

HISTORIC STRUCTURE ASSESSMENT REPORT

**FORT HANCOCK-BUILDING 35
CHAPEL/AUDITORIUM
Gateway National Recreation Area
Sandy Hook Unit**

Dates of Inspection and
Condition Assessment Report: 1988-1989

Inspected by:
Architectural Conservation Center
Douglasville, Georgia 30135

Prepared for:
Park Historic Architecture Division
National Park Service
Washington, D.C. 20013-7127

and

North Atlantic Regional Office
National Park Service
Boston, Massachusetts 02109-3572

Compiled by:
Architectural Conservation Center
Douglasville, Georgia 30135

TABLE OF CONTENTS

	PAGE
Project Statement	ii
Definitions	iii
List of Symbols and Abbreviations	ix
Building Photographs/Plans	xi
Building Report	1

PROJECT STATEMENT

The Inventory and Condition Assessment Program (ICAP) is a systematized methodology to inventory and to assess the condition of or inspect maintenance features and a computer program to manage the substantial volume of information developed under the program.

The inventory and condition assessment is based on a comprehensive field inspection conducted by park, regional office, or DSC staff and/or private architectural/engineering (A/E) contractors. The inspection team prepares a report assessing the findings of the inspection and recommending, where necessary, appropriate repair treatments. For prehistoric and historic buildings these recommendations are consistent with the "Standards for Managing Historic and Prehistoric Structures (Including Ruins)" in the "Cultural Resource Management Guideline, NPS-28". A comprehensive building report for non-historic buildings is titled "Inventory and Condition Assessment Report". For prehistoric and historic buildings, a comprehensive building report is titled "Historic Structure Assessment Report". A comprehensive building report consists of the following information.

1. **General Data** - Background, size and geographical location.
2. **Historical Data** - For historic and prehistoric buildings, the historic significance of each feature is identified. Important List of Classified Structures (LCS) and Cultural Resources Management Bibliography (CRBIB) information is also furnished.
3. **Inventory Data** - Descriptions of features.
4. **Condition Assessment Data** - Deficiencies identified through the inspection process, with corrective work recommendations.
5. **Cost Data** - Estimated costs for all recommended work broken down into material and labor.
6. **Graphic Data** - A site sketch, simple plan drawings, and photocopies of representative views indicating existing conditions are also provided.

DEFINITIONS

MAINTENANCE PRIORITY

Priority 1: Buildings assessed priority 1 are those that must be maintained.

Condition Criteria:

- the building has fire/life/health safety and other code deficiencies; and/or
- the building has other significant critical and serious deficiencies that may effect the useful life of the building.

Management Criteria:

- the building is a cultural resource; and
- the building is significant based on specific servicewide, Regional or park management initiatives or directives.

Priority 2: Buildings assessed priority 2 are those that should be maintained.

- the building meets any of the requirements of priority 1. However, due to limited funding/resources maintenance is deferred. Every effort should be taken to upgrade these buildings when possible, in order to ensure proper maintenance.

Priority 3: Buildings assessed priority 3 are those that may be maintained.

- the building is scheduled for future cyclical and/or repair/rehabilitation work which may require special coordination of maintenance activities in order not to conflict with the planned work;
- or the building does not meet any of the requirements of priority 1 and 2.

BUILDING CONDITION

Excellent - A building is in excellent condition if any of the following conditions are present. Both interior and exterior features of the building are in like-new (or better) condition and building utility systems are without obvious or known defects. (This level does not apply to historic or prehistoric buildings.)

Good - A building is in good condition if the following conditions are present. The significant features are intact, structurally sound and performing their intended purpose; there are few or no cosmetic imperfections; the significant features need no repair; and only routine and/or cyclic maintenance is required. Examples are touch up painting needed or other minor items needing maintenance.

Fair - A building is in fair condition if any of the following conditions are present. There are signs of wear, failure or deterioration, though the building is generally sound; or if failure of a significant feature of the building is evident. Examples are worn floor or wall coverings and building utility systems in need of minor repair.

Poor - A building is in poor condition if any of the following conditions are present. The significant features are no longer performing their intended purpose or are missing; significant features show signs of imminent failure or break-down; structural integrity is marginal; major repairs are needed; or fire, life, health and/or safety standards for occupancy are questionable. Examples include exterior envelope which allows the elements to attack the interior and/or utility systems which are inadequate.

Obsolete - A building is in obsolete condition if any of the following conditions are present. It is beyond economic rehabilitation; is not historic or prehistoric and is not architecturally significant; and major health and/or safety violations exist. (This level does not apply to historic or prehistoric buildings.)

FEATURE CONDITION

The conditions *Good*, *Fair*, and *Poor* are equivalent to the **MM** conditions "1" as good, "2" as fair, and "3" as poor. For historic and prehistoric structures, it is also used as part of the criteria in establishing the significance of a feature.

A feature is evaluated as Good when:

- the feature meets the established Maintenance Management program condition guidelines, and
- the feature is intact, structurally sound and performing its intended purpose, and
- the feature needs no repair or rehabilitation and only routine and preventive maintenance is required.

A feature is evaluated as Fair when:

- the feature generally meets the Maintenance Management program condition guidelines and provides an adequate level of service, or
- there are early signs of wear, failure, or deterioration, though the feature is generally structurally sound and performing its intended purpose, or
- there is failure of a sub-component of the feature, or
- replacement of up to 25% of the feature or replacement of a defective sub-component is required.

A feature is evaluated as Poor when:

- the feature does not meet the Maintenance Management program condition guidelines, or
- the feature is no longer performing its intended purpose, or
- the feature is missing, or
- deterioration or damage affects more than 25% of the feature and cannot be adjusted or repaired, or
- the feature shows signs of imminent failure or breakdown, or
- the feature requires major repair or replacement.

TREATMENT RATINGS (Historic and Prehistoric Buildings Only)

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building.

Feature: Defined as the basic component or issue on which the ICAP program collects information for inventory use. A feature may be an architectural element, structural component, engineering system or a functional requirement.

1. PRESERVE

Statement of Importance:

- the element is associated with those qualities for which the building is considered to have cultural value and dates from the period(s) of significance, and/or
- the feature is highly distinctive architecturally and dates to the building's period(s) of significance, and
- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to Good- Preserve

2. PRESERVE WHEREVER POSSIBLE- REPLACE IN-KIND IF TOO DETERIORATED TO SAVE

Statement of Importance:

- the feature has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the building, or

-
- the feature makes a significant contribution either to the building's historic appearance or as an integral part of its historic construction, or
 - the feature meets "1" level criteria except that preservation is not feasible.

Condition: Fair to Good- Preserve
Poor- Replace

Note Exception: If the feature is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

3. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, FEATURE MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the feature contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or
- the feature dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: Fair to Good- Preserve
Poor- Replace

4. PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK.

Statement of Importance:

- the feature dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building's historic appearance or system of construction.

Condition: Fair to Good- Preserve
Poor- Alter/Replace

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the feature is not significant and through design or condition detracts from the historic appearance of the building, or
- the feature is a poor design and/or construction detail which contributes to the deterioration of the building, or

-
- the feature creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the feature may, in some cases, take precedence over higher ratings normally assigned to the feature.)

Condition: Poor to Good- Remove/Replace

6. SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE BUILDING.

Statement of Importance:

- the feature has no historic value.

0. DEFAULT RATING - FEATURE NOT EVALUATED

The ICAP computer program will default to this value. A rating of zero (0) should alert the reader that an evaluation of the significance of the feature has not been made.

PRIORITY

A Critical deficiency of a feature exists where:

- there is advanced deterioration which has resulted in the failure of the feature or will result in the failure of the feature if not corrected within one year or
- there is accelerated deterioration of adjacent or related building materials as a result of the feature's deficiency,
- there is a threat to the health and/or safety of the user, or
- there is a failure to meet a legislative requirement.

A Serious deficiency of a feature exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the feature or
- a threat to the health and/or safety of the user may occur within 2- 5 years if the deterioration is not corrected, or
- there is deterioration of adjacent or related materials and/or systems as a result of the feature's deficiency.

A *Minor* deficiency of a feature exists where:

- standard preventive maintenance practices and conservation methods have not been followed, or
- there is a reduced life expectancy of affected or related materials and/or systems, or
- there is a condition with long-term impact beyond 5 years.

WORK RECOMMENDATIONS

Within the inventory section of a comprehensive report, each time a fair or poor condition is indicated, a work recommendation will appear in the back of the report. Occasionally, several related deficient features can be grouped together under one work recommendation. When this happens, the description of each of the affected features refers the reader to the feature with the work recommendation and no condition quantities are cited for the affected features.

COST ESTIMATES

The cost figures included in the work recommendations are estimates to be used for the planning of future work. They can be based on the inspector's own records, cost data provided by the Park, or standard cost estimating guides such as R.S. Means, but they are only estimates. Costs for architect's or engineer's fees or other contingencies are not included.

LIST OF SYMBOLS AND ABBREVIATIONS
--

bedrm or BR- bedroom
bldg- building
bsmnt or bmt - basement
btwn- between
clg- ceiling
dbl- double
dine or DR- dining room
E- east
elev- elevation
exist- existing
fdn- foundation
ftg- footing
fl or flr- floor
galv- galvanized
gyp bd- gypsum board
kit- kitchen
LF- linear feet
LR- living room
mtl- metal
N- north
NFPA 101 - Life Safety Code, National Fire Protection Association
oc- on center
opg- opening
orig- original
reqd- required
rm- room
S- south
SF- square feet
SY- square yard
sgl- single
sht mtl- sheet metal
sm- small
stl- steel
T&G or T + G- tongue and groove

typ- typical

UBC- Uniform Building Code

W- west

wd- wood

wdo- window



SOUTH & EAST ELEVATIONS



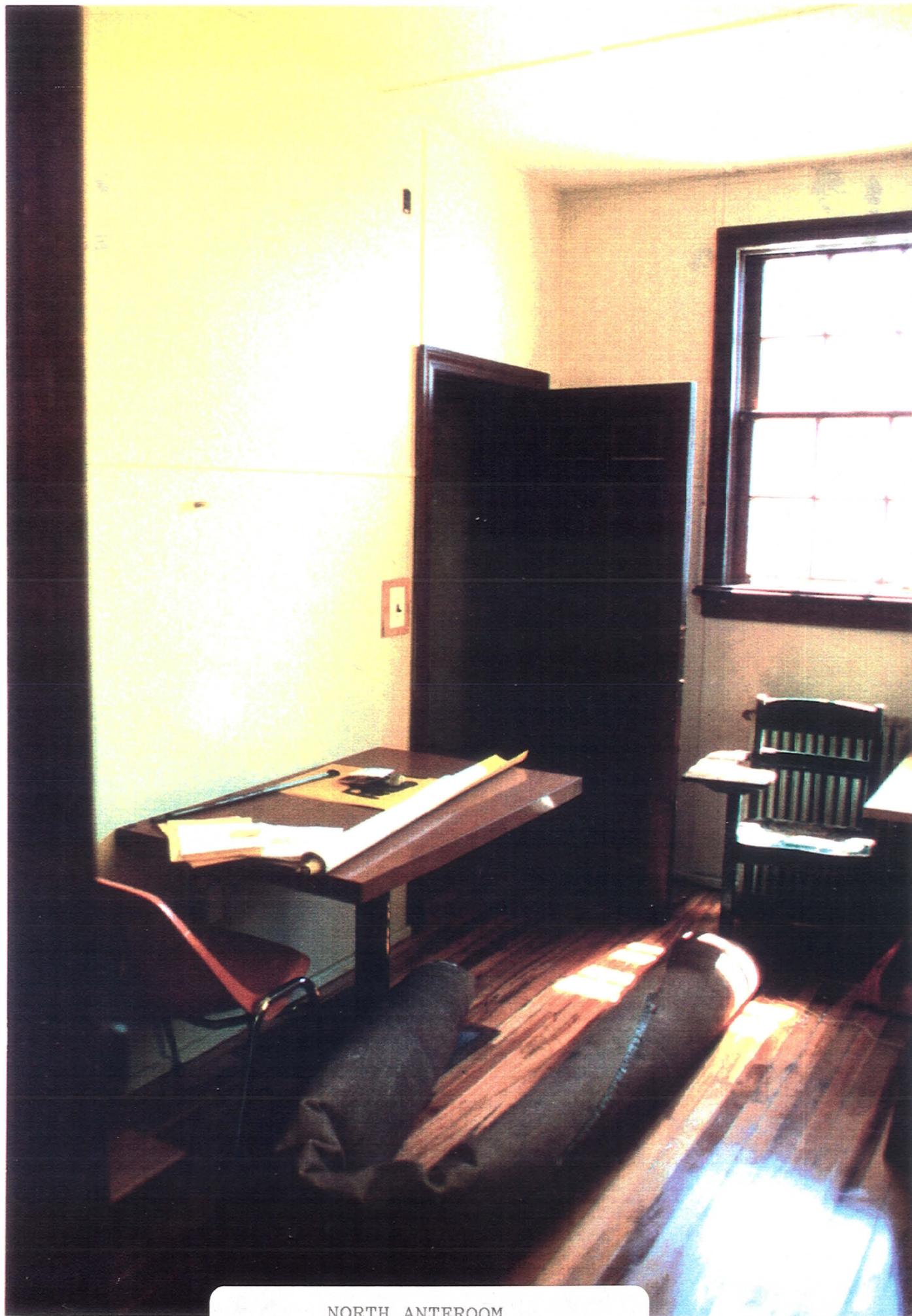
WEST ELEVATION



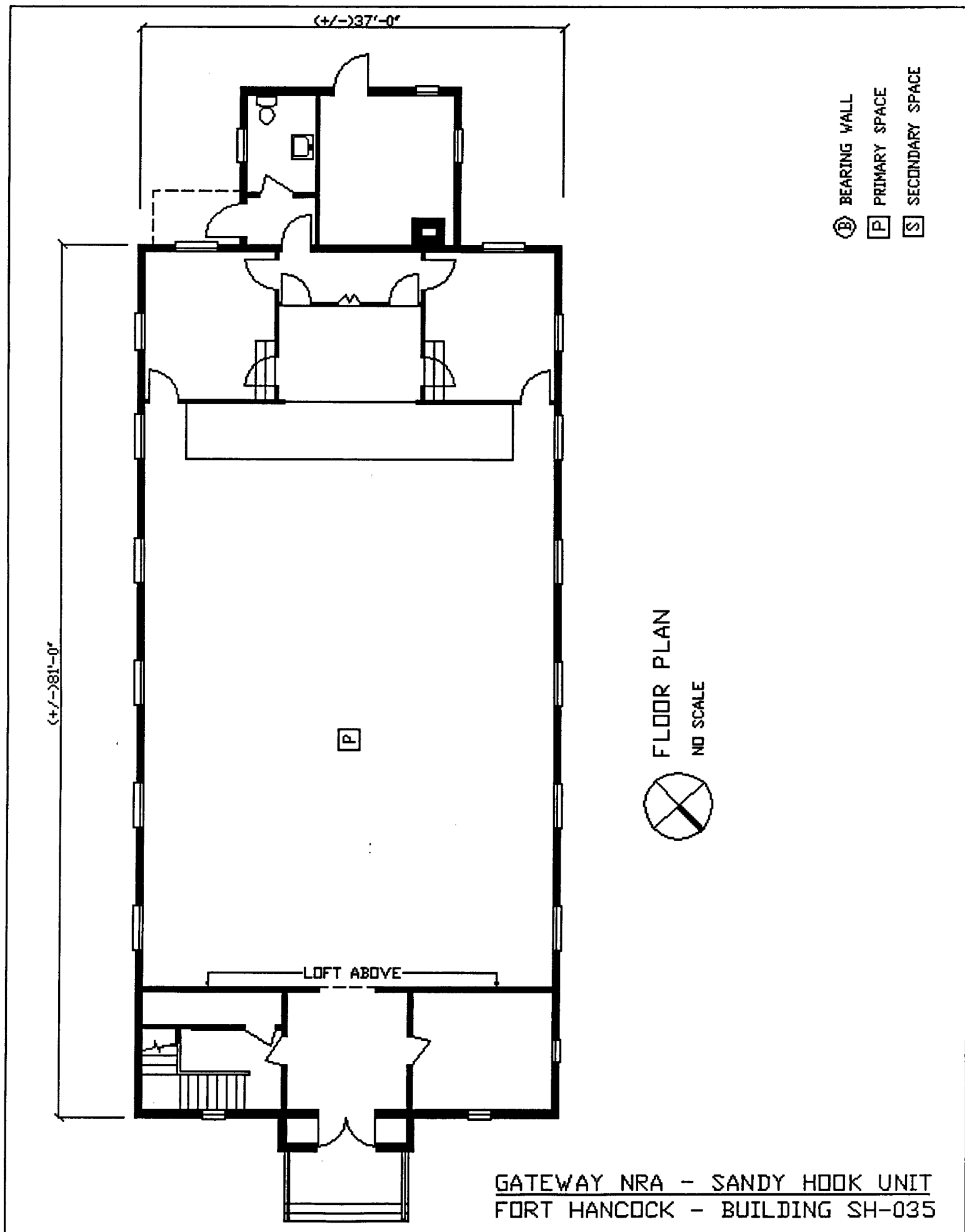
SANCTUARY-LOOKING WEST



SANCTUARY-LOOKING EAST



NORTH ANTEROOM



--EXECUTIVE SUMMARY-----

SIGNIFICANCE: This building was constructed in 1941 for use as the post chapel. It originally contained a wooden steeple which projected over the front portion of the building. The structure is used today for interpretation.

ARCHITECTURAL DESCRIPTION: The exterior walls of the chapel are white asbestos siding on concrete foundations. The roof is of asphalt shingles and has a red brick chimney.

-----IDENTIFICATION/MANAGEMENT INFORMATION-----

OTHER NAMES: Post Chapel

BUILDING ADDRESS

PARK ORGCODE: 1770
Sandy Hook
DISTRICT ORGCODE: 1775
Hartshorne Drive
Highlands, NJ 07732
LOCATION: At the shoreline of Sandy Hook Bay at Hartshorne
COUNTY: Monmouth

BUILDING INFORMATION

BUILDING ORGCODE: 1775
MANAGEMENT UNIT: GATE/1775
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 2 - Medium
MANAGEMENT CATEGORY: A DATE: 03/01/81
ELEVATION: 9 FT
UTM COORDINATES: 18/584220/4479560

REAL PROPERTY INFORMATION

ACQUISITION DOCUMENT: - - -
ACQUISITION COST: \$ 0
ACQUISITION DATE: 1973
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 6070
SF 1166 DESIGNATION: VISITOR CONTACT
TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

OTHER PROPERTY INFORMATION

NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION

NUMBER ON BUILDING: S-35
LCS ID NUMBER: 08461
HOUSING NUMBER:
ENERGY NUMBER:
CONCESSIONER NUMBER:

APPRAISAL INFORMATION

REPLACEMENT COST:
APPRAISAL YEAR:
APPRAISAL SOURCE:
PERCENT OCCUPIED: 100%
DATE OF CONSTRUCTION: 1941

SIZE INFORMATION

TOTAL FLOOR AREA: 3300 SF
FIRST FLOOR AREA: 3000 SF
ADDITIONAL FLOOR AREA: 300 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 3700 SF
PERIMETER LENGTH: 268 LF
NUMBER OF STORIES: 1.5
NUMBER OF ROOMS: 10
NUMBER OF BATHROOMS: 1

SUMMARY COST INFORMATION

TOTAL: \$ 22538
CRITICAL: \$ 1707
SERIOUS: \$ 15518
MINOR: \$ 5313

08/02/90

GENERAL INFORMATION

CHAPEL/AUDITORIUM

GATE-1775-SH-035

--IDENTIFICATION/MANAGEMENT INFORMATION (cont)-----

BUILDING CODE INFORMATION

APPLICABLE CODES:

NEC, NFPA 101

OCCUPANCY CLASSIFICATION: Assembly

OCCUPANCY LOAD: 132

HAZARD OF CONTENTS: Ordinary

SEISMIC ZONE: 1

CONSTRUCTION TYPE:

OPERATIONS INFORMATION

Open to the public

SEASON: Year round

HOURS: Restricted

TREATMENT RESPONSIBILITY

INTERIM TREATMENT: NPS

APPROVED ULTIMATE TREATMENT: NPS

ROUTINE MAINTENANCE: NPS

CYCLIC MAINTENANCE: NPS

ULTIMATE TREATMENT: PROPOSED DATE: 00/00/00

DOCUMENT: B - GMP

TREATMENT TYPE: NO TREATMENT SPECIFIED

--SIGNIFICANCE-----

SIGNIFICANCE: Contributing

NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 04/24/80

NHL STATUS: Yes DATE: 12/17/82

--HISTORICAL INFORMATION-----

PERIOD OF CONSTRUCTION: Historic

HISTORIC FUNCTION:

MILITARY FACILITY

RELIGIOUS STRUCTURE (CHURCH)

CURRENT FUNCTION:

NPS VISITOR CONTACT

--DOCUMENTATION-----

DSC PARKCODE: 646

DRAWINGS:

TITLE

DOC ID # DATE

LOCATION

REPORTS:

TITLE

DOC ID # DATE

LOCATION

Historic Structures Report (HSR)

1988

WASO/Site

GENERAL INFORMATION

CHAPEL/AUDITORIUM

GATE-1775-SH-035

--HISTORICAL DOCUMENTATION-----

HABS NUMBER:

HAER NUMBER:

NATIONAL REGISTER NUMBER: 80002505

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Bearss, Edwin C.

DATE: 05/1981

CRBIB NUMBER: 012031

TITLE: Historic Resource Study, Fort Hancock, 1895-1948

AUTHOR: Walter, Douglas S.; Sulam, Barry; Simpson, Susan

DATE: 08/1988

CRBIB NUMBER: 012014

TITLE: HSR-Vol. III, Architectural Data Section, Fort Hancock Parade Ground Structures

08/02/90

GATE-1775-SH-035

GENERAL INFORMATION

CHAPEL/AUDITORIUM

--MAJOR IMPROVEMENTS / MODIFICATIONS-----

CONSTRUCTION DATE: 1941

CONSTRUCTION: Built

TEXT: Date of original construction

COST: \$ 0 DESIGNER: U.S. Army

DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

08/02/90

GENERAL INFORMATION

CHAPEL/AUDITORIUM

GATE-1775-SH-035

--INSPECTION TEAM INFORMATION-----

EVALUATION PROCEDURE

Building 35 was evaluated based on its continued use. All exterior work recommendations are intended to restore the integrity of all materials and features. Interior work recommendations are intended to stabilize the features of unoccupied buildings and rehabilitate occupied buildings. Rehabilitation of mechanical systems is included as required for planning reference. Scheduling of mechanical work will depend on park needs.

INSPECTION TEAM

DATE OF INSPECTION: 06/10/88

INSPECTION TEAM PERSONNEL:

Beth Grashof

Architect

CAC

Georgia Tech

Atlanta, GA 30332

(404) 894-3390

AREAS: SI/EE/IE/F/L/HS

TIMES:

INSPECTION: .5 HRS.

REPORT PREPARATION: 4 HRS.

Jesse Osborne

Engineer

CAC

Georgia Tech

Atlanta, GA 30332-0155

(404) 894-3390

AREAS: EL/ME/PL

TIMES:

INSPECTION: .5 HRS.

REPORT PREPARATION: 2 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 02/08/90

NAME: Judy Myers

ADDRESS: 5051 Greystone Place

ACC

Douglasville, GA 30135

(404) 949-1337

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Asbestos siding	3000	SF	TOTAL
	MM UNIT: GATE/1775		3000	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
4112	WALLS:WALL STRUCTURE	Main building:standard wood frame con-	3800	SF	TOTAL
	MM UNIT: GATE/1775	struction - size and spacing unknown	3800	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 07/30/90		0	SF	POOR
NOTES: Boiler/Bath wing:concrete to about 3 feet with wood frame above.					
4113	WALLS:WALL INSULATION	Some insulation on N wall of boiler rm/			
	MM UNIT: GATE/1775	unknown for main building			
	HISTORIC RATING: 6				
	REVISION DATE: 07/24/90				
4122	CEILINGS:CLG STRUCTURE	Wood at shed roof over back door steps	35	SF	TOTAL
	MM UNIT: GATE/1775		35	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
4131	FLOORS:FLOOR SURFACE	Front (E) stoop:concrete-approx 40 SF/	65	SF	TOTAL
	MM UNIT: GATE/1775	covered vestibule:strip wood flooring -	65	SF	GOOD
	HISTORIC RATING: 3	25 SF	0	SF	FAIR
	REVISION DATE: 07/30/90		0	SF	POOR
4133	FLOORS:FLOOR STRUCTURE	Front stoop: concrete block			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 2				
	REVISION DATE: 07/30/90				
4141	WINDOWS:WDO FRAME	Simple wood frames	20	EA	TOTAL
	MM UNIT: GATE/1775		20	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 07/24/90		0	EA	POOR
4142	WINDOWS:WDO SASH	Wood dbl-hung:16 over 16 lights - main	20	EA	TOTAL
	MM UNIT: GATE/1775	sanctuary/ 6 over 6 & 4 over 4 - other	0	EA	GOOD
	HISTORIC RATING: 3	spaces/ 6 light awning sash at boiler rm	20	EA	FAIR
	REVISION DATE: 07/24/90		0	EA	POOR

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4143	WINDOWS:WDO TRIM	Simple flat board trim - 4" wide	410	LF	TOTAL
	MM UNIT: GATE/1775		410	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 07/30/90		0	LF	POOR
4144	WINDOWS:WDO GLAZING	Colored and clear textured glass/some plain clear glass			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 3				
	REVISION DATE: 07/30/90				
4148	WINDOWS:WDO STORM/SCRN	Wood framed storm windows - probably original to building	2	EA	TOTAL
	MM UNIT: GATE/1775		0	EA	GOOD
	HISTORIC RATING: 3		2	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4151	DOORS:DOOR FRAME	Simple wood frame			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 3				
	REVISION DATE: 05/17/90				
4152	DOORS:DOOR	Front:dbl aluminum & glass store-front type/ rear S:flush wood/ rear W:vertical tongue & groove boards	3	EA	TOTAL
	MM UNIT: GATE/1775		3	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 07/24/90		0	EA	POOR
4153	DOORS:DOOR TRIM	Flat board trim - 6" wide	52	LF	TOTAL
	MM UNIT: GATE/1775		52	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 07/30/90		0	LF	POOR
4154	DOORS:DOOR GLAZING	Clear plate glass at front doors			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 05/17/90				
4155	DOORS:DOOR HARDWARE	South rear exit door has panic bar on inside	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 07/30/90		0	EA	POOR
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Pre-cast & concrete block steps at front door rated 3/ concrete block steps at rear door rated 6	35	SF	TOTAL
	MM UNIT: GATE/1775		35	SF	GOOD
	HISTORIC RATING: 3/6		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4174	STAIRS/RAMPS:STAIR/RAMP RAILING	Steel piperrail at front steps	16	LF	TOTAL
	MM UNIT: GATE/1775		16	LF	GOOD
	HISTORIC RATING: 6		0	LF	FAIR
	REVISION DATE: 07/30/90		0	LF	POOR
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	Main bldg:wd tongue & groove varnished/ boiler rm & rear exit hall:exposed con- crete/loft, closet, bathrm:linoleum			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 2/6				
	REVISION DATE: 07/30/90				
NOTES: Wood - approx 3000 SF/ concrete - approx 210 SF/ linoleum (applied over orig wood & concrete): approx 375 SF/ wood rated 2, other rated 6					
4212	FLOORS:FLOOR DECKING	Unknown - probably diagonal tongue and groove	3000	SF	TOTAL
	MM UNIT: GATE/1775		3000	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
4213	FLOORS:FLOOR STRUCTURE	Main building:standard wood framing - size and spacing of members unknown/ Wing:concrete, slab on grade	3300	SF	TOTAL
	MM UNIT: GATE/1775		3300	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 07/30/90		0	SF	POOR
4214	FLOORS:FLOOR INSULATION	None			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 07/24/90				
4221	WALLS:WALL SURFACE	Cellulose fiber tiles/ prefinished ply- wood panelling/ painted plywood/ fake ceramic tile	3500	SF	TOTAL
	MM UNIT: GATE/1775		3330	SF	GOOD
	HISTORIC RATING: 3/6		0	SF	FAIR
	REVISION DATE: 07/24/90		170	SF	POOR
NOTES: Cellulose tiles probably original - rated 3; other materials rated 6					
4222	WALLS:WALL STRUCTURE	Wood frame - size and spacing of members unknown			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 2				
	REVISION DATE: 05/17/90				

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
INTERIOR ENVELOPE					
4223	WALLS:WALL TRIM	V-groove tongue and groove wainscot in	1850	LF	TOTAL
	MM UNIT: GATE/1775	sanctuary, stairhall and in balcony	1850	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 07/24/90		0	LF	POOR
4231	CEILINGS:CLG SURFACE	Sanctuary:exposed roof structure & deck/	3315	SF	TOTAL
	MM UNIT: GATE/1775	most remaining spaces - acoustical clg	3130	SF	GOOD
	HISTORIC RATING: 3/4	tiles applied to underside of clg joists	0	SF	FAIR
	REVISION DATE: 07/24/90		185	SF	POOR
NOTES: South anteroom and 1 loft storage space: later suspended acoustical tiles/ back hall and bathroom: painted plywood/ boiler room-gypsum board/ Sanctuary clg rated 3, others rated 4					
4232	CEILINGS:CLG STRUCTURE	Wood joists	1225	SF	TOTAL
	MM UNIT: GATE/1775		1225	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
4243	WINDOWS:WINDOW TRIM	Varnished flat board wood trim	410	LF	TOTAL
	MM UNIT: GATE/1775		410	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 07/24/90		0	LF	POOR
4252	DOORS:DOOR	Wood double 6-panel door from entry ves-	13	EA	TOTAL
	MM UNIT: GATE/1775	tibule to sanctuary - rated 3/ remain-	13	EA	GOOD
	HISTORIC RATING: 3/4	ing - combination panelled and flush	0	EA	FAIR
	REVISION DATE: 07/24/90		0	EA	POOR
4253	DOORS:DOOR TRIM	Flat board trim	221	LF	TOTAL
	MM UNIT: GATE/1775		221	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 07/24/90		0	LF	POOR
4270	STAIRS/RAMPS:INT STAIR/RAMP	Stairs south side of vestibule and up	3	EA	TOTAL
	MM UNIT: GATE/1775	to stage from both anterooms	3	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 07/24/90		0	EA	POOR
4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	Wood stair to stage varnished/ stairs to	70	SF	TOTAL
	MM UNIT: GATE/1775	balcony unvarnished	70	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
INTERIOR ENVELOPE					
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Wood - standard construction	60	SF	TOTAL
	MM UNIT: GATE/1775		60	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	Wood rail on 1 side of main interior			
	MM UNIT: GATE/1775	stair/ balcony rail - vertical tongue			
	HISTORIC RATING: 3	and groove-like wainscot			
	REVISION DATE: 05/17/90				
4290	INTERIOR:INTERIOR OTHER	Hatch in floor of backhall leads to	5	SF	TOTAL
	MM UNIT: GATE/1775	crawl space	5	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	Asphalt shingles	37	SQ	TOTAL
	MM UNIT: GATE/1775		0	SQ	GOOD
	HISTORIC RATING: 3		0	SQ	FAIR
	REVISION DATE: 07/24/90		37	SQ	POOR
4312	SYSTEM:ROOF SHEATHING	Diagonal wood tongue and groove	3700	SF	TOTAL
	MM UNIT: GATE/1775		3700	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 07/24/90		0	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	Wood trusses over main building/ wood	3700	SF	TOTAL
	MM UNIT: GATE/1775	rafters at rear boiler/ bath wing	3700	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 07/30/90		0	SF	POOR
4314	SYSTEM:ROOF INSULATION	None			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 05/17/90				
4322	OPENINGS:ROOF VENTILATION	Vent at E gable end above entry door	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 07/30/90		0	EA	POOR

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
ROOF					
4340	FLASHING:ROOF FLASHING MM UNIT: GATE/1775 HISTORIC RATING: 3 REVISION DATE: 07/24/90	Metal flashing - see work for #4311			
FOUNDATION					
4410	WALLS:FDN WALL MM UNIT: GATE/1775 HISTORIC RATING: 2 REVISION DATE: 07/30/90	Concrete/ boiler/bath walls approx 3' above grade/ main bldg approx 12" above grade			
4413	WALLS:FDN VENTILATION MM UNIT: GATE/1775 HISTORIC RATING: 4 REVISION DATE: 07/24/90	Approx 8"x16" vents along north and south elevations	6 0 6 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4416	WALLS:FDN INSULATION MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	None			
4430	CHIMNEYS:CHIMNEY MM UNIT: GATE/1775 HISTORIC RATING: 4 REVISION DATE: 07/30/90	Red brick - W end between main building and boiler/bath wing	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4433	CHIMNEYS:FLUE/STACK MM UNIT: GATE/1775 HISTORIC RATING: 4 REVISION DATE: 05/17/90	Appears to be terra cotta			
UTILITY SYSTEMS					
4610	PLUMBING:PLUMBING SYSTEM MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	Building has a limited plumbing system - only 1 restroom	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4611	PLUMBING:SUPPLY PIPE NET MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	Galvanized steel and copper: 1", 3/4" and 1/2" - approx. 180 LF	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
UTILITY SYSTEMS					
4612	PLUMBING:WASTE PIPE NET MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	PVC, cast iron and copper: 2" and 1-1/2" - approx 130 LF	1	EA	TOTAL
			1	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
4613	PLUMBING:PLMB FIXTURES MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	1 water closet and 1 lavatory	2	EA	TOTAL
			2	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
4614	PLUMBING:PLMB EQUIPMENT MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	Electric water cooler/ 120 volts	2	EA	TOTAL
			1	EA	GOOD
			0	EA	FAIR
			1	EA	POOR
4615	PLUMBING:SEPTIC SYSTEM MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	NPS			
4618	PLUMBING:WATER TREAT SYS MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	NPS			
4631	ELECTRICAL:INCOMING SERVICE MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	Service lateral from pad mounted trans- former located northwest of building	1	EA	TOTAL
			1	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
4632	ELECTRICAL:MAIN DIST PNL MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	Lug type; 100 amps - 120/240 volts; ac- cess to panel is good and all circuits are identified	2	EA	TOTAL
			2	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
4633	ELECTRICAL:ADD DIST PNL MM UNIT: GATE/1775 HISTORIC RATING: 3 REVISION DATE: 05/17/90	Lug type; 70 amps - 120/240 volts; ac- cess to panel is good and all circuits are identified	2	EA	TOTAL
			2	EA	GOOD
			0	EA	FAIR
			0	EA	POOR
4634	ELECTRICAL:WIRING NETWORK MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	Breakers and plug fuses; armoured cable, plastic sheathed cable and single insu- lated conductors in conduit (1800 LF)	30	EA	TOTAL
			30	EA	GOOD
			0	EA	FAIR
			0	EA	POOR

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
UTILITY SYSTEMS					
4635	ELECTRICAL:SWITCHES/OUTLETS	Duplex receptacle and toggle switches;	25	EA	TOTAL
	MM UNIT: GATE/1775	disconnect switch/ 100 amps - 120/240	25	EA	GOOD
	HISTORIC RATING: 6	volts	0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4636	ELECTRICAL:LIGHT FIXTURES	19 incandescent/ 3 fluorescent	22	EA	TOTAL
	MM UNIT: GATE/1775		22	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4638	ELECTRICAL:COMM SYS	Public telephone not in use	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4650	HVAC:HVAC SYSTEM	Oil fire boiler, H.B. Smith, 201,000	1	EA	TOTAL
	MM UNIT: GATE/1775	BTUH	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4651	HVAC:HVAC PIPING NET	Black iron: 4", 3" and 2"	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4652	HVAC:HVAC EQUIPMENT	Condensate return pump	1	EA	TOTAL
	MM UNIT: GATE/1775		1	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4655	HVAC:HT TRANSFER EQPT	1 baseboard radiator/ 6 cast iron	11	EA	TOTAL
	MM UNIT: GATE/1775	radiators/ 4 unit heaters:steam, ceiling	11	EA	GOOD
	HISTORIC RATING: 6	hung, direct drive, 120 volts	0	EA	FAIR
	REVISION DATE: 07/24/90		0	EA	POOR
4656	HVAC:COOLING EQPT	Window A/C unit, 230 volts, 24,000 BTUH	2	EA	TOTAL
	MM UNIT: GATE/1775		2	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4657	HVAC:AIR DIST EQPT	12" galvanized steel flue			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 05/17/90				

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
UTILITY SYSTEMS					
4658	HVAC:FUEL PIPE/STOR	Copper: 3/8" - approx. 60 LF; fuel oil;	1	EA	TOTAL
	MM UNIT: GATE/1775	1000 gallon steel storage tank (1)	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Balcony to entry vestibule to main			
	MM UNIT: GATE/1775	entry - maximum path of travel 65 feet			
	HISTORIC RATING: 6				
	REVISION DATE: 07/24/90				
4712	FIRE EGRESS:STAIR/RAMP/RAILING	Interior to loft:10-1/2" tread, 7-1/2"	3	EA	TOTAL
	MM UNIT: GATE/1775	rise, 37" wide/exterior:front- 11" tread	2	EA	GOOD
	HISTORIC RATING: 2	8" rise/ back:8"-6" rise, 12" tread	0	EA	FAIR
	REVISION DATE: 07/30/90		1	EA	POOR
	NOTES: Metal pipe rail at front stairs				
4715	FIRE EGRESS:EXIT SIGNAGE	1 lighted exit sign and 1 graphic exit	2	EA	TOTAL
	MM UNIT: GATE/1775	sign to mark back hallway	2	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4733	FIRE DETECTION:FD DETECTOR	None	1	EA	TOTAL
	MM UNIT: GATE/1775		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/90		1	EA	POOR
4743	SMOKE CONTROL:DEVICE/EQPT	None			
	MM UNIT: GATE/1775				
	HISTORIC RATING: 6				
	REVISION DATE: 05/17/90				
4757	FIRE SUPPRESSION:EXTINGUISHERS	1 Class ABC dry chemical extinguisher in	2	EA	TOTAL
	MM UNIT: GATE/1775	sanctuary and 1 in vestibule/ Sept. 87	2	EA	GOOD
	HISTORIC RATING: 6	inspection	0	EA	FAIR
	REVISION DATE: 05/17/90		0	EA	POOR
4761	SEISMIC:STRUCTURAL	Zone 1 - minor damage/ single story wood			
	MM UNIT: GATE/1775	frame structure			
	HISTORIC RATING: 6				
	REVISION DATE: 05/17/90				

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
FIRE/LIFE/HEALTH SAFETY					
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/30/90	Steps at main entry make access by wheelchair difficult			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	NPS			
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	NPS			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	No food service in building			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	Private contractor			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	None			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	Asbestos siding material/ cellulose fiber tiles inside may contain asbestos as well			
GENERAL BUILDING/SITE					
4911	SITE FEATURES:DRIVE/PARKING MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 05/17/90	Circular drive to E off Hartshorne Dr./ gravel parking area to N&E			

08/02/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

CHAPEL/AUDITORIUM

GATE-1775-SH-035

		I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT
-----	-----	-----	-----	-----
GENERAL BUILDING/SITE				
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/30/90	Drainage depression at base of building		
4913	SITE FEATURES:VEGETATION MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 07/24/90	Grass; 1 small tree at SE corner; decorative shrubs along front		
4914	SITE FEATURES:WALKWAY/PATIO MM UNIT: GATE/1775 HISTORIC RATING: 4 REVISION DATE: 07/24/90	Concrete pad and walk along front of building/ sidewalk continues along S elev to rear exit door		

Work Recommendations

CHAPEL/AUDITORIUM

GATE-1775-SH-035

by Priority *****

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

CRITICAL

4712	FIRE/LIFE/HEALTH SAFETY FIRE EGRESS STAIR/RAMP/RAILING CONDITION: POOR SOURCE: Means RATING: 2	Concrete block steps only at rear entrance - no handrail, uneven riser heights, no top landing NFPA 101, Chapter 5-2.2.2.1	Provide new wood exit stairs meeting all appropriate codes	1	EA	\$ 625 250 263 =====
						\$ 1138

4733	FIRE/LIFE/HEALTH SAFETY FIRE DETECTION FD DETECTOR CONDITION: POOR SOURCE: RATING: 6	No smoke detection system provided in building	Provide smoke detectors as required hardwired to build- ing's electrical system and hooked-up to a central loca- tion/ Costs for detectors and installation only	4	EA	\$ 250 188 131 =====
						\$ 569

SERIOUS

4148	EXTERIOR ENVELOPE WINDOWS WDO STORM/SCRN CONDITION: FAIR SOURCE: Means RATING: 3	Only 2 windows retain their storm sash	Re-make and install new storm sash to match original	21	EA	\$ 4250 0 1275 =====
						\$ 5525

4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: Means RATING: 3	Deterioration of asphalt shingles at both main roof and addition/ deterioration of flashing as well	Remove existing roofing and flashing/ install asphalt shingle roof/ replace flashing	37	SQ	\$ 2875 3250 1838 =====
						\$ 7963

4430	FOUNDATION CHIMNEYS CHIMNEY CONDITION: POOR SOURCE: Means RATING: 4	Serious crack through north face of chimney	Rebuild chimney to match existing	1	EA	\$ 250 250 150 =====
						\$ 650

4610	UTILITY SYSTEMS PLUMBING PLUMBING SYSTEM CONDITION: POOR SOURCE: Means RATING: 6	There is no hot water system in the building	Install one thirty-gallon electric water heater in building	1	EA	\$ 362 700 319 =====
						\$ 1381

Work Recommendations

CHAPEL/AUDITORIUM

by Priority

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

MINOR

4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: FAIR SOURCE: Means RATING: 3	Paint is beginning to show advanced signs of deteriora- tion - fading and peeling	Scrape all loose paint/ re- place glazing as required/ spot prime and paint	20	EA	\$ 125 1750 563 =====
						\$ 2438
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: Means RATING: 3/6	Fake tile & plywood in bath- room deteriorated-some water damage	Remove existing surfaces and refinish with gypsum board/prime & paint	170	SF	\$ 125 375 150 =====
						\$ 650
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: POOR SOURCE: Means RATING: 3/4	Plywood ceiling in bathroom with water damage/serious deterioration of boiler rm ceiling	Replace ceilings with gypsum board/use Type X in boiler rm	185	SF	\$ 100 250 105 =====
						\$ 455
4413	FOUNDATION WALLS FDN VENTILATION CONDITION: FAIR SOURCE: Arch RATING: 4	Foundation vents have to be boarded over	Remove boards/ provide new grates over openings/ provide capability to close vents during winter months	6	EA	\$ 375 150 158 =====
						\$ 683
4614	UTILITY SYSTEMS PLUMBING PLMB EQUIPMENT CONDITION: POOR SOURCE: Means RATING: 6	The electric water cooler is in poor condition	Replace the water cooler	1	EA	\$ 525 312 251 =====
						\$ 1088

COST MATRIX

CHAPEL/AUDITORIUM
SH-035
GATEWAY NATIONAL RECREATION AREA

DIVISION	CRITICAL		SERIOUS		MINOR		SUBTOTAL
	FAIR	POOR	FAIR	POOR	FAIR	POOR	
EXTERIOR ENVELOPE	\$ 0	\$ 0	\$ 5525	\$ 0	\$ 2438	\$ 0	\$ 7963
INTERIOR ENVELOPE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1105	\$ 1105
ROOF	\$ 0	\$ 0	\$ 0	\$ 7963	\$ 0	\$ 0	\$ 7963
FOUNDATION	\$ 0	\$ 0	\$ 0	\$ 650	\$ 683	\$ 0	\$ 1333
FURNISHINGS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
UTILITY SYSTEMS	\$ 0	\$ 0	\$ 0	\$ 1381	\$ 0	\$ 1088	\$ 2469
Plumbing	\$ 0	\$ 0	\$ 0	\$ 1381	\$ 0	\$ 1088	\$ 2469
Electrical	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
HVAC	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Conveyance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FIRE/LIFE/HEALTH SAFETY	\$ 0	\$ 1707	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1707
Fire/Life Safety	\$ 0	\$ 1707	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1707
Handicapped Accessibility	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Public Health	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
GENERAL BUILDING/SITE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
SUBTOTAL	\$ 0	\$ 1707	\$ 5525	\$ 9993	\$ 3120	\$ 2193	
TOTALS	\$ 1707		\$ 15518		\$ 5313		\$ 22538

