

# THETA CHI Fraternity

## Feasibility Study & Conditions Analysis

**Prepared for:**

**THETA CHI of Penn State  
Omega Chapter  
523 South Allen Street  
State College, PA 16801**

**April 11, 2011**



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# EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

## INTRODUCTION

Schrader Group Architecture, LLC (SGA) was engaged through Theta Chi Alumni David Schrader (Graduate 1991) to assist the chapter with their Feasibility Study update. This Feasibility Study update was undertaken in order to satisfy two primary goals. First is the Chapter and Alumni Corporation goal of re-establishing a fund raising campaign around several phases of building retrofit and renovation. Second was to satisfy the essential components of the application to the *Society for the Preservation of Greek Housing - Historic Preservation and Rehabilitation Grant*.

A preliminary walk through of the facility was conducted by SGA and accompanied by Br. Richard Bartnik on February 8, 2011. A Draft of the Study was presented to Br. Bartnik for review on April 5, 2011 to develop any edits leading to this final copy.

It should be noted that the various phases anticipated for this project are preliminary in their nature. The Scope of Work may evolve as further input is garnered from the Brotherhood and the Alumni. Further, the estimates included herein are essentially developed using R.S. Means Cost Estimating guidebooks and historic costs for the various elements described. These should be used as budget estimates only in order to establish fundraising goals. True costs for these various projects can only be fully established through both the gathering of estimates and bids from various contractors.

SGA appreciates having been a part of the maintenance and upkeep program for Theta Chi Fraternity and looks forward to the Theta Chi house providing the same memories for many future pledge classes that it provided for so many pledge classes before!

## GOALS

As stated above, the goal of this study is to provide information enough to begin a fund raising strategy for future house upgrades and to provide a foundation from which the Society for the Preservation of Greek Housing can begin to determine the feasibility of Theta Chi making use of its Historic Preservation and Rehabilitation Grant. In support of these goals, this Study is divided into three parts as follows:

- Section 1 Is an Executive Summary describing the inception of this study, general facts about the Theta Chi Omega house, the essential needs of the facility and general budget costs for each of the phases. The costs estimate section of the Executive Summary attempts to break down the costs of the three Phases into the cost line items required by the *Society for the Preservation of Greek Housing*.

- Section 2 Provides a full evaluation of all of the parts of the Theta Chi house and a specific Existing Conditions Analysis of each individual space within the facility. General costing is provided to describe potential costs to upgrade all of the components described.
- Section 3 Addresses the specific Phase goals of each of the three phases of renovation anticipated by the alumni Corporation. Again, these are merely budget numbers to establish generalized fundraising goals.

## METHODOLOGY USED TO COMPLETE THE STUDY

David Schrader of SGA conducted a thorough site tour of the existing facility on February 8, 2011. A multitude of photographs were taken in order to aid in the evaluation. The conditions Assessment spreadsheets found in Section 2 of this document were populated throughout February and March and the Draft Study was prepared in March of 2011.

It should be noted that limited information was available for use in this study relative to the mechanical, plumbing or electrical systems in the building. A prior Study was provided by the Alumni Corporation for SGA use in March. That Study “Proposed Renovation Plan for Theta chi Fraternity” was provided to Theta Chi on April 1, 2003. The Study was developed and completed by Robert Hoffman Architects with Ling Partnership. The Ling Partnership portion of this document describes the intended upgrades required to the house mechanical, plumbing, fire protection and electrical systems. SGA made assumptions about which of those systems were upgraded per the recommendations of that study based on visible upgrades observed during the walk through.

David Schrader of SGA met with Br. Rich Bartnik to review the Draft version of the Study on April 5, 2011. Revisions based upon that meeting were integrated into this final version.

## ABOUT THETA CHI FRATERNITY

Perhaps the best description of the establishment of Theta Chi Omega and of the design and construction of the house itself is provided by *John A. Irwin '16 and Norman C. Horner '16*. This information is extracted from the Theta Chi Omega website. The Author of this study takes no responsibility for the accuracy or grammatical structure of this information.

*“On March 1st, 1930, Omega Chapter took possession of its new home. Thus was brought to a successful conclusion a building program (see construction photos), which had been worked on for more than ten years.*



*Although a new house had been talked of for a number of years and a lot purchased in 1920, definite steps towards building were not taken until early in 1929. At this time the Board of Directors of Theta Chi of Penn State Inc. voted to have plans and specifications prepared for the new house. Approval of the members of the corporation was secured and the problem was then to determine the type of house to be built and the manner of financing.*

*The committee appointed to prepare the plans decided to save the added expense to retaining an architect and decided to prepare the plans themselves for the approval of the Corporation. They proceeded to make the floor plans and elevations and asked for criticism from various members of the Corporation whose training and work since graduation had made them familiar with construction and architectural details. In the preparation of the plans the usual abuse of properties by student bodies in general was recognized and all the materials were selected with a view of their ruggedness and ability to stand this hard usage, coupled with the aesthetic qualities required to make a first class job. As a result of this policy there are many cases where more costly materials are used to accomplish the purpose, but consider the future maintenance cost the initial expenditures is fully justified.*

*After a survey of the building lot and considering the adjacent Phi Sigma Kappa property it was determined that by keeping the first floor of the new house on the same level with the first floor of the Phi Sigma Kappa house, that we would still have a normal story height above ground in the rear of the building and it was deemed advisable to use this ground floor of dining room, chapter room and kitchen. By using the ground floor in this manner the maximum amount of floor space was available for the clubrooms on the first floor. This method of fraternity house construction was something new to State College.*

*Omega's new home is on Allen Street at the corner of Prospect Avenue, five blocks from the campus. The lot is 125' on the front and runs back along Prospect Avenue 167' to an alley. By agreement with the Phi Sigma Kappa fraternity the building line was established 75' from the street, leaving a spacious lawn in the front and ample space in the rear for parking and service entrance. The house is built on a lot that slopes towards the mountains and because of this grade future building on the side towards the mountains will not obstruct the view.*

*The house has been designed with a Colonial feeling and is approximately 36' by 75', three stories above ground in the front and four stories above ground in the rear. It is built of red brick with cream-colored windows divided into small panes of glass, typical of the Colonial architecture and with green shutters giving the necessary contrast. On the Prospect Avenue end of the house are two elevations of porches, one leading from the dining room and the other leading from the clubroom. From both porches an excellent view of the mountains and valley to the south can be had. The trimming of the exterior, both windows sills and keystones, is Indiana limestone and the cornices and central pediment feature is of galvanized iron painted and sanded to match the limestone. The Foundation walls to grade are built of stone masonry and are built of stone taken from "Old Main" building when it was demolished to be replaced by the new "Old Main" building.*

*The structural features of the house are somewhat new to State College inasmuch as the building is supported on the interior by means of structural steel columns and girders so designed and arranged as to make any and all partitions on any floor removable with necessitating shoring or bracing, which in the event of remodeling would make it possible to make the alterations without involving the additional expense of reframing and shoring the building. The exterior walls are all load bearing walls and carry the floor beams. In compliance with the law the building had been provided with a fireproof fire tower*

*with steel stairs and cement treads connecting each floor. This is also used as a student entrance, thus saving wear and tear on the more finished portions of the house.*

*On the ground floor (floor plan) is a large dining room, approximately 24' by 32' with a terrazzo floor, plasters walls and ceiling with exposed wood beams. From this room four pair of casement doors lend to the terrace and lawn and two windows to areaway. At the south end of the room is a large red brick fireplace. Access to the kitchen form the dining room is through a passageway with double doors at each end. The kitchen is approximately 17' by 18', fitted with a gas range, electric refrigerator and ample cupboard space. Off the kitchen is a maid's room and bath. The remainder of the ground floor is taken up the pantry, trunk room and boiler room. Off the dining room is a porch 11' by 32'.*

*The main entrance to the house is on the first floor (floor plan). As one enters they pass through a small vestibule into the reception room, which is 15' by 25'. On the right is the main club room 23.5' by 32' and to the right is a music room 19' by 24'. Straight ahead is the library or card room 14' by 15'. Opening from this is a lavatory and toilet room. To the right of the entrance door is a large phone booth and to the left is a large coatroom. The entire first floor is finished with first quality white oak flooring; walls and ceilings are finished with sand finish plaster. At the end of the clubroom is a large fireplace and mantle trimmed with a natural finish knotty pine.*

*The second (floor plan) and third floors (floor plan) are similar, each having ten 11' by 14' rooms with two closets. Each floor has a toilet and washroom equipped with shower baths. Bedrooms are furnished with double deck beds and oak furniture.*

*Omega's new home was made possibly only through carefully worked out financing. In ten years that the new house was talked about many varied plans for raising the necessary money were suggested. Some plans where even put into effect and attempts were made to sell bonds. The only plan that actually was of any help was a Building and Loan Fund which was started by the Active Chapter and which they turned over to the Alumni Corporation when the building was started, This fund amounted to \$2778.00 and was a big help.*

*The total valuation of the house, lot and furnishings is \$65,000.00. The People National Bank of State College took a first mortgage in the amount of \$30,000. A bond issue of \$100 bonds bearing 6 1/2% interest covered the second mortgage in the amount of \$20,000. Alumni, Actives and friends of the fraternity purchased many of these bonds. The National Board of Trustees of Theta Chi Fraternity took the last \$5,000 worth of these bonds. The lot, which is valued at \$7,000, was purchased some years ago, a small additional strip being added at the time the house was built.*

*Payments on the first mortgage started ten years after the house was started. It is anticipated that the second mortgage will be paid off in less than ten years.*

*Just prior to the start of the building the Alumni group started a building and Loan program. The plan was for each alumnus to pay one dollar per month to this fund the shares to be held by the Alumni Association. This plan met with great success and a total of 66 men paid monthly. This is the only contribution of any nature that was solicited in the building of the house. This B&L fund has since been withdrawn and the money used to reduce the debt on the house. Payments from the men have limited to a maximum of \$40. Walter P. Shaw is the person responsible for the evolution and success of this plan and is to be congratulated and thanked for his efforts.*

*The title to the house lot and furniture is held by the Alumni Association under the name of Theta Chi of Penn State, a corporation of the first class under the laws of the State of Pennsylvania. The furniture and furnishings will be turned over to the Active Chapter at a later date, but the title to the house and lot will continue to be held by the Corporation.*

*The house is run by the Active Chapter, which rents the house from the Corporation. This rent is set at such a figure as to permit all interest charges being taken care of in addition building up a sink fund to pay off the mortgage and take care of the upkeep. As the mortgages are paid off the rent will be reduced so that the active chapter can consist of about thirty members instead of the forty or more now required to meet the present high rent and operating costs.*

*Editors' note:*

*We can safely say that without the untiring efforts of John Irwin and Norman Horner Omega's new house would not have been possible. Both men gave freely of their time to carry the program to a successful finish, John handling the design and building and Norman the financing. We know that the Active and Alumni members of Omega Chapter appreciate their efforts. They have more than extended the helping hand*

## HISTORIC RESOURCES

Theta Chi, along with many of the Fraternity Houses in State College, is considered a Historic Resource within the Fraternity District of State College. It is listed on the Pennsylvania Inventory of Historic Places. The house is listed as F-9 on the accompanying maps and information resources. The following information is excerpted from the *Historic Resources of The Centre Region* published by *The Centre Regional Planning Commission* in 1982.

### “FRATERNITY DISTRICT

*The Fraternity District of State College, now listed on the Pennsylvania Inventory of Historic Places, is thematic in nature, encompassing most buildings which have been used or continue to be used as fraternities. Because of the district's nature, the buildings are not grouped in one location, but rather are to be found throughout the older parts of town. However, three concentrations are apparent: two smaller centers, one on campus, the other along West College Avenue, and the major concentration bounded approximately by Beaver and Prospect Avenues, and Pugh and Garner Streets. In all, there are 83 buildings.*

*The accompanying map has divided the buildings into major and minor groupings, the first being larger in size and generally newer than the latter. Several generalizations can be made for each group.*

*Most of the major fraternity buildings were built from 1920 to the present and dominate the major area of concentration described above. Also included are the five fraternities found on campus, although three of these predate the 1920s. Most were designed by architects and built between 1920 and 1935, the era of the fraternity mansion. These are substantial structures with elaborate stonework and extravagant detailing. Common facade materials include Flemish bond brick, half timbering, uncoursed rubble, Or random ashlar. The buildings frequently reflect English Tudor, Tudor Revival, or Colonial Revival architectural styles. Exterior conditions vary from good to very good, and all but two remain in use today as fraternities.*

*The major fraternities also include five buildings constructed between 1960 and 1974. All reflect modern architectural styles and use brick as their facade material.*

*The minor structures, though smaller in size, are generally much older, built principally from 1890 to 1920. Included is the first building specifically constructed for fraternity use, the Phi Gamma Delta house (64) built in 1891.*

*The remainder were constructed largely between 1900 and 1920 during the first of several great expansions in fraternity living. Built on a scale of middle class houses, most were constructed of brick and reflect Mansardic, Queen Anne, and Colonial Revival styles.*

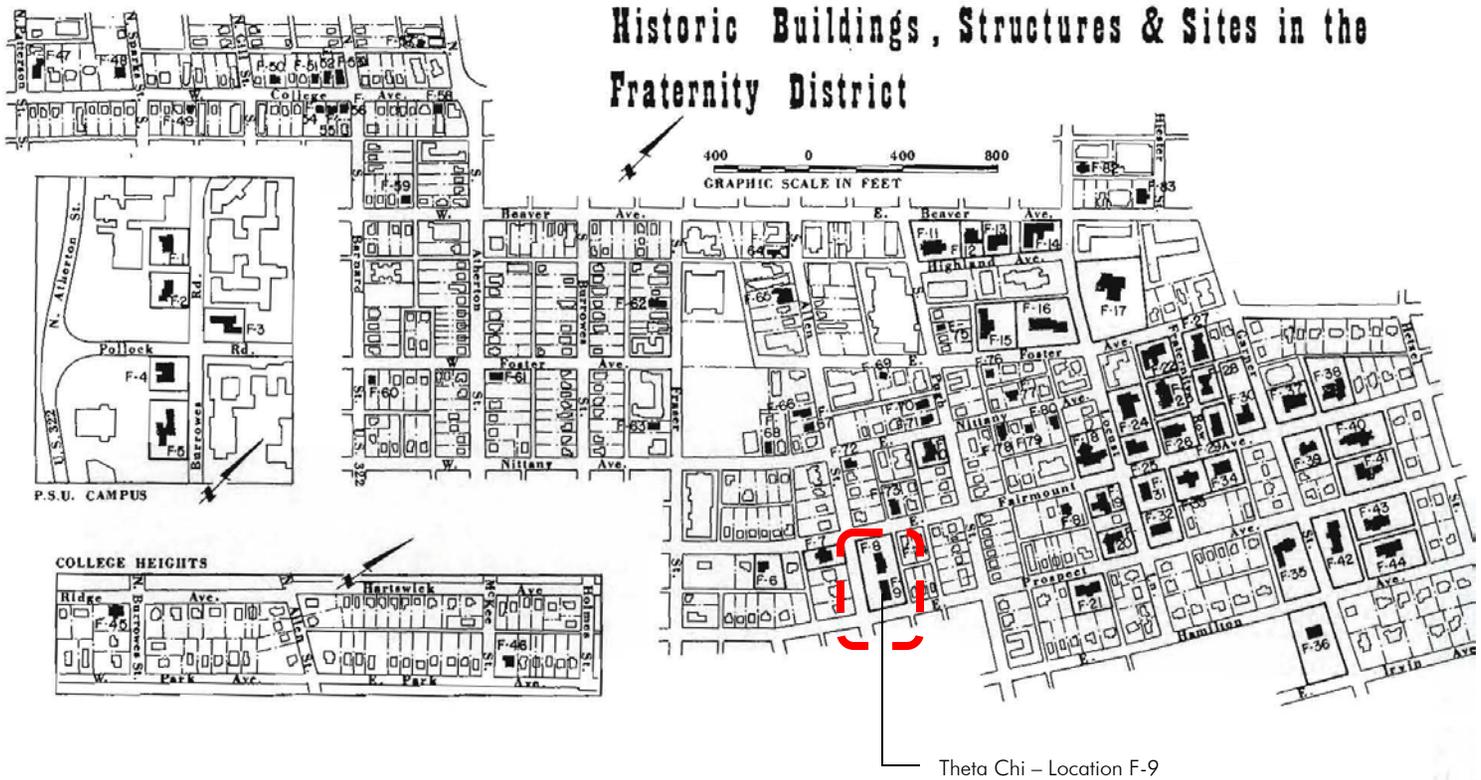
*These earlier fraternities are scattered throughout the older areas of State College, although a small concentration can be found at the intersection of West College Avenue and Barnard Street. Only three are still being used as fraternities. Exterior conditions range from only fair to good with some, especially those which have been converted to apartment use, approaching a deteriorated state.*

*It is with these older buildings that most preservation efforts should be concentrated. In some cases, minor renovation or the employment of architectural controls such as those offered under the Historic District Act may be all that is necessary to insure their preservation. But in other cases, especially among some of the buildings in the West College Avenue area, complete rehabilitation may be necessary to prevent blighted conditions from becoming irreversible. These buildings not only represent fine examples of earlier architectural styles, but also reflect part of the social history of State College and the University. Their loss would leave the community poorer."*

*Excerpted from Historic Resources of the Centre Region, prepared by The Centre Regional Planning Commission 1982*

The map provided on the next page documents the location of Theta Chi Fraternity within the Fraternity District and the document that follows is the Fraternity District Inventory of Buildings, Structures and Sites. This information was provided to Theta Chi by Anne D. Messner, AICP, Planner with the Borough of State College on January 13, 2011.

Note that the house is considered a Colonial Revival according to the Historic Inventory and is a seven bay structure. There is some conflict as to whether the house was completed in 1933 as described in the Inventory or whether Brothers Irwin and Horner were accurate with their description of the Fraternity taking possession of the house in 1930.



LEGEND	
■	MAJOR STRUCTURE
F-56	MAP IDENTIFICATION NO. FOR INVENTORY

Map excerpted from *Historic Resources of The Centre Region* prepared by The Centre Regional Planning Commission

FRATERNITY DISTRICT

MAP NO.	AGE	BAYS	STORIES	STRUCTURE/ FORM	CURRENT STYLE	FACADE MATERIAL	CURRENT USE	HISTORIC NAME
MAJOR STRUCTURES								
F- 1	1914	5	2½	M/F	Co r	Bk/S F	Alpha Zeta	
F- 2	1925	9	3	M	Co r	Bk/S F	Sigma Nu	
F- 3	1915	7	2½	M	T r	Bk/S F	Phi Gamma Delta	
F- 4	1906	5	2½	M	Co r	Bk/S F	Phi Delta Theta	
F- 5	1929	10	2½	M	T r	Bk/S F	Beta Theta Pi	
F- 6	1920	3	2½	F	Eng T	Bk/½T F	Alpha Phi Delta	
F- 7	1918	3	3½	F	TE r	S/½T F	Alpha Delta Sigma	
F- 8	1927	7	3	F	Co r	S F	Phi Kappa Sigma	
F- 9	1933	7	3	F	Co r	Bk F	Theta Chi	
F-10	1923	7	2½	F	Co r	Rub F	Alpha Chi Sigma	
F-11	1925	5	2½	F	Co r	Ash F	Sigma Alpha Epsilon	
F-12	1974	-	3	F/SS	Mo R	Bk/W F	Triangle	
F-13	1927	10	2½	F	T r	Rub/½T F	Phi Kappa Sigma	
F-14	1961	-	3	F/SS	Int	Bk/Met F	Kappa Sigma	
F-15	1967	9	3	F/SS	MH	Bk/W F	Zeta Psi	
F-16	1925	5	2½	M	Co r	Rub F	Acacia	
F-17	1890	5	2½	F	T r	Bk/½T F	Delta Upsilon	
F-18	1930	5	2½	F	Co r	Bk F	Beta Sigma Beta	
F-19	1927	7	3	F	RR	St F	Delta Sigma Phi	
F-20	1926	7	3	F	M r	St F	Sigma Phi Epsilon	
F-21	1927	7	2½	F	Co r	Rub/S F	Alpha Sigma Phi	
F-22	1927	6	2½	F	G/TEr	Rub/Bk F	Tau Epsilon Phi	
F-23	1928	7	2½	F	Co r	Rub F	Alpha Gamma Rho	
F-24	1925	5	2½	F	T r	Bk F	Phi Kappa Psi	
F-25	1922	3	3½	F	Ec	Bk F	Alpha Chi Rho	
F-26	1927	5	2½	F	G r	Bk F	Alpha Tau Omega	
F-27	1931	8	2½	F	T r	Rub/Bk F	Sigma Pi	
F-28	1933	8	2½	F	T r	Bk RmH	Theta Nu Epsilon	
F-29	1965	10	2½	F	Mo R	Bk/P1 F	Alpha Kappa Lamda	
F-30	1925	6	2½	F	T r	Ash/½T F	Lamda Chi Alpha	
F-31	1915	3	3½	F	Co r	Bk Com	Sigma Tau Gamma	
F-32	1923	5	2½	F	Co r	Ash F	Theta Delta Chi	
F-33	1930	8	2½	F	T r	Rub F	Alpha Sigma Phi	
F-34	1928	5	2½	F	Co r	Ash F	Phi Kappa Theta	
F-35	1929	8	2½	F	T r	Rub F	Tau Kappa Epsilon	
F-36	1931	10	2½	F	T r	Rub/½T F	Chi Phi	
F-37	1930	5	2½	F	T r	Bk F	Pi Kappa Phi	
F-38	1960	10	3	F	Mo	Bk F	Tau Phi Delta	
F-39	1930	8	2½	F	T r	Bk F	Phi Kappa Tau	
F-40	1930	11	2½	F	Co r	Bk F	Delta Chi	

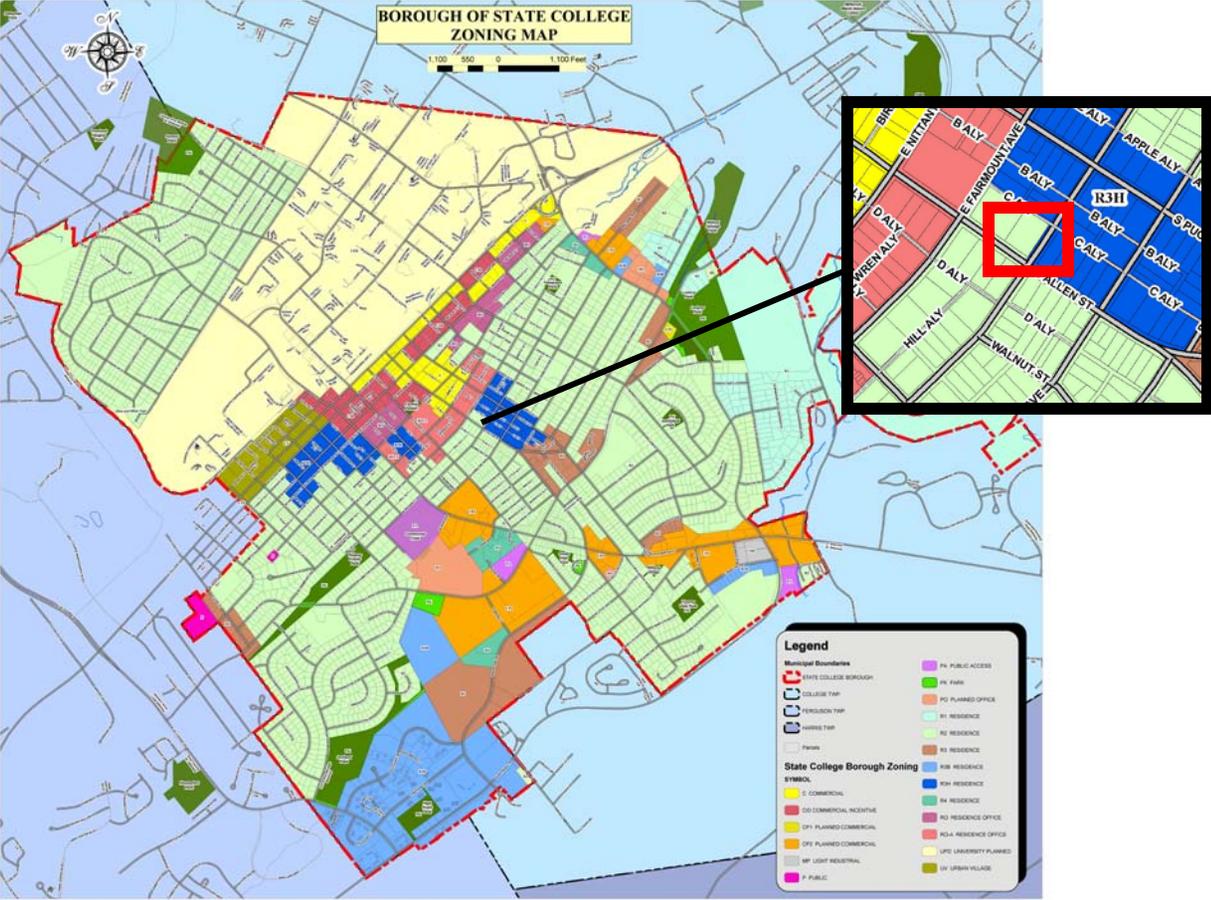
INVENTORY OF BUILDINGS, STRUCTURES, AND SITES

MAP NO.	AGE	BAYS	STORIES	STRUCTURE/ FORM	CURRENT STYLE	FACADE MATERIAL	CURRENT USE	HISTORIC NAME
OTHER STRUCTURES								
F-41	1930	9	2	F	T r	Bk/½T F	Pi Kappa Alpha	
F-42	1928	12	2½	F	T r	Ash/½T F	Sigma Chi	
F-43	1933	8	2½	F	T r	Ash/½T F	Kappa Delta Rho	
F-44	1929	7	2½	F	Ec	Ash F	Delta Tau Delta	
F-45	1924	3	3	F	2E	Bk	Apt	Tau Kappa Epsilon
F-46	1920	3	2½	F	v	Bk	RmH	Tau Sigma Tau
F-47	1925	3	2½	F	Cl r	Ash	F	Delta Theta Sigma
F-48	c 1920	3	3	F	2E	Bk	Apt	Pi Kappa Alpha
F-49	1910	3	2½	F	vQA	Bk	V	Pi Lamda Phi
F-50	1913	3	2½	F	QA	Bk	Apt	Chi Lamda Zeta
F-51	1913	3	2½	F	Co r	Bk	Apt	Kappa Alpha Psi
F-52	1913	4	3½	F	V It	Bk	Apt	Sigma Nu
F-53	1914	3	3½	F	QA	Bk	Apt	Alpha Gamma Rho
F-54	1913	3	2½	F	vQA	Bk	Apt	Acacia
F-55	1913	4	3	F	Ec	Bk	Apt	Pi Kappa Alpha
F-56	1911	4	2½	F	QA	Bk	Apt	Phi Sigma Kappa
F-57	1913	2	2½	F	QA	Clap	Res	Omega Psi Phi
F-58	1948	3	2	F	G r	Bk	Apt	Sigma Nu
F-59	1912	3	3½	F	v	Bk	Apt	Alpha Zeta
F-60	1915	3	3	F	v	Bk	Apt	Delta Kappa Nu
F-61	1913	3	3	F	2E	Bk	Apt	Ecclesia
F-62	1914	2	3	F	2E	Bk	Com	Delta Tau Omega
F-63	c 1920	3	2½	F	B	S/Sh	F	Kappa Alpha Psi
F-64	1891	3	3	F	QA	Conc/S	Apt	Phi Gamma Delta
F-65	1892	3	3	F	QA	Clap	Apt	Sigma Chi
F-66	1908	3	3	F	2E	Bk	Apt	Sigma Nu
F-67	1908	3	2½	F	Co r	Bk	Apt	Sigma Tau Gamma
F-68	1915	3	3	F	v	Bk	Apt	Phi Kappa
F-69	1911	3	3	F	2E	Bk	Com	Sigma Pi
F-70	1912	3	3	F	2E	Bk	Com	Delphi
F-71	1912	2	2½	F	vQA	Bk	Com	Sigma Alpha Mu
F-72	1928	3	2½	F	Co r	S	Com	Sigma Tau Gamma
F-73	1913	3	3	F	v	Bk	Apt	Viking Club
F-74	1913	3	2½	F	v	Bk	Apt	Alpha Delta Sigma
F-75	1914	3	3	F	v	Bk	Apt	Sigma Tau
F-76	1915	3	3	F	2E	Bk	Apt	Phi Kappa Nu
F-77	1913	3	2½	F	Co r	Bk	P	Zeta Theta

Inventory excerpted from page 65 of Historic Resources of The Centre Region prepared by The Centre Regional Planning Commission

# ZONING

While Zoning is not a requirement of this study, it pays to at least know the district in which the existing facility is in. Per the Zoning map below (and the inset denoting the Theta chi house location, the house rests in an R-2 Zoning District. Any research pertaining to the site itself would require research under the R-2 District.



## FACILITY ASSESSMENT SUMMARY

Section 2 of this document provides a detailed analysis of the facility both in a narrative form and in a Conditions Assessment set of spreadsheets. The Conditions Assessment Spreadsheets add an assumed cost for each of the upgrades or renovations anticipated. All of those upgrades together if taken as one project appear to suggest a construction cost only of approximately \$370,825. It should be noted that in any construction project there are also elements called soft costs which include professional fees, permitting costs, inspection costs and other approvals costs which typically add approximately 20% to any given project. So, it is safe to assume that a \$370,825 construction cost project might total more like \$444,990 in Project Costs. Again, the alumni Corporation Goal is to break the overall projects into three distinct phases. All told, these three phases don't cover all of the elements described in the Facilities Condition Worksheets.

Ultimately, the shell of the house is in good structural condition with a few exceptions. The major exception to the shell condition is the Bar area of the ground floor under the side porch adjacent to the Living Room. The concrete on that structure is deteriorating which is promoting water infiltration into the lintels below that support the brick and concrete of the wall and porch floor. This deterioration of lintel support is leading to collapse of the head condition over the glass block walls thus creating a load condition on the glass block. This load condition is cracking the glass block. This condition must be remediated.

The mechanical, plumbing, fire protection and electrical system infrastructure of the house is in various conditions. Fire protection systems were provided throughout the facility in the mid 2000s providing for a major upgrade. The HVAC systems continue to be a steam system with antiquated radiators as convectors. The steam production has been upgraded through a new boiler. This will provide continued service. Plumbing has been upgraded in terms of the hot water heater however there still may be some main and branch water circuits that should be upgraded to provide for appropriate water pressure. The electrical system has been upgraded on the service side. Electrical service on the third floor was renovated in its entirety including new panels and branch circuit wiring in the third floor renovation to be described shortly. The ground, first and second floor should at some point undergo the same rehabilitation.

Aesthetically, the house has continued to see upgrades. The third floor was renovated in its entirety a number of years ago. Full drywall replacement, ceiling replacement, door replacement, window replacement and other aesthetic upgrades and code compliant upgrades were provided at that time thus creating a sense of newness on that floor. The same level of renovation should be provided for the other floors as well with the second floor being the first candidate for renovation. Window replacement for the balance of the facility, insulation and door replacement should be priorities for the Chapter to begin to reduce some of its energy usage. The roof appears to have been recently renovated. All roof features appear to be sound and look to be supportive of the facility for a number of years.

Section 2 is critical to one's understanding of the current condition of the facility and should be read in its entirety.

## BUDGET ESTIMATE SUMMARY

While the total work envisioned to bring Theta Chi up to a “like new” standard is spelled out in its entirety in Section 2 of this document, Theta Chi anticipates proceeding on parts of the work in several phases. This section attempts to itemize those costs specific to each of the anticipated phases. The estimates included herein are budget estimates. The actual costs won’t be known until quotes or bids are provided by contractors qualified to perform the actual construction work. The phases are described below:

### PHASE #1

Phase #1 involves the following projects:

- Replacement of all windows on the first floor
- Replacement of the exterior French doors on the stair landing between the first and second floors
- Replacement of the exterior French doors between the dining room and the parking lot
- Sanding and refinishing of the hardwood floors on the first floor

### PHASE #2

Phase #2 involves the following projects:

- Repair the side porch and remediate the slab issues
- Remove the glass block and lintels in the bar area. Fill that area with brick and individual windows for daylight
- Provide an ADA accessible ramp from the back parking lot to the side stair tower door. Provide a new concrete landing outside of the stair tower door. Provide handrails to satisfy ADA requirements up the length of the ramp. Replace the fire doors and hardware at the first floor stair tower to satisfy ADA requirements
- Renovate the closet in the first floor bedroom into a bathroom. Replace the door hardware on the bedroom to be ADA compliant.
- Replace the French doors from the living room to the side porch
- Replace the French doors between the dining room and the bar

### PHASE #3

Phase #3 involves the following projects:

- Renovate the entire second floor to match the prior renovations performed at the third floor to include but not be limited to; furring out and dry walling all walls, installing suspended acoustical ceiling, replacing the flooring,

replacing all of the doors, replacing all of the second floor windows, upgrading the electrical distribution and replacing the electrical panel.

- Updating power distribution to the balance of the facility
- Repairing the main wood stairs

The Summary PROJECT BUDGET for each of the Phases described above is as follows:

<b>PHASE #1</b>		<u>ANTICIPATED BUDGET</u>
Construction		\$ 31,292.00
Soft Costs		\$ 6,194.00
Project Contingency		<u>\$ 3,749.00</u>
Total Budget		\$ 41,234.00

<b>SCENARIO #2</b>		<u>ANTICIPATED BUDGET</u>
Construction		\$ 58,269.00
Soft Costs		\$ 10,240.00
Project Contingency		<u>\$ 6,851.00</u>
Total Budget		\$ 75,360.00

<b>SCENARIO #3</b>		<u>ANTICIPATED BUDGET</u>
Construction		\$ 96,849.00
Soft Costs		\$ 16,027.00
Project Contingency		<u>\$ 11,288.00</u>
Total Budget		\$124,164.00

Note that the Society for the Preservation of Greek Housing requires that each project be broken down into various categories of rehabilitation. This study provides a breakdown of the Phasing Construction costs described above into those categories in the appendix. Reference Appendix A-1.

## SUMMARY

The Design Team has been privileged to work with Theta Chi Fraternity on this Study. The concern for continuing the level of service to future generations of Brothers of the Fraternity was evident throughout the process. We look forward to an opportunity to assist in the further development of this project at Theta Chi's convenience.

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**CONDITIONS ASSESSMENT**

**2**

# EXISTING CONDITIONS STUDY

## INTRODUCTION

This Existing Conditions Study is intended to provide an architectural review of the existing structure and to provide recommendations to bring the facility either up to current aesthetic standards or in the lesser case to achieve current code standards. Within the framework of the assessment we also identify order of magnitude costs for each of the items that we recommend correction or remediation for. Note that the costs are very generic and will need to be assembled in a project manual in order to get pricing from contractors to know the true cost of any specific item. The more specific breakdown of costs for the goals that the Alumni Corporation hopes to achieve is better defined in Section 3 of this document.

This Study follows a Feasibility Study developed by Robert H. Hoffman and Moses Ling provided to Theta Chi on April 1, 2003. We have utilized that study as the basis for this information and have updated it based upon our walk through and confirmation of what has been developed from that list since that Study was completed.

This section contains information to better define the condition of the facility as a whole. Items included in this section include:

- General Building Information
- Building Floor plans
- A keyed photographic review of the various spaces within the facility
- Facilities Condition Assessment with approximate corrective costs.

Section 3 of this document defines specific fund raising projects that the Alumni Corporation hopes to undertake and develops specific costs for those projects.

## GENERAL BUILDING INFORMATION

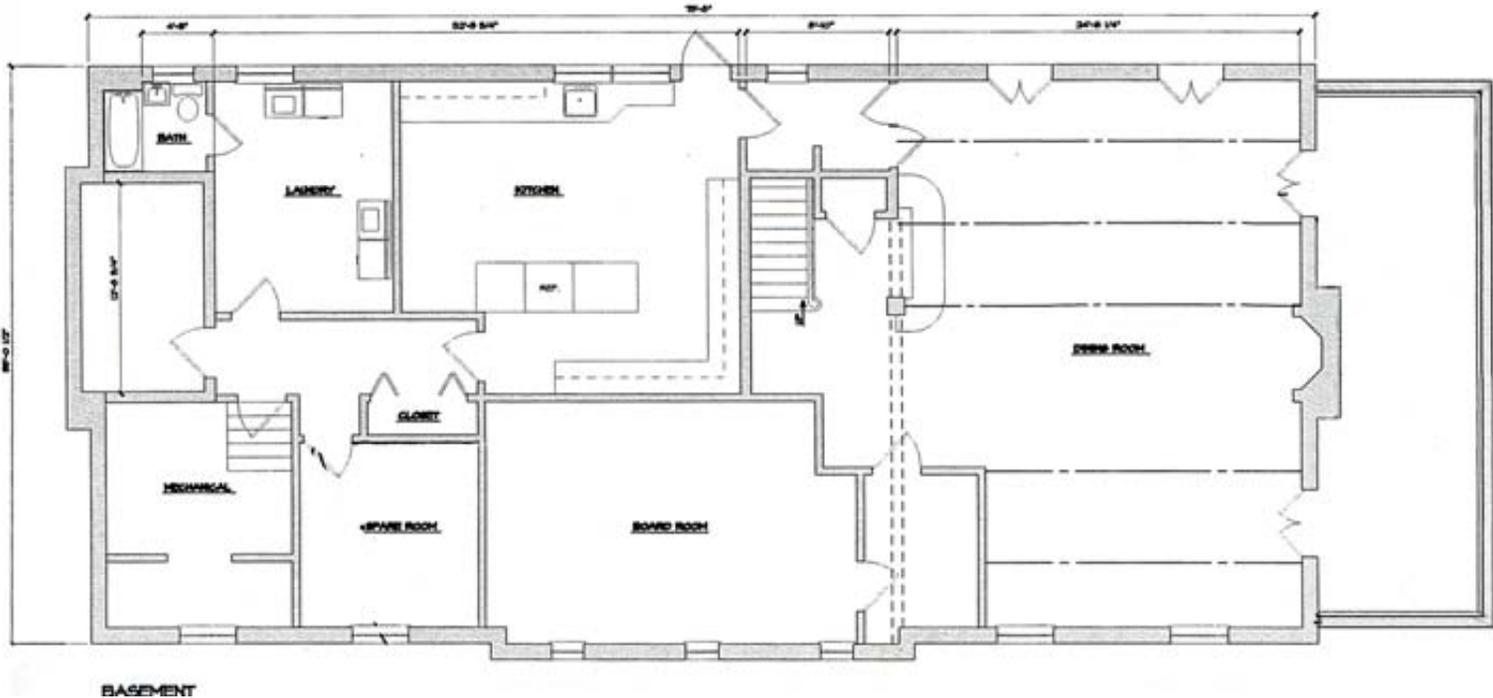
The existing building is a three story brick clad structure with partially daylit basement. The basement contains social areas, kitchen and storage. The first floor contains living spaces. The second and third floors contain residential rooms and bathrooms. While there were no drawings available to do takeoffs from we assume the approximate building areas per floor and in total are:

Basement	3,240 s.f.
First Floor	2,700 s.f.
Second Floor	2,700 s.f.
Third Floor	<u>2,700 s.f.</u>
Total Approx. Building Area	11,340 s.f.

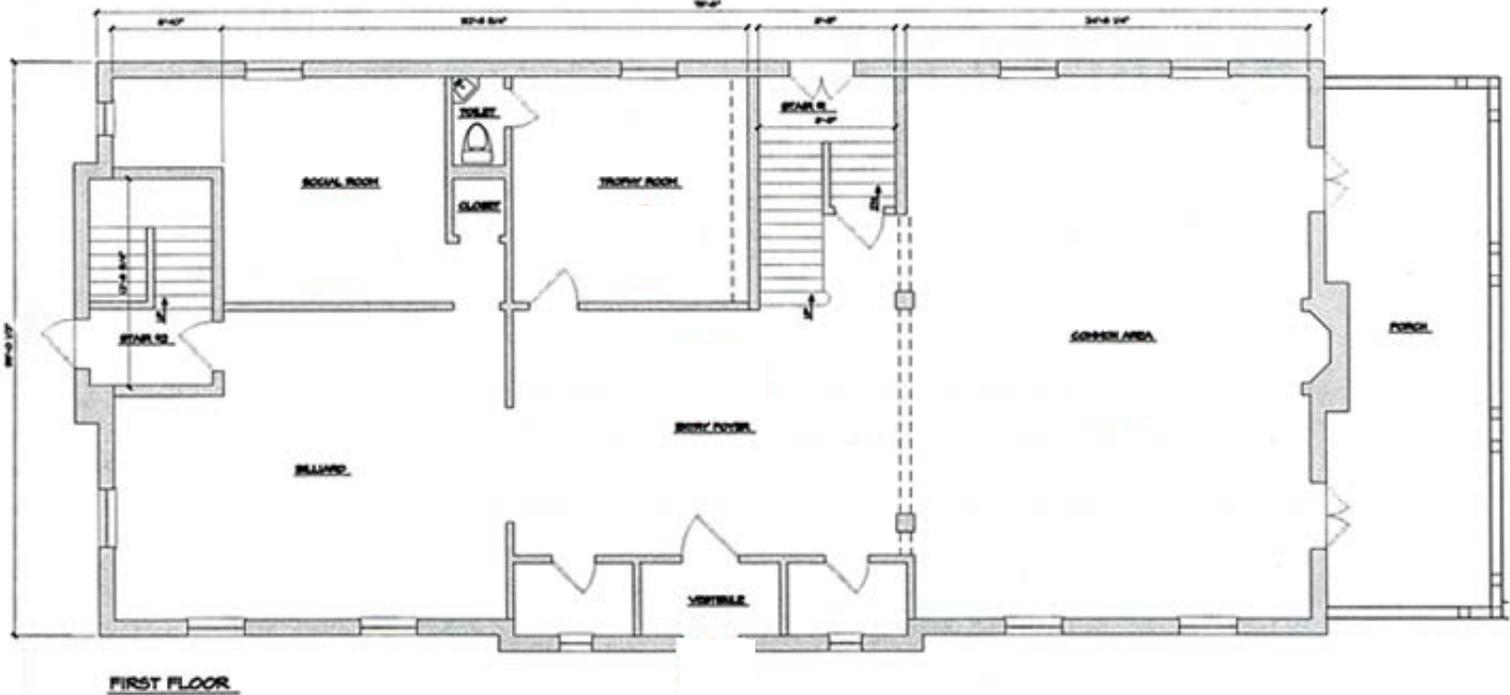
## FLOOR PLANS

The following floor plans were taken from the Theta Chi Omega website. Information on these plans generally portrays the existing conditions. Photographs are provided in the building assessment pages specifically capturing the conditions of the various spaces.

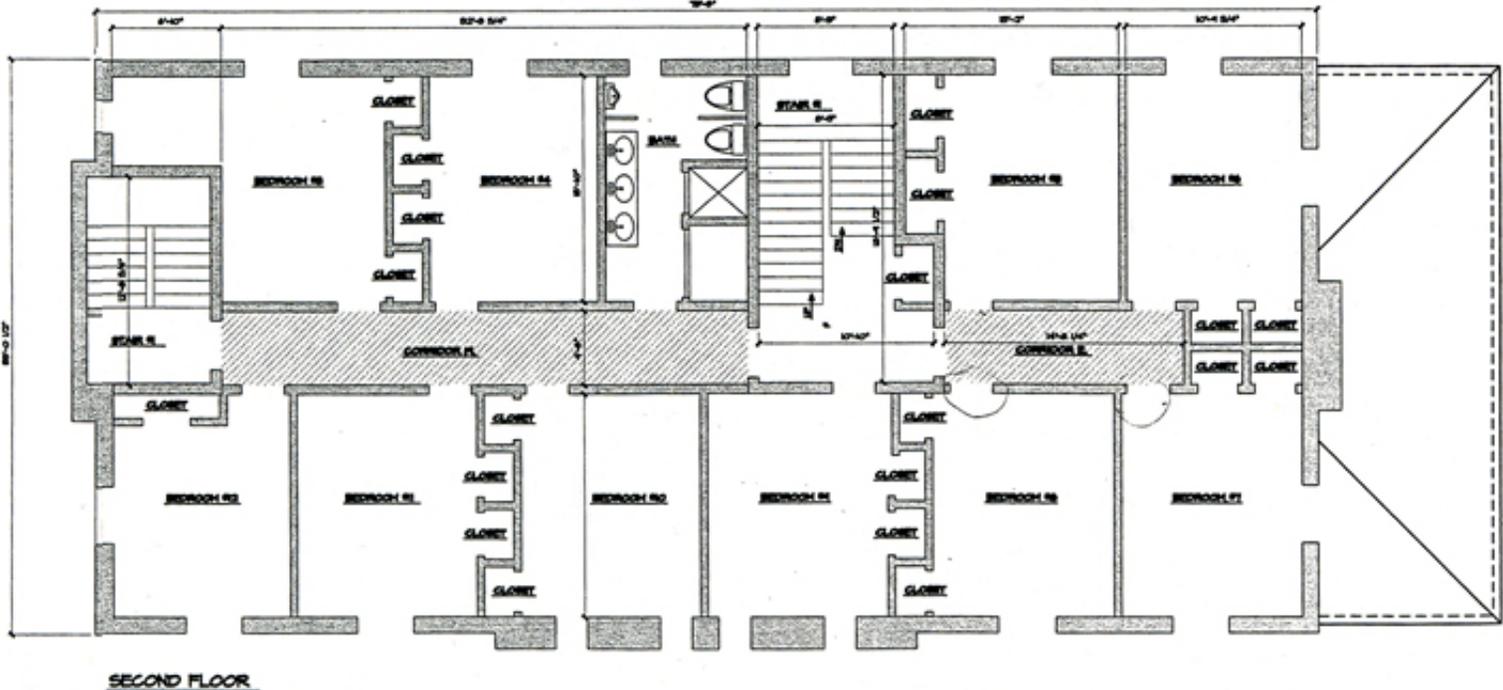
### BASEMENT FLOOR PLAN



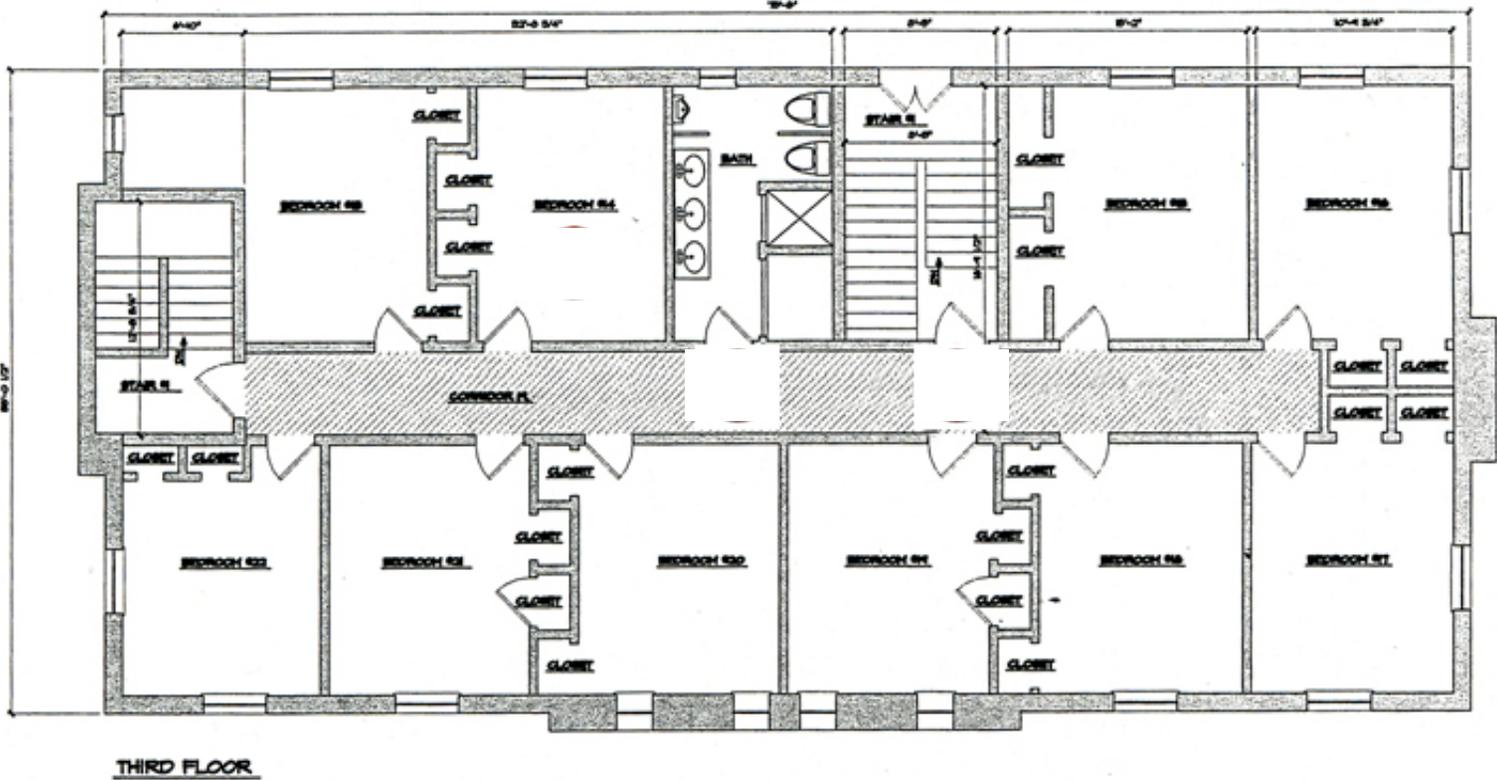
FIRST FLOOR PLAN



**SECOND FLOOR PLAN**



THIRD FLOOR PLAN



## GENERAL CONSTRUCTION

The building structure is reported to be a steel column and girder system with masonry bearing exterior walls and a brick exterior cladding. The interior wall structures are composed of plaster and wood lathe systems typical of construction of the time.

The roof appears to have been replaced in its entirety in the last ten years. A new fully adhered EPDM system is applied with appropriate flashing, capping and canting at all peripheral parapets.

The windows have been replaced on the third floor only with vinyl replacement window systems. The Basement, First and Second Floor continue to utilize the original counterweighted sashes with true divided lite and single pane glazing. Many of the mullions have been broken over the years as people have attempted to replace individual pieces of glazing. Additionally, the rope and counterweight systems are broken on a number of window systems.

French door systems are also located on the basement, first and second (balcony over parking lot) levels. These French door systems are also single pane, have the same characteristics as the window systems and have lost their energy efficiency over the years. These should be replaced.

Specific finishes in each of the areas is further discussed in the Existing Facility Assessment portion of this Section.

The side porch is a roofed structure with a concrete floor. The concrete floor also serves as the roof area for the bar area of the basement. This concrete has decayed significantly. Water infiltration and weathering has also created a problem for the lintels above the glass block in the bar. These lintels have settled as they've rusted and are now crushing and breaking the glass block. This area should be remediated as soon as possible to eliminate any further deterioration.



## GENERAL HEATING AND VENTILATING INFORMATION

The HV (Heating Ventilating) Systems have apparently been replaced within the last ten years. The boiler was replaced and the building continues to operate as an oil burning facility. It was not clear as of the study as to whether the facility was converted to a hot water facility from the steam system however the facility still utilizes all of the old steam radiators. There is no ventilation air provided to the facility. It operates with natural ventilation when the windows are open. It is unclear as to whether the circulation pump has also been replaced recently as the boiler room was locked and no one had the key during the site tour.

## GENERAL ELECTRICAL SYSTEMS

The building electrical systems are in a variety of conditions. The building service size (located in the laundry room) in the basement was not determined on this site tour however it appears that a new building service panel was installed within the last ten years. There is an adjacent panel to the main service panel whose condition is unknown however a label on it indicates that there may have been some kind of electrical fire within the last fifteen years.

Lighting in the basement is all obsolete and should be replaced. Much of it is from the forties with some of it dating to the origins of the building. A lighting retrofit would promote energy savings and energy cost reductions in the building as a whole.

The first floor is serviced by a panel in the stair to the basement that had been updated sometime in the 1980s. It appears that circuits are appropriately labeled and that appropriate dedicated circuits are provided for the various areas of the first floor.

Lighting on the first floor has been replaced over the years. The living room, entry lobby and study room chandeliers have seen a number of replacements while the more ancillary rooms contain older vintages of lighting fixtures. Lighting replacement in the ancillary rooms would serve the same purpose as previously described for the basement floor.

The second floor has the oldest panel and appears out of date. This probably indicates that all branch wiring on the second floor requires replacement as well.

Lighting on the second floor consists mostly of 1 x 4 fluorescent fixtures in the hallways, bathroom lighting fixtures and some ceiling hung fixtures in many of the resident rooms. Much of this light is obsolete. Replacement would gain the same advantage as replacement previously described.

The third floor has a new panel board and appears to have new branch wiring and outlets provided throughout the third floor. This was replaced sometime in the last decade when the rest of the floor was renovated.

Public space lighting has been replaced on the third floor. This is a more recent fluorescent lighting fixture and should help reduce energy costs. Resident rooms still contain a variety of lighting fixtures dependent, of course, upon the Brother's individual tastes.

In general, it appears that all panels, branch wiring, switches outlets and grounding should be replaced throughout the basement, first and second floor.

A smoke detection system with central monitoring is provided in the facility and is hardwired throughout. It is unclear if this is connected back to a central monitoring station however an alarm set off the day of the site tour appears not to have triggered any outside agency response.

## **GENERAL PLUMBING AND FIRE PROTECTION SYSTEMS**

The domestic plumbing systems throughout the facility utilize the original piping in most cases. Fixtures have been upgraded over the years as various building renovations have occurred and as the fixtures have been broken from various activities.

The basement plumbing consists of a bathroom in the old Housemother's room. All plumbing fixtures in this room should be replaced in their entirety. Replacement would allow this to become a fully functioning bathroom. The size of the bathroom however will not allow ADA Accessibility.

The kitchen requires complete upgrades and therefore plumbing here dedicated to the sink, the scullery and the dishwasher system should be replaced at some point.

The first floor has a bathroom off of the study that cannot be adapted for ADA accessibility however plumbing fixtures should be replaced with high efficiency sink and toilet.

The second and third floors have sinks set in laminate covered vanities. Toilets have been replaced throughout the years however they are traditional flush tank systems. Replacement with water saving sinks, shower heads and toilets will reduce water use throughout the facility. None of the gang bathrooms can be made ADA accessible due to the dimensions and configurations of the existing spaces.

A sprinkler system has been installed throughout the facility and appears to provide fire protection per code. An ansul system is provided for the kitchen hood in the basement and appears to be fully functional. An ansul supply company was present on site the day of the site tour so it appears that this system is maintained per requirements.

## **GENERAL ADA ACCESSIBILITY**

The house in general is not ADA compliant. No provision for accessibility has been provided. Access from the site into general living areas is not provided anywhere. Even the basement kitchen door would require a ramp onto the concrete pad at the door.

A deck on the side of the stair tower to the first floor inhibits access from that direction however it appears to offer the only potential future solution to building access. Once inside the house however, there is no mobility provide vertically through the various floors. A means to provide handicap access should be considered on the first floor should any major renovation ever be undertaken. The room closest to the stairtower appears as if it might be adapted to provide sleeping quarters with an accessible bathroom. This would also require an accessible means of accessing the interior however. Various solutions are discussed later.

## SITE INFORMATION

The building sits approximately in the middle of the parcel with a front lawn and a back parking lot. The front yard consists of residential sidewalks within the apparent set back, a main sidewalk leading to the front concrete porch and a side yard sidewalk leading to the porch as well. These sidewalks are in reasonable condition. A closer analysis might show some buckling of concrete between joints that might lead to the need to replace individual areas in the future.

The concrete front porch (with brick inlays in some areas) spans the length of the front of the house. It serves the purpose of connecting the front door and two side building access points. Secondarily it is the cover for the old coal delivery bin outside of the boiler room. Some areas of the front porch are cracking. Viewing this from the coal storage below reveals exposure of the re-bar. This is typically sign of an eroding slab. This is not in need of replacement yet but will be at some juncture in the future.



A set of railroad tie stairs ascend from the side yard. These are in need of replacement at some juncture. The concrete steps up to the side porch are composed of badly decayed concrete and require replacement immediately.



The side yard adjacent to the stair tower has a deck structure composed of treated lumber that has been installed within the last ten years. Accessibility to this deck is limited so a more permanent solution should be considered at some time in the future.

The back parking lot is stone. The stone seems to serve its purpose so a true bituminous solution should only be considered if everything else in the hose has been solved.

## OTHER INFORMATION

The kitchen equipment is dated. It consists of a gas burner/oven combination, a large industrial refrigerator, a pot scullery sink and a dishwashing system. All systems work however they are being used in a limited format currently as the house currently does not hire a cook. Rejuvenation of the house cook might trigger the desire to replace kitchen equipment at some time in the future.

This report will not and does not speak to asbestos containing materials, lead based paint (or other lead based product) or Underground Storage Tank or UST contamination. No investigation of these topics was undertaken as part of this study. It is recommended that an Asbestos report be developed at some time if it is not already in the hands of the Alumni Corporation.



## SPECIFIC BUILDING AREA CONDITIONS

The information provide in the Building Assessment Worksheets at the end of this Section provide the qualitative descriptions of each of the areas portrayed. Photography for each of the areas of the building follows.

### GROUND FLOOR

#### Bar Area

The bar area with the broken glass block and failing lintel above. This is most likely caused by water penetration at the decaying slab edge above.

Minimal water damage to the ceiling was noted above. Correct sealing and repair of the porch slab above should help resolve this.

No asbestos report was available however the flooring resembles a Vinyl Asbestos Flooring. Given the failing and possible friable nature, this product should be environmentally tested and replaced if necessary.

#### Dining Area

The terrazzo floor is in good condition. The stairs leading to the dining area are in disrepair. Treads should be replaced in their entirety as these are becoming a safety issue.

Windows in the areaways have been replaced.

French doors both to the bar and to the exterior should be replaced.



### Kitchen

Kitchen equipment is aged but appears to continue to function. The hood ansul system has been tested and functions.

Some of the quarry tile is cracked and in disrepair.

The floor has sunk in an area under the oven. It appears that the slab has sunk thus cracking the quarry tile.

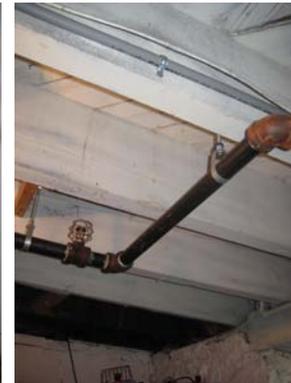


### Storage Room

The window in the storage room is original steel frame window. Replacement of this and other existing windows in the facility would improve energy efficiency.

A photograph showing the wood frame structure of the facility and the recently installed sprinkler system.

The door to the storage room is in need of replacement.



### Laundry Room

The laundry equipment is leased and is in good condition.

The flooring is VCT. This appears to be in reasonable condition.

Walls are painted paneling.

Pictured to the right is one of two 200 amp panels. This panel is reasonably new and appears to satisfy the current needs.

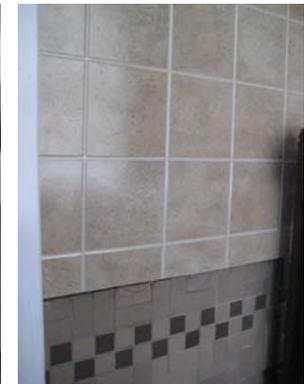


### Laundry Room Bathroom

This space is and has been in a state of disrepair.

Fixtures and plumbing should be replaced in their entirety.

The wall requires repair adjacent to the toilet. Wall and floor tile should be replaced.



## FIRST FLOOR

### First Floor Bedroom

This space is in good condition. There is an interest in converting a large closet contiguous to this space into an accessible bathroom and possibly creating an ADA compliant bedroom suite at this level.



### Study (old Pool/ Game Room)

This space is in good condition. Carpeted floor is in good condition. Some stained ceiling tiles were evident.



### Library

This space is in good condition. Carpeted floor is in good condition. Shelving has been recently upgraded.

### Library Bathroom

This space is in good condition.



### Entry Lobby

This space is in good condition. The hardwood boards have begun to show gapping which is evidence of a floor that has gone beyond its useful life. Perhaps one more good sanding and sealing opportunity exists.

The stairs are in disrepair. Some of the treads may create a safety issue.



### Living Room

This space is in good condition.

Ceiling tile systems are in good condition.

The carpet is in fair condition and will withstand some additional use.

French doors are in disrepair and should be replaced to improve energy efficiency. Windows are also in disrepair and require replacement. Building energy efficiency will improve with the replacement of these windows.



### Side Porch

The side porch wood frame structure appears to be in reasonable condition. We did not access the roof of the porch on this visit so the roofing material conditions unknown.

The concrete porch floor is in poor condition. The edge is eroding and there is obvious water penetration to the lintels below. These are thus rusting, failing and crushing the glass block below. This system should be repaired immediately or risk further damage.

The porch steps are rotted and combined with the failing concrete create a safety concern. This should be repaired immediately.



## SECOND FLOOR

### Gang Bathroom

In general this space is in reasonable condition. Wall tile and floor tile are in good condition.

Sink fixtures, toilet fixtures and showers are all in functioning order and are repaired when necessary. Short of replacement for the sake of modernization, these are probably acceptable as they are.

Electrical outlets are not GFCI on this floor. Outlets should be upgraded.

### Hallway

The hallway ceiling is in reasonable condition however large scale renovation to this floor to meet the quality of the third floor would require removal of this ceiling and replacement. Light fixtures should also be replaced.

The carpeting is in poor condition.

The knotty pine tongue and groove on the walls is a welcome aesthetic feature. There is some concern however that this finish will not satisfy the flame spread requirements of an egress corridor. This most likely will need to be replaced with gypsum board finish.

### Typical Resident Room

Floors and walls are composed of various finishes installed by residents over the years. A general replacement of all finishes should be undertaken similar to the second floor.

Doors and frames should be replaced with one hour systems similar to the third floor.

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## THIRD FLOOR

The third floor was upgrade when the house was re-opened. In general the rooms on this floor are in good condition and require no further work.

### Gang Bathroom

In general this space is in reasonable condition. Wall tile and floor tile are in good condition.

Sink fixtures, toilet fixtures and showers are all in functioning order and are repaired when necessary. Short of replacement for the sake of modernization, these are probably acceptable as they are.

Electrical outlets appear to have been upgraded to GFCI on this floor.

### Hallway

The hallway ceiling is new acoustical ceiling tile system. This system is in good condition.

The floor is a Vinyl Composition Tile product and is in good condition.

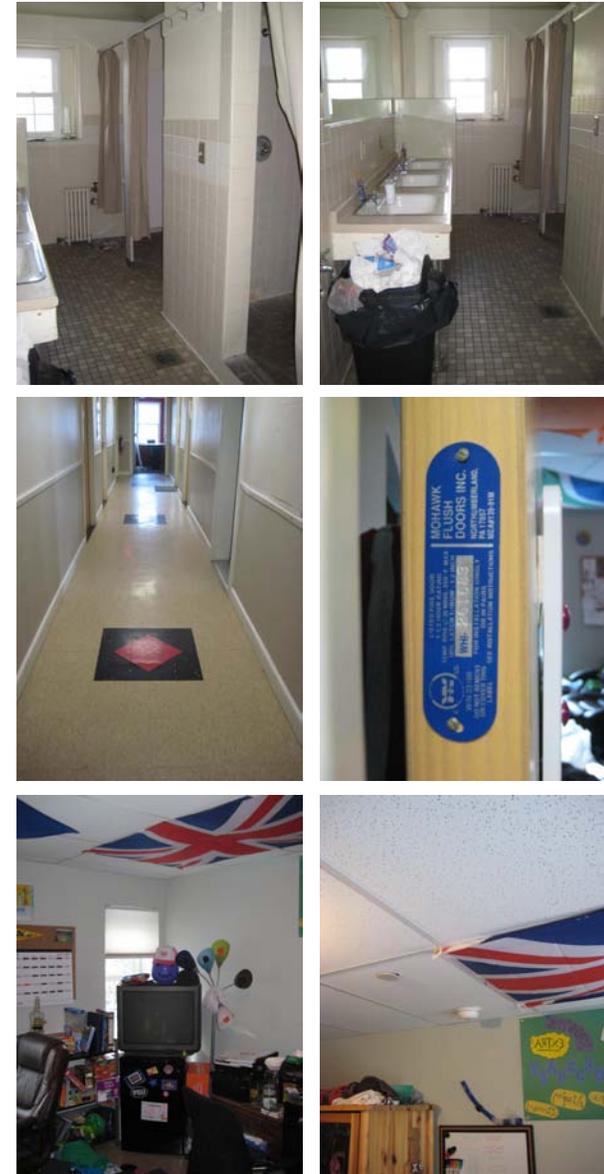
The walls appear to have been furred out and skimmed with new drywall and then painted. All are in good condition.

All doors and frame have been replaced with rated systems.

### Typical Resident Room

The hallway ceiling is new acoustical ceiling tile system. This system is in good condition. The walls appear to have been furred out and skimmed with new drywall and then painted. All are in good condition.

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## **BUILDING ASSESSMENT WITH COSTS**

The information provided on the previous pages speaks to the general conditions of the house. A specific inventory of issues was developed on the walk through and through the use of photographs later. Information provided in the inventory is meant to capture the essential issues throughout the facility and then to provide approximate budgeting for those typical issues. It should be noted that the costs are general industry wide costs and will vary widely in an actual bid situation. Theta Chi should use this information for initial fund raising budgeting only. Actual contractor quotes and bids should be used for the actual project budgeting.

The assessment provided on the following pages initially addresses the site and general building issues and then breaks the spaces down per floor.

This information is used in Section 3 to develop the phasing budgeting.

## EXISTING FACILITIES SURVEY: THETA CHI FRATERNITY

Building Name: Theta Chi Fraternity  
 Location: 523 South Allen Street  
 State College, PA 16801  
 Survey Date: 2/8/2011  
 Neighborhood: Residential

### Theta Chi Fraternity

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
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### General Comments - Site and Infrastructure

Site	.5 acres approx.		Front yard - appropriately graded. Doesn't seem to be any drainage issues.	Re-evaluate overall parking and play area related to the overall use of the building. No additional property is available so it is difficult to reorganize on	-		-	\$ -
	Sidewalks	Good	Sidewalks - sidewalks on all sides of the facility are in reasonable condition. Minor slab uplift evident in certain areas	Remove and replace any sidewalks uplift areas to eliminate tripping hazards.	1	I.s.	1,500.00	\$ 1,500
	Concrete Front Porch Area	Fair	Concrete porch area - in front of the building appears to have cracking in areas. Part of this structure covers the old coal bin. Various area way grates provide light through to the basement areas.	Continue to observe the cracking. This can lead to further future degradation that might require complete replacement. For the moment, cracks should be sealed with a concrete patching product.	1	I.s.	500.00	\$ 500
	Front Entry Steps	Fair	Front Entry Steps - appear adequate. Railings do not meet current code requirements for spacing of balusters. The railings also appear to be losing structural integrity.	Replace railings.	2	I.s.	600.00	\$ 1,200
	Timber side Stairs	Poor	Timber stairs from the sidewalk on East Prospect street to the side porch could use replacement.	Replace the timber stairs in kind. Provide appropriate rise and run dimensions to meet code.	12	each	150.00	\$ 1,800
	Side Entry Steps	Poor	Side entry to stair tower - The current deck with steps does not provide ADA accessibility to the facility.	Demolish wood frame deck and steps and install concrete platform with railings and ramp to either the back parking lot or the front sidewalks (depending on which is acceptable to Centre Region Code.,	1	I.s.	7,500.00	\$ 7,500
	Parking Area	Fair	Parking Area - is a stone parking area that appears to provide the need for the parking function.	No modifications recommended at this time	-		-	\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Utilities	Water	Fair	The domestic water meter is located in the boiler room. The domestic water line is a 1 1/2" service. The backflow preventer is installed	Upgrade domestic water to a 2 1/2" water service with new meter and backflow preventer.	1		6,000.00	\$ 6,000
				No action required	-		-	\$ -
	Sanitary Sewer	Good	Provided by State College Borough. All is in working order.	No action required	-		-	\$ -
								\$ -
	Storm Drainage	Fair	No retention system is provide on site. None is required at this time. Several of the rain water conductors are damaged. There are currently no rain water conductors on the side porch.	Provide side porch rain water conductors. Provide an emergency scupper from the roof to relieve storm water.	1	l.s.	800.00	\$ 800
								\$ -
	Natural Gas	Good	Existing meter is mounted on the outside of the kitchen wall. Piping is routed across the basement ceiling.	No action required	-		-	\$ -
								\$ -
	Electrical Service	Good	Provided via overhead wire to the back of the building from a pole in the alley. Electric meter is on the rear wall of the house. Main panels are located into eh downstairs laundry room.	The overall service should be verified with an electrician.	-		-	\$ -
				No action required	-		-	\$ -
							\$ -	
Telephone	Fair	Overhead service provided in the rear of the house from a pole in the alley. Hung across the exterior of the building. Demarcation is a closet on the second floor adjacent to stairs.	Relocate service to first floor telecomm room. Provide a patch panel for connection to individual rooms.	1		5,000.00	\$ 5,000	
							\$ -	
Cable		Overhead service provided to the rear of the house from a pole in the alley. Demarcation point is a box on the rear wall of the house. Cable bundle is routed up the exterior wall to the stair tower into the ceiling on each floor.	Reroute service into a new telecomm room. Provide a patch panel for termination for cables from individual rooms.	1		-	\$ -	

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>General Comments - Building and Systems</b>								
Structure		Good	Wood frame structure with masonry exterior. Plaster and lathe interior construction. Probably no insulation.	No action required. Future projects might suggest blown in insulation to improve energy efficiency.	-		- \$	-
HVAC	Heating System	Good	A new boiler was installed in 2004. This system continues to utilize the steam radiators throughout the facility.	No action required	-		- \$	-
	Air Conditioning System	N/A	No air-conditioning is currently provided.	No action required. If air conditioning were to be proposed, a larger electrical service might be considered.	-		- \$	-
	Ventilation System	N/A	No ventilation system required by code where outside air can be provided by opening of windows. The meeting room in the basement requires some ventilation system by code.	Ventilate the basement meeting room.	1	l.s.	5,000.00 \$	5,000
			Kitchen hood provided adequate ventilation in the kitchen.	No action required	-		- \$	-
			The two gang bathrooms are provided with exhaust as required.	No action required	-		- \$	-
Plumbing	Water Service	Fair	1 1/2" service is not adequate for the fixtures. Service to the fixtures is not functioning well.	Install 2 1/2" service. Install new risers to second and third floor bathrooms, install new horizontal supply in basement.	4,000	s.f.	1.50 \$	6,000
			The hot water heater has been replaced. It is presumed that a hot water recirculation pump was supplied as part of this.	Verify that a new recirculation pump was installed.	-		- \$	-
Fire Protection		Good	A new sprinkler system was installed throughout the building in 2004.	No action required	-		- \$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Electrical	Service and Distribution	Fair	Two 200 Amp electrical panels provided power for the house.	No action required	-		- \$	-
	Secondary Distribution	Fair to Good	Distribution panels located in kitchen, stairway on first floor and corridors of each residence floor.				\$	-
		Good	Kitchen Panel 100 amp	No action required	-		- \$	-
		Fair	First floor stair 50 amp	Replace panel	1	I.s.	3,000.00 \$	3,000
		Poor	Second Floor - 100 amp	Replace panel	1	I.s.	3,000.00 \$	3,000
		Good	Third Floor - 100 amp (new panel)	No action required	-		- \$	-
	Receptacles	Fair to Poor	Receptacles in many of the rooms are damaged. Some of the surface mounted raceways in the rooms are damaged as well.. Bathroom and kitchen receptacles are not GFCI.	Provide a new 20 amp circuit to each bedroom (already done on third floor). Provide GJCI receptacles in bathrooms and kitchen.	6,000	s.f.	2.50 \$	15,000
	Lighting	Poor	Basement - poor lighting in need of replacement	Replace all lighting	3,300	s.f.	2.50 \$	8,250
		Good	First floor - good condition for 50% of the lighting	Replace all lighting	1,300	s.f.	2.50 \$	3,250
		Poor	Second Floor - poor condition in need of replacement	Replace all Lighting	3,000	s.f.	2.50 \$	7,500
		Good	Third Floor - Good condition. Replaced as part of the 2004 renovation.	No action required	-		- \$	-
	Emergency Lighting	Fair	Emergency lighting is provided through battery packs throughout the building.	This emergency light should be replaced throughout.	11,340	s.f.	0.50 \$	5,670
	Exit Signs	Poor	Exit signs are in poor condition	Replace exit signs throughout the facility.	15	each	220.00 \$	3,300
	Fire Alarm	Good	A new fire alarm and smoke detection system was provided throughout the facility in the 2004 renovation	No action required	-		- \$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Telecommunications	Telephone	Poor	Telephone punchdown blocks are provided in the laundry room and the closet on the second floor. Phone jacks are sporadic and in poor condition	Provide new cabling throughout and provide one new phone jack in each room. Provide a new patch panel in the telecomm room.	20	each	100.00 \$	2,000
	Cable	Poor	Cable is provided by Adelphia. Cables are in disarray and few wall mounted outlets are provided.	Provide a new patch panel in the telecomm room. Provide one outlet to each room. Provide new coax throughout to each room.	20	each	100.00 \$	2,000
	Data	N/A	Non existent.	Provide new patch panel, router and switch in new telecomm room. Cat 5 or 6 cables to each outlet in each room (two per room).	20	each	100.00 \$	2,000
Environmental Remediation Architectural Area	11,340 s.f. approx		No visible asbestos although renovation could reveal pipe insulation or other	Remediate as necessary	-		- \$	-
							\$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Exterior</b>								
	roof	Good	The roof looks as if it is a new EPDM roof with all cant and parapet flashing done recently. Roof drains appear to be in reasonable condition and working.	No action required	-		-	\$ -
	walls	Fair	Wood framing with masonry exterior and plaster on lathe interior.	The interior of the walls should be repainted throughout as part of any renovation (third floor completed).  Also, blown in insulation should be considered in all exterior wall systems.	9,000	s.f.	1.50	\$ 13,500
	Windows	Poor	The windows on the third floor have been replaced with vinyl replacement windows with applied muntins. The windows in the remaining facility are original and are in various states of disrepair. Many balance and weight systems are broken throughout., Window frames and muntins have been broken over the years as individual panes have been replaced.	Replace the balance of windows throughout the facility. Include demolition	9,100	s.f.	0.60	\$ 5,460
	French Doors	Poor	French doors located on the basement, first and second floor landing are all in various states of disrepair. Current condition is similar to the window description noted above.	Replace all french doors throughout the facility. Includes demolition	41	each	750.00	\$ 30,750
	comments		The glass block in the bar area of the basement has begun breaking due to degradation of the concrete slab of the porch above.	Remediate the porch edges, provide new lintel structures and replace glass block with individual windows and masonry infill	1	l.s.	15,000.00	\$ 15,000

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Basement Spaces</b>								
<b>Bar</b>								
	floors	Poor	Possible Vinyl Asbestos tile	Remediate and replace with VCT	320	s.f.	3.25 \$	1,040
	walls	Poor/ Fair	Damaged exterior wall lintels and glass block.	Remediate porch floor, remove glass block, replace lintels, infill with masonry and windows.	1	l.s.	12,000.00 \$	12,000
	ceilings	Fair	Some apparent water damage to paint from decaying concrete porch floor above.	Remediate concrete porch. Scrape paint. Repaint.	320	s.f.	1.50 \$	480
	doors	Poor	Painted wood french doors.	Replace with new french doors	2	each	4,500.00 \$	9,000
	ADA	-	NA	-			\$	-
	Other	-	Existing bar	Project for the Brotherhood			\$	-
<b>Dining Space</b>								
	floors	Good	Terrazzo in good condition	Mill terrazzo and seal.	600	s.f.	1.25 \$	750
	walls	Fair	Painted plaster	Repaint	1,000	s.f.	0.30 \$	300
	ceilings	Fair	Painted Plaster	Repaint	600	s.f.	0.40 \$	240
	doors	Fair	Painted wood french doors.	Replace wood french doors with aluminium clad french doors.	2	each	4,500.00 \$	9,000
	ADA	-	NA	-			\$	-
	Other	-	-	-			\$	-
<b>Storage Room</b>								
	floors	Poor	Possible Vinyl Asbestos tile	Environmentally test the tile to determine if it should be remediated then replace with VCT.	1	l.s.	300.00 \$	300
	walls	Fair	Painted Plaster	No action required	-		- \$	-
	ceilings	Fair	Painted Plaster	No action required	-		- \$	-
	doors	Poor	Wood door in poor condition.	Replace door and hardware	1	l.s.	600.00 \$	600
	ADA	-	NA	-			\$	-
	Other	-	NA	-			\$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Meeting Room</b>								
	floors	-	Was not accessible during the building walk through	-			\$	-
	walls	-	-	-			\$	-
	ceilings	-	-	-			\$	-
	doors	-	-	-			\$	-
	ADA	-	-	-			\$	-
	Other	-	-	-			\$	-
<b>Kitchen ante-room</b>								
	floors	Fair	Quarry tile	No action required	-		- \$	-
	walls	Fair	Painted Plaster	Repaint	320	s.f.	0.30 \$	96
	ceilings	Fair	Painted Plaster	Repaint	60	s.f.	0.40 \$	24
	doors	Poor	Metal door and frame in poor condition	Replace metal door, frame and hardware	1	each	600.00 \$	600
	ADA	-	NA	-			\$	-
	Other	-	NA	-			\$	-
<b>Kitchen</b>								
	floors	Poor/ Fair	Quarry tile. Some damaged and one area where floor has sunken.	Replace various sections. Repair slab below stove.	200	s.f.	15.00 \$	3,000
	walls	Fair	Painted Plaster	Repaint	700	s.f.	0.30 \$	210
	ceilings	Fair	Painted Plaster	Repaint	350	s.f.	0.40 \$	140
	doors	Poor	Metal door and frame in poor condition	Replace metal door, frame and hardware	1	each	600.00 \$	600
	ADA	-	NA	-			\$	-
	Other	Fair	Kitchen equipment is in fair condition.	Determine lifespan of equipment and replace when necessary.			\$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Kitchen Hallway</b>								
	floors	Fair	Quarry tile	No action required	-		-	\$ -
	walls	Fair	Painted Plaster	Repaint	400	s.f.	0.30	\$ 120
	ceilings	Fair	Painted Plaster	Repaint	75	s.f.	0.40	\$ 30
	doors	-	NA	-				\$ -
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -
<b>Kitchen Storage</b>								
	floors	Fair	Quarry tile	No action required	-		-	\$ -
	walls	Fair	Painted Plaster	No action required	500	s.f.	0.30	\$ 150
	ceilings	Fair	Painted wood structure	No action required	150	s.f.	0.40	\$ 60
	doors	Poor	Damaged hollow metal door, frame and hardware.	Replace door, frame and hardware.	1	each	600.00	\$ 600
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -
<b>Laundry Room</b>								
	floors	Good	Vinyl Composition Tile	No action required	-		-	\$ -
	walls	Fair	Painted panelling	No action required	-		-	\$ -
	ceilings	Good	Suspended acoustical ceiling	No action required	-		-	\$ -
	doors	Fair	Hollow metal door and frame	Replace hardware	1	each	50.00	\$ 50
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Laundry Toilet</b>								
	<i>floors</i>	<i>Poor</i>	Tile	Replace tile	20	s.f.	10.00 \$	200
	<i>walls</i>	<i>Poor</i>	Tile, damaged walls in some areas.	Replace tile walls. Patch wall.	180	s.f.	7.50 \$	1,350
	<i>ceilings</i>	<i>Fair</i>	Painted Plaster	Repaint	40	s.f.	0.40 \$	16
	<i>doors</i>	<i>Poor</i>	Wood door and hollow metal frame in poor condition.	Replace wood door, frame and hardware.	1	each	600.00 \$	600
	<i>ADA</i>	-	NA	-			\$	-
	<i>Other</i>	<i>Poor</i>	Toilet, tub, sink and fixtures in poor condition.	Replace sink, tub, toilet and all fixtures.	1	l.s.	2,500.00 \$	2,500

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>First Floor Spaces</b>								
<b>Entry Vestibule</b>								
	<i>floors</i>	<i>Fair</i>	Hardwood floor in fair condition	Refinish wood floor	60	s.f.	2.50 \$	150
	<i>walls</i>	<i>Good</i>	Painted Plaster	Repaint	320	s.f.	0.30 \$	96
	<i>ceilings</i>	<i>Good</i>	Suspended Acoustical Ceiling Tile	No action required	-		- \$	-
	<i>doors</i>	<i>Good</i>	Panelized wood door in fair condition	No action required	-		- \$	-
	<i>ADA</i>	-	NA	-			\$	-
	<i>Other</i>	-	NA	-			\$	-
<b>Mail Room</b>								
	<i>floors</i>	<i>Fair</i>	Hardwood floor in fair condition	Refinish wood floor	40	s.f.	2.50 \$	100
	<i>walls</i>	<i>Good</i>	Painted Plaster	Repaint	220	s.f.	0.30 \$	66
	<i>ceilings</i>	<i>Good</i>	Painted Plaster	Repaint	48	s.f.	0.40 \$	19
	<i>doors</i>	<i>Fair</i>	Panelized wood door in fair condition	No action required			\$	-
	<i>ADA</i>	-	NA	-			\$	-
	<i>Other</i>	-	NA	-			\$	-
<b>Coat Room</b>								
	<i>floors</i>	<i>Fairs</i>	Hardwood floor in fair condition	Refinish wood floor	40	s.f.	2.50 \$	100
	<i>walls</i>	<i>Good</i>	Painted Plaster	Repaint	220	s.f.	0.30 \$	66
	<i>ceilings</i>	<i>Good</i>	Painted Plaster	Repaint	48	s.f.	0.40 \$	19
	<i>doors</i>	<i>Fair</i>	Panelized wood door in fair condition	No action required			\$	-
	<i>ADA</i>	-	NA	-			\$	-
	<i>Other</i>	-	NA	-			\$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Stairwell entry</b>								
	floors	Good	Concrete	No action required				\$ -
	walls	Fair	Painted Masonry	Repaint	1,600	s.f.	0.30	\$ 480
	ceilings	Fair	Painted Structure	Repaint	160	s.f.	0.40	\$ 64
	doors	Poor	Rated Hollow metal doors with push bar hardware in fair to poor condition	Replace doors, frames and hardware.	2	I.s.	1,200.00	\$ 2,400
	ADA	Poor	Consider making this an ADA accessible entry	Will require significant modification to exterior including a ramp.	See site mod listed above			\$ -
	Other	-	NA	-				\$ -
<b>Bedroom</b>								
	floors	Good	Carpet	No action required				\$ -
	walls	Good	Painted Plaster	No action required				\$ -
	ceilings	Good	Suspended Acoustical Ceiling	No action required				\$ -
	doors	Fair	Panellized wood door in fair condition. Replace hardware if made ADA accessible.	Replace hardware if room is being made ADA accessible.	1	I.s.	50.00	\$ 50
	ADA	Fair	Consider making this an ADA accessible room	Convert closet to bathroom	1	I.s.	4,000.00	\$ 4,000
	Other	-	NA	-				\$ -
<b>Study Room</b>								
	floors	Good	Carpet	No action required				\$ -
	walls	Good	Painted Plaster	No action required				\$ -
	ceilings	Fair	Suspended Acoustical Ceiling System	Replace water stained tiles	1	I.s.	100.00	\$ 100
	doors	-	NA	-				\$ -
	ADA	-	NA	-				\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
	Other	-	NA	-				\$ -
<b>Main Lobby</b>								
	floors	Fair	Hardwood Floor in need of refinishing	Refinish hardwood floor.	375	s.f.	2.50	\$ 938
	walls	Good	Painted plaster	No action required				\$ -
	ceilings	Good	Suspended Acoustical Ceiling System	No action required				\$ -
	doors	-	NA	-				\$ -
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -
<b>Library</b>								
	floors	Good	Hardwood with carpet	No action required				\$ -
	walls	Good	Painted Plaster	No action required				\$ -
	ceilings	Good	Suspended Acoustical Ceiling System	No action required				\$ -
	doors	Good	Panellized wood door system	No action required				\$ -
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -
<b>Library Bathroom</b>								
	floors	Good	Tile	No action required				\$ -
	walls	Fair	Tile and painted plaster	No action required				\$ -
	ceilings	Fair	Painted Plaster	No action required				\$ -
	doors	Fair	Panellized wood door with hardware. Hardware needs replacement.	Replace hardware	1	l.s.	50.00	\$ 50
	ADA	-	NA	-				\$ -
	Other	Fair	Bath fixtures in acceptable condition	No action required				\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Living Room</b>								
	<i>floors</i>	<i>Fair</i>	Hardwood with carpet	Consider refinishing hardwood floor	770	s.f.	2.50	\$ 1,925
	<i>walls</i>	<i>Good</i>	Painted Plaster	No action required				\$ -
	<i>ceilings</i>	<i>Good</i>	Suspended Acoustical Ceiling System	No action required				\$ -
	<i>doors</i>	<i>Fair</i>	Wood french doors to exterior	Replace (covered under door replacement in other section of this document)	2	l.s.	3,000.00	\$ 6,000
	<i>ADA</i>	-	NA	-				\$ -
	<i>Other</i>	-	NA	-				\$ -
<b>Side Porch</b>								
	<i>floors</i>	<i>Poor</i>	Concrete porch is failing at the edges	Remediate the concrete slab. See "bar area" for other remediation		listed under bar area		\$ -
	<i>walls</i>	<i>Fair</i>	Wood columns in need of repainting	Repaint columns and railing.	1	l.s.	400.00	\$ 400
	<i>ceilings</i>	<i>Fair</i>	Wood and lathe painted ceiling.	Repair and repaint	1	l.s.	300.00	\$ 300
	<i>doors</i>	-	NA	-				\$ -
	<i>ADA</i>	-	NA	-				\$ -
	<i>Other</i>	<i>Poor</i>	Steps to the porch must be replaced.	Replaced steps to porch after remediation of concrete slab. Provide new railing	1	l.s.	1,100.00	\$ 1,100
					1	l.s.	300.00	\$ 300

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Second Floor Spaces</b>								
<b>Main Hallway</b>								
	<i>floors</i>	<i>Poor</i>	Carpet in very poor condition	Replace all carpeting	53	s.y.	35.00 \$	1,847
	<i>walls</i>	<i>Good</i>	Tongue and grove knotty pine in good condition.	Fur out and provide gypsum board finish similar to third floor.	1,600	s.f.	2.50 \$	4,000
	<i>ceilings</i>	<i>Fair</i>	Acoustical Ceiling Tile System in fair condition. Renovation of this floor will disrupt above ceiling.	Replace ceiling	1,000	s.f.	3.00 \$	3,000
	<i>doors</i>	<i>Fair</i>	Fire doors to be repainted.	Repair fire doors, fix hardware and repair fire hold open device.	1	l.s.	200.00 \$	200
	<i>ADA</i>	-	NA	-			\$	-
	<i>Other</i>	-	NA	-			\$	-
<b>Stairway Closet</b>								
	<i>floors</i>	<i>Poor</i>	Carpeting poor condition.	Replace carpet	2	s.f.	35.00 \$	58
	<i>walls</i>	<i>Fair</i>	Painted Plaster	No action required			\$	-
	<i>ceilings</i>	<i>Fair</i>	Painted Plaster	No action required			\$	-
	<i>doors</i>	<i>Poor</i>	Wood door, frame and hardware	Replace door, frame and hardware.	1	each	600.00 \$	600
	<i>ADA</i>	-	NA	-			\$	-
	<i>Other</i>	-	NA	-			\$	-

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Gang Bathroom</b>								
	floors	Fair	Tile	No action required				\$ -
	walls	Fair	Tile and painted plaster	No action required				\$ -
	ceilings	Fair	Painted Plaster	No action required				\$ -
	doors	Poor	Wood door, frame and hardware	Replace door, frame and hardware.	1	each	600.00	\$ 600
	sink and vanity	Fair	Porcelain bowl in laminate countertop. Fixtures are functional	No action required unless the house requests more water efficiency.				\$ -
	toilets	Fair	Tank type	No action required				\$ -
	toilet partitions	Fair	Marble. Missing doors	History suggests no need to replace doors				\$ -
	showers	Fair	Tile. Fixtures are acceptable.	No action required				\$ -
	ADA	-	As we understand it, there is no intent to make these bathrooms ADA accessible.	If there is no desire to make these ADA accessible then no action required.				\$ -
	Other	-	NA	-				\$ -
<b>Typical Resident Room</b>								
	floors	Fair to Poor	Various finishes. Should standardize.	Replace all floor finishes to match third floor.	1,800	s.f.	2.50	\$ 4,500
	walls	Fair to Poor	Various finishes included painted plaster and panelling.	Fur out walls, provide gypsum board finish and paint throughout all rooms.	4,800	s.f.	2.50	\$ 12,000
	ceilings	Fair to Poor	Painted Plaster	Install new acoustical ceiling tile systems to match third floor.	2,700	s.f.	3.00	\$ 8,100
	doors	Fair	Wood doors, hollow metal frames, hardware all in poor to fair condition.	Replace all resident room doors with new rated doors, frames and hardware.	10	each	600.00	\$ 6,000
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Third Floor Spaces</b>								
<b>Main Hallway</b>								
	<i>floors</i>	Good	VCT	No action required				\$ -
	<i>walls</i>	Good	Furred out gypsum board finish painted	No action required				\$ -
	<i>ceilings</i>	Good	Suspended Acoustical ceiling Tile System	No action required				\$ -
	<i>doors</i>	Good	Rated wood doors, hollow metal frames and hardware.	No action required				\$ -
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -
<b>Stairway Closet</b>								
	<i>floors</i>	Good	Carpet	Replace carpet	22	s.y.	35.00	\$ 778
	<i>walls</i>	Good	Painted Plaster	Repaint with stairway repainting	500	s.f.	0.30	\$ 150
	<i>ceilings</i>	Good	Suspended Acoustical ceiling Tile System	Replace with stairway ceiling	120	s.f.	3.50	\$ 420
	<i>doors</i>	Good	Wood door, hollow metal frame and hardware	Replace door, and hardware.	1	each	600.00	\$ 600
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Gang Bathroom</b>								
	floors	Fair	Tile	No action required				\$ -
	walls	Fair	Tile and painted plaster	No action required				\$ -
	ceilings	Fair	Painted Plaster	No action required				\$ -
	doors	Fair	Wood door, frame and hardware	Replace door, frame and hardware.	1	each	600.00	\$ 600
	sink and vanity	Fair	Porcelain bowl in laminate countertop. Fixtures are functional	No Action required unless the house requests more water efficiency.				\$ -
	toilets	Fair	Tank type	No action required				\$ -
	toilet partitions	Fair	Marble. Missing doors	History suggests no need to replace doors				\$ -
	showers	Fair	Tile. Fixtures are acceptable.	No action required				\$ -
	ADA	-	As we understand it, there is no intent to make these bathrooms ADA accessible.	If there is no desire to make these ADA accessible then no action required.				\$ -
	Other	-	NA	-				\$ -
<b>Typical Resident Room</b>								
	floors	Good	Various finished	No action required				\$ -
	walls	Good	Painted gypsum board on furring throughout	No action required				\$ -
	ceilings	Good	Suspended acoustical ceiling tile system	No action required				\$ -
	doors	Good	Rated wood doors, hollow metal frames and hardware.	No action required				\$ -
	ADA	-	NA	-				\$ -
	Other	-	NA	-				\$ -

**Theta Chi Fraternity**

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
<b>Other</b>								
<b>Fire Stair Tower</b>								
	floors	Fair	Painted concrete	Repaint	800	s.f.	0.30	\$ 240
	walls	Fair	Painted masonry	Repaint	1,800	s.f.	0.30	\$ 540
	ceilings	Fair	Painted structure	Repaint	200	s.f.	0.40	\$ 80
	doors	Poor	Rated doors, frames and hardware	Replace doors and hardware	5	each	600.00	\$ 3,000
	ADA	-	NA with the exception of the work potential required for ADA modifications	Modify exterior for ADA accessibility		in porch cost		\$ -
	Other	Fair	Railings	Replace with Code Compliant Hand/Guard Rails	1	l.s.	5,000.00	\$ 5,000
<b>Main Building Stair</b>								
	floors	Poor	Stained and finished oak treads and riser in disrepair on bottom two flights. Carpet finish on top two flights	Replace treads and replace risers where necessary on first two floors. Replace carpet on upper two flights.	1	l.s.	1,800.00	\$ 1,800
	walls	Fair	Painted plaster	Repaint	300	s.f.	0.30	\$ 90
	ceilings	Fair	Painted structure	Repaint	150	s.f.	0.40	\$ 60
	Other	Poor	Railings	Replace with Code Compliant Hand/Guard Rails	1	l.s.	7,500.00	\$ 7,500
<b>Subtotal</b>						s.f.		<b>\$ 279,522</b>
Contingency						15%		\$ 41,928
								\$ 321,451
Contractor Overhead and Profit						12%		\$ 38,574
Subtotal								\$ 360,025
Escalation Assume 1 year @ 3%/year						3%		\$ 10,801
<b>Total Estimated Costs</b>						s.f.		<b>\$ 370,825</b>

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**PHASING ESTIMATES**

**3**

# PHASING ESTIMATES

## INTRODUCTION

During the meeting with Mr. Bartnik in February, three Phases for construction were developed. Those Phases are described further below. In order to develop the costs for those potential phases, the work required to accomplish those tasks associated with the phases and the costs identified for their completion were taken from Section 2 of this document.

For the costs identified in this Section, SGA utilized historic square foot cost data from previous projects as well as information from R.S. Means Cost Estimating Guides. Local construction costs, escalation, general site information and knowledge of current construction pricing of communication facilities are anticipated as well as we can anticipate them in the estimates shown in the following pages. The costs included are for budgeting purposes only as no true design has been derived at this time. When a scope of work is selected and the design process has begun, more accurate cost estimate information will be generated. Escalation is included for one year at 3% in the estimates to follow.

## PHASE DESCRIPTIONS

While the total work envisioned to bring Theta Chi up to a “like new” standard is spelled out in its entirety in Section 2 of this document, Theta Chi anticipates proceeding on parts of the work in several phases. This section attempts to itemize those costs specific to each of the anticipated phases. The estimates included herein are budget estimates. The actual costs won’t be known until quotes or bids are provided by contractors qualified to perform the actual construction work. The phases are described below:

### PHASE #1

Phase #1 involves the following projects:

- Replacement of all windows on the first floor
- Replacement of the exterior french doors on the stair landing between the first and second floors
- Replacement of the exterior french doors between the dining room and the parking lot
- Sanding and refinishing of the hardwood floors on the first floor

## PHASE #2

Phase #2 involves the following projects:

- Repair the side porch and remediate the slab issues
- Remove the glass block and lintels in the bar area. Fill that area with brick and individual windows for daylight
- Provide an ADA accessible ramp from the back parking lot to the side stair tower door. Provide a new concrete landing outside of the stair tower door. Provide handrails to satisfy ADA requirements up the length of the ramp. Replace the fire doors and hardware at the first floor stair tower to satisfy ADA requirements
- Renovate the closet in the first floor bedroom into a bathroom. Replace the door hardware on the bedroom to be ADA compliant.
- Replace the french doors from the living room to the side porch
- Replace the french doors between the dining room and the bar

## PHASE #3

Phase #3 involves the following projects:

- Renovate the entire second floor to match the prior renovations performed at the third floor to include but not be limited to; furring out and drywalling all walls, installing suspended acoustical ceiling, replacing the flooring, replacing all of the doors, replacing all of the second floor windows, upgrading the electrical distribution and replacing the electrical panel.
- Updating power distribution to the balance of the facility
- Repairing the main wood stairs

The cost breakdown for each of the phases is included on the following pages. Again, these are budget figures only. True construction costs will only be known once quotes or bids are received from contractors qualified to perform the work.

It should be noted that completion of these three phases still leaves approximately \$130,000+ worth of construction work required in order to return Theta Chi to a contemporary condition. The Alumni Corporation should devise a strategy for chipping away at this work over time.

<b>THETA CHI Fraternity</b>					
<b>PROPOSED RENOVATIONS</b>					
<b>BUDGET COST ANALYSIS - PHASE 1</b>			<b>Total Area</b>	12,000 s.f.	
Date: 25-Mar-11					
<b>CONSTRUCTION</b>		<u>unit</u>	<u>cost/unit</u>		
<b>RENOVATION</b>					
1	Replacement of Windows on the First Floor	12 each	750.00	\$	9,000
2	Replace French Doors on Stair Landing	1 each	3,000.00	\$	3,000
3	Replace French Floors from Dining to Parking	2 each	4,500.00	\$	9,000
4	Sand Hardwood Floors on First Floor	1490 s.f.	2.50	\$	3,725
5		Subtotal		\$	24,725
6		Contractor Overhead and Markup	12%	\$	2,967
7		Subtotal		\$	27,692
8		Escalation @	3%	\$	831
9		Design Contingency	10%	\$	2,769
10	<b>GRANDTOTAL PROBABLE CONSTRUCTION BUDGET ESTIMATE</b>				<b>\$ 31,292</b>
<b>SOFT COSTS</b>					
11	Design Fees		15%	\$	4,694
12	Permitting Costs			\$	1,500
13	Inspection and Testing Services			\$	-
14	<b>Total Soft Costs</b>			\$	<b>6,194</b>
<b>PROJECT BUDGET</b>					
15	Project Contingency	@	10%	\$	3,749
16	<b>TOTAL PROJECT BUDGET</b>			\$	<b>41,234</b>

<b>THETA CHI Fraternity</b>					
<b>PROPOSED RENOVATIONS</b>					
<b>BUDGET COST ANALYSIS - PHASE 2</b>				<b>Total Area</b>	12,000 s.f.
Date: 25-Mar-11					
<b>CONSTRUCTION</b>		<u>unit</u>	<u>cost/unit</u>		
<b>RENOVATION</b>					
1	Side Porch Repair and remediation for bar issues	1 l.s.	14,100.00	\$ 14,100	
2	ADA Accessible Bathroom and Bedroom	1 l.s.	4,050.00	\$ 4,050	
3	Accessible ramp and pathway to first floor	1 l.s.	8,700.00	\$ 8,700	
4	Replace French Doors to Porch	2 each	4,500.00	\$ 9,000	
5	Replace French Doors to Bar	2 each	4,500.00	\$ 9,000	
6		Subtotal		\$ 44,850	
7		Contractor Overhead and Markup	12%	\$ 5,382	
8		Subtotal		\$ 50,232	
9		Escalation @	6%	\$ 3,014	(assumed two years)
10		Design Contingency	10%	\$ 5,023	
11	<b>GRANDTOTAL PROBABLE CONSTRUCTION BUDGET ESTIMATE</b>			<b>\$ 58,269</b>	
<b>SOFT COSTS</b>					
12	Design Fees		15%	\$ 8,740	
13	Permitting Costs			\$ 1,500	
14	Inspection and Testing Services			\$ -	
15	<b>Total Soft Costs</b>			<b>\$ 10,240</b>	
<b>PROJECT BUDGET</b>					
16	Project Contingency	@	10%	\$ 6,851	
17	<b>TOTAL PROJECT BUDGET</b>			<b>\$ 75,360</b>	

<b>THETA CHI Fraternity</b>					
<b>PROPOSED RENOVATIONS</b>					
<b>BUDGET COST ANALYSIS - PHASE 3</b>			<b>Total Area</b>	<b>12,000 s.f.</b>	
Date: 25-Mar-11					
<b>CONSTRUCTION</b>		<u>unit</u>	<u>cost/unit</u>		
<b>RENOVATION</b>					
1	Second Floor Renovations	1 l.s.	45,665.56	\$	45,666
2	Replace Windows on the Second Floor	18 each	750.00	\$	13,500
3	Update Power Distribution to balance of facility	1 l.s.	4,050.00	\$	4,050
4	Repair Main Stairs	1 l.s.	9,450.00	\$	9,450
5		Subtotal		\$	72,666
6		Contractor Overhead and Markup	12%	\$	8,720
7		Subtotal		\$	81,385
8		Escalation @	9%	\$	7,325 (assumed three years)
9		Design Contingency	10%	\$	8,139
10	<b>GRANDTOTAL PROBABLE CONSTRUCTION BUDGET ESTIMATE</b>			<b>\$</b>	<b>96,849</b>
<b>SOFT COSTS</b>					
11	Design Fees		15%	\$	14,527
12	Permitting Costs			\$	1,500
13	Inspection and Testing Services			\$	-
14	<b>Total Soft Costs</b>			<b>\$</b>	<b>16,027</b>
<b>PROJECT BUDGET</b>					
15	Project Contingency	@	10%	\$	11,288
16	<b>TOTAL PROJECT BUDGET</b>			<b>\$</b>	<b>124,164</b>

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**THETA CHI Fraternity**  
PROPOSED RENOVATIONS

Phase 1 - Category Breakdown  
Date: 11-Apr-11

CONSTRUCTION  
RENOVATION

	<u>Cost</u>	(includes markup, escalation and contingency)
1 Health and Safety Code Requirements	\$ -	
2 Major Structural Repair and/or Replacement	\$ -	
3 Exterior Rehabilitation	<u>\$ 27,859</u>	
4 Energy Retrofitting	\$ -	*windows and doors could be considered energy retrofitting as well
5 Other	<u>\$ 4,942</u>	
<b>6 GRANDTOTAL PROBABLE CONSTRUCTION BUDGET ESTIMATE</b>		<b><u>\$ 32,801</u></b>

**THETA CHI Fraternity**

**PROPOSED RENOVATIONS**

**Phase 2 - Category Breakdown**

Date: 11-Apr-11

**CONSTRUCTION**

**RENOVATION**

		<u>Cost</u>	(includes markup, escalation and contingency)
1	Health and Safety Code Requirements	<u>\$ 16,915</u>	
2	Major Structural Repair and/or Replacement	<u>\$ 18,706</u>	
3	Exterior Rehabilitation	<u>\$ 11,940</u>	
4	Energy Retrofitting	<u>\$ -</u>	*windows and doors could be considered energy retrofitting as well
5	Other	<u>\$ 11,940</u>	
6	<b>GRANDTOTAL PROBABLE CONSTRUCTION BUDGET ESTIMATE</b>		<b><u>\$ 59,500</u></b>

<b>THETA CHI Fraternity</b>		
<b>PROPOSED RENOVATIONS</b>		
<b>Phase 3 - Category Breakdown</b>		
Date: 11-Apr-11		
<b>CONSTRUCTION</b>		
<b>RENOVATION</b>		
	<u>Cost</u>	(includes markup, escalation and contingency)
1 Health and Safety Code Requirements	<u>\$ 17,910</u>	
2 Major Structural Repair and/or Replacement	<u>\$ 60,582</u>	
3 Exterior Rehabilitation	<u>\$ 17,910</u>	
4 Energy Retrofitting	<u>\$ -</u>	*windows and doors could be considered energy retrofitting as well
5 Other	<u>\$ -</u>	
<b>6 GRANDTOTAL PROBABLE CONSTRUCTION BUDGET ESTIMATE</b>		<b><u>\$ 96,402</u></b>



## SCHRADERGROUP architecture LLC

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