

University of Idaho Administration Building

Entry Foyer & Main Stair Renovation
North Entry Mosaic Tile Restoration

Introduction

Condition Survey

On June 16th and October 2nd, 2015, a team of professionals from CSHQA and MW Engineers performed a comprehensive survey of the existing conditions of interior finish systems and engineering systems within the University of Idaho (U of I) Administration Building and North Entrance mosaic.

The team used drafted floor plans, and historic plans, sections, and elevations to record the existing conditions. Photo documentation was also utilized. The survey and photo documentation was developed to facilitate future restoration design efforts and determine an opinion of probable cost for the project.

Conditions of the following interior building components were surveyed and documented:

- Wall materials and finishes
- Ceiling materials and finishes
- Significant architectural details
- Stair detailing
- Original and non-original ceiling heights
- Floor materials and finishes
- Original and non-original light fixture types and locations
- Existing fire protection systems
- Existing mechanical systems
- Existing electrical systems
- Non-original items that should be removed

The Secretary of the Interior's "Standards for Rehabilitation" require that deteriorated architectural features shall be repaired rather than replaced. When the severity of deterioration requires removal of historic material, its replacement should match the material being replaced in composition, design, color, texture, and other visual qualities.

This report provides a detailed description of our conditions findings, and general methods of removal and repair. In very few instances will we recommend replacement of historic elements and finishes.

Architectural photographs can be found on pages 34-40 and Engineering photographs can be found on pages 50-58.

Introduction

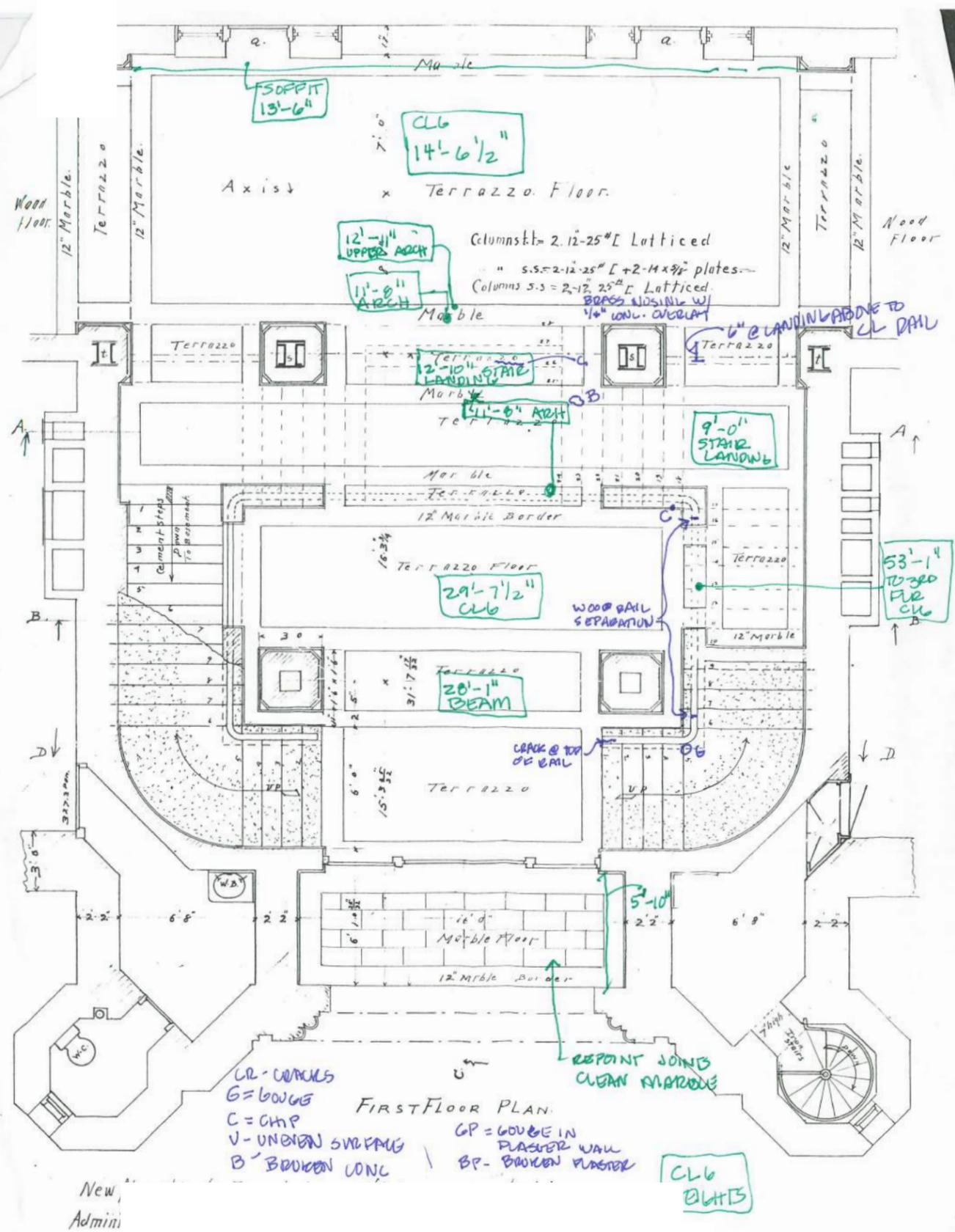
UI Admin Entry Foyer

Conditions Survey

Architectural Survey

**UI Admin
Entry Foyer**

Conditions Survey



First Floor Plan

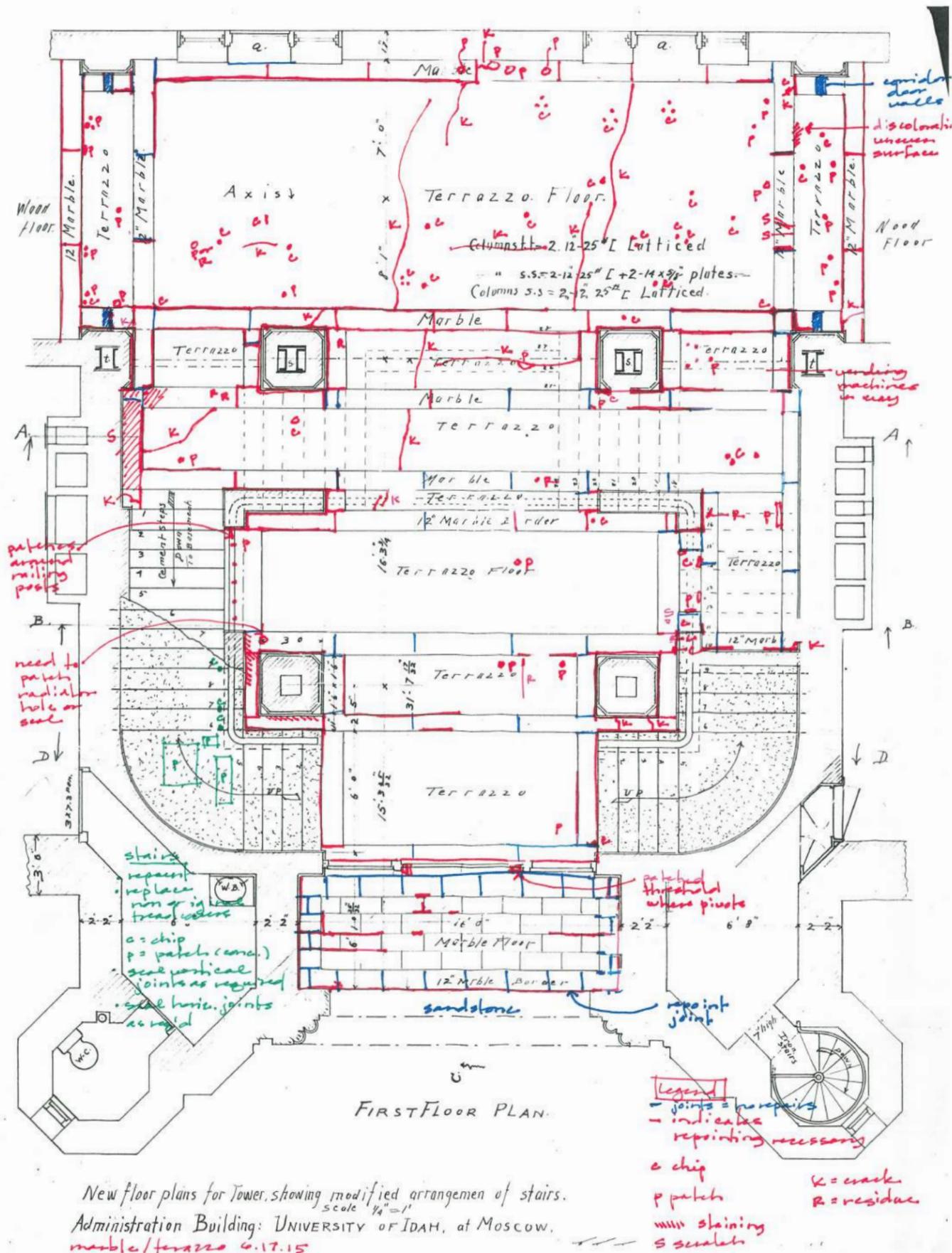
Findings:

1. Cracks in plaster walls
2. Gouges and chips in plaster walls
3. Broken and delaminating paint and plaster on walls
4. Cracks and gaps at wood railings
5. Non-original stair nosings

Recommendations:

1. Cracks, gouges, and chips in plaster walls
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack 1/4" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
2. Broken and delaminating paint and plaster on walls
 - a. Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.
 - b. Delaminated base coats: Remove unsound material as required back to solid material. Fill/replaster as required to blend and match existing adjacent surfaces
3. Cracks and gaps at wood railings
 - a. Carefully hand rub scratches and minor surface imperfections with a fine grit sandpaper. Match patina of unscratched wood by selective staining. Do not remove more than 1/16" thickness of the material. Maintain levelness of surface over entire width or length of wood piece.
 - b. Small gouges and holes can be filled using linseed oil putty. Stain the putty to match using the sediment from the bottom of the stain can, or universal tints.
 - c. For large holes and gaps, use a sandable filler. Stain to match.
4. Non-original stair nosings
 - a. Remove non-original stair nosing, and replace with decorative cast iron plates with 3/8" rounded nosings to match historic treads.





Findings:

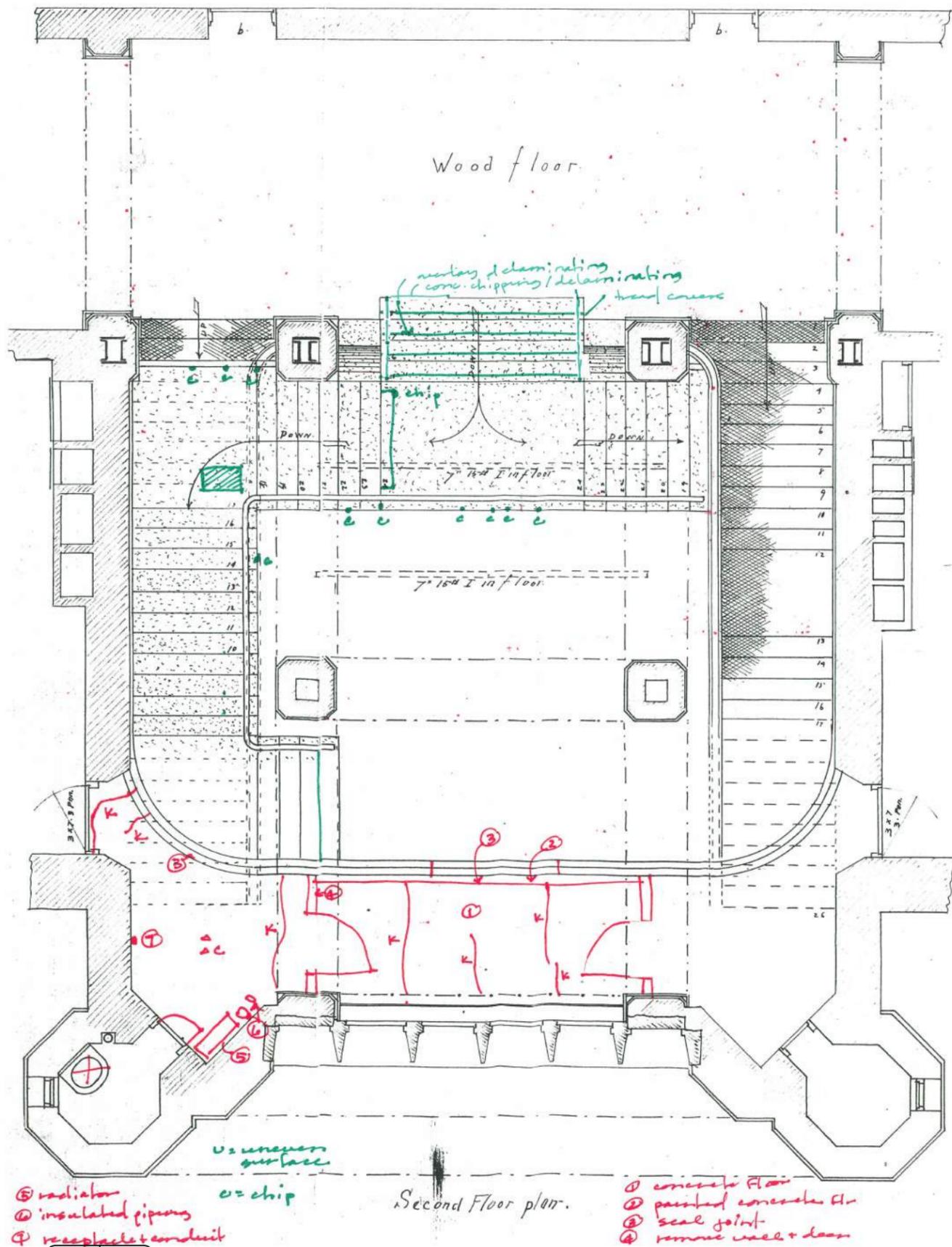
1. Non-original marble or terrazzo floor finish
2. Missing or loose grout in marble joints.
3. Chip in marble or terrazzo.
4. Non-original patch in marble or terrazzo.
5. Stained marble or terrazzo.
6. Scratches in marble or terrazzo.
7. Crack in marble or terrazzo.
8. Residue on marble or terrazzo.
9. Chip in concrete stair.
10. Non-original patch in concrete stair.
11. Non-original stair nosing.

Recommendations:

1. Non-original floor finish and residue on marble or terrazzo.
 - a. Strip wax finish off floor, and clean. Clean residue off floor with soap and water, or a mild detergent.
2. Minor cracks, chips, scratches and spalls in marble or terrazzo.
 - a. No work required.
3. Minor wear in joint material.
 - a. No work required.
4. Missing or loose grout in marble joints.
 - a. Remove any accumulated dirt, grease, wax, etc. from joint. Remove any loose grout back to stable grout. Rout out remaining joint with a bladed tool to a minimum depth of 1/4". Repoint with a polyurethane joint filler tinted to match existing mortar.
5. Chips or spalls in marble or terrazzo.
 - a. For chips or spalls larger than 3/4", remove accumulated dirt, grease, wax, etc. from depression. Cut a dove tail into bottom of hole to create a ledge for patch to anchor. Patch to match existing marble or terrazzo.
6. Non-original patch in marble or terrazzo.
 - a. Remove existing non-original patch, and immediate surrounding marble or terrazzo. Patch back with marble or terrazzo to match.
7. Stained marble or terrazzo.
 - a. Cover entire stain with a poultice, and seal with plastic sheeting for at least 24 hours. Rinse and reapply as required.
8. Cracks in marble or terrazzo.
 - a. Remove accumulated dirt, grease, wax, etc. from crack. Where required remove existing patching material and loose marble or terrazzo. Inject mortar into remaining crack to 1/8" of top of crack. Hand sand patch, and fill to top with a polyurethane patch tinted to match existing grout at marble, and with cement grout or epoxy resin at terrazzo.
9. Chip in concrete stair
 - a. For chips and spalls greater than 3/4", remove accumulated dirt, grease, wax, etc. from depression. Where required remove existing patching material. Fill with concrete patching compound mixed to match existing stair concrete color. Trowel smooth

10. Non-original stair nosings.
 - a. Remove non-original stair nosing, and replace with decorative cast iron plates with 3/8" rounded nosings to match historic treads.

Corresponding Architectural Photographs can be found starting on page 34



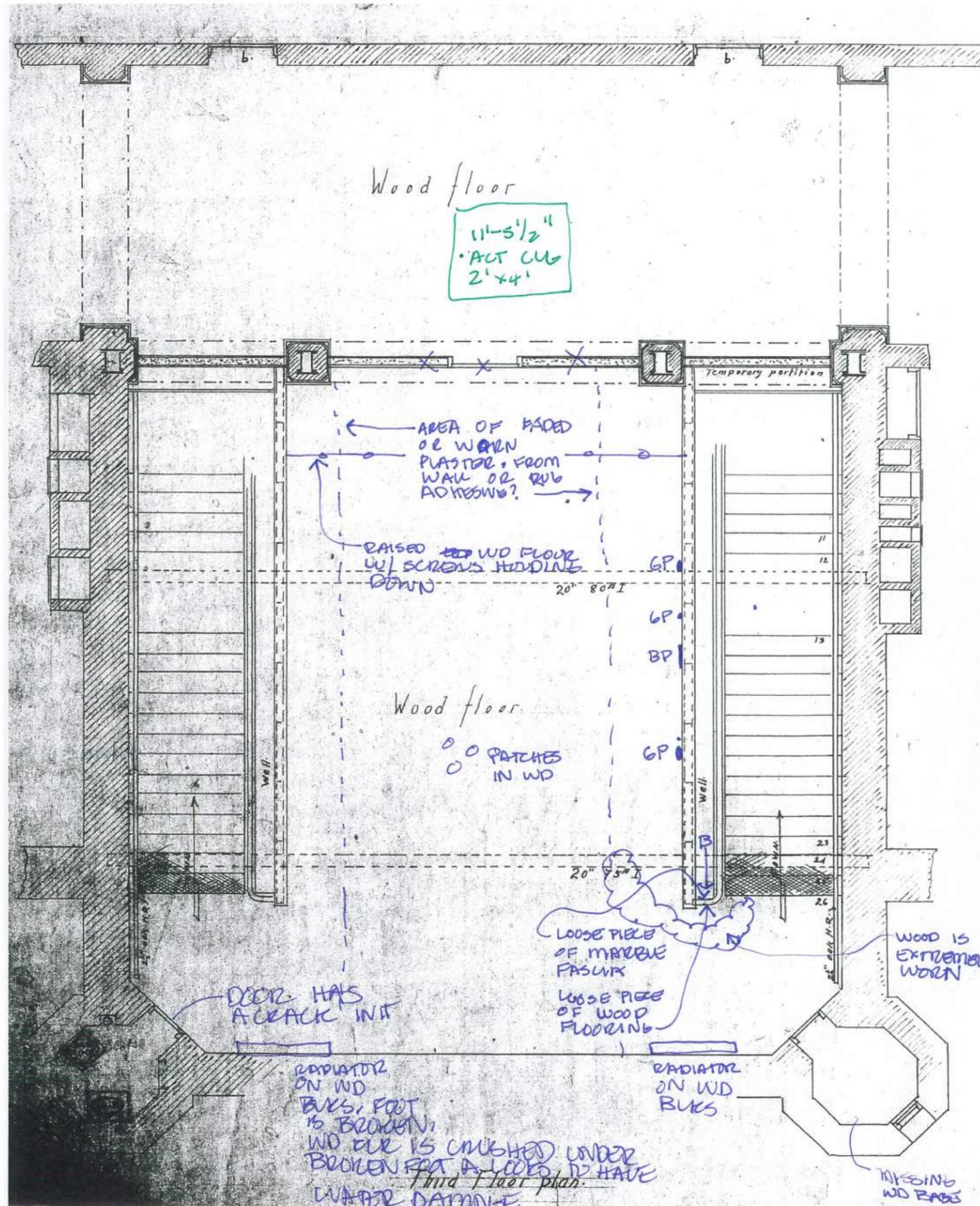
Findings:

1. Chips and spalls in concrete stairs and landings.
2. Delaminating concrete on treads.
3. Open concrete joints.

Recommendations:

1. Chips and spalls in concrete stairs and landings:
 - a. Small chips that are structurally stable will not be repaired.
 - b. For chips and spalls greater than 3/4", remove accumulated dirt, grease, wax, etc. from depression. Where required remove existing patching material. Fill with concrete patching compound mixed to match existing stair concrete color. Trowel smooth
2. Delaminating concrete:
 - a. Either remove delaminating surface back to sound concrete, and patch to match existing concrete, or inject void under delaminating concrete with a polyurethane bonding agent.
3. Open concrete joints:
 - a. Remove loose and deteriorating material along entire length of joint and repoint.

Second Floor Plan



Findings:

1. Faded and worn wood floor.
2. Areas of patched and screwed down floor.
3. Creaky wood floor.
4. Broken and delaminating plaster.
6. Gouges and chips in plaster walls
6. Areas of missing wood base.
7. Loose marble fascia at stair.
8. Crack in original wood door.
9. Misaligned original steam radiators.

Recommendations:

1. Refinish entire wood floor.
2. Areas of patched and screwed down floor.
 - a. Evaluate patched areas to verify if patches are of similar species of wood. Either replace or refinish in place.
 - b. Remove screws and review condition of supports. Realign or replace supports for a flush finish, nail to supports and refinish.
3. Creaky wood floors.
 - a. Locate the creaky areas.
 - b. Reduce squeak through lubricate, glazier points, or finish nails.
4. Broken and delaminating paint and plaster on walls.
 - a. Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.
 - b. Delaminated base coats: Remove unsound material as required back to solid material. Fill/replaster as required to blend and match existing adjacent surfaces
5. Cracks, gouges and chips in plaster walls.
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack 1/4" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
6. Replace missing or damaged wood base to match existing
7. Secure loose marble.
8. Crack in original wood door
 - a. Fill crack in door with wood putty or shellac stick. Sand flush and refinish door.
9. Misaligned steam radiators.
 - a. Remove existing radiators and realign piping. Replace damaged wood floor and increase underfloor support for relocation of radiator to original location on wood floor.

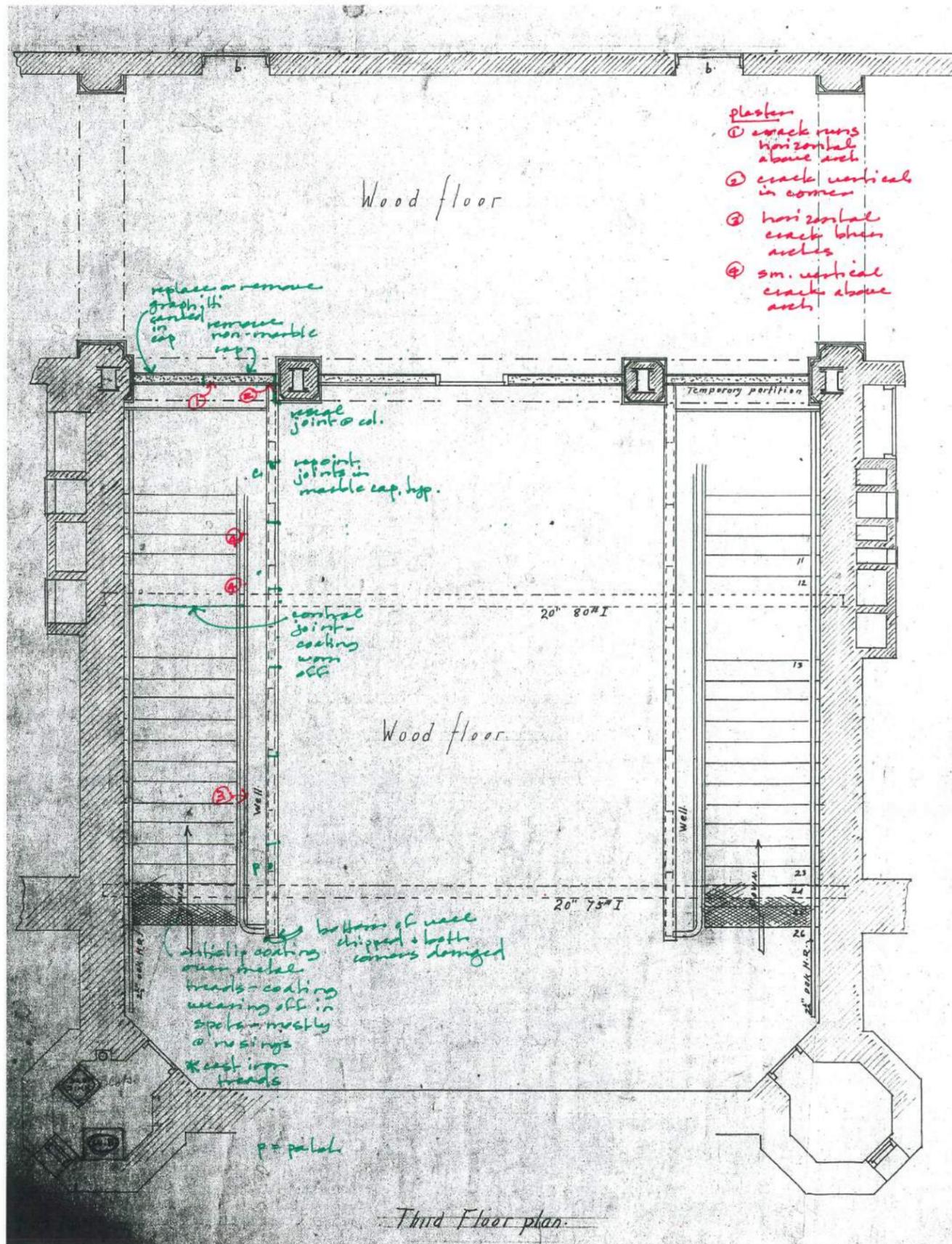


Findings:

1. Graffiti on marble wall cap.
2. Non-original wall cap.
3. Loose/missing joint material in marble wall cap.
4. Non-original stair tread coating.
5. Cracks in plaster walls

Recommendations:

1. Grind down marble to remove graffiti.
2. Replace non-original wall cap with new marble cap to match existing.
3. Loose/missing joint material in marble wall cap:
 - a. Remove any accumulated dirt, grease, wax, etc. from joint. Remove any loose grout back to stable grout. Rout out remaining joint with a bladed tool to a minimum depth of 1/4". Repoint with a polyurethane joint filler tinted to match existing grout.
4. Non-original stair treads:
 - a. Replace with decorative cast iron plates with 3/8" rounded nosings to match historic treads.

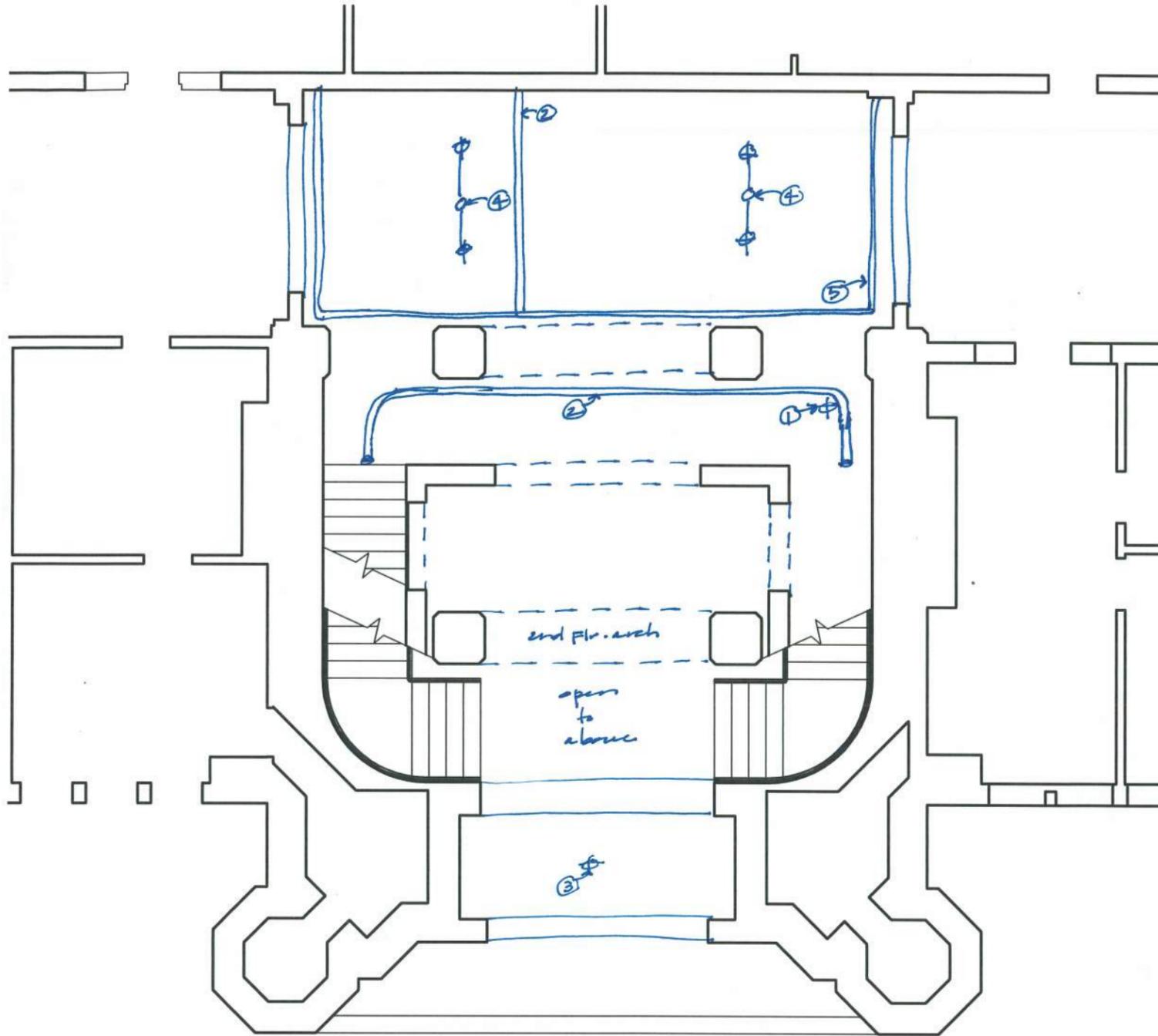


Findings:

1. Non-historic light fixtures
2. Exposed fire sprinkler piping.

Recommendations:

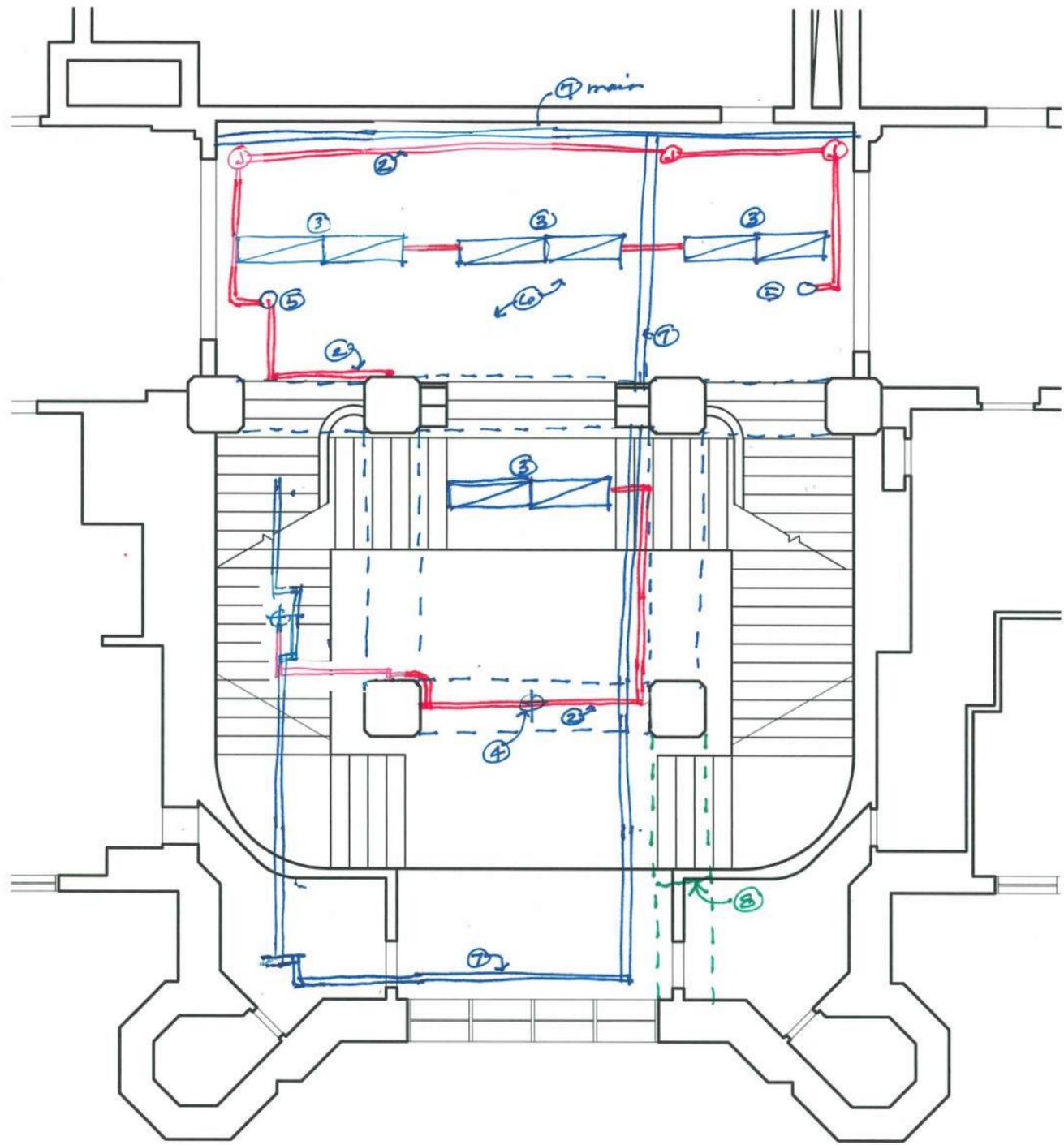
1. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
2. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).



First Floor Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

- ① sm globe fixture
- ② fire sprinkler piping
- ③ chain mtd. pendant
- ④ pendant dbl. globes (non original)
- ⑤ fire sprinkler main





① fire sprinkler piping
⑥ crack in arch

Second Floor Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

① light fixture (fluorescent)
② conduit
③ 1x4 fluorescents
④ pendant mtd. chandelier fixture
⑤ smoke detector
⑥ 12x12 glue-on acoustical

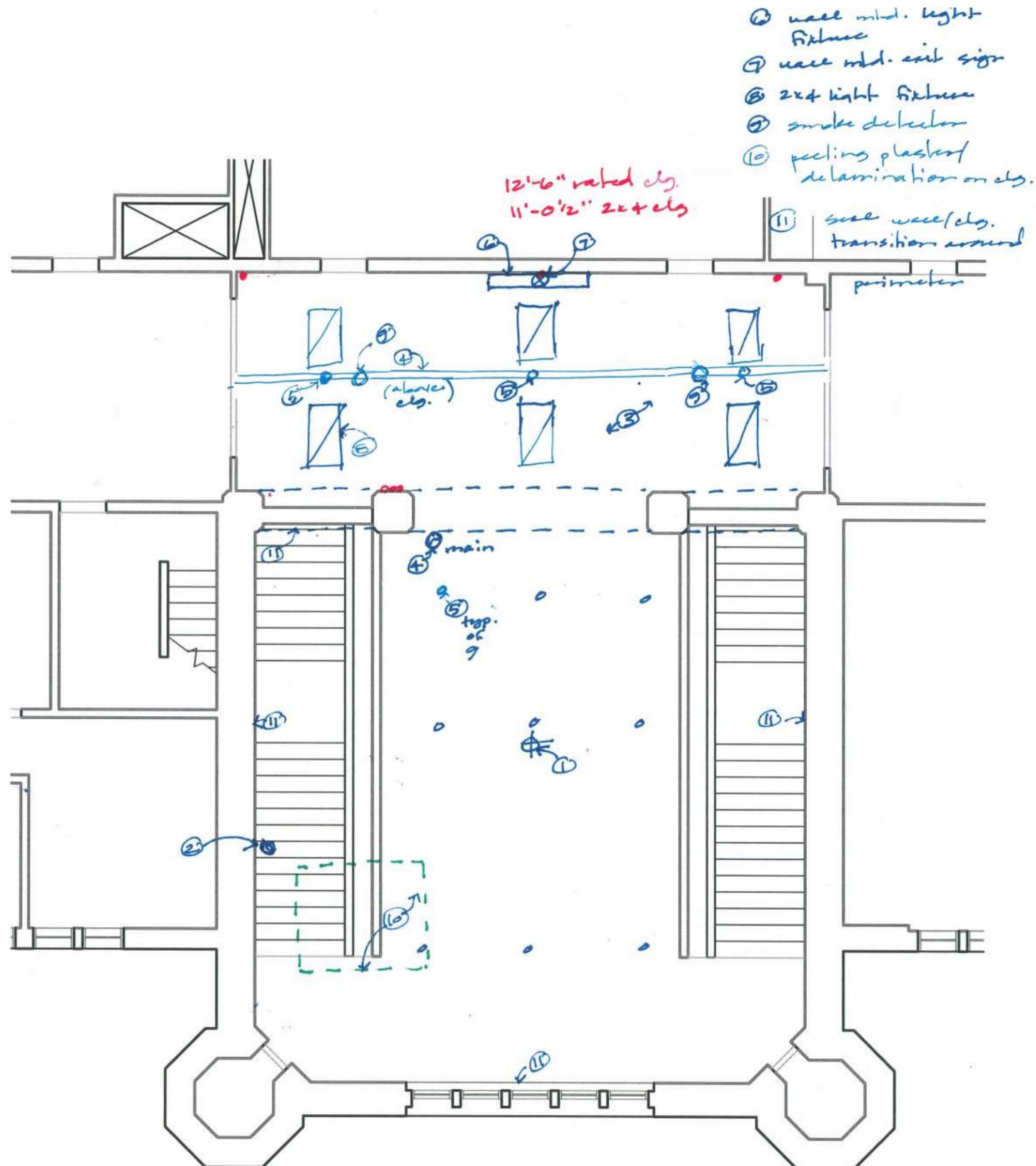
Findings:

1. Non-historic light fixtures.
2. Exposed sprinkler piping.
3. Non-historic glued-on acoustic ceiling tiles.
4. Exposed conduit.
5. Crack in plaster arch.

Recommendations:

1. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
2. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).
3. Remove non-historic glued on ceiling tile, and restore original plaster ceilings.
4. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).
5. Crack in plaster arch:
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack 1/4" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.





Third Floor Reflected Ceiling Plan
Scale: 1/8" = 1'-0"



- ① pendant mtbd. chandelier
- ② roof leader
- ③ 2x4 lay-in cty.
11'-6" AFF. / 12'-5" susp. bd.
cty. / 14'-5" orig cty.
- ④ fire sprinkler piping
- ⑤ fire sprinkler heads

- ② wall mtbd. light fixture
- ⑦ wall mtbd. exit sign
- ③ 2x4 light fixture
- ⑧ smoke detector
- ⑩ peeling plaster/delamination on cty.
- ⑪ see wall/cty. transition around perimeter

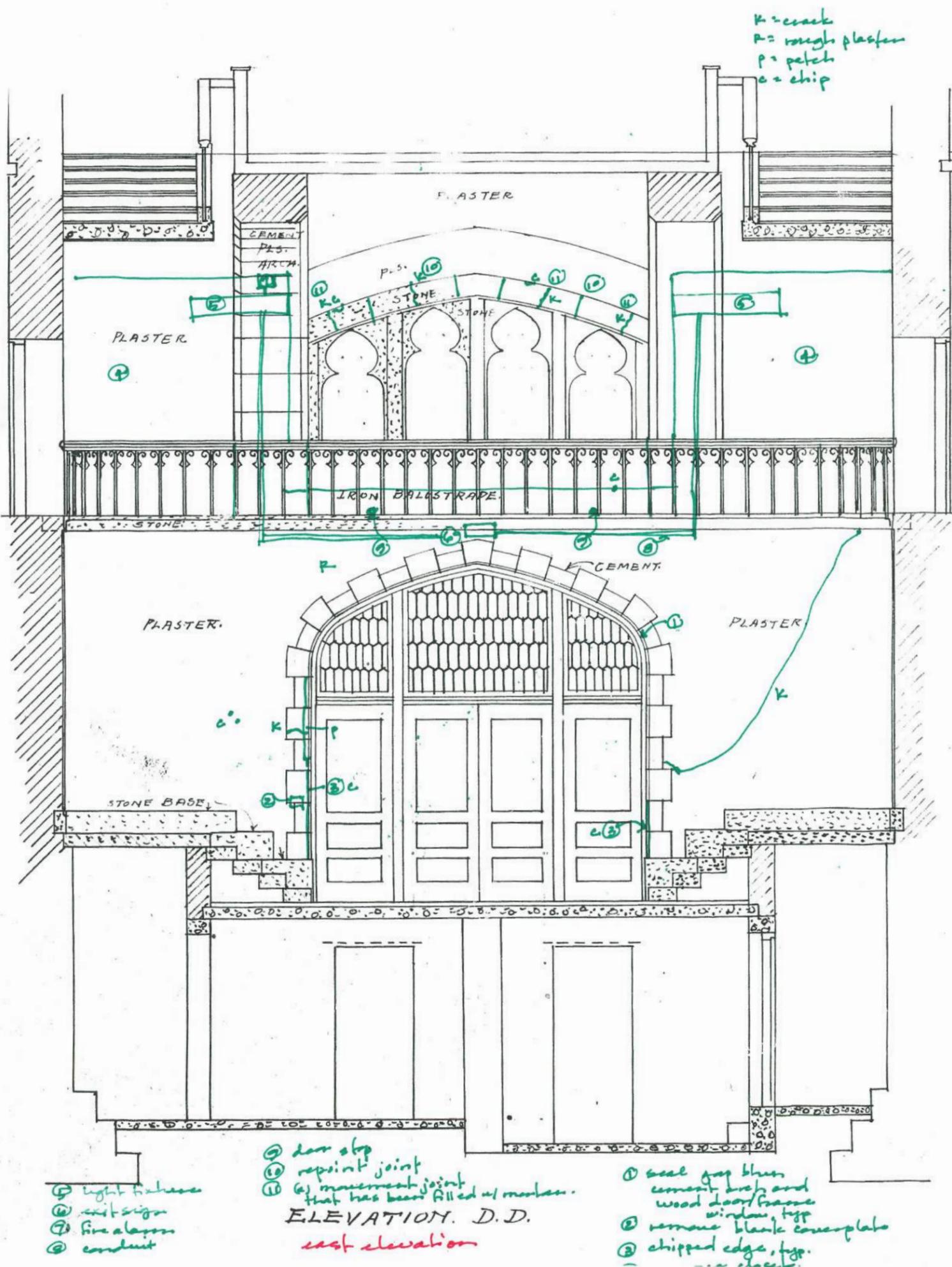
12'-6" wated cty.
11'-0 1/2" 2x4 cty.

Findings:

1. Non-historic light fixtures.
2. Exposed sprinkler piping.
3. Non-historic 2x4 lay-in ceiling.
4. Exposed conduit.
5. Cracks in plaster walls.
6. Pendant mounted historic chandelier.
7. Delaminating plaster

Recommendations:

1. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
2. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).
3. Remove non-historic lay-in acoustic tile, and install a new plaster ceiling.
4. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).
5. Crack in plaster arch:
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack 1/4" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
6. Refinish existing chandelier.
7. Delaminating plaster:
 - a. Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.
 - b. Delaminated base coats: Remove unsound material as required back to solid material. Fill/replaster as required to blend and match existing adjacent surfaces

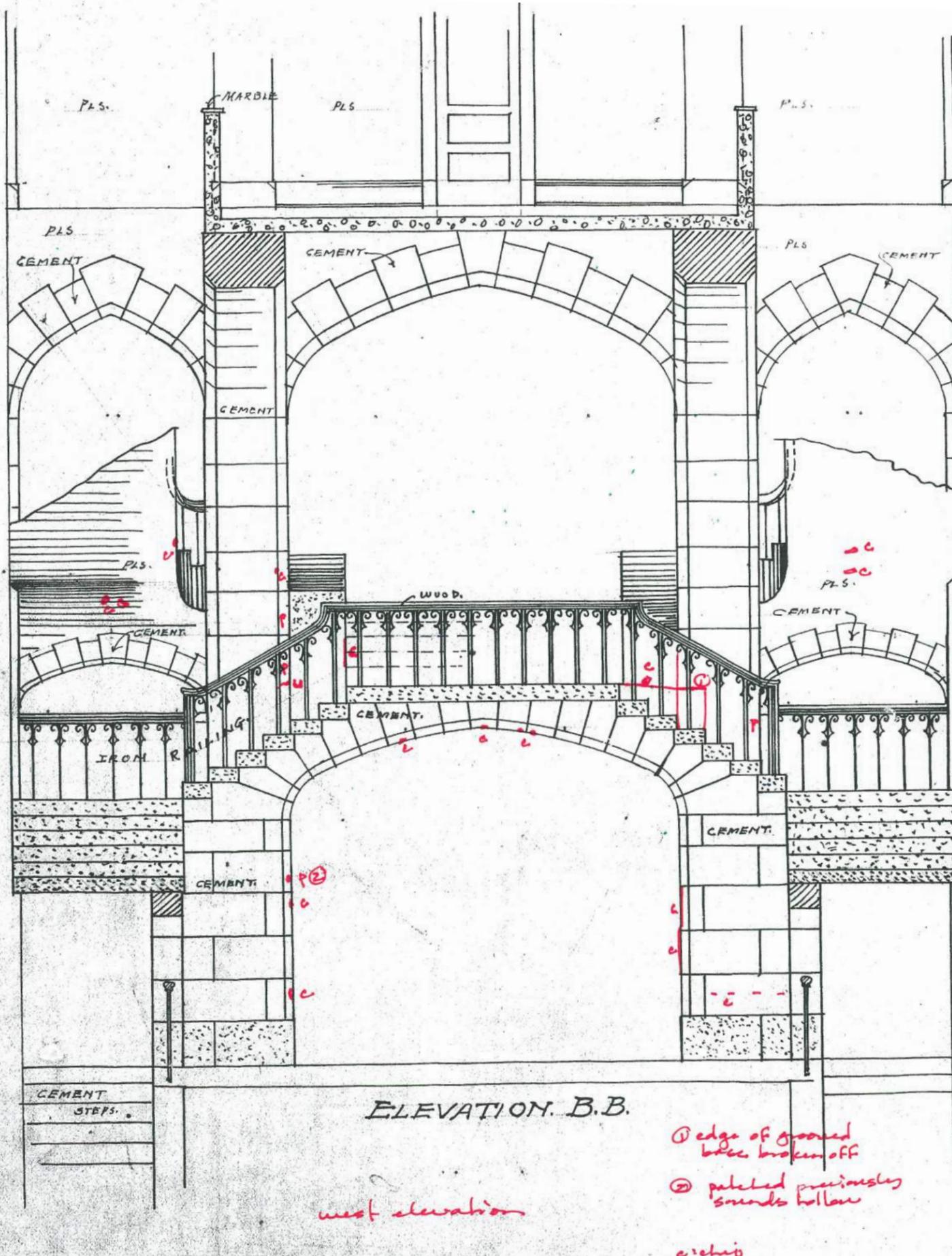


Findings:

1. Cracks in plaster walls
2. Gouges and chips in plaster walls
3. Broken and delaminating paint and plaster on walls
4. Areas of rough plaster
5. Non-historic light fixtures.
6. Exposed sprinkler piping.
7. Non-historic 2x4 lay-in ceiling.
8. Exposed conduit.
9. Open joints in stone.

Recommendations:

1. Cracks, gouges, and chips in plaster walls
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack 1/4" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
2. Broken and delaminating paint and plaster on walls
 - a. Loose or peeling paint: Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.
 - b. Delaminated base coats: Remove unsound material as required back to solid material. Fill/replaster as required to blend and match existing adjacent surfaces
3. Areas of rough plaster:
 - a. Sand down area of rough plaster and skim coat, as required to provide a finish to match adjacent finishes.
4. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
5. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).
7. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).
8. Open joints in stone at window heads:
 - a. Remove any accumulated dirt, grease, wax, etc. from joint. Remove any loose grout back to stable grout. Rout out remaining joint with a bladed tool to a minimum depth of 1/4". Repoint with a polyurethane joint filler tinted to match existing grout.

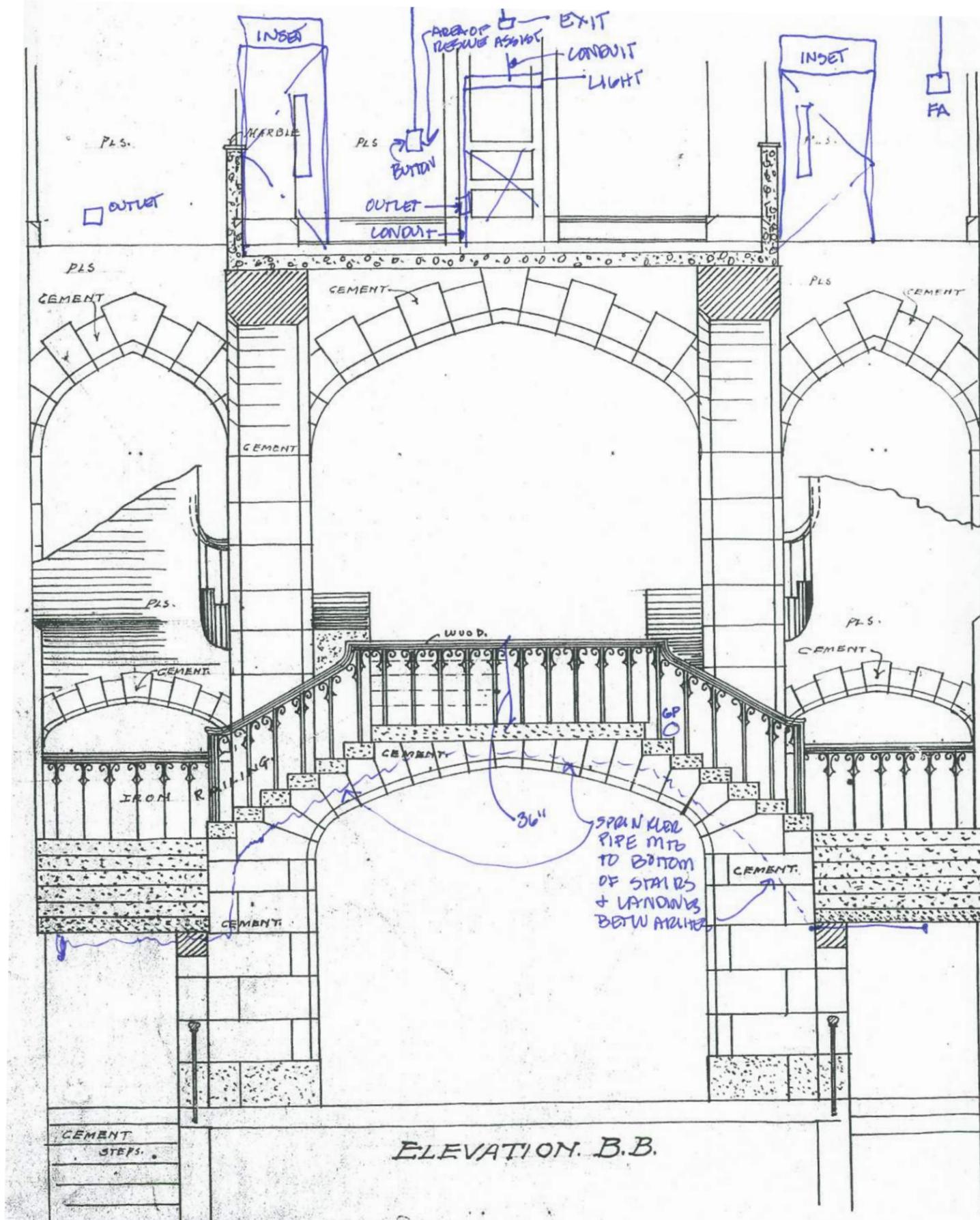


Findings:

1. Chipped plaster or cement walls and arches
2. Delaminating plaster
3. Non-original patch in plaster or cement wall

Recommendations:

1. Cracks, gouges, and chips in plaster or cement walls and arches
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack 1/4" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
2. Broken and delaminating paint and plaster on walls
 - a. Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.
 - b. Delaminated base coats: Remove unsound material as required back to solid material. Fill/replaster as required to blend and match existing adjacent surfaces
3. Remove non-original patch in plaster or cement wall:
 - a. Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.



Findings:

1. Non-historic light fixtures
2. Exposed fire sprinkler piping.

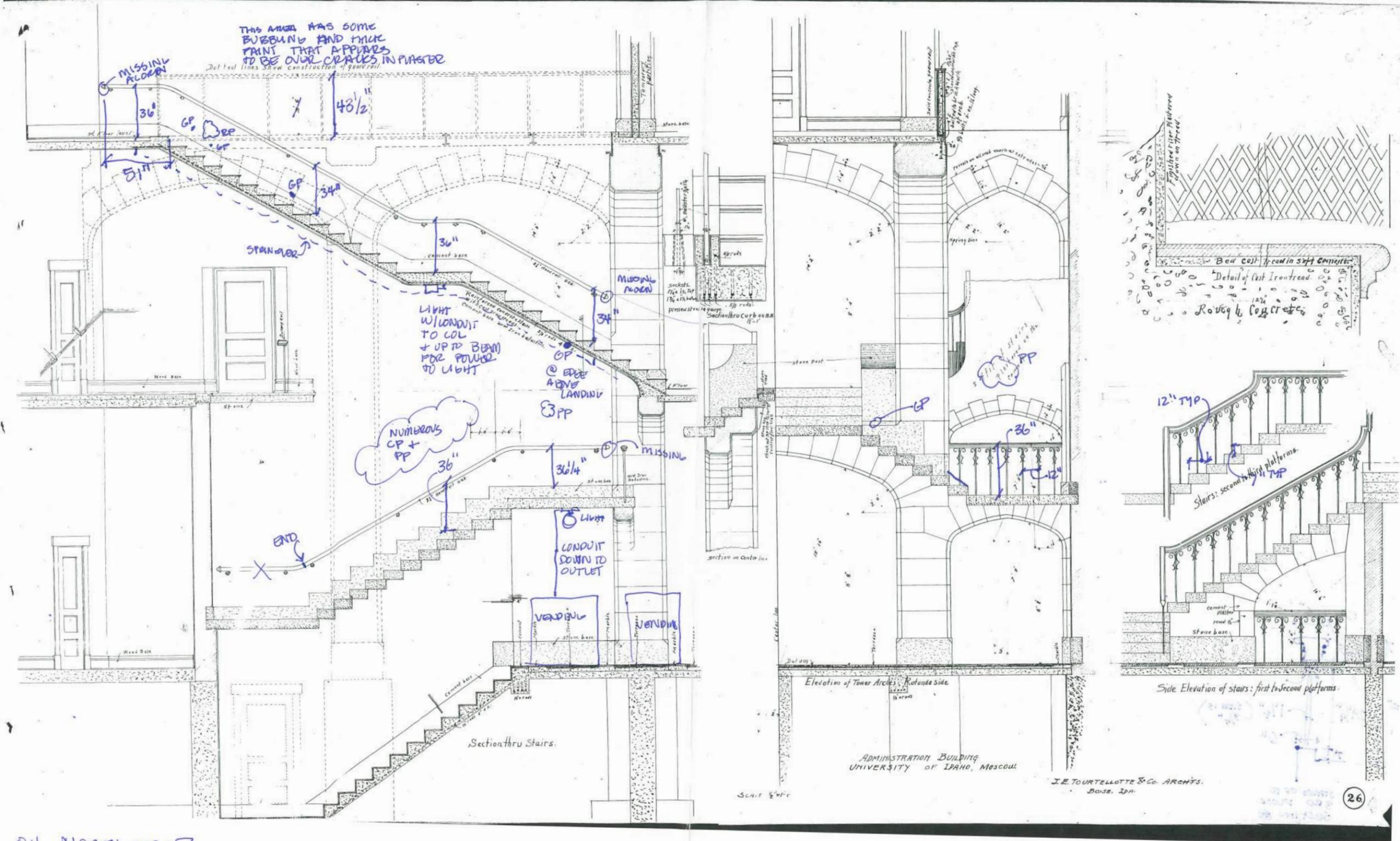
Recommendations:

1. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
2. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).

**Elevations-
West**

**UI Admin
Entry Foyer**

Conditions Survey



OH NORTH STAIRS

UI Admin
Entry Foyer

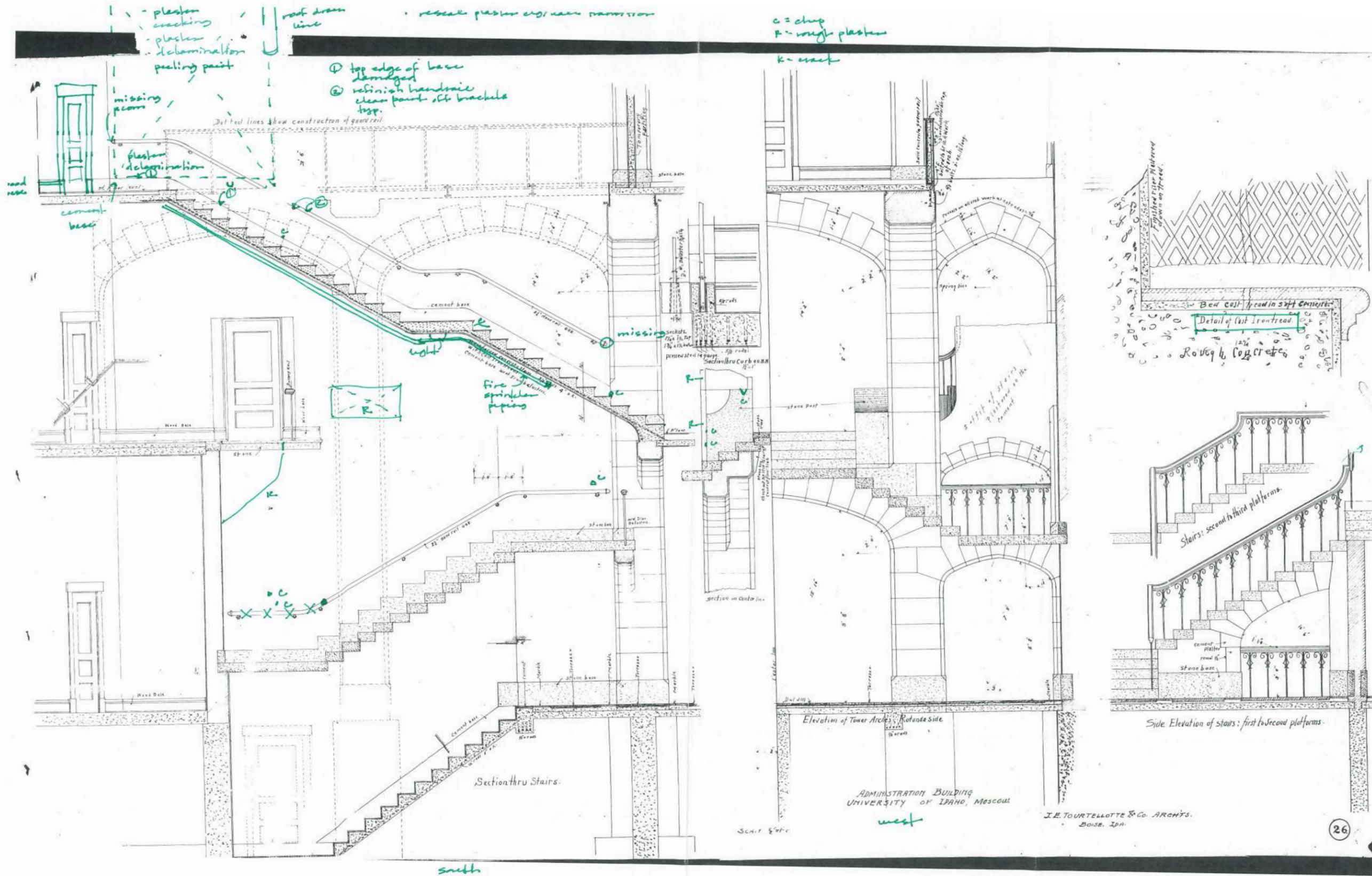
Conditions Survey

Findings:

1. Cracks, gouges and chips in plaster walls.
2. Non-historic light fixtures.
3. Exposed sprinkler piping.
4. Exposed conduit.

Recommendations:

1. Cracks, gouges and chips in plaster walls.
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack ¼" wide x 3/8" deep. Do not straighten or deviate from crack more than 1/8". Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer's recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
2. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
3. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).
4. Remove non-historic lay-in acoustic tile, and install a new plaster ceiling.
5. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).

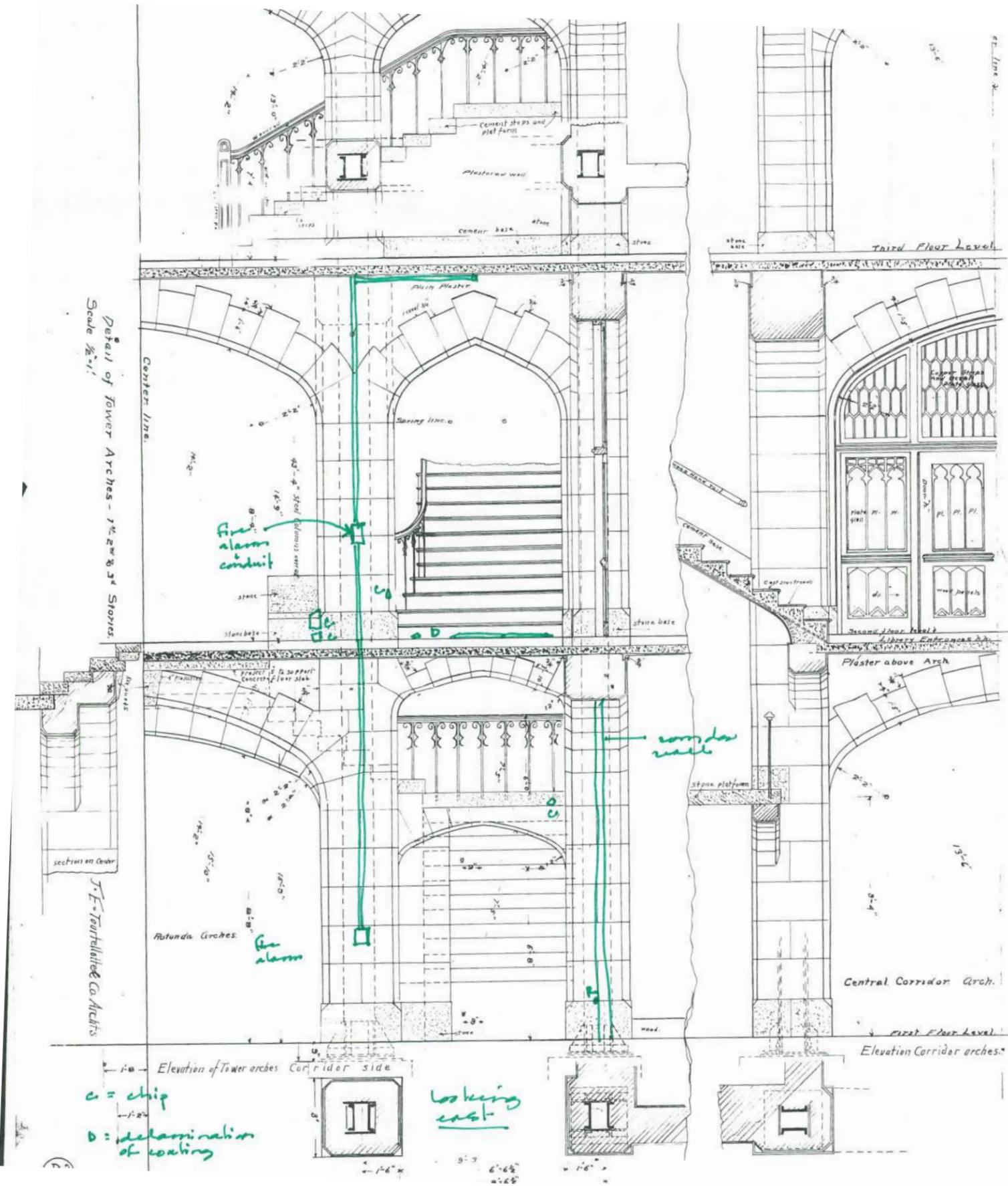


Findings:

1. Cracks, gouges and chips in plaster walls.
2. Non-historic light fixtures.
3. Exposed sprinkler piping.
4. Exposed conduit.
5. Rough plaster
6. Delaminating plaster

Recommendations:

1. Cracks, gouges and chips in plaster walls.
 - a. Structural Cracks: Remove base coat on either side of crack. Rout out crack ¼” wide x 3/8” deep. Do not straighten or deviate from crack more than 1/8”. Clean and prime as required. Inject epoxy grout appropriate for plaster wall repair to stabilize crack. Install surface applied fiberglass sheet per manufacturer’s recommendations. Re-coat with 3-coat plaster system to feather in to match existing adjacent surfaces.
 - b. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer’s recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16”. Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer’s instructions. Apply plaster restoration system in accordance with manufacturer’s instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
2. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
3. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).
4. Remove non-historic lay-in acoustic tile, and install a new plaster ceiling.
5. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).
6. Rough plaster
 - a. Sand down area of rough plaster and skim coat, as required to provide a finish to match adjacent finishes.
7. Delaminating plaster:
 - a. Remove unsound material as required. Fill/replaster as required to blend and match existing adjacent surfaces.
 - b. Delaminated base coats: Remove unsound material as required back to solid material. Fill/replaster as required to blend and match existing adjacent surfaces



Findings:

1. Exposed conduit
2. Delaminating concrete at stairs
3. Chip or gouge in plaster or cement.

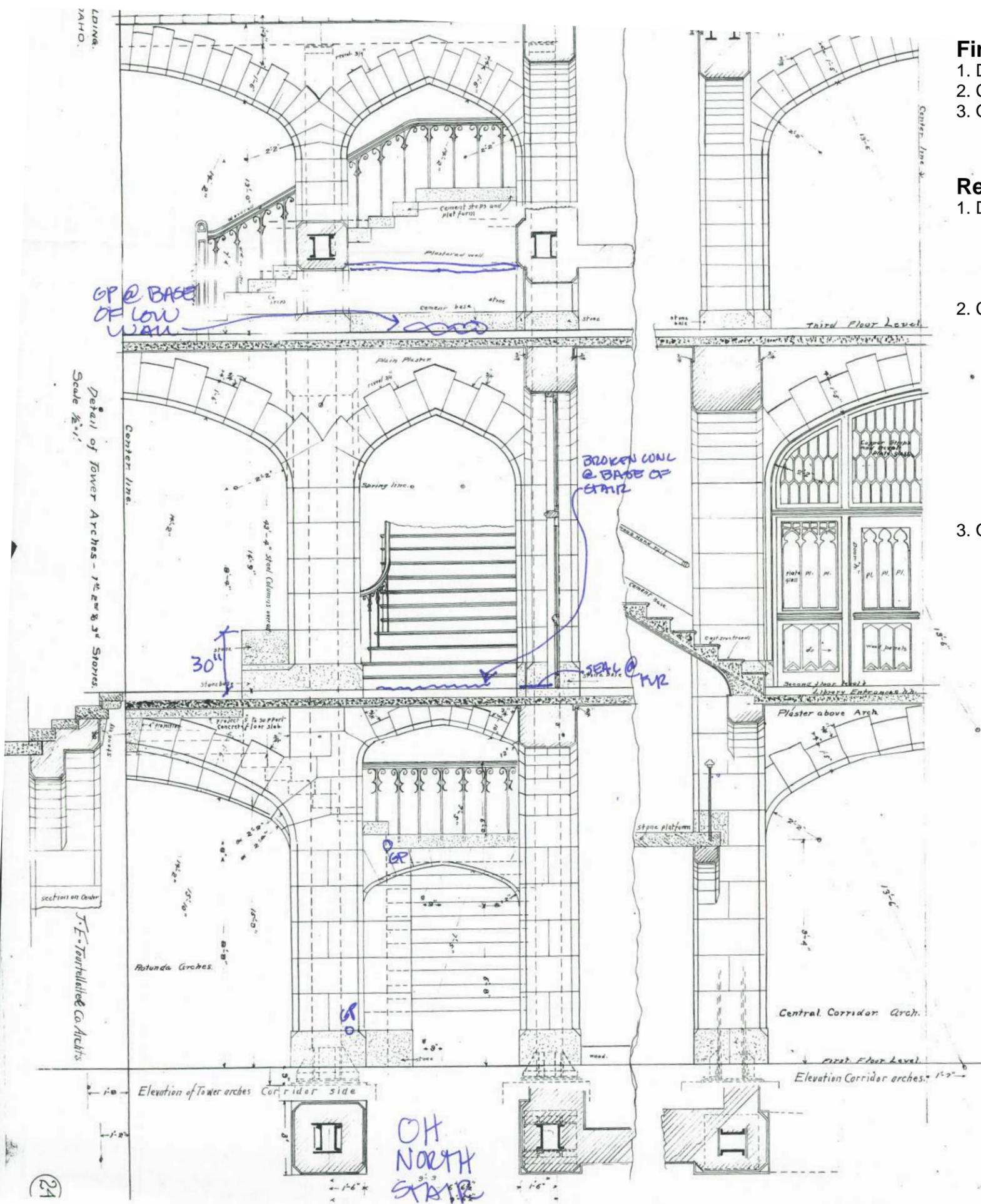
Recommendations:

1. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).
2. Delaminating concrete:
 - a. Either remove delaminating surface back to sound concrete, and patch to match existing concrete, or inject void under delaminating concrete with a polyurethane bonding agent.
3. Chip or gouge in plaster or cement:
 - a. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.

**Elevations-
East**

**UI Admin
Entry Foyer**

Conditions Survey



Findings:

1. Delaminating concrete at stairs
2. Chip or gouge in plaster or cement.
3. Open joint

Recommendations:

1. Delaminating concrete:
 - a. Either remove delaminating surface back to sound concrete, and patch to match existing concrete, or inject void under delaminating concrete with a polyurethane bonding agent.
2. Chip or gouge in plaster or cement:
 - a. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.
3. Open joint at base of wall:
 - a. Remove loose and deteriorating material along entire length of joint and repoint.

**Elevations-
North**

**UI Admin
Entry Foyer**

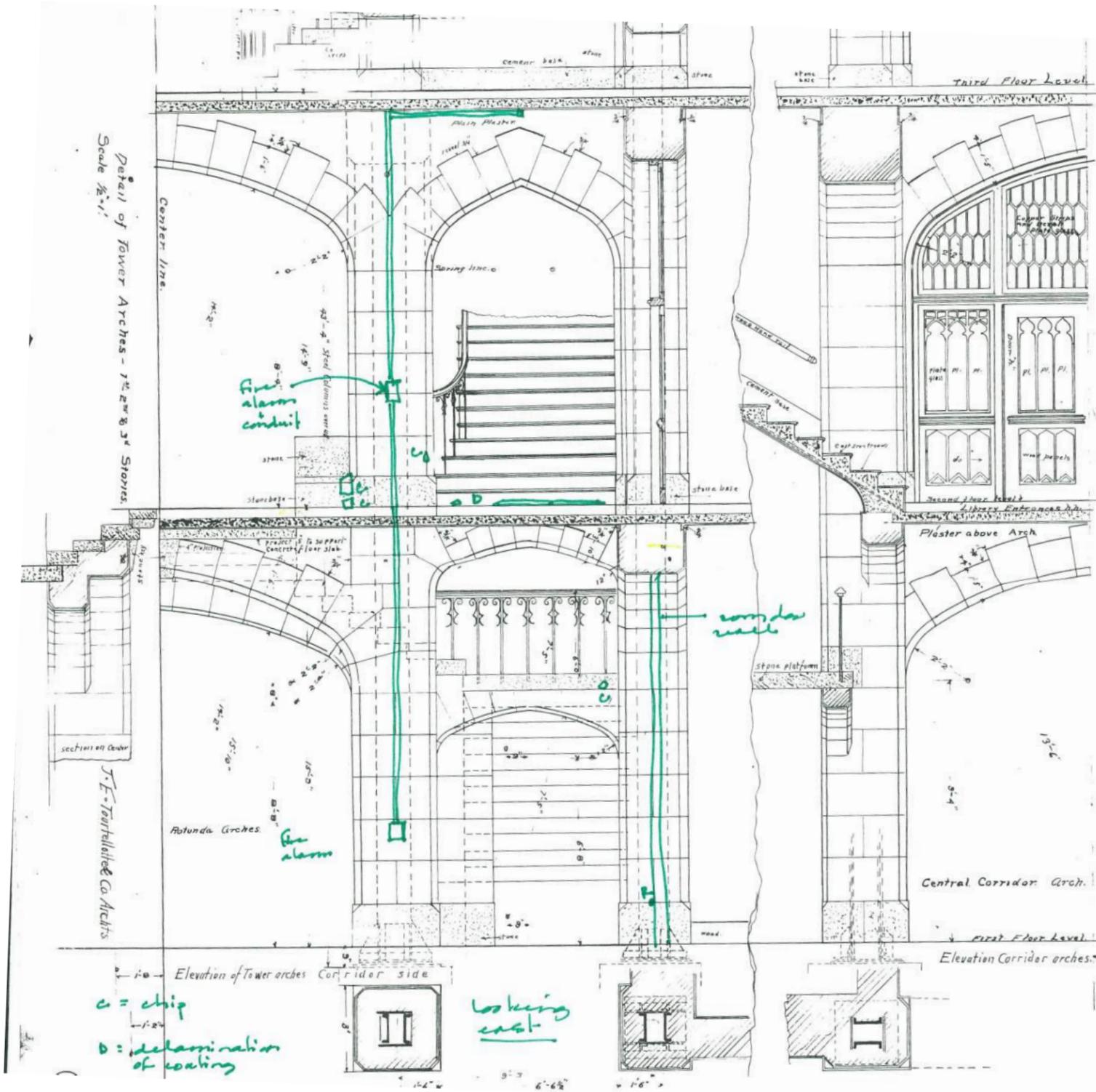
Conditions Survey

Findings:

1. Exposed conduit
2. Delaminating concrete at stairs
3. Chip or gouge in plaster or cement.

Recommendations:

1. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).
2. Delaminating concrete:
 - a. Either remove delaminating surface back to sound concrete, and patch to match existing concrete, or inject void under delaminating concrete with a polyurethane bonding agent.
3. Chip or gouge in plaster or cement:
 - a. Surface cracking, gouges and chips: Where entire wall surface is cracked or damaged, a wall restoration system (Nu-Wal Restoration System or equivalent) may be utilized. Prepare surfaces in accordance with manufacturer's recommendations. Sand ridges of cracks gouges and chips to even plane. Fill cracks, gouges and chips greater than 1/16". Repair large holes with patching plaster or drywall compound. Prime all bare plaster and patched areas. Seal chalky surfaces with penetrating surface conditioner in accordance with manufacturer's instructions. Apply plaster restoration system in accordance with manufacturer's instructions. Ensure completed application forms a seamless, monolithic surface, leaves no differing textures, and covers cracks and holes.

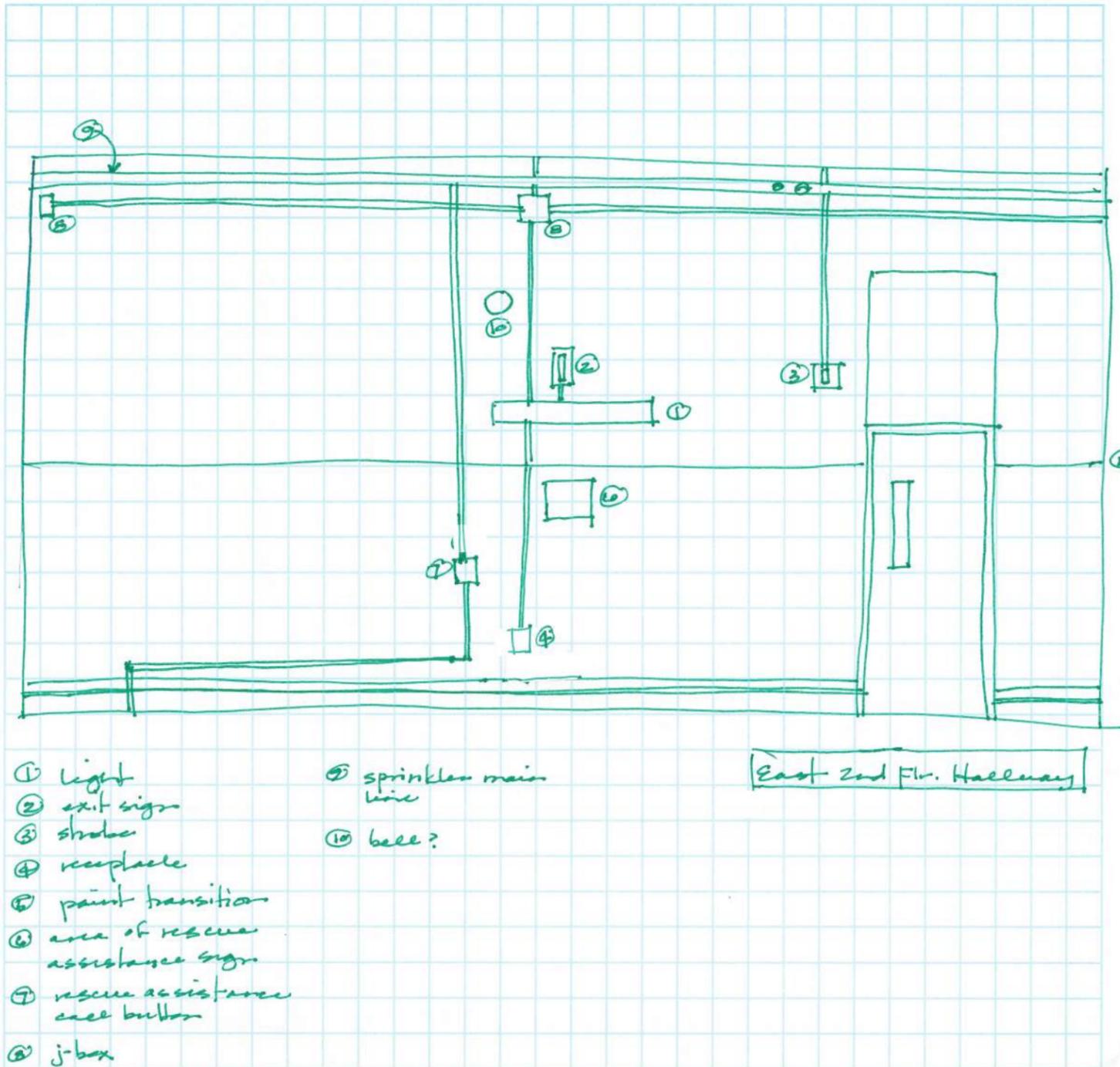


Findings:

1. Non-historic light fixtures
2. Exposed fire sprinkler piping.
3. Exposed conduit

Recommendations:

1. Replace non-historic light fixtures with historically accurate fixtures (refer to electrical narrative).
2. Remove fire sprinkler piping and conceal in walls and ceilings (refer to mechanical narrative).
3. Remove exposed conduit and conceal in walls and ceilings (refer to electrical narrative).



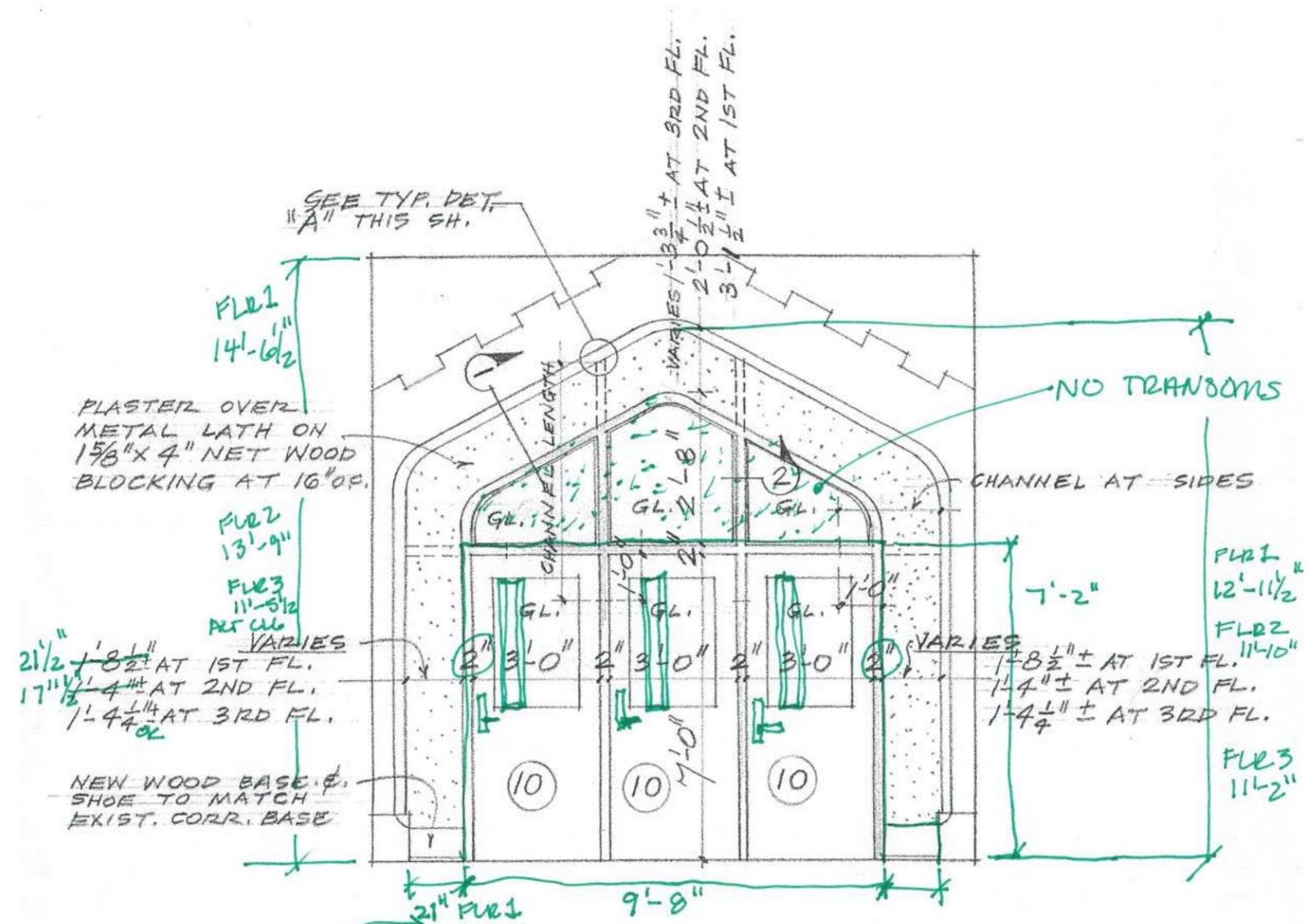
PROJECT NOTES

Findings:

1. Non-original door units to corridors

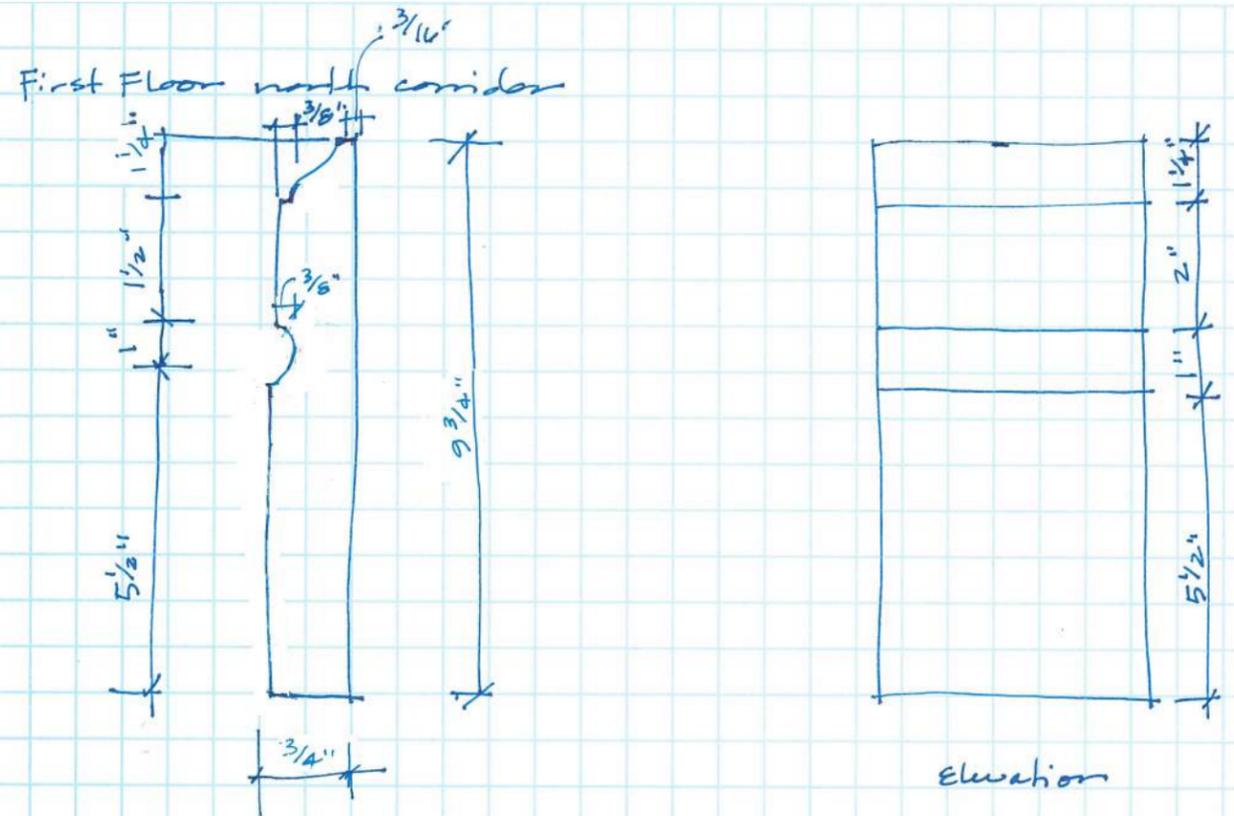
Recommendations:

1. Non-original door units to corridors:
 - a. Remove non-original doors to corridors.
 - b. Patch surrounding plaster and cement walls
 - c. Patch and replace wood trim as required
 - d. Install new wood door systems to resemble historic wood door and transom system with decorative fluted glass at second floor library. New doors shall be located on second floor to both corridors, and possibly third floor is desired by university.



ELEVATION OF NEW DOOR
CLOSURE AT MAIN WING
CORRIDOR. SCALE 1/4" = 1'-0"

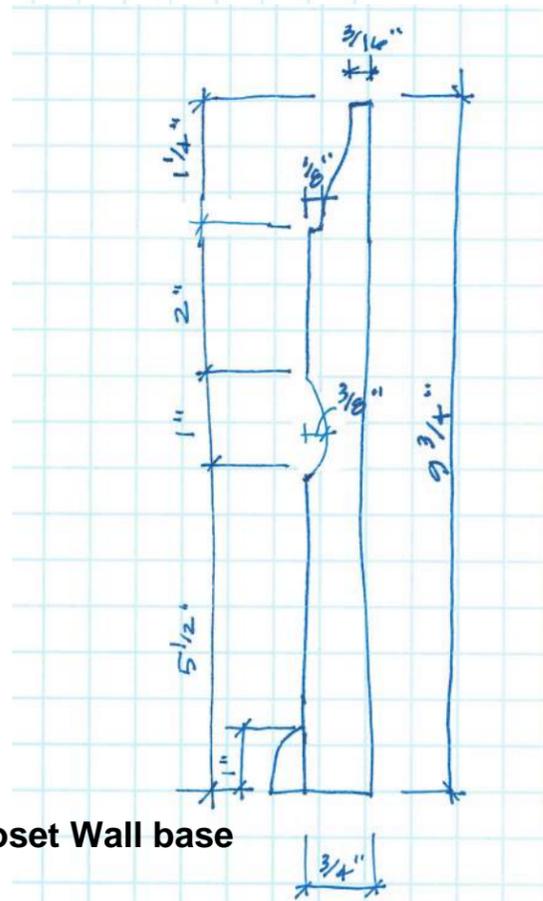
NOTE: CONTRACTOR TO VERIFY DIMENSIONS AT JOBSITE.



**Elevations-
East Elevation**

First Floor (south corridor east wall)
w/o shoe

First, Second, Third Floor Wall Base



Third Floor East Closet Wall base

Findings:

1. Non-original stain/paint color at wood base.
2. Missing/cracked wood base

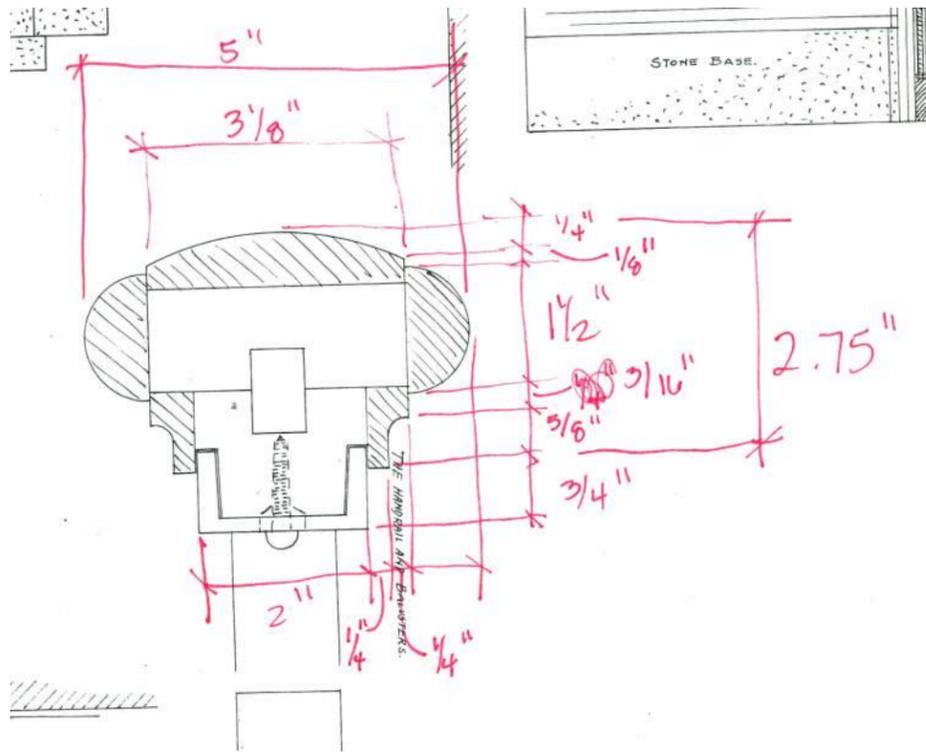
Recommendations:

1. Restain/paint wood base per historic wood/paint finishes.
2. Replace/repair missing and broken wood base.

Wood Wall Base

**UI Admin
Entry Foyer**

Conditions Survey

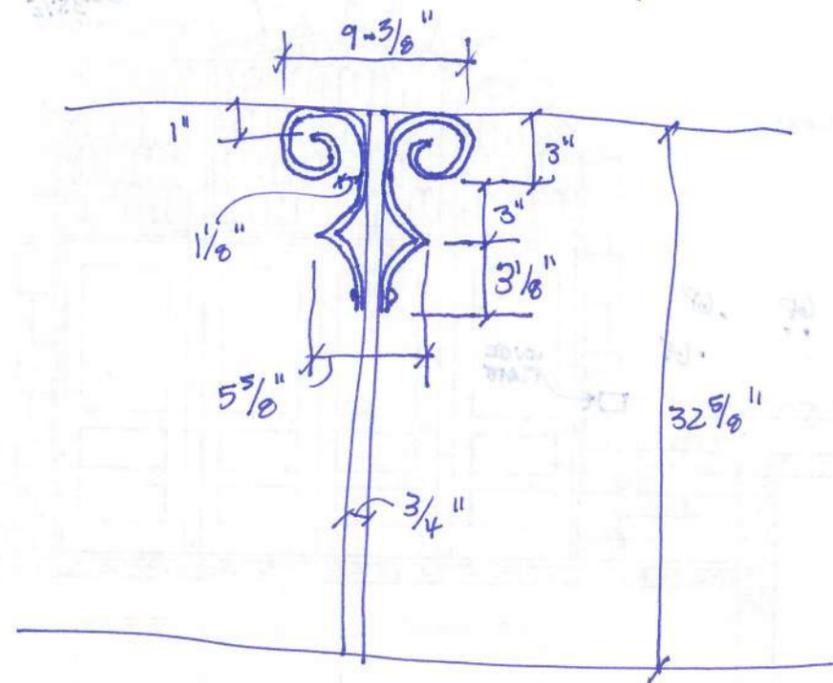
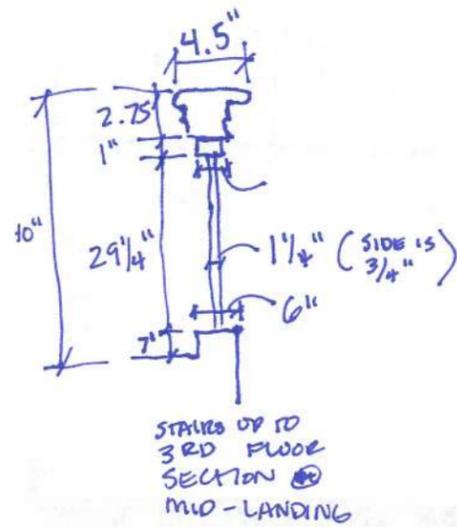


Findings:

1. Guardrails are too low per code
2. Handrail gripping profile does not meet code
3. Handrails are missing decorative acorns at terminations.
4. Handrails do not extend beyond bottom and top riser per code
5. Height of handrails at some locations do not meet code.
6. Spacing at guardrail iron pickets on stairs do not meet code.
7. Historic handrails will be exposed on second floor balcony when non-original closets are removed.

Recommendations:

1. Apply a supplementary guardrail that meets code on landing side of historic guardrail that is low-profile and does not distract from the prominence of the historic guardrail.
2. Replace existing handrails with code compliant wood handrails.
3. Replace acorns.
4. Code compliant replacement wood handrails shall have extensions per code.
5. Replacement handrails shall meet code height.
6. Apply a supplementary guardrail that in conjunction with the existing historic guardrails meets code. Supplemental guardrail will be low-profile and shall not distract from the prominence of the historic guardrail.
7. Repair and refinish exposed historic guard rails.



Balustrade @ LANDING JUST BELOW 3RD FLR.

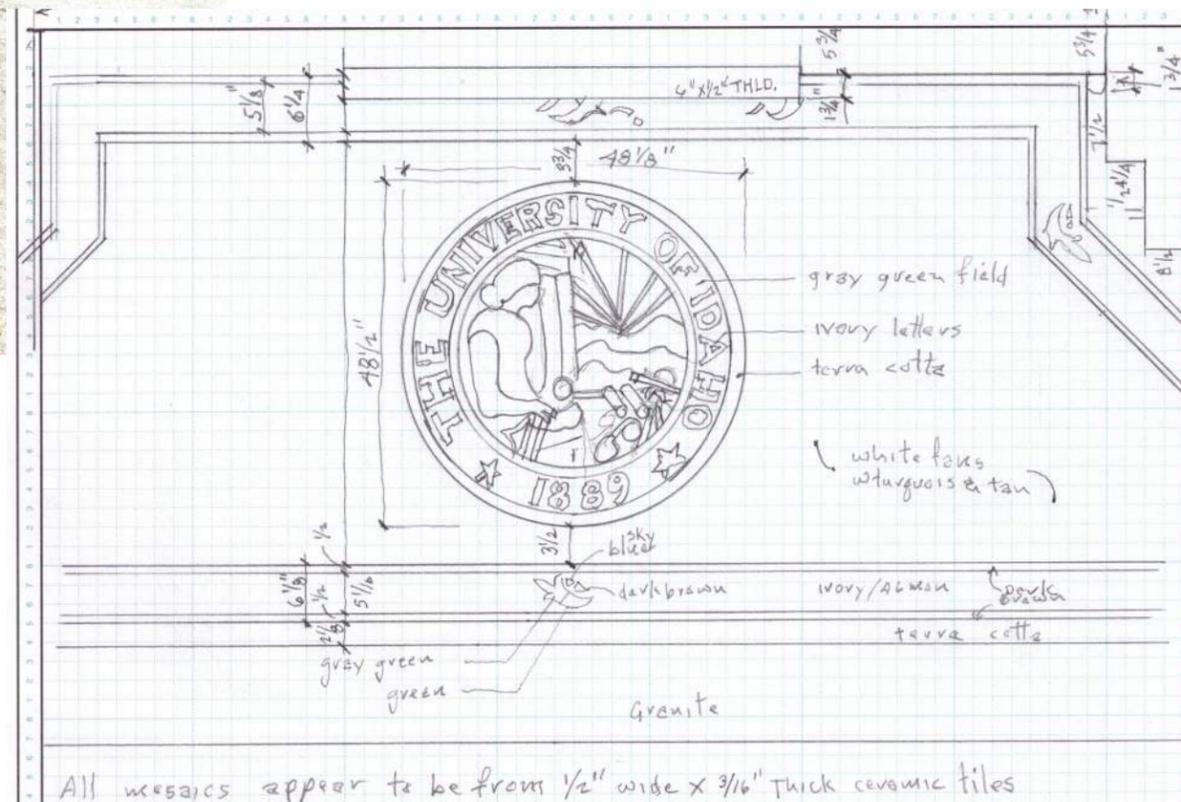
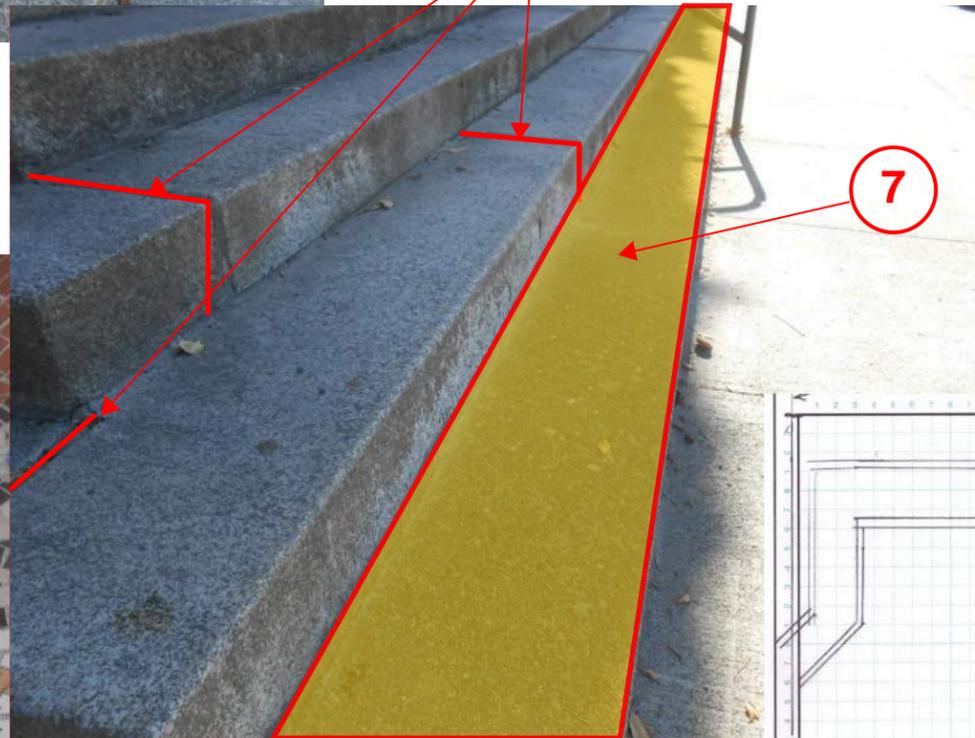


Findings:

1. Cracks in mosaic
2. Missing sealant around perimeter of mosaic.
3. Open mortar joints
4. Missing or damaged mosaic tiles
5. Mosaic tile glaze failure
6. Missing sealant at stair joints
7. Rotated bottom stair step

Recommendations:

1. Remove dirt and loose joint material entire length of crack. Regrout any loose tiles and infill the crack with new grout to match existing.
2. Remove any loose or deteriorated sealant and reseal.
3. Regrout loose tiles, remove damaged/loose mortar, and repoint using a grout that matches the existing.
4. Remove existing grout around missing or broken tiles with a grout saw. Remove broken tiles. Provide a new setting bed. Regrout around new tiles with grout to match existing.
5. Once repairs are made, and tiles are cleaned treat area with a mineral densifying agent, followed by a siloxane sub-surface repellent.
6. Remove loose or damaged sealant and reseal.
7. Remove stair in its entirety. Recompact soil below, and reform stair with concrete. Note that the adjacent sidewalk may need to be partially replaced to maintain slopes per code.



Architectural Photographs

**UI Admin
Entry Foyer**

Conditions Survey



cracked plaster



cracked plaster



plaster gouges



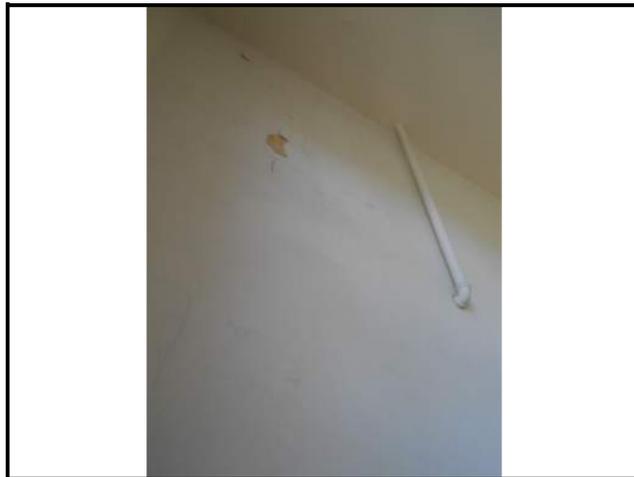
plaster gouges



delaminated plaster



delaminated plaster/paint



delaminated plaster/paint



plaster cracks at wood railing



non-original stair nosings



non-original marble floor finish



missing or loose marble floor grout



missing or loose terrazzo floor grout



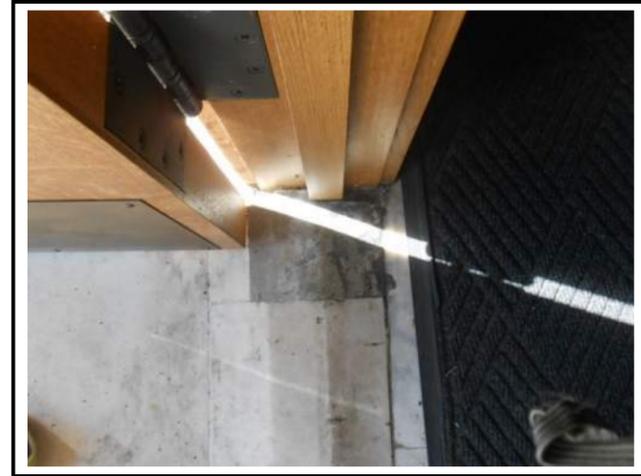
chip in marble flooring



patch in marble flooring



chip in terrazzo flooring



chip in terrazzo flooring



non-original patch in marble flooring



non-original patch in terrazzo flooring



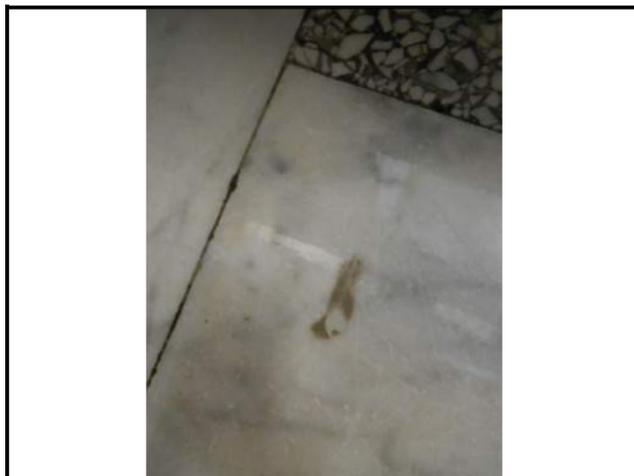
stained marble flooring



scratches in marble flooring



cracks in marble flooring



residue on marble flooring



residue on terrazzo flooring



non-original stair nosings



cracked concrete



cracked concrete



patched concrete



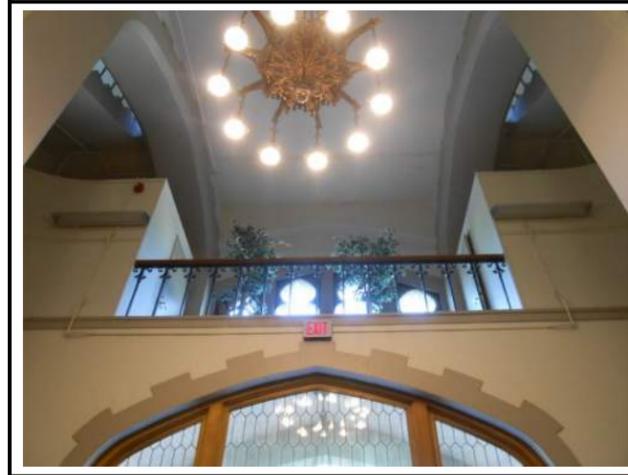
missing acorn on wood handrail



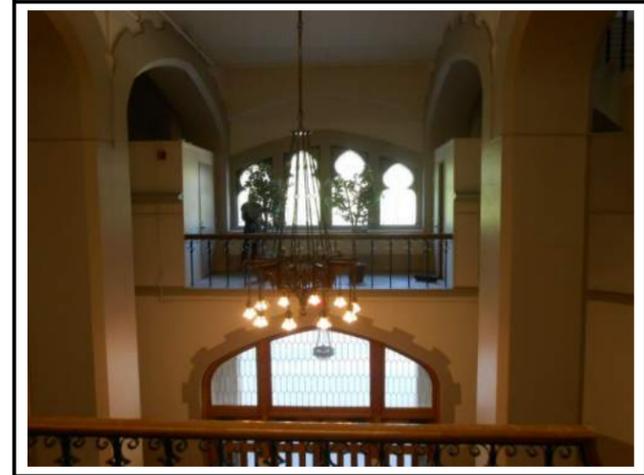
handrail missing at last four stairs to 2nd Floor



non-original carpet floor finish



non-original balcony closets



non-original balcony closets



concealed original guardrail at 3rd floor



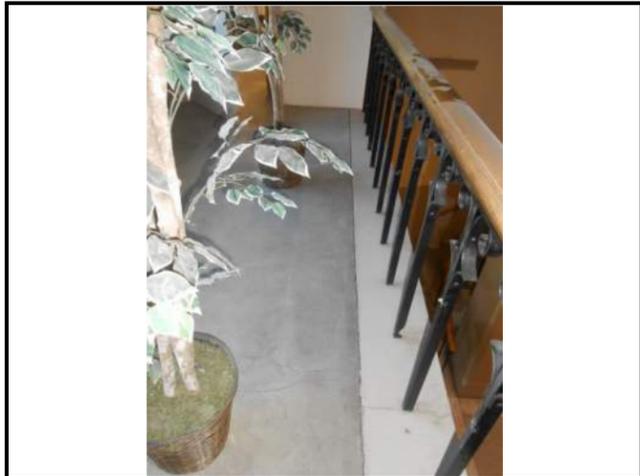
concealed original guardrail at 3rd floor



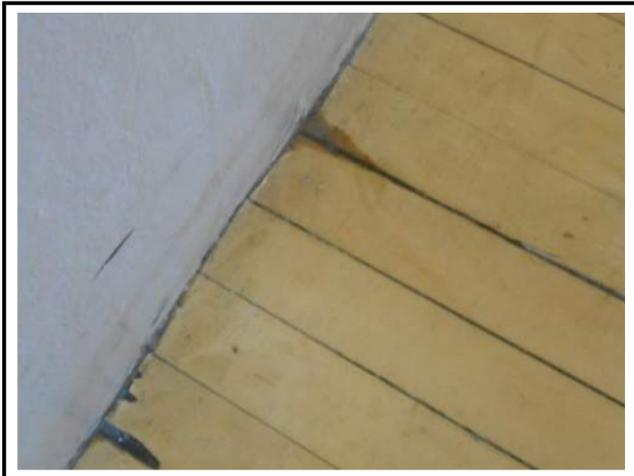
chips in concrete landing



concrete cracks



open concrete joints



damaged wood floor at perimeter



faded and worn wood floor



patched and screwed down wood floor



patched wood floor



patched wood floor



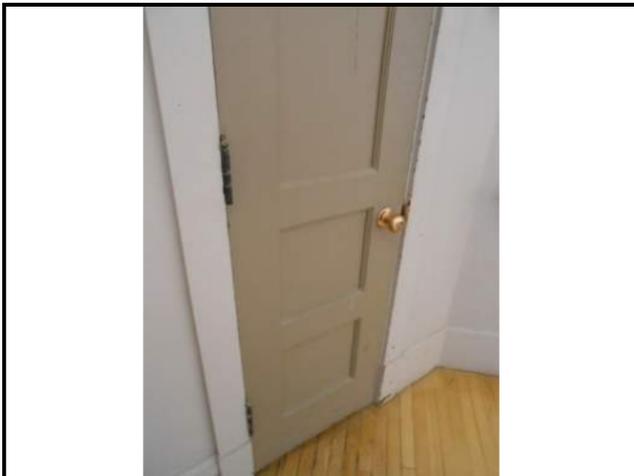
warped and creaky wood floor



gouges in partial height plaster wall



loose marble fascia at third floor landing



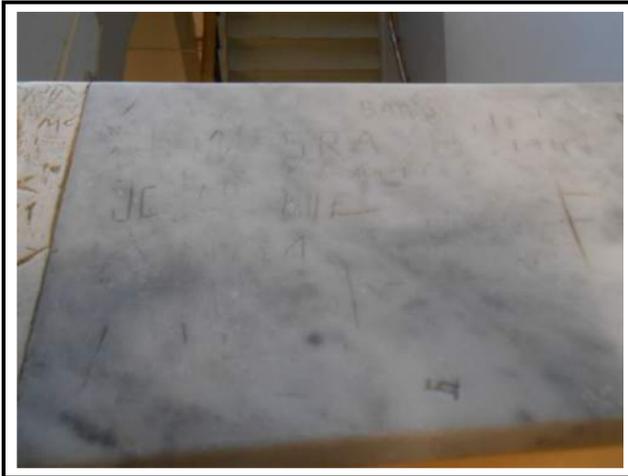
crack in original wood door



misaligned radiator



misaligned radiator



graffiti in marble wall cap



non-original wall cap



patch in wall cap



non-original tread coating



crack in plaster wall



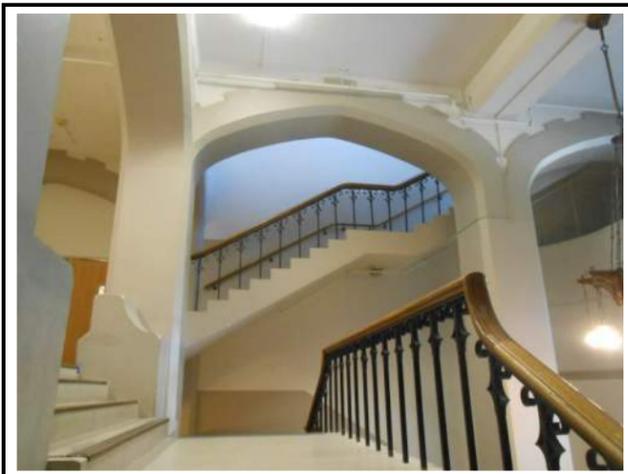
non-historic wall and ceiling mounted light fixtures



non-historic wall mounted light fixtures



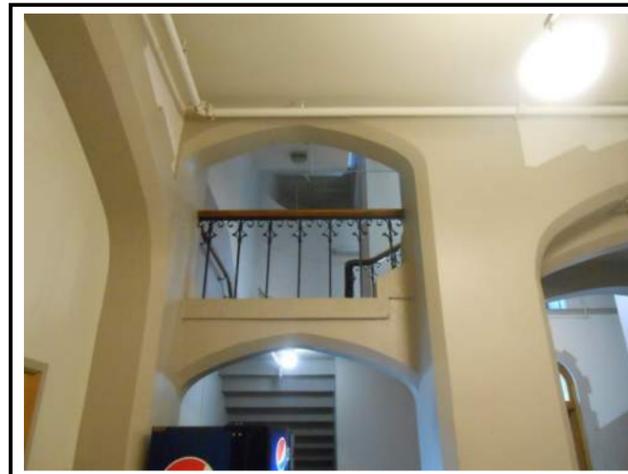
non-historic light fixture



exposed fire sprinkler piping and electrical conduit



exposed fire sprinkler piping and electrical conduit



exposed fire sprinkler piping



exposed fire sprinkler piping

UI Admin Entry Foyer

Conditions Survey



non-historic glue-on ceiling tile



crack in plaster arch



pendant mounted historic chandelier



broken trim at wood windows



broken glass at wood windows



missing screens at wood windows



missing screws on wood window frame



missing sealant around wood window frame



loose screws/broken glass at wood windows



uneven finish on wood windows



non-original corridor doors



non-original corridor doors

**UI Admin
Entry Foyer**

Conditions Survey



non-original paint on wood base



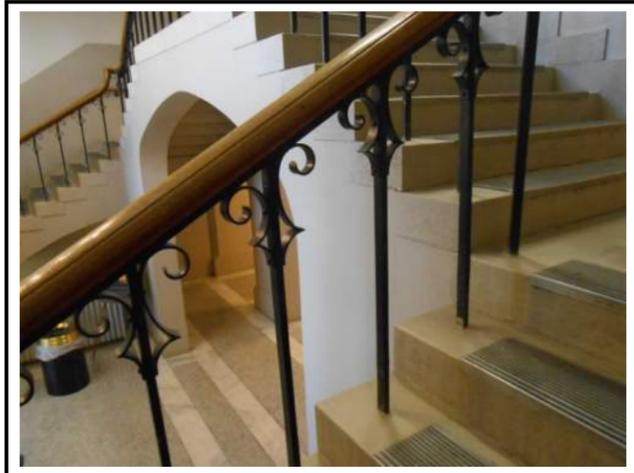
non-original stain on wood base



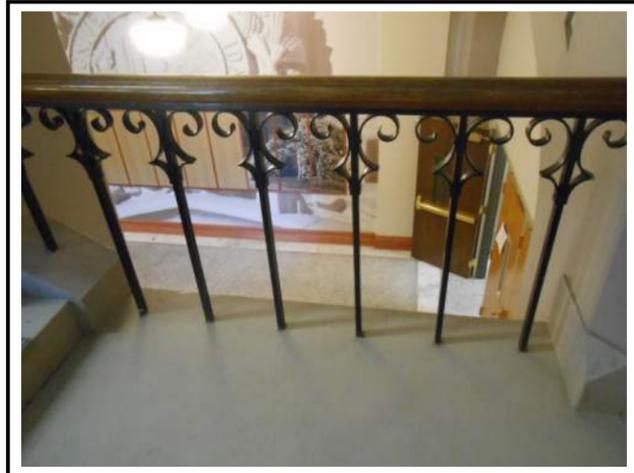
non-original paint on wood base



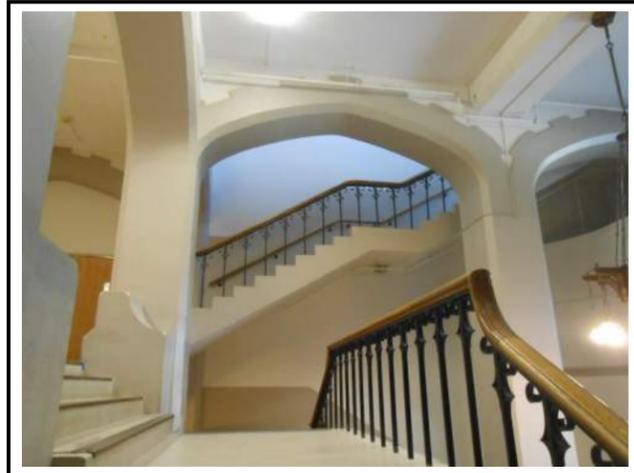
non-original paint on wood base



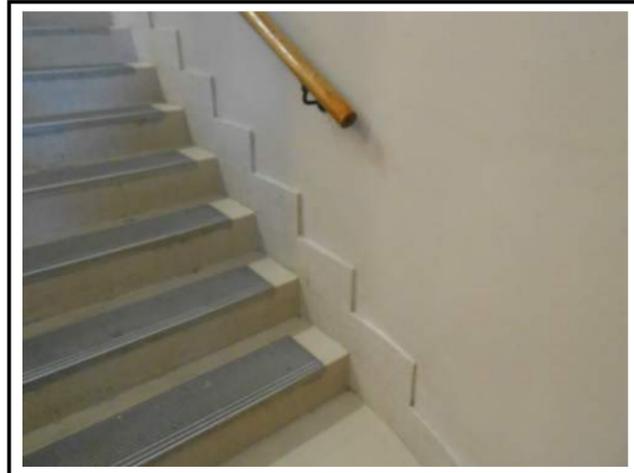
guardrail picket spacing does not meet code



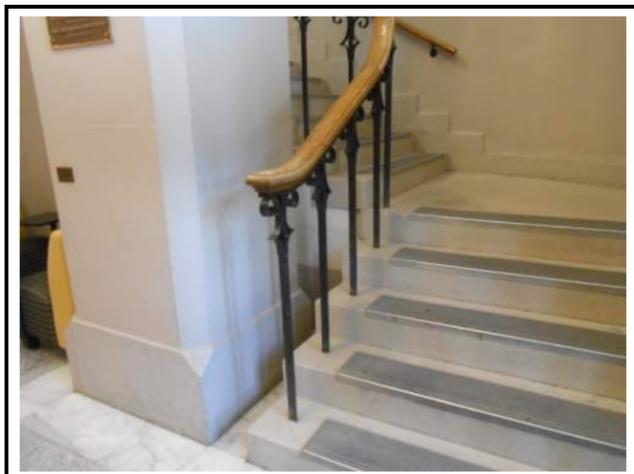
guardrail height does not meet code



guardrail height does not meet code



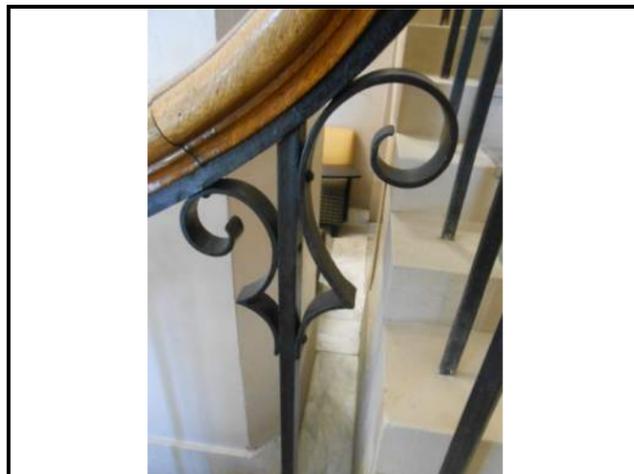
handrails do not extend past bottom riser



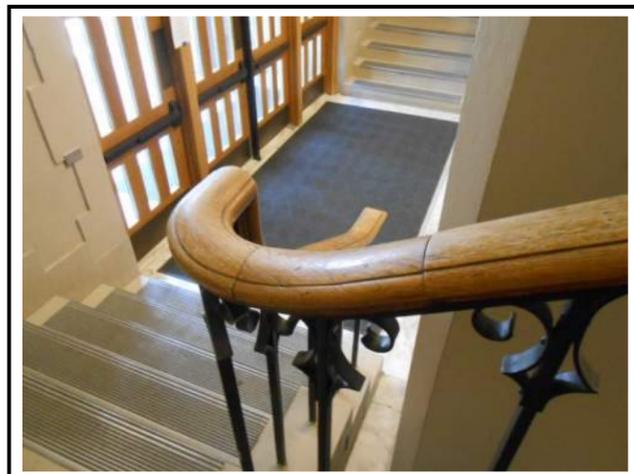
handrails do not extend past bottom riser



intact acorn at bottom of handrail



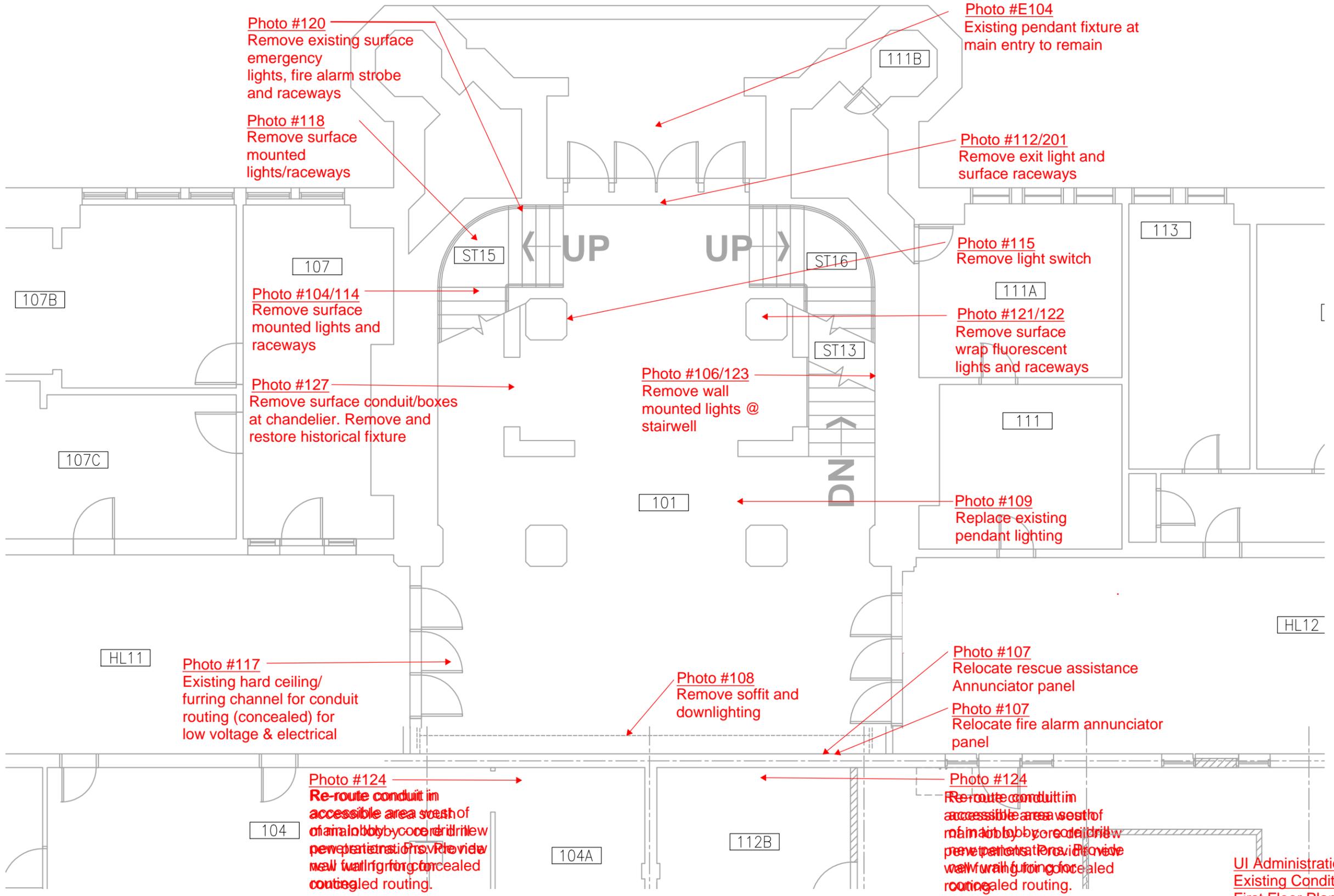
handrail gripping profile does not meet code

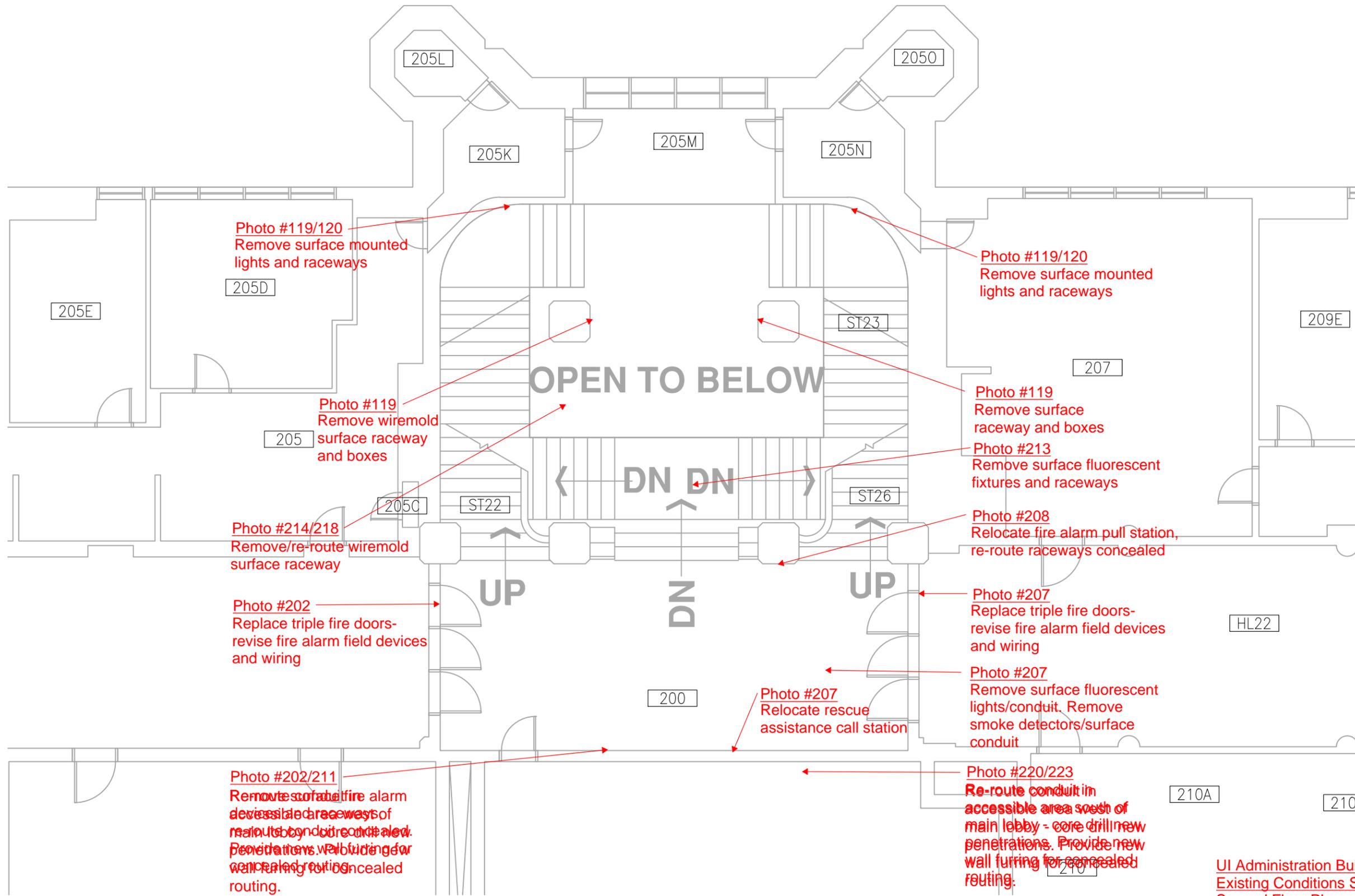


handrail gripping profile does not meet code

UI Admin
Entry Foyer
Conditions Survey

Engineering Survey





UI Admin Entry Foyer

Conditions Survey



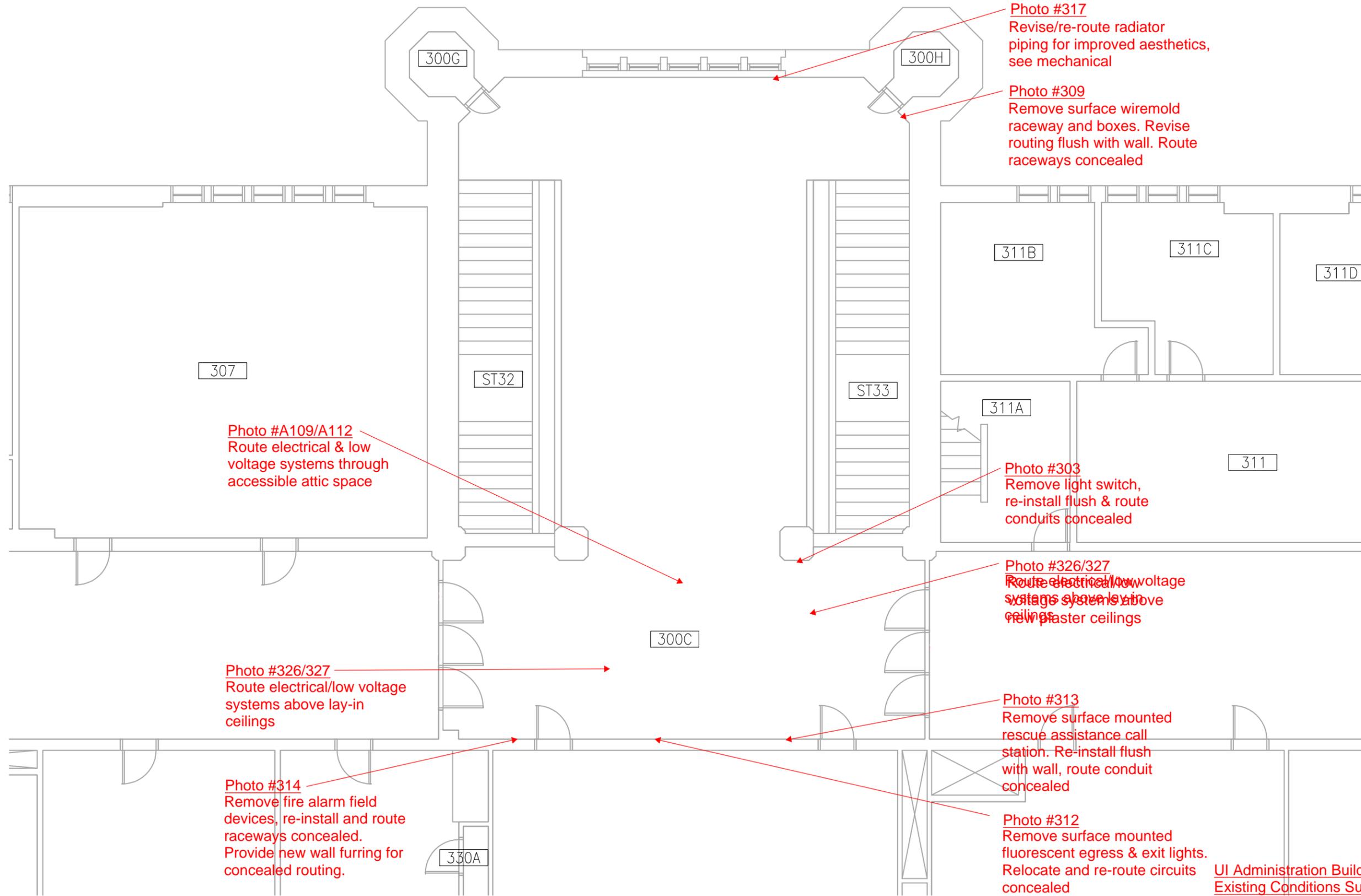


Photo #A109/A112
Route electrical & low voltage systems through accessible attic space

Photo #326/327
Route electrical/low voltage systems above lay-in ceilings

Photo #314
Remove fire alarm field devices, re-install and route raceways concealed. Provide new wall furring for concealed routing.

Photo #317
Revise/re-route radiator piping for improved aesthetics, see mechanical

Photo #309
Remove surface wiremold raceway and boxes. Revise routing flush with wall. Route raceways concealed

Photo #303
Remove light switch, re-install flush & route conduits concealed

Photo #326/327
Route electrical/low voltage systems above plaster ceilings

Photo #313
Remove surface mounted rescue assistance call station. Re-install flush with wall, route conduit concealed

Photo #312
Remove surface mounted fluorescent egress & exit lights. Relocate and re-route circuits concealed

UI Administration Building
Existing Conditions Survey Report
Third Floor Plan



EXISTING CONDITIONS – SUMMARY

In general, a majority of the existing electrical power distribution, lighting, and low voltage/communications systems within the proposed remodel areas have exceeded their normal expected economic life. Although the aforementioned systems appear to be well maintained, continued use of the existing systems in their current configuration does not align with the University of Idaho's Preservation Master Plan for restoration of the Administration Building. There were instances observed where existing systems and equipment are not in compliance with current codes and standards, and replacement of these systems is recommended where any significant modification to the existing building is planned. Extensive modifications to electrical power, lighting, and low voltage signaling systems will be necessary within the remodel area in order to restore the original historic character of the building, and upgrade these areas as needed for compliance with Code.

MAIN ENTRY FOYER AND STAIR – FIRST FLOOR - ELECTRICAL

Electrical - Existing Conditions

- General purpose convenience power receptacle coverage appears to be minimal for the usage of this area. Receptacle quantities and coverage is inadequate to meet current and projected needs. Additional convenience receptacles should be considered for this area to meet faculty and student requirements for portable electronic devices, and similar needs. Existing power receptacle mounting heights will need modification to bring them in compliance with ADA requirements. Electrical and communications system receptacles on walls shall be mounted 15 inches above the floor.

Electrical – Recommended Improvements

- Provide additional general purpose convenience power in selected locations. New convenience receptacles shall be installed at ADA-compliant mounting height. Mounting heights of existing convenience power receptacles will be modified to bring them into compliance with ADA. Electrical convenience receptacles on walls shall be mounted 15 inches above floors. Wiremold surface raceways and surface mounted conduits will be removed, and replaced with flush mounted devices concealed within the wall structure. Dependent upon locations of electrical devices, existing wall surfaces may require cutting and patching in order to accommodate the electrical installation. The addition of architectural wall furring may be necessary in order to conceal branch circuit conduit routing. Consideration will be given on an individual basis where each device occurs, in order to best preserve the historic character of building elements. New raceways may be routed in accessible areas on the basement level where required. The estimated construction cost associated with this scope of work is \$20,250. This cost estimate does not include cutting and patching of architectural or structural building elements.

Lighting – Existing Conditions

- Lighting systems have been modified over time to improve safety, general illumination, and energy efficiency. Existing lighting appears well maintained and operational, however in some instances does not reflect the period-specific lighting initially installed at the time of original construction. Existing stairwells utilize wall bracket, surface mounted fluorescent fixtures connected with surface raceways where existing circuits have been extended /modified. Surface mounted globe fixtures have been added under the stairs to provide additional illumination for the study/waiting areas. The chandelier fixture in the main entry atrium is fully operational, and it is currently anticipated that this existing chandelier will be maintained for continued use/operation. The existing chandelier is a cast metal fixture with multi-rod and chain supports and bell-shaped glass shades. This fixture has significant historical importance, and was originally used in the Administration Building Auditorium in the 1920's. A sign A soffit with downlighting has been added on the south wall of the lobby area for illumination of this area. Surface wraparound fluorescent fixtures have been also added to the lobby ceilings for additional illumination, with corresponding surface raceway.

Pendant fixtures have been installed in the main lobby corridor in recent years. Significant amount of wiremold surface raceways and outlet boxes are currently installed in this area. These are modern fixtures providing adequate general illumination, however they do not reflect period-specific historic nature of the building. Self-powered surface mounted emergency fixtures and surface mounted raceways have been added for egress lighting.

Lighting – Recommended Improvements

- Provide new general lighting in main hallway areas which closely emulate lighting fixtures from the building's initial construction period. Research historical data available on specific areas where new lighting will be provided, and make fixture selections accordingly. Restore existing historical light fixtures. Evaluate emergency egress lighting requirements along egress pathways, and provide required fixture quantities and locations accordingly. NFPA 101 Life Safety Code requires a minimum of 1 footcandle of illumination to be provided along egress pathways. Emergency lighting functionality will be incorporated into the general area lighting with modified circuits and control systems. Additional egress lighting, where required, will be specified to commensurate with the historical character of the building. Provide LED exit lighting fixtures, located in compliance with Code. Provide lighting control modifications for compliance with International Energy Compliance Code. Provide daylighting zone controls, occupancy sensors, and switching/control systems as needed. Integrate remodel area lighting controls with systems and equipment currently in use. Remove existing surface raceways. Dependent upon locations of light fixtures and lighting control devices, existing wall surfaces may require cutting and patching in order to accommodate the electrical installation. The addition of architectural wall furring may be necessary in order to conceal branch circuit conduit routing. New raceways may be routed in accessible areas on the basement level where required. The estimated construction cost associated with this scope of work is \$32,500. This cost estimate does not include cutting and patching of architectural or structural building elements. This cost estimate also does not include any costs associated with restoration of the existing chandelier in the main entry.

Low Voltage Communications Systems – Existing

- Modifications have been made over the years to incorporate telecommunications and life safety systems coverage in the remodel areas. Surface mounted fire alarm system signaling appliances have been added utilizing wiremold surface raceways. The main hallway area on the first floor utilizes a gypsum hard lid ceiling, where fire alarm system devices are flush-mounted with concealed raceways. The ceiling appears to be comprised of furring channel, providing minimal routing area for new raceway and piping. This will likely remain under the remodel project for continued use. The fire alarm system annunciator panel is currently flush-mounted near the south end of the west wall. Area of rescue assistance master intercom and annunciator is located directly adjacent to the fire alarm annunciator. It may be possible to relocate these items if necessary to commensurate with the building program, but final determination will need to be coordinated with the local Authority Having Jurisdiction. Surface mounted fire alarm manual stations and wiremold surface raceways have been installed on concrete structural columns. Fire alarm initiating and signaling appliances do not meet ADA requirements in their current locations. Telecommunications and AV systems appear to be minimal in this area of the building.

Low Voltage Communications Systems – Recommended Improvements

- Provide new ADA compliant fire alarm system field devices. Horn/strobe coverage and required candela ratings shall be evaluated, with new devices specified and located as required for compliance with Code. Install new manual stations at ADA mounting heights. Remove all existing surface raceways in the remodel area and re-route concealed within existing wall structure where possible. Confirm preferred locations for the fire alarm and area of rescue assistance panels in the main hallway with the Local Authority Having Jurisdiction. Dependent upon locations of new devices, existing wall surfaces may require cutting and patching in order to accommodate the low voltage device installation. The addition of architectural wall furring may be necessary in order to conceal conduit routing. New raceways may be routed in accessible areas on the basement level where required. The estimated construction cost associated with this scope of work is \$16,500. This cost estimate does not include cutting and patching of architectural or structural building elements.

Engineering Survey - Electrical Existing Conditions

UI Admin Entry Foyer

Conditions Survey

MAIN ENTRY FOYER AND STAIR – SECOND FLOOR - ELECTRICAL

Electrical - Existing Conditions

•General purpose convenience power receptacle coverage appears to be minimal for the usage of this area. Receptacle quantities and coverage is inadequate to meet current and projected needs. Additional convenience receptacles should be considered to meet faculty and student requirements for portable electronic devices, and similar needs. Existing power receptacle mounting heights will need modification to bring them in compliance with ADA requirements. Electrical and communications system receptacles on walls shall be mounted 15 inches above floors.

Electrical – Recommended Improvements

•Provide additional general purpose convenience power in selected locations. New convenience receptacles shall be installed at ADA-compliant mounting height. Mounting heights of existing convenience power receptacles will be modified to bring them into compliance with ADA. Electrical convenience receptacles on walls shall be mounted 15 inches above floors. Wiremold surface raceways and surface mounted conduits will be removed, and replaced with flush mounted devices concealed within wall structure. Dependent upon locations of electrical devices, existing wall surfaces may require cutting and patching in order to accommodate the electrical installation. The addition of architectural wall furring may be necessary in order to conceal branch circuit conduit routing. Consideration will be given on an individual basis where each device occurs, in order to best preserve the historic character of building elements. New raceways will be routed in accessible ceilings and walls in adjacent office areas, south of the main hallway, with wall penetrations to new device locations in main hallway remodel areas. The estimated construction cost associated with this scope of work is \$13,800. This cost estimate does not include cutting and patching of architectural or structural building elements.

Lighting – Existing Conditions

•Lighting systems have been modified over time to improve safety, general illumination, and energy efficiency. Existing lighting generally appears well maintained and operational, however in some instances does not reflect the period-specific lighting initially installed at time of construction. Some surface fluorescent fixtures in the main hallway appeared inoperative. Surface mounted fixtures have been added in stair areas for additional egress/exit illumination. Extensive use of wiremold surface raceways and outlet boxes is in use. Surface wraparound fluorescent fixtures have been added for additional illumination, with corresponding surface raceways in central open atrium areas. These are modern fixtures providing adequate general illumination, however they do not reflect the lighting provided at time of original construction. Older, acoustical tiles are installed on second floor main hallway ceilings, with surface wrap fluorescent fixtures, and corresponding surface raceways. Self-powered surface mounted emergency fixtures and raceways have been added for egress lighting.

Lighting – Recommended Improvements

•Provide new general lighting in main hallway areas which closely emulate lighting fixtures from the building's initial construction period. Research historical data available on specific areas where new lighting will be provided, and make fixture selections accordingly. Evaluate emergency egress lighting requirements along egress pathways, and provide required fixture quantities and locations accordingly. NFPA 101 Life Safety Code requires at least 1 footcandle as a minimum requirement along egress pathways. Emergency lighting functionality to be incorporated into area general lighting with modified circuits and control systems. Additional egress lighting, where required will be specified to commensurate with the historical character of the building. Provide LED exit lighting fixtures, located in compliance with Code. Provide lighting control modifications for compliance with International Energy Compliance Code. Provide daylighting zone controls, occupancy sensors, and switching/control systems as needed. Integrate remodel area lighting controls with systems and equipment currently in use. Remove existing surface raceways. Dependent upon locations of light fixtures and lighting control devices, existing wall surfaces may require cutting and patching in order to accommodate the electrical installation.

The addition of architectural wall furring may be necessary in order to conceal branch circuit conduit routing. New raceways will be routed in accessible ceilings and walls in adjacent office areas, south of the main hallway, with wall penetrations to new device locations in main hallway remodel areas. The estimated construction cost associated with this scope of work is \$26,500. This cost estimate does not include cutting and patching of architectural or structural building elements.

Low Voltage Communications Systems – Existing

•Modifications have been made over the years to incorporate telecommunications and life safety systems coverage in the remodel areas. Surface mounted fire alarm system signaling appliances have been added, utilizing wiremold surface raceways where devices have been wall mounted. The main hallway area on the second floor utilizes older, acoustical tiles attached to structure. All electrical and communications work appears to be surface mounted with wiremold raceway. Surface mounted fire alarm manual stations and wiremold raceways have been installed on concrete structural columns in the second floor main hallway. Fire alarm initiating and signaling appliances do not meet ADA requirements in their current locations. Telecommunications and AV systems appear to be minimal in this area of the building.

Low Voltage Communications Systems – Recommended Improvements

•Provide new ADA compliant fire alarm system field devices. Horn/strobe coverage and required candela ratings shall be evaluated, with new devices specified and located as required for compliance with Code. Install new manual stations at ADA mounting heights. Remove all existing surface raceways in the remodel area and re-route concealed in existing wall structure where possible. Dependent upon locations of new devices, existing wall surfaces may require cutting and patching in order to accommodate the low voltage device installation. The addition of architectural wall furring may be necessary in order to conceal conduit routing. New raceways may be routed in accessible ceilings and walls in adjacent office areas, west of the main hallway, with wall penetrations to new device locations in main hallway remodel areas. The estimated construction cost associated with this scope of work is \$13,500. This cost estimate does not include cutting and patching of architectural or structural building elements.

Engineering Survey - Electrical Existing Conditions

UI Admin Entry Foyer

Conditions Survey

MAIN ENTRY FOYER AND STAIR – THIRD FLOOR - ELECTRICAL

Electrical - Existing Conditions

•General purpose convenience power receptacle coverage appears to be minimal for the usage of this area. Receptacle quantities and coverage is inadequate to meet current and projected needs. Additional convenience receptacles should be considered to meet faculty and student requirements for portable electronic devices, and similar needs. Existing power receptacle mounting heights will need modification to bring them in compliance with ADA requirements.(Electrical and communications system receptacles on walls shall be mounted 15 inches above floors.

Electrical – Recommended Improvements

•Provide additional general purpose convenience power in selected locations. New convenience receptacles shall be installed at ADA-compliant mounting height. Mounting heights of existing convenience power receptacles will be modified to bring them into compliance with ADA. Electrical convenience receptacles on walls shall be mounted 15 inches above floors. Wiremold surface raceways and surface mounted conduits will be removed, and replaced with flush mounted devices concealed within wall structure. Consideration will be given on an individual basis where each device occurs, in order to best preserve the historic character of building elements. Dependent upon locations of electrical devices, existing wall surfaces may require cutting and patching in order to accommodate the electrical installation. The addition of architectural wall furring may be necessary in order to conceal branch circuit conduit routing. Consideration will be given on an individual basis where each device occurs, in order to best preserve the historic character of building elements. New raceways may be routed in accessible areas in the attic space where required. Existing accessible ceilings may be used for conduit routing in office areas adjacent to the third level main hallway. The estimated construction cost associated with this scope of work is \$14,650.This cost estimate does not include cutting and patching of architectural or structural building elements.

Lighting – Existing Conditions

•Lighting systems have been modified over time to improve safety, general illumination, and energy efficiency. Existing lighting generally appears well maintained and operational, however does not reflect the period-specific lighting initially installed at time of construction. Some surface fluorescent fixtures in the main hallway appeared inoperative. Surface mounted fixtures have been added in stair areas for additional egress/exit illumination. Extensive use of wiremold surface raceways and outlet boxes is in use. Surface wraparound fluorescent fixtures have been added for additional illumination, with corresponding surface raceways in central open atrium areas. These are modern fixtures providing adequate general illumination, however they do not reflect the lighting provided at time of original construction. Suspended lay-in ceilings are provided in main hallway areas on the third floor. Fluorescent lay-in lensed 2X4 fixtures are used for general lighting. Self-powered surface mounted emergency fixtures and raceways have been added for egress lighting.

Lighting – Recommended Improvements

•Provide new general lighting in main hallway areas which closely emulate lighting fixtures from the building's initial construction period. Research historical data available on specific areas where new lighting will be provided, and make fixture selections accordingly. Evaluate emergency egress lighting requirements along egress pathways, and provide required fixture quantities and locations accordingly. NFPA 101 Life Safety Code requires at least 1 footcandle as a minimum requirement along egress pathways. Emergency lighting functionality to be incorporated into area general lighting with modified circuits and control systems. Additional egress lighting, where required will be specified to commensurate with the historical character of the building. Provide LED exit lighting fixtures, located in compliance with Code. Provide lighting control modifications for compliance with International Energy Compliance Code. Provide daylighting zone controls, occupancy sensors, and switching/control systems as needed. Integrate remodel area lighting controls with systems and equipment currently in use.

Remove existing surface raceways. Dependent upon locations of light fixtures and lighting control devices, existing wall surfaces may require cutting and patching in order to accommodate the electrical installation. The addition of architectural wall furring may be necessary in order to conceal branch circuit conduit routing. New raceways may be routed in accessible areas in the attic space where required. Existing accessible ceilings may be used for conduit routing in office areas adjacent to the third level main hallway. The estimated construction cost associated with this scope of work is \$28,500. This cost estimate does not include cutting and patching of architectural or structural building elements.

Low Voltage Communications Systems – Existing

•Modifications have been made over the years to incorporate telecommunications and life safety systems coverage in the remodel areas. Surface mounted fire alarm system signaling appliances have been added, utilizing wiremold surface raceways where devices have been wall mounted. A majority of electrical and communications work appears to be surface mounted with wiremold raceway. Surface mounted fire alarm manual stations and wiremold raceways have been installed on concrete structural columns in the second floor main hallway. Fire alarm initiating and signaling appliances do not meet ADA requirements in their current locations. Telecommunications and AV systems appear to be minimal in this area of the building.

Low Voltage Communications Systems – Recommended Improvements

•Provide new ADA compliant fire alarm system field devices. Horn/strobe coverage and required candela ratings shall be evaluated, with new devices specified and located as required for compliance with Code. Install new manual stations at ADA mounting heights. Remove all existing surface raceways in the remodel area and re-route concealed in existing wall structure where possible. Dependent upon locations of new devices, existing wall surfaces may require cutting and patching in order to accommodate the low voltage device installation. The addition of architectural wall furring may be necessary in order to conceal conduit routing. New raceways may be routed in accessible ceilings and walls in adjacent office areas, west of the third floor main hallway, with wall penetrations to new device locations in main hallway remodel areas. Additionally, new raceways may be routed in accessible areas in the attic space where required. The estimated construction cost associated with this scope of work is \$13,500. This cost estimate does not include cutting and patching of architectural or structural building elements.

END REPORT

The University of Idaho Administration Building Entry Foyer and Main Stair do not currently have cooling or ventilation systems. Heat is provided by two radiators at the third floor level. Therefore, most of the opportunity to improve the architectural character of the space, through modification of the mechanical systems, is to make revisions to the fire sprinkler system.

Fire Sprinkler System

A new fire sprinkler system was installed in 1996. As can be seen in the photos attached to this report, the fire sprinkler piping and sprinkler heads are exposed on Level 1 and Level 2 of the vertical circulation space of the Main Stair and are exposed on all three levels of the portion of the stair that connects to the corridor system.

To assist in meeting the project goals to retain, restore and improve the historic character and nature of this building, it is proposed to modify the existing fire sprinkler system using a combination of concealed piping, exposed piping, and side wall heads. The preference will be to use sidewall sprinklers with piping concealed in walls and above ceilings where possible, but exposed piping may be necessary to meet the requirements of NFPA 13. If the stairwell is considered non-combustible construction, sprinklers are needed only at the top of the stairs and below the lowest landing in the stair. If the stairwell is considered combustible construction, complete coverage within the stair enclosure is required. This issue will need to be discussed with the Fire Marshall before proceeding with a detailed design.

Where sprinkler heads are able to be mounted in ceilings or in walls, concealed type with flat cover plates will be considered. Extended coverage sprinklers will be used as necessary and where possible to minimize the number of sprinklers needed.

The estimated cost of fire sprinkler modifications for this area is \$10,500, but is highly dependent upon the extent of modifications desired and coordination of a final solution with the Fire Marshall. This estimate includes piping modifications only (does not include architectural cut and patch, or construction of new walls, soffits, ceilings, etc).

Miscellaneous Mechanical

The piping to the radiators at Level 3 is exposed at floor level and there is an exposed drain pipe high on the wall at level 3. Re-piping the radiators and relocating the drain pipe is estimated to cost \$4,500. This includes new valve sets for the radiators, but excludes architectural cut and patch and any architectural treatments to conceal the new piping.

END REPORT – SEE PHOTOS ATTACHED

Engineering Photographs

**UI Admin
Entry Foyer**

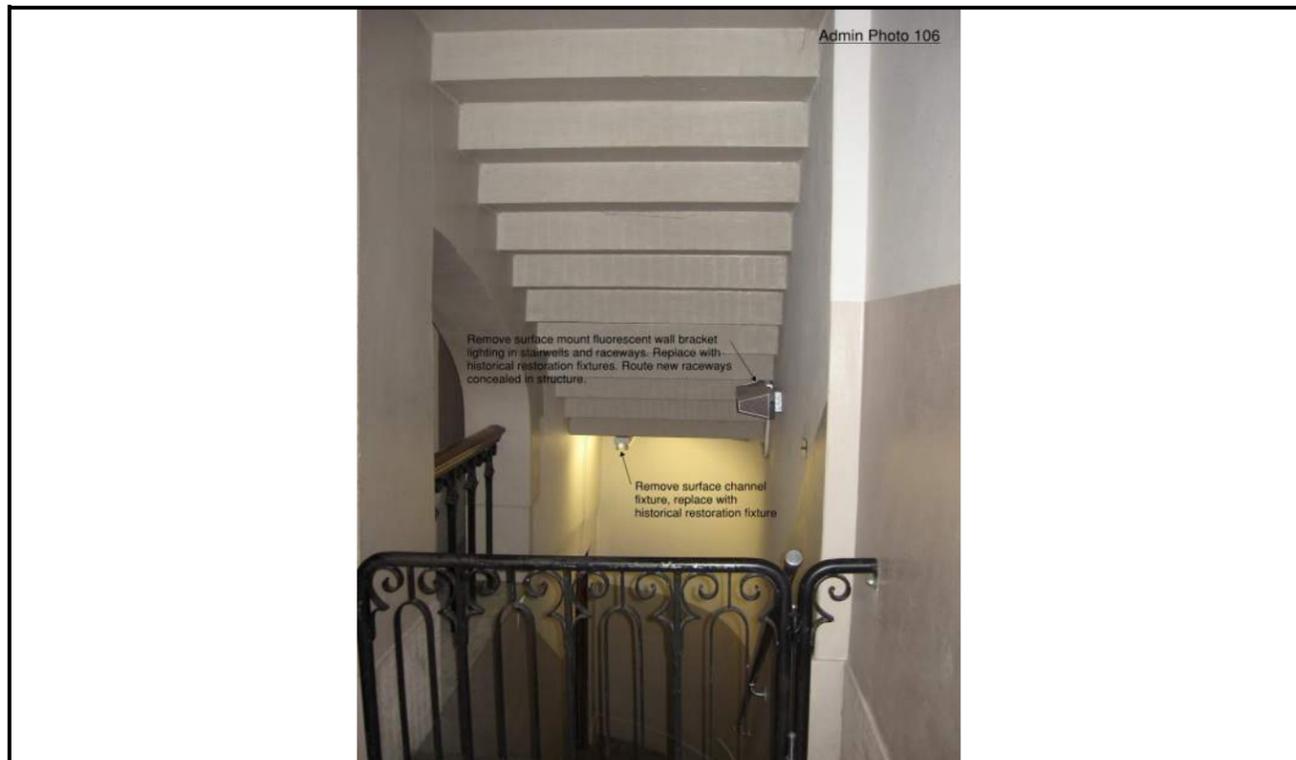
Conditions Survey



Admin photo 104



Admin photo 105



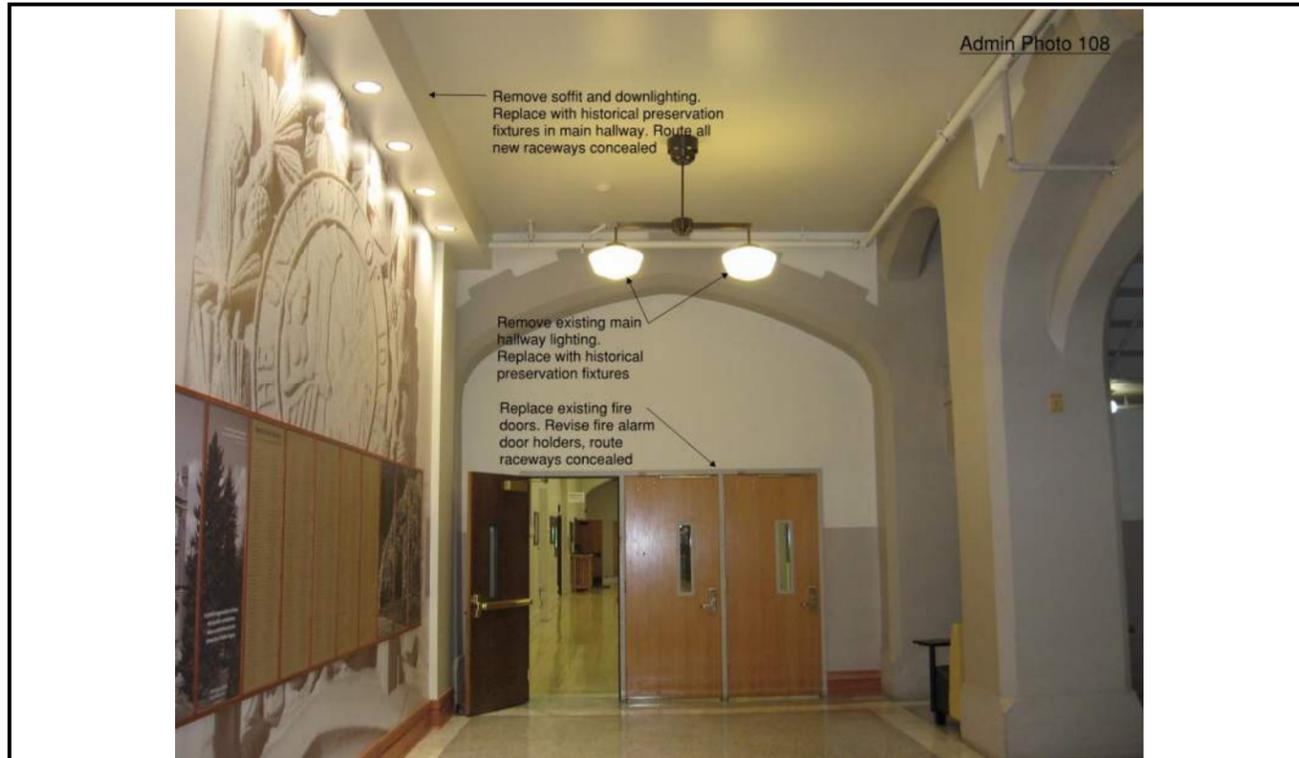
Admin photo 106



Admin photo 107

UI Admin Entry Foyer

Conditions Survey



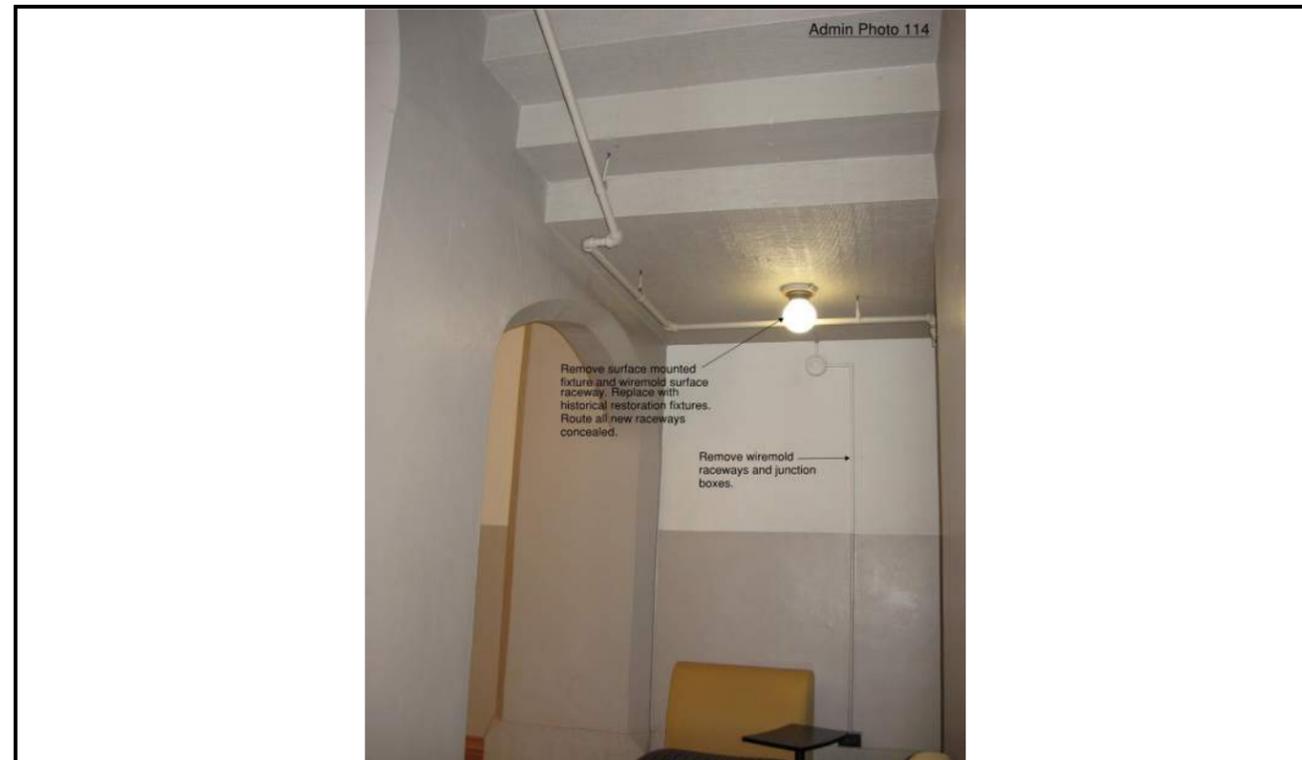
Admin photo 108



Admin photo 109



Admin photo 112



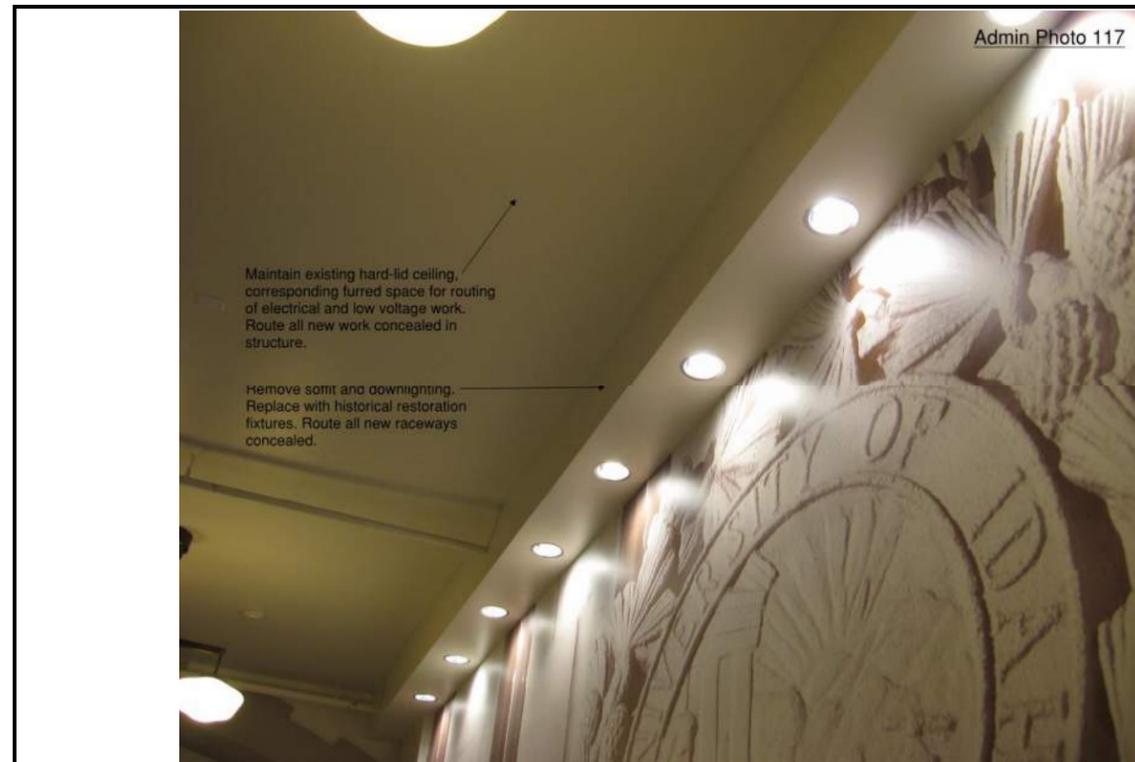
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UI Admin Entry Foyer

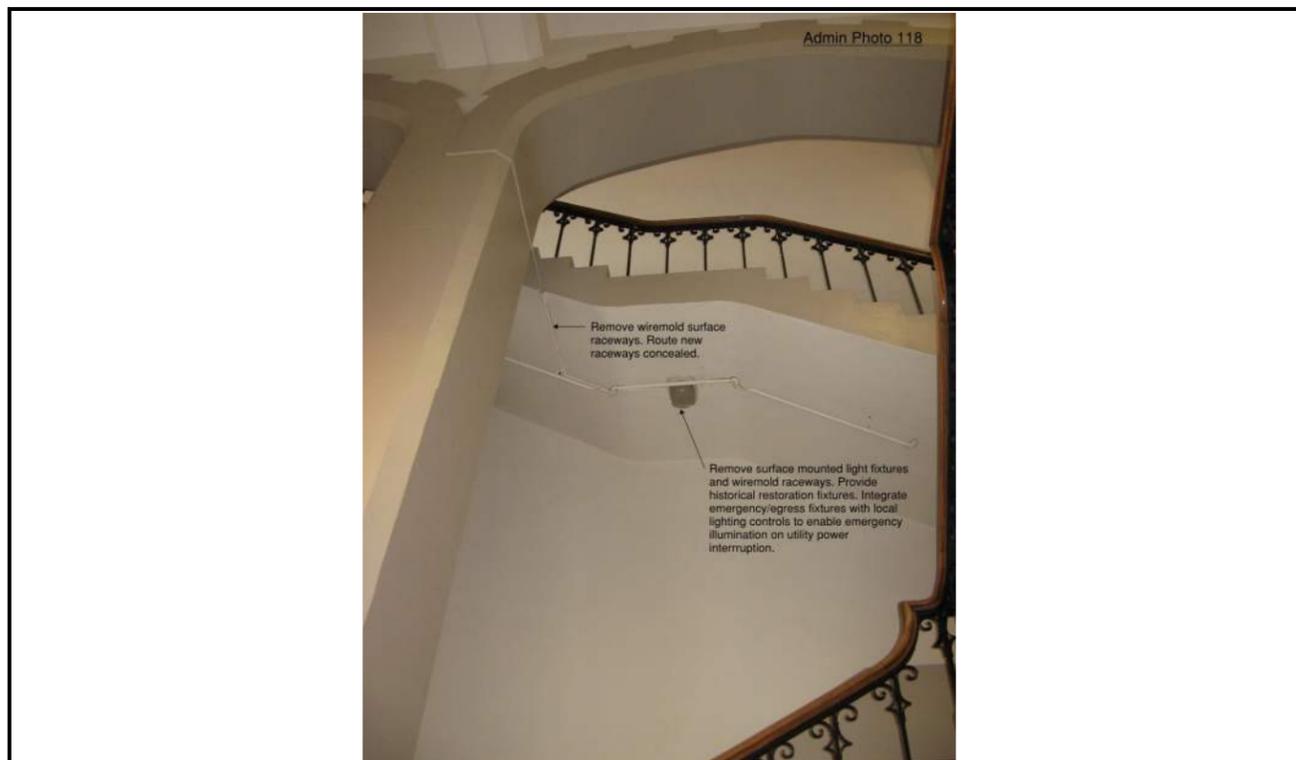
Conditions Survey



Admin photo 115



Admin photo 117



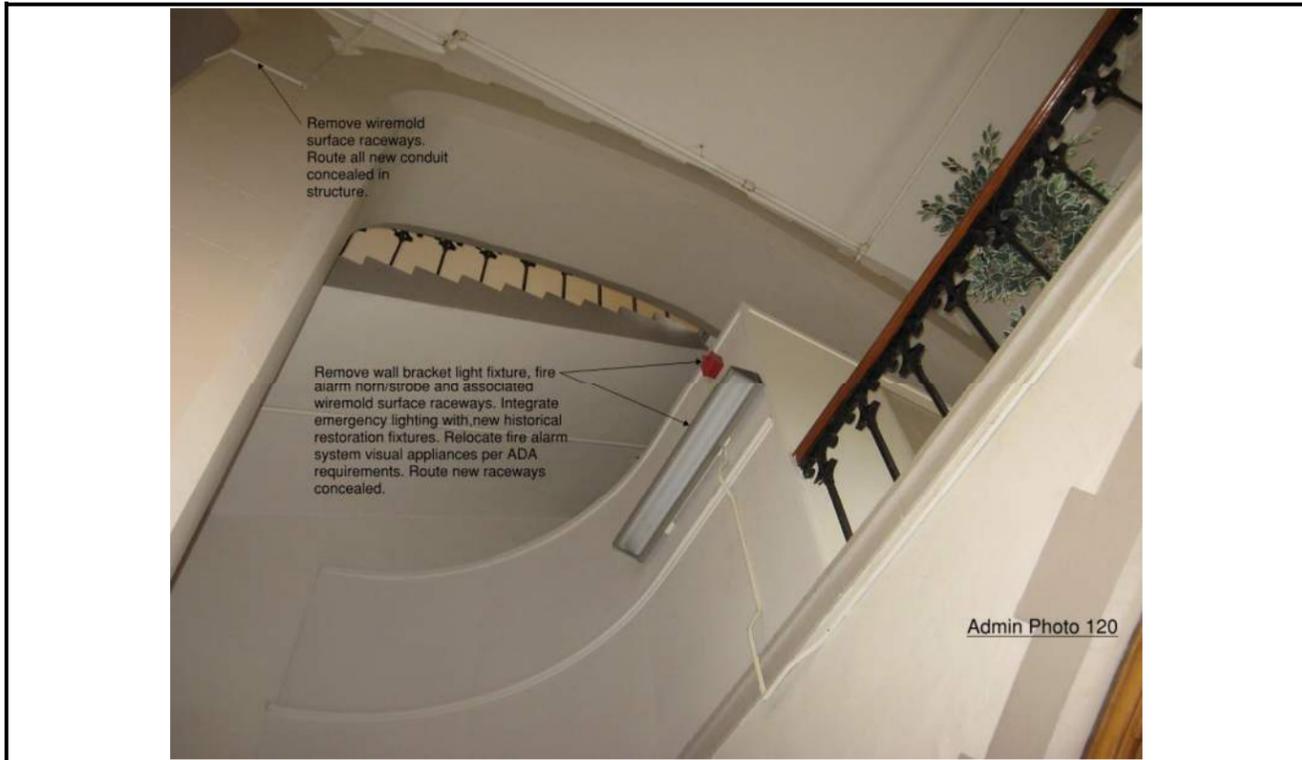
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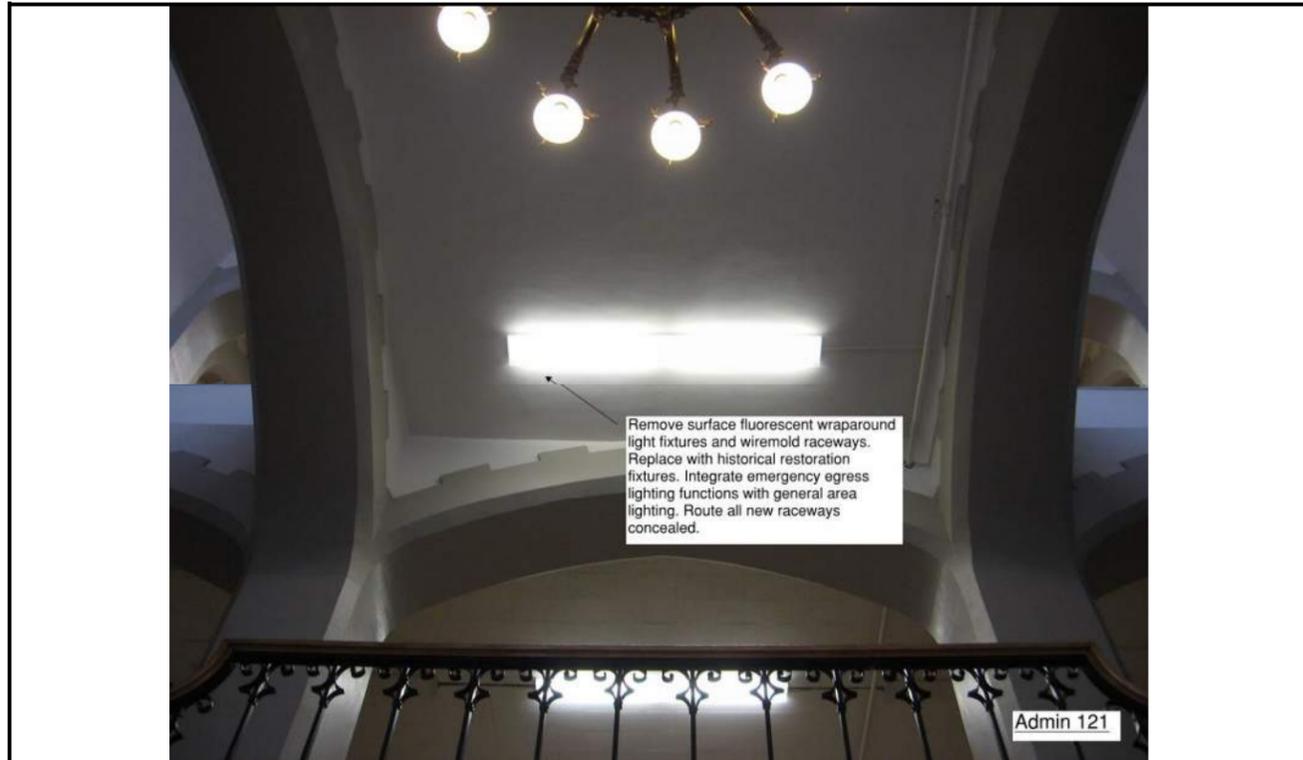
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UI Admin Entry Foyer

Conditions Survey



Admin photo 120



Admin photo 121



Admin photo 122



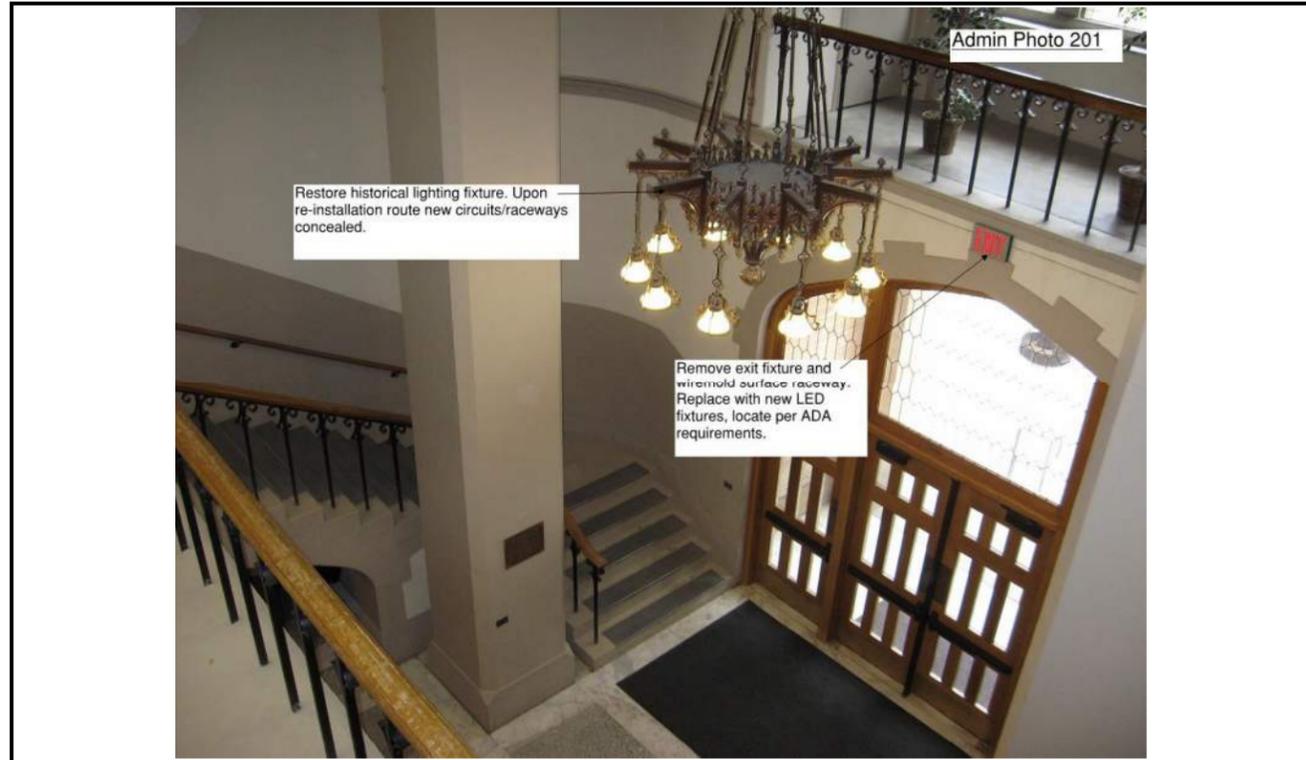
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UI Admin Entry Foyer

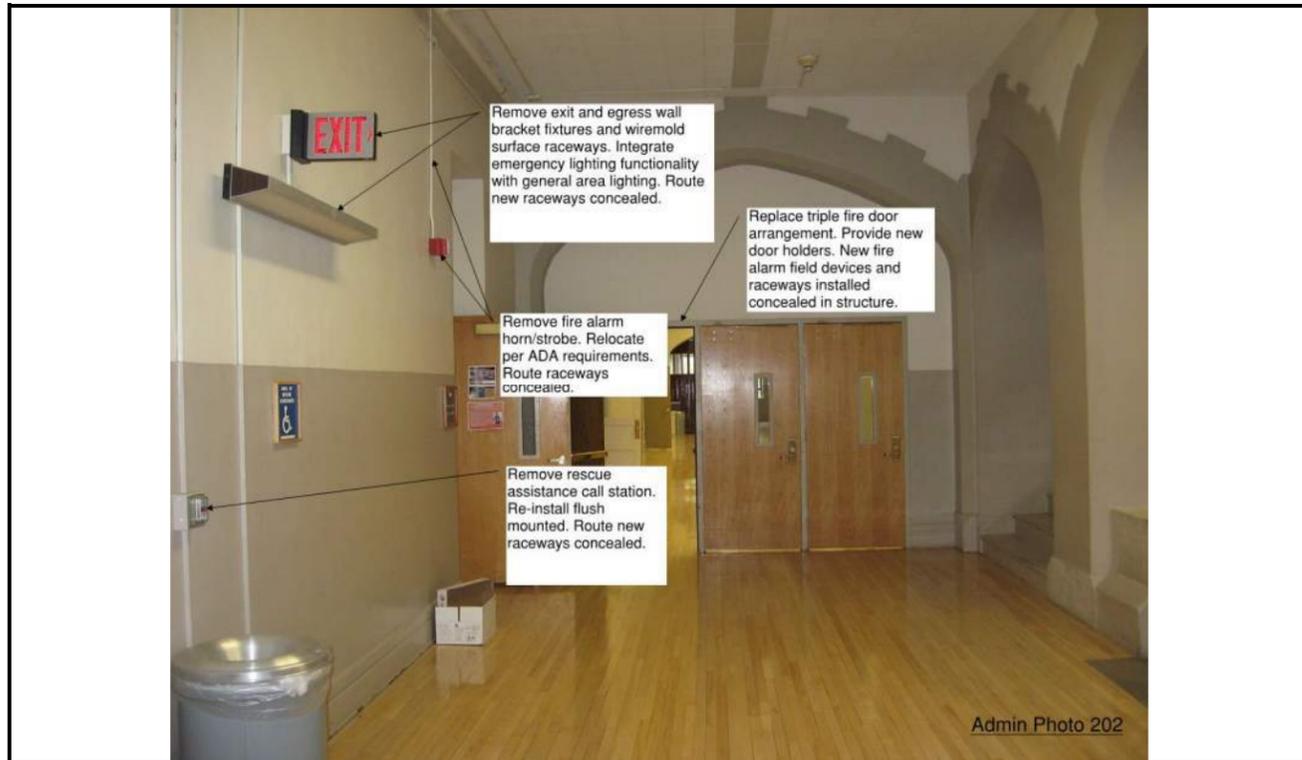
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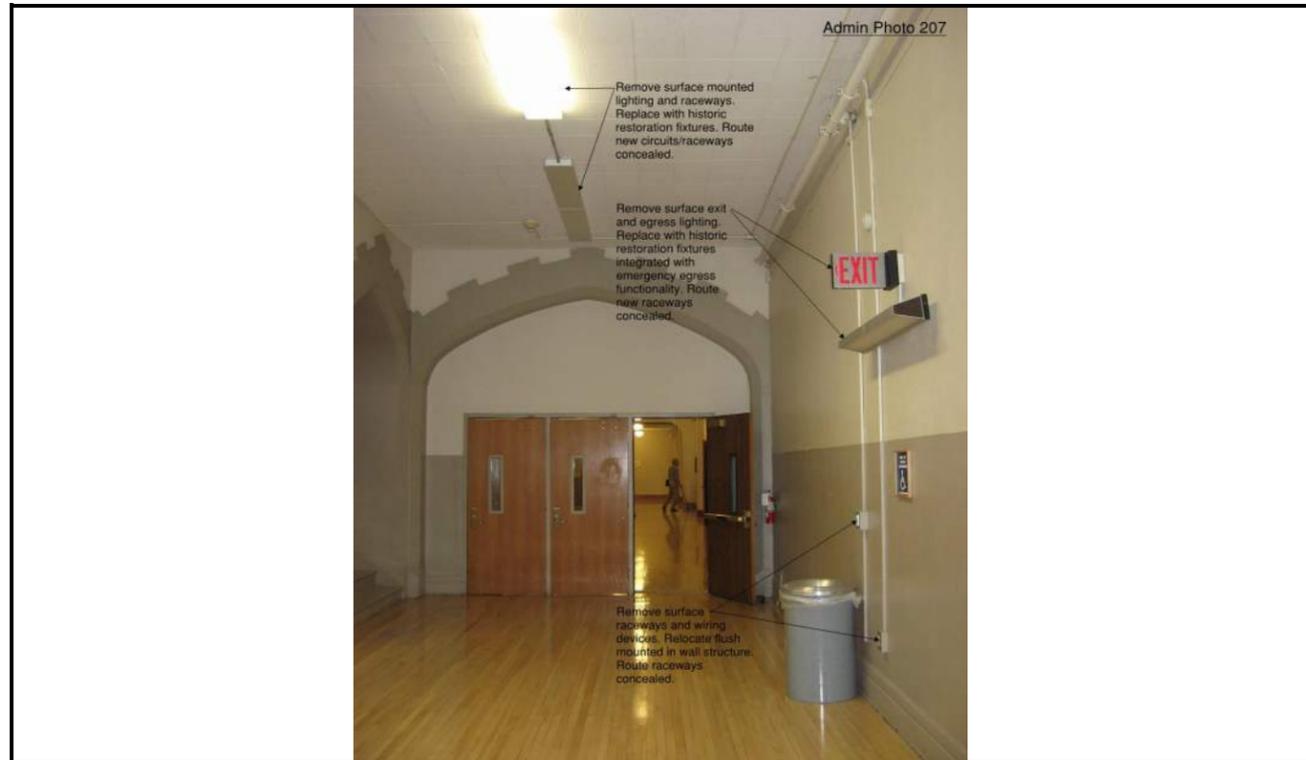
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Admin photo 201



Admin photo 202



Admin photo 207

UI Admin Entry Foyer

Conditions Survey



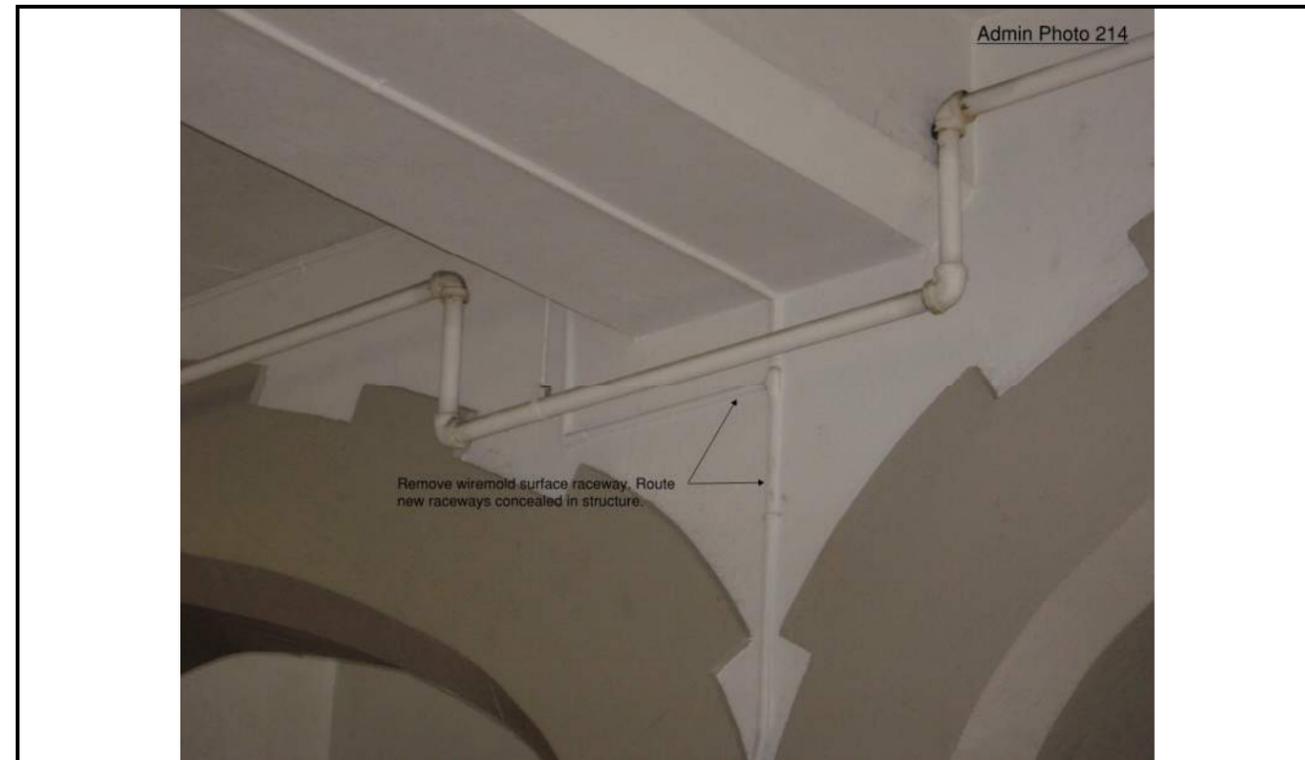
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Admin photo 211



Admin photo 213



Admin photo 214

UI Admin Entry Foyer

Conditions Survey



Admin photo 218



Admin photo 220



Admin photo 223



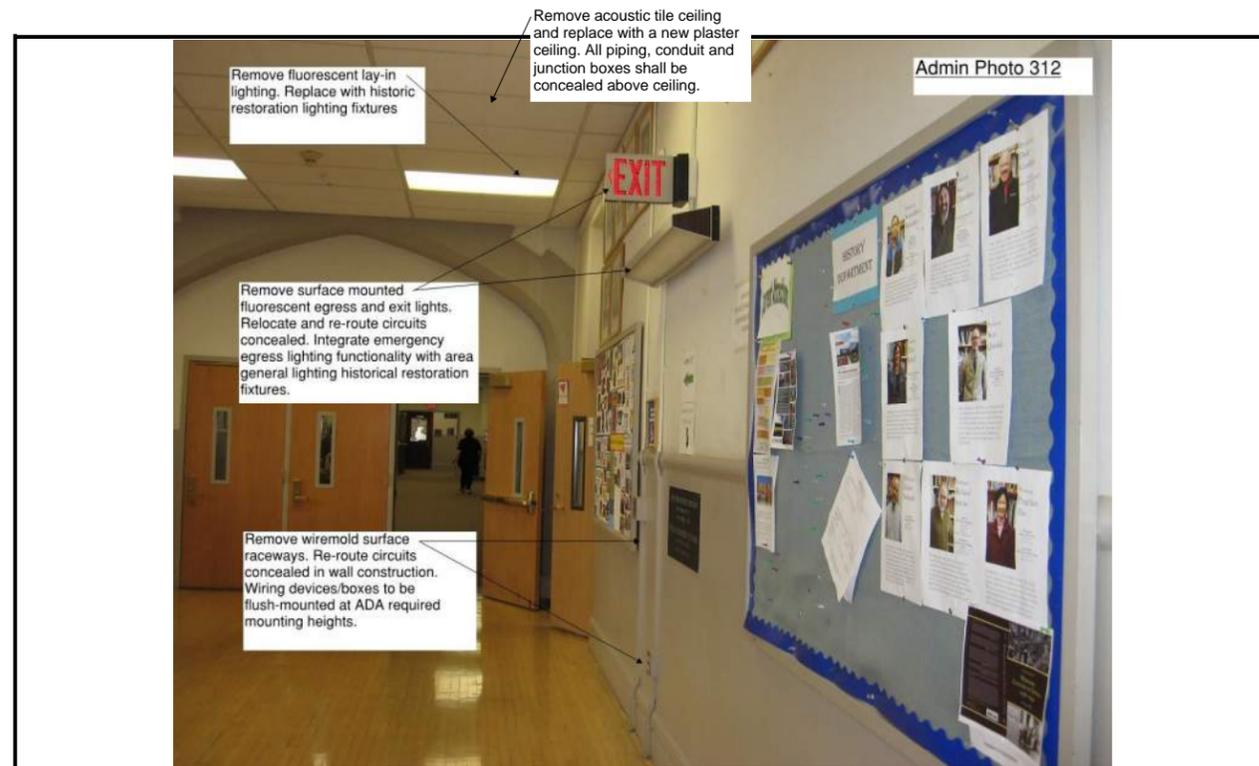
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UI Admin Entry Foyer

Conditions Survey



Admin photo 309



Admin photo 312



Admin photo 317



Admin photo 326

UI Admin
Entry Foyer

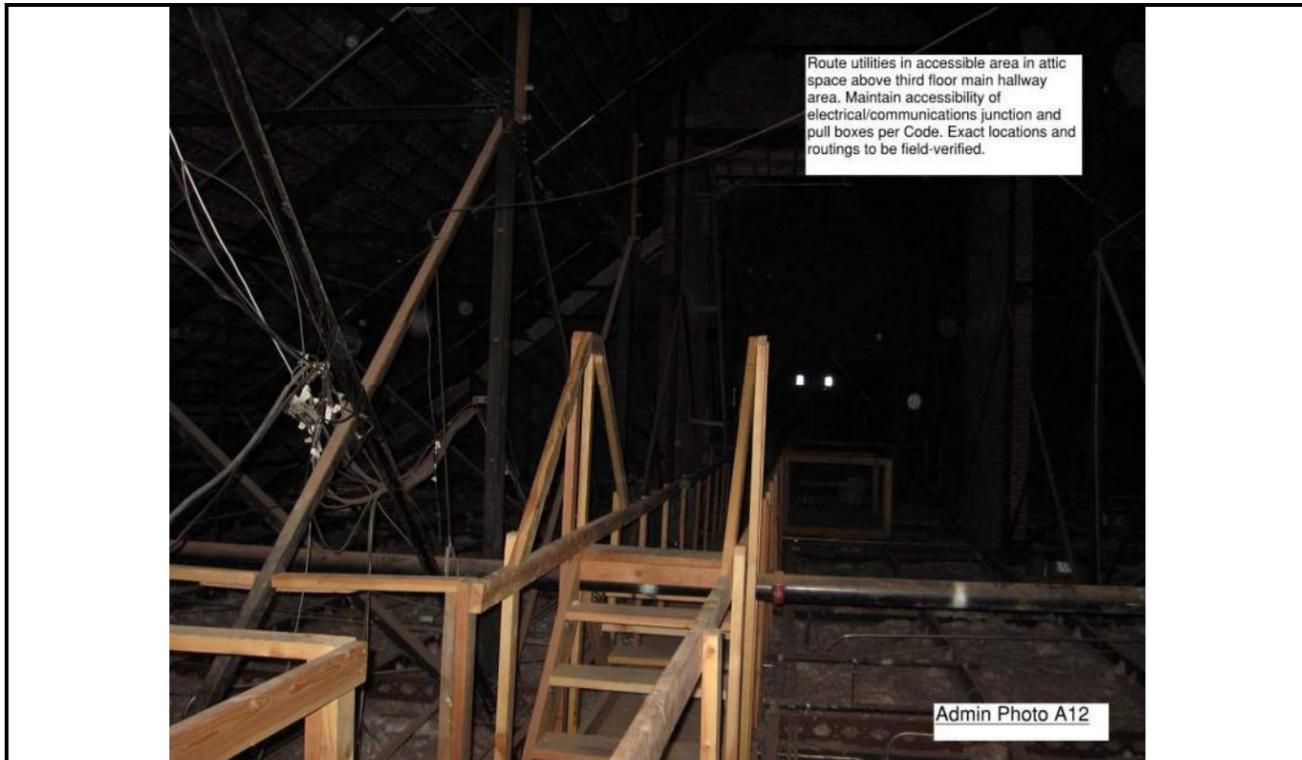
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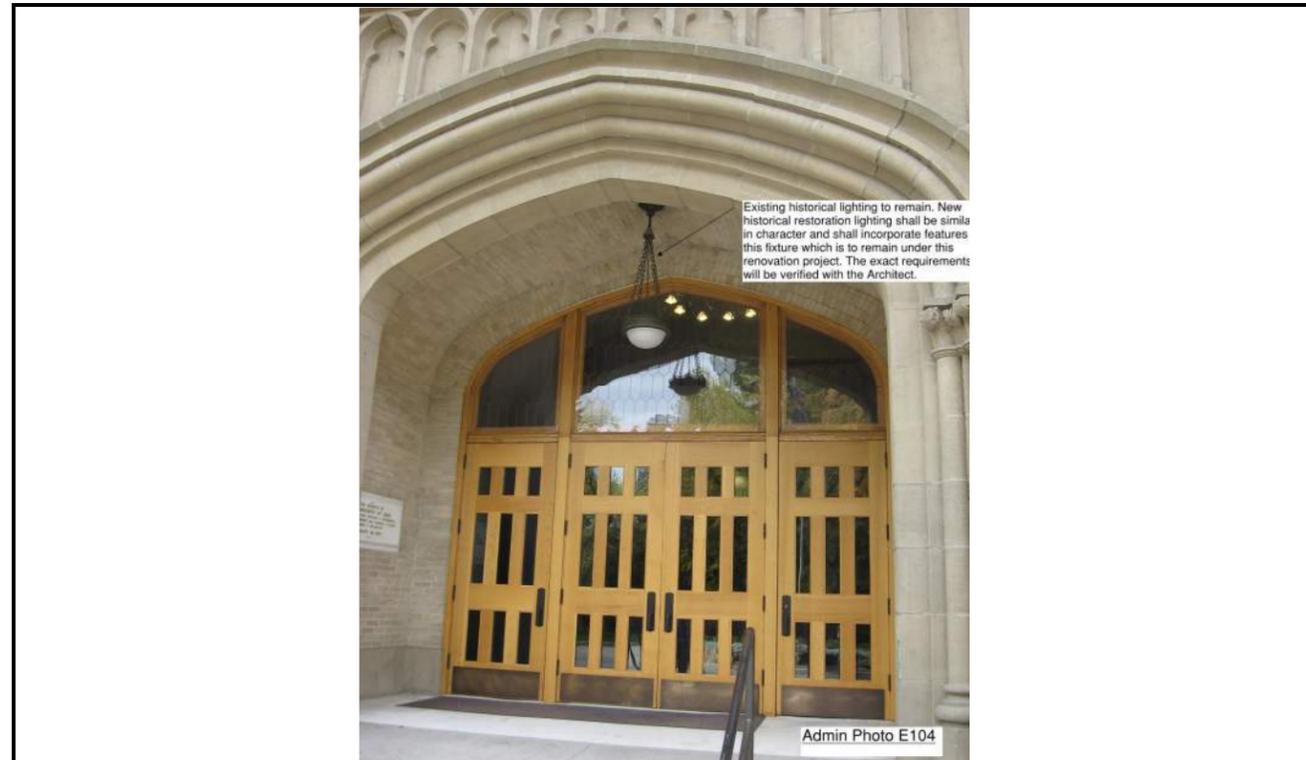
Admin photo 327



Admin photo A09



Admin photo A12



Admin photo E104

UI Admin Entry Foyer

Conditions Survey