

Task 1 History and Architectural Significance

In addition to the tasks described in the RFP, we will evaluate all of the the Road Commission's three distinct building types and document their importance in the historical development of the immediate area. Historic Washtenaw County Road Commission documents will be used to source historic photographs, establish early construction costs, dates of construction phases and other important events where possible. Grace Shackman, our Historic Consultant who worked with the Road Commission to obtain the early photos shown in this document, will use her contacts and County knowledge for further research.



Photo showing construction of the steel framed high bay space

used by community groups or others wishing to do preliminary space planning or analysis as to the suitability for particular building occupancy.

Scaled drawings will be prepared showing present floor and roof configurations. Building elevations will be drawn depicting window arrangement and sizes. Drawings will show the building in a three dimensional manner as well as conventional orthographic representation. A site drawing showing the complex in its area context with GIS topography and adjacent neighboring structures will be completed.

While these will not be "as built drawings", they will be of sufficient detail to accurately describe building features and details. We will be able to compare present building configurations with historical development as shown on Sanborn maps and County records.

Besides providing material for historical analysis, these drawings will be used to document structural, mechanical and electrical conditions, show where structural deterioration has occurred, and to provide data for square foot construction cost estimating. In addition to documenting building conditions, the drawings can be

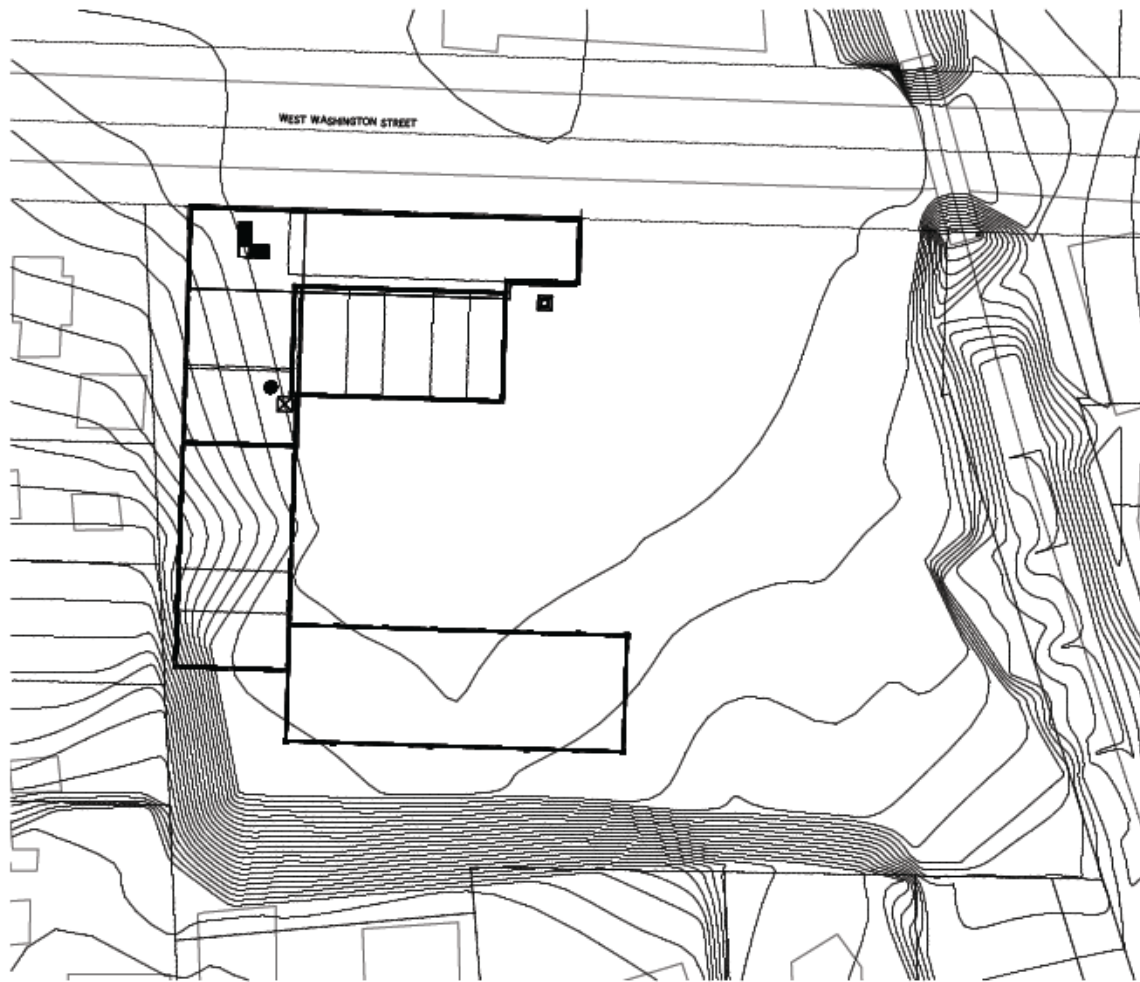
Task 2 Potential Use Assessment

The City has asked that the building be evaluated as a Community Center. Potential uses could include the visual and performing arts, non profit office space, meeting spaces and other similar uses. Most likely we will need to evaluate the structure as a Group A3 assembly use with some Group B business use. The City, at the walk-thru, requested that we not evaluate the building for potential residential uses.

Potential uses will be investigated and evaluated as to code requirements which may require modifications and additions which could affect the historic features of the structures. For example:

- Uses requiring greater egress resulting in more or larger exits.
- Uses requiring additional exit stairways which may require demolition of portions of the interior or exterior stairway towers.
- Uses requiring greater needs for space ventilation and air conditioning. This may result in more exposed exterior and roof top mechanical equipment.
- Uses with higher design floor loads may require structural modifications to historic features.
- Some assembly uses will require a greater number of new barrier-free restrooms

Task 3 Structure Condition Assessment: Site Features



Although not specifically required by the RFP, we think it is important to evaluate how the potential uses will impact the immediate neighborhood. For example certain uses will have greater parking requirements. Parking has become a serious neighborhood issue since the new “Y” has been built and parking intensive uses would affect not only the neighborhood, but existing or future DDA parking and a potential greenway along Allen Creek. This will require some site analysis and examination of existing greenway planning documents. The Allen Creek flood-plain elevations should be documented to determine what flood elevation could be expected within the building and whether any floors or building systems should be elevated.

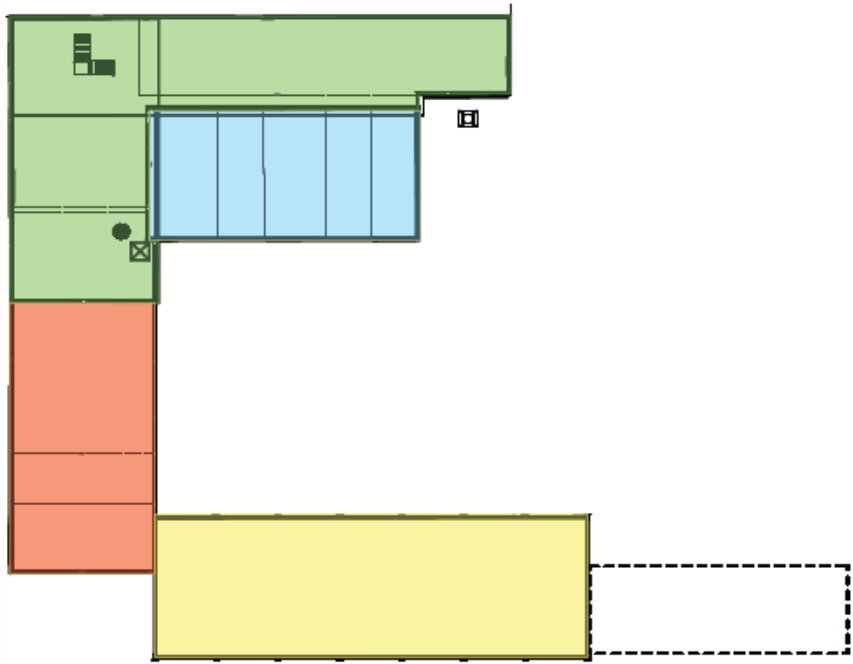
Task 3 Structure Condition Assessment: Foundations

The earliest phases of the building complex have had over eighty-five years to settle. By sighting along the window sills fronting Washington Street, it is obvious that there is some differential settlement. There is also some visible cracking between bays that extends up to the parapet. It is not known what the soils conditions are along Washington Street where foundation damage is most noticeable. Soil investigations are not a part of this study. It is possible to tell what size the foundations for the steel high bay space are from historic photographs. Other documentation may exist which could help determine what foundation conditions are below grade. We will document obvious areas where some failure is occurring and make recommendations for either further monitoring or for remediation.



Task 3 Structure Condition Assessment: Structural System

There are three distinct structural building types on this site: the earliest, a clear spanned steel-framed high bay space, a reinforced concrete frame structure, and the latest, a masonry bearing wall-rolled steel roof system. There is also a fourth structure, a bolted and welded light framed steel building similar to the Farmer’s Market sheds and built at roughly the same time. Most of our analysis will be concentrated on the two earliest structural types.



The high bay steel framed space is a good example of early Warren trusses built of riveted steel angles and web connectors of plate steel. The roof deck is board-formed reinforced concrete. The trusses are supported by steel lattice columns at each truss end and are encased in concrete for corrosion and fire protection. These columns, some on the interior but mostly on the exterior, are showing corrosion related concrete spalling. We will need to evaluate how much corrosion has reduced the cross section of the column's small steel sections and how to arrest further corrosion and what the best techniques for repair will be. Some destructive testing for visual inspection may be required.

The reinforced concrete frame

portion of the building complex fronts on Washington Street and stretches along the west property line. The floors are reinforced concrete slabs supported in some areas by wide flange steel beams and in other areas by reinforced concrete beams. The roof is a reinforced concrete slab. A later addition shown in red, has a steel deck on steel beams.

The exterior frame has many obvious surface weathering problems, most of them related to the shallow embedment of reinforcing steel and its subsequent corrosion. This structural type's exterior building envelope will need to be more closely analyzed than the other three types. Areas of deterioration will be documented and techniques for stabilization and repair will be proposed.

The brick bearing wall and steel beam building which is one of the last buildings constructed, from 1943 to 1944, is the most modern construction type and is in the best condition. The roof is supported by clear spanned large steel sections with bar joist purlins. The roof decking is a proprietary expanded metal lath and poured concrete decking system. Most of the structural analysis of this building will be focused on the condition of the brick walls.

The light framed steel "welfare" constructed building may be interesting from a historic-social standpoint. Its construction and design may have evolved from similar WPA programs that built the Farmers Market sheds from 1938 to 1940. The welded and bolted connections have similar design details.

Walls :

The walls of both the reinforced concrete building and the steel framed building are mostly comprised of welded steel sash and overhead garage doors. Where there are no windows or doors, the frame is infilled with masonry or concrete spandrel panels above and below the steel sash.

The spandrel panels are in better condition and will require less investigation. The structural frame problems have been addressed in the previous structural discussion. The spandrel panels and concrete frame were either left uncoated or coated with a cementitious finish which may have been used partly for waterproofing and partly for aesthetic reasons. We will investigate and propose coatings which are compatible with the original finishes where practicable. The original finishes can be observed along the west lot line.

The other wall elements are the prominent brick parapet walls along Washington Street. These will be investigated for soundness, watertightness and to check if they are plumb.

Roof:

The roof structure for most of the three building types is a concrete deck. The roofing and flashing materials are not known at this time. It was reported at the walk-thru that there are few leaks at present. There is some evidence of previous leaks from the staining observed below the concrete deck. Leaks have occurred at the flashing between the two story concrete building and the high bay steel roof as the columns below have suffered water related corrosion. The roofing, copings and flashings will be investigated, roof life will be estimated and recommendations for repairing or replacing roofing and flashing systems will be documented.

Windows and Doors:

Almost all of the windows are single glazed welded steel industrial sash with pivot ventilating sash in the centers of many of the windows. At the walk-thru most seemed to be in relatively good condition, however our investigation will try to inspect all sash where accessible and make a determination of their condition.

We will evaluate whether they should be removed, completely stripped to bare metal, repainted and re-glazed or whether they can be repaired and refurbished in place. Decisions on whether to re-glaze will be based upon energy considerations and the impact upon historic features. There is so much glazing on all building sides that restoration costs and energy implications will be one of the most important evaluations that will be made. Most of the visible doors are modern overhead sectional doors. Many other exterior doors have been boarded up. Investigations will be made to find existing doors and evaluate their historical value, if any.



Concrete spalling on west concrete frame

Task 3 Structure Condition Assessment: Interior Finishes

Many of the interior finishes have been removed or replaced over time, particularly on the second floor office portion of the building. Because of the industrial nature of the buildings, most of the interior is left unfinished on the first floor with a few partitions. An investigation will be made to determine if any original finishes exist, if they make a significant contribution to the historical value of the buildings and if they can be preserved to accommodate new uses. Floors are either concrete slab on grade or supported concrete slabs with modern finishes. On the older structures the first floor slabs are oil stained, uneven, cracked, spalling or are at different elevations. An investigation will be made to see how many can be saved. Sub-slab pollution and 100 year flood elevations may require raising, removal or recapping in some or most areas.

Task 3 Structure Condition Assessment: Mechanical

The boiler will be investigated to determine if any components can be salvaged. Systems may need to be replaced either because of their physical condition or high energy use. The air-conditioning system is comprised of window units. No rooftop or ground mounted units were observed. Recommendations for new HVAC systems will be made with respect to the most likely uses. Sub-slab sanitary and storm lines will be located and investigated to determine their direction and condition. If video inspection of drains and site inspection of manholes is desired. It will be considered as an additional cost to the contract. No fire suppression system was observed at the walk-thru. Certain assembly uses may require suppression if the building complex is not compartmentalized.

Task 3 Structure Condition Assessment: Electrical

There are two electrical drops with pole mounted transformers. The electrical engineer will estimate electrical requirements based upon proposed new uses and determine if a new ground mounted transformer is necessary and if new switch gear is required. Also, the adequacy of the distribution system and panels will be determined.

Task 4 Code and Accessibility

If Group A3 assembly uses are contemplated, there will be a greater demand for restroom facilities which must be accessible. Increased occupancy also affects egress: the number of exits, corridor lengths, stair widths and other factors. An elevator will be required and additional egress stairways and their locations will need to be considered. While site development is not a part of this RFP, some site study will be necessary to determine where the most likely main entrances and elevator should be located.

Occupancy also affects fire resistance ratings and maximum building area. The building complex may need to be divided into separate code defined buildings which do not exceed maximum area requirements for use and type of construction. If not separated, automatic sprinkler systems may be required which would result in higher costs.

If a Group A3 use is proposed, the building official may deem it a change of use from its previous B and S uses. This may require all or portions of the structure to conform to modern building codes, parts of which involve energy conservation. The steel sash windows and total building envelope may need to be evaluated with respect to these codes.

The building will be evaluated using both the 2009 Michigan Building Code and the 2009 Existing Structures Code which allows special alternative requirements for historic buildings.

Task 5 Preservation Plan

A cost analysis of all the recommendations required by the deficiencies discovered in the structural assessment is the most important part of the study. Repairs, desirable improvements and historic restoration must be weighed against the ability of the City and community organizations to afford the recommendations. Priorities will need to be developed with an eye first to stabilizing the structures and second to developing enough infrastructure to attract desirable organizations.

Authorized negotiator:

Marc Rueter 734-769-0070

| RUETER ASSOCIATES TEAM | | | | | | | | |
|-----------------------------------------------|------------|-----------|-----------|------------------|------------------|---------------------|----------|------------|
| PROJECT HOURS SUMMARY SHEET | | | | | | | | |
| | Rueter | Shackman | SDI | Systems Solution | Systems Solution | Phoenix Contractors | | |
| PHASE | ARCH | HIST | STRUCT | MECH | ELEC | ESTIM | Expenses | TOTAL |
| PROJECT MANAGEMENT | 19 | | | | | | | 19 |
| Task 1 – History & Architectural Significance | 24 | 13 | 4 | 1 | 1 | 2 | | 45 |
| Task 2 – Potential Use | 15 | 0 | 0 | 0 | 0 | 0 | | 15 |
| Task 3 – Structure Condition Assessment | 42 | 9 | 9 | 24 | 24 | 0 | | 108 |
| Task 4 – Code and Accessibility | 21 | 0 | 0 | 0 | 0 | 0 | | 21 |
| Estimate of Probable Cost | 6 | 0 | 0 | 0 | 0 | 36 | | 42 |
| Task 5 – Preservation Plan | 16 | 0 | 0 | 0 | 0 | 0 | | 16 |
| DRAFT 75% Report (Sub-total Tasks 1-5) | 143 | 22 | 13 | 25 | 25 | 38 | | 266 |
| Draft 95% Report | 14 | 1 | 0 | 0 | 0 | 0 | | 15 |
| Final Report | 14 | 0 | 0 | 0 | 0 | 0 | | 14 |
| Total HOURS | 171 | 23 | 13 | 25 | 25 | 38 | 0 | 295 |

| TASK | Date | November | | | | | December | | | | January | | | February | | | March | | | April | | May | | | | | | | |
|----------------------------------------------------------|----------|----------|----|----|----|---|----------|----|----|---|---------|----|----|----------|---|----|-------|----|---|-------|----|-----|---|---|----|----|----|---|----|
| | | 11 | 15 | 22 | 29 | 5 | 12 | 19 | 26 | 3 | 10 | 17 | 24 | 31 | 7 | 14 | 21 | 28 | 4 | 11 | 18 | 25 | 1 | 8 | 15 | 22 | 29 | 6 | 13 |
| Submit Proposal | 10/11/12 | * | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interview Consultants | 10/26/12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Consultant Selection/Negotiate Final Professional | 10/29/12 | | | * | | | | | | | | | | | | | | | | | | | | | | | | | |
| City Council Authorization | 12/03/12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notice to Proceed | 12/17/12 | | | | | | | | * | | | | | | | | | | | | | | | | | | | | |
| Task 1 – History & Architectural Significance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.1 Kick-Off meeting, project goals & objectives | 12/17/12 | | | | | | | | * | | | | | | | | | | | | | | | | | | | | |
| 1.2 Building and Site Investigation Survey | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.3 Prepare Drawings from Existing Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 2 – Potential use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.1 Program Development meeting with client | 01/21/13 | | | | | | | | | | | | | | * | | | | | | | | | | | | | | |
| 2.2 Space Programming bldg/site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.3 Conceptual Layout bldg/site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.4 Draft 75% report (Part 1) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 3 – Structure Condition Assessment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.1 Analysis & Data Collection | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.2 Narrative Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.3 Condition Evaluation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.4 Recommendations | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.5 Draft 75% Report (Part 2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 4 – Code and Accessibility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.1 Code Analysis bldg/site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.2 Accessibility Analysis bldg/site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.3 Recommendations | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.4 Draft 75% Report Treatment Recommendations (Part 3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Estimate of Probable Cost | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantitative Analysis/takeoffs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Estimate of Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 5 – Preservation Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.1 Project Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.2 Project Deficiencies | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.3 Publish Draft 75% Report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ISSUE 75% REPORT | 03/11/13 | | | | | | | | | | | | | | | | | | | | * | | | | | | | | |
| Client Review Period | 4 weeks | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRAFT 95% REPORT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client meeting 75% comments | 04/15/13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development & Revisions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ISSUE 95% REPORT | 05/13/13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client Review Period | 2 weeks | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Final Report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development & Revisions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Publish Final Report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ISSUE FINAL REPORT | 05/27/13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client Acceptance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Legend

* Milestone date

* Client Action Meeting

* Design Team Action Deliverable

| Architectural Services | Rueter & Associates | | | | | | | |
|---------------------------------------------------------------------------------------------------|---------------------|-------------|-----------|--|--|--|------------|-----------|
| | Principal | Proj. Mgr | Admin | | | | | |
| | M. Rueter | J. Scrivens | | | | | | |
| PHASE | | | | | | | Sub- Total | TOTAL |
| PROJECT MANAGEMENT OF TEAM | | | | | | | 0 | |
| Task 1 – History & Architectural Significance | | | | | | | 0 | 24 |
| 1.1 Kick-Off meeting, project goals & objectives | 2 | 4 | | | | | 6 | |
| Prepare minutes | | | | | | | | |
| 1.2 Building and Site Investigation Survey | 6 | 4 | | | | | 10 | |
| 1.3 Prepare Drawings from Existing Building (Plans and elevations of building and garage only) | | 8 | | | | | 8 | |
| Task 2 – Potential Use | | | | | | | | 15 |
| 2.1 Program Development meeting with client | 2 | 2 | | | | | 4 | |
| 2.2 Space Programming bldg/site | 2 | 3 | | | | | 5 | |
| 2.3 Conceptual Layout bldg/site | 4 | | | | | | | |
| 2.4 Draft 75% Report (Part 1) | 6 | | | | | | 6 | |
| Task 3 – Structure Condition Assessment | | | | | | | | 42 |
| 3.1 Analysis & Data Collection | 4 | 4 | | | | | 8 | |
| 3.2 Narrative Description | 3 | 2 | | | | | 5 | |
| 3.3 Condition Evaluation | 3 | 3 | | | | | 6 | |
| 3.4 Recommendations | 4 | 3 | | | | | 7 | |
| 3.5 Draft 75% report (Part 2) | 4 | 8 | 4 | | | | 16 | |
| Task 4 – Code and Accessibility | | | | | | | | 21 |
| 4.1 Code Analysis bldg/site | 3 | 3 | | | | | 6 | |
| 4.2 Accessibility Analysis bldg/site | 2 | 5 | | | | | 7 | |
| 4.3 Recommendations | 2 | 6 | | | | | 8 | |
| 4.4 Draft 75% Report Treatment Recommendations (Part 3) | 5 | 6 | | | | | 11 | |
| Estimate of Probable Cost | | | | | | | | 6 |
| Quantitative analysis/ takeoffs | 0 | 6 | | | | | 6 | |
| Estimate of Costs | 0 | 0 | | | | | 0 | |
| Task 5 – Preservation Plan | | | | | | | | 16 |
| 5.1 Project Plan | 8 | 8 | | | | | 16 | |
| 5.2 Project Deficiencies | 8 | 8 | | | | | | |
| 5.3 Publish Draft 75% Report | 2 | 4 | 4 | | | | 10 | |
| Sub-total Tasks 1-5 | 66 | 87 | 8 | | | | 161 | |
| Draft 95% Report | | | | | | | | 14 |
| Client Meeting to review 75% comments | 2 | 2 | | | | | 4 | |
| Development & Revisions | 4 | 6 | | | | | 10 | |
| Final Report | | | | | | | | 14 |
| Development & Revisions | 2 | 3 | | | | | 5 | |
| Publish Final Report | 0 | 5 | 4 | | | | 9 | |
| Total Hours | 74 | 103 | 12 | | | | 189 | |

| Historian Services | Grace Shackman | | Mgmt | | | | | |
|---------------------------------------------------------------------------------------------------|----------------|-----------|------|--|--|--|------------|-----------|
| | | Historian | | | | | | |
| | | | | | | | | |
| PHASE | | | | | | | Sub- Total | TOTAL |
| PROJECT MANAGEMENT OF TEAM | | | | | | | 3 | 3 |
| Task 1 – History & Architectural Significance | | | | | | | | 13 |
| 1.1 Kick-Off meeting, project goals & objectives | | 2 | | | | | 2 | |
| Prepare minutes | | | | | | | | |
| 1.2 Building and Site Investigation Survey | | 8 | | | | | 3 | 11 |
| 1.3 Prepare Drawings from Existing Building (Plans and elevations of building and garage only) | | | | | | | | 0 |
| Task 2 – Potential Use | | | | | | | | 0 |
| 2.1 Program Development meeting with client | | | | | | | | 0 |
| 2.2 Space Programming bldg/site | | | | | | | | 0 |
| 2.3 Conceptual Layout bldg/site | | | | | | | | 0 |
| 2.4 Draft 75% Report (Part 1) | | | | | | | | 0 |
| Task 3 – Structure Condition Assessment | | | | | | | | 9 |
| 3.1 Analysis & Data Collection | | 2 | | | | | | 2 |
| 3.2 Narrative Description | | 2 | | | | | | 2 |
| 3.3 Condition Evaluation | | 1 | | | | | | 1 |
| 3.4 Recommendations | | 2 | | | | | | 2 |
| 3.5 Draft 75% report (Part 2) | | 2 | | | | | | 2 |



| | | | | | | | | |
|---------------------------------------------------------|----------|-----------|----------|----------|--|--|--|-----------|
| Task 4 – Code and Accessibility | | | | | | | | 0 |
| 4.1 Code Analysis bldg/site | | | | | | | | 0 |
| 4.2 Accessibility Analysis bldg/site | | | | | | | | 0 |
| 4.3 Recommendations | | | | | | | | 0 |
| 4.4 Draft 75% Report Treatment Recommendations (Part 3) | | | | | | | | 0 |
| Estimate of Probable Cost | | | | | | | | 0 |
| Quantitative analysis/ takeoffs | | | | | | | | 0 |
| Estimate of Costs | | | | | | | | 0 |
| Task 5 – Preservation Plan | | | | | | | | 0 |
| 5.1 Project Plan | | | | | | | | 0 |
| 5.2 Project Deficiencies | | | | | | | | 0 |
| 5.3 Publish Draft 75% Report | | | | | | | | 0 |
| Sub-total Tasks 1-5 | 0 | 19 | 0 | 3 | | | | 22 |
| Draft 95% Report | | | | | | | | 1 |
| Client Meeting to review 75% comments | | | | | | | | 0 |
| Development & Revisions | | 1 | | | | | | 1 |
| Final Report | | | | | | | | 0 |
| Development & Revisions | | | | | | | | 0 |
| Publish Final Report | | | | | | | | 0 |
| Total Hours | 0 | 20 | 0 | 3 | | | | 20 |

| Structural Services | SDI | | | Rueter Mgmt | Expenses | Sub- Total | TOTAL |
|------------------------------------------------------------------------------------------------|-----------|----------|----------|-------------|----------|------------|----------|
| | Principal | Pro Mgr | Admin | | | | |
| | A. Greco | | | | | | |
| PHASE | | | | | | | |
| PROJECT MANAGEMENT OF TEAM | | | | 4 | | 4 | |
| Task 1 – History & Architectural Significance | | | | | | | 4 |
| 1.1 Kick-Off meeting, project goals & objectives | | | | | | 0 | |
| Prepare minutes | | | | | | | |
| 1.2 Building and Site Investigation Survey | 2 | | | 2 | | 4 | |
| 1.3 Prepare Drawings from Existing Building (Plans and elevations of building and garage only) | | | | | | 0 | |
| Task 2 – Potential Use | | | | | | | 0 |
| 2.1 Program Development meeting with client | 0 | | | | | 0 | |
| 2.2 Space Programming bldg/site | | | | | | 0 | |
| 2.3 Conceptual Layout bldg/site | | | | | | 0 | |
| 2.4 Draft 75% Report (Part 1) | | | | | | 0 | |
| Task 3 – Structure Condition Assessment | | | | | | | 9 |
| 3.1 Analysis & Data Collection | 3 | | | | | 3 | |
| 3.2 Narrative Description | 2 | | | | | 2 | |
| 3.3 Condition Evaluation | 2 | | | | | 2 | |
| 3.4 Recommendations | 2 | | | | | 2 | |
| 3.5 Draft 75% report (Part 2) | | | | | | 0 | |
| Task 4 – Code and Accessibility | | | | | | | 0 |
| 4.1 Code Analysis bldg/site | | | | | | 0 | |
| 4.2 Accessibility Analysis bldg/site | | | | | | 0 | |
| 4.3 Recommendations | | | | | | 0 | |
| 4.4 Draft 75% Report Treatment Recommendations (Part 3) | | | | | | 0 | |
| Estimate of Probable Cost | | | | | | | 0 |
| Quantitative analysis/ takeoffs | | | | | | 0 | |
| Estimate of Costs | | | | | | 0 | |
| Task 5 – Preservation Plan | | | | | | | 0 |
| 5.1 Project Plan | | 0 | | | | 0 | |
| 5.2 Project Deficiencies | | | | | | 0 | |
| 5.3 Publish Draft 75% Report | | | | | | 0 | |
| Sub-total Tasks 1-5 | 11 | 0 | 0 | 2 | | 13 | |
| Draft 95% Report | | | | | | | 0 |
| Client Meeting to review 75% comments | | | | | | 0 | |
| Development & Revisions | | | | | | 0 | |
| Final Report | | | | | | | 0 |
| Development & Revisions | | | | | | 0 | |
| Publish Final Report | | | | | | 0 | |
| Total Hours | 11 | 0 | 0 | 2 | | 11 | |

| Mechanical Services | Systems Solution | | | Rueter | Expenses | Sub- Total | TOTAL |
|---------------------------------------------------------------------------------------------------|------------------|-----------|----------|-------------|----------|------------|-----------|
| | Principal | Eng | Admin | Mgmt | | | |
| | D.Gangulee | | | J. Scrivens | | | |
| PHASE | | | | | | | |
| PROJECT MANAGEMENT OF TEAM | | | | 4 | | 4 | |
| Task 1 – History & Architectural Significance | | | | | | | 1 |
| 1.1 Kick-Off meeting, project goals & objectives | 1 | | | | | 1 | |
| Prepare minutes | | | | | | | |
| 1.2 Building and Site Investigation Survey | | | | | | 0 | |
| 1.3 Prepare Drawings from Existing Building (Plans and elevations of building and garage only) | | | | | | 0 | |
| Task 2 – Potential Use | | | | | | | 0 |
| 2.1 Program Development meeting with client | | | | | | 0 | |
| 2.2 Space Programming bldg/site | | | | | | 0 | |
| 2.3 Conceptual Layout bldg/site | | | | | | 0 | |
| 2.4 Draft 75% Report (Part 1) | | | | | | 0 | |
| Task 3 – Structure Condition Assessment | | | | | | | 24 |
| 3.1 Analysis & Data Collection | 4 | 4 | | | | 8 | |
| 3.2 Narrative Description | | 5 | | | | 5 | |
| 3.3 Condition Evaluation | | 4 | | | | 4 | |
| 3.4 Recommendations | | 4 | | | | 4 | |
| 3.5 Draft 75% report (Part 2) | | 3 | | | | 3 | |
| Task 4 – Code and Accessibility | | | | | | | 0 |
| 4.1 Code Analysis bldg/site | | | | | | 0 | |
| 4.2 Accessibility Analysis bldg/site | | | | | | 0 | |
| 4.3 Recommendations | | | | | | 0 | |
| 4.4 Draft 75% Report Treatment Recommendations (Part 3) | | | | | | 0 | |
| Estimate of Probable Cost | | | | | | | 0 |
| Quantitative analysis/ takeoffs | | | | | | 0 | |
| Estimate of Costs | | | | | | 0 | |
| Task 5 – Preservation Plan | | | | | | | 0 |
| 5.1 Project Plan | | | | | | 0 | |
| 5.2 Project Deficiencies | | | | | | | |
| 5.3 Publish Draft 75% Report | | | | | | 0 | |
| Sub-total Tasks 1-5 | 5 | 20 | 0 | 4 | | 29 | |
| Draft 95% Report | | | | | | | 0 |
| Client Meeting to review 75% comments | | | | | | 0 | |
| Development & Revisions | | | | | | 0 | |
| Final Report | | | | | | | 0 |
| Development & Revisions | | | | | | 0 | |
| Publish Final Report | | | | | | 0 | |
| Total Hours | 5 | 20 | 0 | 4 | | 25 | |

| Electrical Services | Systems Solution | | | Rueter | Expenses | Sub- Total | TOTAL |
|---------------------------------------------------------------------------------------------------|------------------|-----|-------|-------------|----------|------------|-----------|
| | Principal | Eng | Admin | Mgmt | | | |
| | M. Masic | | | J. Scrivens | | | |
| PHASE | | | | | | | |
| PROJECT MANAGEMENT OF TEAM | | | | 4 | | 4 | |
| Task 1 – History & Architectural Significance | | | | | | | 1 |
| 1.1 Kick-Off meeting, project goals & objectives | 1 | | | | | 1 | |
| Prepare minutes | | | | | | | |
| 1.2 Building and Site Investigation Survey | | | | | | 0 | |
| 1.3 Prepare Drawings from Existing Building (Plans and elevations of building and garage only) | | | | | | 0 | |
| Task 2 – Potential Use | | | | | | | 0 |
| 2.1 Program Development meeting with client | | | | | | 0 | |
| 2.2 Space Programming bldg/site | | | | | | 0 | |
| 2.3 Conceptual Layout bldg/site | | | | | | | |
| 2.4 Draft 75% Report (Part 1) | | | | | | 0 | |
| Task 3 – Structure Condition Assessment | | | | | | | 24 |
| 3.1 Analysis & Data Collection | 4 | 4 | | | | 8 | |
| 3.2 Narrative Description | | 5 | | | | 5 | |
| 3.3 Condition Evaluation | | 4 | | | | 4 | |
| 3.4 Recommendations | | 4 | | | | 4 | |
| 3.5 Draft 75% report (Part 2) | | 3 | | | | 3 | |



| | | | | | | | | |
|---------------------------------------------------------|----------|-----------|----------|----------|--|--|--|-----------|
| Task 4 – Code and Accessibility | | | | | | | | 0 |
| 4.1 Code Analysis bldg/site | | | | | | | | 0 |
| 4.2 Accessibility Analysis bldg/site | | | | | | | | 0 |
| 4.3 Recommendations | | | | | | | | 0 |
| 4.4 Draft 75% Report Treatment Recommendations (Part 3) | | | | | | | | 0 |
| Estimate of Probable Cost | | | | | | | | 0 |
| Quantitative analysis/ takeoffs | | | | | | | | 0 |
| Estimate of Costs | | | | | | | | 0 |
| Task 5 – Preservation Plan | | | | | | | | 0 |
| 5.1 Project Plan | | | | | | | | 0 |
| 5.2 Project Deficiencies | | | | | | | | 0 |
| 5.3 Publish Draft 75% Report | | | | | | | | 0 |
| Sub-total Tasks 1-5 | 5 | 20 | 0 | 4 | | | | 29 |
| Draft 95% Report | | | | | | | | 0 |
| Client Meeting to review 75% comments | | | | | | | | 0 |
| Development & Revisions | | | | | | | | 0 |
| Final Report | | | | | | | | 0 |
| Development & Revisions | | | | | | | | 0 |
| Publish Final Report | | | | | | | | 0 |
| Total Hours | 5 | 20 | 0 | 4 | | | | 25 |

| Cost Estimate Services | Phoenix Contractors | | | Rueter | Expenses | Sub- Total | TOTAL |
|-------------------------------------------------------------------------------------------|---------------------|-----------|----------|-------------|----------|------------|-----------|
| | Principal | Estim | Admin | Mgmt | | | |
| PHASE | | M. Hiser | | J. Scrivens | | | |
| PROJECT MANAGEMENT OF TEAM | | | | 4 | | 4 | |
| Task 1 – History & Architectural Significance | | | | | | | 2 |
| 1.1 Kick-Off meeting, project goals & objectives | 2 | | | | | 2 | |
| Prepare minutes | | | | | | | |
| 1.2 Building and Site Investigation Survey | | | | | | 0 | |
| 1.3 Prepare Drawings from Existing Building (Plans and elevations of building and garage) | | | | | | 0 | |
| Task 2 – Potential Use | | | | | | | 0 |
| 2.1 Program Development meeting with client | | | | | | 0 | |
| 2.2 Space Programming bldg/site | | | | | | 0 | |
| 2.3 Conceptual Layout bldg/site | | | | | | | |
| 2.4 Draft 75% Report (Part 1) | | | | | | 0 | |
| Task 3 – Structure Condition Assessment | | | | | | | 0 |
| 3.1 Analysis & Data Collection | | | | | | 0 | |
| 3.2 Narrative Description | | | | | | 0 | |
| 3.3 Condition Evaluation | | | | | | 0 | |
| 3.4 Recommendations | | | | | | 0 | |
| 3.5 Draft 75% report (Part 2) | | | | | | 0 | |
| Task 4 – Code and Accessibility | | | | | | | 0 |
| 4.1 Code Analysis bldg/site | | | | | | 0 | |
| 4.2 Accessibility Analysis bldg/site | | | | | | 0 | |
| 4.3 Recommendations | | | | | | 0 | |
| 4.4 Draft 75% Report Treatment | | | | | | 0 | |
| Estimate of Probable Cost | | | | | | | 36 |
| Quantitative analysis/ takeoffs | | 12 | | | | 12 | |
| Estimate of Costs | | 24 | | | | 24 | |
| Task 5 – Preservation Plan | | | | | | | 0 |
| 5.1 Project Plan | | | | | | 0 | |
| 5.2 Project Deficiencies | | | | | | | |
| 5.3 Publish Draft 75% Report | | | | | | 0 | |
| Sub-total Tasks 1-5 | 2 | 36 | 0 | 4 | | 42 | |
| Draft 95% Report | | | | | | | 0 |
| Client Meeting to review 75% comments | | | | | | 0 | |
| Development & Revisions | | | | | | 0 | |
| Final Report | | | | | | | 0 |
| Development & Revisions | | | | | | 0 | |
| Publish Final Report | | | | | | 0 | |
| Total Hours | 2 | 36 | 0 | 4 | | 38 | |