

*Facility Assessment
Report & Recommendations*

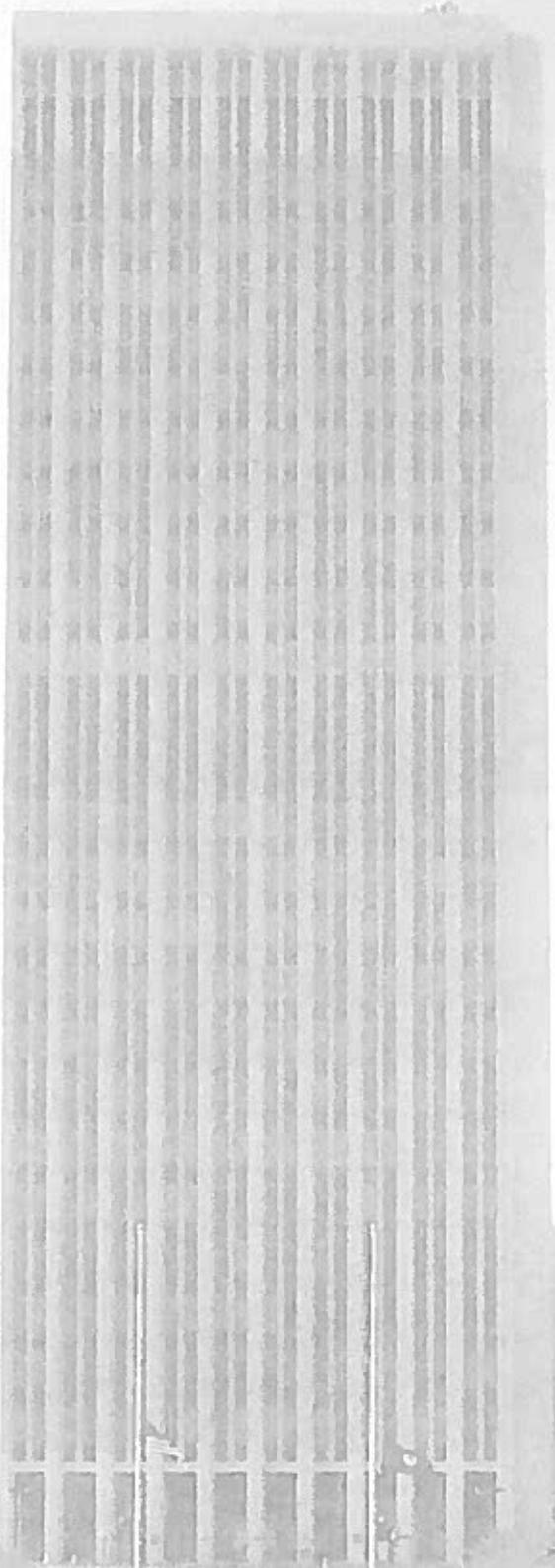
Renovation of the Capital Plaza Complex

Frankfort, Kentucky

January 16, 2008

*Executive
Summary*

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ARCHITECTURE • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING



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ASSESSMENT EVALUATION CRITERIA

The Assessment Scope

Provide recommendations that will allow the Capital Plaza Complex to function for an additional 25 year lifecycle. The recommendations should allow the complex to meet current building codes for new construction as well as support LEED and Energy Star guidelines where practical.

Evaluation

Each facility was evaluated on-site in multiple categories:

- Structure & Building Envelope, Finishes, Building Systems, Code Compliance, And Functional Review For The Buildings.
- Primary And Secondary Structure, Service Systems, And Code Compliance For The Garages And Plazas.

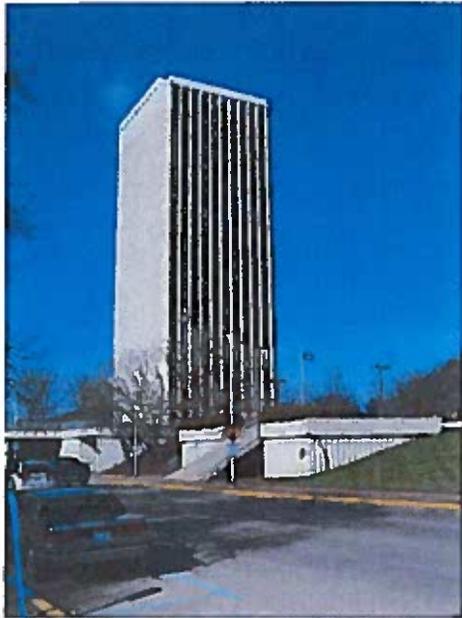
Code Compliance Evaluation

The assessment of all facilities for code compliance is based upon requirements for new construction. There are provisions in Chapter 34 of the Building Code allowing "Compliance Alternatives" in some circumstances in renovations to existing structures in lieu of full compliance with the code requirements for new construction, where equivalent life and building safety can be demonstrated. In the following assessments those alternative provisions of Chapter 34 are not utilized, except where specifically noted.

Throughout the report, the following references shall be typical:

- Building Code:
This refers to the 2006 Edition of the International Building Code with 2007 Kentucky Amendments. By reference this also includes the applicable plumbing, mechanical, and electrical codes.
- Energy Code:
This refers to the 2003 Edition of the International Energy Conservation Code
- Accessibility Requirements:
This refers to the ICC/ANSI A117.1-2003, "Accessible and Usable Buildings and Facilities"

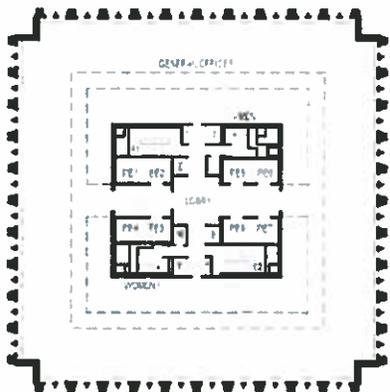
CAPITAL PLAZA OFFICE TOWER



The Capital Plaza Office Tower scored a total of 35.1 out of a possible maximum of 100 points. This score means that this facility requires major remodeling with costs exceeding 50% of the replacement cost. This score, being very low in its category, is near the score that would classify this facility as unsatisfactory and requiring replacement.

The on site review and evaluation in the categories of: Structure & Building Envelope, Finishes, Building Systems, Code Compliance & Functional Review, resulted in the identification of the following needed repairs:

- Repair exterior concrete skin.
- Replace curtainwall system and glass.
- Replace existing escalators.
- Rework typical office floor restrooms into accessible facilities.
- Upgrade stairwells.
- New cabs in elevators.
- Replace existing roof.
- Replace window washing equipment.
- Remove existing office partition system.
- Provide new plumbing soil, waste and vent piping.
- Replace offsite cooling tower.
- Replace HVAC equipment on each floor.
- Replace HVAC equipment on mechanical floors.
- Clean and seal existing upper floor ductwork.
- Provide new light fixtures, data, and electrical service
- Upgrade existing sprinkler system to include perimeter offices.
- Upgrade building access control, emergency communication systems.
- List of code deficiencies:
 - Non compliance with seismic design requirements
 - Inadequate accessibility to restrooms, exit doors
 - Firestopping systems at thru-wall penetrations
 - Exit signs
 - Lack of complete fire-protection and fire alarm systems
 - Non-compliance with energy code
- List of functional deficiencies:
 - Limited flexibility of floor plan layout and existing modular partition system



CAPITAL PLAZA OFFICE TOWER

Option 1 Total Estimated Cost Of Repairs: \$61,801,000 (2)

Option 2

- Provide new 270,000 square foot office building.
(Assume occupant load of 900 people x 300 SF/person.)

Option 2 Total Estimated Cost: \$97,875,000 (2)

Option 3

- Demolition of Capital Plaza Tower and provide new mechanical connection to Convention Center and Hotel.

Option 3 Total Estimated Cost: \$12,624,000 (3)

(2) Represents Total Project Cost on July 1, 2010

(3) Represents Total Project Cost on July 1, 2012

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CAPITAL PLAZA OFFICE TOWER GARAGE & PLAZA

GARAGE: The Office Tower Garage, located north of Mero Street, east and west of the Office Tower contains 767 parking spaces.



The overall structural condition of the garage is good, however the deterioration noted during our field investigation combined with the results of the chloride testing is indicative of a growing threat to the structure over the long term.

We suggest implementing a repair program coupled with installation of an overlay topping to stop the deterioration.

The investigation showed that the garage requires major modernization costing between 25-50 percent of replacement costs.

The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:



- The concrete is showing considerable spalling and delamination.
- Chloride levels are sufficient to support corrosion.
- Precast fins are deteriorating.
- Drainage and ponding are an issue.
- Inadequate stormwater drainage system.
- Lighting does not meet current recommended levels.
- Stairs do not meet code.
- Pedestrian and vehicular wayfinding needs to be improved.
- Spalling of waffle slabs/joist/beams needs to be repaired.

PLAZA: The Plaza requires major remodeling with costs exceeding 50% of the total replacement cost. The low assessment score of 36.1 almost classifies the plaza as unsatisfactory and requiring replacement.



The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:

- Corrosion damage to slab edges affects 15-20 percent of plaza.
- 30-40 percent of joints are wider than code allows.
- Majority of expansion joints have failed.
- Concrete pedestals have failed.
- Structural wearing slab is deteriorating.
- 20% of the Tower Plaza driveway has disintegrated.

CAPITAL PLAZA OFFICE TOWER GARAGE & PLAZA

- Flashing and membrane at planters are beyond useful life.
- There are accessibility issues throughout the Plaza.

Option 1

- Provide concrete overlay to restore concrete structure of garage (\$7,915,000) and achieve better drainage and lower maintenance over 20 year life.
- Remove and replace all plaza wearing surface with new design (\$23,635,000).

Option 1 Total Estimated Cost: \$31,550,000 (2)

Option 2

- Demolition of existing Capital Plaza Office Tower Garage & Plaza (\$6,379,000).
- Provide landscape plaza and modifications to office tower base (\$3,341,000).

Option 2 Total Estimated Cost: \$9,720,000 (2)

Option 3

- Provide new 520 parking space addition to existing TCOB Parking Garage.

Option 3 Total Estimated Cost: \$13,844,000 (2)

(2) Represents Total Project Cost on July 1, 2010

MERO & CLINTON STREETS PLAZAS

Both Plazas require major remodeling with costs exceeding 50% of the total replacement cost. The low assessment score of these plazas almost classifies them as unsatisfactory and requiring replacement.

The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:



- Corrosion damage to slab edges affects 15-20 percent of plaza.
- 30-40 percent of joints are wider than code allows.
- Majority of expansion joints have failed.
- Concrete pedestals have failed.
- Structural wearing slab is deteriorating.
- Flashing and membrane at planters are beyond useful life.
- There are accessibility issues throughout the Plaza.

Option 1

- Remove and replace all plaza wearing surface with new design.

Option 1 Total Estimated Cost: \$5,298,000 (2)

Option 2

- Demolish existing plaza and structure.

Option 2 Total Estimated Cost: \$ 631,000 (2)

(2) Represents Total Project Cost on July 1, 2010

FOUNTAIN PLACE SHOPS, GARAGE & PLAZA

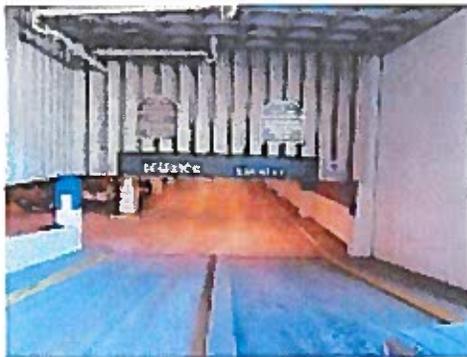
SHOPS: The shops and offices require major remodeling with the estimated cost exceeding 50% of the replacement cost. The evaluation score is 39.7 and is near the score that would classify these areas as unsatisfactory and requiring replacement.



The on site review and evaluation in the categories of: Structure & Building Envelope, Finishes, Building Systems, Code Compliance & Functional Review, resulted in the identification of the following needed repairs:

- Replace all store front systems.
- Repair and provide new accessible restrooms.
- Provide new finishes throughout.
- Provide a new HVAC and control system.
- Replace the electrical distribution system.
- Replace lighting, fire alarms, and electrical distribution systems.

GARAGE: The Convention Center Garage located between Mero and Clinton Streets and between the Capital Plaza Hotel and the Convention Center contains 268 parking spaces.



The overall structural condition of the garage is good, however the deterioration noted during our field investigation combined with the results of the chloride testing is indicative of a growing threat to the structure over the long term.

We suggest implementing a repair program coupled with installation of a protective overlay topping to stop the deterioration.

The investigation showed that the garage requires major modernization costing between 25-50 percent of replacement costs.

The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:

- The concrete is showing considerable spalling and delamination.
- Chloride levels are sufficient to support corrosion.
- Precast fins are deteriorating.
- Drainage and ponding are an issue.
- Inadequate stormwater drainage system.
- Lighting does not meet current recommended levels.
- Stairs do not meet code.

FOUNTAIN PLACE SHOPS, GARAGE & PLAZA

- Pedestrian and vehicular wayfinding needs to be improved.
- Spalling of waffle slabs/joist/beams needs to be repaired.

PLAZA: The Plaza requires major remodeling with costs exceeding 50% of the total replacement cost. The low assessment score almost classifies these plazas as unsatisfactory and requiring replacement.

The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:



- Corrosion damage to slab edges affects 15-20 percent of plaza.
- 30-40 percent of joints are wider than code allows.
- Majority of expansion joints have failed.
- Concrete pedestals have failed.
- Structural wearing slab is deteriorating.
- Flashing and membrane at planters are beyond useful life.
- There are accessibility issues throughout the Plaza.
- The tree planters are no longer functional and near the end of their useful service life.

Option 1

Complete repairs of Shops (\$9,514,000), Garage (\$1,667,000) and Plaza (\$12,747,000).

Option 1 Total Estimated Cost: \$23,928,000 (3)

Option 2

Complete repair of the Garage (\$1,667,000), but demolition of the existing shops and provide landscape plaza and/or future building site (\$5,678,000).

Option 2 Total Estimated Cost: \$ 7,345,000 (3)

(3) Represents Total Project Cost on July 1, 2012

FRANKFORT CONVENTION CENTER

NOT PART OF RFI

The Frankfort Convention Center was occupied in 1971 and consists of approximately 102,100 gross square feet with a seating capacity of 5,295.



The Frankfort Convention Center scored a total of 51.9 out of a possible maximum of 100 points. This score means this facility required major remodeling with costs exceeding 50% of the replacement cost.

The on site review and evaluation in the categories of: Structure & Building Envelope, Building Systems, Code Compliance & Functional Review, resulted in the following findings:

- Finishes are worn and dated.
- No sprinkler system in the building.
- HVAC and electric are at end of useful life.
- Hot water heating is from the Office Tower.
- Outdated fire alarm, data, voice, A/V system.
- List of code deficiencies:
 - Ramps serving the upper concourse are non-compliant
 - No toilets on concourse level
 - No smoke evacuation system
 - Seating aisles width and guardrails do not meet current code.
 - Inadequate accessibility to restrooms, ramps, locker rooms and upper level
 - No elevators
- List of functional deficiencies:
 - Exhibit Hall needs to be larger
 - Inadequate size prefunction space
 - Limited breakout space
 - Lack of upper concourse concessions and restrooms
 - Kitchen facilities are inadequate
 - Lack of storage rooms.



Total Estimated Cost of Repairs:

\$23,319,000 (3)

(3) Represents Total Project Cost on July 1, 2012

YMCA GARAGE & PLAZA

GARAGE: The YMCA Garage, located south of Clinton Street between Wilkinson Street and the Federal Building contains 368 parking spaces.



The overall structural condition of the garage is good, however the deterioration noted during our field investigation combined with the results of the chloride testing is indicative of a growing threat to the structure over the long term.

We suggest implementing a repair program coupled with installation of an overlay topping to stop the deterioration.

The investigation showed that the garage requires major modernization costing between 25-50 percent of replacement costs.

The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:

- The concrete is showing considerable spalling and delamination.
- Chloride levels are sufficient to support corrosion.
- Precast fins are deteriorating.
- Drainage and ponding are an issue.
- Inadequate stormwater drainage system.
- Lighting does not meet current recommended levels.
- Stairs do not meet code.
- Pedestrian and vehicular wayfinding needs to be improved.
- Spalling of waffle slabs/joist/beams needs to be repaired.

YMCA, GARAGE NOT PART OF RFI

PLAZA: The Plaza requires major remodeling with costs exceeding 50% of the total replacement cost. The low assessment score almost classifies this plaza as unsatisfactory and requiring replacement.



The on site review and evaluation in the categories of: Primary & Secondary Structure, Service Systems and Code Compliance, resulted in the following findings:

- Corrosion damage to slab edges affects 15-20 percent of plaza.
- 30-40 percent of joints are wider than code allows.
- Majority of expansion joints have failed.
- Concrete pedestals have failed.
- Structural wearing slab is deteriorating.
- Flashing and membrane at planters are beyond useful life.
- There are accessibility issues throughout the Plaza.

YMCA GARAGE & PLAZA

Option 1

- Provide concrete overlay to restore the concrete structure of the garage and achieve better drainage, and lower maintenance over 20 year life (\$4,750,000).
- Remove and replace all plaza wearing surface with new design (\$7,351,000).

Option 1 Total Estimated Cost: \$12,101,000 (2)

Option 2

- Provide concrete overlay to restore the concrete structure of the garage and achieve better drainage, and lower maintenance over 20 year life (\$4,750,000).
- Remove the precast plaza wearing surface and convert the supporting structural level to a parking level. Provide new wearing surface with appropriate drainage. The Garage would have 3 levels of parking. The number of parking spaces would be increased by 140 spaces (\$5,222,000).

Option 2 Total Estimated Cost: \$ 9,972,000 (2)

Option 3

- Provide concrete overlay to restore the concrete structure of the existing garage and achieve better drainage and lower maintenance over 20 year life (\$4,750,000).
- In lieu of replacing the Plaza Level wearing surface of the YMCA Garage, the precast wearing surface would be removed and the supporting structural level would be converted to a parking level. A new wearing surface with appropriate drainage would be provided for this level. Additionally, one new level would be constructed bringing the Garage to a total of four levels. The total number of parking spaces would be increased by approximately 280 spaces (\$9,066,000).

Option 3 Total Estimated Cost: \$13,816,000 (2)

(2) Represents Total Project Cost on July 1, 2010

CAPITAL PLAZA COMPLEX COST ESTIMATE SUMMARY

RENOVATION OF EXISTING FACILITIES	COST (1)
Capital Plaza Tower Garage & Plaza	\$ 31,550,000 (2)
Capital Plaza Office Tower	\$ 61,801,000 (2)
Mero & Clinton Streets Plazas	\$ 5,298,000 (2)
Fountain Place Shops, Plaza & Garage	\$ 23,928,000 (3)
YMCA Garage & Plaza	\$ 12,101,000 (2)
Total	\$ 134,678,000

OPTIONS IN LIEU OF RENOVATION	COST (1)
520 Parking Space Addition To TCOB Garage	\$ 13,844,000 (2)
Demolish Office Tower Garage & Plaza	\$ 9,720,000 (2)
Construct New 270,000 SF Building	\$ 101,790,000 (4)
Demolish Mero & Clinton Streets Plazas	\$ 631,000 (2)
Demolish Capital Office Tower	\$ 12,624,000 (3)
Demolish Fountain Place Shops & Construct New Green Plaza/Building Site	\$ 7,345,000 (3)
YMCA Garage & Plaza	
• Option 1: Repair & Expand Garage (1 Level - 140 Spaces)	\$ 9,972,000 (2)
• Option 2: Repair & Expand Garage (2 Levels - 280 Spaces) Add \$3,844,000	
Total	\$ 155,926,000

OTHER PROJECTS	COSTS (3)
Renovate Frankfort Convention Center	\$23,319,000 (3)

(1) Costs Represent Total Project Cost, Including Construction Costs, Design Fees And Contingency

(2) Represents Total Project Cost On July 1, 2010

(3) Represents Total Project Cost On July 1, 2012

(4) Represents Total Project Cost 60% 2010; 40% 2012

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CAPITAL PLAZA COMPLEX FUNDING SCHEDULE

PROJECTS TO START CONSTRUCTION JULY 2010	COSTS (2)
Construct 520 space Addition To TCOB Parking Garage	\$13,844,000
Demolish Office Tower Garage & Plaza	\$ 9,720,000
Demolish Mero & Clinton Streets Plaza	\$ 631,000
YMCA Garage Addition & Renovation (Add 140 spaces)	\$ 9,972,000
Construct Shell of New 270,000 SF Office Building (\$97,875,000 x. 6)	\$58,725,000
Total	<u>\$92,892,000</u>

PROJECTS TO START CONSTRUCTION JULY 2012	COSTS (3)
Construct Fit-up of New 270,000 s.f. Office Building {97,875,000 x .4} (1.1 Escalation)	\$43,065,000
Demolish Capital Office Tower (Including Mechanical Relocation)	\$12,624,000
Demolish Fountain Place Shops & Construct New Green Plaza / Building Site	\$ 7,345,000
	<u>\$63,034,000</u>

OTHER PROJECTS	COSTS (3)
Renovate Frankfort Convention Center	\$23,319,000

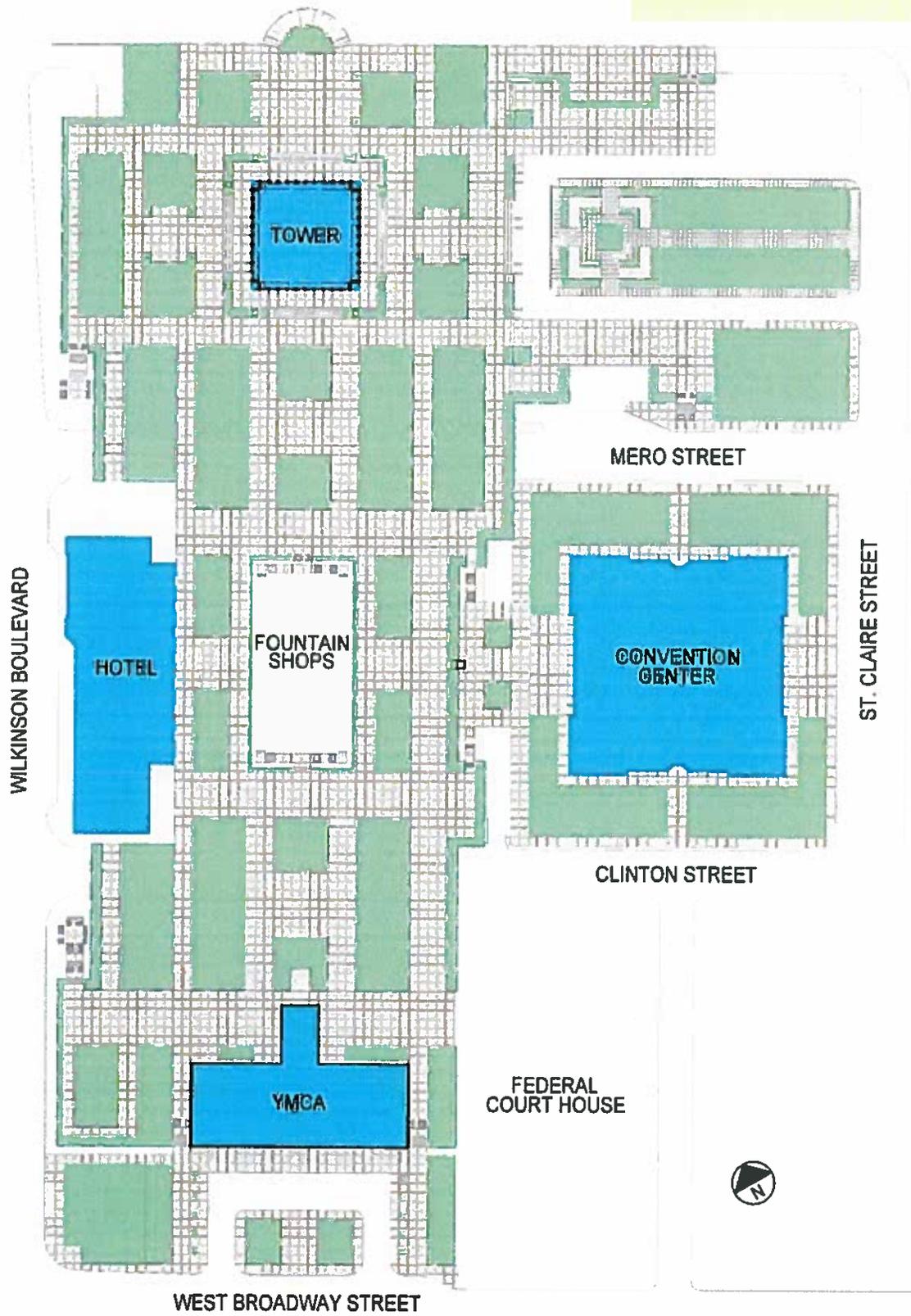
(2) Represents Total Project Cost on July 1, 2010

(3) Represents Total Project Cost on July 1, 2012

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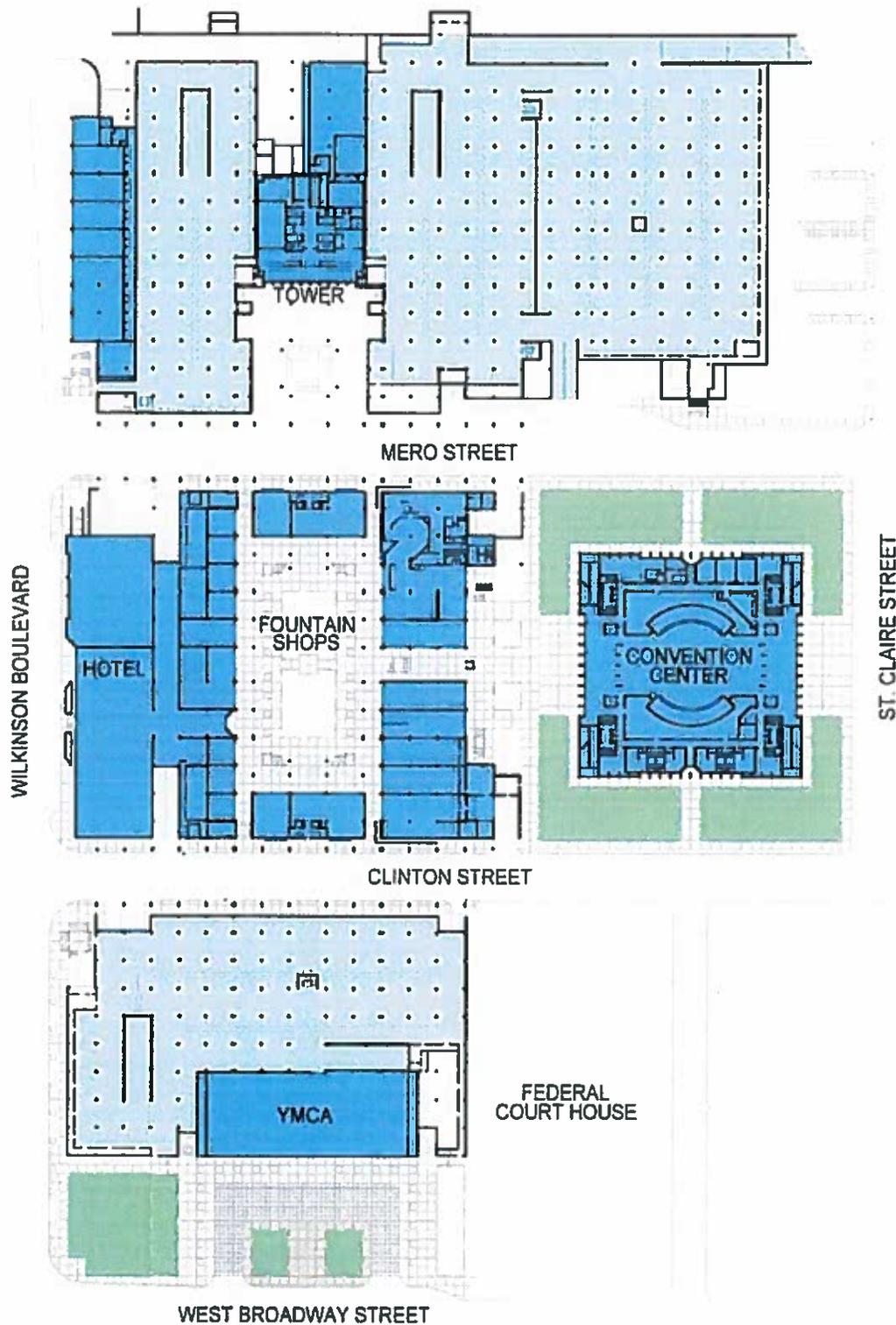
EXISTING SITE PLAN - PLAZA LEVEL

HOTEL, CONV.CTR. YMCA
NOT PART OF RFI



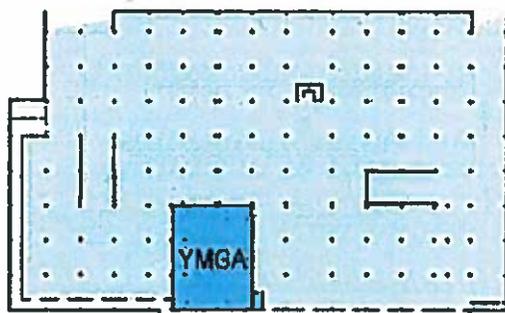
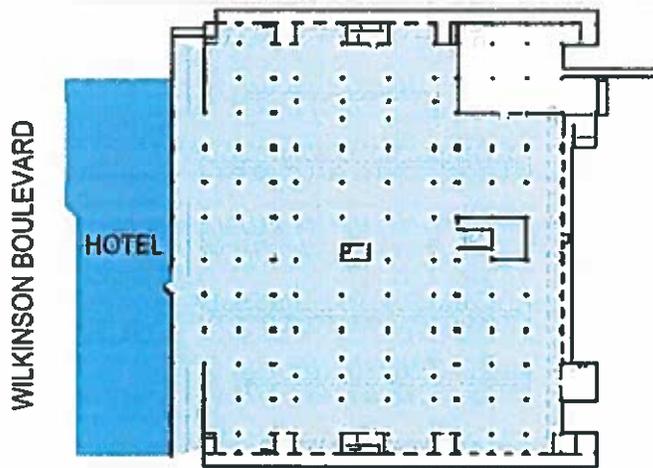
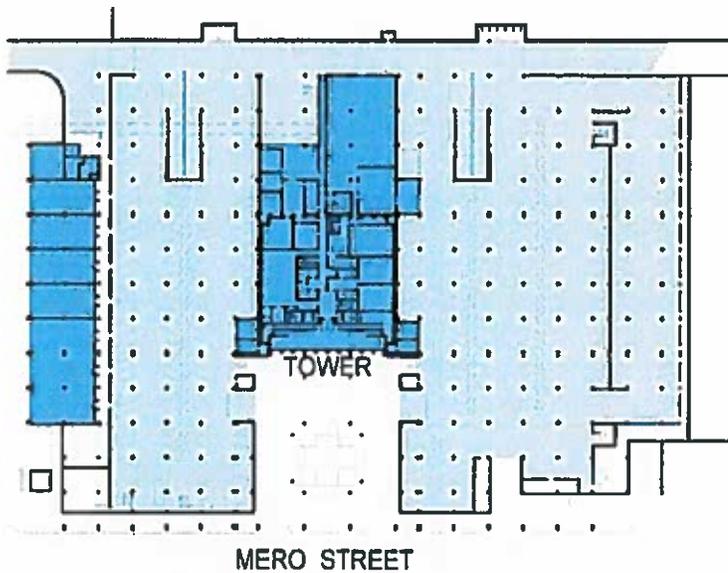
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EXISTING SITE PLAN - PARKING GARAGE - STREET LEVEL



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EXISTING SITE PLAN - PARKING GARAGE - LOWER LEVEL



JANUARY 16, 2008

PROPOSED SITE PLAN

NOT PART OF RFI

