



MARCUM
ENGINEERING, LLC

City of Paducah
2020 Facilities Survey and Plan
April 2, 2020





**CITY OF PADUCAH
2020 FACILITIES SURVEY AND PLAN
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**CITY OF PADUCAH
2020 FACILITIES SURVEY AND PLAN
INTRODUCTION AND PROCESS**

This Facilities Survey and Plan encompasses 14 City of Paducah buildings with 200,100 sq-ft of space. This project spanned over 3 months and included the 4 phases of assessment, rating, recommendations, and planning. Marcum Engineering utilized the architectural services of Peck Flannery Gream Warren to assist in the Survey and Plan.

This project began with building observations on November 5th, 9th, 13th, and 22nd of 2019. Those attending the facility tours and photo documenting were Chris Ferrel, City of Paducah; Jeff Canter, AIA, Peck Flannery Gream Warren; and Baccus Oliver, PE Marcum Engineering. These assessments consisted of visual observation only and did not include testing. After touring was complete, the Architect and Engineer rated/scored components and systems of each building with a 5 score system. Ranging from a best score of 1 for Excellent Condition (90% or greater useful life remaining) to the worst score of 5 for Poor Condition (10% or less useful life remaining). In addition, any of the following four assessments were assigned where noted: NC - Non-Code Compliant, X - Missing or Never Installed, NF - Non-functional, and P - Owner States Problem. The results of scoring and assessments can be viewed for each building in the following section "Facility Survey Assessments".

After assessments, attention was turned to developing list of needs for each building. These are divided into two categories of nearly immediate (Years 1-3), consisting mostly of safety, major building code infractions, and/or end of life situations. The second category being long range (Years 4-10). After compiling the list of needs, the Architect and Engineer prepared Opinion of Costs for each need. The list of needs and individual costs for each can be found on page 3 of each Facility Survey Assessment.

Finally, an immediate plan and long range plan were written and a summary page prepared of average scores by categories of Exterior Site, Exterior Building, Interior Building, Plumbing & Fire Protection, HVAC, and Electrical. Page 1 of each Facility Survey Assessment provides the averages for each category and an overall Building Score; tabulation of assessments; total cost for Years 1-3; and total costs for Years 4-10.



**CITY OF PADUCAH
2020 FACILITIES SURVEY AND PLAN
SUMMARY**

Results of the Facilities Survey and Plan are all contained within this document. This information should be useful for planning, budgeting, scheduling maintenance, and determining if any facilities or subsystems should be considered transitional (minimize expenditures due to pending change).

Refer to "Buildings Summary" on page 2 for a listing of all surveyed buildings, average Building Score, opinion of cost for the needs for Years 1-3, and opinion of cost for the needs for Years 4-10.

The average Building Score, for all 14 buildings, is 3.5 (between Average and Below Average). This is indicative of aging facilities with ever increasing maintenance costs. The list of buildings scoring 3.7 and higher (the five worst) are: Fire Station No. 1, Fire Station No. 4, Parks & Leisure Services Center, Police Station, and Robert Cherry Civic Center.

The total costs for identified needs for Years 1-3 is just over \$6,000,000. The list of buildings having a cost per sq-ft greater than \$60/sq-ft (the 4 worst) are: Fire Station No. 3, Fire Station No. 4, Parks & Leisure Services Center, and Police Station.

The total costs for Years 4-10 is just over \$6,600,000; also indicative of aging facilities. The list of buildings having a cost per sq-ft greater than \$80/sq-ft (the 4 worst) are: Fire Station No. 1, Fire Station No. 2, Fire Station No. 5, and Police Station.



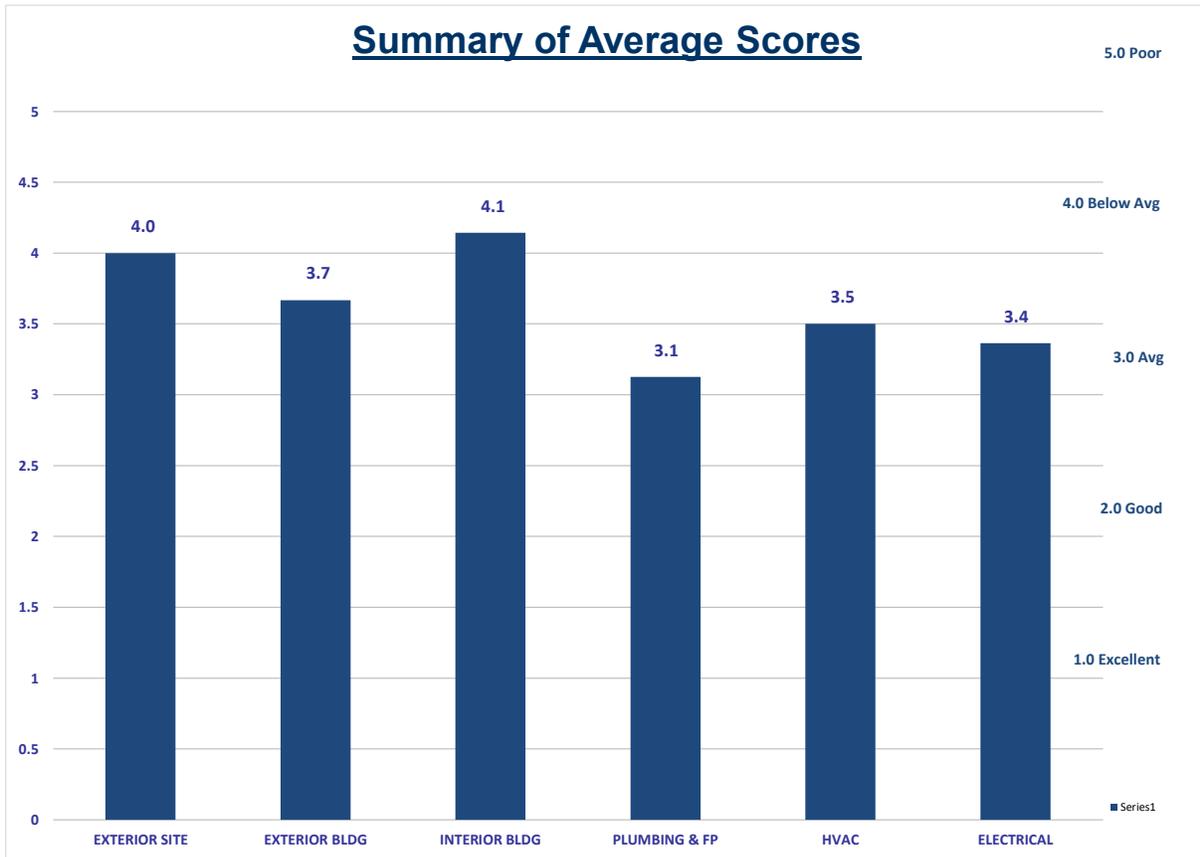
**CITY OF PADUCAH
2020 FACILITIES SURVEY AND PLAN
SUMMARY TABLE**

BUILDING	BUILDING SCORE	COST (YEARS 1-3)	COST (YEARS 4-10)
Allie Morgan Communication Center	3.6	\$ 143,000	\$ 182,000
City Hall	3.2	\$ 867,000	\$ 1,814,000
Fire Station No. 1	3.8	\$ 254,000	\$ 1,104,000
Fire Station No. 2	3.3	\$ 163,000	\$ 534,000
Fire Station No. 3	3.2	\$ 166,000	\$ 115,000
Fire Station No. 4	4.4	\$ 155,000	\$ 34,000
Fire Station No. 5	3.7	\$ 109,000	\$ 279,000
Paducah Recreation Center	3.1	\$ 95,000	\$ 11,000
Parks & Leisure Services Center	3.8	\$ 2,625,000	\$ 638,000
Police Station	3.7	\$ 814,000	\$ 1,014,000
Probation & Parol Office Building	3.3	\$ 34,000	\$ 129,000
Public Works Offices	3.5	\$ 216,000	\$ 474,000
Public Works Warehouse	3.3	\$ 2,000	\$ 63,000
Robert Cherry Civic Center	3.7	\$ 382,000	\$ 216,000
AVERAGE / TOTALS:	3.5	\$ 6,025,000	\$ 6,607,000

FACILITY SURVEY ASSESSMENT

BUILDING: Allie Morgan Communication Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 5,000
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 1 Non-Code Compliances
- 3 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 0 Owner Stated Problem(s)

Building Score

3.6

Cost (Years 1-3)

\$ 143,000

Cost (Years 4-10)

\$ 182,000



FACILITY SURVEY ASSESSMENT

BUILDING: Allie Morgan Communication Center

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 5,000

Marcum No. 19621

Date of Observation: 11/5/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Address the following building code items: install roof access ladder for maintaining HVAC systems, install additional roof drains, install a missing range hood in E911, improve emergency signage throughout, and consider installing fire alarm system for the essential facility function. Develop an E911 plumbing upgrade project that addresses restroom finishes and ADA compliance, replaces restroom plumbing fixtures, corrects restrooms exhaust, installs a missing electric water cooler, and corrects the water heater size/efficiency. Develop a HVAC improvement project that replaces all roof top units that have reached end of life, are incorrect size, or do not ventilate properly; installs backup air conditioning for E911 server room; and installs backup air conditioning for City server room. Improve occupant comfort and efficiency by installing new aluminum frame windows with insulated glass.

Facility Plan (Years 4-10)

Develop exterior safety/accessibility project to improve entrance ramps, steps and sidewalks, lighting, associated guardrails, and handrails. Improve appearance and recognition by installing new exterior signage/wayfinding and landscaping. Improve function with a door project to install new interior and exterior doors that have ADA compliant hardware. Improve efficiency, light levels, and appearance with a project to install LED lighting and new ceiling finishes.



FACILITY SURVEY ASSESSMENT

BUILDING: Allie Morgan Communication Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 5,000
 Date of Observation: 11/5/2019
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Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Install roof access ladder.	\$ 2,000
A2. Improve restroom finishes and ADA compliance.	\$ 12,000
A3. Install new roof drains to meet code requirement.	\$ 8,000
A4. Replace existing windows with new aluminum frame with insulated glass.	\$ 5,000
A5.	
E1. Renovate restroom plumbing in E911, install missing electric water cooler, and replace water heater with correct size.	\$ 25,000
E2. Replace all rooftop units correcting capacities, modulation, ventilation, and dehumidification.	\$ 40,000
E3. Improve restroom exhaust and install range hood in E911.	\$ 8,000
E4. Install backup air conditioning for E911 server room for reliability.	\$ 19,000
E5. Install backup air conditioning for City server room for reliability.	\$ 10,000
E6. Improve emergency signage throughout facility.	\$ 1,000
E7. Install fire alarm system for essential facility.	\$ 13,000
Years 1 - 3 Total:	\$ 143,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve pedestrian ramps at each entrance.	\$ 12,000
A2. Improve sidewalks at each entrance.	\$ 5,000
A3. Install new guardrails and handrails at each entrance stair and ramp.	\$ 5,000
A4. Improve exterior signage and wayfinding.	\$ 2,000
A5. Improve landscaping.	\$ 4,000
A6. Install new steel exterior doors with ADA compliant hardware.	\$ 4,000
A7. Improve ceiling finishes.	\$ 20,000
A8. Install new interior doors with ADA compliant hardware.	\$ 16,000
A9.	
E1. Improve lighting throughout facility.	\$ 19,000
E2. Improve exterior lighting for security and operations.	\$ 6,000
E3. Renovate all electrical power systems.	\$ 89,000
E4.	
E5.	
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 182,000



FACILITY SURVEY ASSESSMENT

BUILDING: Allie Morgan Communication Center

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PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 5,000

Marcum No. 19621

Date of Observation: 11/5/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

EXTERIOR - SITE

CATEGORY	ASSESSMENT	SCORE	REMARKS
ADA Compliance		4	Ramps located at both entrances
Sidewalks		4	
Handrails/Guardrails		4	Failing concrete at guardrail bases
Signage/Wayfinding		4	
Site Furniture			N/A
Landscaping		4	

Avg Score

4.0

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

BUILDING: Allie Morgan Communication Center

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PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 5,000

Marcum No. 19621

Date of Observation: 11/5/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

EXTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Roof		2	Black EPDM membrane, installed within 2 years
Gutter/Downspouts		4	Inadequate number of roof drains
Walls		3	Brick veneer
Windows		4	Original aluminum frames
Doors		4	Original steel doors and frames
Roof Access Ladder	X	5	
			*Permanent ladder needed for roof access for
			equipment maintenance.

Avg Score

3.7

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Allie Morgan Communication Center

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,000
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	Asbestos tile, VCT, LVP, carpet
Walls		3	CMU, painted
Ceilings		4	Acoustic ceiling panels
Doors		4	Narrow door width
Windows		5	Original aluminum frame
Restrooms		5	Original fixtures, finishes
ADA Compliance		5	Restrooms non-compliant

Avg Score

4.1

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Allie Morgan Communication Center

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,000
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		2	
Sanitary Sewer Service		2	
Natural Gas		3	
DWV		3	Cast iron.
Supplies		4	Copper and uninsulated
Fixtures		3	Approximately 1/2 of fixtures are 4 and no EWC
Heating System		4	Electric and oversized water heater
Kitchen Equipment			None
ADA		4	Plumbing fixtures are not ADA
Fire Protection Service			None
Sprinkler System Riser			N/A
Automatic Sprinklers			N/A

Avg Score

3.1

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Allie Morgan Communication Center

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,000
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		5	Rooftop units require replacement
Ductwork		3	
Controls		3	
Grilles & Diffusers		2	
Toilet Exhaust	NF	5	
Kitchen Exhaust			None
Other Exhaust			N/A
Ventilation	NC	5	Rooftops need OA intakes and dehumidification
System Capacity		3	
IAQ/Contamination		2	

Avg Score

3.5

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Allie Morgan Communication Center

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,000
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		3	
Generator		2	
Auto Transfer Switches		2	
Switchgear		4	400A/240V/3PH
Power Panels		4	Original to 54 year old building
Wiring Devices		3	
Interior Lighting		3	
Exterior Lighting		4	Need improvement for essential facility
Emergency Lighting		3	
Emergency Signage		4	
Fire Alarm System	X	5	
Public Address System			None
CCTV System	X		None

Avg Score

3.4

LEGEND

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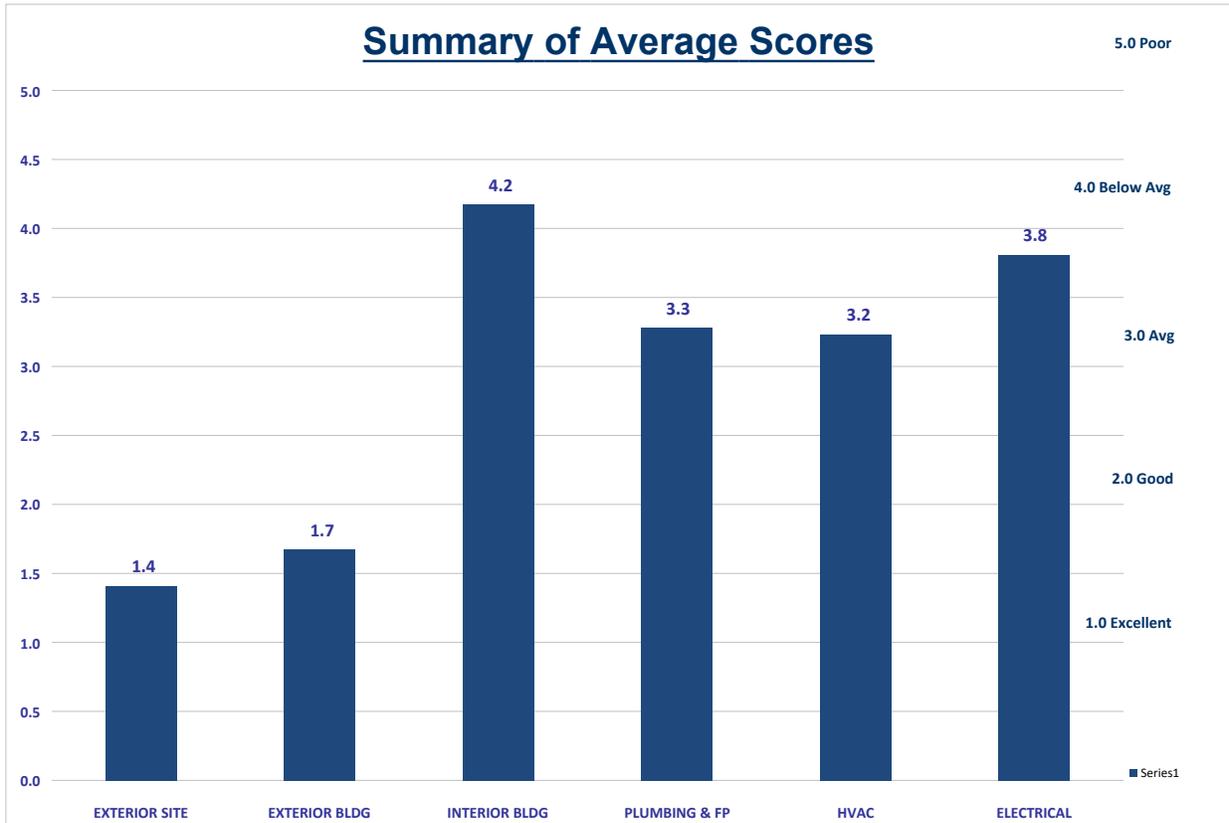
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FACILITY SURVEY ASSESSMENT

BUILDING: City Hall
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 45,900
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 10 Non-Code Compliances
- 1 Missing or Never Installed Systems/Components
- 3 Non-Functional Systems/Components
- 2 Owner Stated Problem(s)

Building Score

3.2

Cost (Years 1-3)

\$ 867,000

Cost (Years 4-10)

\$ 1,814,000



FACILITY SURVEY ASSESSMENT

BUILDING: City Hall
PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 2 OF 9

Bldg Gross Sq Ft: 45,900

Date of Observation: 11/5/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Plan a basement parking garage project addressing the following: install new exterior doors with ADA compliant hardware, install new ceiling panel system, improve sprinkler system, improve lighting, install enclosed garage exhaust system, and correct trench drains with rehabilitated trenches and duplex lift stations. Renovate restrooms to be ADA compliant, replacing plumbing fixtures, and improving finishes. Install new code compliant guardrails and handrails in enclosed stairwells, open stairwell, and around second floor balcony. Improve interior signage and wayfinding. Install automatic sprinkler system in all portions of facility and relocate main to not be over switchgear. Electrically, address the following life-safety systems: install egress lighting, correct emergency signage, improve emergency lighting, and renovate fire alarm system.

Facility Plan (Years 4-10)

Improve floor finishes in public spaces and basement. Improve wall finishes in public spaces and basement. Install new interior doors with ADA compliant hardware in basement. Fire rate Elevator Machine Room and upgrade elevator cab. Plan a major HVAC upgrade project that will replace AHU, replace dual duct boxes with VAV boxes and hot water heating coils, correct zoning via ductwork and controls for improved occupant comfort, and replaces the above ceiling return air plenum conditions. Electrically, replace all remaining lighting that is energy inefficient and in need of repair, renovate electrical power by removing the basement transformer (for safety and reliability), install emergency generator for building to be mission ready. Special system wise, consider installing CCTV surveillance system and door access controls for safety/security.



FACILITY SURVEY ASSESSMENT

BUILDING: City Hall
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 45,900
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Replace exterior doors in basement parking garage.	\$ 8,000
A2. Improve finishes and ADA compliance in all restrooms.	\$ 75,000
A3. Install new code compliant guardrails and handrails in stairwells.	\$ 45,000
A4. Install new code compliant guardrails and handrails in main stairwell and second floor balcony.	\$ 30,000
A5. Install new ceiling system in parking garage.	\$ 35,000
A6. Improve interior signage and wayfinding.	\$ 8,000
E1. Install automatic sprinkler system and relocate main to not be over electrical switchgear.	\$ 217,000
E2. Improve plumbing (fixtures, DWV, supplies, ADA, etc.).	\$ 155,000
E3. Correct basement parking garage trench drains with rehabilitated trench's, separator, grit trap, and duplex sump pumps.	\$ 118,000
E4. Install basement parking garage automotive exhaust system.	\$ 18,000
E5. Install egress lighting, improve emergency lighting, and install missing or improve emergency exit signage.	\$ 65,000
E6. Renovate fire alarm system.	\$ 93,000
Years 1 - 3 Total:	\$ 867,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve interior floor finishes in public spaces and basement.	\$ 20,000
A2. Improve wall finishes in public spaces and basement.	\$ 18,000
A3. Install new interior doors with ADA compliant hardware in basement.	\$ 30,000
A4. Improve elevator finishes.	\$ 20,000
A5.	
A6.	
A7.	
A8.	
A9.	
E1. Renovate HVAC by replacing dual duct air handling unit with VAV AHU.	\$ 248,000
E2. Replace all dual duct boxes with VAV boxes and hot water heating coils and pumps.	\$ 434,000
E3. Correct HVAC zoning with ductwork modifications and new controls. Replace above ceiling return air plenum condition.	\$ 461,000
E4. Replace remaining lighting within facility to be efficient and reliable.	\$ 66,000
E5. Renovate electrical power (remove basement transformer, distribution, generator, etc.).	\$ 418,000
E6. Install CCTV surveillance system and access control system.	\$ 99,000
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 1,814,000

FACILITY SURVEY ASSESSMENT

 BUILDING: City Hall

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 45,900
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		4	Terrazzo cracks, basement finishes original/old
Walls		4	Public spaces need cleaning, paint
Ceilings		3	Atrium ceiling panels need updating
Doors		4	Original wood floor 1-2, wood/metal basement
Windows		1	New in 2018
Restrooms	NC	5	Original fixtures and finishes
ADA Compliance	NC	5	Restrooms not compliant
Stairwells	NC	5	Stairwells not compliant, need modernizing
HR/GR	NC	5	Guardrails at stairs/balcony not compliant
Elevator		4	Elevator needs modernizing
Parking Garage Ceiling		5	
Interior signage/wayfinding		5	
			*Office ceiling panels new 2018, floors 1-2
			*EMR is not fire rated
			*New carpet 2018 - floors 1-2

Avg Score

4.2

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

SCORE:

1 = Excellent (90% Useful Life Remaining)
 2 = Good (70% Useful Life Remaining)
 3 = Average (50% Useful Life Remaining)
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FACILITY SURVEY ASSESSMENT

BUILDING: City Hall

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 45,900

Marcum No. 19621

Date of Observation: 11/5/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		2	
Sanitary Sewer Service		3	JSA Lift Station
Natural Gas		2	
DWV	P	4	Cast iron DWV with several past leaks
Supplies		3	Copper with past leaks and not 100% insulated
Fixtures		4	Older. Drink fountains and most plumbing not ADA
Heating System		4	Poor efficiency and distribution
ADA	NC	4	
Fire Protection Service		2	
Sprinkler System Riser	NC	5	Located over electrical switch gear.
Automatic Sprinklers		3	

Avg Score

3.3

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

 BUILDING: City Hall

PAGE 8 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 45,900
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment	P	4	AHU and dual duct boxes are original
Ductwork	NC	4	Open ceiling plenum return
Controls		2	
Grilles & Diffusers		2	
Toilet Exhaust	NF	4	Low rates
Other Exhaust	X	4	Parking garage exhaust not installed
Ventilation	NF	4	AHU not ventilating properly
System Capacity		2	
IAQ/Contamination		3	Parking garage

Avg Score

3.2

LEGEND

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FACILITY SURVEY ASSESSMENT

BUILDING: City Hall

PAGE 9 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 45,900

Marcum No. 19621

Date of Observation: 11/5/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service	NC	5	Dangerous, indoor transformer vault
Generator			None
Auto Transfer Switches			N/A
Switchgear		3	1600A/480V/277V/3PH
Power Panels		4	
Wiring Devices		3	
Interior Lighting		4	Some new in 2018 but still many areas T12 and IC
Exterior Lighting		1	New 2018
Emergency Lighting		4	
Emergency Signage	NC	5	Lack of signage and not current with building codes
Fire Alarm System	NC	5	Lack of notification appliances and detectors
Public Address System			None.
CCTV System	NF	4	10 of 16 operational and poor resolution

Avg Score

3.8

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
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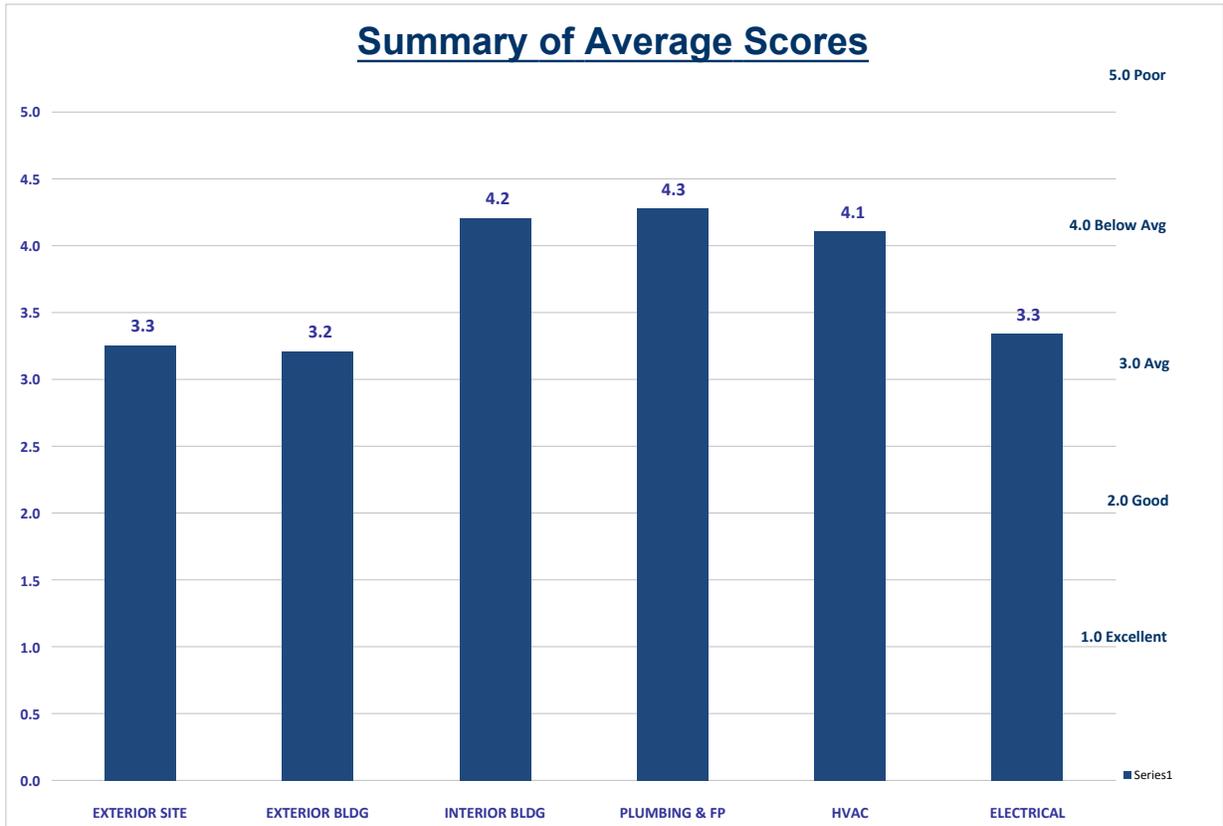
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 5 = Poor Condition (10% or Less Useful Life Remaining)

FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 1
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 13,400
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 9 Non-Code Compliances
- 5 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 4 Owner Stated Problem(s)

Building Score

3.8

Cost (Years 1-3)

\$ 254,000

Cost (Years 4-10)

\$ 1,104,000



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 1

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 13,400

Marcum No. 19621

Date of Observation: 11/5/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Facility wise correct building code items: ADA door actuators, ADA thresholds, ADA restroom, firestop penetrations in building separation, and correct stairwell guardrails and handrails. Also construct a dedicated, exhausted Turn-out Gear Room. Improve occupant comfort and efficiency by replacing all windows with aluminum frames and insulated glass. With regards to building systems, correct building code (safety) issues as soon as possible. This includes automatic sprinkler system, kitchen hood ansul system, bay area purge fan, egress signage, and fire alarm system.

Facility Plan (Years 4-10)

Plan during next building re-roof to correct secondary roof drain system to prohibit ponding. If offices will remain on 2nd Floor, an elevator is required to be ADA compliant. When possible repair/improve the following: ceiling plaster in bay area, 2nd Floor floor finishes, 2nd Floor ceiling finishes, and exterior signage/wayfinding. With regards to building systems, develop a capital mechanical and electrical improvements project. The project would address Owner stated problems, missing systems, non-functional systems, and aging infrastructure. The project would consist of plumbing, HVAC, ventilation, lighting, and public address system.



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 1
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 13,400
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve use group separation between S-1 and R-3.	\$ 10,000
A2. Install new code compliant guardrails and handrails in stairwells.	\$ 25,000
A3. Install new ADA compliant thresholds at exterior doors.	\$ 1,000
A4. Replace existing windows with new aluminum frame with insulated glass.	\$ 80,000
A5. Install new interior doors with ADA compliant hardware.	\$ 25,000
A6. Improve restroom finishes and ADA compliance.	\$ 8,000
E1. Install automatic sprinkler system.	\$ 63,000
E2. Install kitchen hood ansul system.	\$ 7,000
E3. Remove fireman's pole and install bay area purge fan.	\$ 5,000
E4. Improve egress signage.	\$ 3,000
E5. Install fire alarm and CO detection system.	\$ 27,000
E6.	
Years 1 - 3 Total:	\$ 254,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve exterior signage and wayfinding.	\$ 4,000
A2. Install secondary roof drain system.	\$ 40,000
A3. Install elevator.	\$ 150,000
A4. Improve floor finishes on second floor.	\$ 20,000
A5. Repair plaster ceiling in bay area.	\$ 2,000
A6. Improve ceiling finishes on second floor.	\$ 28,000
A7. Improve ceiling finishes on second floor.	
A8.	
A9.	
E1. Improve plumbing (oil/water separator, ADA, efficient water heater, cast iron replacement).	\$ 127,000
E2. Renovate HVAC (units, zoning, ventilation air, controls).	\$ 580,000
E3. Install vehicle exhaust systems and improve bay area cooling exhaust system.	\$ 51,000
E4. Improve lighting levels and efficiency.	\$ 77,000
E5. Improve exterior lighting.	\$ 10,000
E6. Improve public address system.	\$ 15,000
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 1,104,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 1

PAGE 6 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 13,400
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		4	Original tile floor on 2nd floor, carpet
Walls		3	
Ceilings	P	4	Plaster in truck bays, original panesl 2nd floor
Doors		4	
Windows		4	Original aluminum frame, single pane glass
Restrooms		4	
ADA Compliance	NC	4	No levers interior doors, restrooms non-compliant
Use Group Separation	NC	5	Unprotected penetrations R-3 and S-1 use groups
Elevator	X	5	None
Stairwells	NC	5	

Avg Score

4.2

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

SCORE:

1 = Excellent (90% Useful Life Remaining)
 2 = Good (70% Useful Life Remaining)
 3 = Average (50% Useful Life Remaining)
 4 = Below Average (30% Useful Life Remaining)
 5 = Poor Condition (10% or Less Useful Life Remaining)

FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 1

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PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 13,400

Marcum No. 19621

Date of Observation: 11/5/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
DWV	P	4	Cast iron and clogs routinely.
Supplies		3	Copper without insulation.
Fixtures		5	Many fixtures are original.
Heating System		5	Inefficient and oversized electric storage type.
ADA	NC	5	Toilets, urinal(s), and drink fountain are non-ADA.
Fire Protection Service		5	None.
Water Service		3	
Sanitary Sewer Service	X	4	Cast iron and no oil water separator.
Natural Gas		3	
Riser		5	None.
Sprinklers	NC	5	2nd Floor sleeping quarters.

Avg Score

4.3

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 1

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 13,400
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		5	Old RTUs with hail damage.
Ductwork		5	Zoning incorrect for current use.
Controls		5	Zoning and improper locations.
Grilles & Diffusers		4	
Toilet Exhaust		2	
Kitchen Exhaust	NC	4	Hood requires chemical suppression.
Other Exhaust	X	5	Need turnout gear exhaust system.
Ventilation	X	4	Vehicle exhaust system missing.
System Capacity		2	
IAQ/Contamination	NF	5	Remove fire pole and add Bays purge fan system.

Avg Score

4.1

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 1

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 13,400
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Generator		2	New in 2014.
Auto Transfer Switches		2	New in 2014.
Switchgear		2	
Power Panels		3	Some older panels remain in operation.
Wiring Devices		4	
Interior Lighting		5	Low light levels and inefficient.
Exterior Lighting	X	4	Need better, perimeter security lighting.
Emergency Lighting		3	
Emergency Signage	NC	5	None.
Fire Alarm System	NC	5	Need integrated smoke alarm system and CO.
Public Address System	P	4	Not 100% coverage.
CCTV System			None.
Electric Power Service		1	400A/208V/3PH

Avg Score

3.3

LEGEND

ASSESSMENT:

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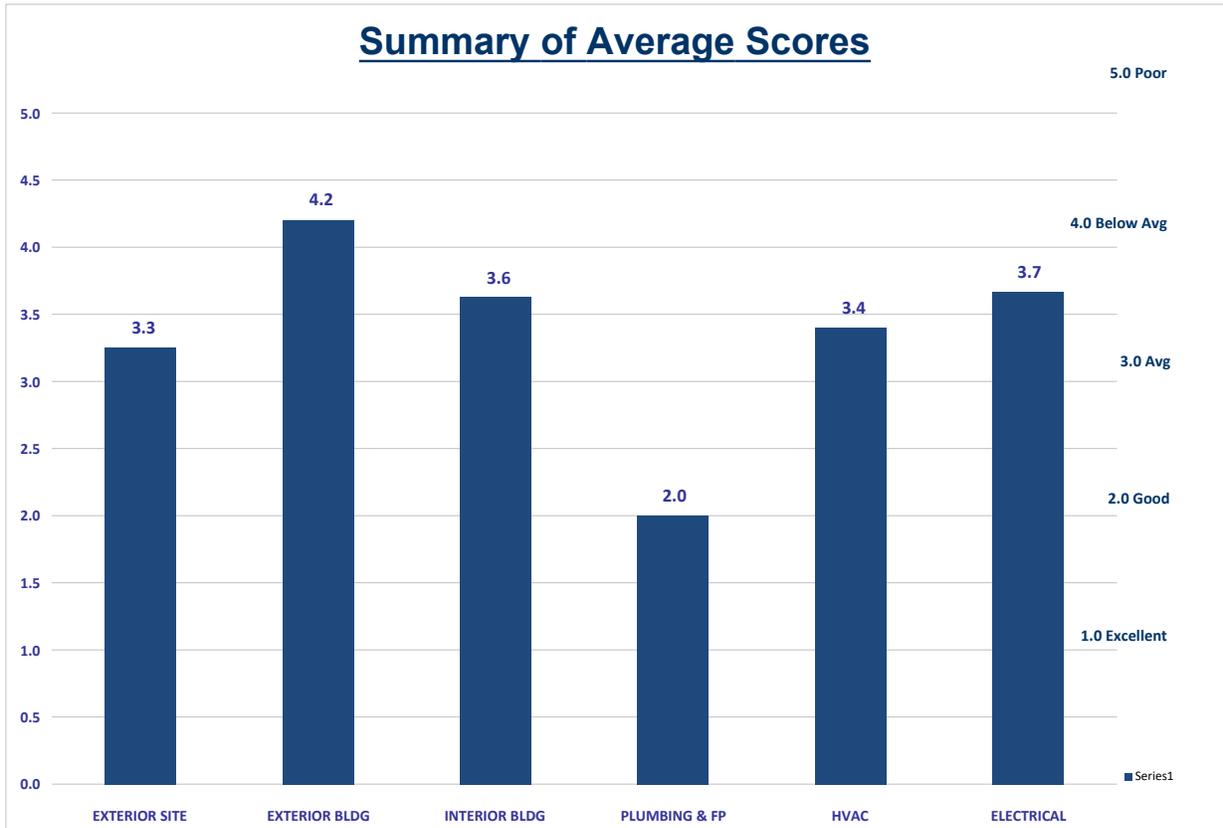
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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 2
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 5,182
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 4 Non-Code Compliances
- 3 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 7 Owner Stated Problem(s)

Building Score

3.3

Cost (Years 1-3)

\$ 163,000

Cost (Years 4-10)

\$ 534,000



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 2

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 5,182

Marcum No. 19621

Date of Observation: 11/5/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

On exterior, concrete catch basins are showing signs of settlement/deterioration and need attention. Consider changing to downspouts and underground drain piping to move water away from building. Also, exterior CMU walls are retaining moisture and need a repellent applied. Facility wise the interior building needs an enclosed, exhausted Turn-out Gear Room, separation of spaces with movement and/or placement of doors, and interior doors replaced with ADA compliant door hardware. Mechanical system improvement needs are replace HVAC units, install a bay area purge fan system (at minimum), and install a turn-out gear room exhaust fan. Electrically egress signage needs to be updated, emergency lighting improved, and a fire alarm system installed.

Facility Plan (Years 4-10)

Exterior wise, landscaping needs improvement and modified bitumen roof system needs replacement with membrane roof. Also, original steel windows, exterior doors, and overhead doors need replacement. Interior floor and ceiling finishes are mostly original and need replacement. The drinking fountain is currently located in the bay area and should be relocated to the living quarters. A vehicle exhaust system and bay area cooling exhaust system should be installed. A residential hood is needed over the range. Interior lighting should be changed to LED to increase light levels and improve efficiency. The facility requires a dedicated emergency generator and not dependent on Paducah Water System's generator. The public address system does need improvements to be audible in locations within the building.



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 2
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 5,182
 Date of Observation: 11/5/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve catch basins for roof drainage.	\$ 20,000
A2. Improve use group separation between S-1 and R-3.	\$ 7,000
A3. Install moisture repellant to exterior CMU.	\$ 25,000
A4. Install new interior doors with ADA compliant hardware.	\$ 16,000
A5.	
A6.	
E1. Replace HVAC units (efficiency and age).	\$ 14,000
E2. Install bay area purge fan and turn-out gear room exhaust fan.	\$ 10,000
E3. Install egress signage and improve emergency lighting.	\$ 60,000
E4. Install fire alarm system (sprinkler monitor, smoke detectors, CO detection, and etc.).	\$ 11,000
E5.	
E6.	
Years 1 - 3 Total:	\$ 163,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve landscaping.	\$ 7,000
A2. Install new TPO membrane roof system.	\$ 220,000
A3. Replace existing windows with new aluminum frame with insulated glass.	\$ 150,000
A4. Replace existing exterior doors with new insulated hollow metal doors.	\$ 4,000
A5. Improve floor finishes.	\$ 10,000
A6. Improve ceiling finishes.	\$ 17,000
A7. Replace overhead doors in bay area.	\$ 25,000
A8.	
A9.	
E1. Move drinking fountain from bay area to living quarters.	\$ 2,000
E2. Install vehicle exhaust systems and bay area cooling exhaust system.	\$ 26,000
E3. Install residential kitchen hood.	\$ 2,000
E4. Improve lighting for level and efficiency.	\$ 30,000
E5. Install dedicated generator in lieu of utilizing Paducah Water System's generator.	\$ 35,000
E6. Improve public address system.	\$ 6,000
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 534,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 2

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,182
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		4	Carpet, VCT
Walls		3	CMU, some cracking in truck bay
Ceilings		4	Staining due to condensate
Doors		4	Original overhead doors
Windows	P	4	Original steel frame
Restrooms		1	Renovated in 2016
ADA Compliance		4	No levers interior doors
Use Group Separation	NC	5	Unprotected penetrations R-3 and S-1 use groups

Avg Score

3.6

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

SCORE:

1 = Excellent (90% Useful Life Remaining)
 2 = Good (70% Useful Life Remaining)
 3 = Average (50% Useful Life Remaining)
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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 2

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,182
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
DWV		1	New in 2017.
Supplies		3	Copper without insulation.
Fixtures		2	New in 2017 except for drinking fountain.
Heating System		1	New.
ADA		3	Yes except drinking fountain in Bays.
Fire Protection Service			None required.
Water Service		2	
Sanitary Sewer Service		1	Renovated in 2017.
Natural Gas		3	
Riser			
Sprinklers			Not Required.

Avg Score

2.0

LEGEND

ASSESSMENT:

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 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

SCORE:

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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 2

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PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 5,182

Marcum No. 19621

Date of Observation: 11/5/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		4	Old split HVAC system (less than 3 years life).
Ductwork		4	Bays were once air conditioned & missing ventil.
Controls		3	
Grilles & Diffusers		3	
Toilet Exhaust		1	New in 2017.
Kitchen Exhaust	X	4	Range hood missing.
Other Exhaust	X	5	Need turnout gear exhaust system.
Ventilation	X	4	Vehicle exhaust system missing.
System Capacity		2	
IAQ/Contamination	NF	4	Proximity of sleep quarters; add Bays purge fan.

Avg Score

3.4

LEGEND

ASSESSMENT:

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 P = Owner States Problem

SCORE:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 2

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 5,182
Marcum No. 19621

 Date of Observation: 11/5/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Generator		5	Generator is Paducah Water owned and shared.
Auto Transfer Switches		3	Need dedicated generator.
Switchgear		3	
Power Panels		3	
Wiring Devices		3	
Interior Lighting		4	Low light levels and inefficient.
Exterior Lighting		3	
Emergency Lighting	NC	5	None in corridor.
Emergency Signage	NC	5	None.
Fire Alarm System	NC	5	Need integrated smoke alarm system and CO.
Public Address System	P	4	Better coverage and fidelity needed.
CCTV System			None.
Electric Power		1	200A/208V/3PH

Avg Score

3.7

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

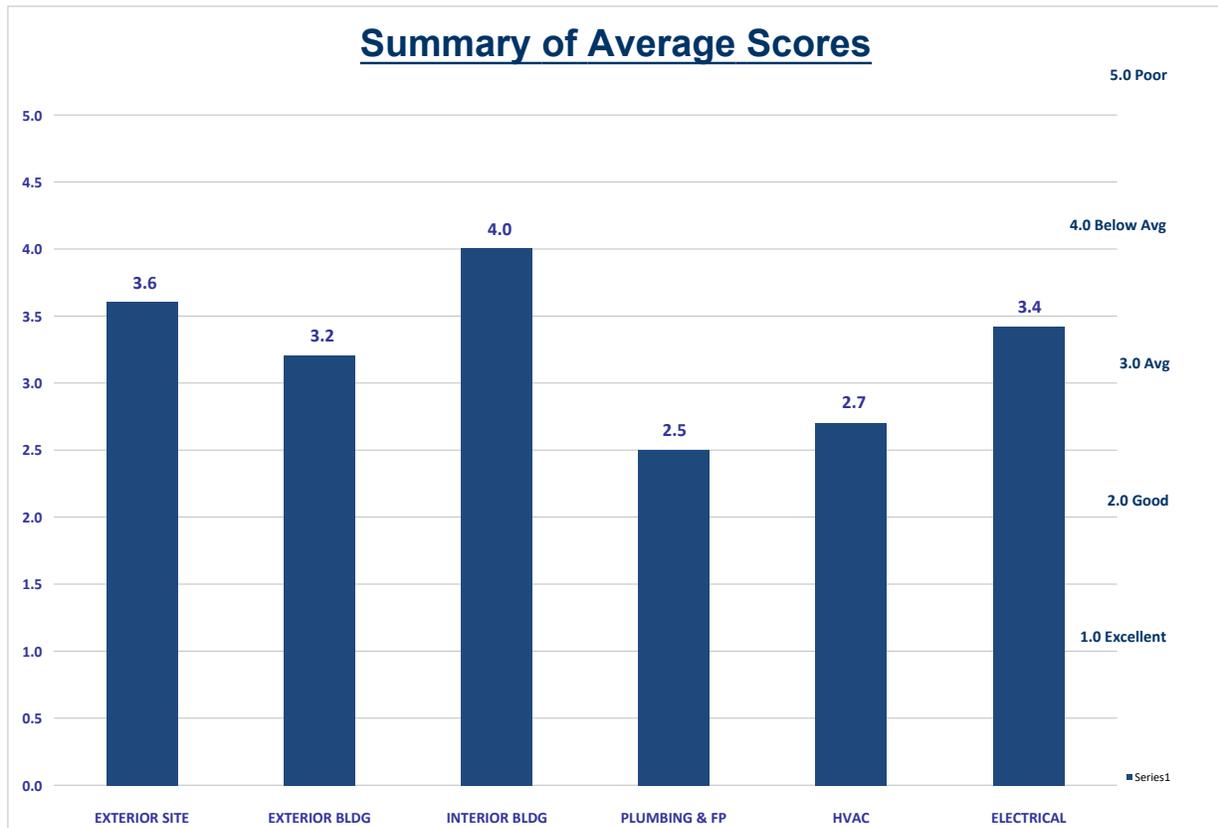
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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 3
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 2,184
 Date of Observation: 11/22/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 5 Non-Code Compliances
- 2 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 4 Owner Stated Problem(s)

Building Score
3.2

Cost (Years 1-3)
\$ 166,000

Cost (Years 4-10)
\$ 115,000



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 3

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 2,184

Marcum No. 19621

Date of Observation: 11/22/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

On building exterior, the main entrance is not accessible and is in need of an ADA compliant ramp and guardrails. Interior wise, there is severe cracking and movement in west wall that requires immediate correction. Also, separation between use groups (bay area and living quarters) needs to be addressed and a dedicated room for Turn-out Gear created with exhaust system. Mechanically a bay area purge fan system (at minimum) needs to be installed for containment of contaminates. Electrically egress signage needs to be installed and a fire alarm system installed to include smoke detection and carbon monoxide detection.

Facility Plan (Years 4-10)

At the building exterior plan for the following: improve main entrance steps guardrails/handrails, repair spalling brick veneer, replace exterior doors, and replace windows with aluminum frame and insulated glass. On interior, replace ceiling systems due to age or movement, specifically in bay area. Plan for a restroom project to address ADA compliance, replace plumbing fixtures, improve finishes, improve exhaust, upgrade lighting, and move water cooler into living quarters. The bay area needs to have vehicle exhaust systems and cooling exhaust system installed. Electrically the day room and sleeping quarters should have lighting replaced for correct type, control, and better efficiency. Also, upgrade the exterior lighting for security and presence.



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 3
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 2,184
 Date of Observation: 11/22/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Install ADA accessible ramp at front entrance.	\$ 45,000
A2. Repair structural cracks in CMU on west wall.	\$ 100,000
A3. Improve use group separation between S-1 and R-3.	\$ 5,000
A4.	
A5.	
A6.	
E1. Install bay area purge fan and turn-out gear room exhaust fan.	\$ 10,000
E2. Install egress signage.	\$ 1,000
E3. Install fire alarm system (sprinkler monitor, smoke detectors, CO detection, and etc.).	\$ 5,000
E4.	
E5.	
E6.	
Years 1 - 3 Total: \$ 166,000	

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve guardrails and handrails at front entrance.	\$ 5,000
A2. Repair masonry veneer.	\$ 12,000
A3. Replace existing windows with new aluminum frame with insulated glass.	\$ 18,000
A4. Install new exterior entrance door.	\$ 2,000
A5. Improve ceiling finishes.	\$ 15,000
A6. Improve restroom finishes and ADA compliance.	\$ 7,000
A7.	
A8.	
A9.	
E1. Move drinking fountain from bay area to living quarters.	\$ 2,000
E2. Improve plumbing for ADA.	\$ 9,000
E3. Install vehicle exhaust systems and bay area cooling exhaust system.	\$ 26,000
E4. Improve bathroom ventilation.	\$ 3,000
E5. Improve Day Room and Sleeping Quarters lighting.	\$ 6,000
E6. Improve exterior lighting.	\$ 10,000
E7.	
E8.	
E9.	
Years 4 - 10 Total: \$ 115,000	

FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 3

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 2,184
Marcum No. 19621

 Date of Observation: 11/22/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	VCT, carpet, tile - most original
Walls	P	5	Severe cracking in CMU (west wall)
Ceilings	P	4	Stains, grid/panel movement in truck bay
Doors		3	Original steel frame
Windows		4	Original aluminum frame
Restrooms		4	Wall time missing
ADA Compliance	NC	4	No levers interior door, restrooms non-compliant
Use Group Separation	NC	5	Unprotected penetrations R-3 and S-1 use groups

Avg Score

4.0

LEGEND

ASSESSMENT:

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 X = Missing or Never Installed
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 P = Owner States Problem

SCORE:

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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 3

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

Bldg Gross Sq Ft: 2,184

Date of Observation: 11/22/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
DWV		3	Cast iron.
Supplies		2	Copper.
Fixtures		4	Original and not all ADA.
Heating System		1	New 80% efficient gas water heater.
ADA		4	Toilet, lavs, and drinking fountain are not ADA.
Fire Protection Service			None required.
Water Service		2	
Sanitary Sewer Service		2	
Natural Gas		2	
Riser			
Sprinklers			Not Required.

Avg Score

2.5

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 3

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 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 2,184
Marcum No. 19621

 Date of Observation: 11/22/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		2	Split HVAC with sealed combustion furnace.
Ductwork		1	
Controls		2	
Grilles & Diffusers		1	
Toilet Exhaust		4	Exhaust rate is too low.
Kitchen Exhaust		2	
Other Exhaust	X	5	Need turnout gear exhaust system.
Ventilation	X	5	Vehicle and Bay exhaust system missing.
System Capacity		1	
IAQ/Contamination	NF	4	Add Bay purge fan.

Avg Score

2.7

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 3

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PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

Bldg Gross Sq Ft: 2,184

Date of Observation: 11/22/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Generator		2	Dedicated, full capacity generator.
Auto Transfer Switches		2	
Switchgear		2	
Power Panels		4	
Wiring Devices		2	
Interior Lighting		4	Incorrect lighting in Day Room & Sleeping Quarters.
Exterior Lighting		4	Need better perimeter security lighting.
Emergency Lighting		2	
Emergency Signage	NC	7	None.
Fire Alarm System	NC	5	Need integrated smoke alarm system and CO.
Public Address System		3	
CCTV System			None.
Electric Power		4	300A/120V/240V/1PH

Avg Score

3.4

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

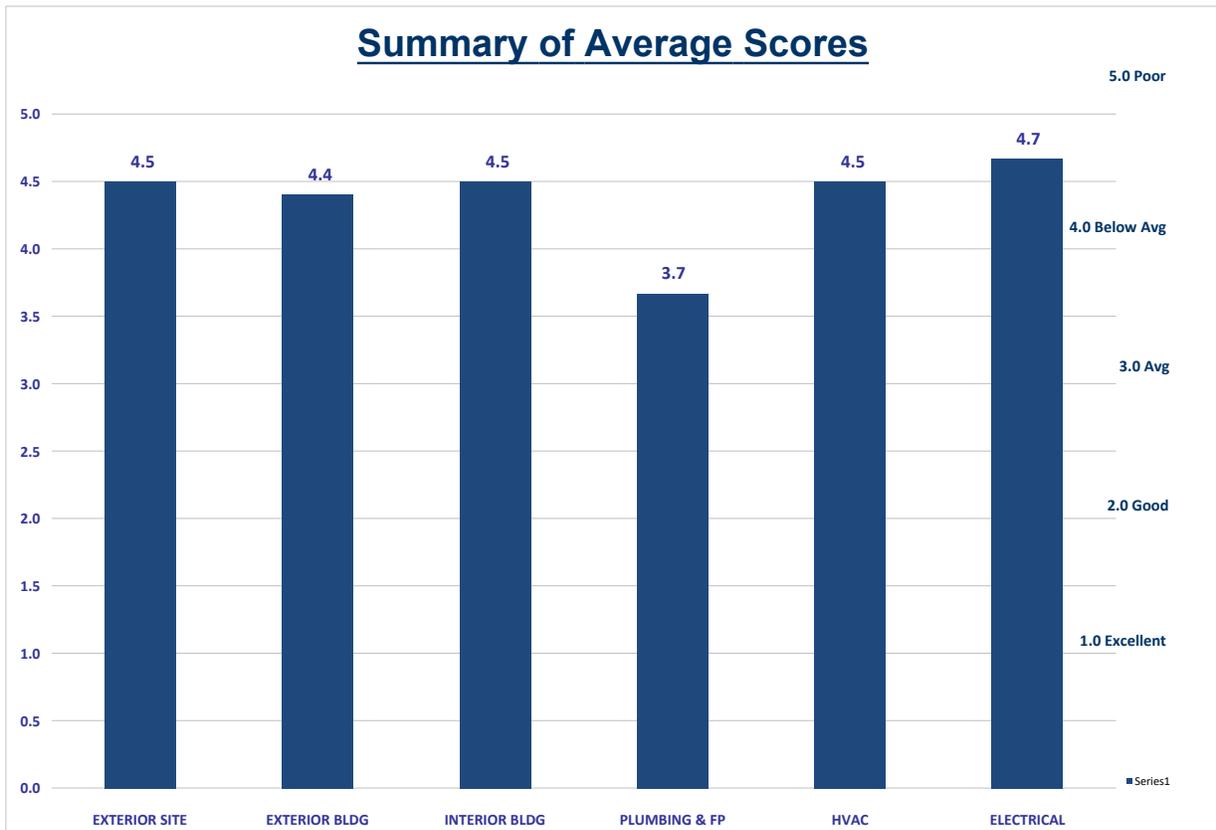
SCORE:

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 5 = Poor Condition (10% or Less Useful Life Remaining)

FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 4
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 1,104
 Date of Observation: 11/22/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 5 Non-Code Compliances
- 6 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 5 Owner Stated Problem(s)

Building Score

4.4

Cost (Years 1-3)

\$ 155,000

Cost (Years 4-10)

\$ 34,000



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 4
PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 2 OF 9

Bldg Gross Sq Ft: 1,104
Date of Observation: 11/22/2019
Date of Report: 3/25/2020

Facility Plan (Years 1-3)

This facility is in need of a major renovation or transition away to another facility. Major work items are as follows. Front and rear entrance are not ADA compliant, and the front entrance is in need of a sidewalk from the main driveway. The ridgeline of the roof is noticeably sagging, indicating the need for structural repair. The asphalt shingles are nearing end of life and need replacement. Gutter and downspouts are showing substantial wear and need replacement. The restroom is inadequate, needing complete renovation for ADA compliance and finish upgrades. Interior doors are in need of replacement, complete with new door hardware to meet ADA compliance. There is improper separation between use groups (bay area from living quarters) and major work is needed to correct this. A dedicated Turn-out Gear Room is needed with proper exhaust. Systems wise the building is in need of complete renovation including plumbing, HVAC, power, generator, lighting, fire alarm, and all low voltage systems.

Facility Plan (Years 4-10)

Signage and wayfinding are needed as the main entrance is not clearly marked. Landscaping also needs improvement. Siding, soffit and fascia needs repair. Double hung windows and exterior doors are in need of replacement, both for age and decreased energy efficiency. All interior floor finishes need replacement. Plaster wall and ceiling finishes need repair.



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 4
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 1,104
 Date of Observation: 11/22/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve ADA compliance at front and rear entrance.	\$ 2,000
A2. Install sidewalk from front drive to front door.	\$ 5,000
A3. Repair sagging ridge on roof.	\$ 8,000
A4. Replace asphalt shingles	\$ 8,000
A5. Install new aluminum gutters and downspouts.	\$ 2,000
A6. Improve restroom finishes and ADA compliance.	\$ 10,000
A7. Install new interior doors with ADA compliant hardware.	\$ 3,000
A8. Improve use group separation between S-1 and R-3.	\$ 6,000
E1. Renovate plumbing systems.	\$ 13,000
E2. Renovate HVAC systems.	\$ 44,000
E3. Renovate electrical power and generator system.	\$ 21,000
E4. Renovate lighting.	\$ 23,000
E5. Renovate fire alarm system.	\$ 3,000
E6. Renovate all low voltage systems (phone, data, cable, PA).	\$ 7,000
E7.	
Years 1 - 3 Total:	\$ 155,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve exterior signage/wayfinding.	\$ 3,000
A2. Improve landscaping.	\$ 2,000
A3. Replace all interior floor finishes.	\$ 5,000
A4. Repair cracks in CMU walls in bay area.	\$ 8,000
A5. Repair siding, soffit and fascia.	\$ 5,000
A6. Repair plaster ceilings.	\$ 5,000
A7. Replace windows.	\$ 6,000
A8.	
A9.	
E1.	
E2.	
E3.	
E4.	
E5.	
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 34,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 4

PAGE 6 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 1,104
Marcum No. 19621

 Date of Observation: 11/22/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		4	VCT, carpet
Walls		4	CMU, plaster, tile in bathroom, cracks in bay
Ceilings		4	Plaster
Doors		5	Original, metal
Windows		4	Replacement windows
Restrooms		5	Original tile walls and floor
ADA Compliance	NC	5	No levers interior doors, restroom non-compliant
Use Group Separation	NC	5	Unprotected penetrations R-3 and S-1 use groups

Avg Score
4.5

LEGEND

ASSESSMENT:

- NC = Non-Code Compliant
- X = Missing or Never Installed
- NF = Non-Functional
- P = Owner States Problem

SCORE:

- 1 = Excellent (90% Useful Life Remaining)
- 2 = Good (70% Useful Life Remaining)
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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 4

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

Bldg Gross Sq Ft: 1,104

Date of Observation: 11/22/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
DWV		5	Cast iron.
Supplies		4	Copper, not insulated.
Fixtures	X	5	Fixtures are old and no drinking fountain.
Heating System		2	New 80% efficient gas water heater.
ADA	NC	5	No fixtures are ADA.
Fire Protection Service			Not required.
Water Service		3	
Sanitary Sewer Service	X	4	No oil water seperator.
Natural Gas		4	Location and distribution are poorly located.
Riser			
Sprinklers		1	Not required.

Avg Score

3.7

LEGEND

ASSESSMENT:

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 X = Missing or Never Installed
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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 4

PAGE 8 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 1,104
Marcum No. 19621

 Date of Observation: 11/22/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		5	Older split Dx with gas heater 70% eff.
Ductwork		5	Poor zoning and ducted Bay.
Controls		3	Zoning.
Grilles & Diffusers		4	
Toilet Exhaust		5	Incorrect exhaust rate.
Kitchen Exhaust		3	
Other Exhaust	X	5	Need turnout gear room with exhaust system.
Ventilation	X	5	Vehicle and Bay exhaust systems missing.
System Capacity		5	Bay is heated with split furnace.
IAQ/Contamination	NF	5	Add Bays purge fan system.

Avg Score

4.5

LEGEND

ASSESSMENT:

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 X = Missing or Never Installed
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 P = Owner States Problem

SCORE:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 4

PAGE 9 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 1,104
Marcum No. 19621

 Date of Observation: 11/22/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Generator		5	Old.
Auto Transfer Switches		5	
Switchgear		5	Mostly original electrical systems.
Power Panels		5	
Wiring Devices		4	
Interior Lighting		5	Low light levels and inefficient.
Exterior Lighting	X	4	Need better, perimeter security lighting.
Emergency Lighting		4	Need dedicated lighting until generator corrected.
Emergency Signage	NC	5	None.
Fire Alarm System	NC	5	Need integrated smoke alarm system and CO.
Public Address System		4	Requires upgrade.
CCTV System			None.
Electric Power		5	200A/120V/240V/1PH

Avg Score

4.7

LEGEND

ASSESSMENT:

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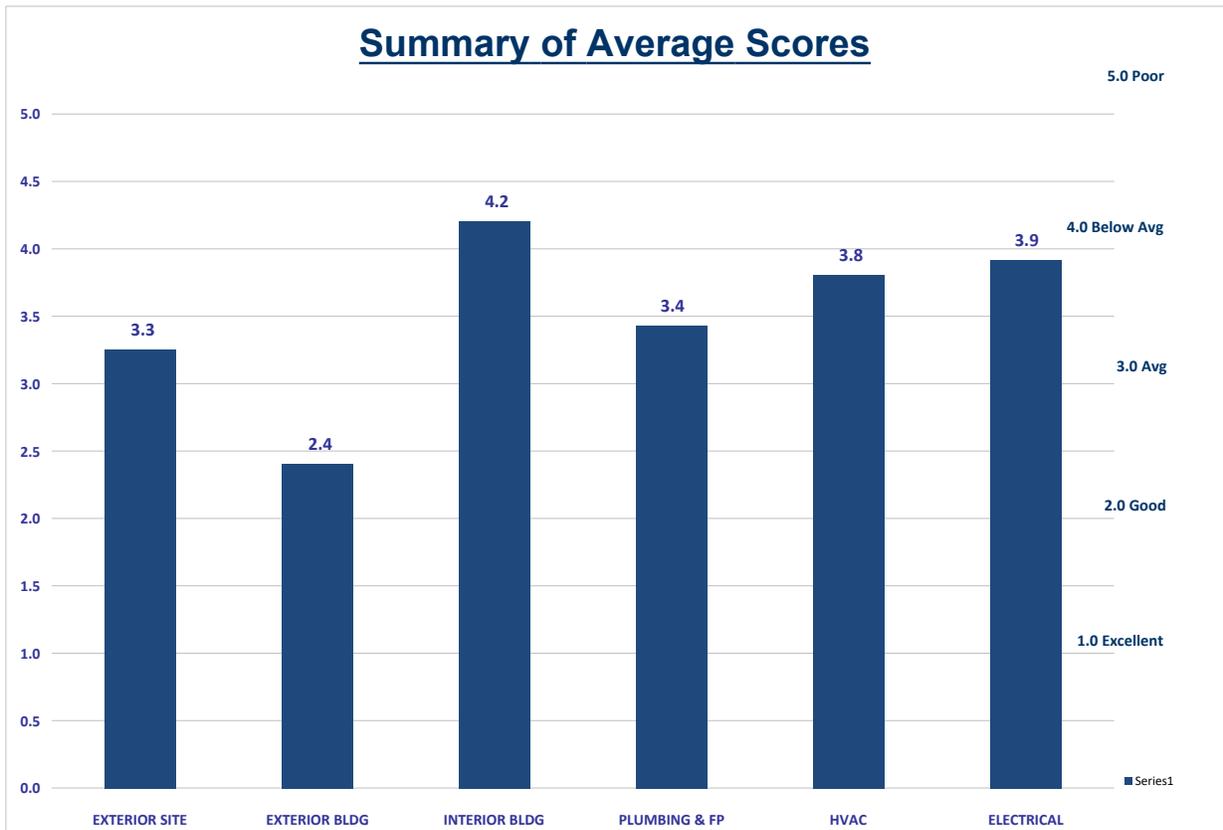
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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 5
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 3,036
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 5 Non-Code Compliances
- 4 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 1 Owner Stated Problem(s)

Building Score

3.7

Cost (Years 1-3)

\$ 109,000

Cost (Years 4-10)

\$ 279,000



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 5

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 3,036

Marcum No. 19621

Date of Observation: 11/13/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Restrooms need to be renovated to be ADA compliant, have new plumbing fixtures, new casework/partitions, and new finishes. Other plumbing improvements are water cooler needs to be removed from bay area and a new ADA compliant fixture installed in living quarters. Also, electric water heater removed and water heating system revised with circulation pump so that all hot water is from the existing, efficient gas water heater. Guardrails and handrails need replaced in stairwell. Separation between use groups (bay area from living quarters) needs to be addressed. Need Turn-out Gear Room isolated and exhausted. Mechanically a bay area purge fan system (at minimum) needs to be installed for containment of contaminants. Electrically missing egress signage is needed, emergency lighting requires improvement, and a fire alarm system installed to include smoke detection and carbon monoxide detection. Equally important, the indoor generator requires removal and an upsized generator installed outdoors for full load coverage.

Facility Plan (Years 4-10)

Plan a project to address ADA accessibility consisting of rear entrance improvements, installation of elevator for access to second floor, and interior doors replacement with ADA compliant hardware. Floor and ceiling finishes on the first and second floor are nearing end of life and need replacement. Replace lighting with the ceiling replacement project to install LED for correcting light levels and improving efficiency. Develop a mechanical project to replace inefficient electric furnace with sealed gas furnace, increase 2nd Floor HVAC capacity with sealed gas furnace and add stairwell to zone, correct exhaust fans in restroom and living quarters, install natural gas infrared heat and HVLS fan in bay area to improve efficiency, install vehicle exhaust systems, and improve bay area cooling exhaust. Electrically replace bay area lighting for light level and efficiency and improve exterior lighting for security/safety.



FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 5
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 3,036
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve restroom finishes and ADA compliance.	\$ 8,000
A2. Improve use group separation between S-1 and R-3.	\$ 10,000
A3. Install new code compliant guardrails and handrails in stairwell.	\$ 10,000
A4.	
A5.	
A6.	
E1. Replace plumbing fixtures and install new water cooler in living quarters.	\$ 17,000
E2. Remove electric water heater and expand new heater system with circulation pump.	\$ 4,000
E3. Install bay area purge fan and turn-out gear room exhaust fan.	\$ 5,000
E4. Install missing egress signage and improve emergency lighting.	\$ 4,000
E5. Replace outdated electrical switch panel and improve generator.	\$ 45,000
E6. Install fire alarm system (smoke detectors, CO detection, and etc.).	\$ 6,000
Years 1 - 3 Total:	\$ 109,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve ADA access at rear entrance.	\$ 5,000
A2. Improve interior floor finishes on first and second floor.	\$ 8,000
A3. Replace ceiling panels on first and second floor.	\$ 6,000
A4. Install new interior doors with ADA compliant hardware.	\$ 15,000
A5. Install elevator.	\$ 150,000
A6.	
A7.	
A8.	
A9.	
E1. Remove electric furnace and install sealed gas furnace.	\$ 5,000
E2. Increase 2nd Floor HVAC capacity & add stairwell to zone. Insulate SA duct. Replace gas furnace with sealed furnace.	\$ 16,000
E3. Correct exhaust fans in restroom and living quarters.	\$ 4,000
E4. Install natural gas infrared heat and HVLS fan in bay area. Replace electric heaters in RR and storage room.	\$ 23,000
E5. Install vehicle exhaust systems and improve bay area cooling exhaust system.	\$ 22,000
E6. Replace lighting in living quarters with LED for correct light levels and efficiency.	\$ 12,000
E7. Improve bay area lighting for light level and improve efficiency.	\$ 8,000
E8. Improve exterior lighting for security/safety.	\$ 5,000
E9.	
Years 4 - 10 Total:	\$ 279,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 5

PAGE 4 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 3,036
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020
EXTERIOR - SITE

CATEGORY	ASSESSMENT	SCORE	REMARKS
ADA Compliance		4	Non-compliant sidewalks at rear of building
Sidewalks		3	
Handrails/Guardrails			N/A
Signage/Wayfinding		3	
Site Furniture			N/A
Landscaping		3	

Avg Score
3.3
LEGEND
ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 5

PAGE 6 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 3,036

Marcum No. 19621

Date of Observation: 11/13/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		4	VCT, carpet
Walls		3	CMU, wood paneling, drywall
Ceilings		4	2x2 and 2x4 ceiling panels, repair needed
Doors		4	Original, wood, doors needed
Windows		3	Aluminum frame, some seals failing
Restrooms	P	5	Original fixtures and finishes
ADA Compliance		4	No levers interior doors, restrooms non-compliant
Use Group Separation	NC	5	Unprotected penetrations R-3 and S-1 use groups
Stairwells	NC	5	
Elevator	X	5	*Captain's Office 110 - remove door to Living Area
			and install door to separate from Apparatus Bay
			*Gear Room 111 - remove existing ceiling, install
			new air/thermal barrier above ceiling, install door
			install new acoustical ceiling panels
			*Bunk Room 204 - install news doors at corridor
			*Toilet 204 - install new floor, ceiling & wall finish

Avg Score

4.2

LEGEND

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FACILITY SURVEY ASSESSMENT

BUILDING: Fire Station No. 5

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

Bldg Gross Sq Ft: 3,036

Date of Observation: 11/13/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
DWV		3	Cast iron.
Supplies		3	Copper.
Fixtures		4	Fixtures are original not low consumption.
Heating System		5	Inefficient electric storage type for Living Quarters.
ADA	NC	5	Toilets, lav(s), and drink fountain are non-ADA.
			EWC is located in bay area.
Fire Protection Service			Not required.
Water Service		2	
Sanitary Sewer Service			
Natural Gas		2	
Riser			
Sprinklers			Not required.

Avg Score

3.4

LEGEND

ASSESSMENT:

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 P = Owner States Problem

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 5

PAGE 8 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 3,036
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		5	Split Dx with electric heater and gas 70% eff.
Ductwork		3	Insulation missing on some supply air ducts.
Controls		3	
Grilles & Diffusers		2	
Toilet Exhaust		4	Incorrect exhaust rate.
Kitchen Exhaust		3	
Other Exhaust	X	5	Need turnout gear exhaust system.
Ventilation	X	4	Vehicle exhaust system missing.
System Capacity		4	2nd Floor HVAC unit is undersized.
IAQ/Contamination	NF	5	Add Bays purge fan system.

Avg Score

3.8

LEGEND

ASSESSMENT:

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SCORE:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Fire Station No. 5

PAGE 9 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 3,036
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Generator		5	Indoors and undersized.
Auto Transfer Switches		5	Old and undersized.
Switchgear		4	Old switchtype main panel.
Power Panels		3	
Wiring Devices		2	
Interior Lighting		5	Low light levels and inefficient.
Exterior Lighting	X	4	Need better, perimeter security lighting.
Emergency Lighting		4	Need dedicated lighting until generator corrected.
Emergency Signage	NC	5	None.
Fire Alarm System	NC	5	Need integrated smoke alarm system and CO.
Public Address System		2	
CCTV System			None.
Electric Power		3	800A/208V/3PH

Avg Score

3.9

LEGEND

ASSESSMENT:

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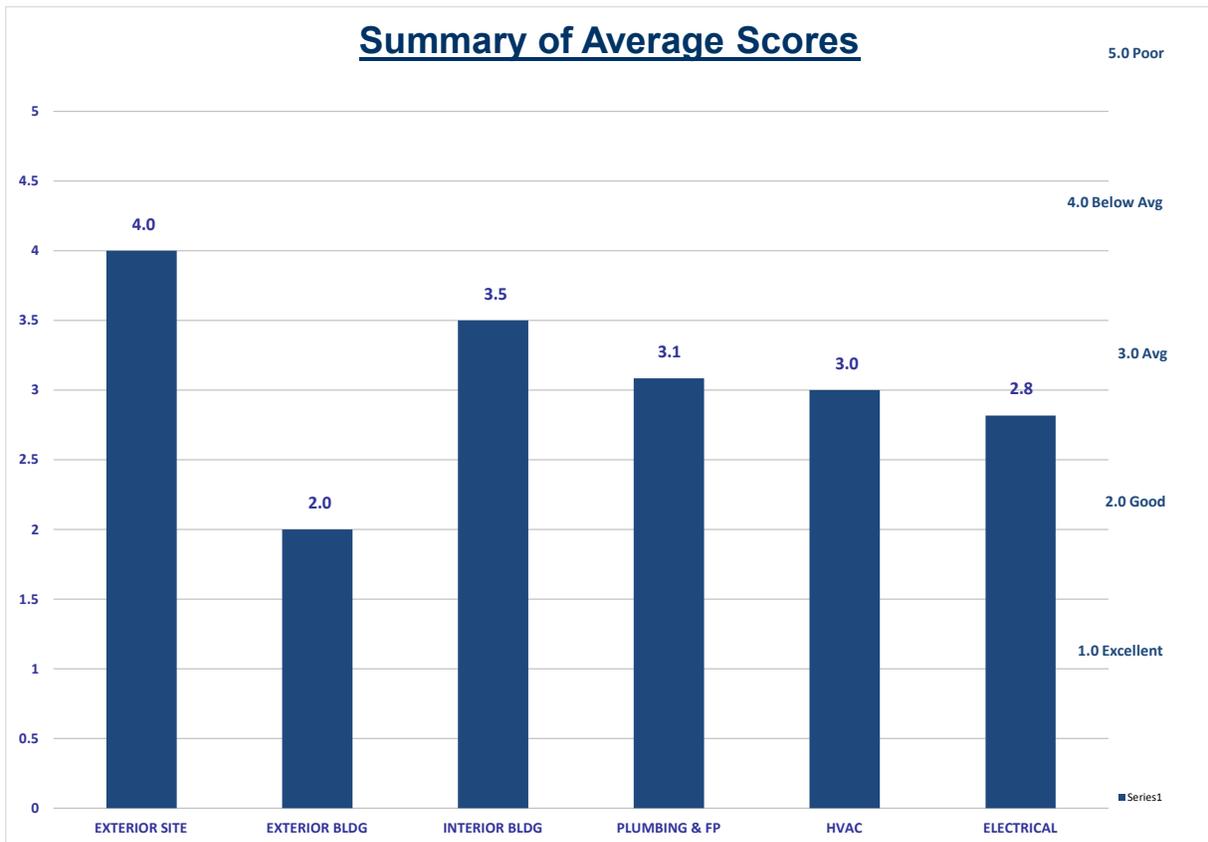
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FACILITY SURVEY ASSESSMENT

BUILDING: Paducah Recreation Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 18,000
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020



Summary of Assessments

8	Non-Code Compliances
1	Missing or Never Installed Systems/Components
0	Non-Functional Systems/Components
0	Owner Stated Problem(s)

Building Score

3.1

Cost (Years 1-3)

\$ 95,000

Cost (Years 4-10)

\$ 11,000



FACILITY SURVEY ASSESSMENT

BUILDING: Paducah Recreation Center

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 18,000

Marcum No. 19621

Date of Observation: 11/13/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

This facility is relatively new to the City of Paducah and was received from a church. Building codes allow some exemptions for religious organizations that cannot apply to the City's current use. Plan a project for accessibility consisting of increasing the number of accessible parking spaces, improving the sidewalks at the front entrance, and providing ramps at the 3 sets of emergency egress doors in place of existing steps. Interior wise, install ADA compliant hardware on interior doors and correct the building code violation in that the mezzanine does not have two means of egress. This can be corrected by either closing the mezzanine to public use (preferred because of atypical stair construction) or reducing the square footage such that only one egress is acceptable. Two of the HVAC gas pack units are in need of replacement due to age and could be offering energy savings as soon as they are replaced. Electrically, the lighting on the mezzanine requires improvement, emergency lighting requires improvement, and a fire alarm should be installed.

Facility Plan (Years 4-10)

Facility wise, consider improving exterior signage/wayfinding. System wise, install an occupant controlled exhaust system in the kitchen and replace existing inefficient exterior lighting with LED.



FACILITY SURVEY ASSESSMENT

BUILDING: Paducah Recreation Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 18,000
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Increase accessible parking spaces.	\$ 2,000
A2. Improve sidewalks at front entrance.	\$ 5,000
A3. Install ramp(s) at egress doors in place of steps. Install stoops outside of egress doors.	\$ 10,000
A4. Install ADA compliant door hardware on interior doors.	\$ 4,000
A5. Reconfigure mezzanine to reduce occupant load or close to public use.	\$ 2,000
A6.	
E1. Replace two HVAC gas pack units due to age.	\$ 22,000
E2. Improve lighting of mezzanines.	\$ 8,000
E3. Improve emergency lighting throughout facility.	\$ 18,000
E4. Install fire alarm system.	\$ 24,000
E5.	
E6.	
Years 1 - 3 Total:	\$ 95,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve exterior signage/wayfinding.	\$ 2,000
A2.	
A3.	
A4.	
A5.	
A6.	
A7.	
A8.	
A9.	
E1. Install occupant controlled exhaust system for kitchen.	\$ 2,000
E2. Replace existing, inefficient exterior lighting with LED.	\$ 7,000
E3.	
E4.	
E5.	
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 11,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Paducah Recreation Center

PAGE 6 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 18,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	VCT, carpet, sport floor in gym
Walls		3	Plywood installed in gym, drywall elsewhere
Ceilings		3	Dryall, 2x4 ceiling panels
Doors		3	Wood doors and frame
Windows		3	Aluminum frame
Restrooms		3	
ADA Compliance	NC	5	No levers interior doors
Mezzanine	NC	5	Mezzanine - 2 means of egress required per
			occupant load of mezzanine
			*Assembly use grou A-3: sprinkler required for
			fire area exceeding 12,000 sf (2018 KBC)

Avg Score

3.5

LEGEND

ASSESSMENT:

NC = Non-Code Compliant

X = Missing or Never Installed

NF = Non-Functional

P = Owner States Problem

SCORE:

1 = Excellent (90% Useful Life Remaining)

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5 = Poor Condition (10% or Less Useful Life Remaining)

FACILITY SURVEY ASSESSMENT

BUILDING: Paducah Recreation Center

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

Bldg Gross Sq Ft: 18,000

Date of Observation: 11/13/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		2	
Sanitary Sewer Service		2	
Natural Gas		2	
DWV		2	PVC
Supplies		3	Copper
Fixtures		3	
Heating System		2	Natrual gas storage type 80% efficient
Kitchen Equipment		3	
ADA		3	Appears to comply with ADA
Fire Protection Service	NC	5	None
Sprinkler System Riser	NC	5	
Automatic Sprinklers	NC	5	

Avg Score

3.1

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Paducah Recreation Center

PAGE 8 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

 Bldg Gross Sq Ft: 18,000

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		3	Grade mounted packaged units (2 are 4)
Ductwork		3	
Controls		3	
Grilles & Diffusers		2	
Toilet Exhaust		3	
Kitchen Exhaust		3	
Other Exhaust			N/A
Ventilation	X	4	Ventilation air needs to be added to HVAC
System Capacity		4	System undersize if ventilation air added
IAQ/Contamination		2	

Avg Score

3.0

LEGEND

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FACILITY SURVEY ASSESSMENT

BUILDING: Paducah Recreation Center

PAGE 9 OF 9

PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

Bldg Gross Sq Ft: 18,000

Date of Observation: 11/13/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		1	
Generator			None
Auto Transfer Switches			N/A
Switchgear		1	400A/208V/3Ph
Power Panels		2	
Wiring Devices		2	
Interior Lighting		3	Mezzanine is 4 being underlit
Exterior Lighting		5	Very inefficient
Emergency Lighting	NC	4	
Emergency Signage		3	
Fire Alarm System	NC	5	None
Public Address System		3	Gym has simple sound system
CCTV System		2	

Avg Score

2.8

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
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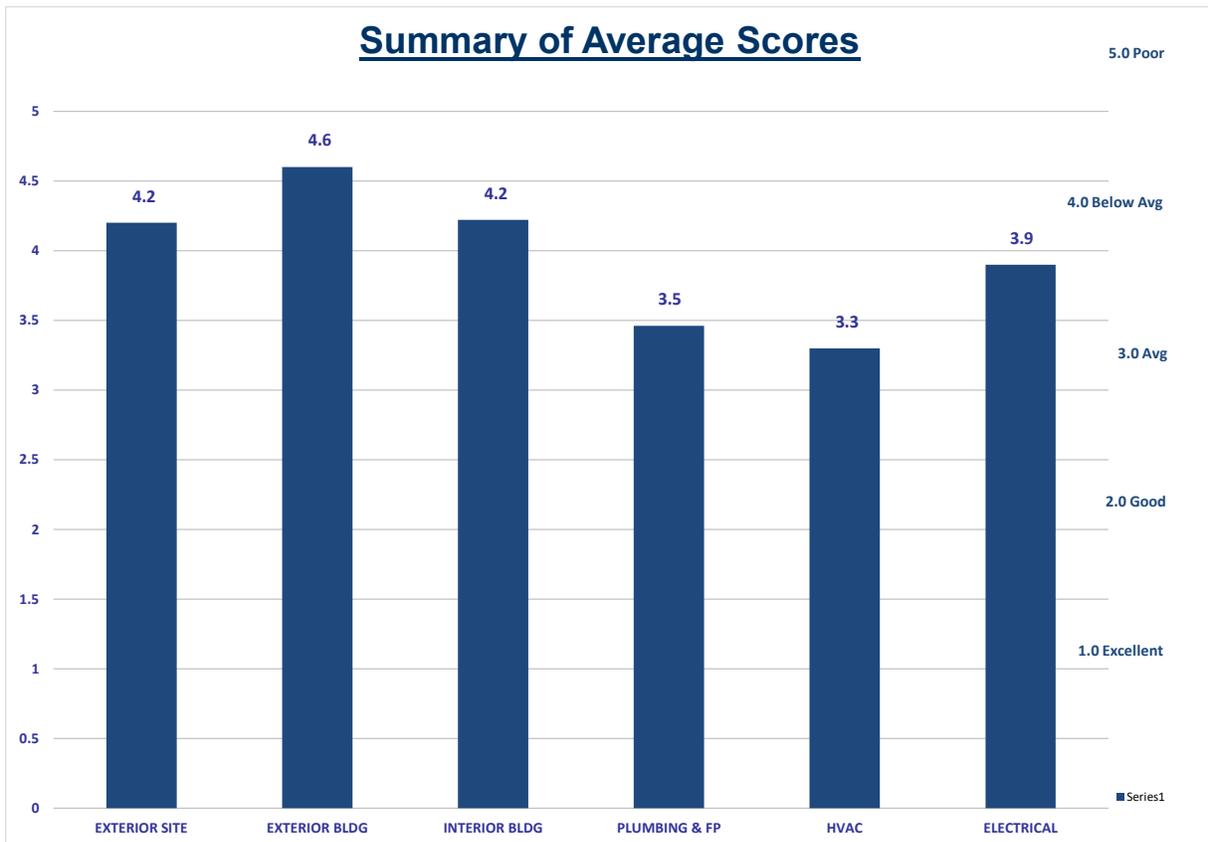
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FACILITY SURVEY ASSESSMENT

BUILDING: Parks & Leisure Services Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 45,230
 Date of Observation: 11/9/2019
 Date of Report: 3/25/2020



Summary of Assessments

10	Non-Code Compliances
2	Missing or Never Installed Systems/Components
0	Non-Functional Systems/Components
5	Owner Stated Problem(s)

Building Score

3.8

Cost (Years 1-3)

\$ 2,625,000

Cost (years 4-10)

\$ 638,000



FACILITY SURVEY ASSESSMENT

BUILDING: Parks & Leisure Services Center

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 45,230

Marcum No. 19621

Date of Observation: 11/9/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Improve exterior egress stair, railings, and emergency lighting to make code compliant. Improve interior stairwells and railings to make code compliant. Replace exterior doors/frames and replace windows with aluminum frames and insulated glass. Remove all abandoned rooftop equipment, install new roof drains, repair existing roof drains, and install new membrane roof system. Improve ADA accessibility, replace plumbing fixtures, and improve finishes in all restrooms. Mechanically, expand the existing sprinkler system to the entire building in lieu of just Mower Bay and replace kitchen hood with correct canopy and associated makeup air unit. Electrically, improve emergency lighting and signage to be consistent throughout facility and improve/upgrade fire alarm system facility wide.

Facility Plan (Years 4-10)

Improve exterior ADA accessibility and sidewalks. Improve exterior signage and wayfinding, as well as landscaping. Install new ceiling panel system. Install new interior doors with code compliant hardware. Develop a mechanical project to: replace all water source heat pumps that have reached end-of-life and utilize R-22; install dedicated HVAC unit and exhaust for Beauty Salon, install dedicated HVAC unit for Dry Food Storage room; replace inefficient boilers with high efficient, condensing boilers; and install exhaust systems for Kitchen, Exercise, and Wood Shop. On the next equipment change out of the cooling tower, install a closed loop fluid cooler instead that allows the removal of the remote sump and heat exchanger. Develop a lighting project to replace remaining T12 fluorescent lighting and inefficient fixtures in Maintenance Shops.



FACILITY SURVEY ASSESSMENT

BUILDING: Parks & Leisure Services Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 45,230
 Date of Observation: 11/9/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve exterior egress stair to make code compliant.	\$ 30,000
A2. Install new membrane roof system.	\$ 1,600,000
A3. Install new roof drains.	\$ 90,000
A4. Replace existing windows with new aluminum frame with insulated glass.	\$ 300,000
A5. Install new exterior doors and frames.	\$ 15,000
A6. Improve ADA accessibility in restrooms.	\$ 70,000
A7. Improve finishes in restrooms.	\$ 60,000
A8. Improve interior stairwells to make code compliant.	\$ 60,000
E1. Expand automatic sprinkler system to complete facility.	\$ 160,000
E2. Renovate restroom plumbing in support of update and ADA project.	\$ 37,000
E3. Install additional roof drains, repair existing, and insulate all.	\$ 53,000
E4. Replace kitchen hood with larger canopy system that is installed lower. Replace makeup air unit accordingly.	\$ 40,000
E5. Improve emergency lighting and signage. Especially exterior egress stair tower.	\$ 49,000
E6. Improve fire alarm system.	\$ 61,000
Years 1 - 3 Total: \$ 2,625,000	

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve ADA accessibility.	\$ 5,000
A2. Improve sidewalks.	\$ 8,000
A3. Improve exterior signage/wayfinding.	\$ 5,000
A4. Improve landscaping.	\$ 12,000
A5. Install new ceiling panel system.	\$ 210,000
A6. Install new interior doors.	\$ 65,000
A7.	
A8.	
E1. Replace water source heat pumps (WSHP) that have reached end-of-life and utilize R-22 refrigerant.	\$ 65,000
E2. Install dedicated HVAC unit and exhaust system for Beauty Salon.	\$ 13,000
E3. Install dedicated cooling unit for Dry Food Storage room.	\$ 7,000
E4. Replace inefficient boilers that have reached end-of-life, with high efficient, condensing boilers.	\$ 50,000
E5. On next changeout, replace cooling tower with closed loop evaporative cooler and remove sump and heat exchanger.	\$ 58,000
E6. Install or improve exhaust systems in Kitchen, Exercise, and Wood Shop.	\$ 11,000
E7. Replace all remaining T12 fluorescent lighting.	\$ 86,000
E8. Replace lighting in Maintenance Shops to increase light levels and be efficient.	\$ 43,000
E9.	
\$ 638,000	

FACILITY SURVEY ASSESSMENT

BUILDING: Parks & Leisure Services Center

PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

REVIEW BY: J. Canter

PAGE 4 OF 9

Bldg Gross Sq Ft: 45,230

Date of Observation: 11/9/2019

Date of Report: 3/25/2020

EXTERIOR - SITE

CATEGORY	ASSESSMENT	SCORE	REMARKS
ADA Compliance		4	
Sidewalks		4	
Handrails/Guardrails			N/A
Signage/Wayfinding		4	Main entrance difficult to discern
Site Furniture			N/A
Landscaping		4	
Exterior Egress Stairs	NC	5	Open riser, not compliant

Avg Score

4.2

LEGEND

ASSESSMENT:

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SCORE:

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FACILITY SURVEY ASSESSMENT

BUILDING: Parks & Leisure Services Center

PAGE 5 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 45,230

Marcum No. 19621

Date of Observation: 11/9/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

EXTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Roof	P	5	Modified bitumen, ponding water, leaking
Gutter/Downspouts	NC	5	Many clogged, non-functioning
Walls		3	Brick veneer
Windows	P	5	Original aluminum frame, single pane glass
Doors	P	5	Original steel frame and doors
			*Remove unused mechanical equipment from roof
			*New roof needed
			*New windows needed

Avg Score

4.6

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Parks & Leisure Services Center

PAGE 6 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 45,230
Marcum No. 19621

 Date of Observation: 11/9/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		4	Carpet, VCT, concrete, terrazzo (kitchen)
Walls		3	CMU, drywall
Ceilings		4	2x4 ceiling panels, water stains
Doors		4	Original steel frame and doors
Windows	P	5	Original aluminum frame, single pane glass
Restrooms		5	Original finishes and fixtures
ADA Compliance	NC	4	Few levers interior doors, restrooms
Elevator		4	Needs modernizing
Stairwells	NC	5	
			*New windows needed

Avg Score

4.2

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Parks & Leisure Services Center

PAGE 7 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 45,230
Marcum No. 19621

 Date of Observation: 11/9/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		3	
Sanitary Sewer Service		3	
Natural Gas		3	
DWV		4	Cast iron with several repairs and underslab leaks
Supplies		3	Copper
Fixtures		4	Restroom group fixtures very dated
Heating System		2	Natural gas storage tank and heaters
Kitchen Equipment		3	New in 1995
ADA		3	
Roof Drainage	X	5	Not correct quantity and uninsulated
Fire Protection Service	NC	4	Wet pipe sprinkler system only in shop bays
Sprinkler System Riser		4	
Automatic Sprinklers		4	

Avg Score

3.5

LEGEND

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FACILITY SURVEY ASSESSMENT

BUILDING: Parks & Leisure Services Center

PAGE 8 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 45,230

Marcum No. 19621

Date of Observation: 11/9/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment	P	5	WSHP & boilers 24 years old. Abandoned equip.
Ductwork		3	
Controls		3	
Grilles & Diffusers		2	
Toilet Exhaust		3	
Kitchen Exhaust	NC	5	Kitchen hood undersized
Other Exhaust	X	5	Exercise and Beauty Shop require exhaust
Ventilation		3	
System Capacity		2	
IAQ/Contamination		2	

Avg Score

3.3

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Parks & Leisure Services Center

PAGE 9 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 45,230
Marcum No. 19621

 Date of Observation: 11/9/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		5	Susceptable 24" from HC Mathis edge of curb
Generator			None
Auto Transfer Switches			N/A
Switchgear		3	1200A/240V/120V/3PH
Power Panels	NC	5	Overloaded and original panels in Parks
Wiring Devices		3	
Interior Lighting		4	There remain many T12 lighting. Shops are 5
Exterior Lighting		3	
Emergency Lighting	NC	4	Needed in Parks and exterior egress stairs
Emergency Signage	NC	5	Signage mostly needed in Parks areas
Fire Alarm System	NC	4	Not ADA, lack of detectors and notifiers
Public Address System			None
CCTV System		3	

Avg Score

3.9

LEGEND

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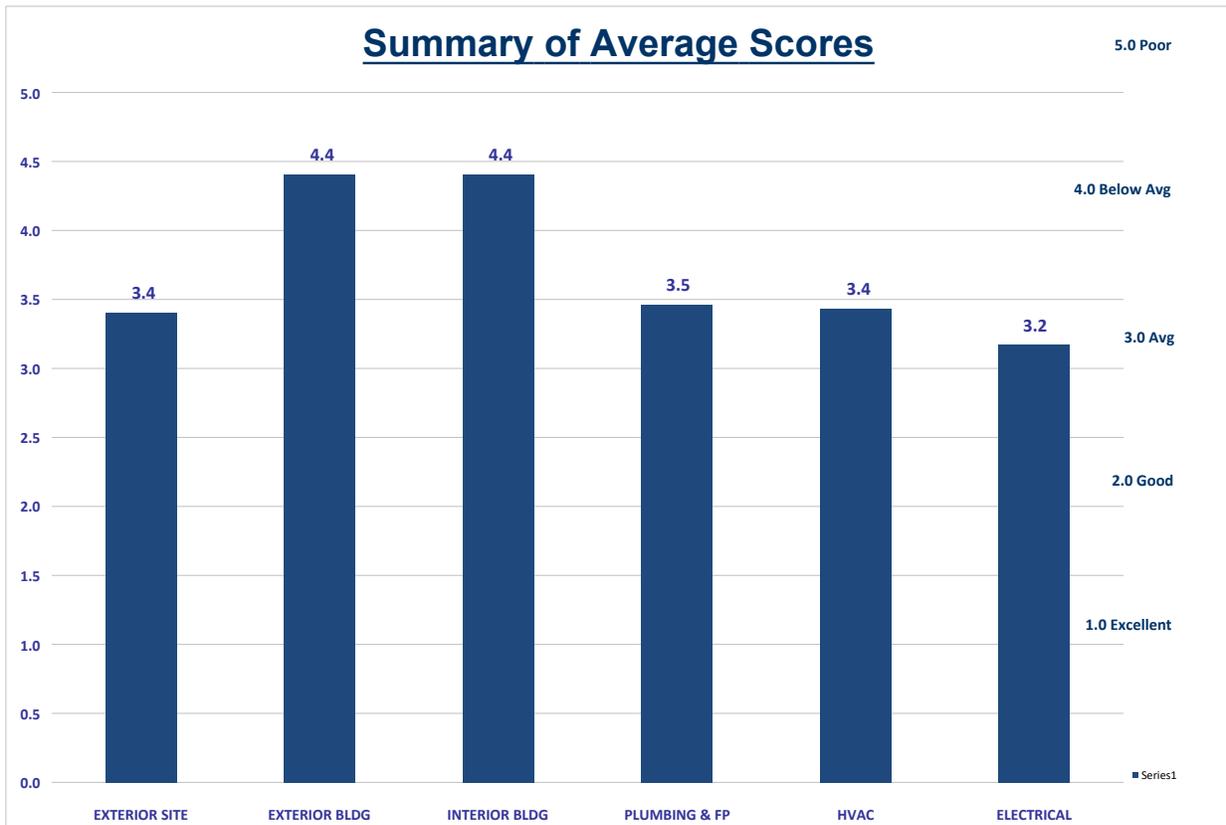
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FACILITY SURVEY ASSESSMENT

BUILDING: Police Station
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 11,880
 Date of Observation: 11/9/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 7 Non-Code Compliances
- 4 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 7 Owner Stated Problem(s)

Building Score

3.7

Cost (Years 1-3)

\$ 814,000

Cost (Years 4-10)

\$ 1,014,000



FACILITY SURVEY ASSESSMENT

BUILDING: Police Station
PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 2 OF 9

Bldg Gross Sq Ft: 11,880

Date of Observation: 11/9/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Repair clogged/non-functioning roof drains. Replace existing windows with new aluminum frame and insulated glass for improved comfort and efficiency. Improve restrooms for ADA compliance, plumbing, and finishes. Replace guardrails and handrails in both stairwells. Install new passenger elevator in existing shaft. Install new interior signage and wayfinding. Repair emergency lighting and signage to be building code compliant with plans to fully renovate in the pending major renovation. Install additional exterior perimeter lighting for improved security. Install fire alarm system and connect existing sprinkler system and elevator system.

Facility Plan (Years 4-10)

Improve accessibility at side entrance. Improve landscaping, specifically on Broadway façade. Severe ponding on roof needs to be addressed and repairs made. Tuck point brick veneer as needed around perimeter of building. Install doors access controls at exterior doors. Plan for a major project that will: expand the sprinkler system to 1st and 2nd Floors; completely renovate the HVAC system; improve electrical power distribution in support of HVAC; install new interior doors and frames; improve finishes on interior walls; install new ceiling systems to conceal work; and install new lighting and emergency lighting in new ceilings.



FACILITY SURVEY ASSESSMENT

BUILDING: Police Station
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 11,880
 Date of Observation: 11/9/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Repair clogged/non-functioning roof drains.	\$ 20,000
A2. Replace existing windows with new aluminum frame with insulated glass.	\$ 295,000
A3. Improve restroom finishes.	\$ 60,000
A4. Improve ADA compliance in most restrooms.	\$ 70,000
A5. Replace guardrails/handrails in stairwells.	\$ 27,000
A6. Install new passenger elevator.	\$ 150,000
A7. Install new interior signage/wayfinding.	\$ 35,000
E1. Improve plumbing systems including fixtures, cast iron DWV, water heater(s), etc.	\$ 100,000
E2. Renovate emergency lighting and signage.	\$ 21,000
E3. Improve exterior perimeter lighting system for security.	\$ 12,000
E4. Install fire alarm system that also monitors automatic sprinkler system and elevator control.	\$ 24,000
E5.	
Years 1 - 3 Total:	\$ 814,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve accessibility at side entrance.	\$ 5,000
A2. Improve landscaping.	\$ 8,000
A3. Improve roof drainage.	\$ 20,000
A4. Repair brick veneer on exterior walls--tuck pointing.	\$ 45,000
A5. Install door access controls.	\$ 9,000
A6. Improve finishes on most interior walls.	\$ 38,000
A7. Replace interior doors and frames.	\$ 48,000
A8.	
A9.	
E1. Expand automatic sprinkler system to 1st and 2nd Floors in lieu of Basement only.	\$ 43,000
E2. Improve basement sewer lift station with new duplex system and proper seal.	\$ 41,000
E3. Renovate entire facility's HVAC system changing away from VRV.	\$ 494,000
E4. Install armory dedicated HVAC unit with dehumidification control.	\$ 27,000
E5. Improve all lighting to LED replacing inefficient T12 fluorescent and incandescent.	\$ 68,000
E6. Improve electrical power distribution in support of a new HVAC system.	\$ 160,000
E7. Install door access controls.	\$ 8,000
E8.	
E9.	
Years 4 - 10 Total:	\$ 1,014,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Police Station

PAGE 4 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 11,880
Marcum No. 19621

 Date of Observation: 11/9/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020
EXTERIOR - SITE

CATEGORY	ASSESSMENT	SCORE	REMARKS
ADA Compliance		4	Side entrance not accessible
Sidewalks		3	
Handrails/Guardrails		3	
Signage/Wayfinding		3	
Site Furniture			N/A
Landscaping		4	
			*Building constructed approx. 75 years ago

Avg Score
3.4
LEGEND
ASSESSMENT:

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SCORE:

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FACILITY SURVEY ASSESSMENT

BUILDING: Police Station

PAGE 5 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 11,880

Marcum No. 19621

Date of Observation: 11/9/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

EXTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Roof	P	4	Modified bitumen-new last 2 years, ponding water
Gutter/Downspouts	NF	5	Clogged, non-functioning
Walls	P	4	Brick veneer, tuck pointing needed
Windows	P	5	Original aluminum frame
Doors	X	4	Door access controls needed
			*New windows needed

Avg Score
4.4

LEGEND

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FACILITY SURVEY ASSESSMENT

BUILDING: Police Station

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PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 11,880

Marcum No. 19621

Date of Observation: 11/9/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	Terrazzo, VCT, carpet (some new), concrete
Walls		4	CMU, drywall, plaster, wood paneling
Ceilings		3	2x2 panels (new), plaster, 2x4 panels
Doors	P	4	Original wood and metal doors
Windows	P	5	Original aluminum frame
Restrooms	P	5	Dated finishes and fixtures
ADA Compliance	NC	5	Restrooms generally not accessible
Stairwells	NC	5	
Elevator		5	New elevator needed
Interior Signage	X	5	No room signage/room numbers
			*Door access controls needed
			*Moisture intrusion in basement along Broadway
			*New windows needed

Avg Score

4.4

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

BUILDING: Police Station

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 11,880

Marcum No. 19621

Date of Observation: 11/9/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		3	
Sanitary Sewer Service		3	
Natural Gas		3	
DWV		4	Cast iron with many patches
Supplies		3	Copper
Fixtures		4	Some new but many old and not ADA
Heating System		4	Single heater that is electric, storage type
Kitchen Equipment			None
ADA	NC	4	Most plumbing is not ADA accessibility
Fire Protection Service	NC	4	Wet pipe system installed in basement only
Sprinkler System Riser	X	4	Valve and flow switch are not monitored
Automatic Sprinklers		2	

Avg Score

3.5

LEGEND

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FACILITY SURVEY ASSESSMENT

BUILDING: Police Station

PAGE 8 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 11,880

Marcum No. 19621

Date of Observation: 11/9/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment	P	5	VRV installed in 2003 (1 year over 1/2 life)
Ductwork		5	Virtually none and zoning incorrect
Controls		3	No energy management
Grilles & Diffusers			None
Toilet Exhaust		3	
Kitchen Exhaust			None
Other Exhaust			N/A
Ventilation		2	Dedicated outside air system
System Capacity		3	
IAQ/Contamination		3	

Avg Score

3.4

LEGEND

ASSESSMENT:

- NC = Non-Code Compliant
- X = Missing or Never Installed
- NF = Non-Functional
- P = Owner States Problem

SCORE:

- 1 = Excellent (90% Useful Life Remaining)
- 2 = Good (70% Useful Life Remaining)
- 3 = Average (50% Useful Life Remaining)
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- 5 = Poor Condition (10% or Less Useful Life Remaining)

FACILITY SURVEY ASSESSMENT

 BUILDING: Police Station

PAGE 9 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 11,880
Marcum No. 19621

 Date of Observation: 11/9/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		2	
Generator		1	New in 2016
Auto Transfer Switches		1	New in 2016
Switchgear		2	400A/480V/3PH
Power Panels	NC	5	
Wiring Devices		3	
Interior Lighting		4	Mostly T8 but T12 and IC remain
Exterior Lighting	X	4	Need additional, perimeter security lighting
Emergency Lighting		4	
Emergency Signage	NC	5	Wall relocations and path changes
Fire Alarm System	NC	5	None
Public Address System			None
CCTV System		2	

Avg Score

3.2

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

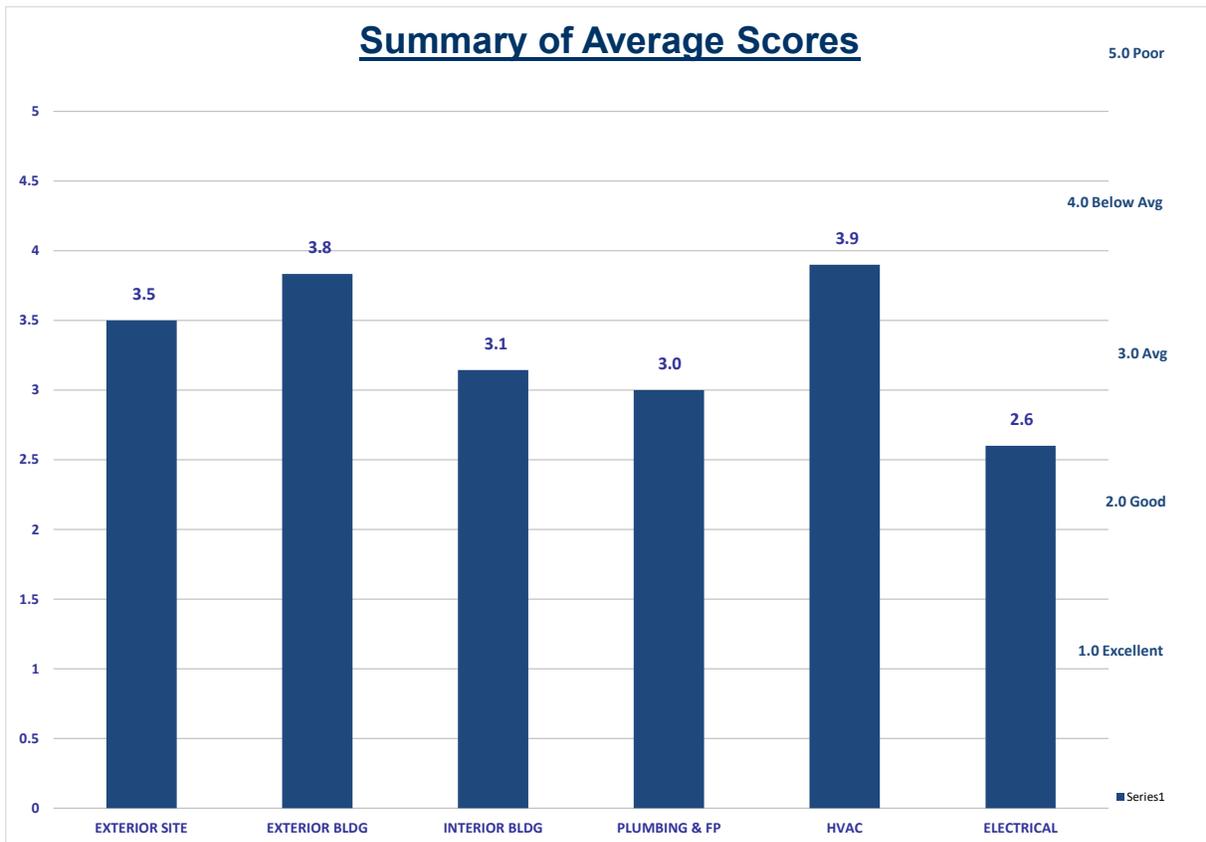
SCORE:

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FACILITY SURVEY ASSESSMENT

BUILDING: Probation & Parole Office Building
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 7,200
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 4 Non-Code Compliances
- 2 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 0 Owner Stated Problem(s)

Building Score

3.3

Cost (Years 1-3)

\$ 34,000

Cost (Years 4-10)

\$ 129,000



FACILITY SURVEY ASSESSMENT

BUILDING: Probation & Parole Office Building

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 7,200

Marcum No. 19621

Date of Observation: 11/13/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Plan a roof focused project to install new roof drains per building code, install roof access ladder for maintenance/service, remove abandoned finger print hood/fan and cap curb, and improve rooftop condensate drainage by installing new piping to roof drains to prevent ponding/leaks. Repair restroom and kitchen exhaust fans. Replace thermostats with programmable thermostats and relocate to more appropriate locations in each zone. Expand and improve the fire alarm system to the entire building.

Facility Plan (Years 4-10)

Plan an exterior project to improve exterior signage/wayfinding and landscaping, replace broken aggregate fascia panels, replace existing windows with new aluminum frames with insulated glass, install new exterior doors with ADA compliant hardware, and replace exterior lighting with efficient LED fixtures. HVAC units will require replacement within 5 years. When replaced, the units should be changed on capacity to include required ventilation air. Improve lighting within corridors, conference rooms, and kitchen by replacing with LED fixtures and remove abandoned public address system at the same time.



FACILITY SURVEY ASSESSMENT

BUILDING: Probation & Parole Office Building
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 7,200
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Install new roof drains to meet code requirement.	\$ 8,000
A2. Install roof access ladder for HVAC maintenance.	\$ 2,000
A3.	
A4.	
A5.	
A6.	
E1. Improve rooftop condensate drainage by piping condensate to roof drains rather than pooling on roof.	\$ 6,000
E2. Repair restroom and kitchen exhaust fans.	\$ 2,000
E3. Remove abandoned finger print hood and roof fan.	\$ 3,000
E4. Relocate and install programmable thermostats for comfort and efficiency.	\$ 3,000
E5. Expand and improve fire alarm system to entire building.	\$ 10,000
E6.	
Years 1 - 3 Total: \$ 34,000	

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve exterior signage/wayfinding.	\$ 2,000
A2. Improve landscaping.	\$ 4,000
A3. Replace damaged aggregate fascia panels.	\$ 10,000
A4. Replace existing windows with new aluminum frame with insulated glass.	\$ 40,000
A5. Install new exterior doors.	\$ 3,000
A6.	
A7.	
A8.	
A9.	
E1. Replace HVAC units within 5 years and add ventilation air with dehumidification.	\$ 49,000
E2. Improve lighting in corridors, conference rooms, and kitchen.	\$ 12,000
E3. Replace exterior lighting with efficient LED.	\$ 8,000
E4. Remove abandoned public address system.	\$ 1,000
E5.	
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total: \$ 129,000	

FACILITY SURVEY ASSESSMENT

 BUILDING: Probation & Parole Office Building

PAGE 5 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 7,200
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

EXTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Roof		1	Black EPDM membrane, less than year old
Gutter/Downspouts	NC	5	3 roof drains, not to code
Walls		4	Brick veneer, aggregate panel fascia
Windows		4	Original aluminum frame
Doors		4	Original steel frame and doors, bottoms corroding
Roof Access Ladder	X	5	Permanent ladder needed for roof access for equipment maintenance
			*Aggregate panels failing, particularly on north and south facades.

Avg Score

3.8

LEGEND

ASSESSMENT:

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 X = Missing or Never Installed
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 P = Owner States Problem

SCORE:

1 = Excellent (90% Useful Life Remaining)
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FACILITY SURVEY ASSESSMENT

BUILDING: Probation & Parole Office Building

PAGE 6 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 7,200

Marcum No. 19621

Date of Observation: 11/13/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	Carpet, VCT
Walls		3	Drywall, 10 years since last painted
Ceilings		3	2x4 ceiling panels
Doors		3	Steel frame and doors
Windows		4	Original aluminum frame
Restrooms	NC	3	Not all meet ADA
ADA Compliance	NC	3	Not all interior doors have levers

Avg Score

3.1

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Probation & Parole Office Building

PAGE 7 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 7,200
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		3	
Sanitary Sewer Service		3	
Natural Gas		3	All on roof
DWV		3	Cast iron, no problems
Supplies		3	Copper, no problems
Fixtures		3	ADA and 24 years old
Heating System		2	New, oversized, and natural gas 80% efficient
Kitchen Equipment			None
ADA		3	
Fire Protection Service		3	Wet pipe automatic sprinkler system
Sprinkler System Riser		3	
Automatic Sprinklers		4	

Avg Score

3.0

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

BUILDING: Probation & Parole Office Building

PAGE 8 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 7,200

Marcum No. 19621

Date of Observation: 11/13/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		4	Old RTUs
Ductwork		4	Poor zoning for building use
Controls		5	Confusing controls causing discomfort
Grilles & Diffusers		2	
Toilet Exhaust	NF	5	Not functioning
Kitchen Exhaust	X	4	Missing exhaust
Other Exhaust		5	Need to remove abandoned finger print system
Ventilation		5	RTUs need ventilation air intake and dehumidification
System Capacity		2	
IAQ/Contamination		3	

Avg Score

3.9

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

BUILDING: Probation & Parole Office Building

PAGE 9 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 7,200

Marcum No. 19621

Date of Observation: 11/13/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		1	
Generator			None
Auto Transfer Switches			N/A
Switchgear		1	
Power Panels		3	
Wiring Devices		3	
Interior Lighting		4	Low light levels in corridors, confernece, kitchen, et
Exterior Lighting		3	
Emergency Lighting		2	
Emergency Signage		2	
Fire Alarm System	NC	4	Partial system that is incomplete
Public Address System		3	Abandoned system should be removed
CCTV System			None

Avg Score

2.6

LEGEND

ASSESSMENT:

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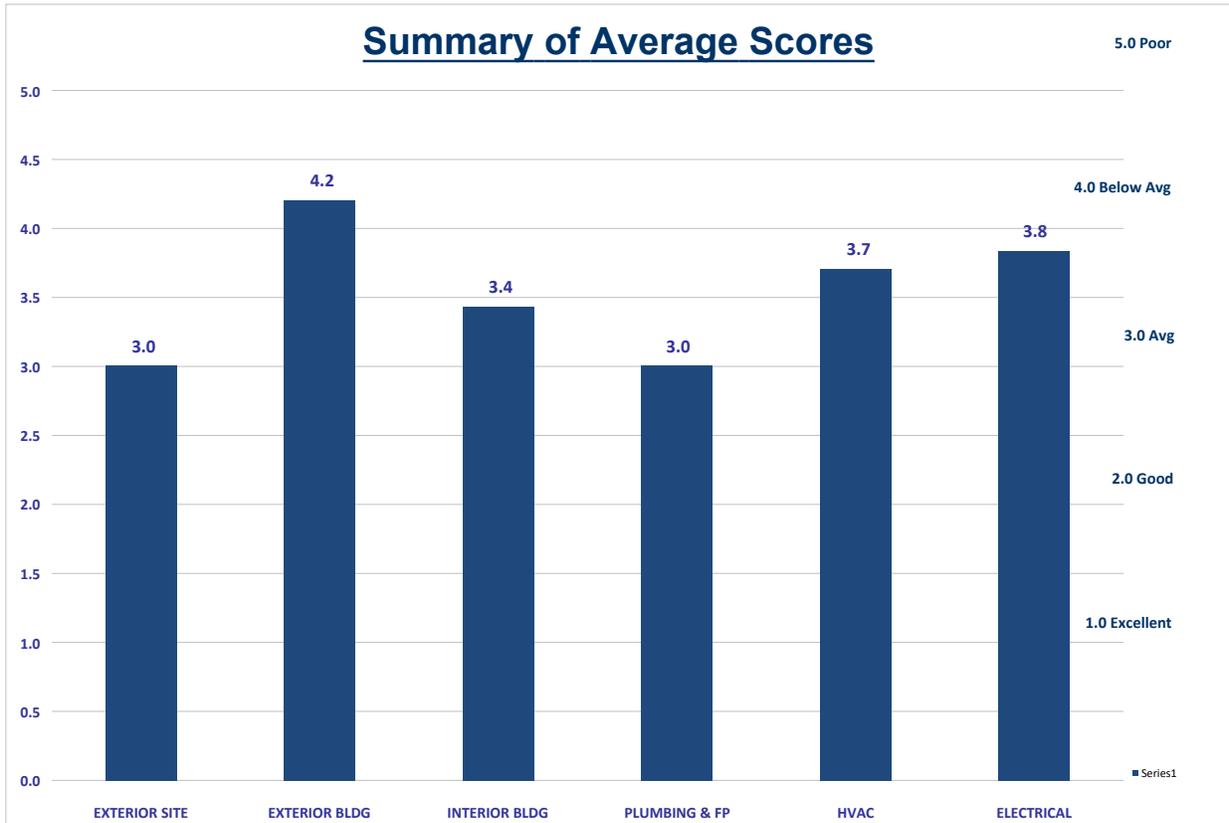
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FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Offices
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 22,000
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 8 Non-Code Compliances
- 3 Missing or Never Installed Systems/Components
- 1 Non-Functional Systems/Components
- 6 Owner Stated Problem(s)

Building Score

3.5

Building Score

\$ 216,000

Building Score

\$ 474,000



FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Offices

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 22,000

Marcum No. 19621

Date of Observation: 11/13/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Plan a project to improve all building openings to include replacing existing windows with new aluminum frame windows with insulating glass, installing new metal exterior doors with ADA compliant hardware, and installing new overhead doors. Replace old/dated plumbing fixtures and faucets/actuators that are ADA compliant and install an ADA water cooler for the building. Improve emergency lighting and signage throughout the building.

Facility Plan (Years 4-10)

Improve exterior with new aluminum gutters and downspouts and new metal wall panels. Install new ADA compliant door hardware on all interior doors. Install or improve exhaust ventilation for the break room, locker rooms, restrooms, and repair bays. Install residential range hood for electric range. Electrically, improve inefficient and/or low level lighting in corridors, training, sign shop, wash bay, and fleet parts storage. Also improve electrical distribution by replacing outdated switchboard panels and correcting overloaded branch panels.



FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Offices
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 22,000
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Replace existing windows with new aluminum frame with insulating glass.	\$ 12,000
A2. Install new exterior metal doors.	\$ 7,000
A3. Install new overhead doors.	\$ 150,000
A4.	
A5.	
A6.	
E1. Replace plumbing fixtures (toilets and lavs) to be ADA and install ADA water cooler.	\$ 34,000
E2. Improve emergency lighting and signage throughout.	\$ 13,000
E3.	
E4.	
E5.	
E6.	
Years 1 - 3 Total:	\$ 216,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Install new aluminum gutters and downspouts.	\$ 9,000
A2. Install new metal wall panels.	\$ 300,000
A3. Install ADA compliant hardware on interior doors.	\$ 4,000
A4.	
A5.	
A6.	
A7.	
A8.	
A9.	
E1. Install/improve exhaust ventilation for break room, locker rooms, restrooms, and repair bays.	\$ 34,000
E2. Install residential range hood for electric range.	\$ 2,000
E3. Improve inefficient and/or low level lighting in corridors, training, sign shop, wash bay, fleet parts storage, etc.	\$ 36,000
E4. Replace switchboard panels and improve overall distribution.	\$ 89,000
E5.	
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 474,000



FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Offices

PAGE 6 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 22,000

Marcum No. 19621

Date of Observation: 11/13/2019

REVIEW BY: J. Canter

Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	VCT, concrete
Walls		3	CMU, drywall, metal building system
Ceilings		3	2x2 ceiling panels, new in offices
Doors	P	3	Steel doors and frames
Windows	P	5	Original aluminum frame, glass seals failing
Restrooms		3	
ADA Compliance	NC	4	No levers interior doors

Avg Score
3.4

LEGEND

ASSESSMENT:

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- X = Missing or Never Installed
- NF = Non-Functional
- P = Owner States Problem

SCORE:

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FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Offices

PAGE 7 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 22,000

Marcum No. 19621

Date of Observation: 11/13/2019

REVIEW BY: B. Oliver

Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		3	
Sanitary Sewer Service		2	
Natural Gas		3	
DWV		2	PVC
Supplies		3	Copper
Fixtures	X	4	No drinking fountains and not ADA
Heating System		2	Natural gas storage type 80% efficient
Kitchen Equipment			None
ADA	NC	4	Not compliant with ADA
Fire Protection Service		3	Automatic wet-pipe sprinkler system
Sprinkler System Riser		3	
Automatic Sprinklers		4	39 years old

Avg Score

3.0

LEGEND

ASSESSMENT:

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SCORE:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Public Works Offices

PAGE 8 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 22,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		3	Grade mounted gas packs.
Ductwork		4	Too few zones
Controls		4	Not energy managing set-back
Grilles & Diffusers		2	
Toilet Exhaust	NF	5	
Kitchen Exhaust	X	5	Residential range hood missing
Other Exhaust	NC	5	Locker rooms missing exhaust and Bays low
Ventilation		2	
System Capacity		3	
IAQ/Contamination		4	Exhausts need corrections

Avg Score

3.7

LEGEND

ASSESSMENT:

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SCORE:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Public Works Offices

PAGE 9 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 22,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		5	Very old switch boards
Generator		2	
Auto Transfer Switches		2	
Switchgear	NC	5	600A/208V/3Ph
Power Panels	NC	4	Very old and overloaded
Wiring Devices		3	
Interior Lighting		4	Offices are 2 but Bays are 5
Exterior Lighting		3	
Emergency Lighting	NC	5	
Emergency Signage	NC	4	Too few signs
Fire Alarm System		5	None for mixed use
Public Address System			None
CCTV System	X	4	None

Avg Score

3.8

LEGEND

ASSESSMENT:

NC = Non-Code Compliant

X = Missing or Never Installed

NF = Non-Functional

P = Owner States Problem

SCORE:

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2 = Good (70% Useful Life Remaining)

3 = Average (50% Useful Life Remaining)

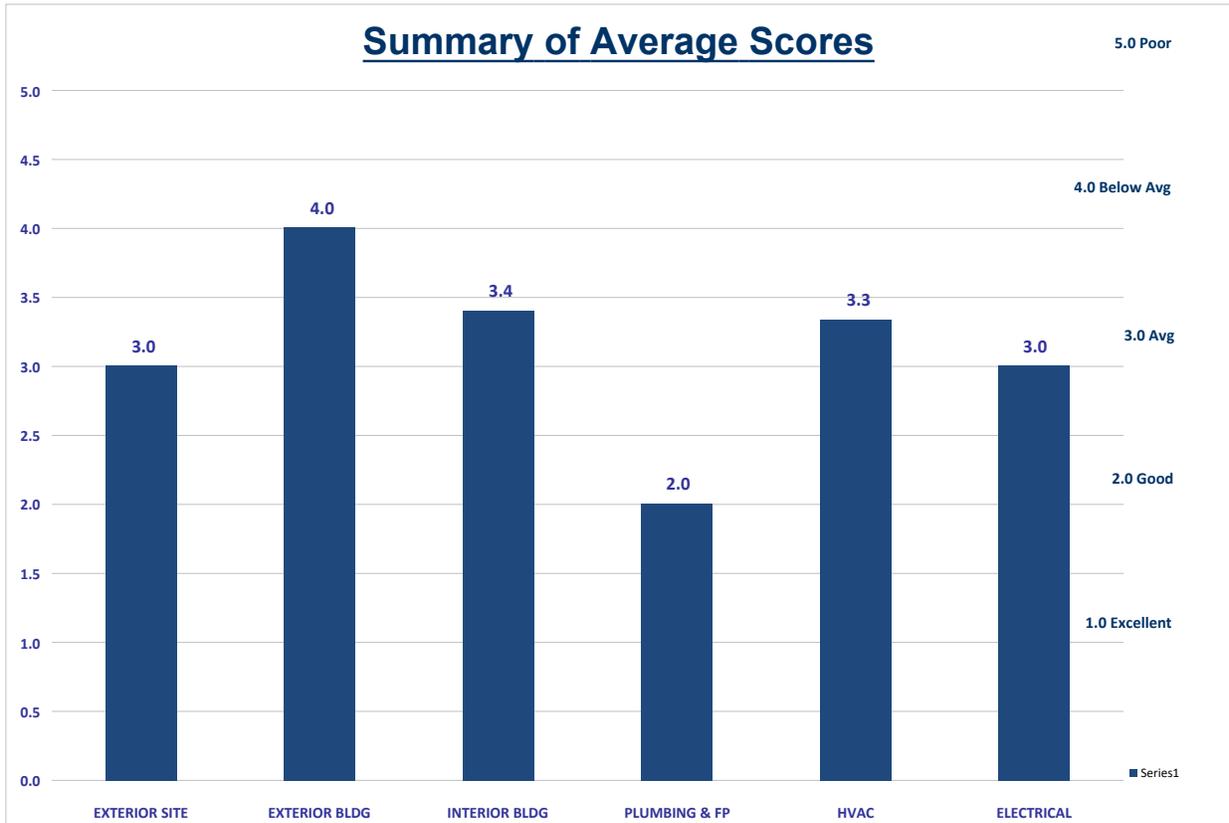
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5 = Poor Condition (10% or Less Useful Life Remaining)

FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Warehouse
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 10,000
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020



Summary of Assessments

0	Non-Code Compliances
3	Missing or Never Installed Systems/Components
0	Non-Functional Systems/Components
1	Owner Stated Problem(s)

Building Score

3.3

Cost (Years 1-3)

\$ 2,000

Cost (Years 4-10)

\$ 63,000



FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Warehouse

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 10,000

Marcum No. 19621

Date of Observation: 11/13/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Replace exterior man doors due to corrosion at bottom edge.

Facility Plan (Years 4-10)

Install new metal wall panels and aluminum gutters and downspouts. Replace lighting to improve light levels and efficiency.



FACILITY SURVEY ASSESSMENT

BUILDING: Public Works Warehouse
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 10,000
 Date of Observation: 11/13/2019
 Date of Report: 3/25/2020

Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Replace exterior doors.	\$ 2,000
A2.	
A3.	
A4.	
A5.	
A6.	
E1.	
E2.	
E3.	
E4.	
E5.	
E6.	
Years 1 - 3 Total:	\$ 2,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Install new aluminum gutters and downspouts.	\$ 3,000
A2. Install new metal wall panels.	\$ 40,000
A3.	
A4.	
A5.	
A6.	
A7.	
A8.	
A9.	
E1. Replace lighting to improve light levels and efficiency.	\$ 20,000
E2.	
E3.	
E4.	
E5.	
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 63,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Public Works Warehouse

PAGE 6 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 10,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	
Walls		3	
Ceilings		3	
Doors		5	Doors corroding at bottom
Windows			N/A
Restrooms			N/A
ADA Compliance		3	

Avg Score

3.4

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Public Works Warehouse

PAGE 7 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 10,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service			None
Sanitary Sewer Service			None
Natural Gas		2	
DWV			N/A
Supplies			N/A
Fixtures			N/A
Heating System			N/A
Kitchen Equipment			None
ADA			N/A
Fire Protection Service			None
Sprinkler System Riser			N/A
Automatic Sprinklers			N/A

Avg Score

2.0

LEGEND

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FACILITY SURVEY ASSESSMENT

 BUILDING: Public Works Warehouse

PAGE 8 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 10,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment		3	Natural gas suspended unit heaters
Ductwork			None
Controls		3	
Grilles & Diffusers			N/A
Toilet Exhaust			N/A
Kitchen Exhaust			N/A
Other Exhaust			N/A
Ventilation	X	4	Missing genral exhaust
System Capacity			N/A
IAQ/Contamination			N/A

Avg Score

3.3

LEGEND

ASSESSMENT:

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FACILITY SURVEY ASSESSMENT

 BUILDING: Public Works Warehouse

PAGE 9 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 10,000
Marcum No. 19621

 Date of Observation: 11/13/2019

 REVIEW BY: B. Oliver

 Date of Report: 3/25/2020

ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		1	
Generator			None
Auto Transfer Switches			N/A
Switchgear			N/A
Power Panels		2	200A/240V/1Ph
Wiring Devices		2	
Interior Lighting		5	Too low and inefficient
Exterior Lighting		3	
Emergency Lighting	X	4	None
Emergency Signage	X	4	None
Fire Alarm System			None
Public Address System			None
CCTV System			None

Avg Score

3.0

LEGEND

ASSESSMENT:

NC = Non-Code Compliant
 X = Missing or Never Installed
 NF = Non-Functional
 P = Owner States Problem

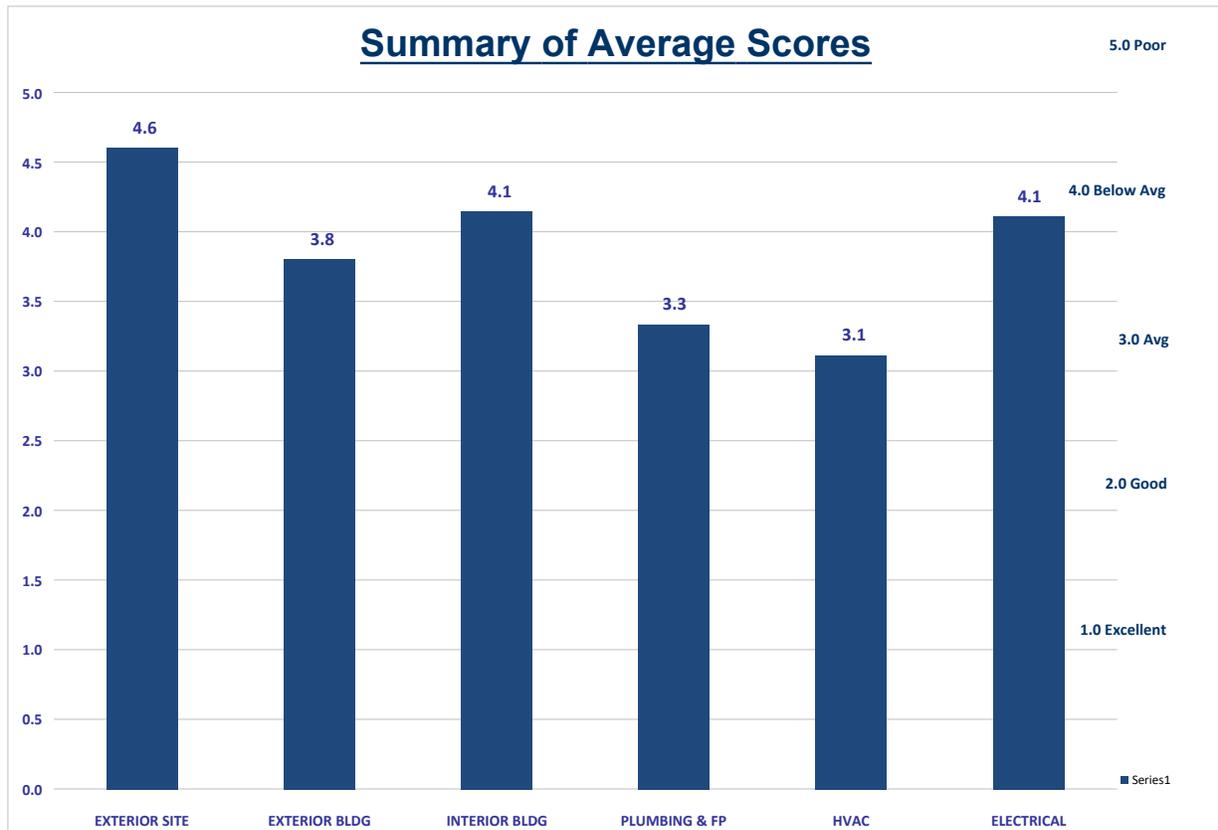
SCORE:

1 = Excellent (90% Useful Life Remaining)
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FACILITY SURVEY ASSESSMENT

BUILDING: Robert Cherry Civic Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 1 OF 9
 Bldg Gross Sq Ft: 9,998
 Date of Observation: 11/9/2019
 Date of Report: 3/25/2020



Summary of Assessments

- 5 Non-Code Compliances
- 3 Missing or Never Installed Systems/Components
- 0 Non-Functional Systems/Components
- 6 Owner Stated Problem(s)

Building Score
3.7

Cost (Years 1-3)
\$ 382,000

Cost (Years 4-10)
\$ 216,000



FACILITY SURVEY ASSESSMENT

BUILDING: Robert Cherry Civic Center

PAGE 2 OF 9

PROJECT: City of Paducah Facilities Survey and Plan

Bldg Gross Sq Ft: 9,998

Marcum No. 19621

Date of Observation: 11/9/2019

Date of Report: 3/25/2020

Facility Plan (Years 1-3)

Develop exterior renovation project that includes all of the following: replace all exterior doors; improve accessibility at all entrance and egress doors; replace existing guardrails and handrails at front entrance to be building code compliant; replace existing windows with aluminum frames and insulated glass; improve landscaping, specifically at front entrance; install parking lot lighting for safety; and install additional lighting at front for safety. Develop a high priority life safety project of the following: replace all interior doors; remove all interior/combustible wood paneling and replace with drywall; install automatic sprinkler system; renovate emergency lighting; improve exit signage; and install fire alarm system for early detection/notification.

Facility Plan (Years 4-10)

Exteriorly, improve sidewalks from parking lot to building and improve exterior wayfinding and signage. Interiorly, install new ceiling panel system throughout, improve interior wall finishes, install hand wash lavatory in kitchen for sanitation, and address ADA compliance. Mechanically, replace small meeting room HVAC unit, install programmable thermostats for energy savings/timed rental use, replace all inefficient (T12 fluorescent) lighting, and replace original/overloaded electric panel boards.



FACILITY SURVEY ASSESSMENT

BUILDING: Robert Cherry Civic Center
 PROJECT: City of Paducah Facilities Survey and Plan
Marcum No. 19621

PAGE 3 OF 9
 Bldg Gross Sq Ft: 9,998
 Date of Observation: 11/9/2019
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Years 1-3: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve ADA accessibility at all entrance and egress doors.	\$ 6,000
A2. Replace existing guardrails/handrails at front entrance with code compliant guardrails/handrails.	\$ 7,000
A3. Improve landscaping.	\$ 7,000
A4. Repair horizontal cracks in brick veneer around entire perimeter of building.	\$ 150,000
A5. Replace existing windows with new aluminum frame with insulated glass.	\$ 65,000
A6. Replace existing exterior doors.	\$ 6,000
A7. Improve interior wall surfaces. Replace wood paneling--not allowed in assembly occupancies.	\$ 26,000
A8. Replace all interior doors.	\$ 6,000
E1. Install automatic sprinkler system.	\$ 47,000
E2. Renovate emergency lighting to be building code compliant.	\$ 16,000
E3. Improve exit signage for emergency exits.	\$ 2,000
E4. Improve exterior lighting at front and in parking lot for public use and safety.	\$ 24,000
E5. Install fire alarm system per building code.	\$ 20,000
E6.	
Years 1 - 3 Total:	\$ 382,000

Years 4-10: List of Needs/Opinion of Costs

DESCRIPTION:	COST:
A1. Improve sidewalks from parking to building.	\$ 8,000
A2. Improve exterior signage and wayfinding.	\$ 4,000
A3. Install new ceiling panel system throughout building.	\$ 70,000
A4. Improve interior wall finishes	\$ 20,000
A5. Improve ADA compliance through building.	\$ 12,000
A6.	
A7.	
E1. Install hand wash lavatory in kitchen for sanitation.	\$ 4,000
E2. Replace HVAC unit for small meeting room, lobby, and restrooms.	\$ 19,000
E3. Install programmable thermostats for energy savings and timed rental use.	\$ 2,000
E4. Renovate lighting which is nearly all inefficient T12 fluorescent.	\$ 51,000
E5. Replace original and overloaded electric panel boards.	\$ 26,000
E6.	
E7.	
E8.	
E9.	
Years 4 - 10 Total:	\$ 216,000

FACILITY SURVEY ASSESSMENT

 BUILDING: Robert Cherry Civic Center

PAGE 6 OF 9

 PROJECT: City of Paducah Facilities Survey and Plan

 Bldg Gross Sq Ft: 9,998
Marcum No. 19621

 Date of Observation: 11/9/2019

 REVIEW BY: J. Canter

 Date of Report: 3/25/2020

INTERIOR - BUILDING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Floor		3	VCT
Walls	NC	5	Wood paneling, CMU, plaster, drywall
Ceilings		4	2x4 ceiling panels
Doors	P	5	Original aluminum frame and door
Windows	P	5	Original aluminum frame, single pane glass
Restrooms		3	Finishes dated
ADA Compliance		4	Restrooms compliant
			*Windows and doors are in poor shape.
			*Age of building is unknown, likely late 1950s
			to early 1960s.
			*Assembly use group (A-2) requires sprinklers
			and fire alarm for occupant load over 300. Neither
			are present.
			*Wood paneling on interior walls not allowed in
			A-3 use group due to flame spread index.

Avg Score

4.1

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FACILITY SURVEY ASSESSMENT

 BUILDING: Robert Cherry Civic Center

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PLUMBING

CATEGORY	ASSESSMENT	SCORE	REMARKS
Water Service		3	
Sanitary Sewer Service		1	New in 2017
Natural Gas		4	Over 50 years old and screwed piping
DWV		2	Drains new in 2017
Supplies		4	Copper. No insulation
Fixtures		2	
Heating System		1	New. NG storage type heater
Kitchen Equipment	X	4	Handwash lavs missing.
ADA		4	All are ADA complaint except EWC
Fire Protection Service		5	None
Sprinkler System Riser		5	
Automatic Sprinklers		5	

Avg Score

3.3

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FACILITY SURVEY ASSESSMENT

 BUILDING: Robert Cherry Civic Center

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HVAC

CATEGORY	ASSESSMENT	SCORE	REMARKS
Equipment	P	3	Packaged unit is 2 but split system in 5
Ductwork		4	High volume, sidewall diffusers
Controls	X	5	Need programmable for energy management
Grilles & Diffusers		4	
Toilet Exhaust		3	
Kitchen Exhaust		3	
Other Exhaust			None
Ventilation		2	
System Capacity		2	
IAQ/Contamination		2	

Avg Score

3.1

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FACILITY SURVEY ASSESSMENT

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ELECTRICAL

CATEGORY	ASSESSMENT	SCORE	REMARKS
Electric Power Service		2	
Generator			None
Auto Transfer Switches			N/A
Switchgear		2	
Power Panels		5	Panels are full and overloaded circuits
Wiring Devices		5	
Interior Lighting		5	Lighting levels and efficiency
Exterior Lighting	X	4	Additional lighting need for safety
Emergency Lighting	NC	5	Additional needed for correct light levels
Emergency Signage	NC	4	Additional signage and direction needed
Fire Alarm System	NC	5	None and is required for assembly of this size
Public Address System			None
CCTV System			None but should be considered for liability

Avg Score

4.1

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