







DIAGNOSIS FACILITY CONDITION ASSESSMENT

- Assemble Project Task Force Team
- Weekly meetings / Interview occupants
- Coordinate and work with building manager
- Room-by-Room Architect / Engineer survey
- Airflow Testing
- Fire Safety / Emergency Egress assessment
- Structural assessment

- Building Envelope / Evaluation of Water Infiltration
- Above-Ceiling survey
 Camera Survey of HVAC systems
- Terminal Unit dissection
- Ventilation assessment
- Laboratory Testing of Contaminants (CO, CO2, SO2, mold spores, aithorne debris)
- airborne debris)Energy Savings

RENOVATION SCOPE PRIORITIZATION Building needs Asbestos Fire Proofing HVAC Replacement Electrical Replacement Fire Alarm Fire Sprinkler Occupant Needs Reprogramming Casework, Interior Finishes

A SERIES OF DECISIONS

- Renovate existing structure or demolish and rebuild?
- Complete gut-to-shell or selectively salvage? •
- Vacate occupants or phase construction around occupants? •
- Comply with current university standards, or adapt? •
- Completely reprogram spaces and utilization or stick with original? Limit to deferred maintenance or consider betterments? ٠
- . Project Procurement Methods

AHU BEFORE AND AFTER

Remove 50 year old dual deck air handlers

Install new single duct units-Shipping splits to fit through building openings Assemble in place Air leakage test

BUILDING 90 LESSONS LEARNED

- Vacate building and gut has advantages over extensive phasing and selective salvage
- A clear understanding of the Environmental Assessment
- Reprogramming and betterment are as essential to success as behind-the-walls renewal
- Clear demarcation and accountability of contractor scope
- Clear project scope with all users

