



Update General Assembly Building and Old City Hall June 20, 2013



General Assembly Building Assessment

- Independent Consultant Review Nov-Dec 2012
- Identified High and Moderate Risk Deficiencies:
 - Asbestos Fireproofing in West Section
 - Multiple Fire and Life Safety Code Issues
 - Air Handling Units
 - Windows in East Sections
 - Exterior Facade Components
 - Roofing Conditions
 - Electrical Distribution Network
- Complexity (~ 4 Separate Buildings)



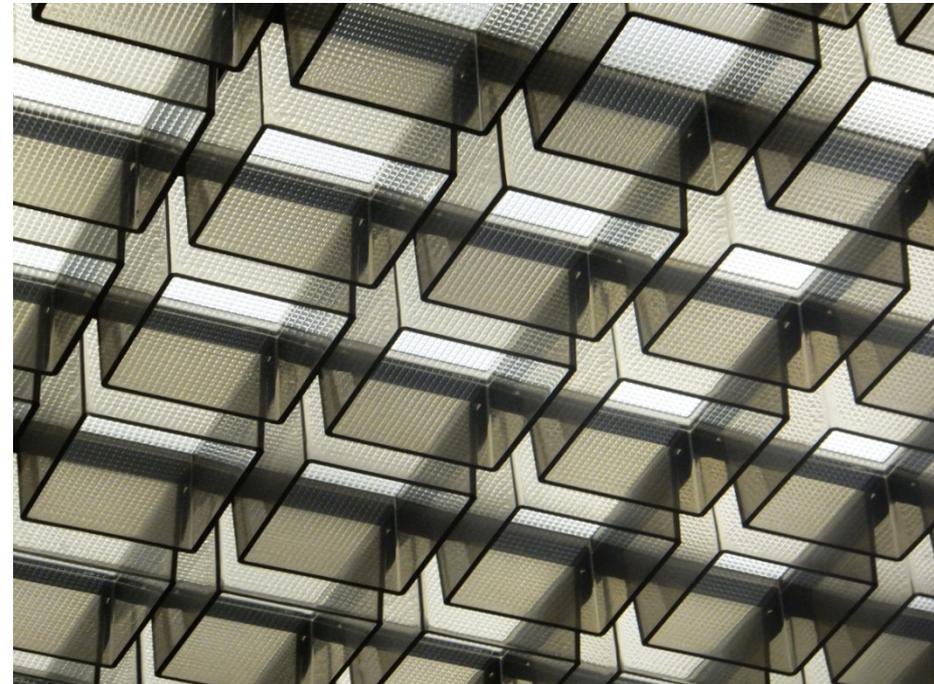
Asbestos Fireproofing in West Section



Monthly Air Testing



Asbestos Fireproofing in West Section



Due to required environmental controls, changing bulbs in this light grid costs \$400 each time any number of bulbs are replaced.



Multiple Fire and Life Safety Code Issues



Note floor-to-floor penetration gaps



Air Handling Units/HVAC



~1970s era controls



Pneumatic controls; generally on or off; energy inefficient



Air Handling Units/HVAC



Obsolete fan units; repair parts no longer available and must be custom-made...often extended “down time.”



Windows in East Sections





Windows in East Sections





Exterior Facade Components





Exterior Facade Components





Roofing Conditions



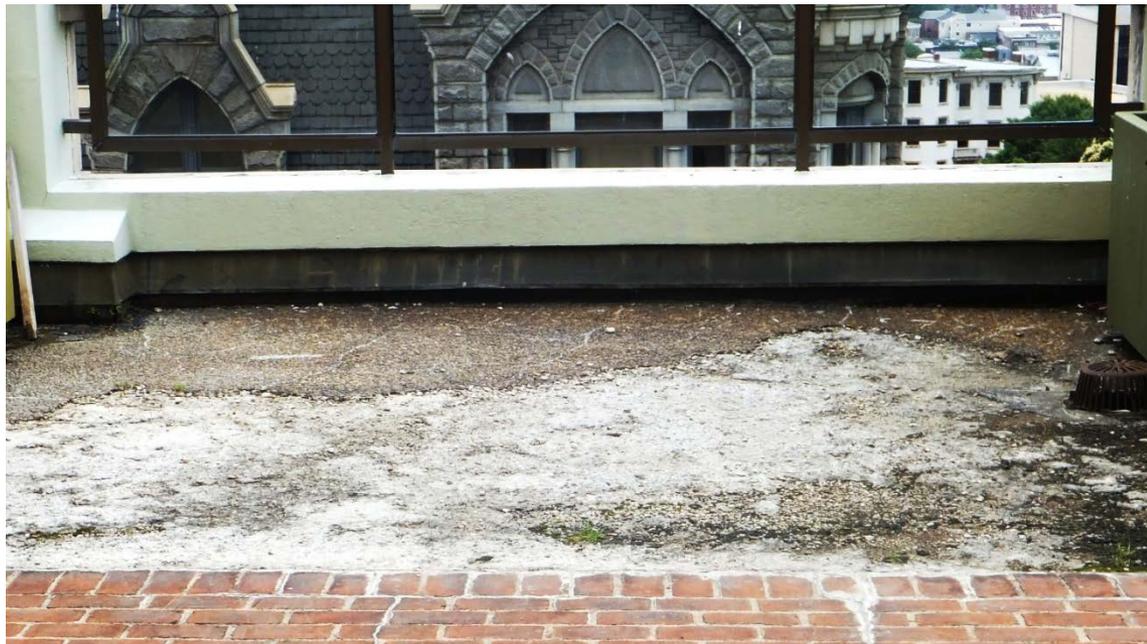


Roofing Conditions





Roofing Conditions





Electrical Distribution Network



Obsolete equipment; majority of electrical distribution system in service for 40-60 years



Complexity



~ 4 Separate Buildings Constructed Between 1912-1965 and Combined in 1976



GAB Options

- Move temporarily to a new building on gravel lot at 9th/Broad (\$TBD) and a renovated 9th St Office Bldg(~\$70M); then return to either a renovated (~\$136M) or new GAB (\$TBD)
- Move permanently to a new building on gravel lot at 9th/Broad (\$TBD) and 9th St Office Building (~\$70M)
- Costs for new buildings contingent upon validated requirement
- Use a renovated Old City Hall for a portion of the GA requirements



Milestones

- 1 Sep 13: Confirm whether a GA move to the 9th St Office Building and a potential new bldg on gravel lot at 9th/Broad will be temporary or permanent move; confirm GA requirements and that portion going to the 9th St Office Building
- Oct 13: start construction on 9th St Office Building



Old City Hall



Old City Hall, Atrium Roof Leaks



Glass ceiling leaks throughout. Ceiling cannot be repaired without full renovation.



Old City Hall, Penthouse Roof Leaks



Sagging areas on flat roof sections leads to large and prolonged puddling, contributing to roof leaks.



Old City Hall, Penthouse Roof Leaks



Sagging areas on flat roof sections leads to large and prolonged puddling, contributing to roof leaks.



Old City Hall, Basement Roof Leaks





Old City Hall, Wall Leaks



Water infiltration due to improper roof drainage and malfunctioning downspouts: damage to walls and carpet in prime office suite.



Old City Hall, Wall Leaks



Significant water damage on interior walls.



Old City Hall, Wall Leaks



Wall sections rotting and widespread water infiltration in lower level office spaces making them unable to be occupied.



Old City Hall

- Independent Consultant Review Pending
- Estimated renovation costs ~ \$50M



Tour

- We will be entering utility/mechanical rooms; please be careful and stay with guides.
- Identify groups.