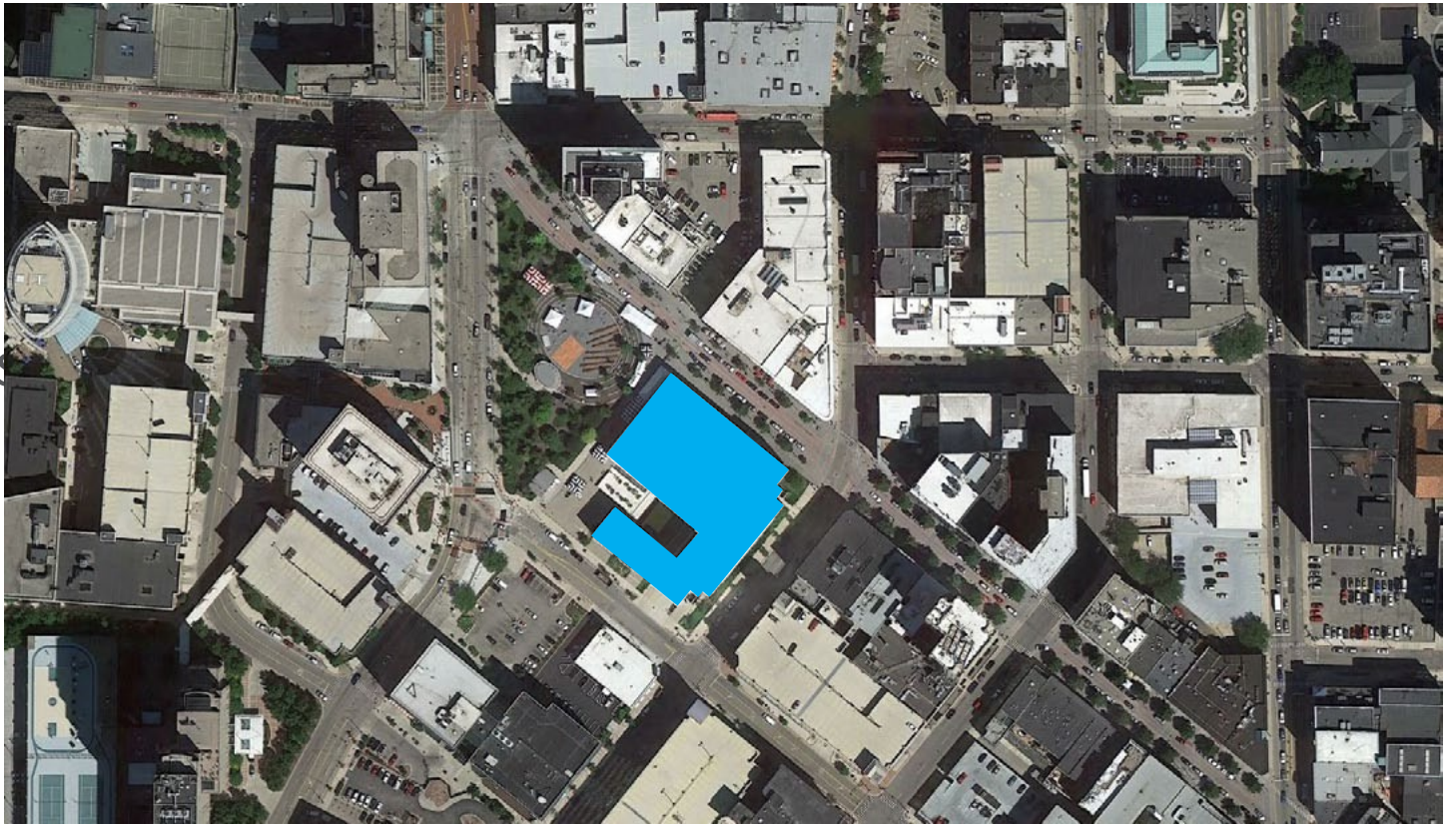
Evaluation Rating: 3 - Some functions do not perform

Recommendations: Repair



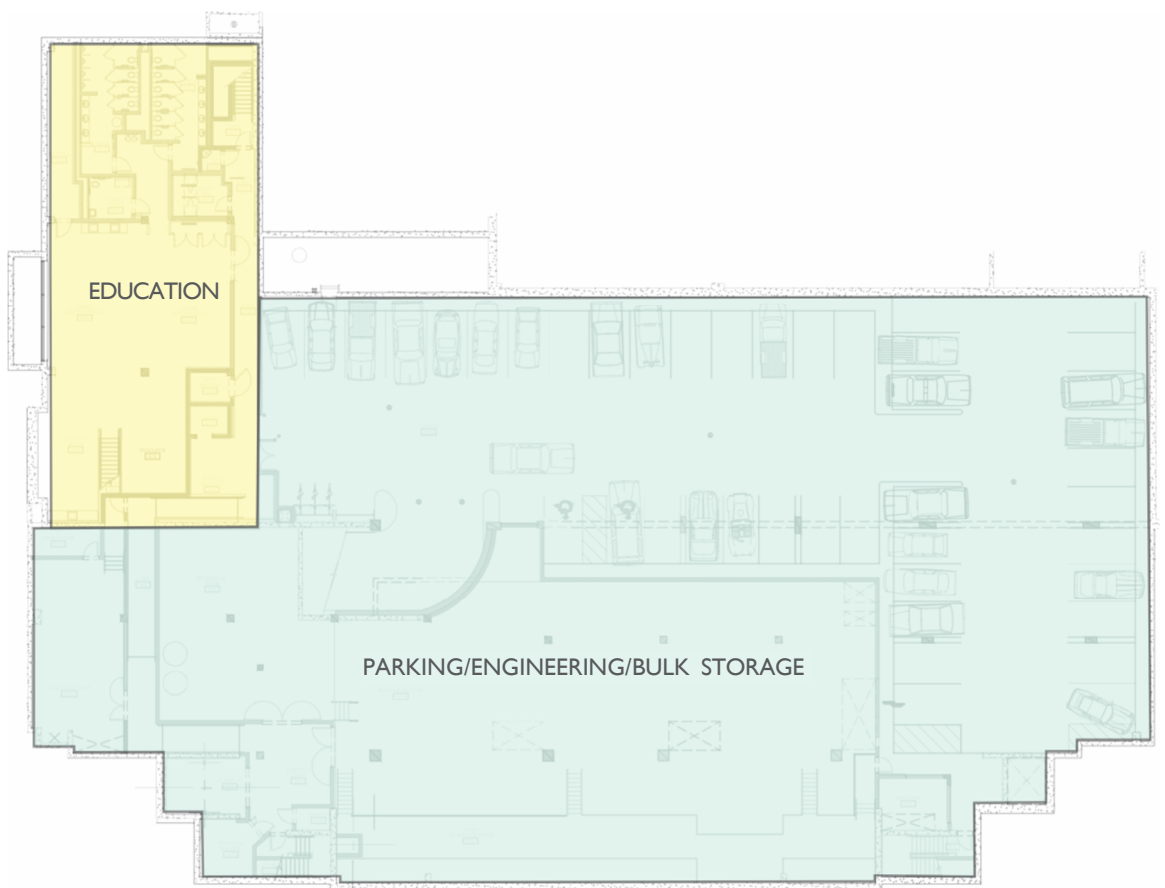
Appendix

Site Plan



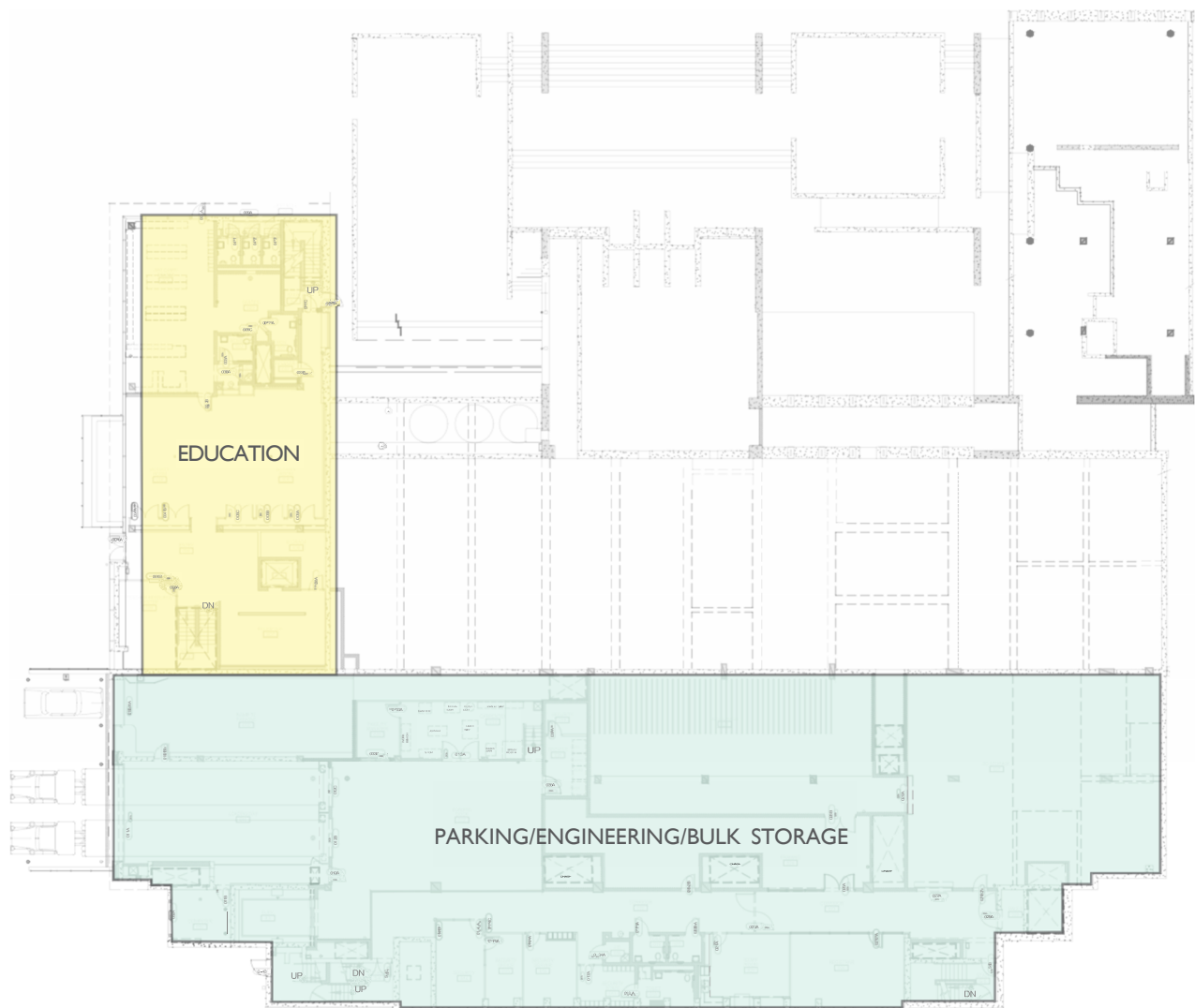
NORTH



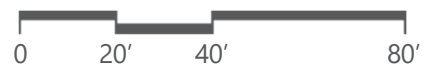


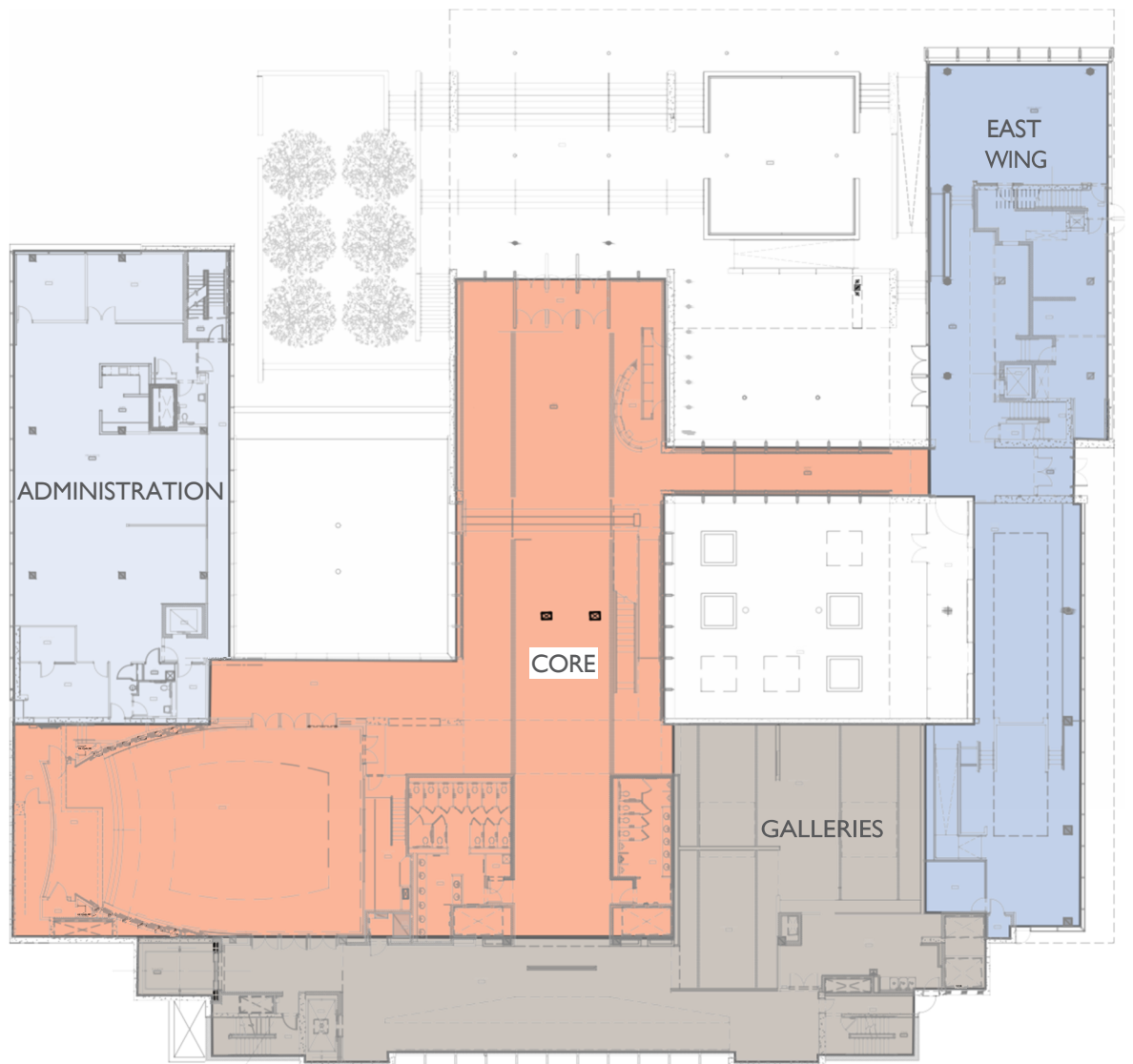
basement





lower floor

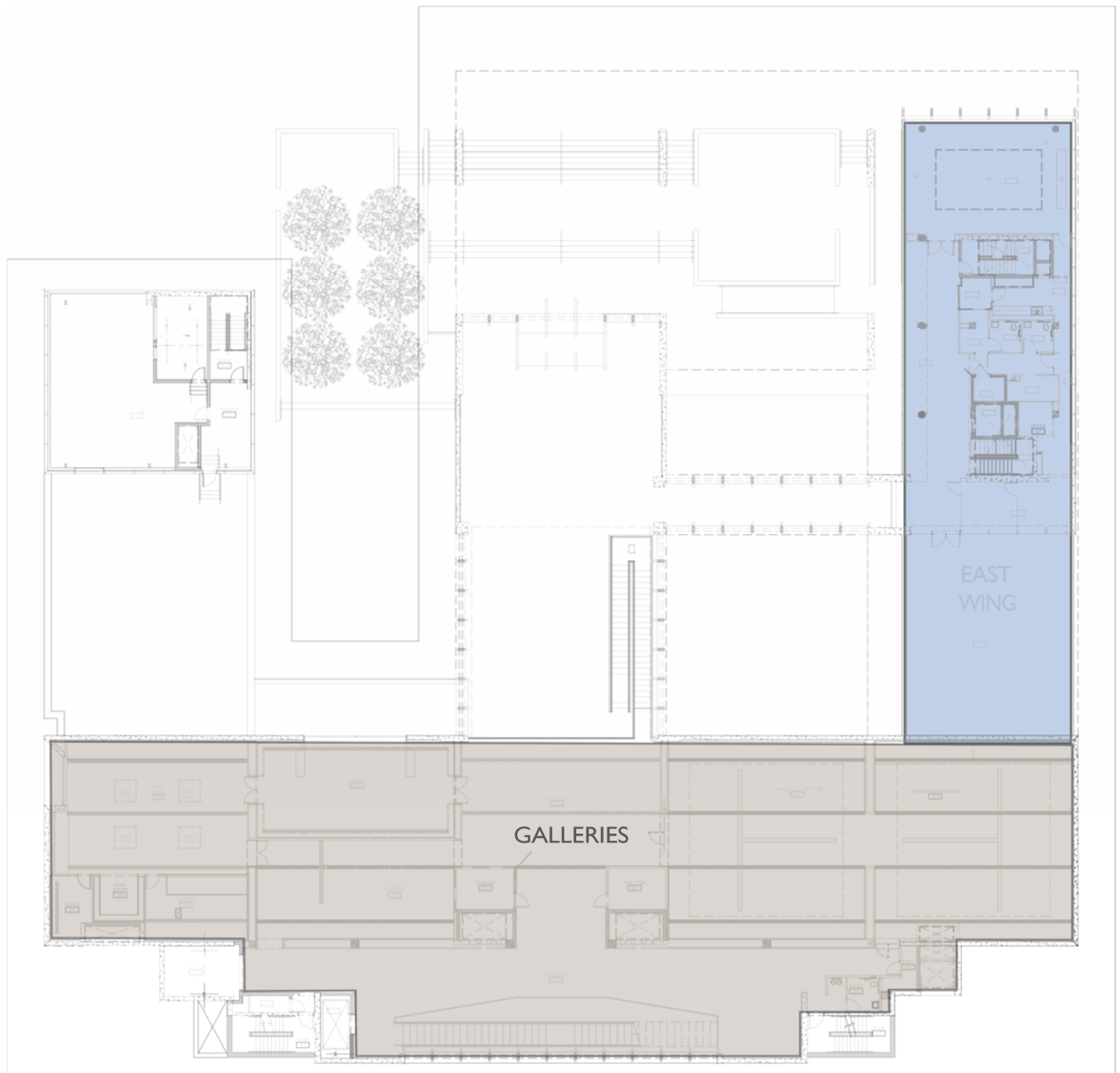




first floor

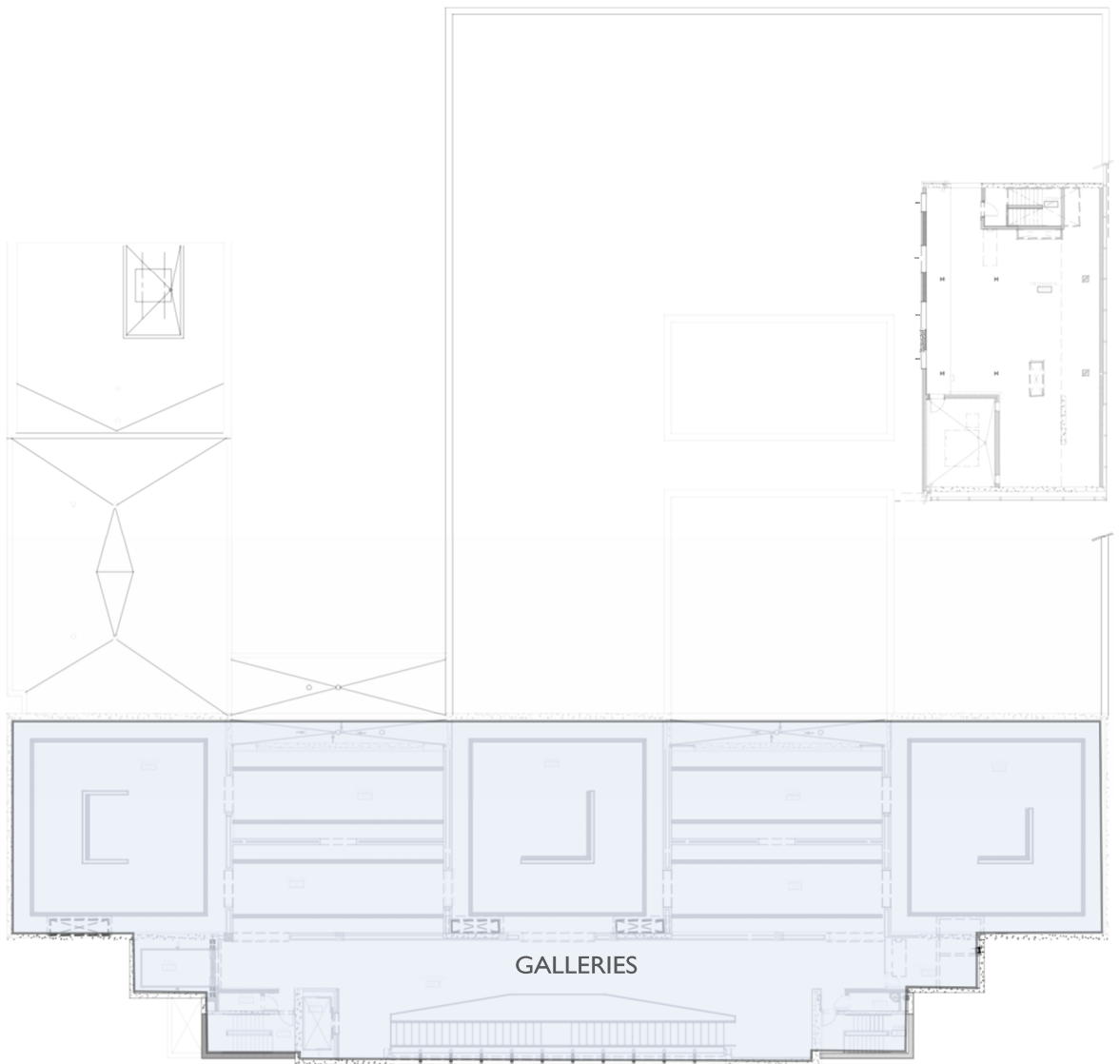


0 20' 40' 80'



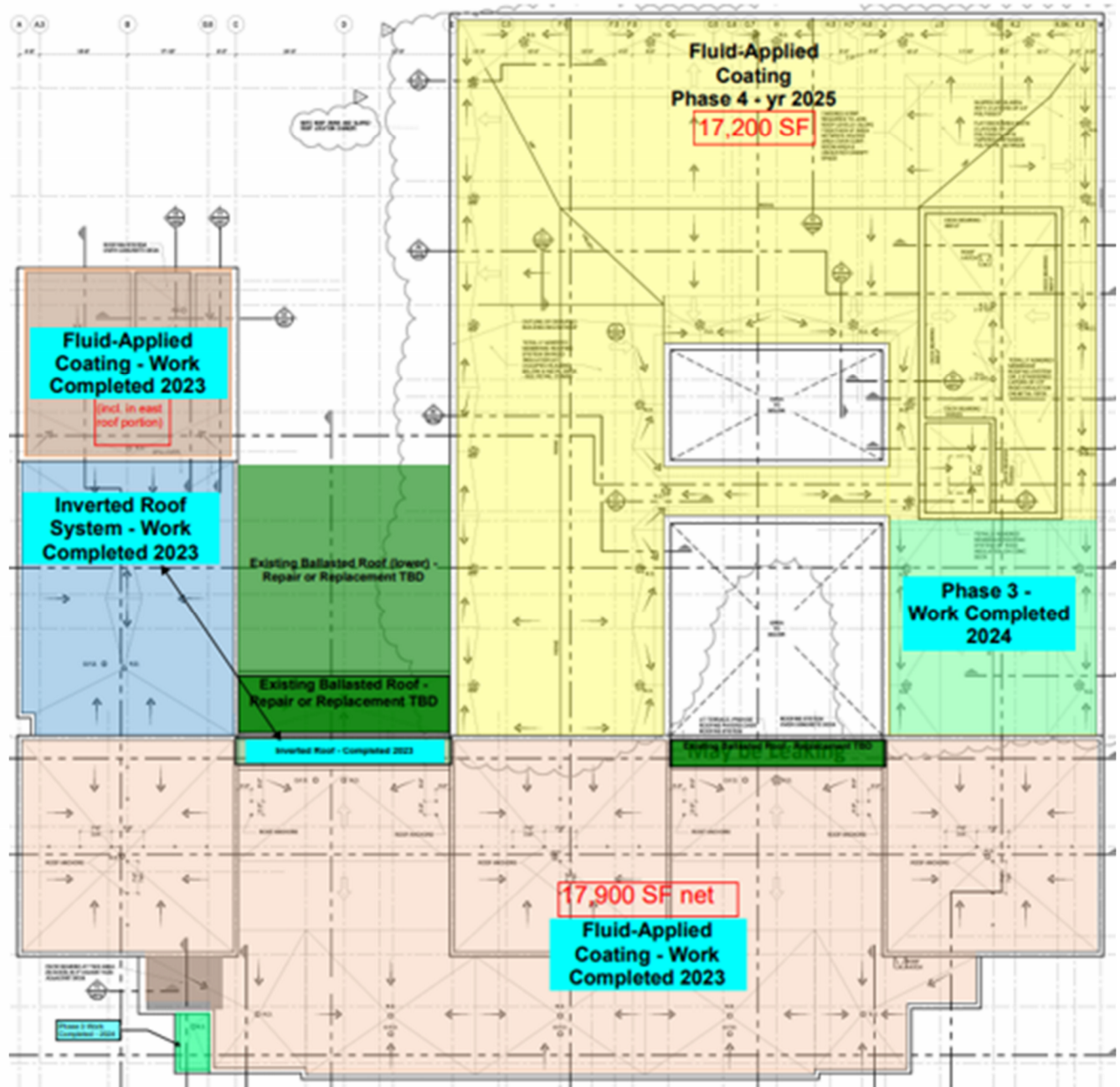
second floor





third floor





roof plan

Area	Project	Priority	Cost
Parking/Engineering/Bulk Storage			
	Interior Exit Stair Tower	N/A	\$42,800.00
	Handrail Gate	Urgent	\$1,200.00
	Concrete Wall Construction	Critical	N/A
	Curtain Wall Assemblies	critical	\$200,000.00
	Exterior Entrance Doors	n/a	\$850.00
	Exterior Oversize doors	Critical	\$1,100.00
	Freight Elevator	N/A	\$140,000.00
	Main Lobby Supply Fan	moderate	\$75,000.00
	Ramp Fluorescent Wall Mounted Fixtures	moderate	\$7,000.00
	Parking area lighting	moderate	\$30,000.00
	Lighting - Engineering/Bulk storage	moderate	\$20,000.00
Galleries			
	Wood Flooring and Grates	Moderate	\$1,560,225.00
	Lighting Control System	n/a	\$150,000.00
	Gallery Common Area Lighting	Critical	\$100,000.00
Administration/Education			
	Curtain Wall Assemblies - Window System	moderate	\$75,000.00
	Wall finishes	urgent	\$10,000.00
	Flooring	n/a	\$7,500.00
East Wing			
	Lighting Fixtures	n/a	\$50,000.00
	Lighting Fixtures	moderate	\$7,000.00

	Lighting Fixtures	moderate	\$68,000.00
	Lighting Fixtures	moderate	\$306,384.00
Core			
	Interior Swing Doors	low	\$20,000.00
	Auditorium lighting	moderate	\$12,000.00
	Auditorium lighting controls	moderate	\$15,000.00
	Lighting Control System	n/a	\$160,000.00
	Electronic Safety and Security	Critical	\$32,500.00
Exterior Enclosure			
	Fabricated Exterior Wall Assemblies - CWA	moderate	\$25,000.00
	Exterior Entrance Doors	Critical	\$15,000.00
	Roof Windows and Skylights	Critical	\$4,100,000.00
	Reflecting Pool	Critical	\$80,000.00
	Planters - Dining Court and Sculpture Court	Critical	\$3,500.00
Total Cost			\$7,315,059.00
Legislative Ask			\$2,002,725.00

Notes	Status
All functions perform - Mold and other maintenance repairs	Photos are available
Most functions perform - hinge system not preventing exit into basement	Photos are available
Most functions perform - reason for replacement - Life Safety/Health	Photos are available
Most functions do not perform	Photos are available
All Functions perform - Replace weatherstripping	No photos
most functions perform - overhead colig door functioning, but shows signs of bowing in.	Photos are available
Mold remediation and vent installation - health and safety	No photos - State Museum Grant Ask
some functions do not perform	
all functions perform: Rplace wall mounted fluorexcent with LED and incorporate occupancy sensors to reduce the light output to 50% and to reduce engery usage when motion has not been detected for 15 minutes and return to 100% when detection of motion	Photos are available
some functions do not perform	Photos are available
some functions do not perform	no photos
some functions do not perform for grates - replace all floor grates and coating to wood flooring	Photos are available
some functions do not perform - replace system	Photos are available
Non functioning - Code/Regulatory, Age/Useful life, Life Safety/Health	Photos are available
Most functions do not perform	no photos
Non functioning - Must confirm no more leaks	Photos are available
non functioning	Photos are available
most functions perform	Photos are available
most functions perform - replace with LED	no photos

most functions perform - replace with LED	Photos are available
most functions perform - replace with LED	no photos
most functions perform	Photos are available
most functions perform - missing lenses	Photos are available
most functions perform	no photos
some functions do not perform - due to age functional issues and obsolecence of lighiting control system is recommended to replace in kin with an up to date system	Photos are available
some functios do not perform - upgrade to new servers	Photos are available
most functions do not perform - estimated cost	Photos are available
replace weather stripping	no photos
some functions do not perform	Photos are available
Some functions do not perform - will allow GRAM to reactivate the rainwater harvesting system - need to stop leaking	no photos
Som functions do not perform -0 repair - leaving	Photos are available