CITY OF TAMPA, FLORIDA

TCC FACILITY CONDITION ASSESSMENT FOR

Contract 26-C-00026 Tampa Convention Center Switchgear Modernization

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CITY OF TAMPA- CONVENTION CENTER FACILITY CONDITION ASSESSMENT

April 23, 2026

Final

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

DTC was retained by the City of Tampa to prepare a facility condition assessment and provide recommendations for prioritized maintenance for the Tampa Convention Center (TCC) facilities that are located at 333 South Franklin Street, Tampa, FL. This effort consisted of conducting a comprehensive and detailed building inventory, inspection and condition assessment that will assist the Center in the strategic management and capital investment planning decisions pertaining to its building assets. The report addresses a range of asset management issues affecting the remaining functional service life of the facilities, including capital investment planning for the scheduled replacement of antiquated facilities and preventative maintenance required to keep facilities functional throughout the duration of the defined timelines.

1.2 Methodology

Following the notice-to-proceed, Diversified Technology Consultants (DTC) / Margulies Hoelzli Architecture (MHA) organized the Design Team and initiated the Pre-Study Phase activities, conducting a kick-off meeting with the City of Tampa and stakeholders to confirm program goals and establish protocols for communication, scheduling and field investigation and reporting. The Design Team undertook data gathering and conducted interviews with representatives of TCC, scheduled and conducted on-site field survey work to document existing conditions. The investigative study included visual observations of existing conditions of all architectural, mechanical, electrical, plumbing and fire protection systems, superstructure, and vertical transportation systems of the facility. It also included reviews of available record documents (such as built drawings, correspondences, catalogue cuts, and warranties).

Condition assessment narratives were prepared and then categorized, thereby establishing a prioritized condition assessment program for major repairs, replacement, maintenance, and improvement items and prioritized as follows:

a) Immediate Repairs- Within a One to Two Year Period

Addressing critical repairs which should be executed within the first one to two years in order to assure the required protection, overall health, and safety of the building occupants (workers and public alike). Issues involving safety applications and building code compliance indicated as such and assigned as immediate implementation priority category.

b) Short Term Repairs and Improvements - Within a Two to Five-Year Period

Involving important repairs and upgrades to the building which should be performed within a three to five year period and which are necessary for the long-term performance of the building as well as those items which, if unattended, would result in significant future problems.

c) **Long Term Improvements - Within a Five-Year to Fifteen Year Period**
Involving the repair, restoration or replacement of building components which may be reasonably deferred for five to 15 years or potential re-planning items. The long-term goal of these recommendations is to maintain a better standard of functionality of the current and or future programs and or a response to other planning goals and aesthetic concerns of the facility.

The prioritized maintenance program includes order of magnitude cost assessments for the readily observable deficiencies. The assessment study addresses the basic operational and financial justification for implementing the asset preservation and improvements for each building component.

The order of magnitude budget estimates are opinions of course based on our experience with similar buildings and systems industry-standard course data, regional and local course data, and / or assumptions regarding the involvement of local contractors. Our opinions of cost are to be used for budgeting purposes only and are meant to illustrate the relative magnitude of the work. Actual costs may vary due to weather, seasonal factors, contractor or material availability, inflation, owner requirements, phasing, and other factors beyond our control.

The cost budgets are inclusive of construction costs, design and construction administration fees, Roof Monitor fees, Construction Management Firm (CMF) fees (if recommended), testing costs, affirmative action, management fees, contingencies, permits, allowances, and escalation factors for the anticipated construction year of the recommended facility improvement.

The appendix table(s) show the standard summary formatted data from the field observation reports to accommodate those items and schedule them to the requirements of the facility. It summarizes the categorized requirements and may represent overlap in total cost. See Appendix for details.

1.3 Summary of Findings

1.3.1 General Assessment

In general, the facility is in good to fair condition requiring a variety of repairs, replacements, and improvements in a phased manner. The initial feedback from our 50% report findings largely

determined that the building's systems infrastructure was a concern specifically relating to flood plain elevation and reliability. The Tampa Convention Center is at a pivotal moment in time, requiring substantial coast line design and construction standards to accommodate the demands of the now and future through original infrastructure upgrades, power distribution and use planning resiliency.

1.3.2 Summary of Prioritized Maintenance Schedule

The following summarizes the recommended immediate, short-term, and long-term program. Please refer to the cost estimate in the appendices for the detailed Prioritize Maintenance Schedule with estimated budget costs

Summary of Prioritized Repairs & Maintenance Program Recommendations:

Budget Estimates:

Notes:

1. Environmental and hazardous materials were not made part of this report.
2. No probes, tests or scaffold inspections were conducted.

The list of record documents provided by TCC can be found in the Appendix.

Component / Room Data Sheets with observations, photographs & detailed findings can be found in Appendix A.

2.0 ASSESSMENTS

2.1 General

2.1.1 Facility Description & Key Plans

The Tampa Convention Center is an approximately 36 year old facility totaling 600,000-square-foot facility in downtown Tampa, featuring a 200,000-square-foot exhibit hall, a 36,000-square-foot ballroom, 36+ breakout rooms, and extensive outdoor space, all with waterfront views and capacity for 17,000 guests. Originally built on historic Fort Brooke land, it opened in 1990 as a major waterfront venue, replacing Curtis Hixon Hall, and has since undergone significant expansions and renovations, notably a major 2023 update adding waterfront meeting spaces and modernizing technology to boost its appeal for large conventions, solidifying its role in downtown Tampa's economic development.

Construction (1989-1990) & Opening (1990)

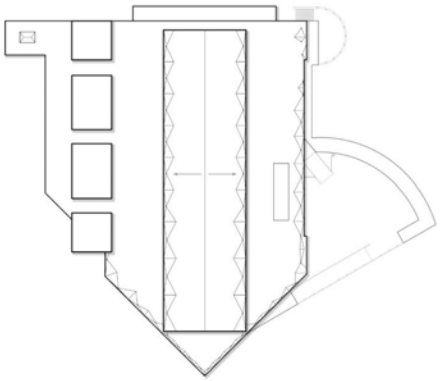
Vision & Design: The new center was built to attract major events and boost Tampa's profile. It featured a distinctive ship-like design with four floors, inspired by its waterfront setting at a cost of $140 million, funded by municipal bonds. Minor renovations were performed from its inception until a major renovation (2023) with addition of a new west wing along the waterfront. The largest renovation in its history (as part of a $44.5 million capital improvement plan), it featured 18 new waterfront meeting rooms with river views, updated ballrooms, HVAC, lighting, and enhanced outdoor Riverwalk spaces. It achieved LEED Silver certification for building operations.

2.1.2 Key Plans

Site Plan & Level 1 Plan

Levels 2 & 3 Plan

Level 4 Plan



Roof Plan

2.1.3 Components

The Tampa Convention Center (TCC) Facility Capital Improvement Plan is comprised of a variety of recommendations designed to improve building infrastructure and physical plants as well as continuously improve the overall health, safety and welfare of our workers and the general public who utilize or visit the facilities that are owned and operated by the TCC.

The Facility Condition Assessment identifies the existing conditions of each building area / component and describes the costs for repairs and improvements required to bring TCC to current life safety, health, code compliance, and environmental and energy standards over the next 5-, 10-, and 15-year intervals. Items addressed for the 15-year interval include, roofing systems, curtain walls, carpeting, floor tile, painting, lighting, windows, elevators, escalators, fire protection and detection systems, security systems and utilities such as electrical and emergency power systems, HVAC, sanitary, distribution systems, as applicable.

The TCC Facility was inspected and components rated for physical condition, life expectancy, renovation or replacement requirements, and expansion needs. Based on these findings, the Design Team prepared recommendations for the improvements with a summary table categorized and itemized priority based on life safety, health, code compliance, environmental and energy concerns.

All recommended improvements include associated costs. The costs are inclusive of construction costs, Consultant design and construction administration fees, Roof Monitor fees, Construction Management Firm (CMF) fees (if recommended), testing costs, affirmative action, management fees, contingencies, permits, allowances, and escalation factors for the anticipated construction year of the recommended facility improvement. Initial costs for the draft 90% findings include material equipment and labor install costs only, and are expected to fluctuate with market rates which will be variable under geopolitical pressures and supply demand.

Evaluations of each building area / component include location, photographs, floor plans (in a reduced scale) with notations, observations and priority assignments, assembled in Room / Component Data Sheets which can be found in Appendix A.

Evaluations include descriptions of use group, construction classification type, and current building occupancy vs. design capacity, architectural characteristics, and estimated useful life. Descriptions include the overall condition of the building exterior elements including type of construction, type of building materials, number of vertical transportation elements and pedestrian entrances, location and assessments and capacity of loading docks and rooftop mechanical rooms.

2.2 ARCHITECTURAL

2.2.1 Occupancy & Life Safety

Based on our field observations and review of the available documents, we found that the facility has been maintained in compliance with the local codes applicable at the time of modifications made the building, for the most part. We did find and this report identifies some deficiencies that should be made in the short term in advance of future plans for renovation, repairs, alterations or expansion. There are summarized below.

For planning purposes, it is important to summarize the requirements for code compliance per the applicable Florida Building Code and discuss the history of the previous renovations to the facility since its inception.

2.2.2 Compliance Thresholds (Repairs vs Alteration Levels)

The Florida Building Code (FBC), classifies existing building work into alterations into three levels with repair work falling under these or specific repair chapters, generally allowing minor repairs to match existing conditions but requiring newer standards for larger alterations or substantial damage, especially for structural elements and roof repairs exceeding 25% in a year based on the scope of work.

Alteration Level 1 involves simple replacements (finishes, fixtures, equipment); Alteration Level 2 includes space reconfiguration, adding/removing openings, or system extensions (work area < 50%); and Alteration Level 3 covers extensive work, typically exceeding 50% of the building area, requiring more comprehensive code compliance, sometimes including structural changes or enhanced fire/life safety systems.

Level 1 Alterations

Scope: Removing and replacing or covering existing materials, elements, equipment, or fixtures with new ones serving the same purpose.
Compliance: Primarily governed by Chapter 7 (Alterations Level 1) of the FBC, focusing on maintaining or improving existing safety.

Level 2 Alterations

Scope: Reconfiguring space, adding/eliminating doors or windows, reconfiguring or extending systems (HVAC, electrical, plumbing), or installing additional equipment.
Work Area: Less than 50% of the building's aggregate area.
Compliance: Must meet Level 1 requirements (Chapter 7) plus Chapter 8 (Alterations Level 2).

Level 3 Alterations

Scope: More extensive renovations, including enclosing stairways, providing new sprinkler/fire alarm systems in shared areas, or significant structural changes.
Work Area: Exceeds 50% of the building's total area.
Compliance: Must meet requirements for Level 1 (Chapter 7) and Level 2 (Chapter 8), plus Chapter 9 (Alterations Level 3).

Compliance Chapters: Each level builds upon the previous one, with Level 3 demanding the most comprehensive upgrades to new construction standards.

Change of Occupancy: A separate classification in the code that triggers even stricter requirements, depending on the new use of the space or building.

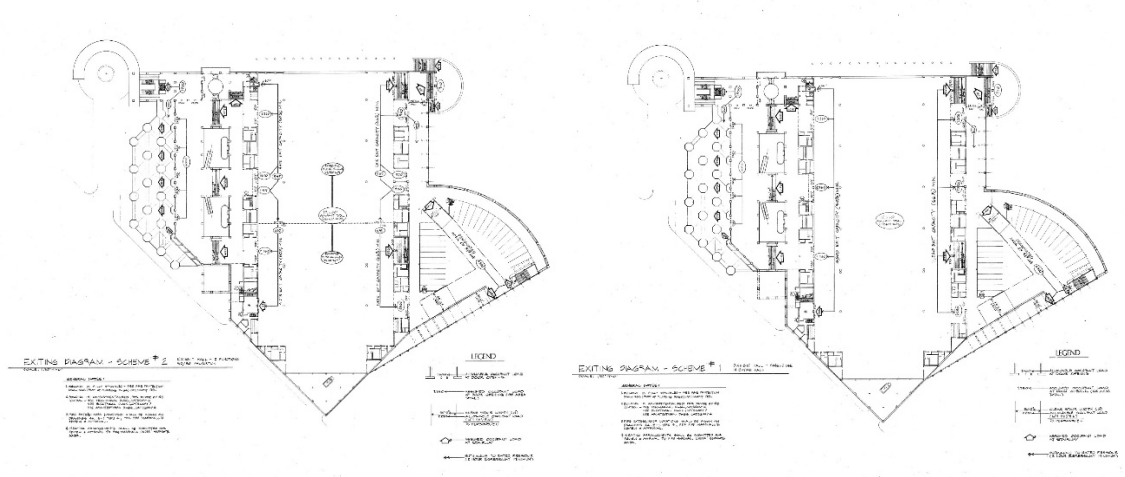
In 1987, Florida building codes were primarily based on the 1985 Standard Building Code (SBC), incorporating its 1986-1987 revisions, the Occupant Load factors in that era were calculated using either "Net" (actual room usage) or "Gross" (including corridors/stairs) floor areas, depending on the occupancy type.

2.2.3 Common 1985 SBC Occupant Load Factors (Approximate)

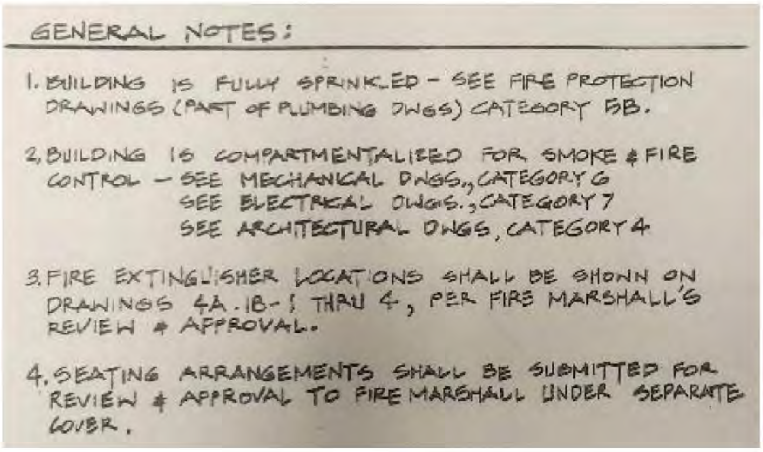
While not exact, exhaustive tables from 1985 require the original text, the 1985 SBC (and related Life Safety Codes of that time) typically utilized the following, which are still reflected in modern Florida Building Code conversions:
Assembly (with tables/chairs): ~15 sq. ft. net per person.
Assembly (standing space/crowd): 7 sq. ft. net per person (concentrated).
Classrooms: ~20 sq. ft. net per person.
Office/Business Areas: ~100-150 sq. ft. gross per person.
Residential (Dwellings/Apartments): ~200 sq. ft. gross per person (often calculated differently under local ordinances).
Mercantile (Sales Area): ~30-50 sq. ft. gross per person (depending on floor level).
Kitchens (Commercial): ~200 sq. ft. gross per person.
Storage/Mechanical: ~300 sq. ft. gross per person.

Noteworthy 1985 Occupancy Rules
Fixed Seating: Determined by the number of seats installed.
Small Assembly: Rooms with fewer than 50 persons were often classified as Group B (Business) rather than Assembly (Group A).

Maximum Occupancy: The total load was determined by the building official, ensuring egress capacity was not exceeded. The total maximum occupancy for original building has not changed.



1987 Exhibition Hall Exit Scenarios



GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED - SEE FIRE PROTECTION DRAWINGS (PART OF PLUMBING DWGS) CATEGORY 5B.

2. BUILDING IS COMPARTMENTALIZED FOR SMOKE & FIRE CONTROL - SEE MECHANICAL DWGS., CATEGORY 6
SEE ELECTRICAL DWGS., CATEGORY 7
SEE ARCHITECTURAL DWGS, CATEGORY 4

3. FIRE EXTINGUISHER LOCATIONS SHALL BE SHOWN ON DRAWINGS 4A.1B-1 THRU 4, PER FIRE MARSHALL'S REVIEW & APPROVAL.

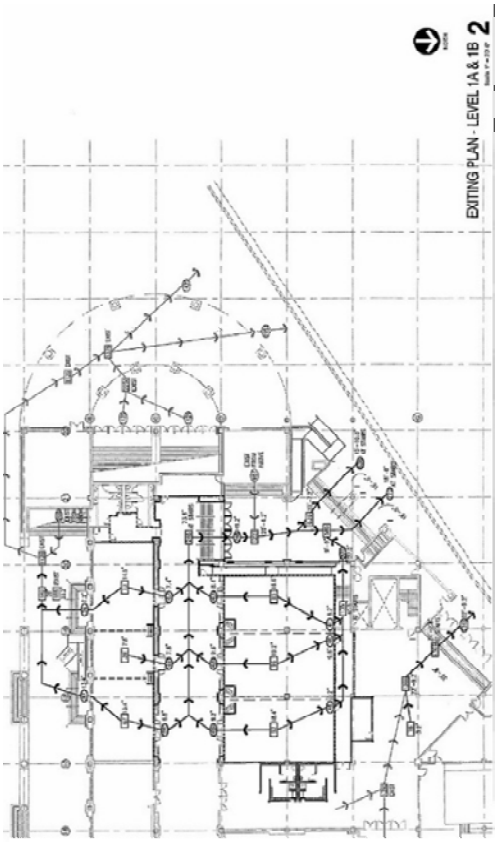
4. SEATING ARRANGEMENTS SHALL BE SUBMITTED FOR REVIEW & APPROVAL TO FIRE MARSHALL UNDER SEPARATE COVER.

1987 Compartmentalization

Under the old code 1986 (SBC), the building was compartmentalized for smoke and fire control.
Please refer to section 2.2.3 for discussion regarding required short term remediation in this regard

The original building's occupancy and egress scenarios have not changed significantly since its inception, until the building expansion of 2021-2023, with a new west wing. We did find a number of basic deficiencies relating to exit signage, storage of combustibles that should be made in the short term in advance of future plans for renovation, repairs, alterations or expansion.

Minor modifications to Meeting Rooms were performed in 2001 based on SBCCI Florida Building Code / NFPA 101 circa 1997 Code.
Occupancy for the meeting room modification as based on utilizing 15sf / person occupant load (less concentrated load) based on seated occupancy within meeting rooms in that specific filing. (Meeting Rooms 7-12 & 17).



2001 Level 1A & 1B Modifications to Meeting Rooms 7-12 & 17

In 2021, a Building Expansion program was implemented with the addition of Meeting Rooms at Convention (3rd Floor) and Office (4th Floor) Levels performed via two (2) Phase installation, and Misc. Ballroom Level Modifications provided via the 2021 filing and based on 2020 FBC 8th Edition.

Occupancy Loads are based on 2020 FBC Section 1004 utilize 7sf /person more concentrated occupancy load where more standing open occupancy is required.

Original Bldg. 1986 SBCCI / NFPA 101	**2001 Phase 1 & 2 Meeting Existing Bldg. Meeting Room Modifications 1997 SBCCI / NFPA 101**	**2021 Bldg. Addition Meeting Rms / Convention-Office 2020 FBC 8th Edition**

Egress
Consistent thru
All Code Versions

Occupancy

Assembly 15sqft/person	Assembly 15sq.ft./person	Assembly 7sq.ft./person
Less Restrictive Occupancy Count Utilized	Less Restrictive Occupancy count (15sq.ft/person) used for meeting room modification. Consistent with initial filing in 1986. Overall meeting room modifications performed in 2001 filing was diminutive.	More Restrictive Assembly 7sqft/person Change in filed occupancy counts Used for existing meeting rooms 7-12 & 17, convention and office levels meeting room additions.

In the 2021 Meeting Room / Addition, the Architect reclassified Meeting rooms 7-12 & 17 as more restrictive Occupant Load of 7sf/per person, updating the previously less restrictive occupant load from the 2001 filing. Modifications performed in 2021 filing include updates to increase egress capacity requirements through inclusion of internal egress stairs and pathways meeting exit requirements.

The current total occupancy for the building is 25,300 Occupants based on the 2021 filing set of documents, broken out as follows:

Ballroom Level = 7,059 occupants

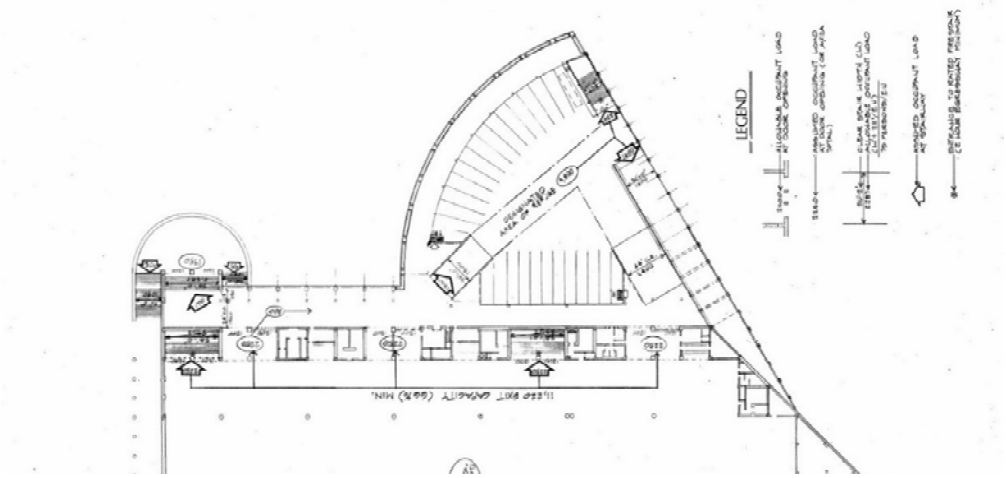
Convention Level = 18,2541 occupants

Total = 25,300 Occupants

2.2.4 Flight Deck Issue

The new wing was based on the 2020 Florida Building Code as an Alteration Level 3 without significant changes to the original building. However, the egress methodology from the main building through the 'flight deck' on the western side of the building was impacted by the building addition (described below).

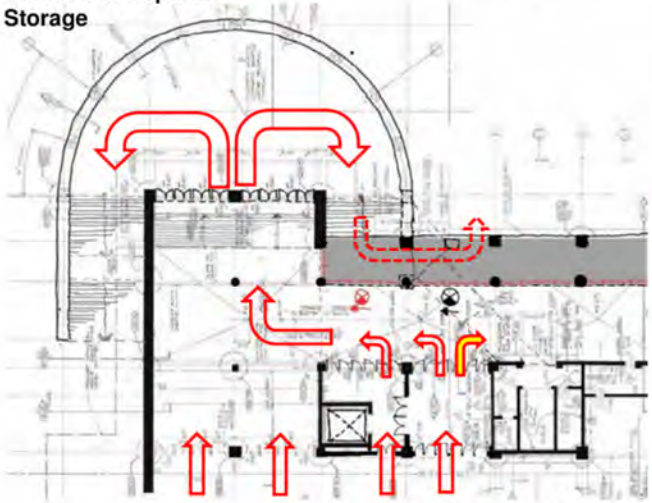
The original egress pattern (1987-1990) included an exit path of travel through the open-air loading dock to the north. While this routing and the exiting through the flight deck (with its termination at the street level) was not affected by the building addition, the issue of travel through the street level at the waterfront (at the new concourse under the new addition) was raised by the TCC as a concern.



1987 Egress- Designated Area of Refuge

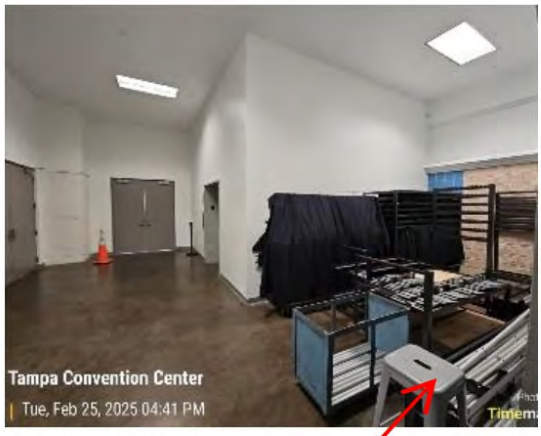
Add Exit Signage
Remove or Separate
Storage

Flight Deck



Exhibition Halls

We observed a lack of clear exit signage and storage of materials and furniture (both open to or cordoned off by a screen along exit routes and vestibules. These materials should either be removed or in the case of the outer concourse, an option is available to enclose and separate storage into defined rooms with fire rated construction with upgraded sprinkler protection. The purpose is to isolate those storage areas from the required exit pathways. In addition, upon exiting from the main exhibition hall level we found a lack of signage and wayfinding for the building's occupants. We recommend additional exit lights (both illuminated and phosphorescent) with clear lines of sight to provide clear direction of exit routing. All combustibles and furniture storage should be removed from vestibules and all hallways, passageways, corridors, etc. This applies throughout the facility as we observed storage of combustibles and furniture elsewhere in the building.

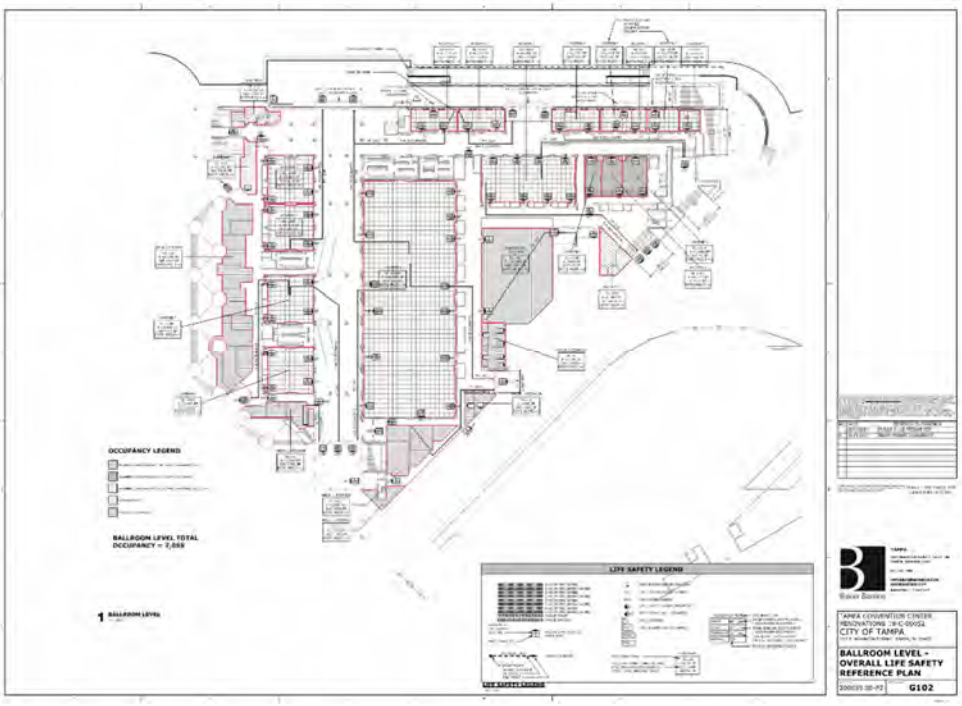


Remove Stored Items

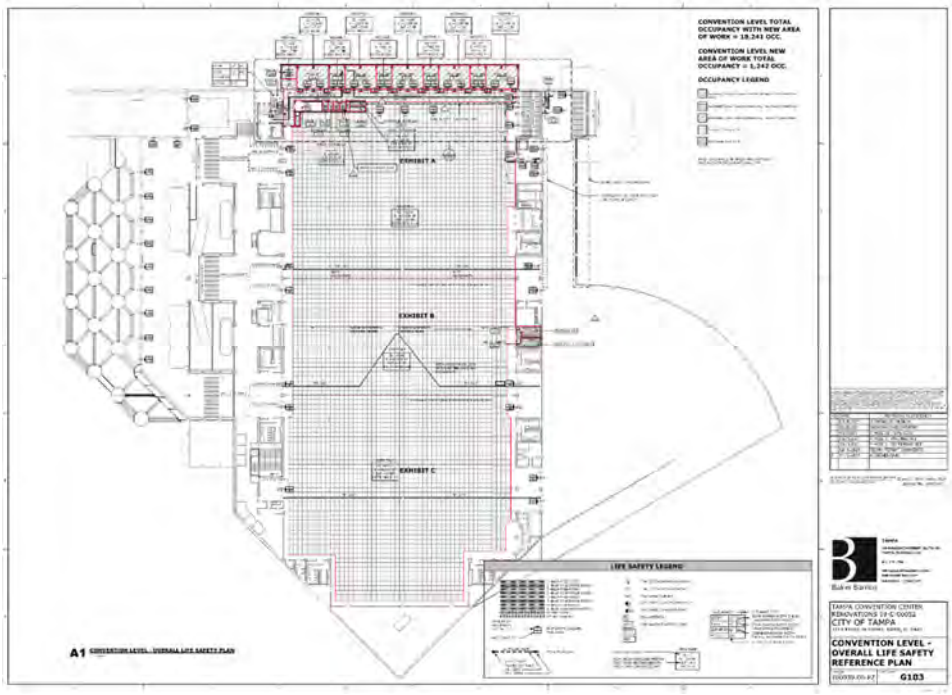
Only Exit Sign

The recommendations for storage removal and new egress signage / wayfinding are prioritized as part of the Immediate Repair program. The consolidation of storage items into dedicated storage rooms with rated walls and fire protection are assigned to the Short-Term timeframe.

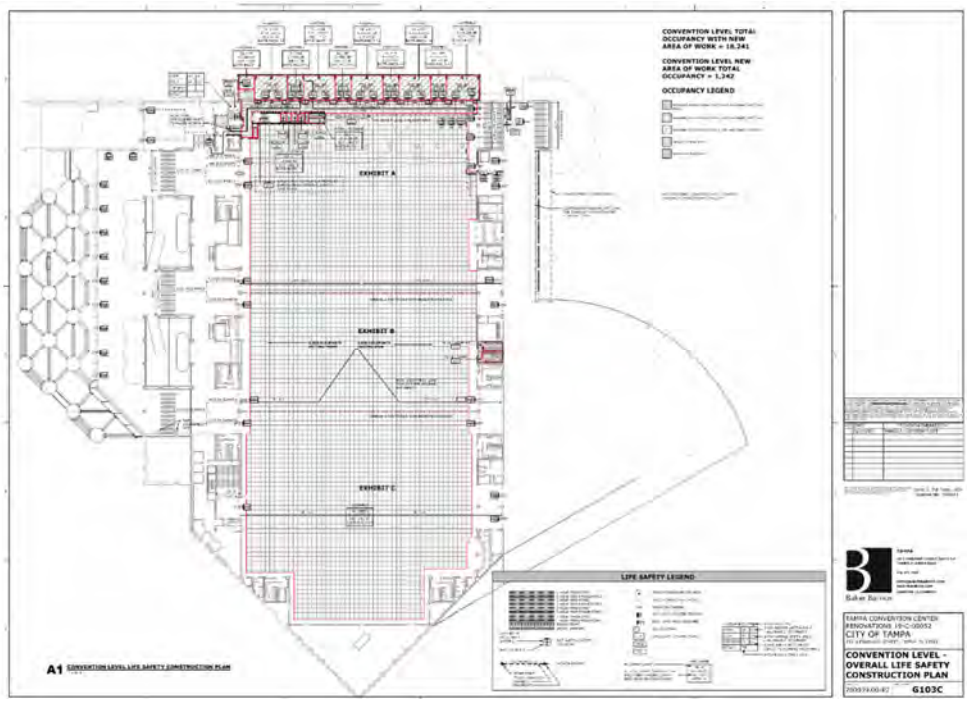
The following key plans are the latest life safety plans from the 2021 Expansion program.
(11" x 17"s are included in Exhibit ___)



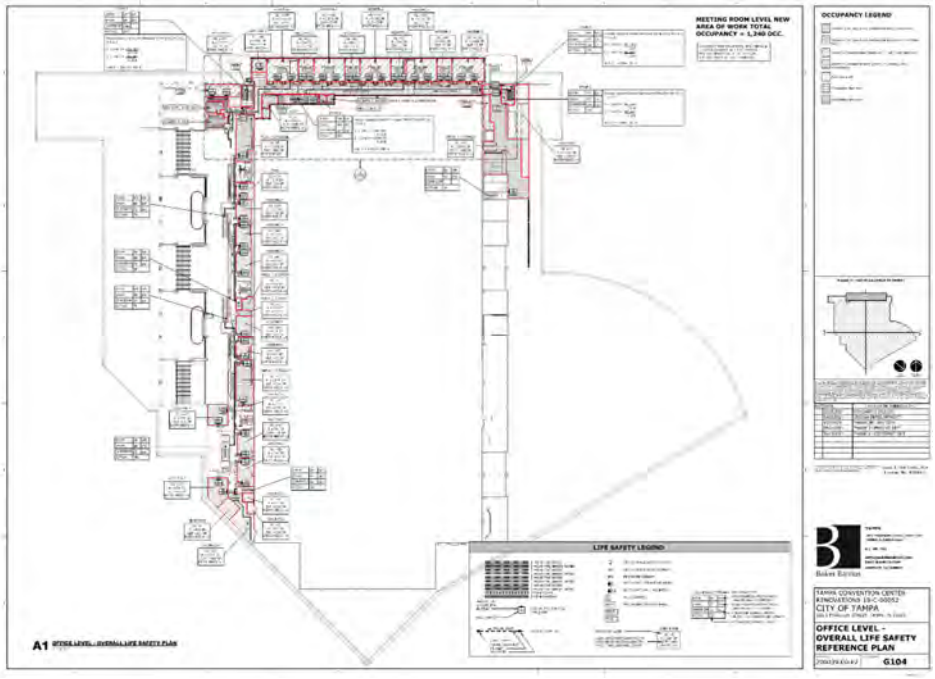
2021 G-102 Ballroom Level



2021 G-103 Convention Level

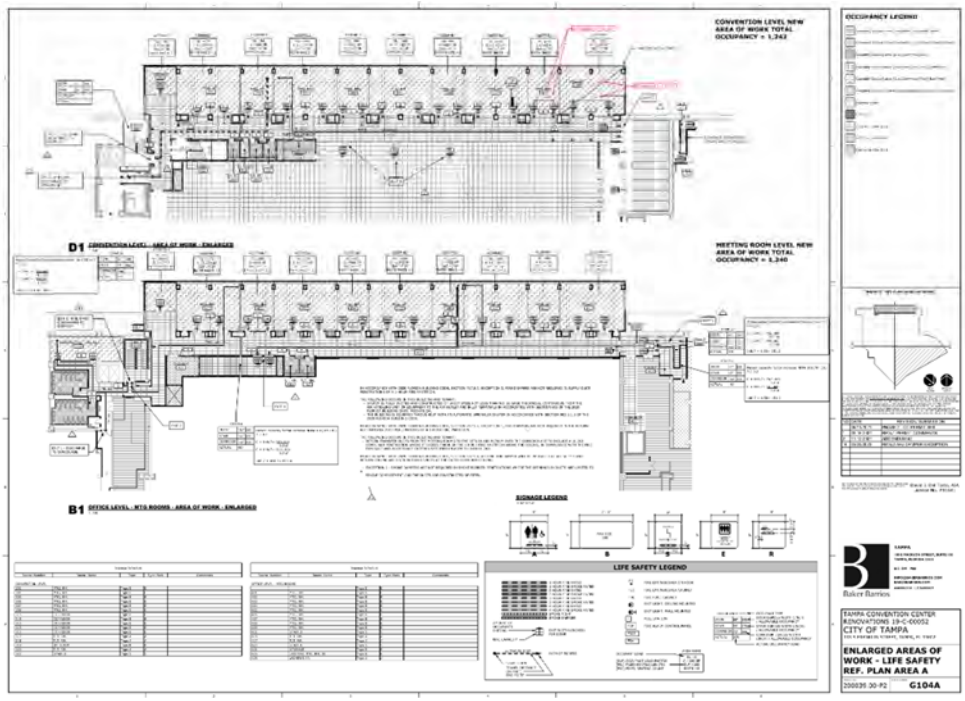


2021 G-103C Convention Level



2021 G-104 Office Level

2021 G-104A Enlarged Life Safety Plans



2021 G-104C Overall Life Safety Construction Plan

2.2.5 Interiors

In general, the buildings interiors are in fair to good condition. It is a well-maintained building and finishes that have been replaced or upgraded as needed. Please refer to the Room / Component Data Sheets in Appendix A for specific findings. However, there are other overriding concerns we found during our study. They include the lack of operational strategies for and management of product storage / use and the aesthetics concerns relating to the age of the building.

2.2.6 Operational Impacts

The lack of storage management is impacting the cost of building repairs greatly. Traversing product from one side of the facility to remote locations for use and storage is often done through front of house spaces as well as back of house corridors and hallways. This is not only extremely labor intensive, it impacts usability of the spaces to generate income. The current procedures cause continual damage to walls, doors, door jambs, and floor finishes.

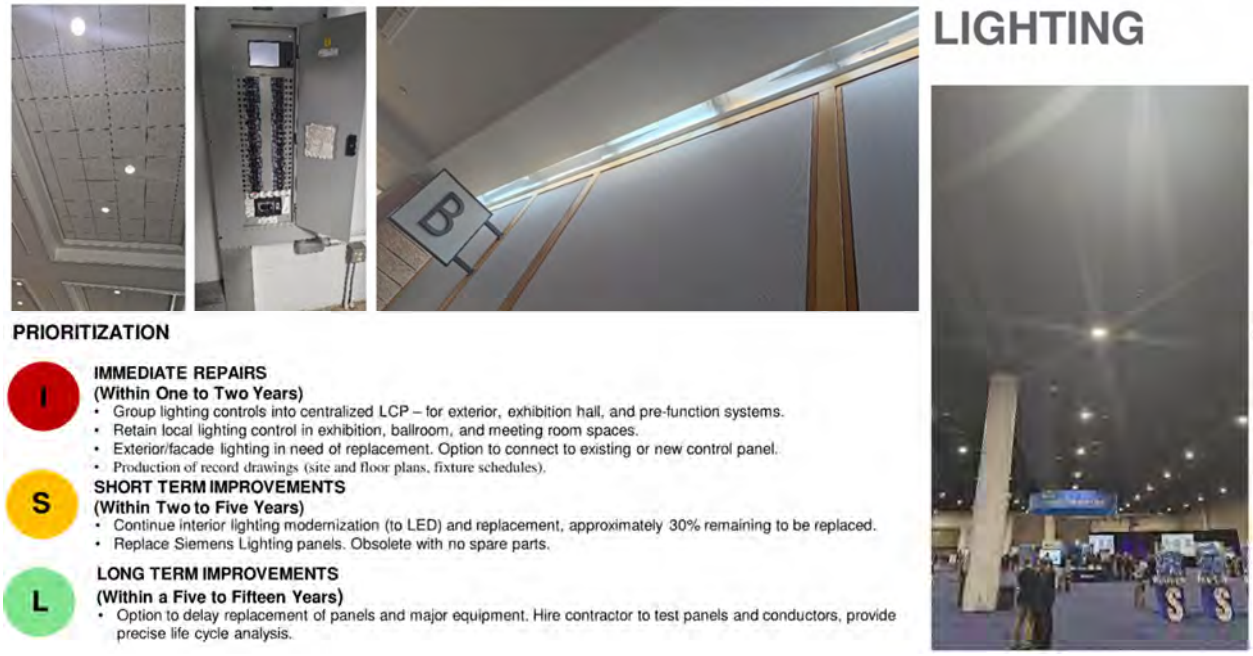
Therefore, we recommend that TCC develop a new storage management philosophy. We have included some immediate and long-term recommendations previously and we highlight them below.

2.2.7 Aesthetics

While the building's finishes are serviceable, they are outdated and overly ornate. The color palette is dated with floor, walls and ceilings containing multi-faceted, multi patterned designs, including excessive reveals, undulations, cut-outs and quoins, reflective of the building's exteriors. In addition, the recent (2021) Expansion along Channel Side is not compatible with the original design (1987). A Refresh Program is needed to unify the complex, transform for the 21st century and extend the building's life cycle.

2.2.8 Lighting

The TCC is in the process of an ongoing program of lighting replacement / retrofit with the ultimate goal of replacing all legacy lighting for both interior and exterior of the facility with energy efficient fixtures. During our site visits we observed certain areas that contain older technology including, halogen, fluorescent lighting and compact fluorescent type fixtures. Please refer to Data Sheets in Appendix ___ for more information. We recommend a phased approach for replacement of lighting in the building.



2.2.9 Ballroom Level

In general, the interior finishes are in good to fair condition. Recommend replacement of Fluorescent can and light fixtures in ACAT tile ceilings to match convention level ceilings. Recommend replacement of corridor perimeter ceiling cove fluorescent fixtures with LED strip lighting for improved energy efficiency.

2.2.10 Conditions of Ballroom Level Corridors Ceilings

The Ballroom's corridors are currently equipped with fluorescent can fixtures. We recommend to replace fluorescent can lighting in main corridor with 2x2 LED's similar to those installed in pre-function level and convention level ceilings. We recommend the replacement of corridor perimeter fluorescent strip lighting with energy efficient strip lights and the replacement of acoustical ceiling tiles consistent with convention level ceiling finishes as part of a Short-term Improvement program.

2.2.11 Ballroom Level Ballroom Spaces

Ground Level Ballroom spaces are in good condition overall.

Room finishes including but not limited to flooring, wall and ceilings and movable partitions have been sufficiently maintained with exception of fire rated door assemblies to exit corridors as described in deficiencies noted in room data sheets included within this report. Refer to specific room data sheets for specific deficiencies noted to update for code compliance.

Ballroom Level Meeting Rooms

Ground Level Meeting rooms are in good condition overall.

Room finishes including but not limited to flooring, wall and ceilings and movable partitions have been sufficiently maintained. There is no corrective work associated with these spaces other than to update ceiling level fixtures with modern LED fixtures over the long-term modernization period.

2.2.12 Back of House Egress Corridors

Refer to notes associated with fire rated doors and frames accessing BOH egress corridors, as noted in the room data sheets, Appendix A.

Back of House Storage

Back of house corridors serving main ballrooms and meeting rooms on ground floor levels used for emergency egress evacuation are currently being utilized for storage of miscellaneous equipment including but not limited to event seating and wooden tables, kitchen equipment, and event displays which may impede flow of emergency egress in the event of an evacuation

condition. There appear to be inherent proximity issues associated with dedicated storage areas located to the far north of the facility serving main ballroom and meeting rooms which should be addressed to minimize use of egress corridors serving as storage of materials not allowed per code. Consideration for reorganization of existing storage areas should be made to increase efficiency of existing storage areas currently underutilized under the currently utilized scheme.

2.2.13 Ballroom Level Administrative Support Offices

Ballroom and Office Level Storage areas are currently underutilized under the current operational scenario due to relative proximity to locations to which they are intended to serve. It was observed that certain meeting rooms are currently being utilized as chair and furniture storage which could be re-utilized as administrative offices and meeting rooms for increased revenue and return areas currently being used as offices for large format storage. Meeting rooms currently being used as storage were observed to show signs of deterioration of wall finishes from damage and should be upgraded should they be returned to their originally intended use.

2.2.14 Recommend Improvements & Conversion of Storage Rooms:

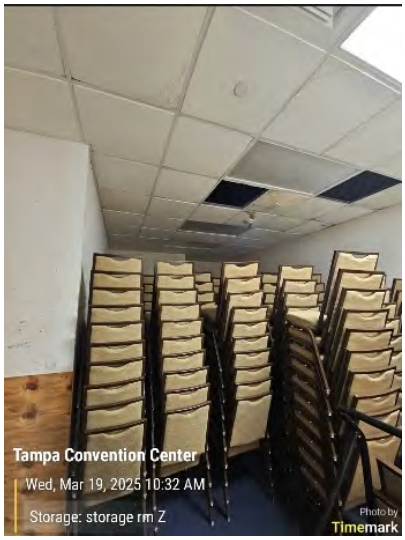
The aforementioned issue regarding operational impacts due to the storage of goods, retrieval and use, we propose a variety of suggestions for the TCC's consideration. Some of these recommendations can be implemented immediately, subject to the ongoing planning efforts to expand the facility. They include:

- The reorganization of the main storage rooms on the east side of the building on level 1 and the Main Exhibition Hall level.
- A 'Flip' of the maintenance offices to an underutilized Meeting Room 30A.
- An elevator replacement program to enlarge Elevator No ___ for dual use (passenger & freight) that would serve the east wing.
- Back of House improvements to storage rooms with defined racking to improve stocking capacity.

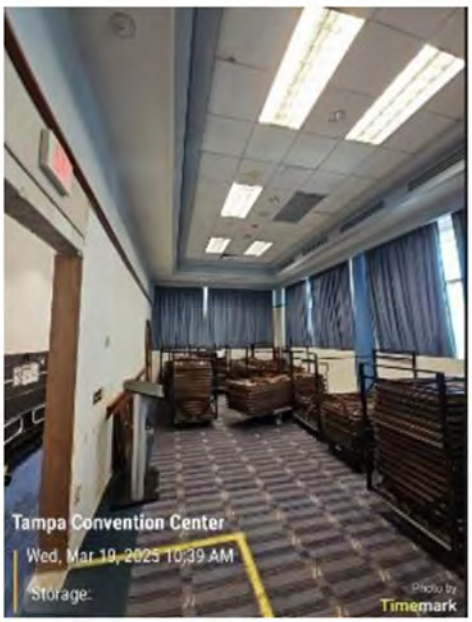
Meeting Room Z, 4th Level

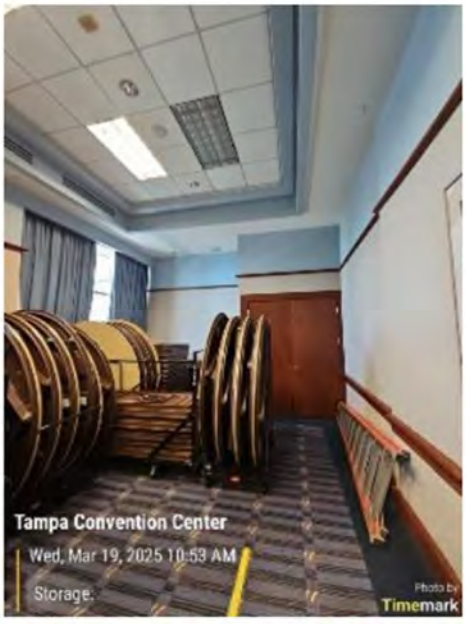
We observed storage of furniture in Meeting Room Z, 4th level meeting rooms along the east/west hallway. We observed locations of missing ceiling tiles, evidence of water leaks are present on installed ceiling tiles. This is one representative example of the lack of storage space in the building, whereby an office or meeting room is being used for stair storage. The retrieval and transport of these contents traverses hallways and corridors that are meant to accommodate a high volume of product movement causing repeated damage to wall finishes, doors, door frames, hardware and flooring. In addition, some adjoining meeting rooms and also used as storage making those spaces non-usable for events, thereby reducing revenue.

We recommend that all of the unused meeting rooms that are being used for storage to be reactivated for use as originally intended.



1Meeting Rm Z Level 4

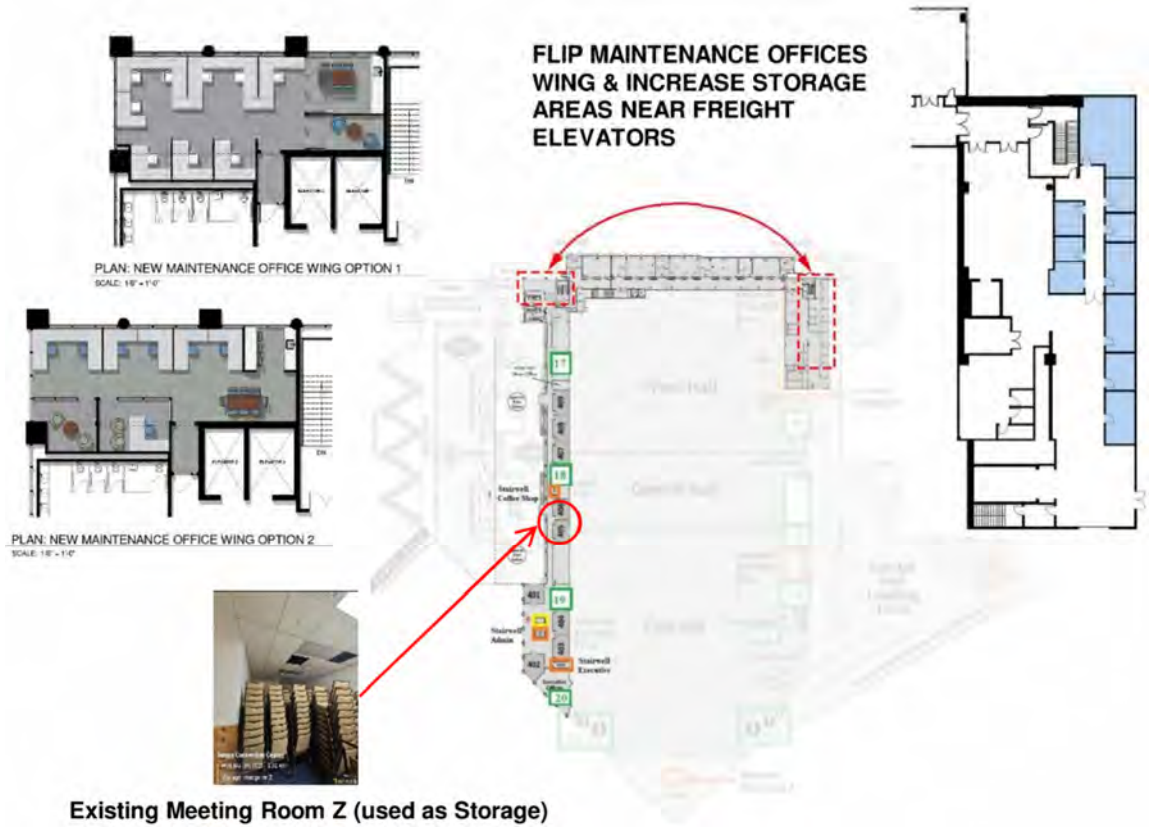




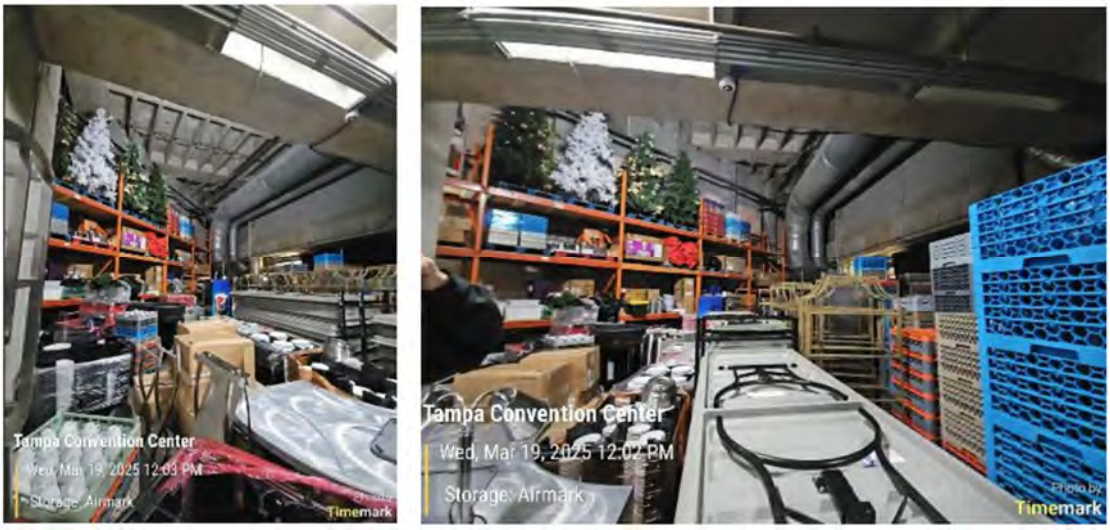
Meeting Room Z Level 4

Meeting Room Z on Level 4 is another example of a room that is not used as originally intended. the space has ample daylight, a serviceable ceiling and lighting and carpeting. The room can easily be re-activated. The existing storage of furniture needs to be relocated as part of an overall

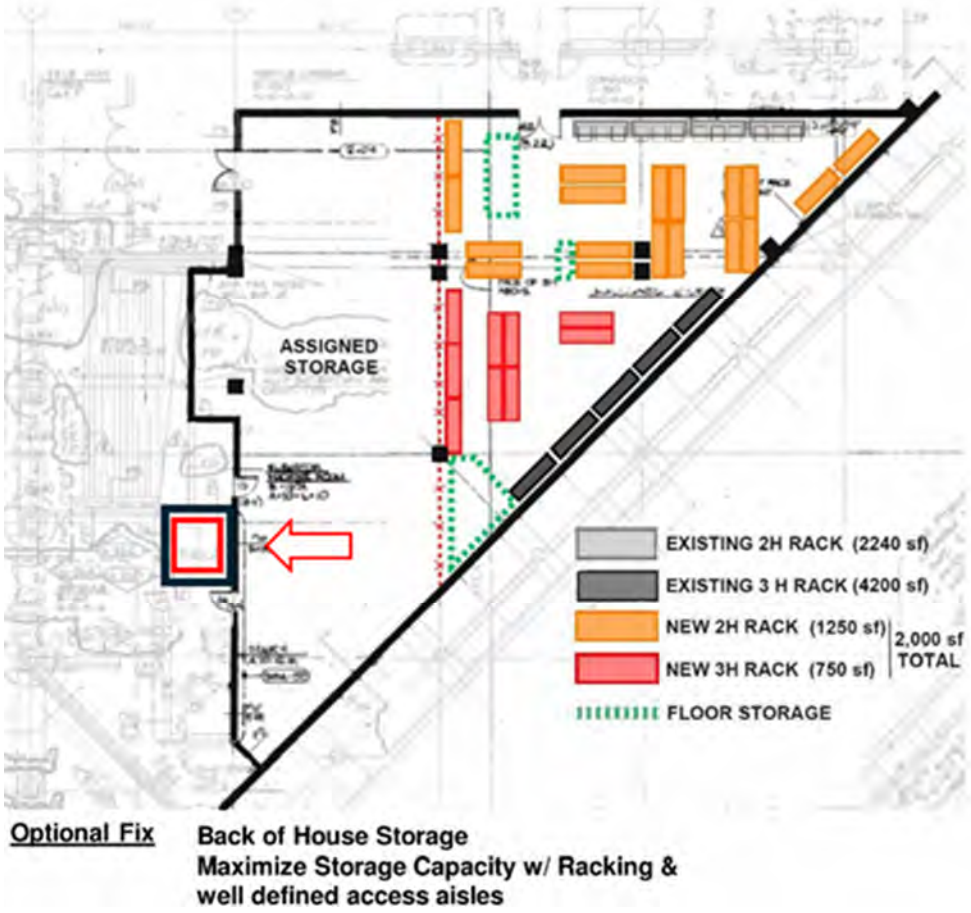
storage management plan. Until such time that a storage plan be completed, TCC should consider increasing storage and to the back of house. In this case we recommend the following flip, by relocating the existing maintenance offices to Meeting Room Z. We prepared two options that would accommodate up to 9 to 10 maintenance staff. Alternatively, the use of Room Z could easily be returned to its former use as a elegant meeting room to generate more income as an event space. A Short -Term Improvement assignment.



We observed the large storage room on Level 1 (East) that was so cluttered to a point where we could barely traverse through the room. The space has a large capacity to store goods due to its height in two quadrants. We studied this room and prepared a simple plan to take advantage of volume of the quads by adopting defined circulation by adding two to three high racking systems in an efficient manner. We held discussions with TCC staff to first categorize the various goods and identify heavily used vs rarely used items, and discarding any items that are never used or on-operable. This issue is critical to TCC's Operation and Maintenance. A Short Term Improvement program item.



Storage Clutter on Level 1



Optional Fix **Back of House Storage Maximize Storage Capacity w/ Racking & well defined access aisles**

In back of house areas, remove and replace plywood and

dimensional lumber protective wainscot with non-combustible materials, i.e., diamond plate.

2.2.15 Convention Level Administrative Support Offices

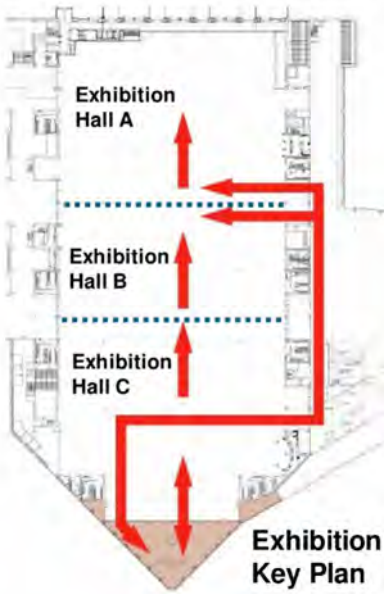
In good overall condition. Recommend eventual replacement to 2x4 fluorescent light fixtures and ACT ceiling tile with 2x2 energy efficient light fixtures consistent with the convention level ceilings.

It appears OPS Maintenance Offices located in east Storage Areas was not part of plans a filed with City of Tampa (unconfirmed). We recommend the relocation of OPS offices to the underutilized Meeting room located adjacent to 4th Floor Elevators 3 & 4. The relocation of would result in an improved and centralized office environment and an expansion of back of house use in the maintenance wing.

2.2.16 Convention Level Storage

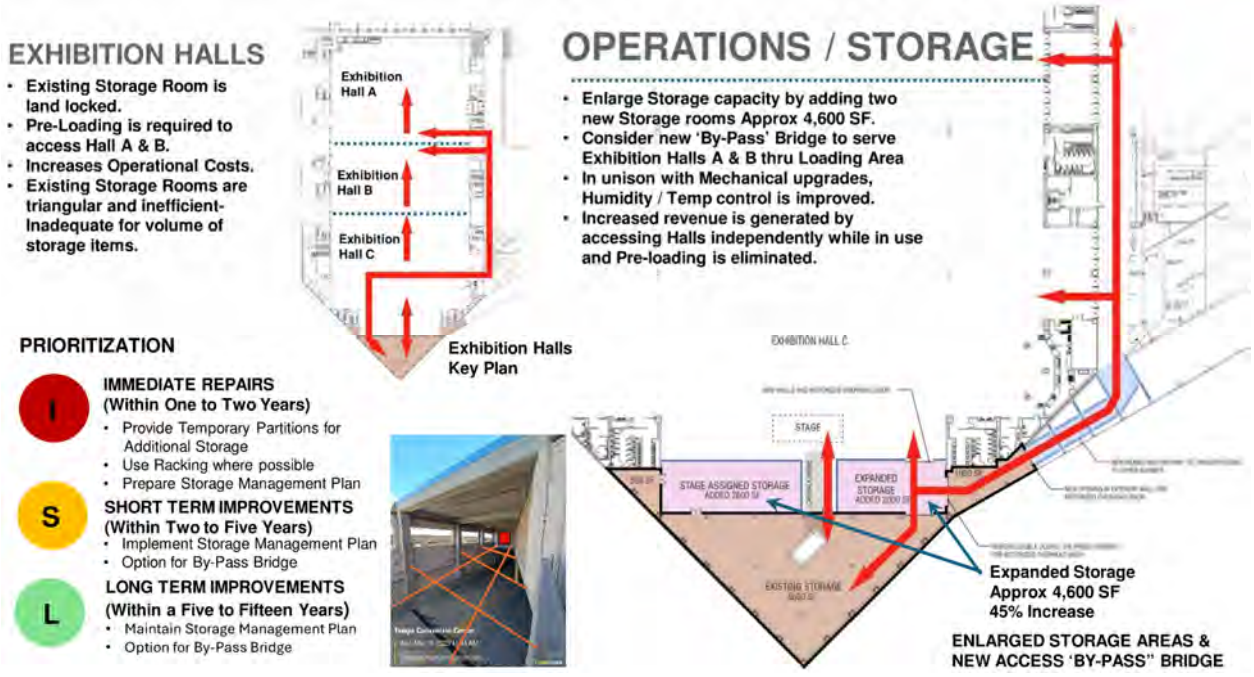
The interior storage and access arrangement on the Convention Level is one of concern in many respects.

The eastern storage room is situated such that product is served through each Hall with no direct access to the loading dock. In addition, the pre-staging of equipment and goods from the open-air loading area compromises the environmental control system for the entire building when the doors remain open. Temperature, Humidity control and ventilation rates are all impacted by this fundamental flaw in the building's original construction. This issue is also addressed in this report's Mechanical System discussion in Section 2.4.___



2.2.17 Platform Extension and Storage Configuration

We prepared several recommendations for a potential modification to loading dock / storage room layout to allow for equipment movement that would eliminate the need to pre-stage goods through each Hall and reducing disturbance and loss of use for each cell. In addition, we proposed the installation of new high speed overhead doors in the vestibules that separate the exterior loading dock and interior Halls. The exterior ramp (by-pass) connector option was deemed to be too invasive and costly and did not address the exposed vestibule issue. The Vestibule upgrade was also deemed not viable as the amount of product being loaded often requires for the vestibules to be left wide open for lengthy periods of time (i.e, hours, not minutes of loading operation).



In conclusion, it was generally agreed that the a building expansion might solve this problem by adding additional exhibition space, storage, and increased mechanical capacity to maintain environmental control for the existing Exhitibition spaces and the building as a whole. This approach would also be considered as part of the effort to add ***resiliency*** to the facility.

2.2.18 Ballroom and Office Level

2.2.19 Ballroom and Office Level Corridors

Ballroom and Office Level Egress and Pedestrian Corridors serving convention and office level spaces are in good overall condition. No modifications to these egress pathways and exit corridors are required.

2.2.20 Office Level Meeting Rooms

There is potential for close proximity storage for Office Level Meeting rooms by relocating, as previously stated, the OPS Maintenance Areas to west wing meeting rooms currently being used as storage areas Meeting Room Storage and use the larger vacated office areas for large format storage.

2.2.21 Fire Rating of HM Doors and Frames for Back of House (BOH) Corridors behind Meeting and Large-Scale Ballrooms at Grade Level Interior Ballroom Level.

It was observed that several Egress / Exit Doors Leading to back of House Egress Corridors leading from internal meeting rooms and large format Ballrooms leading to exterior building exits displayed the following non-complaint conditions in accordance with original building and current code requirements related to fire ratings and egress as follows:

a) Pairs of Exit Doors with rim device egress hardware with missing / uninstalled astragals to provide self-closing and locking hardware.
b) Pairs of Exit Doors and frames with missing door fire and frame rating labels identifying assembly rating matching fire rating of partitions between meeting rooms and rated egress corridors.
c) Mismatched Door and Frame Label Rating between Door Label Rating and Frame label ratings (ex. 20-minute fire rating of door label with 90-minute fire rating of frame assembly).
d) Missing Fire Rating Labels in their entirety indicated required fire rated assembly for doors corresponding to partition fire rating in which it is housed.
e) Installation of miscellaneous door and door hardware for doors without UL Design Rating Classification identified for use in fire rated assemblies.

Representative Examples of Readily Observed Deficiencies

Immediate Repairs / Replacement

We recommend a comprehensive review and replacement of all non-complaint door hardware, with reclassification of existing door and frames coordinated with code required fire ratings of egress corridor partitions. We recommend replacement of door assemblies that are non-qualified, requiring recertification for intended use and required fire rating, and re-installation of rim device removable astragal to ensure self-closing doors (when equipment does not require temporary removal).

2.2.4 Storage of Equipment / Materials Within Egress / Exit Corridors

Back of House Corridors utilized as egress paths were observed to contain extensive storage of combustibles and equipment including but not limited to fabric covered chairs, wooden tables, food service tables and associated miscellaneous equipment. Storage of equipment within egress corridors need to removed as part of the Immediate Repair program.

2.2.5 Equipment Platform and Accessible Lift Between Pre-Function and Convention Center Levels

TTC requested to investigate potential to supplement ADA Handicapped Accessible Routes to and from the Pre-function to Convention Center Levels and provide a means by which to transport large format equipment lifts not directly accessible to and from the convention level.

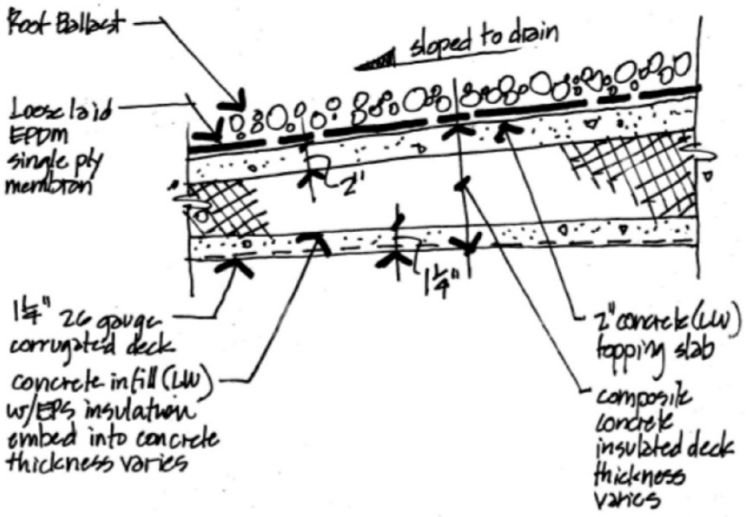
Based on MHA observations MHA is proposing inclusion of a dual-purpose ADA compliant / Equipment platform lift that can also be used to access the pre-function level and Rotunda ceilings to perform ongoing maintenance. Please refer to the ADA discussion in Section 2.3.17 for more information in this regard.

2.3 Exteriors

2.3.1 Roofing Systems

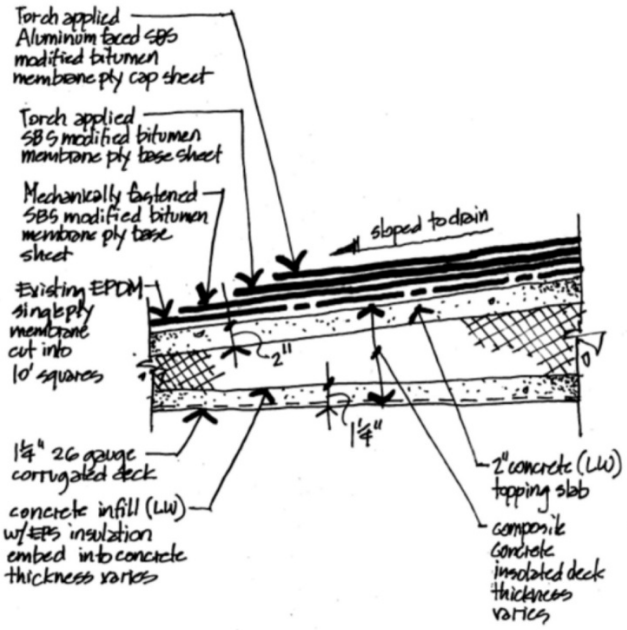
The Tampa Convention Center Roof System is approximately 425K sf and consists of multiple roof levels covering the various portions of the building's pre-function, ballroom, convention, office, and clerestory levels as well (BOH) loading docks canopies, and operational equipment storage buildings located throughout the overall site campus.

The Tampa Convention Center originally designed circa 1987 and installed as a ballasted loose laid single-ply 0.45 mil EPDM membrane installed over tapered insulated composite fill with concrete topping over 26 gauge, 1 ¼" corrugated steel deck.

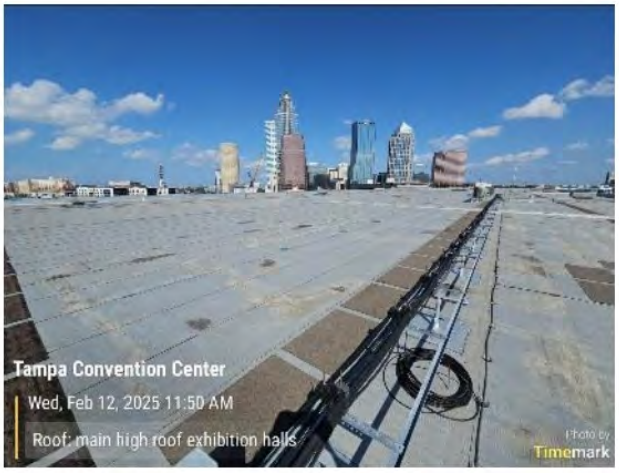


Roof Section – 1987 Design

The original ballasted EPDM roof system was replaced in 2007 with a new roof system as follows:



Roof Section -2007 Current Condition



- Roof ballast was removed in its entirety:
- Loose laid EPDM membrane system was left in place, scored into 10'x10' sections to allow the existing lightweight insulating fill to breathe.
- Single ply Siplast Irex40 SBS modified base sheet mechanically fastened through the existing loose laid EPDM and insulated concrete topping. ***It is important to note that an Independent Roof NAV number was provided by the roofing contractor for the installed system, it was not considered a 'recover' program.***
- Secondary SBS modified single ply sheet torch applied to base sheet layer
- A torch applied Siplast Veral aluminum foil-clad reflective coated modified bitumen cap sheet over the base and secondary membrane sheets
- All perimeter roof levels are provided with a painted metal coping system and is supplemented with a system wide lightning protection system adhered to the roofing system and perimeter copings.
- The 20-year NDL warranted system as currently installed carries a wind uplift rating in excess of 165 mph wind speed and meets current FBC standards for City of Tampa.

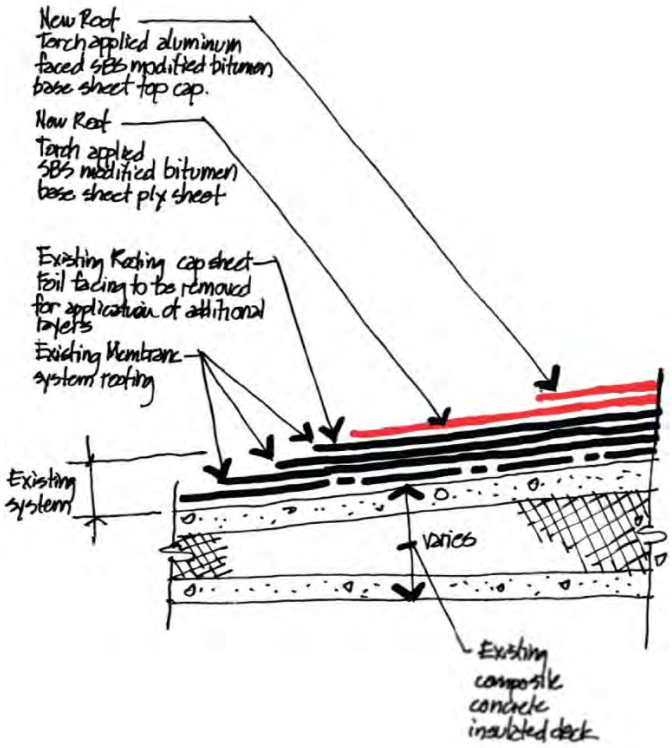
Building additions to the convention center and office levels along the waterside portion of the building were performed in 2021 and provided with the multi-ply SBS modified bitumen roofing system identical to the main building roof replacement performed in 2007, with the exception of the EPDM membrane system used as part of the main building assembly.

The currently installed roofing system appears to be in good overall condition considering its current 19-year life span. There are sections of the roof system that display deterioration of the aluminum reflective surface cap sheet foil limited to proximity to rooftop air handling and cooling tower units due prolonged exposure to chemicals used in ongoing equipment operations of the units.

Existing rooftop equipment and rooftop exhaust fans are present in various locations throughout the lower and main roof levels. Equipment curb flashing appears to be in relatively good condition and appears to be performing. Perimeter painted metal copings were observed to be in good condition but have expected paint system fading and discoloration due to prolonged weather and marine environ exposure.

Based on roof warranty / guarantee information provided, the currently installed roofing system is nearing the end of its warranty coverage period in 2027. Nevertheless, it is anticipated that the installed roof system will outperform the current warranty period in excess of 5-10 years with emphasis placed on continued monitoring and enhanced periodic maintenance to maintain the current condition of the membrane and joint sealants out of the warranty period.

It is recommended that the roof system remain in place until such time that roof shows clear evidence of deterioration or new events of water infiltration at which time a roof recover over the existing system would become necessary, with a Roof Recover Program, resulting in a new min. 20-year NDL roof warrantee. The Roof Recover Program would entail torch removal of the reflective foil coating from the existing cap sheet prior to reapplication of necessary membrane plies. It is recommended that replacement required for any mechanical roof top equipment be performed prior to roof recovery efforts to maintain integrity of the roof recover system. With the implementation of the roof recover system in place, the life expectancy of the system can exceed 30+ years from its present day condition.



Roof Section – Roof Recover Program

In addition, based on the current roof system mechanical anchorage frequency of attachment into the existing lightweight concrete fill, it is not recommended to provide a complete removal with a new system replacement for the following reasons:

a.) The Florida Building Code does not allow multiple roof system recovers for commercial properties and requires wholesale roof replacement.
b.) Removal of existing fasteners required to meet the wind uplift requirements of the installed system would compromise the integrity of the composite insulated deck system and would require complete removal and replacement of the roofing and composite concrete insulated deck system down to the base building structural steel framework prior to replacement.

In summary, we recommend continued misc. repairs and replacement of curbs, copings and flashing where needed in the Immediate period. For the Short-Term Improvement period, we recommend the proposed Roof Recover Program (installed over the existing roof system). A wholesale removal and replacement of the existing roof and composite deck would trigger a complete replacement of the structural composite deck, associated roofing and insulation system for the facility in the event it would be implemented.

2.3.2 Exterior Egress Pathways and Loading Dock Corridor

West Convention Center egress corridor leading to Waterside and Plat Street Exits open to exterior loading dock area. Loading Dock open area pathways do not provide sufficient exit pathway identification / direction to egress exit main stair. Loading dock are currently utilized for mass storage of wooden banquet tables in and around the egress path to external exit. Recommend wholesale elimination of storage in the egress pathway or encapsulation of currently utilized storage in loading dock area within fire rated partition, fire sprinklers, and rated door assemblies in accordance with a 2-hour rated assembly.

2.3.3 Accessibility for the Disabled Governance & ADA Triggers and General Exemptions

The American National Standards Institute (ANSI) was first published A117.1 (Accessible & Usable Buildings) in 1961, a foundational standard for accessible design. The Architectural Barriers Act (ABA) of 1968 was the first federal law, enforced by the newly created U.S. Access Board (1973). Section 504 of the Rehabilitation Act of 1973 prohibited disability discrimination in federally funded programs.

In addition, Chapter 11 of the Florida Building Code (2023) needs to be considered and complied with. In 1995, the City of Tampa published its first American with Disabilities Act (ADA) Self Evaluation and Transition Plan, including the Grievance Procedures.

1990s: The Americans with Disabilities Act (ADA) Background

The Americans with Disabilities Act (ADA) was signed into law in 1990, prohibiting discrimination in employment, public services. Since its inception, it has been updated, revised and expanded with many design professionals and owners still in a quandary as to when and how a location needs to be made accessible and in particular, what to do for renovation projects. This general discussion will summarize the general accessibility requirements for existing buildings and renovation projects based on the 2010 ADA Standards for Accessible Design or ADA Standards.

The Florida Accessibility Code (FAC) is part of the Florida Building Code (Chapter 11) and sets standards for accessible construction, mirroring the federal Americans with Disabilities Act (ADA) but sometimes with stricter state-specific requirements, like ensuring all levels in new buildings are accessible. It's certified by the U.S. Department of Justice as substantially equivalent to the ADA, offering a "presumption of compliance," but it covers public accommodations, government facilities, and residential buildings, detailing specifics for routes, ramps, doors, restrooms, and more, ensuring universal access.

It is important to note that the local Authority having jurisdiction can modify the provisions and interpretations thereof.

While navigating through the codes and standards to determine what is required, Chapter 2 of the ADA summarizes the scoping requirements and addresses the following questions.

1. What elements of a building need to be accessible?

2. How many of those elements need to be accessible?

3. Are there any exceptions to those requirements?

The general answer to the first question is that all areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements.

What constitutes an alteration? ADA Standards defines an alteration as 'a change to a building or facility that affects or could affect the usability of the building or facility or portion thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, plan reconfiguration of walls and full-height partitions. Normal maintenance, reroofing, painting, or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.'

As previously stated, all areas of a facility must be accessible. However, there are exceptions and exemptions. The scoping requirements in Chapter 2 may also limit the number of elements that need to be accessible if there are multiple elements. Temporary buildings are not exempt. Additions to buildings are required to comply with the accessibility requirements for new buildings. If an element or space is being altered, it must comply unless one of three exceptions can be applied. The first two exceptions are relevant to this facility:

1. If the altered element or space does not contain a primary function area, the route to the altered element or space does not need to be made accessible unless it is being altered, as well.

2. If compliance is technically infeasible in alterations, compliance is only required to the maximum extent feasible.

Some other caveats include that if an alteration can decrease the accessibility of a building, the alteration is prohibited. Alterations should not create a more significant accessibility requirement than what is required for a new building.

2.3.5 Path of Travel

One of the most considerable impact on renovation projects is 'path of travel' clause. If renovating an area that includes a primary function for the building, these elements must also be made accessible, if not already accessible: restrooms, public telephones, drinking fountains, and the path of travel to the altered area from site arrival points.

Alterations Affecting Primary Function Areas- an alteration that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area, including the restrooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, unless such alterations are disproportionate to the overall alterations in terms of cost and scope as determined under criteria established by the Attorney General.

A primary function area is 'an area of a building or facility containing a major activity for which the building or facility is intended. Spaces that are not considered primary function areas include mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors, or restrooms. However, there are always exceptions.

2.3.6 Disproportionality

The Title II regulations at 28 CFR 35.151 and the Title III regulations at 28 CFR part 36 state that alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the **cost exceeds 20%** of the cost of the alteration to the primary function area. If the cost of the alterations required to make the path of travel to the altered area fully accessible is disproportionate to the cost of the overall alteration, the path of travel must be made accessible to the extent that it can be made accessible without incurring disproportionate costs.

Accessible elements need to be prioritized in this order:

1. An accessible entrance
2. An accessible route to the altered area
3. At least one accessible restroom for each sex or a single unisex restroom
4. Accessible telephones (if, provided)
5. Accessible drinking fountains
6. When possible, additional accessible elements such as parking, storage, and alarms.

When determining disproportionality, alterations that have occurred within the past three years to primary function areas on the path of travel must be considered to ensure that the obligation to provide an accessible path of travel is not evaded by performing a series of smaller alterations.

2.3.7 Technical Infeasibility

Technical infeasibility is defined as 'something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.' When technical infeasibility may prevent specific elements from being accessible, compliance is still required on the other elements that are achievable.

An example of technical infeasibility includes not being able to combine two toilet stalls to create an accessible stall because this would violate the plumbing code's required minimum fixture count. Another example would be trying to meet the accessible slope requirements on an existing developed site with steep terrain. Needing to demolish a load-bearing wall to widen the toilet room to create a turning space could also qualify for the infeasibility exception.

2.3.8 General Exceptions

There are thirteen general exceptions to the ADA Standards for all projects (new construction and renovations). Structures and sites directly associated with the actual processes of construction (i.e., scaffolding, bridging, hoists, materials storage, construction trailers, and portable toilets units for the construction crew) are not required to be accessible. Areas raised for security, life safety, or fire safety are also exempt. Spaces limited to employees and accessed only by ladders, catwalks, crawl spaces, or narrow passageways do not need to comply. Machinery spaces (i.e., elevator pits, mechanical equipment rooms, electrical rooms, etc.),

Employee work areas that do not need to be fully accessible is not as definitive and often confusing. Under the ADA, reasonable accommodation must be provided to employees with disabilities. Employers cannot discriminate and decide not to hire a qualified individual because of their disability. If an employee's work area is being renovated/constructed, it is a good idea to make it accessible to prevent more costly retrofits if a current employee becomes temporarily or permanently disabled. The required accessible components of employee work areas include common-use circulation paths in most work areas of at least 1,000 square feet, an accessible means of egress, wiring for visible alarms in areas served by audible alarms, and access to approach, enter, and exit the work area. The United States Access Board Guide to the ADA Standards clarifies that access for 'approach, entry, and exit' requires a connecting accessible route to the work area and a compliant entrance, including entry doors or gates, plus wheelchair

space (30 inches x 48 inches) in the work area. The employee work area exception only applies to the areas where work is performed by employees. It does not apply to employee restrooms, locker rooms, break rooms, cafeterias, and parking, so those features must be accessible.

If an escalator or set of stairs is being constructed in an existing building where they did not exist before, an accessible route must also be provided.

When altering an element of an existing elevator, the element must be modified to be accessible if it is not already accessible. If the altered elevator is in a bank of multiple elevators that respond to the same hall control, all of them must be modified similarly. Where existing elevators are not fully accessible, the elevators that are accessible must be identified with signs containing the International Symbol of Accessibility.

Platform lifts can be installed to provide an accessible route in an existing building or facility. They are also permitted to provide an accessible route when the existing exterior site constraints would make constructing a ramp or elevator infeasible.

Stairs that connect levels that are already connected by an accessible route do not have to comply fully with the accessibility requirements for stairs. Only the handrails must comply when the stairs are altered. When altered, they must be provided on both sides of the stairs, be continuous and unobstructed between flights, be located between 34 and 38 inches above the stair nosing's, maintain 1-1/2 inches of clearance from the adjacent surface/wall, have an outside diameter between 1-1/4 inches and 2 inches, be free of abrasive elements, not rotate within their fittings, and extend 12 inches beyond the top riser and one tread depth beyond the bottom riser. Full extensions of the handrails are not required if they would be hazardous to the existing layout of the space.

2.3.9 Restaurants and Cafeterias

For new construction, accessible routes are required to all dining areas, even if they are raised or sunken or if they are an outdoor area. This does not apply for alterations if the same services and décor are provided in an accessible location.

2.3.10 Entrances

Every entrance of a building does not need to be accessible. In new construction, a minimum of 60 percent of public building entrances must be accessible. For entrance alteration projects, entrances do not have to be made accessible unless there is no accessible public entrance that is on an accessible route elsewhere or if it is the entrance serving a primary function space that is also being renovated. Please note that if an entrance is not accessible, signs that indicate the

location of the nearest accessible entrance are required. The accessible entrances must also have a sign in accordance with the International Symbol of Accessibility.

2.3.11 Toilet Rooms and Bathing Rooms

A unisex restroom can be substituted for altering existing non-compliant restrooms where it is technically infeasible to make the existing restrooms accessible. The unisex restroom must be located on the same floor and in the same area as the existing restrooms. If the existing restrooms are not accessible, signs must be posted that show where the nearest accessible restrooms are located. The accessible restrooms must have signs in accordance with International Symbol of Accessibility.

2.3.12 Dressing, Fitting, and Locker Rooms

If provided, at least 5 percent of dressing rooms, fitting rooms, and locker rooms must be accessible. For alterations, only one room for each sex on each level must be accessible if it is technically infeasible to meet the standards for new construction. If only unisex rooms are designed, only a single accessible unisex room on each floor needs to be provided.

2.3.14 Ramps

The ramps for existing sites, buildings, and facilities can have slopes greater than 1:12 if necessary due to space limitations. Slopes up to 1:8 are allowed as long as they do not exceed the limits shown in Table 405.2.

Landings with a clear width of 36 inches minimum are required at the tops of curb ramps. For an alteration project, curb ramp flares not steeper than 1:12 must be provided if there is no landing at the top of the curb ramp.

2.3.15 Doors

For new construction, the maximum height of a threshold is ½ inch. For existing or altered thresholds, the maximum height is ¾ inch. Beveled edges on each side with slopes no more than 1:2 are required. At shower doors, a 2-inch threshold is allowed for roll-in showers if a ½-inch threshold would disturb the structural reinforcement of the floor slab. The clear width of the doors required to be accessible must be 32 inches. Projections are not allowed into the required clear opening width lower than 34 inches above the floor. In alterations, a 5/8-inch projection is allowed for the latch side stop. Typically, operable parts on doors and gates must be between 34 and 48 inches above the ground. However, existing locks can be located in any location at existing glazed doors that do not have stiles, existing overhead rolling doors or grilles, and other doors that have locks activated only at the top and bottom rail. Swinging doors and gates are required to have

smooth surfaces within 10 inches of the ground on the push side of the doors/gates. If any added kickplates are capped, existing doors and gates can remain in place without the 10 inches of smooth surface.

2.3.16 Elevators

There are several exceptions for elevator buttons and signals at landings for existing buildings. The call buttons may be recessed instead of being raised or flush. The height of the call buttons and keypads above the ground can be as high as 54 inches instead of 48 inches. The size of the call buttons does not need to be at least ¾ inches wide. The call buttons do not need visible signals to indicate when each call is registered and when each call is answered. A visible and audible signal indicating the direction of car travel is not required at existing elevators. If visible signals exist, they do not have to meet the size and height installation requirements for new elevators. The audible signals at existing elevators do not have to meet the frequency and dB range. Additional exceptions for existing elevators include allowing manually operated hoist way doors, not requiring reopening devices, allowing narrower doors with openings of only 32 inches, and allowing smaller car dimensions with a clear floor area of only 16 square feet as long as the depth is at least 54 inches and the width is at least 36 inches.

As with call buttons on the landings, there are exceptions for existing elevator controls inside the car. The car control buttons with flooring designations can be located at 54 inches above the ground rather than 48 inches. The call buttons can be recessed. If a new operating panel that meets the accessibility requirements is provided, the existing one does not need to be accessible. If the tactile markings cannot be placed to the left of the control buttons at existing operating panels due to space limitations, they can simply be added as close as possible.

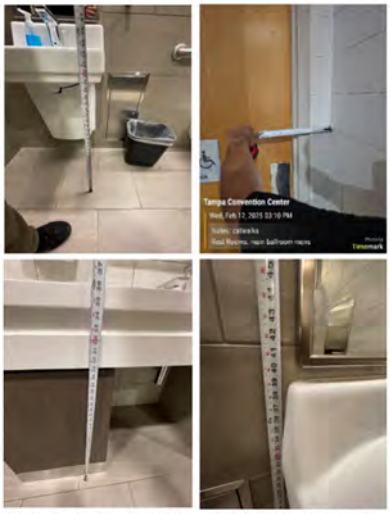
In summary, the accessibility requirements for a renovation or an alteration are determined by a number of factors. The primary factors include the scope of work and whether or not the alteration/renovation includes a primary function area. If a space or element is altered, it must comply with the same standards as new construction unless it is technically infeasible. Nevertheless, compliance is required to the maximum extent that is feasible. If renovations or alterations are made to an area that contains a major activity for which the building is intended, the path of travel from the site arrival points to the area of the alterations/renovations as well as the restrooms, telephones, and drinking fountains serving those areas must be made accessible up to the extent it is not more than 20 percent the total cost of the renovations. If the path of travel elements cannot be made fully accessible due to the expense, the elements to be made accessible must be prioritized in this order: an accessible entrance, an accessible route to the altered area, at least one accessible restroom for each sex or a single unisex restroom, accessible telephones, and accessible drinking fountains.

2.3.17 Observations of Existing Conditions in Regard to ADA Compliance

We reviewed the ADA Self Evaluation & Transition Plan report dated March 1, 2016, prepared by Jack D. Humberg and we conducted several site visits to observe existing conditions.

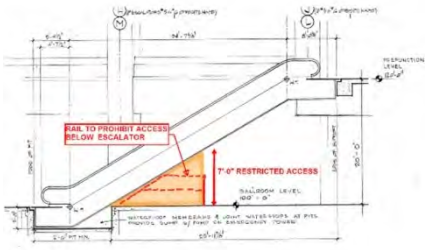
Our findings and field observations are detailed in the attached Data Sheets Appendix___, with some minor deficiencies, that are easily addressed and at one location (Access frwhere the deficiency is also impacting building operation and maintenance. In general, accessible pathways, floor surfaces, signage, lighting, door operation, vertical and horizontal clearances, and misc. features are in satisfactory compliance.

It appears that most of the existing restrooms contained in the original construction have been updated since building was built in 1987-1990.



Representative Examples of Readily Observed Deficiencies

Each Publicly accessible restroom appears to be provided with at least one Handicapped Accessible Stall with its own accessible sink located within the stall itself and operates independently from the restrooms lavatories and sinks elsewhere within each restroom. It should be noted that not all HC accessible components located in the accessible stall meet the current ADA standards for maximum sink heights above finish floor and / or maximum height of mirrors at accessible sink. We recommend that TCC update the Self Evaluation report for all HC accessible stalls with public access and adjust fixtures to meet current standards as determined by ANSI 117.1, if necessary. In one location, we found inadequate approach clearances at push side and pull sides at entry doors. However, this is an example of a potential exception based on a technical infeasibility to remediate due to the entrance's adjacency to building superstructure. When technical infeasibility may prevent specific elements from being accessible, compliance is still required on the other elements that are achievable.



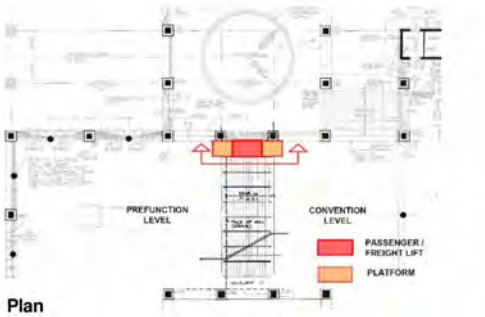
1987 Design

One easily addressable deficiency that we observed was the lack of protection in the accessible paths under the escalators from the original design and construction in 1990. The addition of rails or other feature would alleviate this condition to allow for unrestricted path to a height of 7'-0".

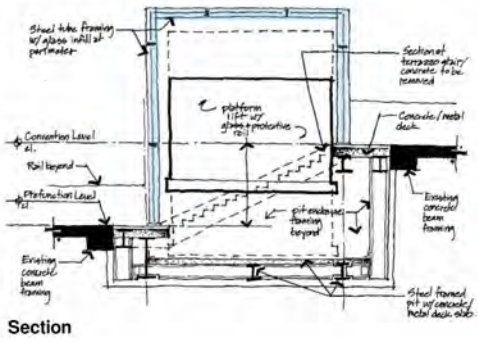
The one major ADA compliance deficiency we found is the lack of ADA access from the pre-function hall on Level 2 West end of the building to the main Exhibition Hall. The only provision provided is an undersized stair lift on the east end of the main concourse. In addition, TCC staff reported that maintenance crews have method of accessing the prefunction level 2 from the loading dock bay on the main exhibit hall level.

Current

One Short Term (or Long Term) solution is to provide a new glass enclosed elevator sized for dual use (ADA passenger lift and maintenance platform) in order to alleviate the deficiency. This solution would require significant structural work an protective features. This type of elevator is commonly used in convention centers, airport terminals and shopping malls where to accommodate high traffic from main to mezzanine levels during peak times.



Plan


Section

NEW ELEVATOR

Proposed Solution:
New Glass Enclosed ADA Compliant / Passenger Elevator Serving Convention Level, Pre-function Levels & Adjoining Rotunda

(*) It is important to note that we have been made aware of TCC's potential expansion plans for facility. In the event that the footprint of the plaza and pre-function level areas will be used for a building expansion, the costs of this new ADA lift can be eliminated.

2.3.18 Exterior Main Entry Plaza and Associated Planters

The Main Entrance Plaza along the buildings southwest side consists of a series of paved precast terraced stairways and octagonal planters which lead to the main entrance pre-function level which leads to the convention center secure level entry. The original plaza system was installed during the initial design and construction in 1987-1990 and based on visual observation, it has not been replaced since its original construction.

Periodic maintenance appears to have occurred to plaza stair concrete paver joints and concrete topping over the lifespan of the plaza however the current state of repair and maintenance is in fair to poor condition.

Sample Leaks in SW Gear Room Under Octagonal Planter Boxes

Per TCC operational personnel, it was indicated that water infiltration regularly occurs along the main ballroom level back of house (BOH) corridor under the main plaza during heavy rain events. Visible observations performed at the ballroom level confirm evidence of water infiltration through the formed concrete plaza deck level directly above.

Planters located along the plaza stairs show evidence of displaced, missing, deteriorated rubberized membrane sheet waterproofing within the octagonal shaped planters, various un-flashed, damaged penetrations of irrigation piping through planter walls, and various penetrations of planting material through the exposed portions of the rubberized membrane sheet are present.

Numerous gaps and deterioration of joint sealants applied between plaza stairs and planter intersections are present. Fair amounts of mortar cracking and deterioration have occurred in the majority of plaza brick step joinery due to prolonged weather exposed and failed periodic maintenance. The top surface concrete plaza landings show varying states of cracks in the concrete topping surfaces leading to multiple avenues for water infiltration to the deck membrane which have circumvented the topping layer down to the main base waterproofing level below.

Exterior painted metal and galvanized metal handrail occur throughout the main plaza entrance stairways. The installed handrail system is outdated and not set to the heights per the current Handicapped Accessibility standards. Railings system components have remained unchanged since initial installation and display signs to extended wear and paint fading. Various rail locations are loose which may not meet current safety loads for rail support. Recommend immediate reinstallation of railing systems found to be loose throughout the exterior plaza to meet rail loading requirements in accordance with Florida Building Code. Recommend Phased removal and replacement

Original Railings:

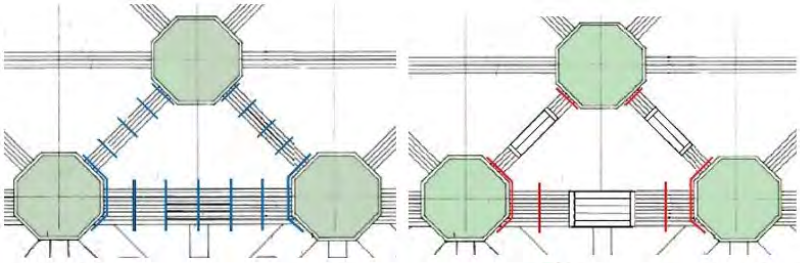
Overall, it should be noted that the plaza waterproofing system since its initial installation is long past the warrantable standard for applied membrane waterproofing and needs wholesale replacement to maintain a watertight condition. Further investigation of the planter stairs and landings will be required to determine the exact points of specific water infiltration. Due to the overall expanse of plaza and varying levels requiring constant entry and exit through the facility, it is recommended that a phased approach to the repair and replacement of the plaza and planter waterproofing and topping systems occur to maintain consistent and continuous access through the main entrance during repairs for convention center exit egress. It is recommended that planters be emptied out with a properly aerated fiber reinforced liquid membrane water proofing system installed to replace the rubberized sheet waterproofing present. Additionally, careful consideration as to the type of plants utilized in the planters in the future to mitigate possible invasive root penetration of the membrane waterproofing system to be installed.

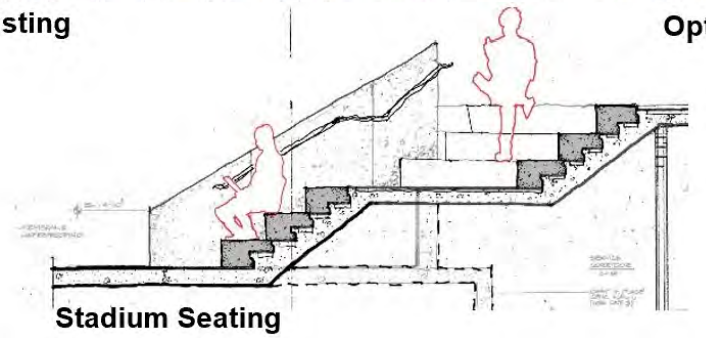
Sample Deficiencies
Spalled Concrete (some patched),
Perimeter caulked joints failing.
Stairs compromised by rail penetrations.

Due to the anticipated magnitude of work required to perform the above scope, we recommend considering a Plaza reconstruction project that would reduce cost and improve building operation, performance, maintainability and provide for a more useful, community-friendly, plaza.

Plaza Reconstruction / Long Term Vision

Replacing or refurbishing over 4,000 linear feet of railings is a daunting task. We recommend reducing the amount of railing work by introducing a ‘stadium seating’ approach, whereby only a third of the railings are replaced with metal railings (that match the 2023 addition) and infill select segments with stepped, light weight concrete (one riser for every two former risers).





For the Immediate period, we recommend continued localized repairs.

For the Short Term, we recommend a phased renovation utilizing the stadium seating approach. The initial phase of work should focus on the areas over the main electrical rooms immediately under the plaza that are experiencing water infiltration.

(*) It is important to note that we have been made aware of TCC's potential expansion plans for facility. In the event that the footprint of the plaza area will be used for a building expansion, the costs of salvaging the existing plaza can be eliminated.

2.3.18 Chiller Level Waterproofing and Topping Slabs

Three existing large format cooling towers are located adjacent to the loading dock on the north and east side of the building in the vicinity of the west side of the central wing above the convention level event area back of house corridors. Cooing tower steel dunnage framing is installed over concrete formed piers to support the raised cooling towers and associated dunnage platforms. The roof system directly below the cooling towers is comprised of a concrete topping slab over an applied membrane roofing system of unknown type.

The following observations of the Existing Chiller Level Cooling Towers located adjacent to the loading docks above the convention level are as follows:

A continuous perimeter post and guardrail system is present along the chiller area west wide platform which overlooks the loading dock area below. Post and railing system needs to be removed and re attached to the structure below the topping slab for code required stability. This requires removal and replacement of the topping slab in localized areas at post locations and

reapplication of localized membrane to maintain watertight condition, and reinstallation of localized topping slabs. It is recommended that this be performed as part of the Immediate Repair program.

The topping slab is in fair condition with observed cracks to the topping slab which have been repaired with the application of joint sealant in existing cracks. There is no joint sealant applied to the joint between the concrete dunnage piers and the topping slab and should be installed. There are no reports of water penetration failure below the chiller platform currently. It is, however, recommended to repair the railings to maintain code compliant condition and should be performed immediately for operational safety and fall protection.

Based on the observed conditions of the topping slab it is recommended to replace the topping slab within the next 3-5 years' period and reapply waterproofing membrane when topping slab is replaced.

2.3.19 Exterior Glass & Glazing

1" insulated glazing Exterior Glass and glazing is located throughout all Convention Center storefront entries s along Waterside Ballroom Level, Pre-function Level/ Convention Level, Ballroom Level Entrances as well as roof level clerestories. 1" insulated glass and glazing is provided in curtain wall assemblies for convention and office level Meeting rooms at the building addition for the building addition provided in 2021. Glass and Glazing appear to be in good condition. Continued maintenance is required however no long-term repairs were identified based on initial observations.

2.3.20 Exterior Walls

The convention center's main building is comprised of precast concrete panels.

Panels appear to be in good condition. Recommend routine maintenance to examine if precast panel joint sealants between panels are properly sealed and maintained.

The building addition performed in 2021 along the waterside (west) is clad with composite metal panel cladding and a curtain wall glass and glazing system is dark grey color to contradict appearance of main building panel precast system. The building exterior panel wall system has remained unchanged since its initial erection and is dated in appearance. The TCC was considering a long-term modernization program to modernize the existing precast façade. This is advisable as part of building Refresh Program- see Section 2.3.7 below. Options considered were the removal of the precast walls and / or painting the exterior precast concrete façade. We do agree that the facility needs a refresh program however, we do not recommend removing the system or painting the exposed concrete panels. Other than maintaining the caulked joints, the

system can be retained as-is for another 10 to 20 plus years. A painting solution would not solve the aesthetic concerns, due to the excessive amounts of reveals, setbacks and medallions present in the façade. In addition, it is our opinion that applying paint to the precast walls would be detrimental and introduce a new maintenance issue that doesn't exist presently.

2.3.21 Exterior Metal Finishes

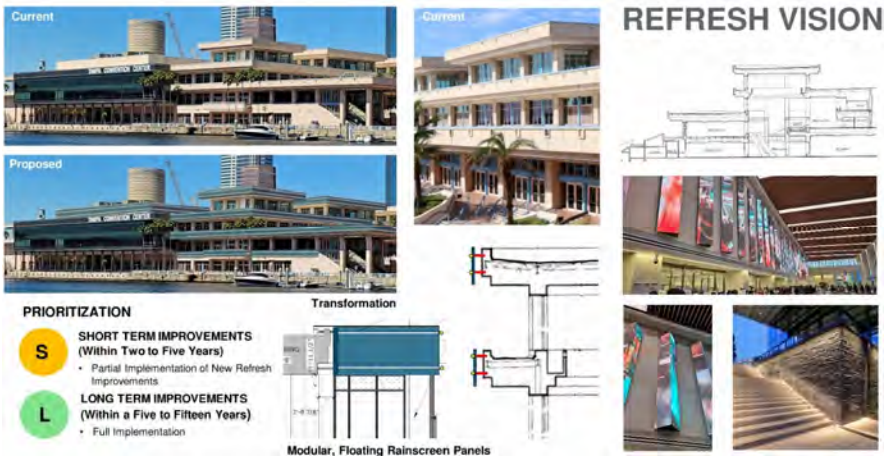
The main building convention center columns facing the public way at the waterside and plaza levels are clad with painted metal enclosures and are largely light blue in color except for the building addition erected in 2021. The main building columns covers are in good overall condition but are original to the main building erection in 1987 and are faded and chalking due to prolonged weather and sun exposure and exposure in a marine environment. As part of a long-term façade upgrade to the exterior façade it is recommended to repaint exterior columns covers in place.

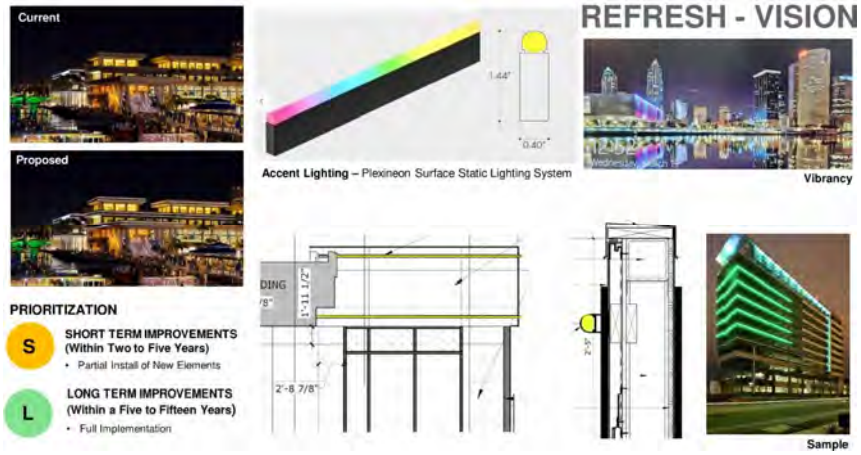
2.3.22 Building Refresh Program

The TCC requested that we provide some recommendations for a Building Refresh Program.

The building is serviceable and robust but it is outdated and overly ornate with multiple reveals undulations cutouts and coins the recent 2021 expansion along channels side is not compatible with the original design of 1987 a refresh program is needed to unify the complex and transform it into the 20th 1st century and to extend its building life span.

(*) It is important to note that we have been made aware of TCC's potential expansion plans for facility. In the event that the footprint of the plaza area will be used for a new building expansion, the costs of the following recommendations can be eliminated or reduced dramatically.





The recommended refresh program is to retain as much of the existing envelope as possible and introduce a modular floating rainscreen system that is compatible with the aesthetic elements of the 2021 building addition. This would result in a flatter, less ornate appearance with accent lighting reminiscent of the 2021 installation. Options for the rainscreen panels include powder coated metal panel solid or perforated metal panel systems as part of a Long Term improvement program.

2.3.23 Sustainability

Released in June 2023, following community advocacy and a 2021 city resolution for clean energy, Tampa's Climate Action & Equity Plan is built on three goals: Reduce Emissions, Adapt Infrastructure, and Support. The city worked with scientists, community members, energy modelers, and staff to outline how the City of Tampa will address the challenges posed by growth and climate change while making a stronger, healthier, more sustainable, and resilient city. The plan outlines 143 specific initiatives within 10 broad areas. It integrates community feedback from diverse residents, including Spanish-speaking communities. It serves as a guide for all city-funded capital projects to ensure climate resilience.

The plans' core goals include Mitigation (by reducing carbon emissions and increasing carbon capture; Adaptation (incorporating infrastructure changes for future climate impacts); and Engagement (Supporting all citizens through the transition).

Key Initiatives & Strategies that are noteworthy for the Tampa Convention include:

- Energy: Transitioning city operations to 100% clean energy, promoting solar, and improving building efficiency.
- Transportation: Reducing vehicle miles traveled, enhancing public transit, and improving pedestrian safety.
- Infrastructure: Building climate-ready infrastructure,
- Waste Management: Improving waste reduction and recycling efforts.

The implementation of the TCC's prioritized maintenance and capital improvement plan should address these goals moving forward, by considering the estimated lifespan expectations for the facility and adapting to the continuing evolution of sustainable measures in the design, construction, and operational industry.

The design life (or design service life) of a building, other structure or component, is the period of use as intended by the designer after which it may need to be replaced. Before this period has elapsed, it should remain fit for purpose. Design life will vary according to the type and use of the element being considered.

General building life categories often group structures by their expected service life, ranging from Temporary (under 10 yrs) to Long Life (50+ yrs) for standard buildings and other categories such as Medium Life (25 yrs) or Replaceable Parts (10-25 yrs). There are various standards that define building life span such as BS EN 1990, Eurocode, and the International Green Construction Code (IGCC). For the purposes of this report, we summarize the life span expectations that are generally agreed upon for building components as follows:

Building Superstructure (50+ years)
Exterior Envelope (20 to 30 years)
Building Services (7 to 15 years)
Interior Space Plan (3 to 5 years, replacement)
Unattached Contents: furniture, loose equipment, etc. (constantly changing)

The most recent advancements in sustainability design include a focus on: Embodied Carbon Content; Life Cycle Analyses (from cradle to cradle rather than cradle to grave); identifying Synergies in sustainable design, construction and operation; and Waste Material Monitoring and Control. Self-evaluation is critical in the development of adopting appropriate strategies to meet defined sustainability goals in a coordinated fashion.

One of the most important concepts in effectively designing with sustainability goals is that of synergy. Synergy refers to the positive effects above and beyond the sum of the contributing elements.

Moving forward, the TTC should consider synergies in planning, design, construction and operation as part of a comprehensive manner. Each constituent decision is individually beneficial on its own. But in addition, the decision also contributes to the additional benefits in other areas. In this way synergy is kind of leverage, since sustainability seeks to reduce consumption, conserve resources and improve operational performance.

2.4 MECHANICAL & FIRE PROTECTION SYSTEMS

Note: See Appendix for prioritized maintenance schedule.

The bulk of the main infrastructure support to the primary HVAC systems along with primary critical components of the mechanical, plumbing, and fire protection systems are located below the Base Flood Elevation of Zone AE (EL 12).

Figure 2.M - BASE FLOOD ELEVATION (SOURCE) https://msc.fema.gov/portal/search

The HVAC systems at the Convention center require a substantial upgrade to guarantee the rigidity and performance required of the convention center; both with its performance shortfalls today and the requirements related to the increased energy load, capacity capability, controls, and monitoring that are required to give stakeholders detailed information related to the “in present time” and historical record of the facility’s overall health. Currently, there is insufficient lead/lag capacity availability and power service may be interrupted to ventilation systems during hazard exposures. The upcoming code requirements (many in place for next code cycle) focused on building health, require facility stakeholders to be better informed and align operational budgets and interdepartmental priorities with data informed decisions concerning both occupied and unoccupied spaces to achieve informed targeted energy and component replacement budgets while increasing the modulating ventilation requirements. Data logging to monitor equipment overtime and correlate it to space performances help stakeholders know, respond, and prevent undesired changes to their building environment. This can help identify components of a system that may be going bad by reading and alarming limit thresholds aligned to a preventative maintenance program based on the manufacturer recommended performance tolerances and identify areas of the building that are modulating into environmental thresholds that may increase health risk exposure. The upcoming requirements can be monitored through

the advancement of controls and the most critically failing components swapped. The facility recently underwent controls upgrade that can accommodate and integrate targeted instruments for data collection.

Below is an overview of each system with the recommendations set at end of each system/subsystem. Field visit notes from 2025 site visits may be found in appendix M.01. Mechanical level map may be found in M.02.

2.4.1 New Requirements

1. Humidity Control in unoccupied buildings at a maximum of 60 deg. Fahrenheit dew point temperature and 60% Relative Humidity. ASHRAE 62.1
    a. Reason: avoid mold and humidity damage to buildings.

2. ASHRAE 241-2023 Control of Infectious Aerosols
    a. Infection Risk Management Mode (IRMM)
        i. Buildings must include a designated operating mode during times of heightened respiratory disease risk.
    b. Equivalent Outdoor Air (EOA)
        i. Commercial HVAC systems must achieve higher pathogen-mitigating air exchange rates than current standards like 62.1. Not yet adopted in Florida, this climate brings unique challenges to be addressed and managed to meet these requirements.

3. Mitigating the Disability Adjusted Life Years (DALY) Primary Contaminants of Concern (COCs)
    a. Fine Dust
    b. Nitrogen dioxide, formaldehyde, radon, and ozone gas

4. More stringent control needs required for accommodating the future design demand requirements and monitoring of building health.
    a. Monitoring/limiting where health risks may be increased when the RH is below 30% to 40% and above 60%.
        i. Bacteria, viruses, respiratory infections*, allergic rhinitis, and asthma (symptoms) increase with a decrease and increase in RH outside of the Optimum Zone (OZ ~30% to 60%) . * Respiratory Infection had insufficient data to suggest it increases with an increase in RH.

    b. Monitoring where radon production is more observable at grade level through foundation gaps and cracks.
        i. Also, enclosed gravel or grade exposed pits.

2.4.2 Make Up Air and Central Stations

The existing ventilation at the convention center consists of a series of Custom Central Station (CCS) Make-Up Air Units (MAU) delivering ventilation to the zoned central station chilled water AHUs through sensors and damper control. The central station zoned systems serving the ballrooms, service space, exhibit halls, restrooms, pre-function are largely located on a mechanical catwalk located above the ballroom levels. These units are experiencing service interruptions; requiring shut down and cleaning. See Appendix M.03 – AHU CLEANING. They are also largely at the end of their life cycle and are showing signs of oxidation. See Appendix M.04 – Volt Air 2017. The catwalk has clearance concerns that do require maintenance personnel to be very mindful of their surroundings and the obstacles in their path on the way to a maintenance evolution on the catwalk. This catwalk is very high, can be dark in corners and has obstacles across it that were not original and are utilitarian and may impede maintenance activity slightly.

The make-up air system and central station air handlers appeared to be well maintained; critical component replacements have been integrated; air filters appear to be clean on single point sampling. They appear to be a combination of custom manufactured AHUs and varying common manufactured Items ranging from Semco to Trane. The central station systems have well intact casings but have reports of rusting and deterioration taking place. Replacement will be imminent. The larger central systems on the mechanical catwalk appear to be 25+ years old and will need replacement but appear to be in decent shape for the near future. Photographs of typical AHU configurations may be found in the AHU issues located in Appendix M.1. There are approximately 39 primary central station systems serving the facility. Other support systems include smaller CHW AHUs designed for single space distribution zone thermal control and fan coils units throughout maintenance corridors.

The exhibit halls are primarily served by 10 Semco systems with support MAU (AH-32,33,34). The building is not getting the required ventilation air needed based on the data provided by the convention center staff. The SA on some of the units is off by over 30% from the design values and underperforms in the direct ventilation to larger assembly spaces for today's building code – 2023. It also appears it is experiencing pressurization issues related to its overall building balance and this may get thrown off when loading operations are underway. The need of Equivalent Clean Air will require upwards of 5x the amount of "clean air" requiring the convention center to continue to look at alternative options for air cleaning accessories and/or energy recovery equipment and load shedding while accommodating more ventilated clean air while maintaining building pressurization during off, loading and event days. The ventilation and building pressurization need to be examined and corrected to promote the building's long-term resiliency.

Replace the central station air handling units to include variable demand and pressurization scheme sequences that account for the building loading and unloading sequences with loading doors open. Replace the controls and relocate equipment to make it more maintenance friendly and increase traffic pattern safety and designate storage areas.

2.4.3 Distribution Configurations and VAVs

There are duct work configuration items that may be introducing more static pressure or inadequate air measuring/response information due to ductwork configurations and sharp turns. This was primarily noticed on the make-up air side of the AHUs, where there is VAV volume control to some AHUs; AHU-12 as an example. This has sharp turns tied close to VAV. This is fine if it is a venturi valve VAV but if it is a modulating flapper damper, appropriate inlet, and outlet duct diameters upstream and downstream of the damper is required to balance the system. There is also a return air plenum that requires verification of airflow performance with the existing central station air handlers. It is recommended that a Test and Balance study is done immediately.

Facility feedback from building managers show on loading days. There are spaces (ballroom) that are experiencing times of 80% relative humidity, likely caused by the loading operations of the facility.

Replace sharp turns in ductwork and inoperable VAVs after replacing necessary ventilation fans. Replace all Fan Coil Units – Max life.

2.4.4 Fans

The Fans show substantial signs of end-of-life cycle symptoms (deterioration from oxidation, missing components- possibly from wind, grounding/ bonding concerns)and also require some immediate repairs. Most exhaust fans were in-tact but are simply approaching end of life. Others are intact and not operable. This may all be contributing to unintended cross pressurization which could be impacting more parts of the building than just the area being served by the fan(s) itself. There are a combination of upblast, down blast and high plume roof top fans. There are also in line ducted fans located throughout the facility providing both make up and exhaust air. One fan of particular is drawing in debris and possibly exhaust gas from the channel side tunnel into an electrical/systems room leaving maintenance personnel exposed to anything airborne from the fan. There are approximately 74 exhaust fans and 28 supply fans.

Replace all fans starting with inoperable pressurization fans first, then like for like.

2.4.5 Chilled Water Systems

The main chiller plant showing the CEP tonnage is showing a discontinuity between sensed and actual tonnage. There appear to be around 176 CHW (AHUs, FCUs, VAV) demand coils on the CHW system. The bypass flow appears to not be consistent with the parameters required. There may also be flow sensors in turbulent flow fields. The controls were recently re-done during chiller plant chiller swap; however, it is not clear if commissioning (integration and performance documentation) was done to accommodate. There are components of the chilled water that do require replacement to provide redundancy capability and maintain water quality and performance, the chemical shot feeder requires replacement.

The existing configuration has a weak power supply failure point may give the opportunity for the chiller plant to be in jeopardy during times of higher water – storm surge, being knocked

offline. It was reported that the system was knocked offline in last year's hurricane season. Site visits by the facility assessment team found that there are High Voltage Motor Control Centers and other Primary electrical device components exposed to water flood damage during high storm surge time.

Replace Piping, pumps, motors controls, chillers, VFDs and relocate all ground mounted equipment above base flood elevation to increase resiliency.

2.4.6 Condenser Water Systems

The existing condenser water system was observed to have substantial visible deterioration both in its distribution systems and capability along with the structural integrity of the condenser water critical components (cooling towers). It appears it was designed to have 10 Condenser Water Pumps serving 3 cooling towers and 6 chillers with lead/lag capability (Siemens 2008 as-builts). The impellers are showing substantial signs of deterioration and may fail the chilled water system if left gone too long.

Replace Piping, pumps, motors, controls, cooling towers, VFDs and add an additional cooling tower. Relocate all ground mounted equipment above base flood elevation.

2.4.7 Pneumatic Systems

The existing compressed air system at the convention center has needed constant repair for some time due to lack of available compressed air in parts of the building. Because of the nature of compressed air piping relative to the size of the convention center, the piping was not tracked across the facility though the central compressors and risers were examined. There appear to be seven (7) Pneumatic Compressors and one (1) Drier. The pneumatic air's lack of consistent reliability is a constant stressor for maintenance personnel and is beyond the reality of

Replace the compressed air system and elevate it above flood plain including the non-working compressors, air dryer, and piping.

2.4.8 Water Supply

Note:
See Architectural Section for Items related to public plumbing fixtures and ADA requirements.

In general, the observations around the Water Supply system observed were primarily due to its lack of availability in the exhibit halls and other parts of the convention center, reliably. The convention center was originally laid out to accommodate zone distribution for the Water Supply used during convention center events. These terminals were put into floor boxes that have cold and hot water access along with a floor drain and electrical service (110V and 460V/3/60). These boxes are not safe to use, are missing fire rating underneath in some circumstances and the building must be given a better alternative to today.

Replace the floor boxes or provide new zoned distribution to the exhibit halls ballrooms and convention center. Newly renovated areas may be tied into via branch connections. The majority of the Water Supply system should be redistributed based on the building use today as many parts of it are inaccessible.

2.4.9 Sanitary

The existing sanitary system is under need of extreme repair due to several factors; life cycle, storm surge, unequal pressurizations, possible system interconnections that are unintended, inaccessible areas of sanitary, and low flow fixture fittings; the system has less water flow than it was originally designed for. There are rooms that were observed to have compromised P-traps, allowing sewer gasses to escape.

Replace sanitary and vent pipe mains and branch connections and re-establish p-trap security.

2.4.10 Storm Drainage Systems

There are areas where there are floor drains (likely storm drains) from an overhang enclosure near the golf cart parking have cover plates that need to be changed and secured to the deck via fasteners. Currently, there is a house made floor drain plate that likely has insufficient free area to allow an even flow resistance profile on the interconnected drain system.

There has also been sever damage to electrical and HVAC systems due to improper drainage around flower beds and overhead roof areas located above the east maintenance area. There are also various drainage issues related to both the building and site's storm drainage and retaining walls. See structural for information related to the structure itself.

Replace the floor drain systems near golf cart parking with proper free area drains and secure to deck. Replace, refeed, resurface the existing storm drainage system to allow the continued integrity of the seal wall and structure.

2.4.11 Fire Suppression

The fire suppression system (fire protection pipe and sprinklers) were in good shape and were mostly intact. The largest items concerning the Fire suppression system related to the inoperable Fire pump (which facility staff corrected promptly) and the need for storage areas with defined classification and sprinkler coverage designed and installed with the appropriate sprinkler head, pressure and flow based on the stored material, volume, and height.

Re-evaluate storage philosophy. Consolidate, compartmentalize department storage. Verify sprinkler head coverages against storage rooms and install new heads and pipe as needed.

Replace the Fire pump and Fire alarm Control panel located at grade level. Elevate above BFE.

2.5 ELECTRICAL SYSTEMS

An on-site evaluation was performed to assess the condition and performance of the existing electrical power distribution system serving both normal and emergency loads. The assessment included identification of all service entrance switchboards, distribution panels, lighting panels, and motor control centers. Each component was inspected for visible deterioration, corrosion, accessibility, and compliance with current electrical and safety standards. Nameplate data such as voltage, amperage, manufacturer, and model number were documented when available.

The facility's electrical and lighting infrastructure is distributed through four principal gear rooms serving both normal and emergency power systems: the mechanical level (Room G), the catwalk above the mechanical level (Room H), the ballroom level back-of-house (Room C), and the chiller plant located on the parking garage level (CEP). These systems operate at 480/277 V and 208/120 V, three-phase, four-wire with grounding, while the chillers are supplied by a 4160 V medium-voltage system.

A comprehensive survey of the electrical distribution and lighting systems was conducted through visual inspection, field investigation, and review of existing documentation. Major distribution and control components were evaluated for condition, accessibility, environmental exposure, maintenance history, and compliance with current electrical and energy codes. Findings were categorized by recommended action timeframe:

- **I (Immediate):** Corrective action or replacement required within one year.
- **S (Short Term):** Recommended within three to five years to maintain reliability and compliance.
- **L (Long Term):** Replacement or upgrade recommended within five to ten years as part of modernization planning.

Across the facility, a total of 17 switchboards, 7 motor control centers (MCCs), 8 transformers, 6 automatic transfer switches (ATSs), numerous disconnects, and over 120 panelboards were identified and assessed. The survey also included interior and exterior lighting systems, control panels, and automation components tied into both local and centralized control systems.

Most major electrical equipment is original to the facility and exceeds its intended 25-year service life. Lighting systems, by contrast, have been partially upgraded over time through phased retrofits. Current lighting control systems include **Lutron**, **Crestron**, and **Philips Signify**

(Interact/Dynalite) platforms, along with legacy relay- and time-clock-based systems remaining from prior renovation phases. This multi-vendor configuration has improved functionality in some areas but created overlapping zones of control, inconsistent user interfaces, and elevated maintenance complexity.

Rooms G and C are conditioned and house equipment in comparatively stable condition, though well beyond its design life. Room H, located on the catwalk, is in poor condition; corroded, dust-laden, and poorly ventilated. The chiller plant and generator room are moderately maintained but cluttered, with limited airflow that has accelerated corrosion.

In several areas, field observations revealed non-compliant working clearances, missing knockout covers, and exposed conductors, all of which present safety concerns and potential NFPA 70 (NEC) violations. These issues were most frequently observed in older panelboard and disconnect installations where modifications or retrofits have been performed over time.

2.5.1 Lighting

The facility is in the process of an ongoing lighting retrofit program converting legacy fluorescent and halogen fixtures to LED. This initiative has already improved illumination levels and color consistency in key low-light zones such as the loading dock, service corridors, and mechanical areas. Continued execution of the retrofit will yield substantial long-term benefits in energy efficiency, maintenance reduction, and thermal load management.

Although most lighting systems remain functional, they vary widely in age, manufacturer, and control architecture. Current systems include Lutron, Crestron, and Philips Signify (Interact/Dynalite), along with legacy relay- and time-clock-based systems installed during prior renovation phases or original construction. This patchwork configuration has resulted in inconsistent user interfaces, redundant sensors, and increased maintenance complexity.

Recommendation:
It is strongly recommended that the facility continue its efforts to consolidate lighting control into a unified platform. A single, networked backbone, integrating DALI or BACnet-based control, would provide centralized programming, scheduling, and fault monitoring while reducing training burden and improving long-term maintainability. The integration should allow for both global overrides and localized control zones to accommodate varying use cases throughout the building. To optimize efficiency and operational flexibility, the lighting system should be divided into three functional control schemes:

1. Guest or Client Rooms: Maintain local occupant control to maximize comfort and user autonomy.

2. Pre-Function and Circulation Areas: Operate on a dedicated, automated control schedule tied to occupancy sensors and daylight harvesting.

3. Showroom and Event Spaces: Utilize an independent, scene-based control system capable of preset dimming and dynamic adaptation to event requirements.

This tiered strategy minimizes staffing demands while maximizing adaptability and energy performance. When paired with full LED conversion, it positions the facility for compliance with current energy codes, reduced maintenance costs, and a measurable reduction in electrical load. A lifecycle upgrade plan should accompany this integration effort, outlining the systematic replacement of aging control hardware, sensors, and dimming modules. Standardizing on a single manufacturer or interoperable protocol suite will further reduce parts inventory requirements and ensure consistent software support.

2.5.2 Switchboards (Priority: Immediate)

The main switchboards form the backbone of the facility's power distribution system. Seventeen units were identified, the majority original to construction. Enclosures exhibit corrosion, faded labeling, and deteriorated insulation barriers. Dust accumulation is heavy in unconditioned locations, and breaker hardware shows oxidation and wear.

While the switchboards remain operational, their condition and obsolescence pose reliability and safety concerns. Replacement parts and trip units are no longer supported by manufacturers, increasing downtime risk in the event of failure.

Recommendation:
Replace all main switchboards as a priority immediate (I) measure. New gear should include integral surge protection, digital metering, and communication capability. The newer 4160 V switchboards serving the chillers remain in acceptable condition and can be retained.

2.5.3 Motor Control Centers (Priority: Immediate–Short Term)

Seven MCCs were identified throughout the mechanical and chiller areas. Most units are original and show visible corrosion and missing identification tags. Enclosures in unconditioned rooms display rust, while those in conditioned spaces are in fair condition. Control wiring remains neat and properly terminated; no outdated wiring methods were observed.

Despite being functional, these MCCs are beyond their supported lifecycle. Contactors and overloads are obsolete and limited spare parts availability presents a growing risk to maintenance operations.

Recommendation:
Plan for phased replacement of all MCCs in the immediate to short-term (I–S) timeframe. Where possible, consolidate smaller MCC sections into centralized smart-MCCs with networked monitoring and diagnostics.

2.5.4 Transformers (Priority: Immediate–Short Term)

Eight dry-type transformers were inspected. All exhibit moderate surface corrosion, dust buildup, and vibration consistent with age. Ventilation deficiencies in the catwalk and chiller plant contribute to thermal stress and reduced insulation life expectancy. No active leaks were observed, and terminations appear properly torqued and insulated.

Recommendation:
Replace on a short-term (S) basis, coinciding with the main switchgear replacement. Specify high-efficiency, low-harmonic (K-rated) units to reduce losses and temperature rise.

2.5.5 Automatic Transfer Switches (Priority: Immediate–Short Term)

Six ATS units provide emergency switching for life safety and critical systems. These are mechanical transfer types showing signs of contact wear and oxidation. Enclosures in unconditioned spaces show advanced corrosion. Functional testing and visible indicators suggest continued operation, but the lack of manufacturer support and aging control systems represent a growing liability.

Recommendation:
Replace all ATS units within the immediate to short-term (I–S) window. Specify new digital control units with networked monitoring and event logging in accordance with NFPA 110.

2.5.6 Disconnects (Priority: Immediate–Long Term (I–L))

More than 200 disconnect switches were identified throughout the facility serving air handling units (AHUs), air-cooled condensers (ACCUs), chillers, pumps, and various electrical and mechanical loads. These devices range widely in age, type, and condition, with many appearing original to the facility. Enclosures vary from indoor-rated NEMA 1 to weatherproof NEMA 3R types, and several show corrosions, faded labeling, or missing knockout covers resulting in exposed conductors at conduit entries.

While many disconnects remain functional, they represent one of the most frequently overlooked components of electrical infrastructure. Disconnects are mechanical isolation devices, but their longevity depends heavily on environmental exposure, mechanical wear, and insulation condition. In unconditioned or corrosive areas, lifespan may drop to 10–15 years, while those in clean, dry spaces can remain serviceable for 25–30 years.

Because these devices are integral to the safe operation and servicing of connected equipment, each disconnect should be assessed concurrently with the equipment it serves. When major components such as air handlers, chillers, or motor control centers are replaced, their associated disconnects must be evaluated for compatibility, fault current rating, and NEC/NFPA 70E compliance. Replacement is recommended whenever:

- The new equipment's short-circuit, or load ratings exceed the disconnect's rating.
- Corrosion, damage, or missing covers compromise safety.
- The disconnect lacks required features such as visible-blade indication, lockout capability, or proper labeling.

Because of their quantity and distribution across multiple systems, disconnects should be addressed as part of a coordinated, facility-wide assessment effort.

Recommendation:
Maintain an ongoing one-for-one evaluation and replacement program for all disconnects in conjunction with equipment lifecycle upgrades. Disconnects in good condition and properly rated for the replacement equipment may remain in service; however, those that no longer meet code or mechanical integrity standards should be replaced with new NEMA-rated, lockable devices. For exterior or humid environments, specify NEMA 4X stainless steel or equivalent enclosures to ensure long-term reliability and corrosion resistance.

2.5.8 Panelboards (Priority: Immediate–Long Term)

Over 120 panelboards are distributed throughout the facility. Most are original Square D or Siemens assemblies dating from construction. Field observations identified several code compliance issues, including insufficient working clearances, missing or damaged filler plates, and exposed conductors at panel terminations or unused openings. Many panels lack consistent labeling, and several rely on obsolete breakers that are no longer supported.

While many panels remain operational, these safety deficiencies, coupled with age and parts obsolescence, warrant phased replacement.

Recommendation:
Initiate a phased immediate-to-long-term (I–L) replacement program, beginning with panels exhibiting clearance violations or missing covers. Replacement should be sequenced by area or function, ideally in coordination with other renovation or mechanical upgrade activities to minimize disruption.

2.5.10 Lightning Protection (Priority: Short Term)

A lightning protection system (LPS) is installed to safeguard the facility and its electrical systems from transient overvoltage's caused by lightning strikes. The system includes air terminals mounted on the roof structure, interconnecting down conductors, bonding straps, and grounding electrodes that dissipate lightning energy safely into the earth. Proper bonding between metallic components, roof structures, and the grounding grid is essential to maintain equipotential integrity and prevent side-flash or step-potential hazards.

Field observations identified visible rust and oxidation on several roof-mounted conductor clamps, bonding points, and down conductors, particularly near roof penetrations and mechanical units. In some locations, the clamps have lost galvanic coating, and bonding straps show surface corrosion that could increase resistance and reduce system continuity. No active arcing or detachment was observed, but deterioration at these connections poses a potential risk to performance during a high-energy discharge event.

The age and environmental exposure of these components suggest that continuity and grounding resistance testing should be performed in accordance with NFPA 780 (Standard for the Installation of Lightning Protection Systems). All mechanical connections should be inspected for tightness, corrosion, and continuity, with particular focus on rooftop terminations, bonding to rooftop equipment, and the condition of the grounding electrodes. Testing should also confirm the presence of a low-impedance path to ground and verify that bonding connections meet minimum conductor size and material requirements.

Recommendation:

Conduct a full inspection and resistance testing of the lightning protection system within the short-term (S) planning window to verify continuity, bonding integrity, and compliance with NFPA 780. Replace or re-terminate all corroded clamps, bonds, and grounding connections with new UL-listed copper or bronze fittings rated for exterior use. Ensure all metallic rooftop elements, including HVAC housings, exhaust fans, parapet caps, and roof-mounted railings, are properly bonded to the LPS.

Integration of the lightning protection grounding system with the building's main electrical and communications grounding electrodes should also be verified to ensure a common potential reference in accordance with NFPA 70 Article 250. A periodic testing and maintenance schedule should be established going forward, with visual inspections performed annually and continuity testing conducted every five years, or after any significant roof renovation or re-roofing activity.

Table 1 Electrical Equipment Assessed

Equipment Type	Quantity	Voltage Class	Notes / Description
Switchboards	17	480/277V& 208/120V (3Ø4W)	Includes normal and emergency distribution equipment.
Motor Control Centers (MCCs)	7	480/277V (3Ø4W)	Includes emergency MCCs and feeder configurations rated up to 1600A.
Transformers	9	3Ø4W	Range from 15 kVA to 225 kVA; serving lighting, HVAC, and auxiliary loads.
Automatic Transfer Switches (ATS)	6	480V (3Ø4W)	Provide primary emergency transfer between utility and generator power.
Disconnects	200+	480/277V& 208/120V (3Ø4W)	Serve mechanical, chillers, electrical equipment throughout facility.

Equipment Type	Quantity	Voltage Class	Notes / Description
Panelboards	120+	480/277V & 208/120V (3Ø4W)	Combination of Square D and Siemens models; aged but functional; mixed labeling.

2.6 PLUMBING SYSTEMS

2.6.1 Introduction

The Tampa Convention Center has an existing water conservation program that is reflected in its LEED Silver O+M certification which includes measures like bottle filling stations.

The Plumbing system(s) shows substantial signs of wear, degradation, max lifecycle and are under repair on various points of any system. The most pressing item of concern related to the plumbing system may be the sanitary itself, with compromised p-traps allowing gas to escape and the ability to give the facility staff/vendors the opportunity to use water services without running hoses across the exhibit hall floors or having to transit across the hall to use the only floor drain that works. There may also be interconnections allowing pressure exchanges to take place between storm drainage and sanitary waste. There are significant operational impacts that may introduce more unnecessary public exposed risk against the original intent of the building function, zone programming, which is less risk exposed by ample water terminal (hose bib, cold water, hot water, sanitary) availability, separation, and full operational integrity.

The fire suppression system shows signs of wear and slight degradation by visible observation but does not appear to require (at immediate time) full facility renovation. Major oxidation was not observed and most pipe coating was intact. There are areas of concern that relates to space utilization and fire exposed risk hazards which are discussed below along with clearance concerns. The fire pump itself may also be compromised by its current elevation in relation to the Base Flood Elevation and will need replacement. The primary concerns are related to the sprinkler head types, storage materials, storage heights, and actual designed space intent.

The caveat to all of the systems described above is that any equipment located at the ground plane and serviced by electrical power service may be subject to flood risk shutdowns. Elevated power circuits, and backup power along with critical HVAC and Fire protection equipment and components should intentionally be navigating toward elevated planes less prone to storm surge interruption and allowing the facility to be operational in times of need.

2.6.2 Recommendations

To further develop the Tampa Convention Center water conservation programs, DTC Engineers have compiled a list of water conversation improvements which include compliances with Florida

Building Code water conservation requirements, industry standards and evolving new technologies.

DTC recommendations include waterless urinals, .05 GPM per flush water closets, 1.0 GPM lavatories water closets, in addition to the minimum water conservation requirements DTC recommends that the following year-round conversation measures are implemented:

2.6.3 Plumbing Fixtures:

- Plumbing Fixtures with enhanced performance through smart technology such as motion activated faucets, and pressure compensating valves
- Stricter water saving standards 20-30% less than the EPA (Environmental Protection Agency) reduced flow for faucets.
- Innovative designs like dual flush toilets
- Cold-start faucet features to optimize water use and energy savings.
- Elect modern low-flow fixtures both effective and user-friendly.
- Advanced Aerators and Pressure Compensators that maintain strong, satisfying water pressure by mixing air and water despite lower actual water volumes.
- Smart Touchless Fixtures with motion sensors in faucets for precise control and reduction of water usage.
- Dual-Flush Toilets offer separate flushes for liquid and solid waste, significantly reducing water use based on need.
- Laminar Water Flow Technology provides a steady non splashing stream of water improving efficiency.
- Significant Water Savings without sacrificing comfort.
- Lower Utility Bills – reduced water use directly translates to lower monthly water and energy costs.
- Less water used lightens the load on municipal water treatment plants.
- A wide range of styles and finishes are available, allowing for sustainable choices without compromising aesthetics.

2.6.4 Energy Conservation:

- Completely insulate all domestic hot water distribution piping throughout in compliance with the Florida Energy Conservation Code.
- Consideration of a Graywater System which captures and treats wastewater from sinks, showers, and other non -toilet sources for reuse om non potable consumption applications. This significantly reduces the facility water consumption and wastewater discharge, cutting operational costs and enhancing its environmental reputation.

2.6.5 Grey Water System:

- A Grey Water System for a large scale commercial building such as a Convention Center follows a multi-stage process:

1. Greywater is collected from lavatory sinks, showers and other designated fixtures through a dedicated piping network keeping it separate from blackwater from toilets.
2. An initial filter removes large solids like hair and debris to protect the rest of the system's components. Some systems use an additive in the collection tank to control odor.
3. The pre-filtered greywater is treated to meet health and safety standards. Methods include:
    - Biological processes, such as a moving-bed-bioreactor (MBBR), which uses floating media to grow beneficial bacteria that consume organic matter.
    - Membrane bioreactor (MBR) systems that use ultrafiltration to remove smaller solids, bacteria, and viruses.
    - Activated carbon filters to remove odors and residual organic compounds.
4. The water is disinfected, often with ultraviolet (UV) light, to kill any remaining pathogens.
5. The treated water is stored in a designated tank and then re-pressurized for delivery to non-potable applications. The treated water is often dyed purple to differentiate it from Water Supply.

2.6.6 Benefits of a Greywater System:

- Reduces the demand for local Water Supply supplies and decreases the volume of wastewater entering the municipal sewer system.
- Lowers water and sewer utility bills. Payback periods for commercial systems can be short, depending on local water rates.
- Projects incorporating greywater recycling can earn credits toward sustainability certifications like LEED and BREEAM, increasing the building's value and appeal to environmentally conscious clients.
- Provides a more self-sufficient water supply that is less dependent on municipal systems, which can be beneficial during droughts or water restrictions.

2.7 STRUCTURAL SYSTEMS

(Refer to Table 3 at the end of Section 2.7 for a summary of all prioritized structural repairs.)
The Tampa Bay Convention Center was constructed in 1990 with a significant renovation project completed in 2023. The overall structural system throughout the building consists of a combination of cast-in-place concrete, post-tensioned concrete slabs, steel beams and columns, and steel joists. The roof systems are framed with open web steel joists supported by steel beams. The foundation system consists of driven piles given the site's proximity to the waterfront and the assumed presence of weak surface soils. The building's exterior enclosure consists of various window systems, cementitious finishes, and concrete precast panels.

2.7.1 Roof Structure

TT personnel examined the overall roof structure from the roof surface and accessible catwalks. There were no reported or observed structural issues concerning the roof structure during TT's investigation. However, during TT's walkthrough of the property leading up to the roof structure, a cut opening through a doorway was observed above near the employee break room. This location did not appear to have a lintel or cast in place concrete above. Although there were no immediate signs of structural distress at this location, it should be checked to determine if the cells around are poured. The absence of the lintel could lead to future cracking or deflection. It is recommended that this condition be addressed in the short term. Refer to the appendices for representative photos of the roof structure and missing door lintel.

2.7.2 Cooling Tower Dunnage

The cooling towers are located along the 4th level platform adjacent to the 3rd level freight area. There are three cooling towers, with concrete pedestal members of a removed 4th cooling tower nearby. The cooling towers bear on structural steel I-beam dunnage supported by concrete pedestal members at the platform floor. Per the existing structural drawings, the floor system consists of a 3-inch light-weight concrete slab on a 2-inch 20 gauge composite metal deck, additional 3" normal-weight concrete topping slab, and welded wire fabric reinforcement. TT's observations for the cooling tower dunnage and surrounding platform are provided in Table 1 below. Refer to the appendices for representative photos of all cooling tower observations listed.

Table 1: Cooling Tower Dunnage Observations & Repair Recommendations

ID	Condition Observed	Repair Recommendation
2.7.2.1	The cooling towers typically did not fully bear on the steel I-beam dunnage, with several inches of bearing discrepancy. There were welded steel angles at these locations, however, these connections were typically corroded. Additionally, one steel beam exhibited corrosion and section loss, with reduced flange thickness observed along the beam span.	Further investigation is needed to assess whether the welded angles can undergo localized repairs or if there is a more critical structural concern. Section loss repair on the steel beam dunnage should be implemented based on the findings of this assessment.
2.7.2.2	The mechanical pipe metal supports were typically corroded and had section loss on the baseplate and anchor bolts. In most cases, the connections were no longer bearing on the concrete slab.	A comprehensive repair project should be implemented to repair all deficient pipe support conditions and ensure the system's performance.
2.7.2.3	The concrete pedestals supporting the cooling tower dunnage were found to have spalling and / or localized areas of exposed reinforcement steel in some locations.	A concrete restoration project is recommended to repair all deteriorated concrete in accordance with the International Concrete Repair Institute (ICRI) guidelines and the Florida Building Code (FBC).
2.7.2.4	The guardrails located along the slab edge of the cooling tower platform were observed loose and/or deteriorated railing connections in multiple locations of the platform. The railing post pockets were typically loose and paired with concrete slab cracking and/or spalling. Additionally, there were sections of the railing exhibiting complete section loss due to corrosion at the top of the cooling towers.	All railing locations should be reviewed to determine the full extent of deterioration. As a temporary measure, all loose railings should be secured, with a comprehensive repair project planned to address all railing and post pocket deficiencies.

2.7.3 Freight Areas (1st & 3rd Level)

The 1st level freight area is located indoors, comprised of Concrete Masonry Unit (CMU) walls and a concrete slab. Per Sheet 3A. 2-07 of the 1987 structural drawings, additional information on the 1st level Truckway slab can be found in the civil drawings (unavailable to TT).

The 3rd level freight area is located outdoors, adjacent to the elevated cooling towers platform. Much of this freight area is uncovered, excluding a curved, precast concrete canopy and portions of the truck ramp that lead to the 2nd level. The floor system is comprised of a 6" concrete slab with mildly reinforced steel and welded wire fabric, and 20" reinforced concrete pan joists.

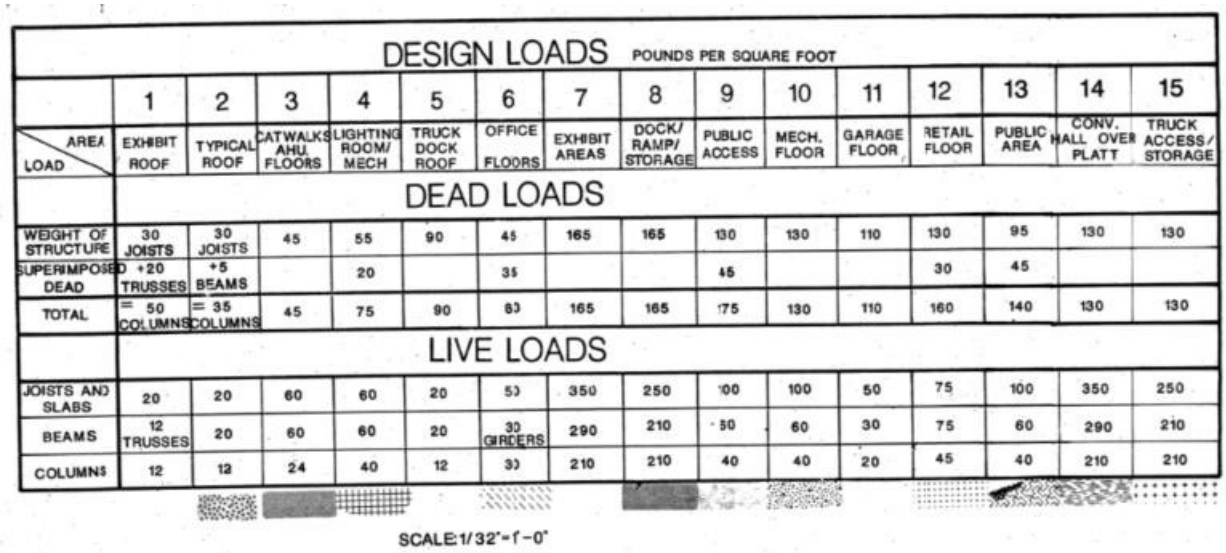
TT's observations for the 1st and 3rd level freight areas are provided in Table 2. Refer to the appendices for representative photos of all freight area observations listed.

Table 2: Freight Area Observations & Repair Recommendations

ID	Condition Observed	Repair Recommendation
2.7.3.1	1st Level Freight Area: There were cracks and / or separation of a stair-to-slab connection. There was exposed reinforcement steel present at this location and no visible joint sealant. The concrete slab near the southwest interior walls also exhibited cracking and separation.	All observation items included within ID 2.7.3.1 should be addressed through a comprehensive concrete restoration project per Internation Concrete Repair Institute (ICRI) guidelines.
2.7.3.2	3rd Level Freight Area: There were two precast panel connections that were corroded and/or adjacent to spalled concrete along the entrance ramp wall. Typical exposure of reinforcement steel and/or miscellaneous metals was noted along the ramp wall. The auxiliary building at the east end of the freight area also had exposed miscellaneous metals at its south elevation.	All observation items included within ID 2.7.3.2 should be addressed through a comprehensive concrete restoration project per Internation Concrete Repair Institute (ICRI) guidelines.

ID	Condition Observed	Repair Recommendation
	There was loose and/or spalled concrete observed within the columns supporting the curved overhang. There were previous repairs on the stems of the overhead cast-in-place pan joist system. These repairs were observed to be separated and inconsistent in texture. There was cracking, separation, and/or signs of prior repairs to the stucco finish on the west elevation of the curved overhang. Limited by visual assessment, it was not clear during TT's investigation if the concrete behind this cracked stucco is compromised. The open area slab exhibited cracking and/or separation with exposed welded wire fabric and/or reinforcement steel present in multiple areas.	
2.7.3.3	At the 1st level freight area, there is an elevated HVAC support rack located near the north exit along Channelside Drive. TT observed corrosion throughout the HVAC rack supports.	Corroded areas should be mechanically prepared, treated and coated to prevent future corrosion.
2.7.3.4	At the 1st level freight area, stair-step cracking and separation were observed in the perimeter masonry wall located adjacent to Channelside Drive.	Cracks should be filled with grout or a flexible sealant and monitored for any future movement.
2.7.3.5	The concrete surrounding guardrail post embeds throughout the 3rd level freight area stairs and elevated slab edges was typically cracking and/or spalling. Additionally, spalled concrete was noted at a stair adjacent to the west concrete canopy, where exposed, corroded reinforcement was present.	All loose railings should be temporarily secured, with a comprehensive repair project planned to address all railing and post pocket deficiencies. Concrete deterioration around railing pockets should be repaired in accordance with ICRI standards.

TT was asked to review the design loads for the elevated 3rd level freight area. The 3rd level freight area's floor construction consists of a concrete joist and slab system reinforced with mild steel and welded wire fabric. These design loads were located on Sheet 3A.1-3 within the 1987 structural drawings for the Tampa Convention Center from Walter P. Moore & Associates, Inc, see **Figure 2.7.3**.



DESIGN LOADS POUNDS PER SQUARE FOOT

AREA / LOAD	1 EXHIBIT ROOF	2 TYPICAL ROOF	3 CATWALKS AHU FLOORS	4 LIGHTING ROOM/ MECH	5 TRUCK DOCK ROOF	6 OFFICE FLOORS	7 EXHIBIT AREAS	8 DOCK/ RAMP/ STORAGE	9 PUBLIC ACCESS	10 MECH. FLOOR	11 GARAGE FLOOR	12 RETAIL FLOOR	13 PUBLIC AREA	14 CONV. HALL OVER PLATT	15 TRUCK ACCESS/ STORAGE
DEAD LOADS															
WEIGHT OF STRUCTURE	30 JOISTS	30 JOISTS	45	55	90	45	165	165	130	130	110	130	95	130	130
SUPERIMPOSED DEAD	+20 TRUSSES	+5 BEAMS		20		35			45			30	45		
TOTAL	= 50 COLUMNS	= 35 COLUMNS	45	75	90	80	165	165	175	130	110	160	140	130	130
LIVE LOADS															
JOISTS AND SLABS	20	20	60	60	20	50	350	250	100	100	50	75	100	350	250
BEAMS	12 TRUSSES	20	60	60	20	30 GIRDERS	290	210	80	60	30	75	60	290	210
COLUMNS	12	12	24	40	12	30	210	210	40	40	20	45	40	210	210

SCALE: 1/32"=1'-0"

Figure 2.7.3: Loading for the Elevated Freight Area (Source: 1987 Structural Drawings)

No destructive testing and/or structural load analysis has been conducted to confirm these loads but can be completed by Thornton Tomasetti upon request.

Any future loading or occupancy changes to these areas that could exceed the original design strength of the structure will require a full feasibility and structural analysis to determine if structural reinforcement (if any) is required for the new loading configurations.

Table 3: Summary of Prioritized Structural Repairs

ID	Component	Immediate (0 to 2 Years)	Short Term (2 to 5 Years)	Long Term (5 to 15 Years)
Roof Structure				
	N/A			
Cooling Tower Dunnage				
2.7.2.1	Cooling Tower Bearing Connections on Steel Dunnage and Section Loss / Corrosion	X		
2.7.2.2	Mechanical / Piping Supports with Deterioration	X		
2.7.2.3	Concrete Pedestal Supports with Spalled Concrete & Exposed Reinforcement Steel		X	
2.7.2.4	Loose / Deteriorated Guardrails at the Cooling Tower Slab Edge and Top of Cooling Towers	X		
Freight Areas				
2.7.3.1	1st Level: Concrete deterioration.		X	
2.7.3.2	3rd Level: Concrete deterioration		X	
2.7.3.3	1st Level: Corrosion to the Elevated HVAC Support Rack			X
2.7.3.4	1st Level: Stair Step Cracking at the Exterior Masonry Wall			X
2.7.3.5	3rd Level: Loose / Deteriorated Guardrails at the stairs and elevated slab edges.	X		
Miscellaneous				
	Possible Missing Lintel above Door Near the Employee Break Room		X	

Limitations

As a routine matter, to avoid possible misunderstanding, nothing in the structural section of this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of TT's knowledge and ability, the structural section of this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Appendices

Architectural

Issue detail

ARCH ISSUE DETAIL

Created on	Nov 18, 2025, 2:49 PM EST
Created by	**William Bethea** (DTC)
Total items	64
Sorted by	ID (Descending)
Filtered by	Category (Architecture)

Contents

#360: Observation 4
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#352: Observation 11
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#350: Observation 19
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#337: Observation 26
#336: Observation 30
#334: Observation 34
#330: Observation 40
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#285: Observation 194
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#267: Architecture 211
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#56: Observation 221
#52: Observation 224
#47: Observation 227
#41: Observation 231
#39: Observation 234
#37: Observation 237

Issue detail

#360: Observation

Status	Open
Type	OBS Architecture > Observation

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Jul 29, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

Custom fields

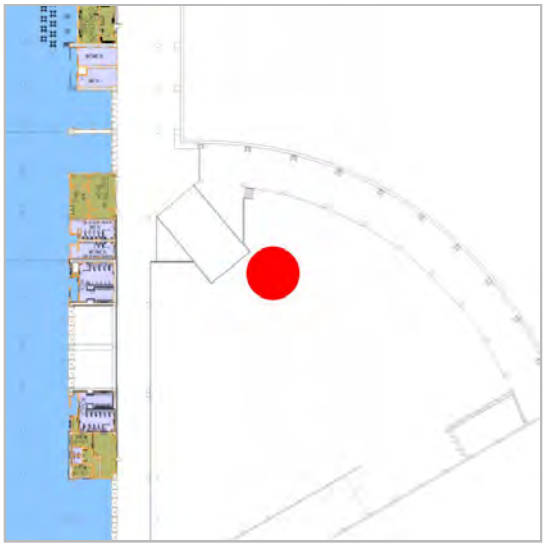
Room	—

ident	—
number	—
Observation	—
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#359: IS THE LOADING DOCK ABOVE FLOOD PLAIN ELEVATION

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Jul 29, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	—
Room Name	https://experience.arcgis.com/experience/27ae615b0b9c4d0597756307ae9d4c85?utm_source=chatgpt.com#data_s=id%3AdataSource_1-19754da4277-layer-8%3A6255
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (1)

FEMA - TCC - BFE - Flood Zone.jpeg
Added as Attachment
Added on Jul 29, 2025, 2:08 PM EDT
Added by William Bethea

Issue detail

#358: mold

Status	Open
Type	OBS Architecture > Observation

Standard fields

Description	—
Assigned to	—
Created by	Joshua Ott
Created on	May 22, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

Custom fields

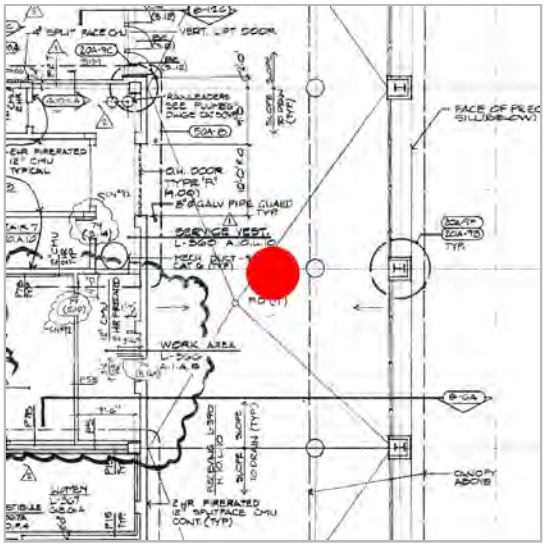
Room	—

ident	—
number	—
Observation	—
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#352: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Apr 7, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(25) 4A.2-37.pdf
Root cause	—

Custom fields

Room	—

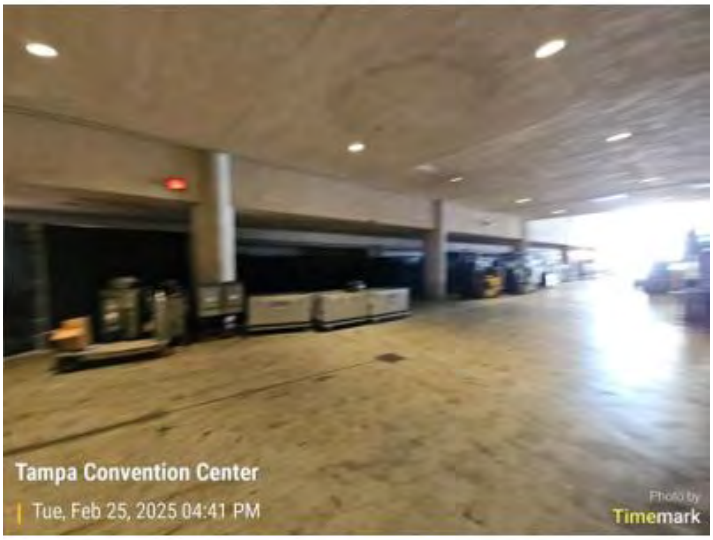
ident	—
number	—
Observation	Table and combustible storage within loading dock area corridor in area pathway to exit discharge to North area Exit
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Relocate combustible material storage within external pathway leading to exit. Option to Segregate material storage from loading dock egress path to semi-enclosed exit discharge to Platt Street and Waterfront Walkways. Provide clear defined pathway to exit discharge from semi-enclosed exit pathway. Determine alternative location for bulk storage in loading dock / semi-enclosed egress pathway. Deter exit discharge toward existing loading dock.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Provide Lighting and Exit discharge direction to semi-enclosed egress doorways to north and west corridor. Relocate combustible storage from loading dock access corridor.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Refer to Recommendations associated with South Side Convention Area Platform Extension to access equipment during Occupied West Side Convention Hall.

References and Attachments

Photos (3)

96c2f42a-e8f2-4e0b-8bd2-3181c33f3f5e_t.jpg
Added as Attachment
Added on Apr 7, 2025, 4:20 PM EDT
Added by Ken Kugaczewski

m.jpg
Added as Attachment
Added on Apr 7, 2025, 4:20 PM EDT
Added by Ken Kugaczewski

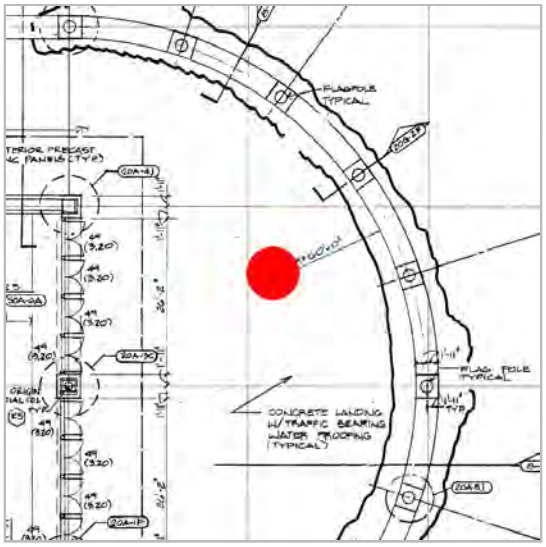


k.jpg
Added as Attachment
Added on Apr 7, 2025, 4:20 PM EDT
Added by Ken Kugaczewski

Issue detail

#351: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Apr 7, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(20) 4A.2-36.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Exterior handrails do not meet current Accessibility Code height of 2'-10" a.f.f. along Platt Street Stair Egress.
Room Name	Exterior Exit Discharge Egress Stair to Platt Street Underpass and West Side Walkway.
Room Number	—
Building Document Room Name	—
Assessments	Replace external handrails.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Replace External Handrails with current ADA Accessibly mounting heights.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

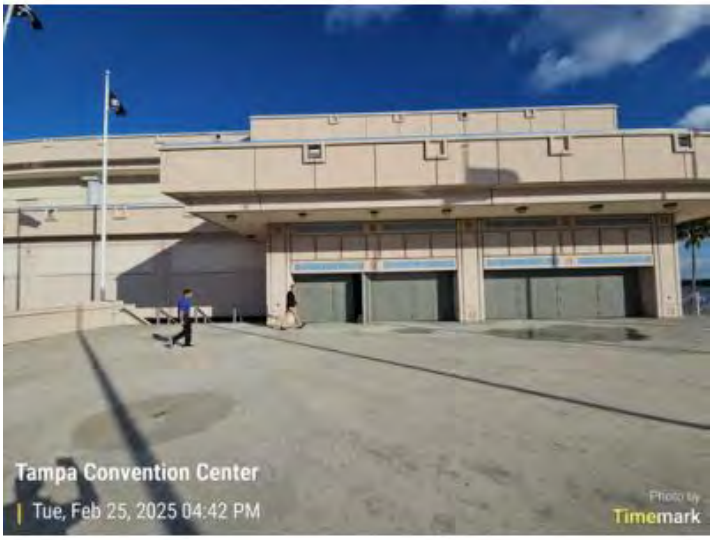
Photos (5)

a.jpg
Added as Attachment
Added on Apr 7, 2025, 3:51 PM EDT
Added by Ken Kugaczewski

KK.png
Added as Attachment
Added on Apr 16, 2025, 11:29 AM EDT
Added by Ken Kugaczewski

d.jpg
Added as Attachment
Added on Apr 7, 2025, 3:51 PM EDT
Added by Ken Kugaczewski

b.jpg
Added as Attachment
Added on Apr 7, 2025, 3:51 PM EDT
Added by Ken Kugaczewski

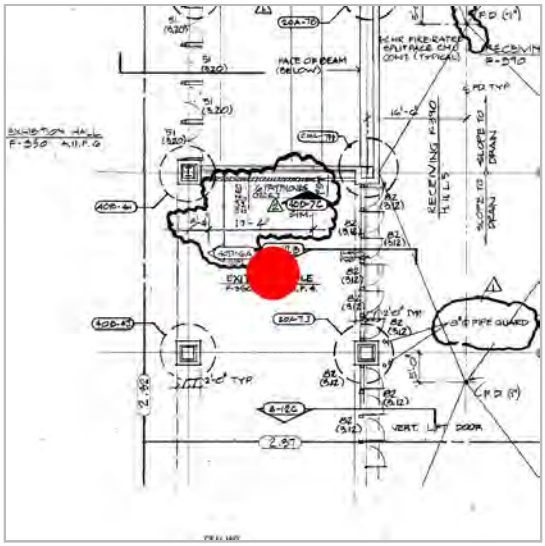


c.jpg
Added as Attachment
Added on Apr 7, 2025, 3:51 PM EDT
Added by Ken Kugaczewski

Issue detail

#350: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Apr 7, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(20) 4A.2-36.pdf
Root cause	—

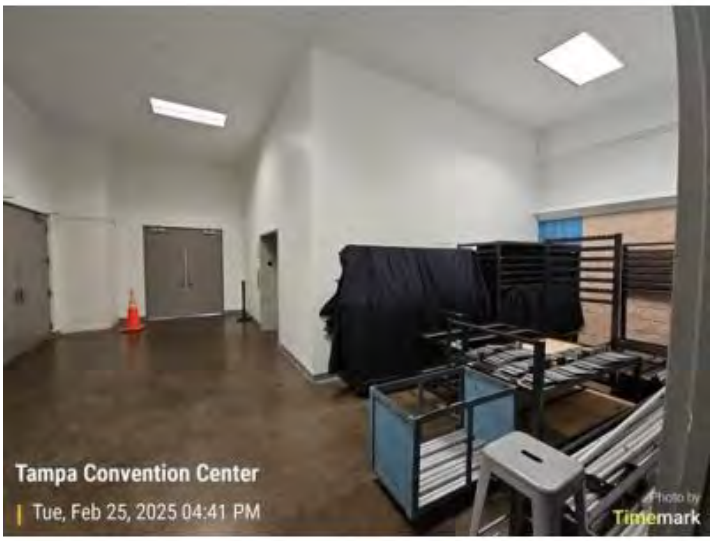
Custom fields

Room	—

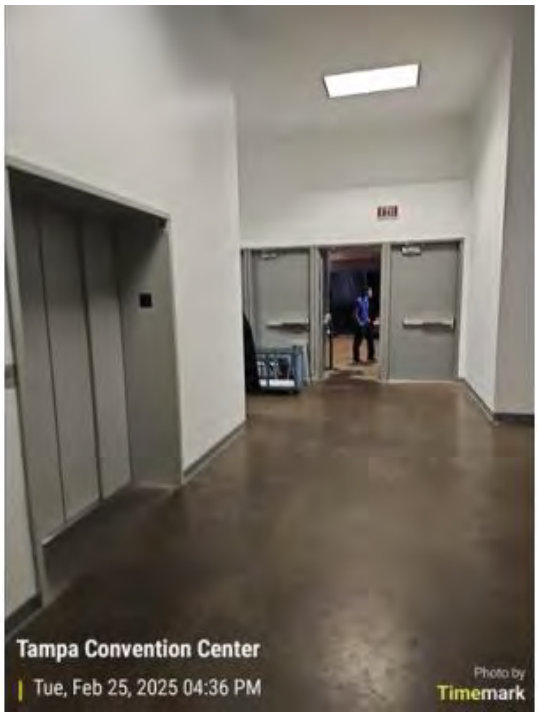
ident	—
number	—
Observation	Combustible Storage located in egress corridor vestibule leading to semi-enclosed exit discharge located adjacent to docking dock at north and West end of property (Platt Street and Waterside Discharge).
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Combustible Material Storage in Exit Vestibule discharge corridor in direct violation of egress requirements of Florida Building Code.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Removal all Storage from Exist Vestibule.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (2)



a84f4411-f99b-4dd1-b499-718d3811719e_t.jpg
Added as Attachment
Added on Apr 7, 2025, 3:48 PM EDT
Added by Ken Kugaczewski

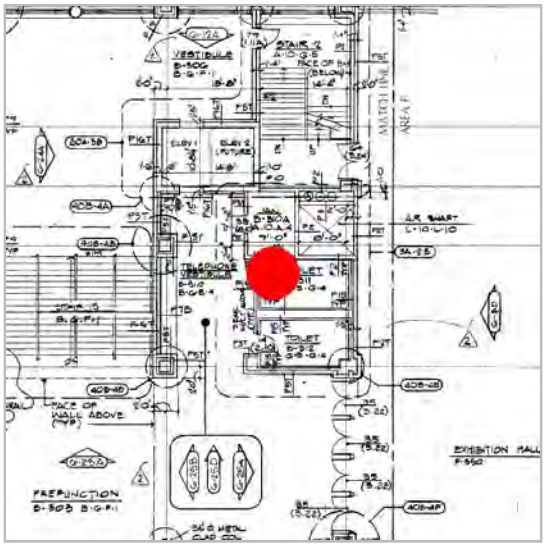


ddssd.jpg
Added as Attachment
Added on Apr 7, 2025, 3:47 PM EDT
Added by Ken Kugaczewski

Issue detail

#338: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 27, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(1) 4A.2-28.pdf
Root cause	—

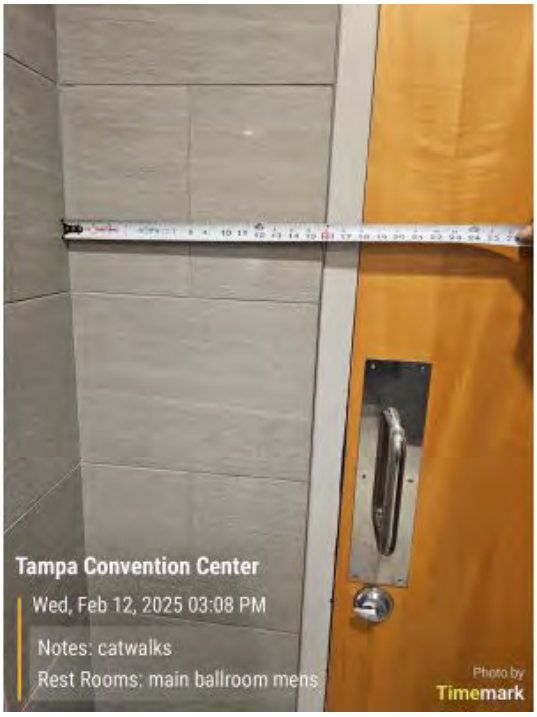
Custom fields

Room	—

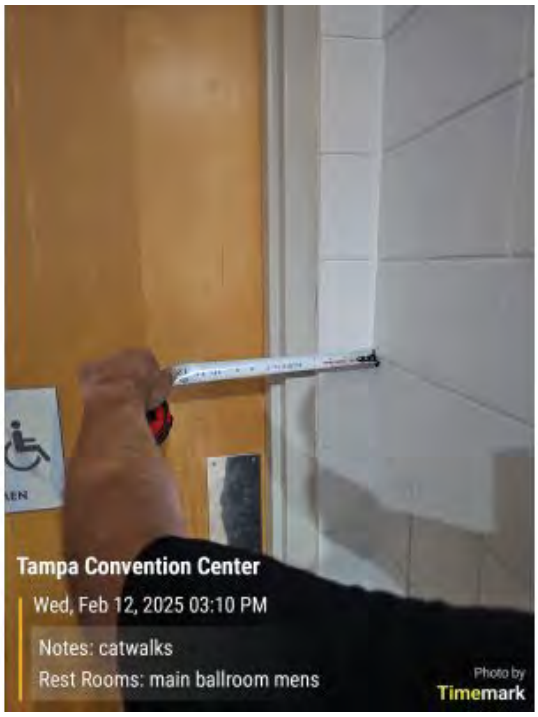
ident	—
number	—
Observation	Non-ADA compliant push side clearance for entry to Men's Accessible Restroom. Women's Room Access provides code compliant min. pull side door clearance of 18".
Room Name	—
Room Number	B311, B312
Building Document Room Name	—
Assessments	Push Side Clearance to Men's Accessible Restroom not in accordance with current ADA guidelines for 12" min. Push Side Clearance.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Augment projected Wall face outside corridor to provide 12" push side clearance required. Provide Signage indicating non accessible Restroom if walls left in place. Provide direction to direct public to nearest accessible restroom.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

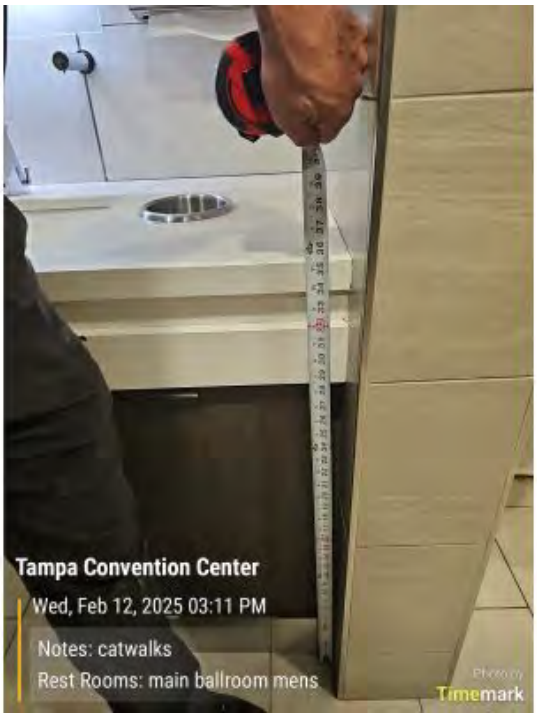
Photos (3)



2025-02-12 03.08.45_333, South Franklin Street_(Title-Tampa Convention Center)_(Notes-catwalks)_(Rest Rooms-main ballroom mens).jpg
Added as Attachment
Added on Mar 27, 2025, 6:25 PM EDT
Added by Ken Kugaczewski



2025-02-12 03.10.36_333, South Franklin Street_(Title-Tampa Convention Center)_(Notes-catwalks)_(Rest Rooms-main ballroom mens).jpg
Added as Attachment
Added on Mar 27, 2025, 6:25 PM EDT
Added by Ken Kugaczewski

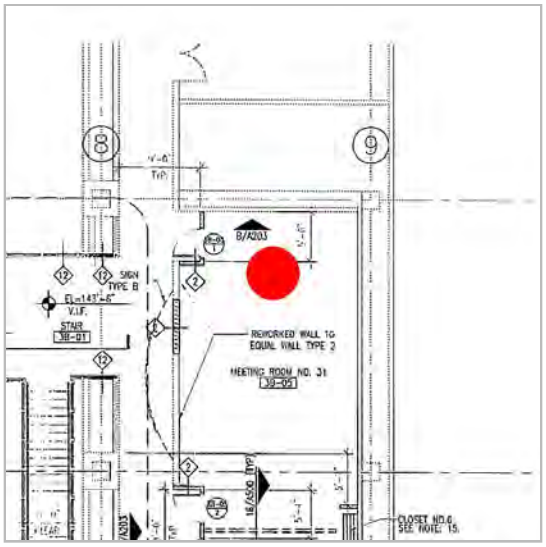


2025-02-12 03.11.47_333, South Franklin Street_(Title-Tampa Convention Center)_(Notes-catwalks)_(Rest Rooms-main ballroom mens).jpg
Added as Attachment
Added on Mar 27, 2025, 6:26 PM EDT
Added by Ken Kugaczewski

Issue detail

#337: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 27, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(12) 2001 Dwg A160 - Copy.pdf
Root cause	—

Custom fields

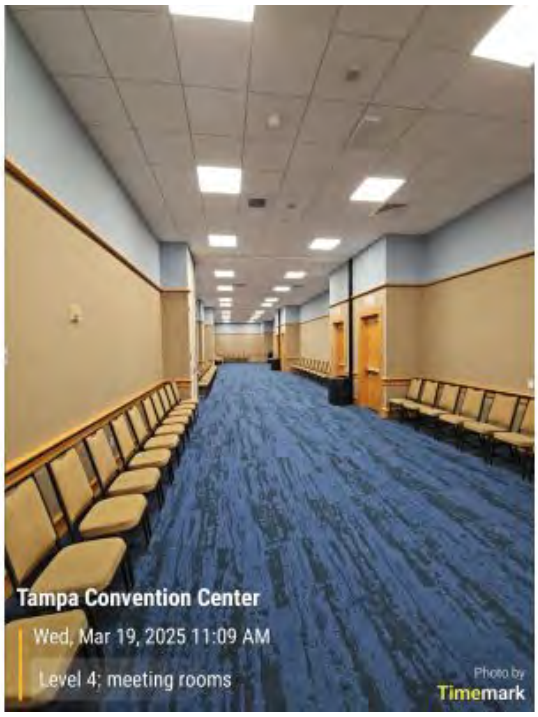
Room	—

ident	—
number	—
Observation	—
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (3)

2025-03-19 11.09.15__(Title-Tampa Convention Center)_(Level 4-meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 4:06 PM EDT
Added by Ken Kugaczewski



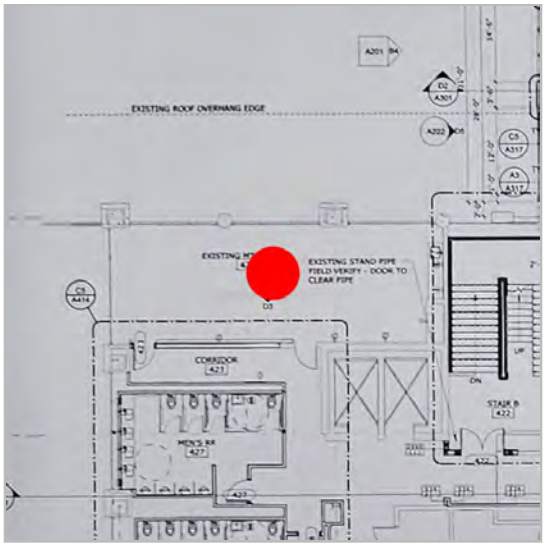
2025-03-19 11.09.38__(Title-Tampa Convention Center)_(Level 4-meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 4:06 PM EDT
Added by Ken Kugaczewski

2025-03-19 11.09.25__(Title-Tampa Convention Center)_(Level 4-meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 4:06 PM EDT
Added by Ken Kugaczewski

Issue detail

#336: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 27, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(6) 2021 Dwg A104A Office Level Phase II Addition Plan.pdf
Root cause	—

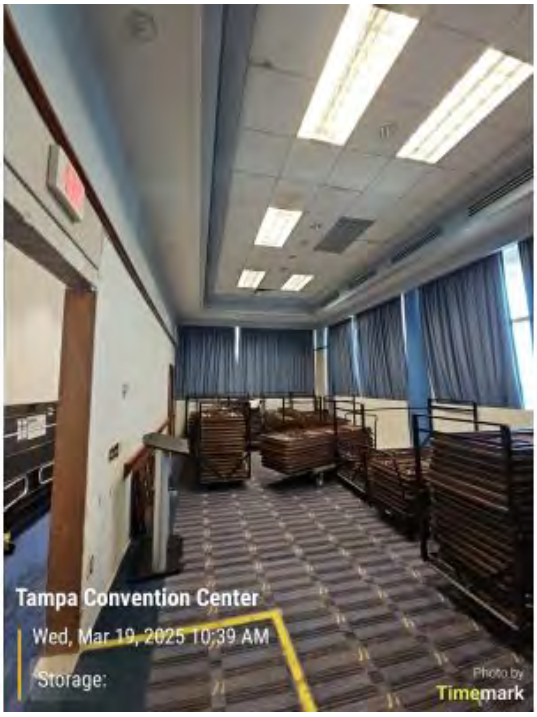
Custom fields

Room	—

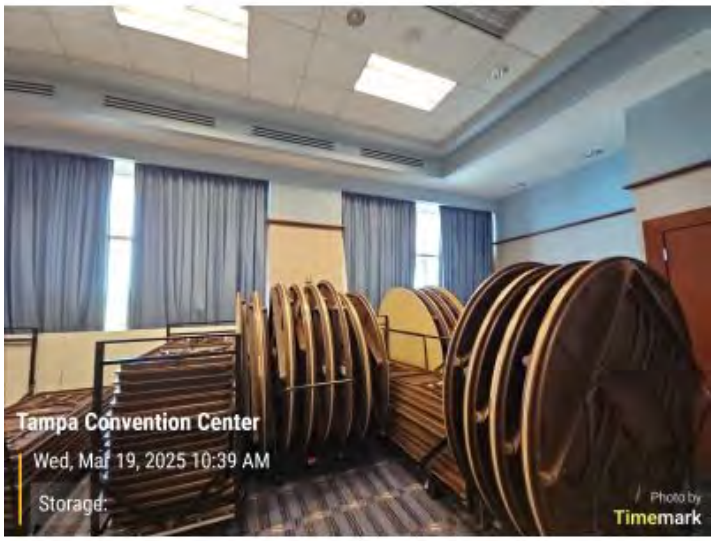
ident	—
number	—
Observation	Meeting Room currently utilized for storage. Possible room for OPS relocation from storage room.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (5)

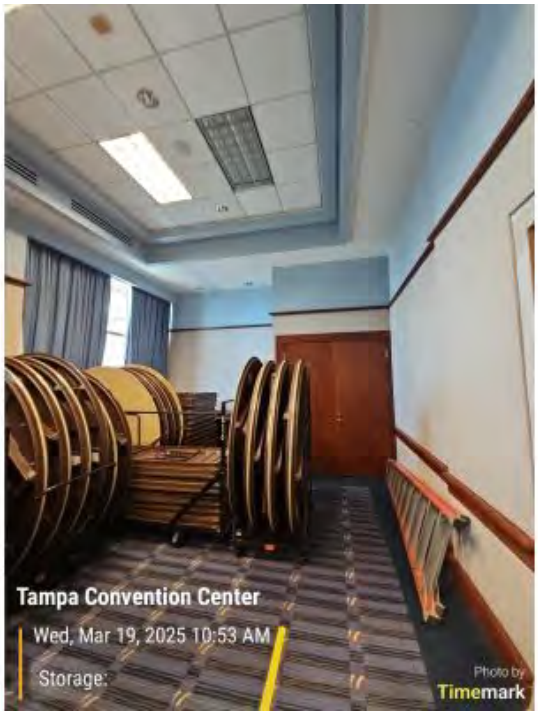


2025-03-19 10.39.16__(Title-Tampa Convention Center)_(Storage-).jpg
Added as Attachment
Added on Mar 27, 2025, 4:03 PM EDT
Added by Ken Kugaczewski



2025-03-19 10.39.00__(Title-Tampa Convention Center)_(Storage-).jpg
Added as Attachment
Added on Mar 27, 2025, 4:03 PM EDT
Added by Ken Kugaczewski

2025-03-19 10.39.08__(Title-Tampa Convention Center)_(Storage-).jpg
Added as Attachment
Added on Mar 27, 2025, 4:03 PM EDT
Added by Ken Kugaczewski



2025-03-19 10.53.33__(Title-Tampa Convention Center)_(Storage-).jpg
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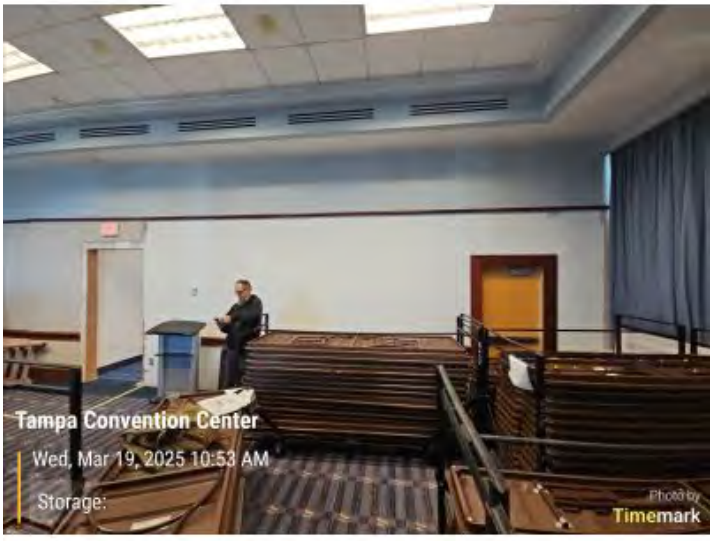
Added on Mar 27, 2025, 4:03 PM EDT
Added by Ken Kugaczewski

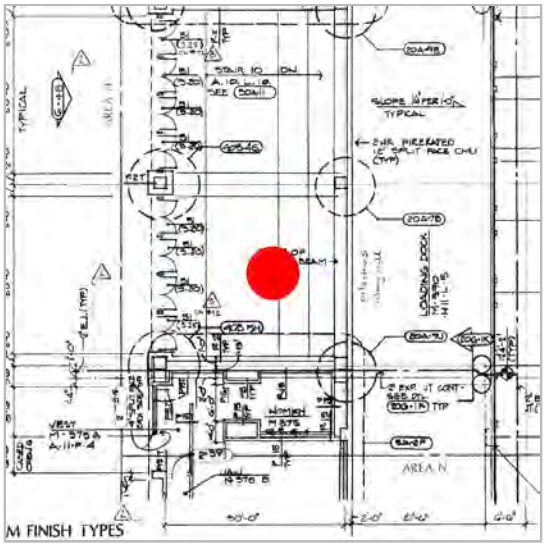


2025-03-19 10.53.55__(Title-Tampa Convention Center)_(Storage-).jpg
Added as Attachment
Added on Mar 27, 2025, 4:03 PM EDT
Added by Ken Kugaczewski

Issue detail

#334: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 27, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(27) 4A.2-38.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Cooling Tower Level Over Convention Hall at Level independent of Mechanical Level and Convention Level Below (el.+144'-3"). Topping slab at chiller Level Piers cracked in numerous locations. Remedial sealant joint repairs performed in concrete topping slab in past. Varying stated of crack with no seal and deteriorated seal allowing water into cracks to WP membrane below topping slab. Topping slab has outperformed its lifespan. Concrete dunnage piers supporting Cooling Towers display signs of concrete and reinforcing deterioration. Perimeter Guardrail sections are loose and do not appear to meet current code requirement for fall protection,
Room Name	Cooling Tower Platform
Room Number	—
Building Document Room Name	—
Assessments	Recommend immediate repair of perimeter guardrail attachment to structure. Recommend localized topping slab removal to repair rail attachment. As part of Short term repairs, removal of topping slab as part of phased removal of and replacement of cooling towers as defined in MEP Equipment recommendations. Reinstallation of WP membrane and reapplication of new topping slab. Top coating application over concrete topping to be resistant to desiccant / chiller water chemicals. Chiller dunnage concrete pier supports to be repaired in where deteriorated concrete and exposed reinforcing is present. Piers missing sealant at juncture to concrete topping. Replace in kind to eliminate water intrusion at pier locations. Deteriorate piping support hangers obdserved.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Removal of Perimeter Railings, localized Area of topping slab to facilitate removal, re-anchorage of railings, repair of localized membrane waterproofing, and topping slabs at rail post connections to structure
S = Short Term Repair Description:	Wholesale removal and replacement of concrete topping slab, addition of wearing surface over topping slab to limit water infiltration into topping. Phased addition of cooling tower in unutilized cooling tower position.

L = Long Term Repair Description:	Phased replacement of Cooling Towers, maintain operation of three (3) Cooling Towers until all remaining cooling towers are replaced. Repair of concrete dunnage piers and piping support framing are to be replaced.

References and Attachments

Files (1)

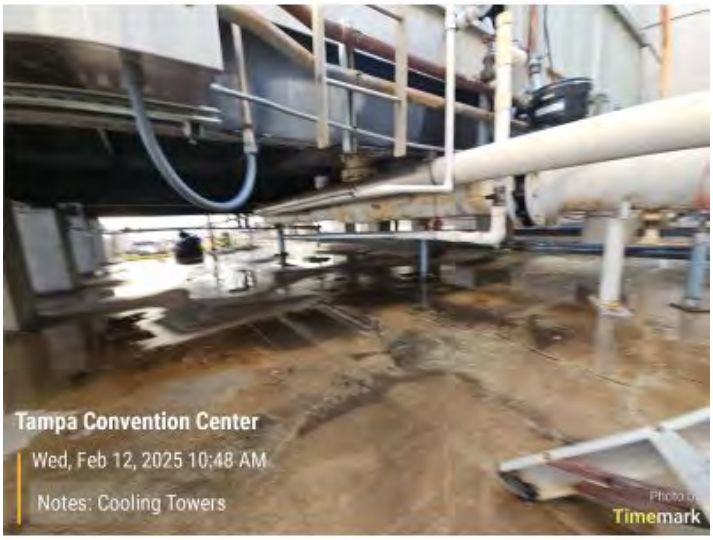
Attachments (1)

- 2025-02-12 10.56.31_239, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Cooling Towers).mp4

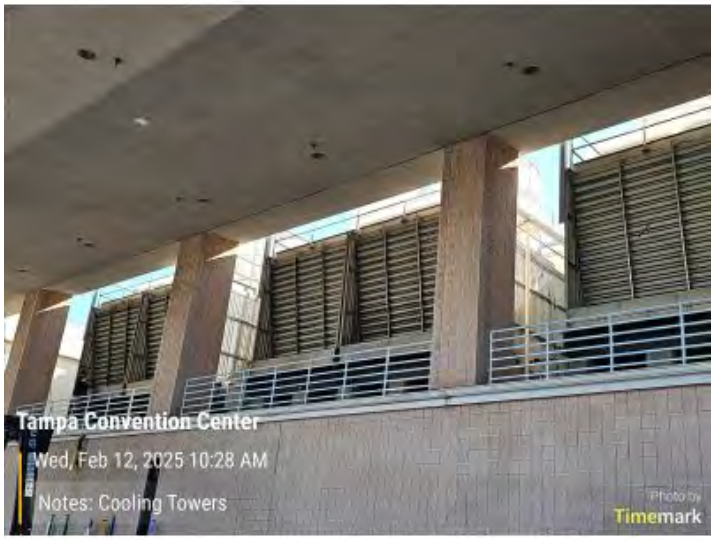
Photos (8)

2025-02-12 10.46.15_239, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Cooling Towers).jpg
Added as Attachment
Added on Mar 27, 2025, 3:57 PM EDT
Added by Ken Kugaczewski

2025-02-12 10.27.29_233, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Level 3 Loading).jpg
Added as Attachment
Added on Mar 27, 2025, 3:44 PM EDT
Added by Ken Kugaczewski

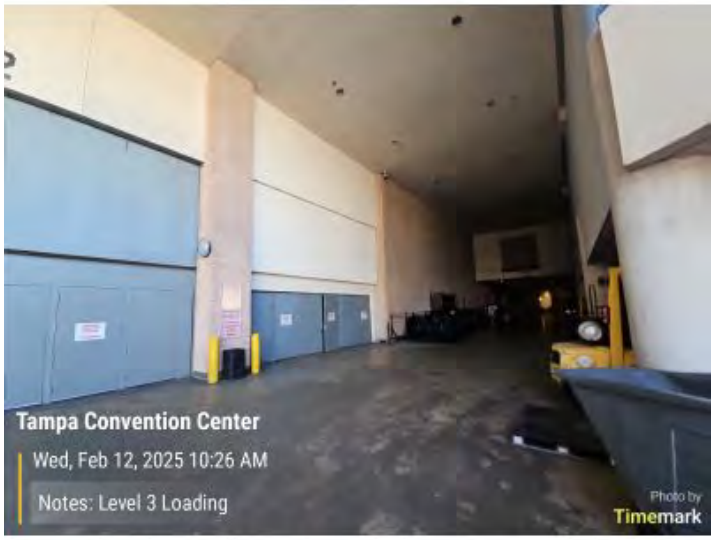


2025-02-12 10.48.36_239, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Cooling Towers).jpg
Added as Attachment
Added on Mar 27, 2025, 3:47 PM EDT
Added by Ken Kugaczewski



2025-02-12 10.28.56_233, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Cooling Towers).jpg
Added as Attachment
Added on Mar 27, 2025, 3:45 PM EDT
Added by Ken Kugaczewski

2025-02-12 11.03.19_100, West Platt Street_(Title-Tampa Convention Center)_(Notes-Cooling Towers).jpg
Added as Attachment
Added on Mar 27, 2025, 3:45 PM EDT
Added by Ken Kugaczewski



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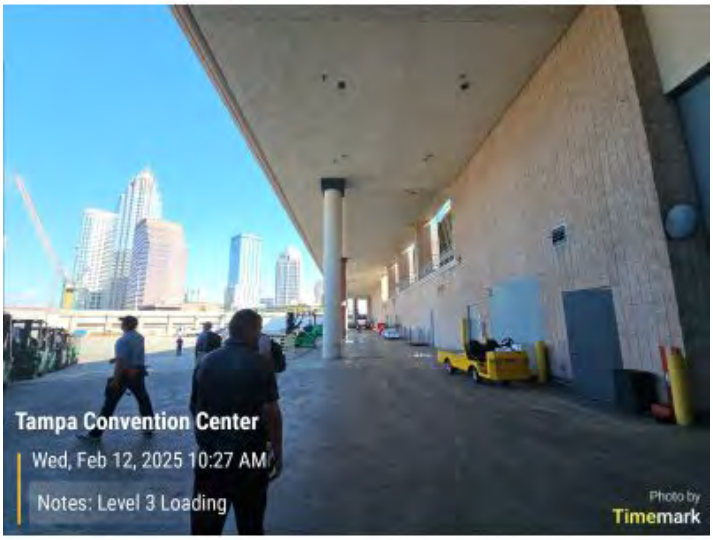
Added by Ken Kugaczewski



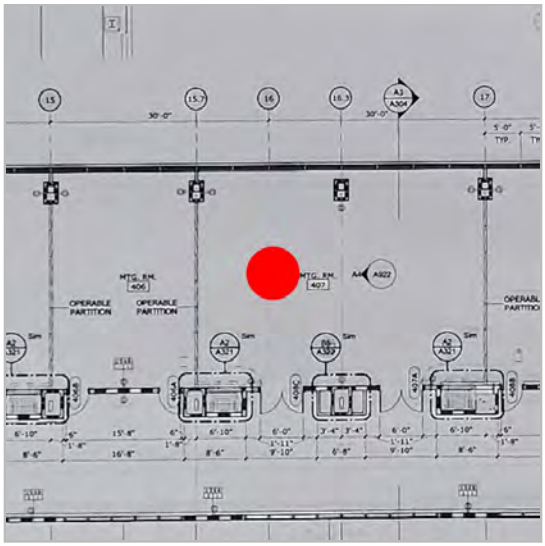
2025-02-12 10.27.04_125, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Level 3 Loading).jpg
Added as Attachment
Added on Mar 27, 2025, 3:44 PM EDT
Added by Ken Kugaczewski

2025-02-12 10.47.36_239, Ashley Drive South_(Title-Tampa Convention Center)_(Notes-Cooling Towers).jpg
Added as Attachment
Added on Mar 27, 2025, 3:47 PM EDT
Added by Ken Kugaczewski

Issue detail

#330: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 27, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(6) 2021 Dwg A104A Office Level Phase II Addition Plan.pdf
Root cause	—

Custom fields

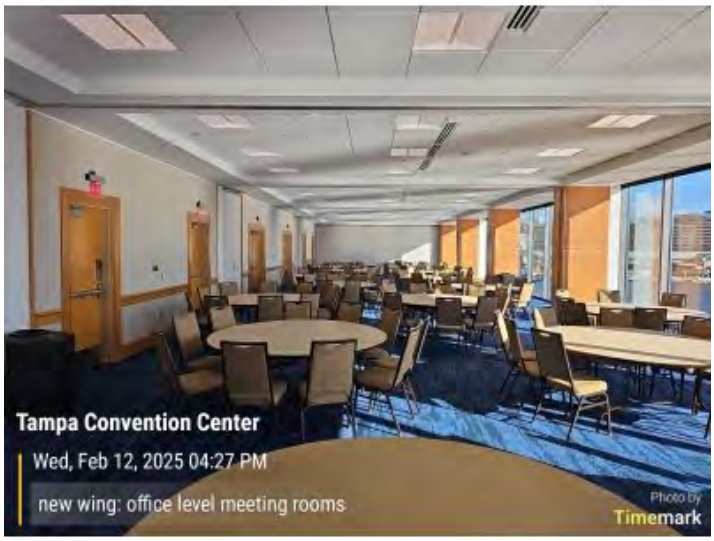
Room	—

ident	—
number	—
Observation	Good Overall Condition.
Room Name	4th Floor Office Level Meeting Rooms Waterside 2021 Addition
Room Number	Meeting Rooms 401 through 409
Building Document Room Name	—
Assessments	No modifications to Existing Rooms required.
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

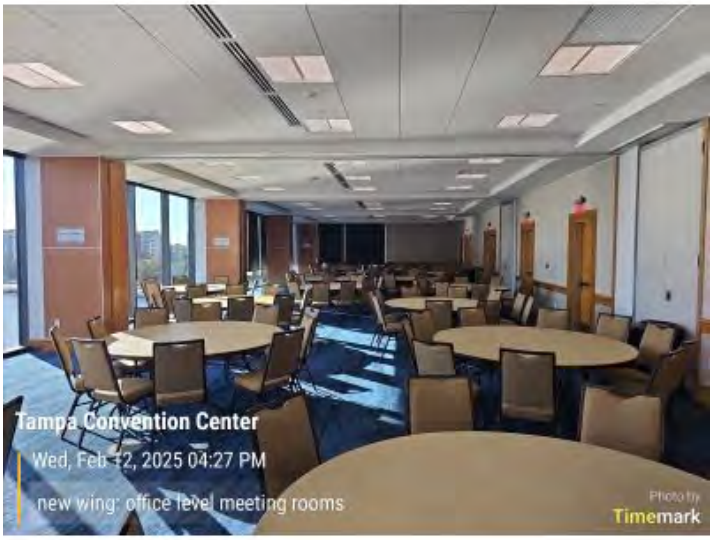
References and Attachments

Photos (4)

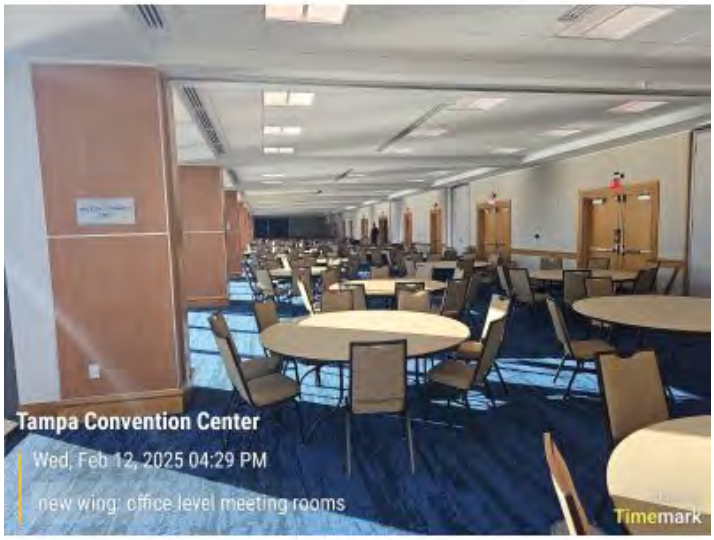
2025-02-12 04.30.21_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms)_(suites-413 to 419).jpg
Added as Attachment
Added on Mar 27, 2025, 3:32 PM EDT
Added by Ken Kugaczewski



2025-02-12 04.27.44_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 3:32 PM EDT
Added by Ken Kugaczewski



2025-02-12 04.27.40_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 3:32 PM EDT
Added by Ken Kugaczewski

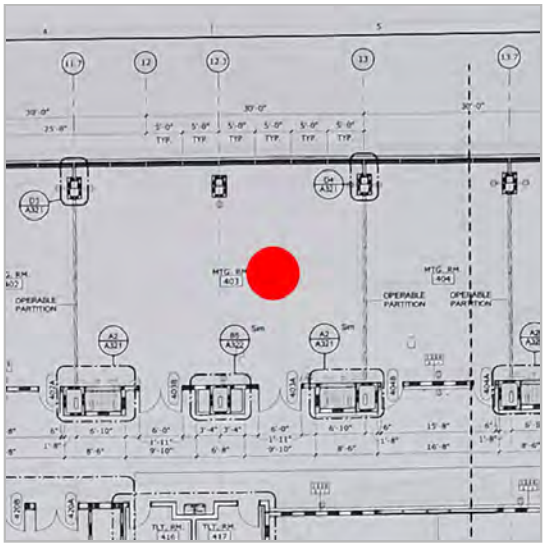


2025-02-12 04.29.28_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 3:32 PM EDT
Added by Ken Kugaczewski

Issue detail

#329: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 27, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(6) 2021 Dwg A104A Office Level Phase II Addition Plan.pdf
Root cause	—

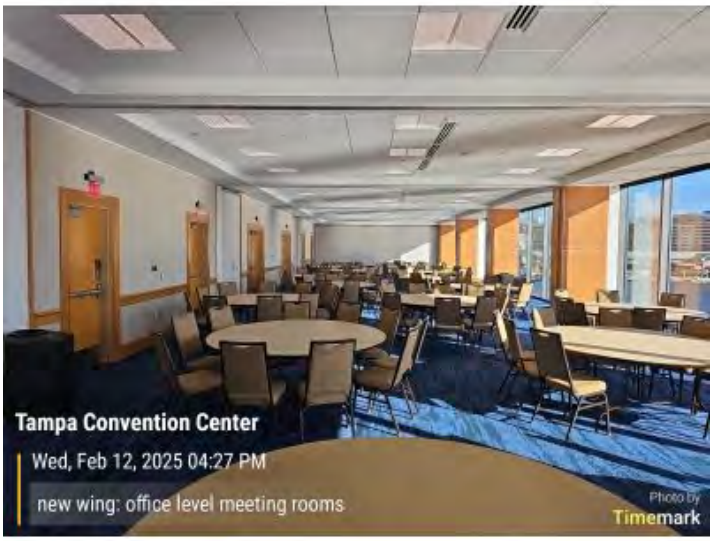
Custom fields

Room	—

ident	—
number	—
Observation	Good Overall Condition Throughout
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (4)



2025-02-12 04.27.44_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms).jpg
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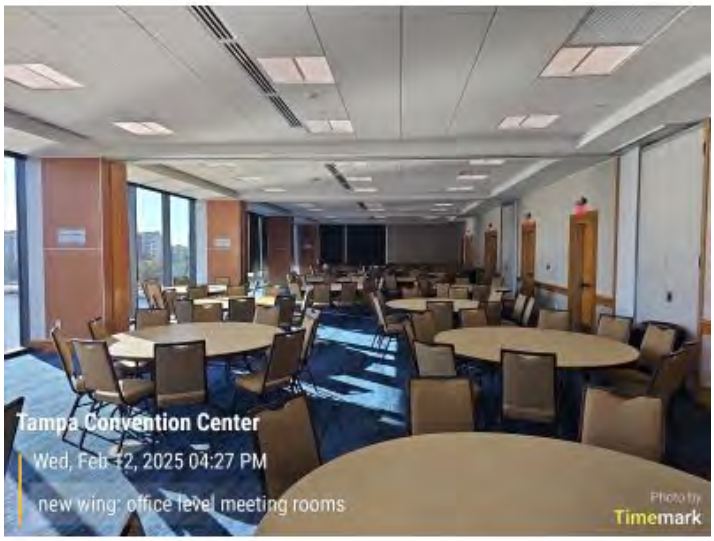
Added on Mar 27, 2025, 3:30 PM EDT
Added by Ken Kugaczewski



2025-02-12 04.27.40_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms).jpg
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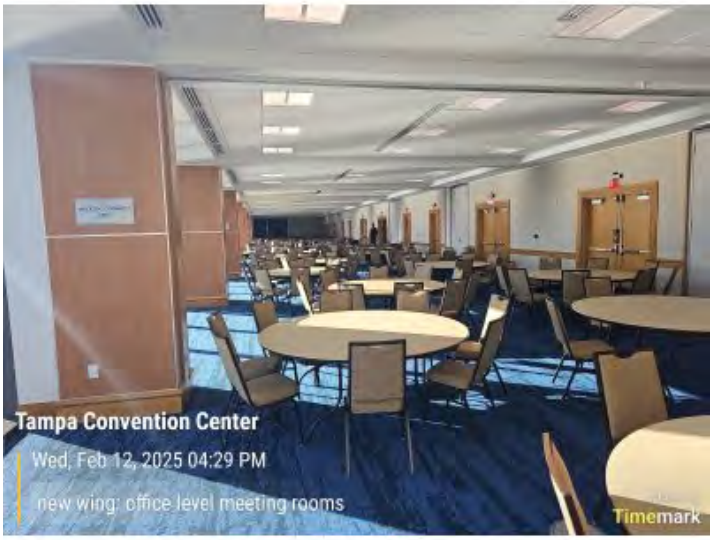
Added by Ken Kugaczewski



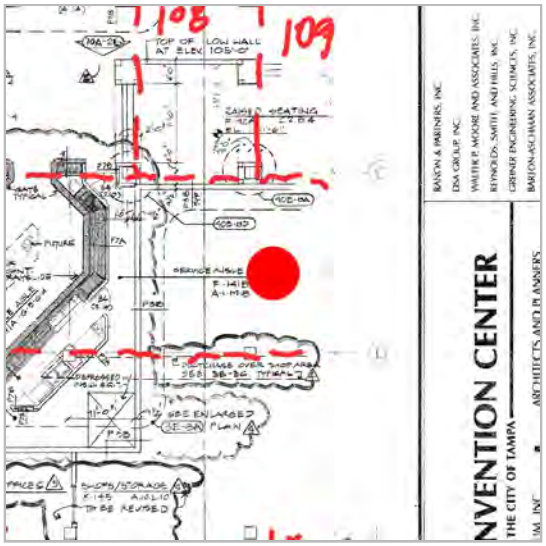
2025-02-12 04.29.28_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms).jpg
Added as Attachment
Added on Mar 27, 2025, 3:31 PM EDT
Added by Ken Kugaczewski

2025-02-12 04.30.21_149, Channelside Drive_(Title-Tampa Convention Center)_(new wing-office level meeting rooms)_(suites-413 to 419).jpg
Added as Attachment
Added on Mar 27, 2025, 3:31 PM EDT
Added by Ken Kugaczewski

Issue detail

#328: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 24, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(7) 4A.2-06.pdf
Root cause	—

Custom fields

Room	—

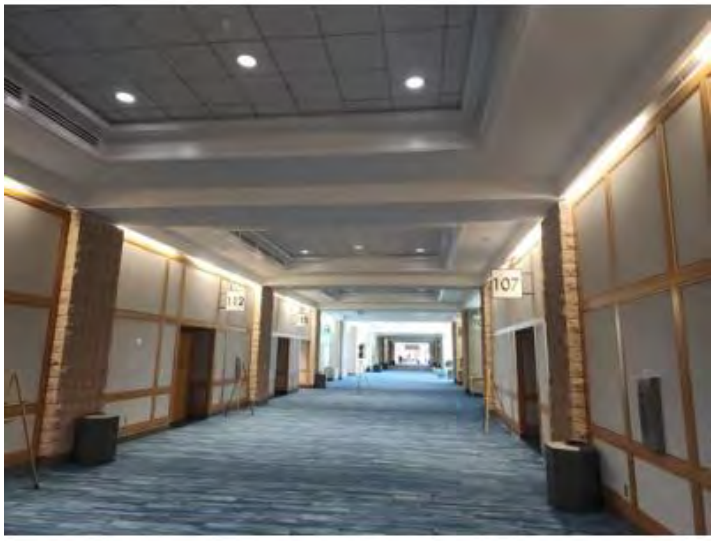
ident	—
number	—
Observation	Confirm light fixture levels adequate for corridor. Flourescent Can fixtures throughout corridor within ACT tile infill. Perimeter strip lighting along corridor walls flourescent ube fixtures. Consider LED modification for prolonged life expectancy, and energy efficiency to change to LED type fixtures like similar upgrades performed to convention level fixtures.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (4)

6702128b-14b5-4d2a-9679-1cb3b3550d64_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:48 PM EDT
Added by Ken Kugaczewski

c7f6da20-159b-4437-97a6-806e3a602e13_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:48 PM EDT
Added by Ken Kugaczewski



ce0886a6-44e5-49da-810e-230a5ed567bf_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:48 PM EDT
Added by Ken Kugaczewski

60f71bdb-e0d5-4ca5-8ab0-884894a9aaa1_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:48 PM EDT
Added by Ken Kugaczewski

Comments

Ken Kugaczewski Mar 24, 2025, 4:51 PM EDT	Confirm light fixture levels adequate for corridor. Flourescent Can fixtures throughout corridor within ACT tile infill. Perimeter strip lighting along corridor walls flourescent ube fixtures. Consider LED modification for prolonged life expectancy, and energy efficiency to change to LED type fixtures like similar upgrades performed to convention level fixtures.

Issue detail

#327: Observation

Status	Open
Type	OBS Architecture > Observation

Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 24, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(4) 4A.2-03.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	8'wide x 11'6" pair doors non code compliant for rating assembly. No fire rated door tags present, inaccessible frame tag rating, non- identified UL rated hardware notations. Appears to be retrofit door assembly. Hold Open Devices provided for Oversize Doors.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (8)

c97aaf6d-26c0-49cd-98f8-04fe8a80a577_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

a0e8f2dc-eced-45a0-922c-51b671a5415d_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

faebfc1e-5ce5-4ac7-826b-d151e0531c9d_t.jpg
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Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

19389e17-dfd4-4d0b-a3ef-5f17e2af3442_t.jpg
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Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

3ad86315-d740-4b9a-9a8c-5e1e8f8e1880_t.jpg
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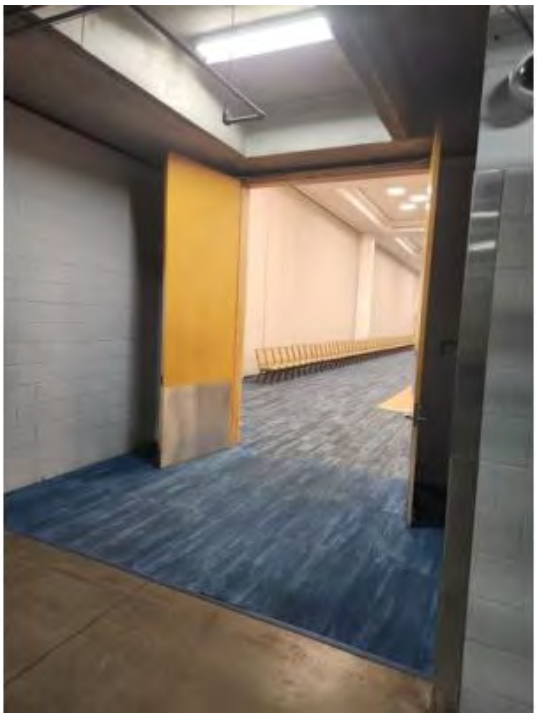
Added by Ken Kugaczewski



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Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

677b4d86-eeaf-4e4e-9348-90f7ad344475_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:52 PM EDT
Added by Ken Kugaczewski

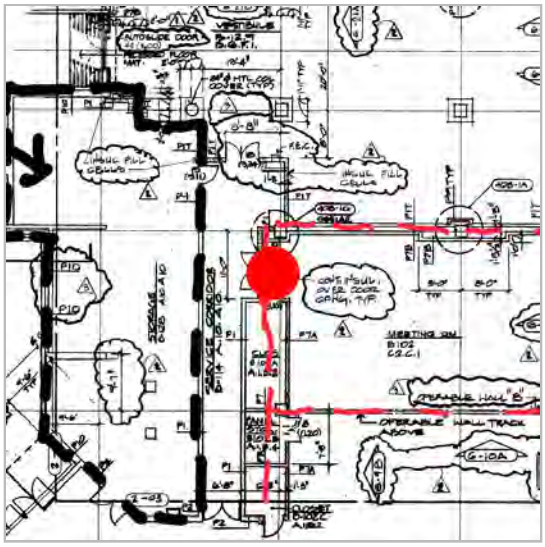
Comments

Ken Kugaczewski Mar 24, 2025, 3:55 PM EDT	8'wide x 11'6" pair doors non code compliant for rating assembly. No fire rated door tags present, inaccessible frame tag rating, non- identified UL rated hardware notations. Appears to be retrofit door assembly,

Issue detail

#326: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 24, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(2) 4A.2-02.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Missing Vertical Locking Astragal to allow self closing of Egress Rim Devices.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

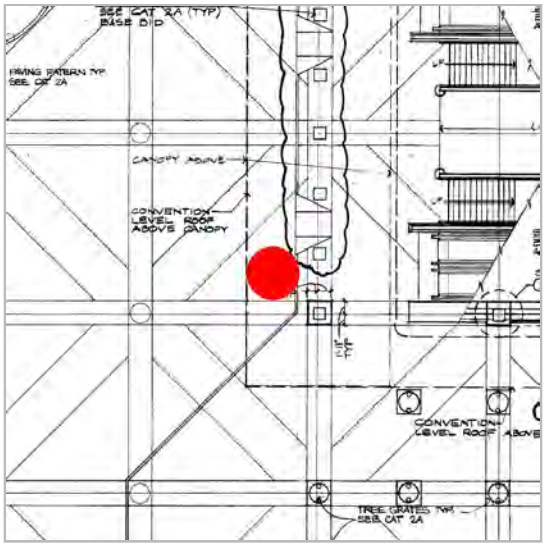
Photos (1)

34b8b7d8-727b-4688-b692-a892f416c59d_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:40 PM EDT
Added by Ken Kugaczewski

Issue detail

#325: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 24, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(1) 4A.2-01.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Reference Vertical Transportation Report for Findings associated with Exterior Escalators 1 through 4
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (1)

53c92e0a-fcd6-4468-8153-e4a80a680d3c_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:37 PM EDT
Added by Ken Kugaczewski

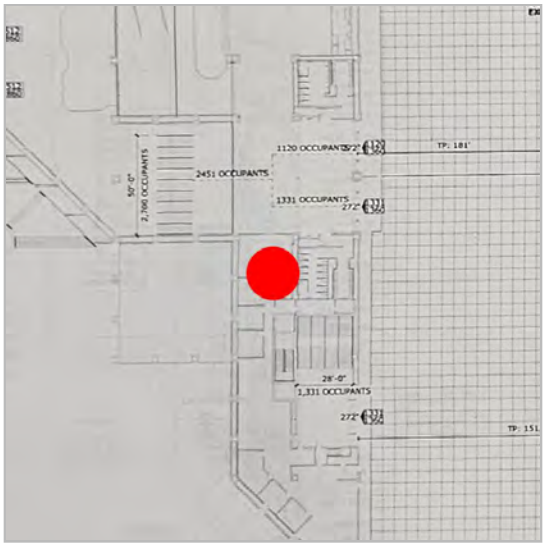
Comments

	Ken Kugaczewski Mar 24, 2025, 3:38 PM EDT	View of Main Entrance Escalators. Refer to typical comments / recommendations from Transportation Consultants

Issue detail

#324: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(14) 2021 Dwg G103 Convention Level Phase II Overall Life Safety Plan.pdf
Root cause	—

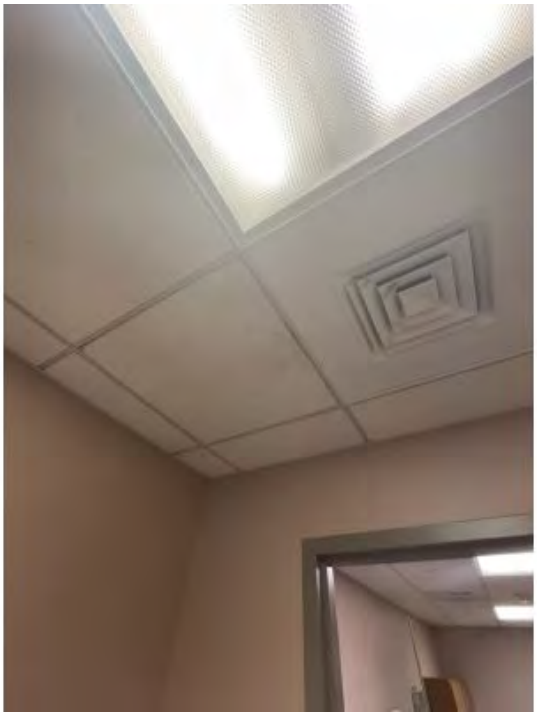
Custom fields

Room	—

ident	—
number	—
Observation	Old ceiling tiles, fluorescent light fixtures 2’ x 4’.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Replace existing light fixtures with Energy Efficient LED fixtures, update ACT ceiling tiles.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Replace Fluorescent Fixtures with comparable Energy Efficient LED fixtures.
L = Long Term Repair Description:	—

References and Attachments

Photos (13)



20250320_110020_2_photo.jpg
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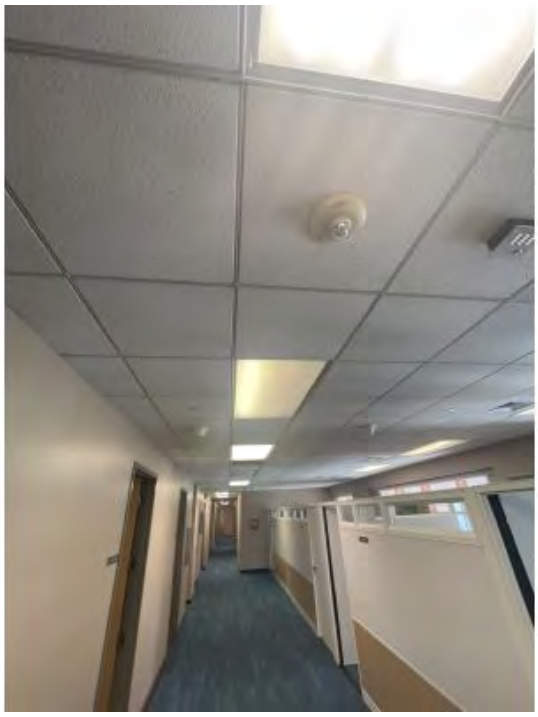
Added by Ken Kugaczewski



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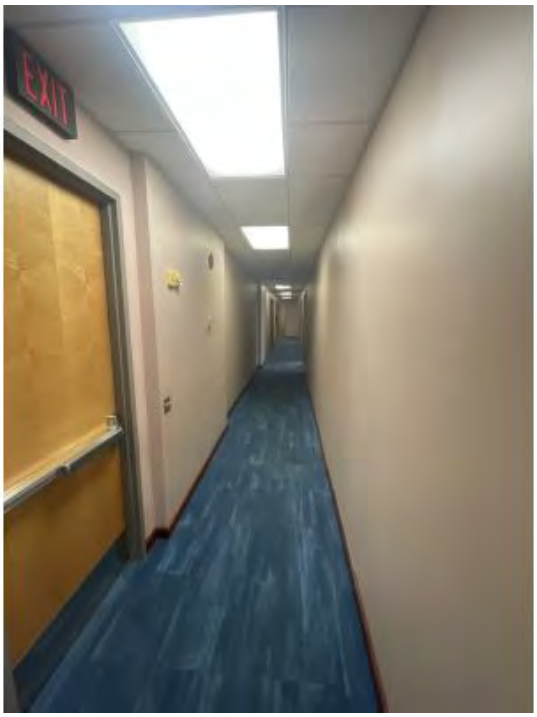
Added by Ken Kugaczewski



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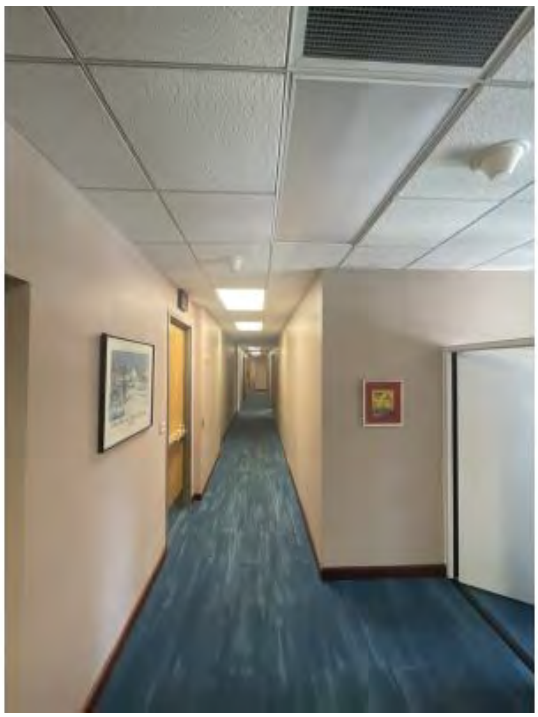

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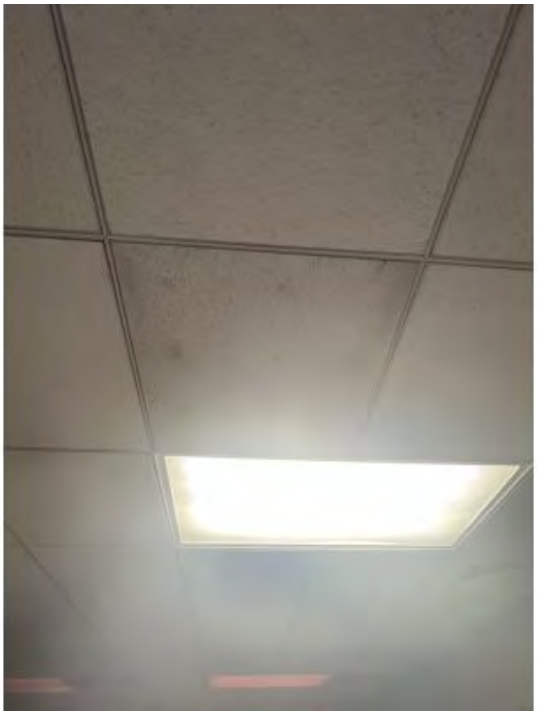
Added by Ken Kugaczewski



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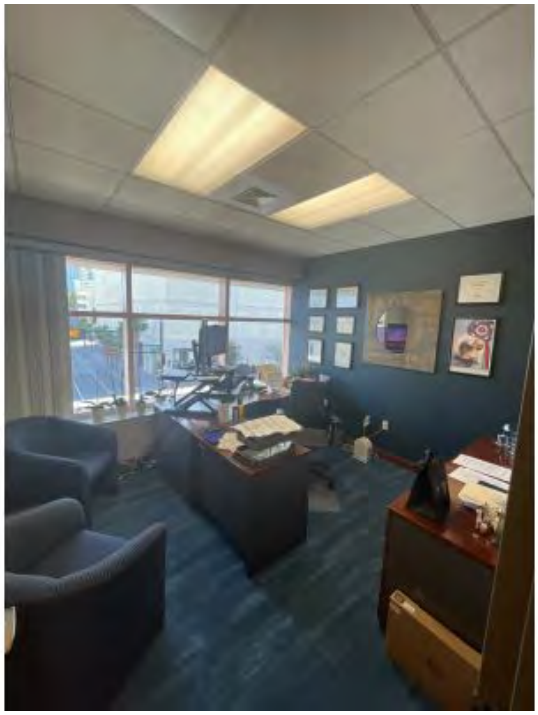
Added on Mar 21, 2025, 2:37 PM EDT
Added by Ken Kugaczewski



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Added on Mar 21, 2025, 2:37 PM EDT
Added by Ken Kugaczewski

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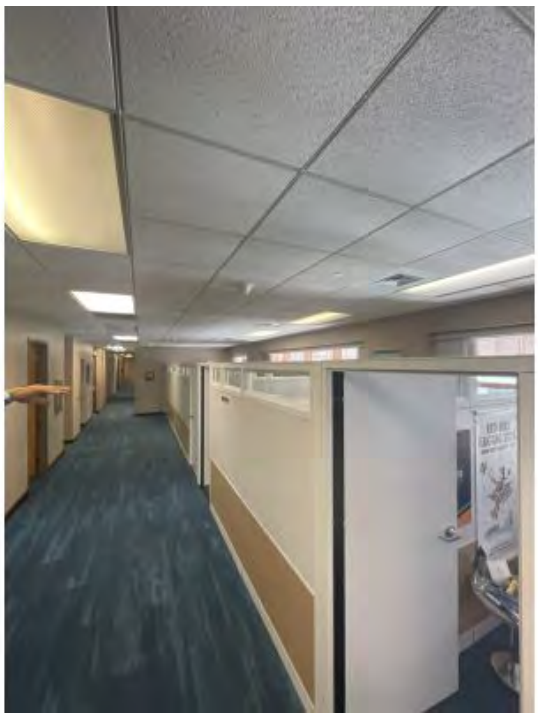
Added as Attachment
Added on Mar 20, 2025, 11:03 AM EDT
Added by Ken Kugaczewski



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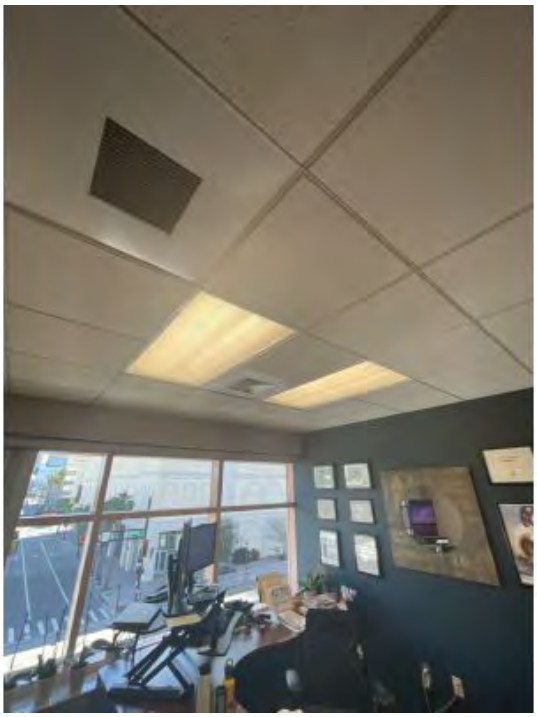
Added on Mar 20, 2025, 11:03 AM EDT
Added by Ken Kugaczewski



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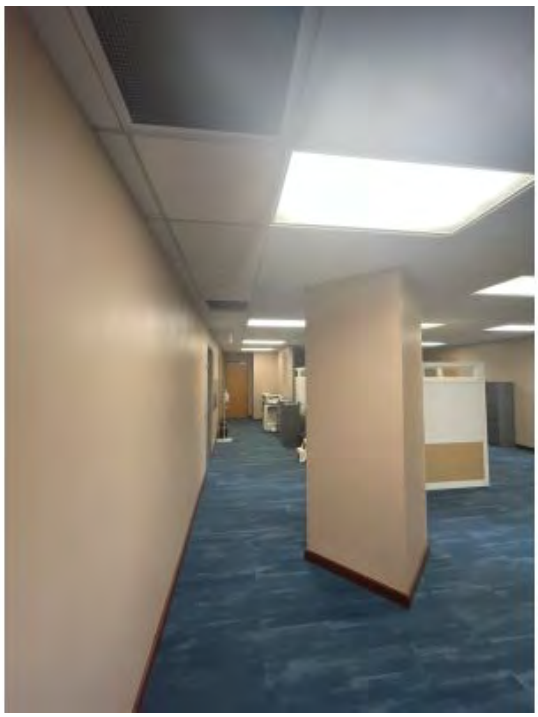
Added by Ken Kugaczewski



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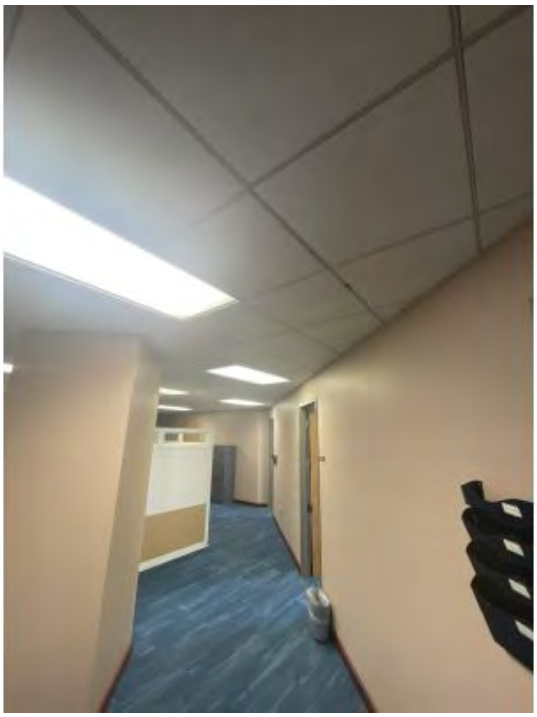
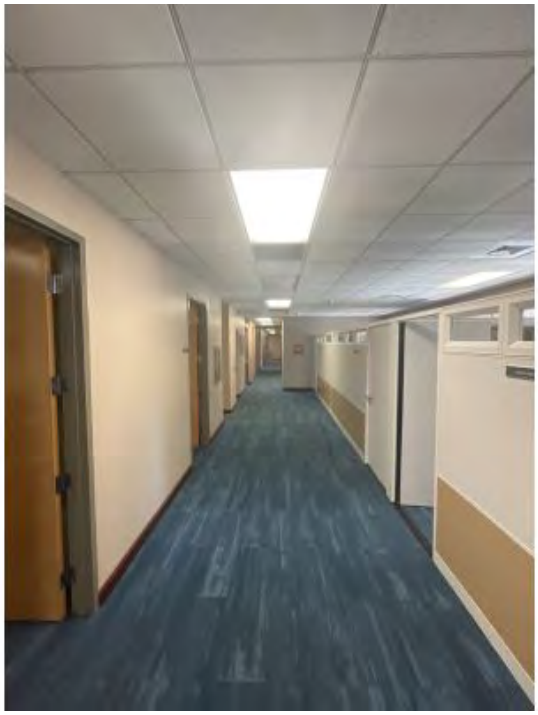
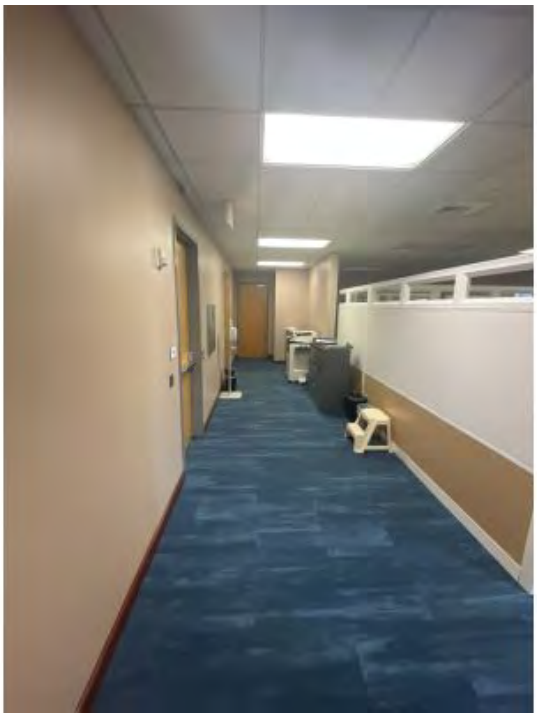
Added on Mar 20, 2025, 11:03 AM EDT
Added by Ken Kugaczewski



20250320_110058_6_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 11:03 AM EDT
Added by Ken Kugaczewski



20250320_110004_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 11:03 AM EDT
Added by Ken Kugaczewski

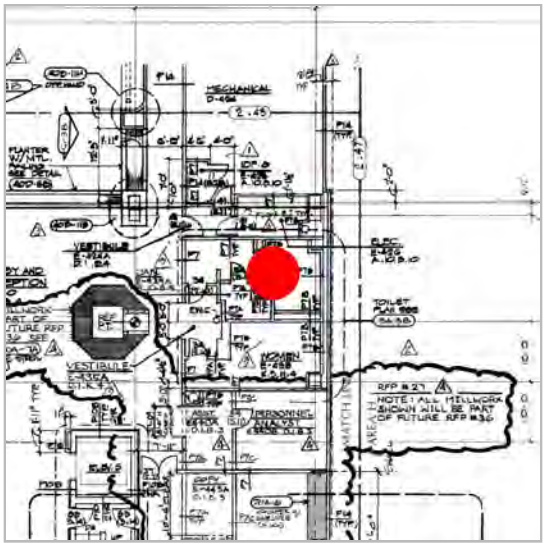


20250320_110312_12_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 11:03 AM EDT
Added by Ken Kugaczewski

Issue detail

#323: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(15) 4A.2-44.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	4th floor south men’s RR office level in compliance
Room Name	—
Room Number	E-434
Building Document Room Name	—
Assessments	No recommendations.
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (3)

20250320_104924_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 10:50 AM EDT
Added by Ken Kugaczewski

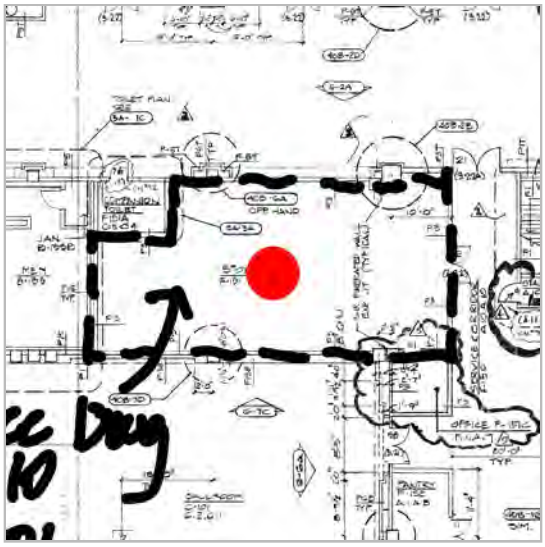
20250320_104935_3_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 10:50 AM EDT
Added by Ken Kugaczewski

20250320_104935_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 10:50 AM EDT
Added by Ken Kugaczewski

Issue detail

#322: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(7) 4A.2-06.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Typical gang restroom has one HC Accessible Stall installed with Sink and mirror access. See similar comment ADA accessibility for ADA stall. Sink and Mirror within Men's HC Stall not in compliance with ADA for accessible height 34" a.f.f. maximum. Visible portion of mirror at sink above the maximum height of 40" a.f.f. in accordance with ADA.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (2)

20250320_100021_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 10:00 AM EDT
Added by Ken Kugaczewski

20250320_100010_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 10:00 AM EDT
Added by Ken Kugaczewski

Comments

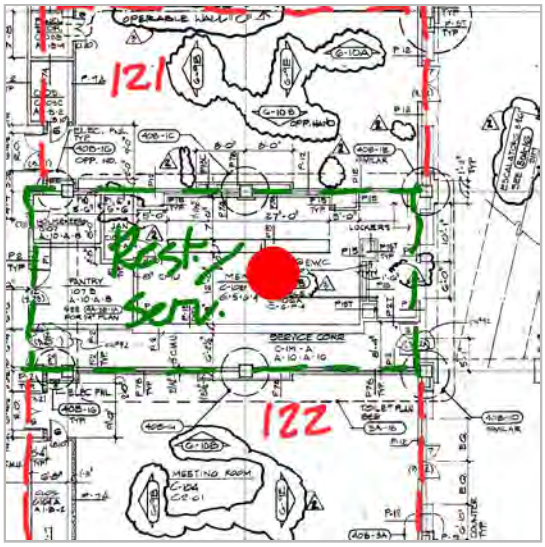
Ken Kugaczewski
Mar 24, 2025, 4:56 PM EDT

Sink and Mirror within Mens HC Stall not in compliance with ADA for accessible height 34" a.f.f.maximum. Visible portion of mirror at sink above the maximum height of 40" a.f.f. in accordannce with ADA.

Issue detail

#321: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(4) 4A.2-03.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	HC stall in compliance with ADA
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

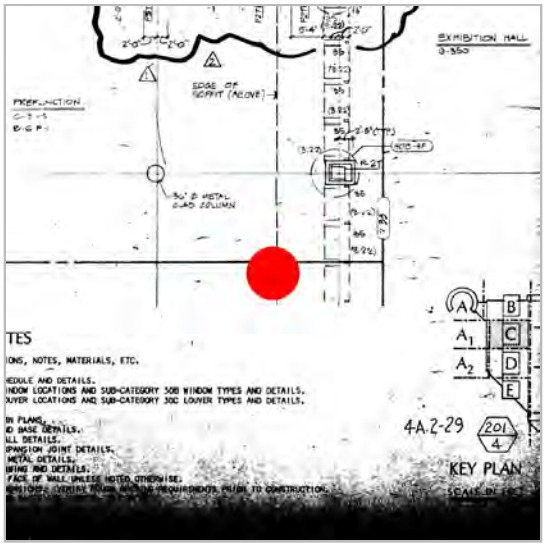
Photos (1)

20250320_094616_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:51 AM EDT
Added by Ken Kugaczewski

Issue detail

#320: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(2) 4A.2-29.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Convention Level East Side South Men’s RR - See similar comments
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Building Management to perform a reassessment / survey of all HC designated stalled and associated fixtures for ADA compliancy. Various restrooms have individual equipment installed not in accordance with current ADA Accessibility Guidelines.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Adjust currently installed HC Accessible fiture to mounting heights in accordance with ADA Accessibility regulations.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (2)

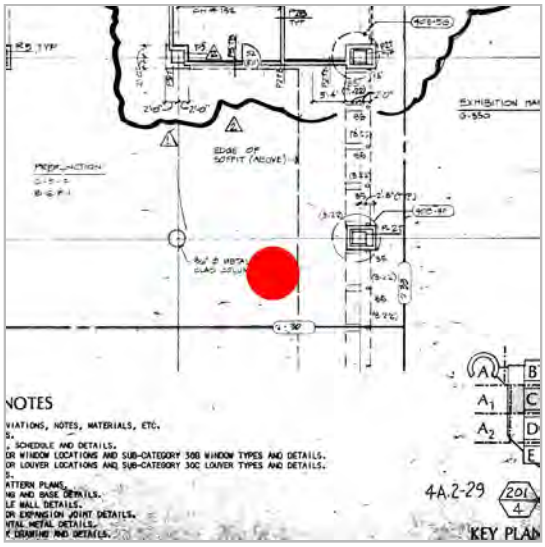
20250320_093404_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:34 AM EDT
Added by Ken Kugaczewski

20250320_093359_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:34 AM EDT
Added by Ken Kugaczewski

Issue detail

#319: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(2) 4A.2-29.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Convention Level East End Men’s and Women’s RR - main counters 37” AFF, Women’s ADA stall sink and mirror mounted over ADA compliance
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Building Management to perform a reassessment / survey of all HC designated stalled and associated fixtures for ADA compliancy. Various restrooms have individual equipment installed not in accordance with current ADA Accessibility Guidelines.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Adjust currently installed HC Accessible fiture to mounting heights in accordance with ADA Accessibility regulations.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (2)

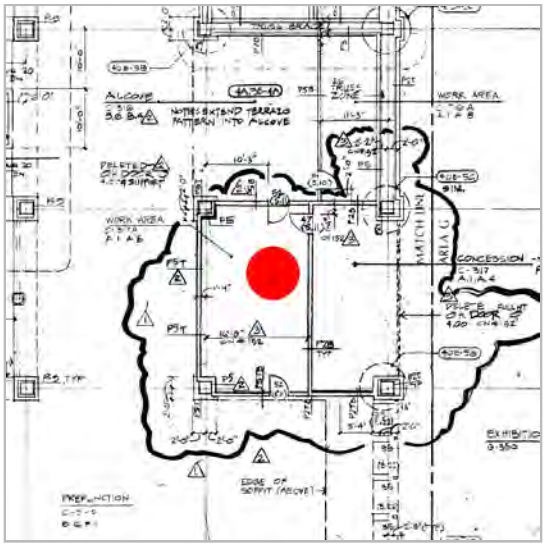
20250320_093052_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:31 AM EDT
Added by Ken Kugaczewski

20250320_093102_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:31 AM EDT
Added by Ken Kugaczewski

Issue detail

#318: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(2) 4A.2-29.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Convention Level Central Wing Men’s RR - main counters mounted at 34” AFF, Check maximum allowable distance of toilet to wall, ADA stall sink mounting height exceeds ADA 34” AFF, mirror in compliance
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Building Management to perform a reassessment / survey of all HC designated stalled and associated fixtures for ADA compliancy. Various restrooms have individual equipment installed not in accordance with current ADA Accessibility Guidelines.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Adjust currently installed HC Accessible fiture to mounting heights in accordance with ADA Accessibility regulations.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

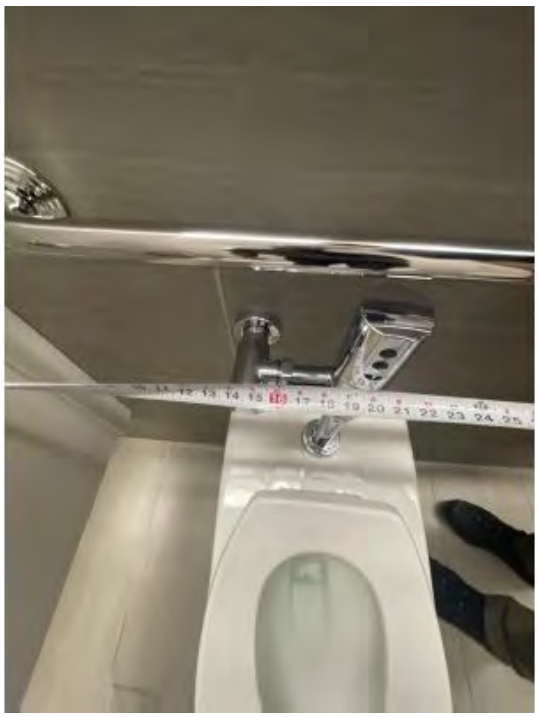
References and Attachments

Photos (4)

20250320_091029_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:12 AM EDT
Added by Ken Kugaczewski

20250320_091142_6_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:12 AM EDT
Added by Ken Kugaczewski

20250320_091113_5_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:12 AM EDT
Added by Ken Kugaczewski



20250320_091058_4_photo.jpg
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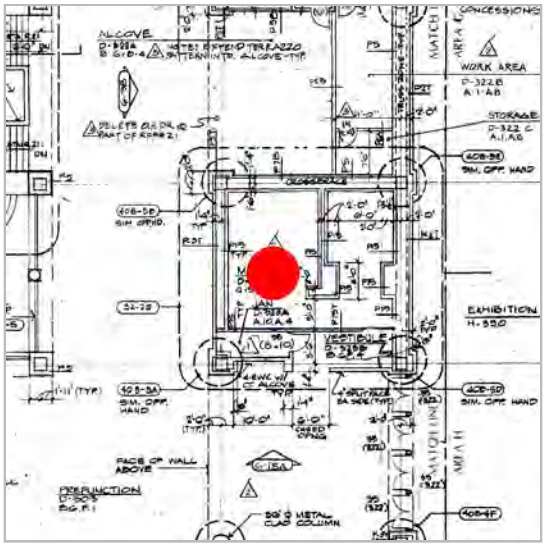
Added by Ken Kugaczewski

Issue detail

#317: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(4) 4A.2-30.pdf
Root cause	—

Custom fields

Room	—

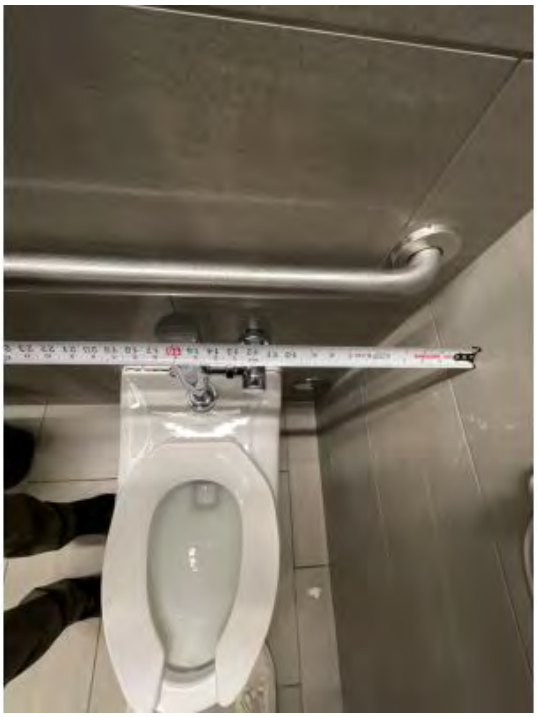
ident	—
number	—
Observation	Far East Wing and Typical Restroom Pre-function / Convention Center / Ballroom Level restroom facilities. Typical All Restrooms. HC Accessible Stall individual Sinks / Mirrors
Room Name	Men's Gang Restroom (Typical)
Room Number	D-323
Building Document Room Name	—
Assessments	Building Management to perform a reassessment / survey of all HC designated stalled and associated fixtures for ADA compliancy. Various restrooms have individual equipment installed not in accordance with current ADA Accessibility Guidelines.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Correct improper HC Accessible mounting heights
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (5)

20250320_090146_5_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:02 AM EDT
Added by Ken Kugaczewski

20250320_090120_3_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:02 AM EDT
Added by Ken Kugaczewski



20250320_090131_4_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:02 AM EDT
Added by Ken Kugaczewski

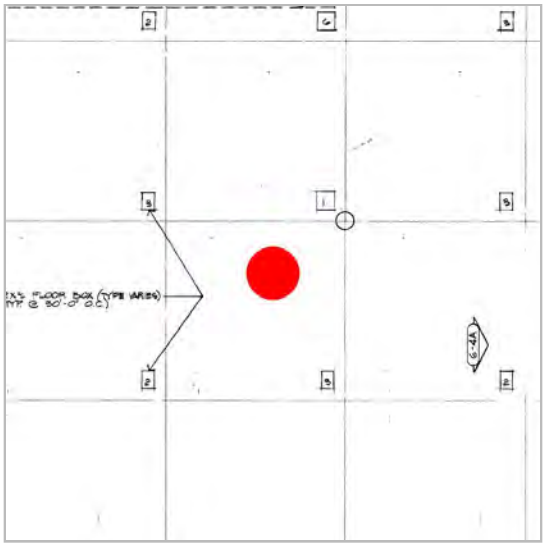
20250320_090119_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:02 AM EDT
Added by Ken Kugaczewski

20250320_090111_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 9:02 AM EDT
Added by Ken Kugaczewski

Issue detail

#316: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 20, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(10) 4A.2-32.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Convention Level West RR Men's - Counters at 36" AFF, Mirrors over 40", HC stall has accessible sink mounted at 34 1/8" AFF non compliant, Mirror in HC Stall mounted over 40" AFF non-compliant.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Building Management to perform a reassessment / survey of all HC designated stalled and associated fixtures for ADA compliancy. Various restrooms have individual equipment installed not in accordance with current ADA Accessibility Guidelines.
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (6)

20250320_084831_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 8:50 AM EDT
Added by Ken Kugaczewski

20250320_084848_2_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 8:49 AM EDT
Added by Ken Kugaczewski

20250320_085207_1_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 8:52 AM EDT
Added by Ken Kugaczewski

20250320_084932_5_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 8:49 AM EDT
Added by Ken Kugaczewski

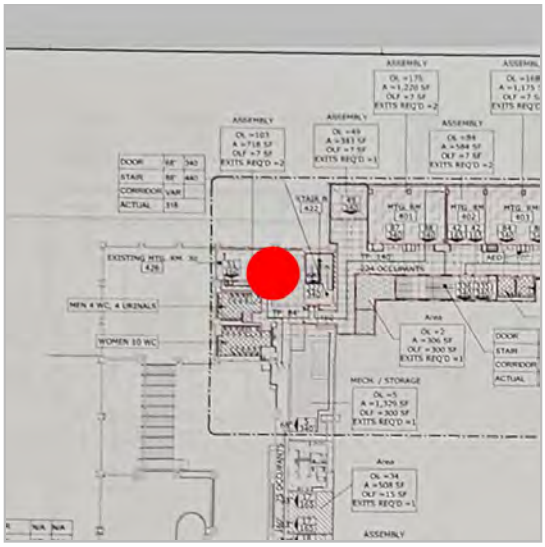
20250320_084901_3_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 8:50 AM EDT
Added by Ken Kugaczewski

20250320_084924_4_photo.jpg
Added as Attachment
Added on Mar 20, 2025, 8:49 AM EDT
Added by Ken Kugaczewski

Issue detail

#315: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(4) 2021 Dwg G104 Office Level Phase II Overall Life Safety Reference Plan.pdf
Root cause	—

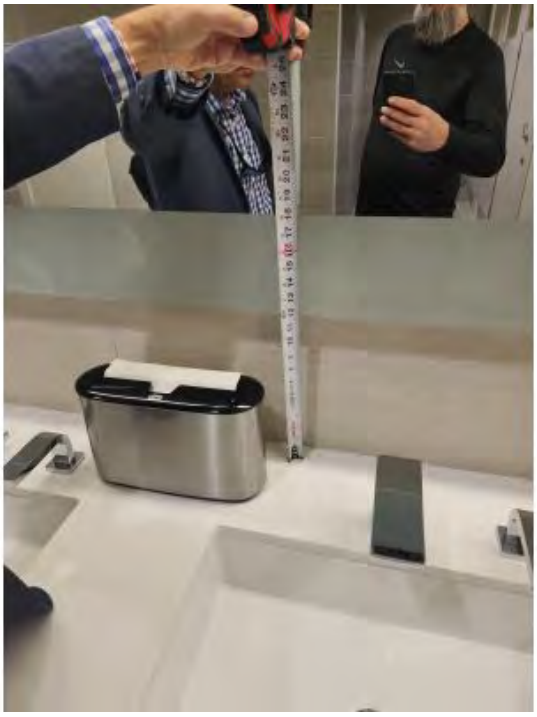
Custom fields

Room	—

ident	—
number	—
Observation	Remodeled Restrooms in good overall condition. Grouped Counters installed at ADA Accessible Mounting Height of 34" a.f.f. Viewable portion of mirrors above ADA Accessible Mounting height requirement of 40" max. af.f.. HC Toilet installed with Accessible Sink compartment and mirrors within HC stall.
Room Name	4th Floor Level Men's and Women's Restrooms
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Verify HC lavatory max. height 34" a.f.f., visible portion of mirror max. height 40" a.f.f. Readjust mounting to meet current ADA Accessibility requirements.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (5)



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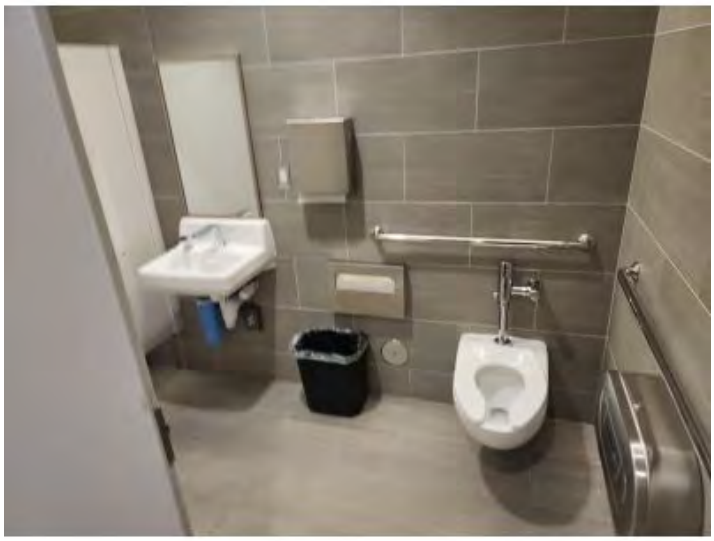
Added as Attachment
Added on Mar 19, 2025, 3:55 PM EDT
Added by Ken Kugaczewski



2025-03-19-15-55-21-992.jpg
Added as Attachment
Added on Mar 19, 2025, 3:55 PM EDT
Added by Ken Kugaczewski

2025-03-19-15-54-22-005.jpg
Added as Attachment
Added on Mar 19, 2025, 3:55 PM EDT
Added by Ken Kugaczewski

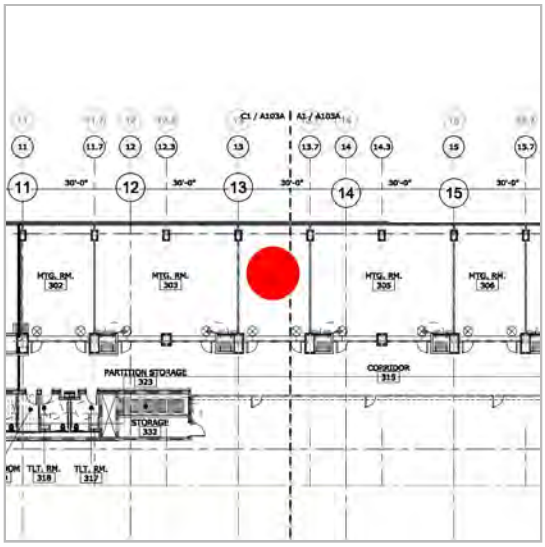
2025-03-19-15-55-07-122.jpg
Added as Attachment
Added on Mar 19, 2025, 3:55 PM EDT
Added by Ken Kugaczewski

2025-03-19-15-55-33-376.jpg
Added as Attachment
Added on Mar 19, 2025, 3:55 PM EDT
Added by Ken Kugaczewski

Issue detail

#314: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(11) A103 SUMMARY PLAN & RCP -CONVENTION LEVEL -PHASE II.pdf
Root cause	—

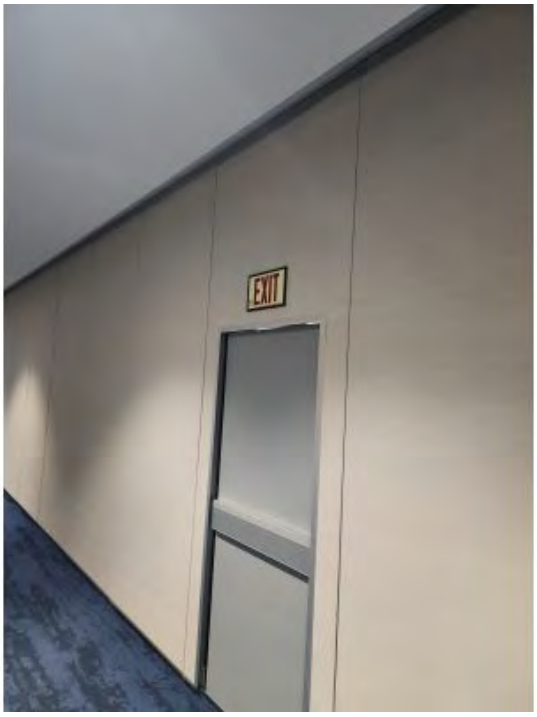
Custom fields

Room	—

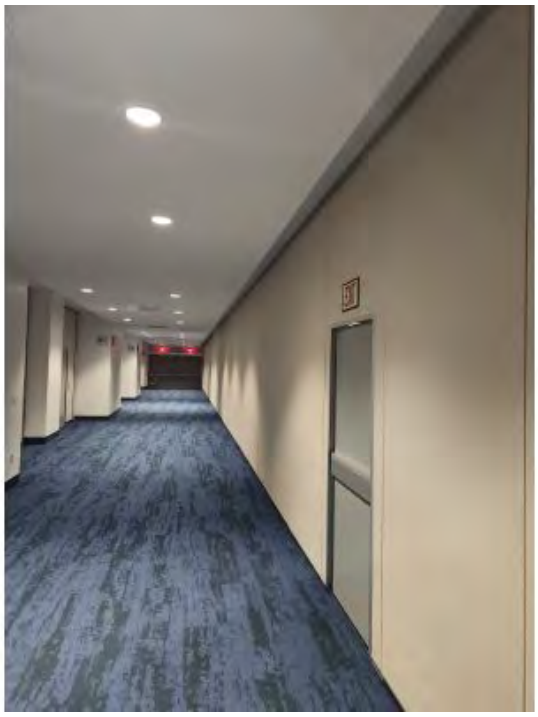
ident	—
number	—
Observation	Operable Partition between Convention Level Ballrooms and Corridor separating Meeting Rooms shows egress Door opening from corridor into Convention Level Space.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

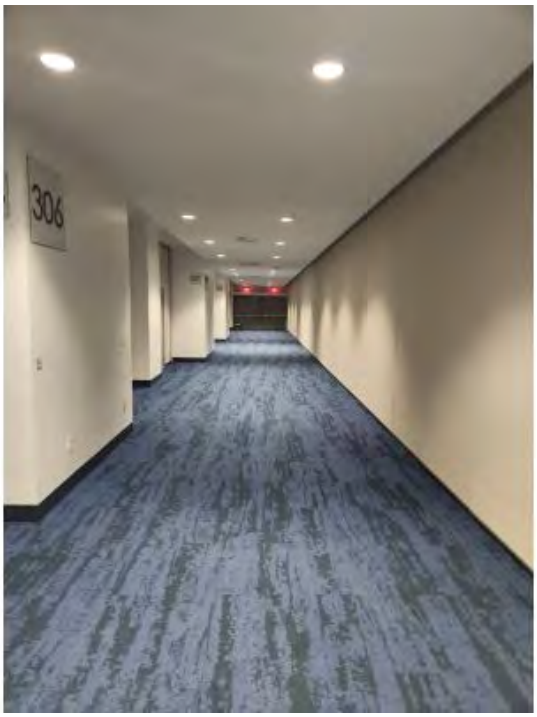
Photos (5)



2025-03-19-15-01-05-744.jpg
Added as Attachment
Added on Mar 19, 2025, 3:01 PM EDT
Added by Ken Kugaczewski



2025-03-19-15-01-10-938.jpg
Added as Attachment
Added on Mar 19, 2025, 3:01 PM EDT
Added by Ken Kugaczewski



2025-03-19-15-01-03-910.jpg
Added as Attachment
Added on Mar 19, 2025, 3:01 PM EDT
Added by Ken Kugaczewski

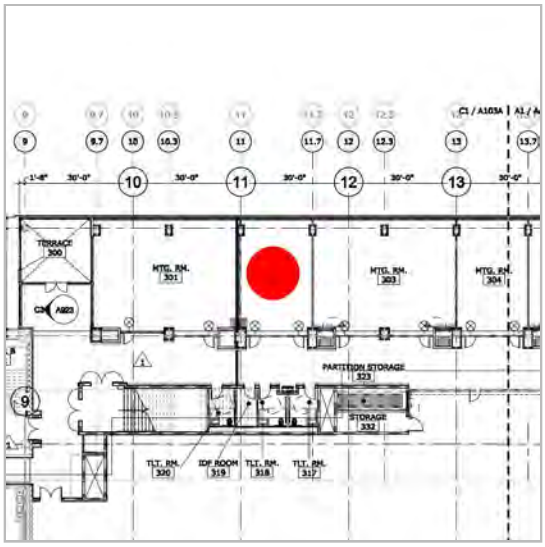
2025-03-19-14-57-53-092.jpg
Added as Attachment
Added on Mar 19, 2025, 2:58 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-58-03-245.jpg
Added as Attachment
Added on Mar 19, 2025, 2:58 PM EDT
Added by Ken Kugaczewski

Issue detail

#313: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Typical 3rd Convention Level Meeting Rooms at addition occupancy Signage incorrect labeling for occupancy
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(11) A103 SUMMARY PLAN & RCP -CONVENTION LEVEL -PHASE II.pdf
Root cause	—

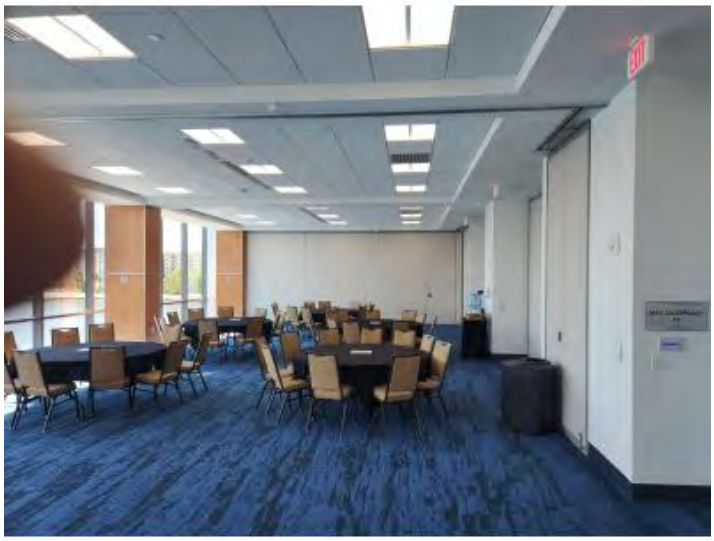
Custom fields

Room	—
ident	—
number	—
Observation	Convention Level Meeting Rooms within 2021 Building Addition are in good condition throughout.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

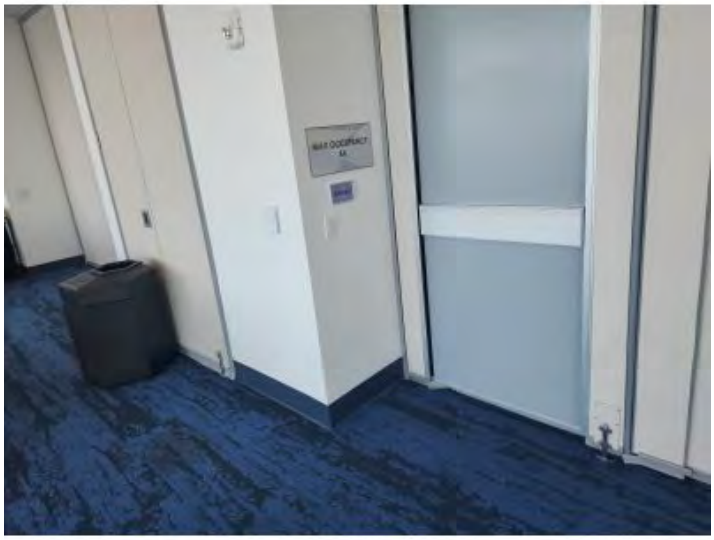
Photos (7)

2025-03-19-14-54-40-062.jpg
Added as Attachment
Added on Mar 19, 2025, 2:55 PM EDT
Added by Ken Kugaczewski



2025-03-19-14-54-46-465.jpg
Added as Attachment
Added on Mar 19, 2025, 2:55 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-55-12-055.jpg
Added as Attachment
Added on Mar 19, 2025, 2:55 PM EDT
Added by Ken Kugaczewski



2025-03-19-14-55-22-547.jpg
Added as Attachment
Added on Mar 19, 2025, 2:56 PM EDT
Added by Ken Kugaczewski

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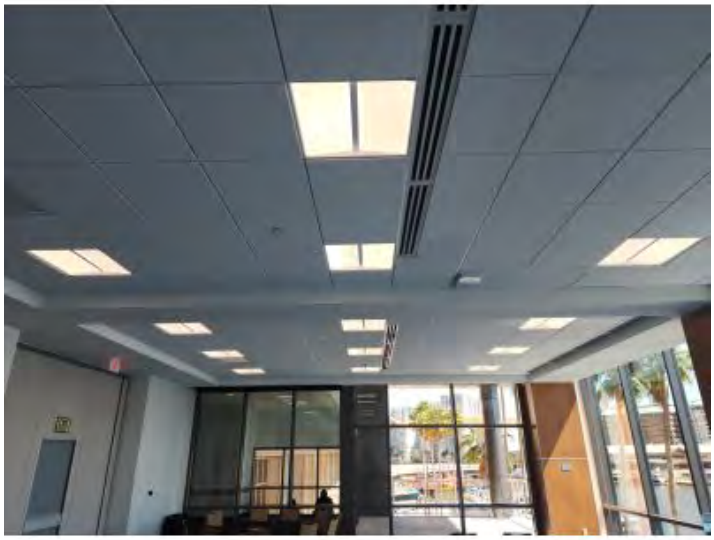
Added as Attachment
Added on Mar 19, 2025, 2:56 PM EDT
Added by Ken Kugaczewski



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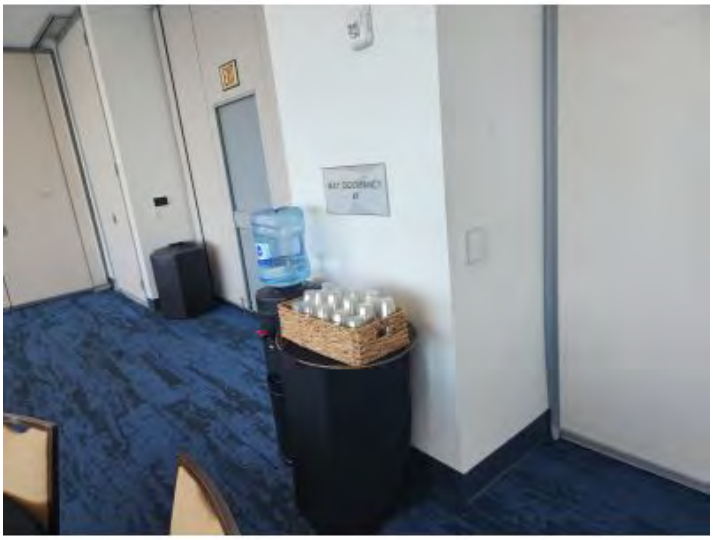
Added on Mar 19, 2025, 2:56 PM EDT
Added by Ken Kugaczewski



2025-03-19-14-55-30-280.jpg
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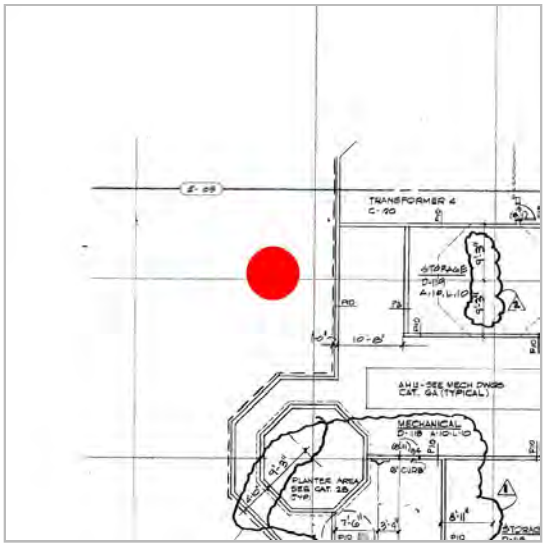
Added by Ken Kugaczewski

Issue detail

#312: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Plaza Rails
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Plaza Rail heights not in accordance with current Accessibility Code. Miscellaneous rails are not anchored sufficiently in accordance with loading requirements for rails per building code. Additional examples of drainage joinery failure at plaza which may allow water infiltration through topping slab to deck below. Observed temp repair of Plaza membrane with topping slab removed.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Provide phased approach for repair work associated with Plaza. Phase I: Planter Waterproofing Repair. Phase II: Phased sectional repair of Plaza topping slabs and stair sections in such a way as to maintain egress appropriate for continuous occupancy. See Narrative for recommended long term plaza adjustments save reinstallation of rails and provide better use for plaza.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Phased repair of Planter waterproofing.
L = Long Term Repair Description:	Phased sectional replacement of Plaza Rails, Stairs, Topping slabs, and waterproofing while maintaining egress for continued use of convention center. Prioritize plaza repairs based on water infiltration to occupied spaces below.

References and Attachments

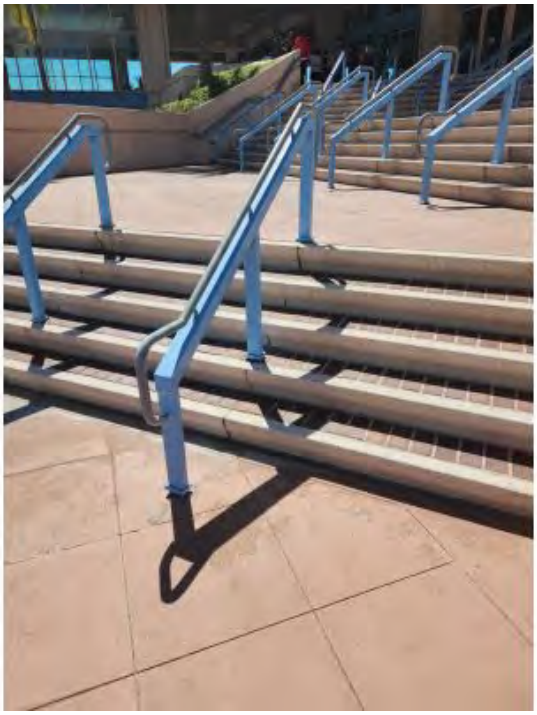
Photos (6)

2025-03-19-14-36-27-646.jpg
Added as Attachment
Added on Mar 19, 2025, 2:37 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-36-39-309.jpg
Added as Attachment
Added on Mar 19, 2025, 2:37 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-42-35-333.jpg
Added as Attachment
Added on Mar 19, 2025, 2:43 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-36-42-383.jpg
Added as Attachment
Added on Mar 19, 2025, 2:37 PM EDT
Added by Ken Kugaczewski



2025-03-19-14-36-21-968.jpg
Added as Attachment
Added on Mar 19, 2025, 2:36 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-42-53-640.jpg
Added as Attachment
Added on Mar 19, 2025, 2:43 PM EDT
Added by Ken Kugaczewski

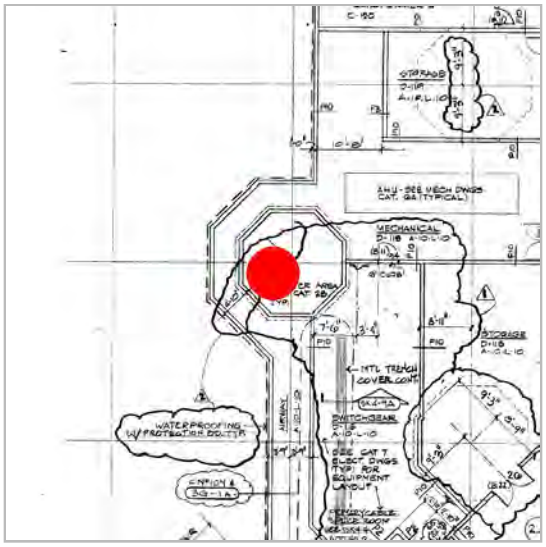
Comments

Ken Kugaczewski Mar 24, 2025, 4:32 PM EDT	Failure of miscellaneous sealant jointing between octogonal planters and staircases allowing avenmues for water infiltration to deck below Railing mounting heights 2'-8" a.f.f. Railing posts in verious locations loose.

Issue detail

#311: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Plaza Planter Waterproofing Failure
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Failed rubberized sheet membrane waterproofing within planters has failed. Adhesion loss, miscellaneous holes allowing water infiltration behind membrane to unprotected concrete surfaces below leading to water infiltration in ballroom back of house and storage areas including but not limited to switchgear rooms, corridors, storage rooms. Failing plaza stair joinery to planter exterior walls. Progressive concrete topping cracks along plaza.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Provide phased approach for repair work associated with Plaza. Phase I: Planter Waterproofing Repair. Phase II: Phased sectional repair of Plaza topping slabs and stair sections in such a way as to maintain egress appropriate for continuous occupancy. See Narrative for recommended long term plaza adjustments save reinstallation of rails and provide better use for plaza.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Phased Repair of Planter Locations
L = Long Term Repair Description:	Phased sectional replacement of Plaza Rails, Stairs, Topping slabs, and waterproofing while maintaining egress for continued use of convention center. Prioritize plaza repairs based on water infiltration to occupied spaces below.

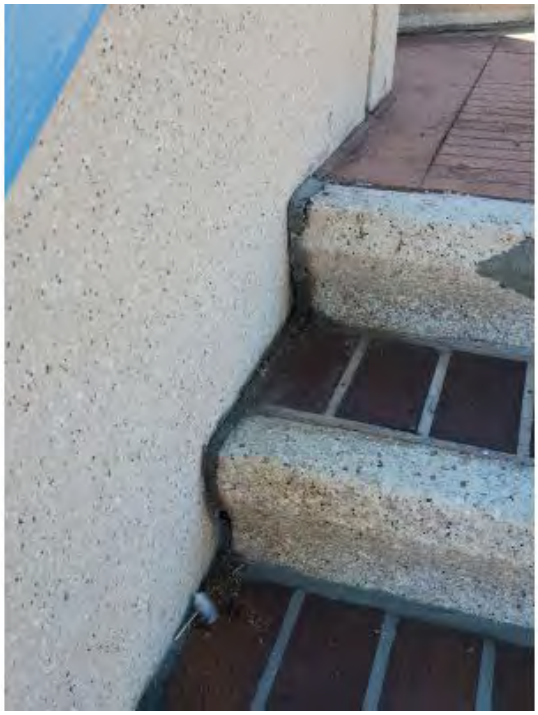
References and Attachments

Photos (6)

2025-03-19-14-34-20-397.jpg
Added as Attachment
Added on Mar 19, 2025, 2:35 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-35-04-227.jpg
Added as Attachment
Added on Mar 19, 2025, 2:35 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-34-27-726.jpg
Added as Attachment
Added on Mar 19, 2025, 2:35 PM EDT
Added by Ken Kugaczewski



2025-03-19-14-34-39-279.jpg
Added as Attachment
Added on Mar 19, 2025, 2:35 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-34-52-231.jpg
Added as Attachment
Added on Mar 19, 2025, 2:35 PM EDT
Added by Ken Kugaczewski

2025-03-19-14-35-16-821.jpg
Added as Attachment
Added on Mar 19, 2025, 2:35 PM EDT
Added by Ken Kugaczewski

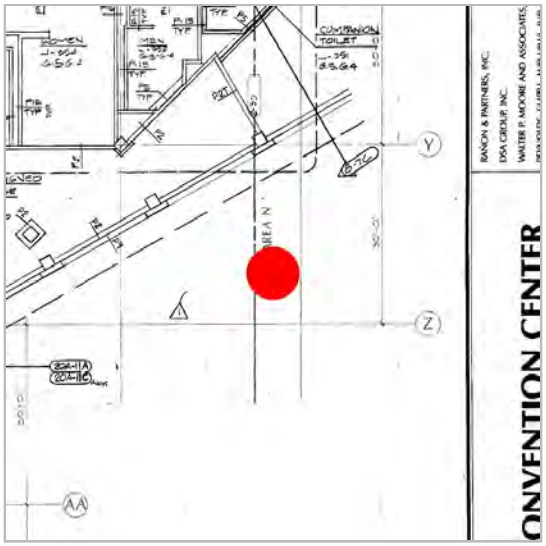
Comments

Ken Kugaczewski Mar 24, 2025, 4:34 PM EDT	Octoganal planters waterproofing failures throughout. vertivcal joinitng between planters and stairs show signs of multiple attempts to seal. Various concrete toppings throughout plaza deck levels show cracking. Attempts to reseal have been attempted.

Issue detail

#310: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Extension deck to loading
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(19) 4A.2-35.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Main Storage Area Convention Level. Refer to Recommendations for increased efficiency of storage noted in narrative report, specifically creation of exterior platform to circumvent necessity to move equipment through west wing convention hall when being utilized.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (4)

2025-03-19-11-36-17-025.jpg
Added as Attachment
Added on Mar 19, 2025, 12:04 PM EDT
Added by Ken Kugaczewski

2025-03-19-11-36-26-953.jpg
Added as Attachment
Added on Mar 19, 2025, 12:04 PM EDT
Added by Ken Kugaczewski

2025-03-19-11-36-19-902.jpg
Added as Attachment
Added on Mar 19, 2025, 12:04 PM EDT
Added by Ken Kugaczewski

2025-03-19-11-36-23-464.jpg
Added as Attachment
Added on Mar 19, 2025, 12:04 PM EDT
Added by Ken Kugaczewski

Issue detail

#309: Observation

Status	Open
Type	OBS Architecture > Observation

Standard fields

Description	Convention to Storage J triangle south end
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(19) 4A.2-35.pdf
Root cause	—

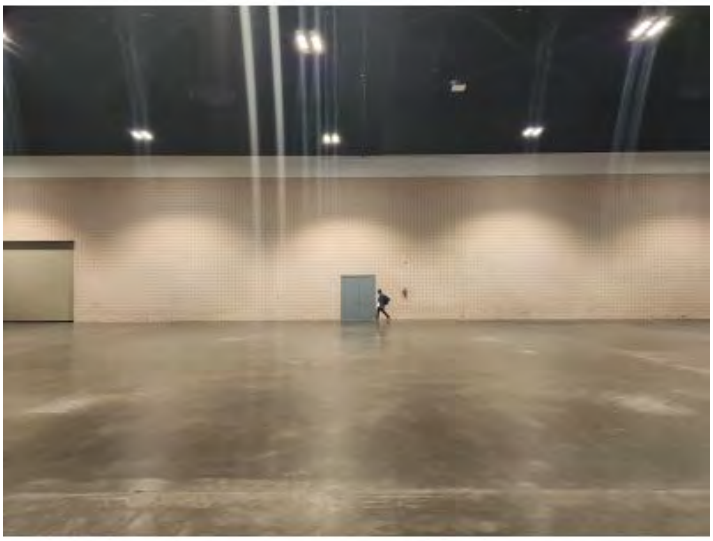
Custom fields

Room	—

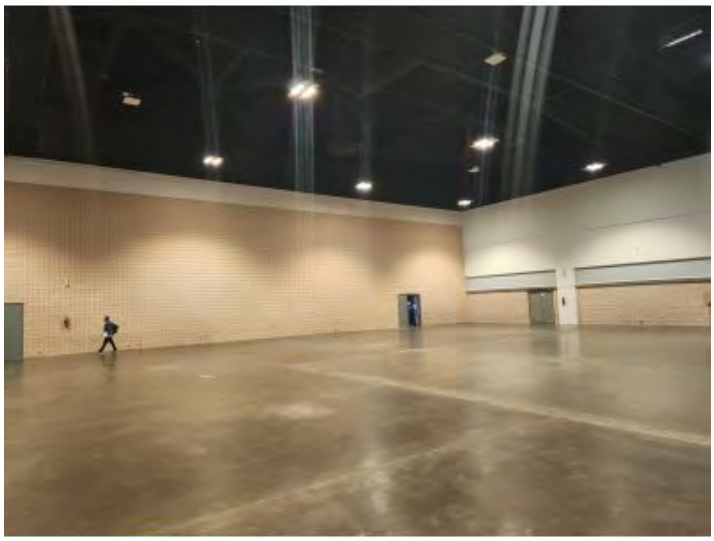
ident	—
number	—
Observation	Main Storage Area Convention Level. Refer to Recommendations for increased efficiency of storage noted in narrative report.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

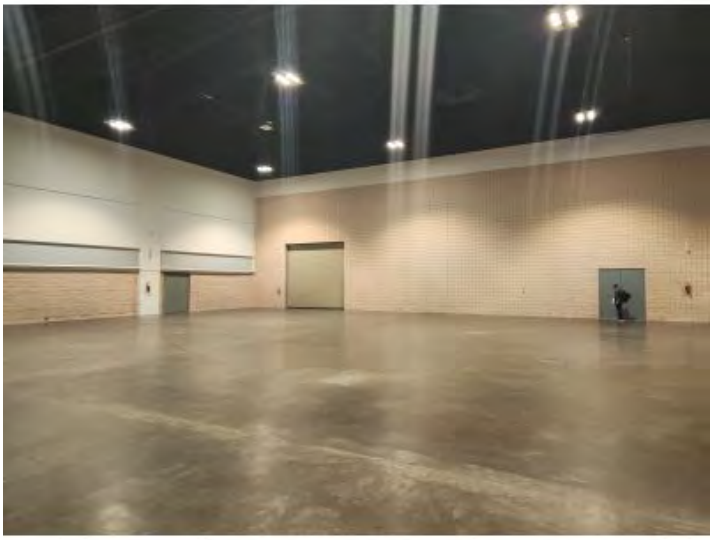
Photos (3)



2025-03-19-11-28-26-940.jpg
Added as Attachment
Added on Mar 19, 2025, 11:28 AM EDT
Added by Ken Kugaczewski



2025-03-19-11-28-24-669.jpg
Added as Attachment
Added on Mar 19, 2025, 11:28 AM EDT
Added by Ken Kugaczewski

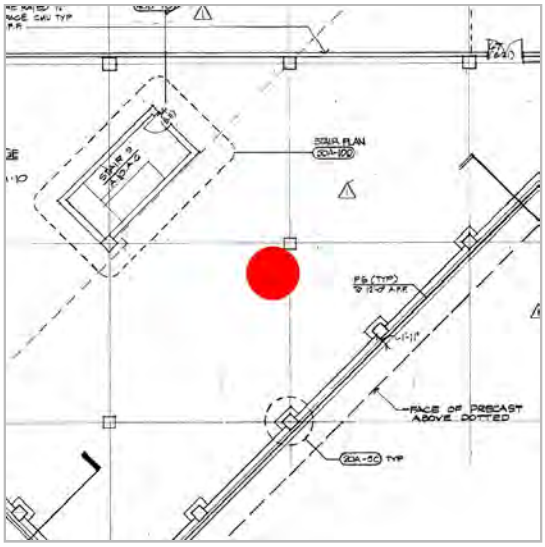


2025-03-19-11-28-28-938.jpg
Added as Attachment
Added on Mar 19, 2025, 11:28 AM EDT
Added by Ken Kugaczewski

Issue detail

#308: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Bob storage potential if access can happen at south side
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Convention Level
Location details	—
Due date	—
Start date	—
Placement	(19) 4A.2-35.pdf
Root cause	—

Custom fields

Room	—

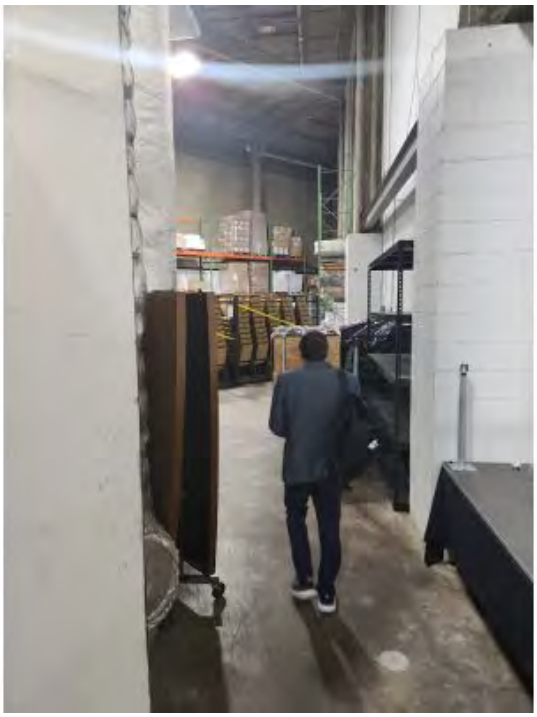
ident	—
number	—
Observation	Main Storage Area Convention Level. Refer to Recommendations for increased efficiency of storage noted in narrative report.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Removal of Equipment from non-compliant locations.
S = Short Term Repair Description:	Reallocation of stored materials in order to maximize efficiency and relocate equipment being provided in non-compliant locations such as egress corridors.
L = Long Term Repair Description:	—

References and Attachments

Photos (13)

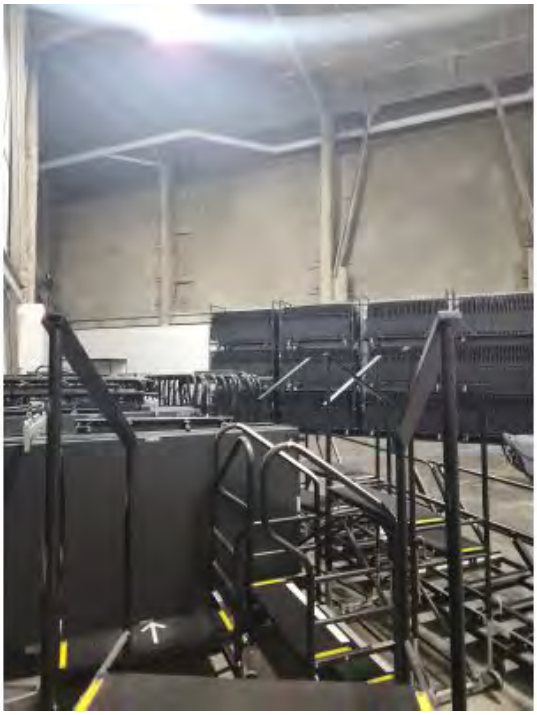
2025-03-19-11-24-22-630.jpg
Added as Attachment
Added on Mar 19, 2025, 11:25 AM EDT
Added by Ken Kugaczewski

2025-03-19-11-25-01-122.jpg
Added as Attachment
Added on Mar 19, 2025, 11:26 AM EDT
Added by Ken Kugaczewski



2025-03-19-11-23-58-009.jpg
Added as Attachment
Added on Mar 19, 2025, 11:25 AM EDT
Added by Ken Kugaczewski

2025-03-19-11-25-08-309.jpg
Added as Attachment
Added on Mar 19, 2025, 11:26 AM EDT
Added by Ken Kugaczewski



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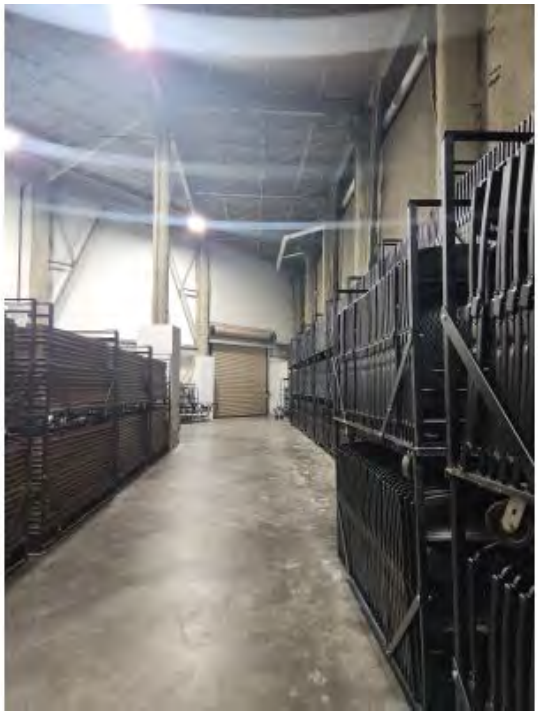
Added by Ken Kugaczewski

2025-03-19-11-25-00-816.jpg
Added as Attachment
Added on Mar 19, 2025, 11:26 AM EDT
Added by Ken Kugaczewski

2025-03-19-11-22-49-448.jpg
Added as Attachment
Added on Mar 19, 2025, 11:25 AM EDT
Added by Ken Kugaczewski



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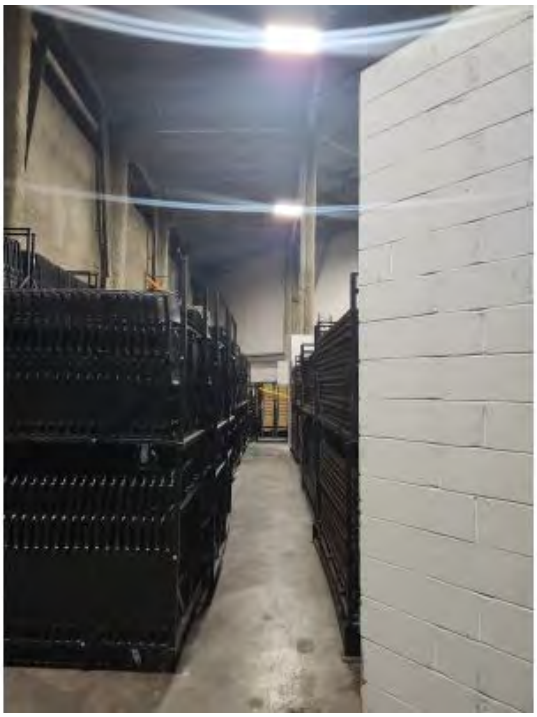
Added by Ken Kugaczewski



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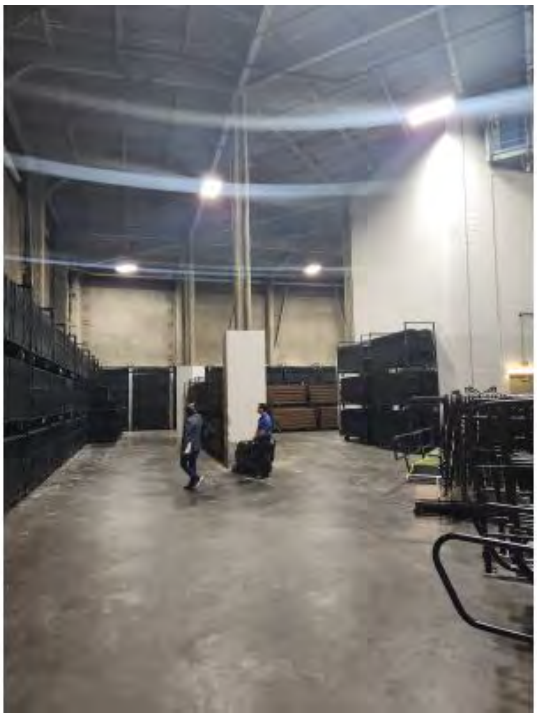
Added by Ken Kugaczewski

2025-03-19-11-22-45-918.jpg
Added as Attachment
Added on Mar 19, 2025, 11:25 AM EDT
Added by Ken Kugaczewski



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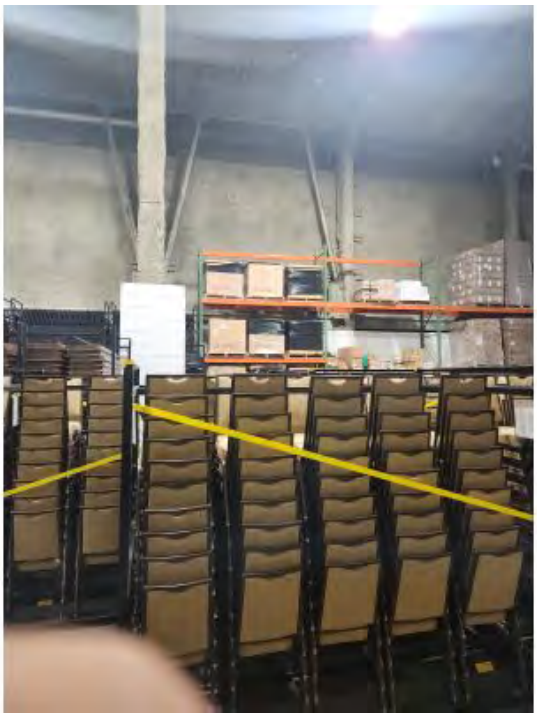
Added by Ken Kugaczewski

2025-03-19-11-24-57-560.jpg
Added as Attachment
Added on Mar 19, 2025, 11:25 AM EDT
Added by Ken Kugaczewski

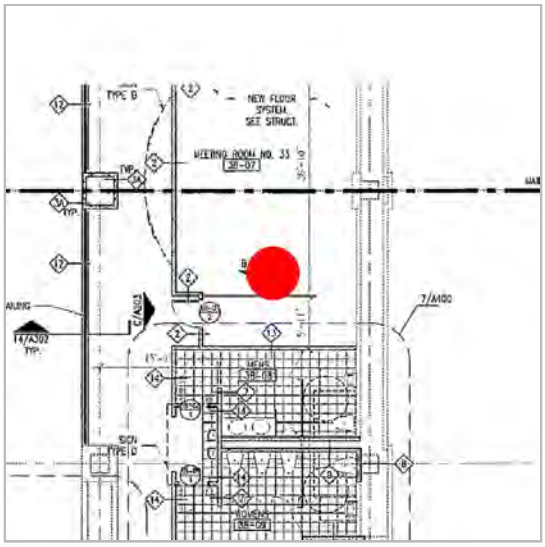


2025-03-19-11-24-24-439.jpg
Added as Attachment
Added on Mar 19, 2025, 11:25 AM EDT
Added by Ken Kugaczewski

Issue detail

#307: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Typical condition 4th conference facing lobby
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(9) 2001 Dwg A160.pdf
Root cause	—

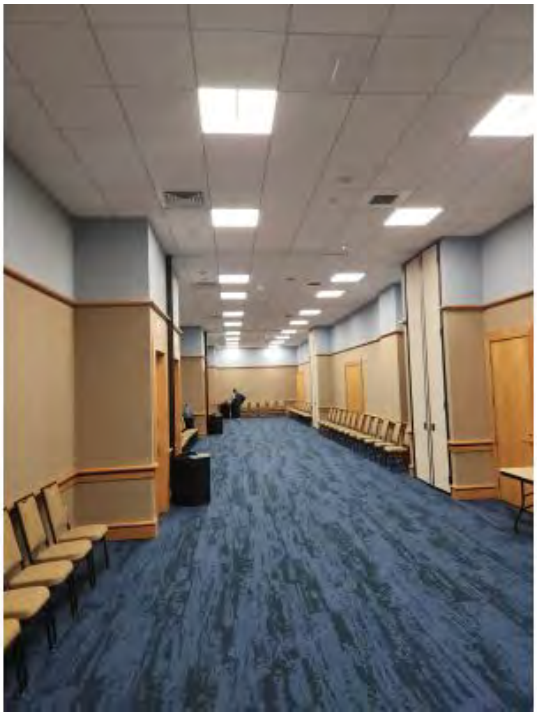
Custom fields

Room	—

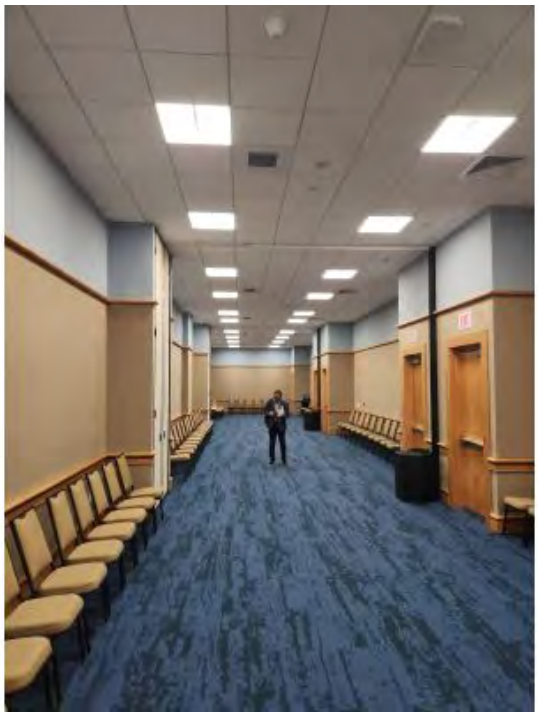
ident	—
number	—
Observation	Good overall Condition of finishes and materials throughout.
Room Name	4th Floor Level Meeting Rooms
Room Number	401 through 409
Building Document Room Name	—
Assessments	No recommended modifications to current rooms.
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (4)



2025-03-19-11-11-04-884.jpg
Added as Attachment
Added on Mar 19, 2025, 11:11 AM EDT
Added by Ken Kugaczewski



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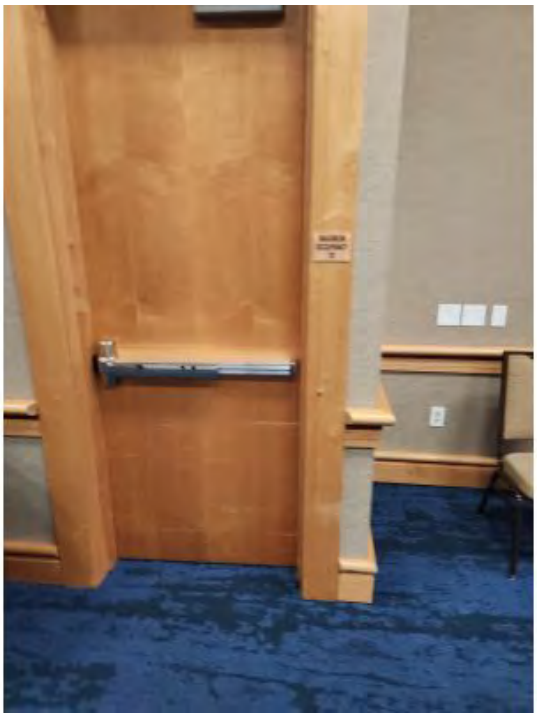
Added on Mar 19, 2025, 11:11 AM EDT
Added by Ken Kugaczewski



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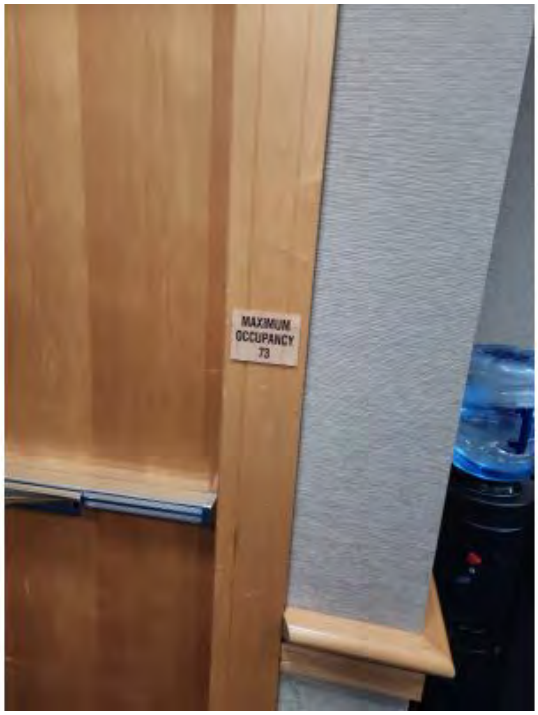
Added by Ken Kugaczewski

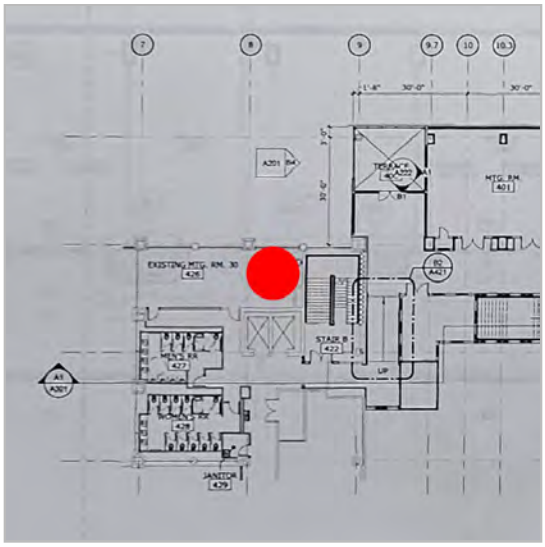


2025-03-19-11-11-01-093.jpg
Added as Attachment
Added on Mar 19, 2025, 11:11 AM EDT
Added by Ken Kugaczewski

Issue detail

#306: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

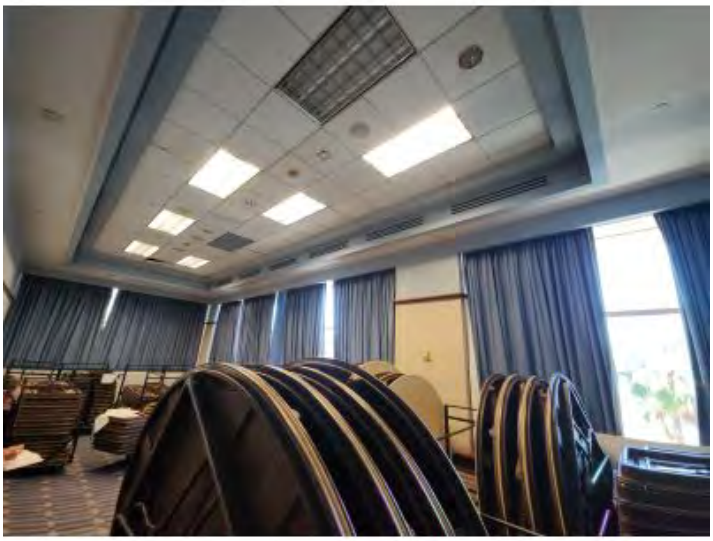
Description	Conversion to Operations Office to allow current ops be relocated to c0nvert back to storage warehouse
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(5) 2021 Dwg A104 Office Level Phase II Addition Overall Plan & RCP.pdf
Root cause	—

Custom fields

Room	—
ident	—
number	—
Observation	Existing Meeting Room being utilized for storage of Large Wooden Tables and miscellaneous Equipment. Inefficient use of corridor flanking south side of meeting room wall.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Refer to Proposed Relocation of OPS Offices from East Wing location and Move Stored equipment to Warehouse Storage Areas to East side per Originally Designed Assigned Storage.
Prioritization (I)	—
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Reconfigure Meeting Room for Operation Management Office. Storgae of Equipment relocated to original storage location where current OPS Offices exist to gain 3K sf l storage back.
L = Long Term Repair Description:	—

References and Attachments

Photos (16)



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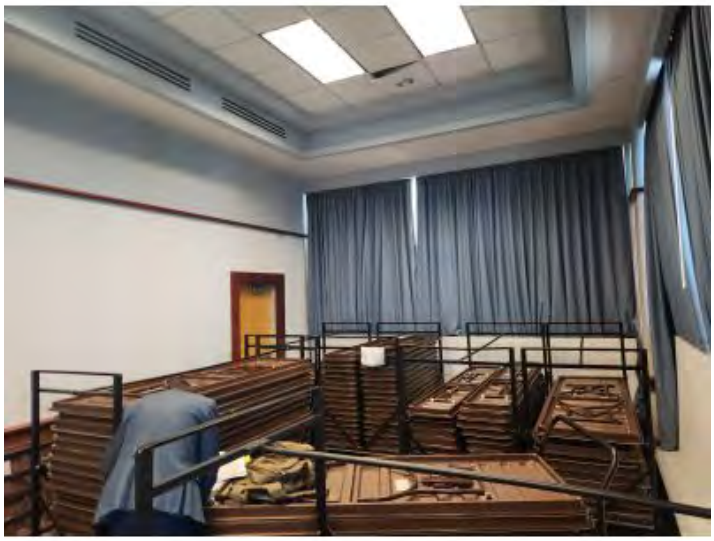
Added by Ken Kugaczewski



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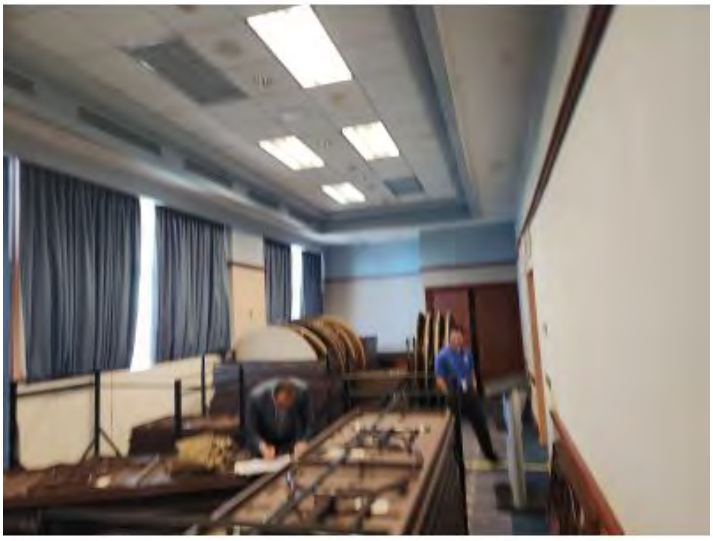
Added by Ken Kugaczewski



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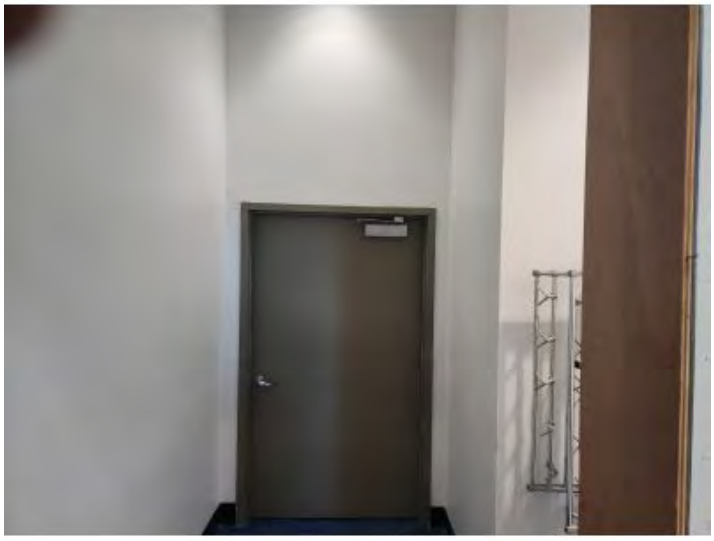
Added by Ken Kugaczewski



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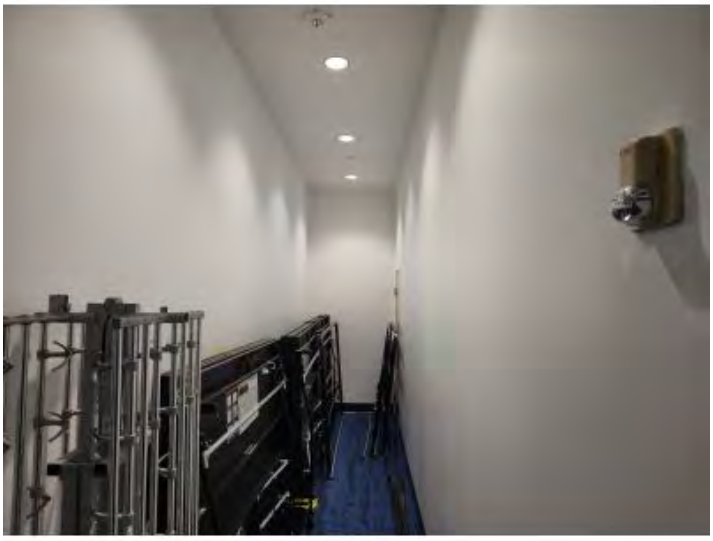
Added by Ken Kugaczewski



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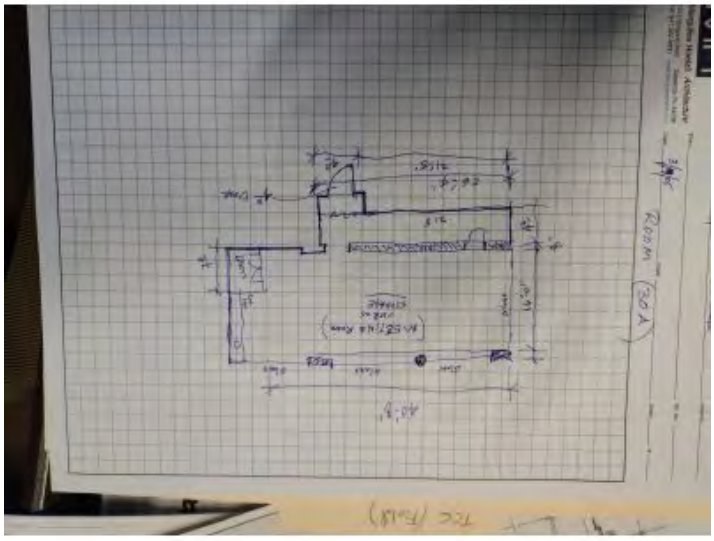
Added by Ken Kugaczewski



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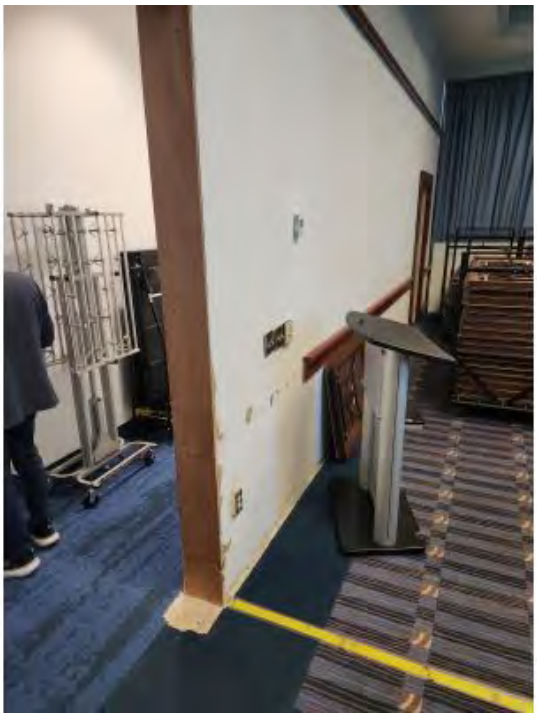
Added by Ken Kugaczewski



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Added by Ken Kugaczewski

2025-03-19-10-58-49-224.jpg
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Added on Mar 19, 2025, 11:01 AM EDT
Added by Ken Kugaczewski

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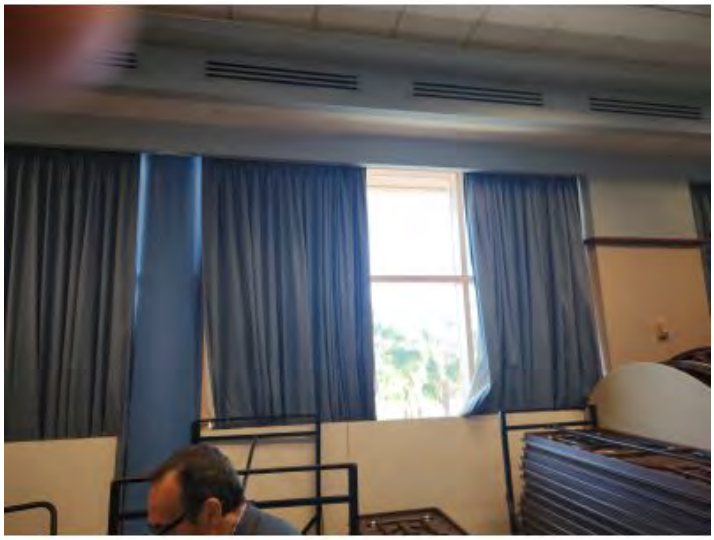
Added by Ken Kugaczewski



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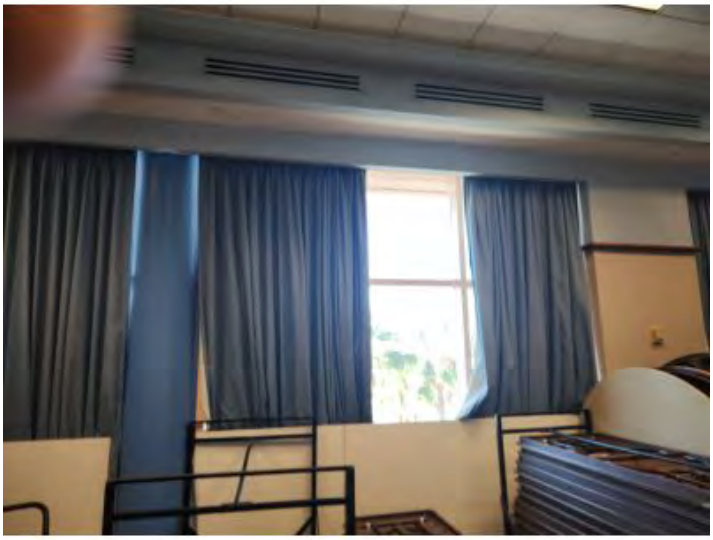
Added by Ken Kugaczewski



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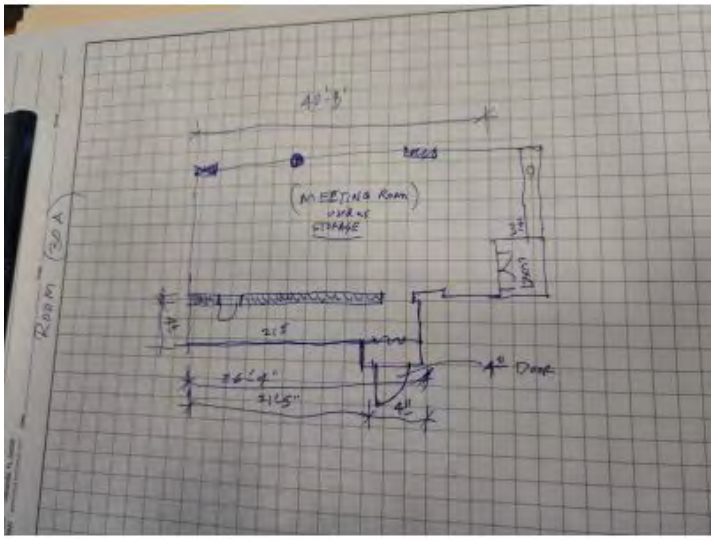
Added by Ken Kugaczewski



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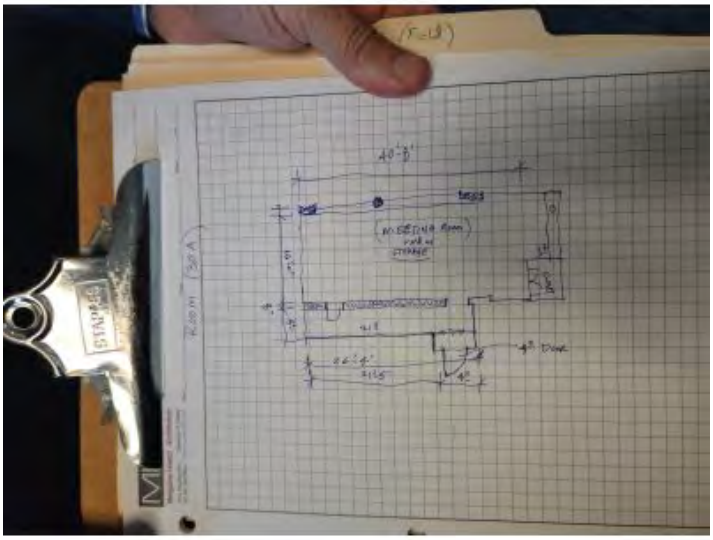
Added by Ken Kugaczewski



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Added by Ken Kugaczewski

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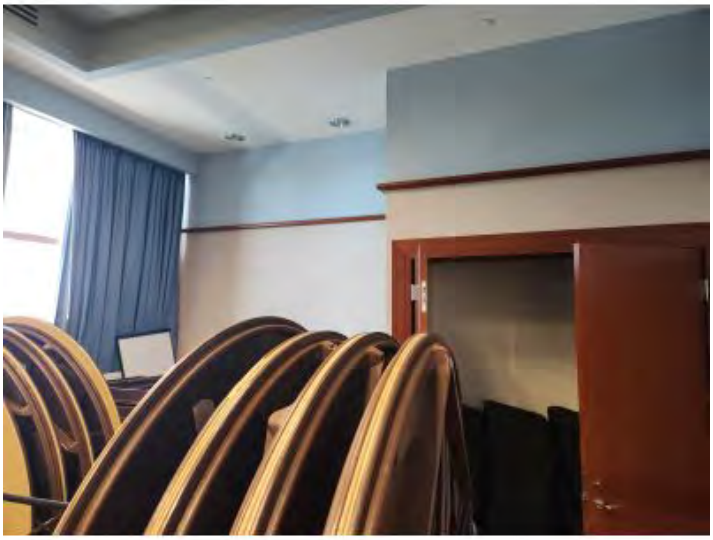
Added on Mar 19, 2025, 10:55 AM EDT
Added by Ken Kugaczewski



2025-03-19-10-54-38-154.jpg
Added as Attachment
Added on Mar 19, 2025, 10:55 AM EDT
Added by Ken Kugaczewski

2025-03-19-10-54-47-825.jpg
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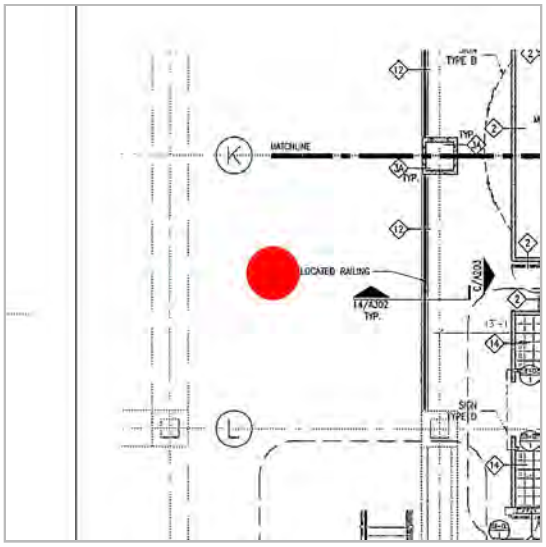
Added on Mar 19, 2025, 10:55 AM EDT
Added by Ken Kugaczewski

Issue detail

#305: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Typical fluorescent cans
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(12) 2001 Dwg A160 - Copy.pdf
Root cause	—

Custom fields

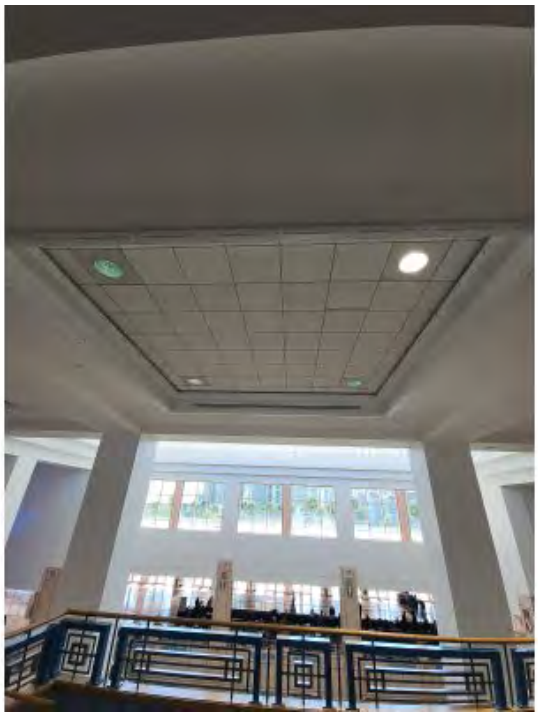
Room	—

ident	—
number	—
Observation	Observed Fluorescent Can Lighting Fixtures in Pre-function and Convention Level ACT tray ceilings at Main Entries (Level with Office Level Ceiling). Mismatched Can Housing Finishes between can fixtures present,
Room Name	Pre-Function and Convention Level Upper Ceilings at Main Entries
Room Number	—
Building Document Room Name	—
Assessments	Recommend replacement of Fluorescent Can Light Fixtures with comparable Energy Efficient LED types
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend replacement of Fluorescent Can Light Fixtures with comparable Energy Efficient LED types.

References and Attachments

Photos (3)

2025-03-19-10-38-42-335.jpg
Added as Attachment
Added on Mar 19, 2025, 10:39 AM EDT
Added by Ken Kugaczewski



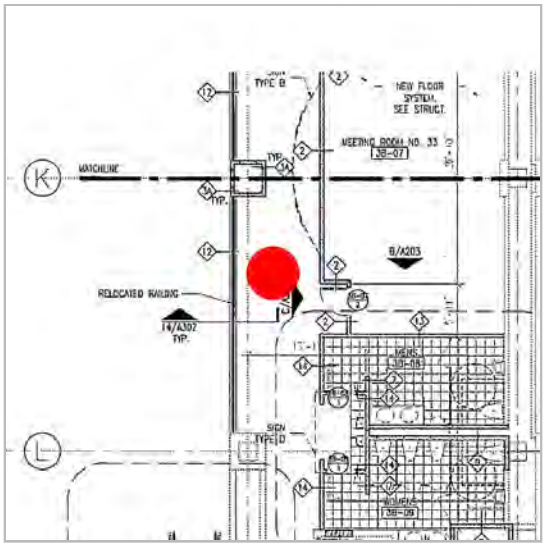
2025-03-19-10-38-34-092.jpg
Added as Attachment
Added on Mar 19, 2025, 10:39 AM EDT
Added by Ken Kugaczewski

2025-03-19-10-38-47-117.jpg
Added as Attachment
Added on Mar 19, 2025, 10:39 AM EDT
Added by Ken Kugaczewski

Issue detail

#304: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Lighting fluorescent t cans
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(12) 2001 Dwg A160 - Copy.pdf
Root cause	—

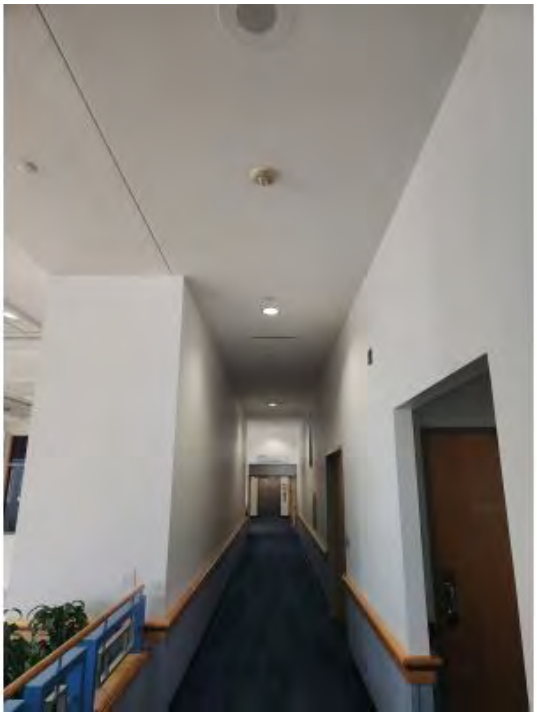
Custom fields

Room	—

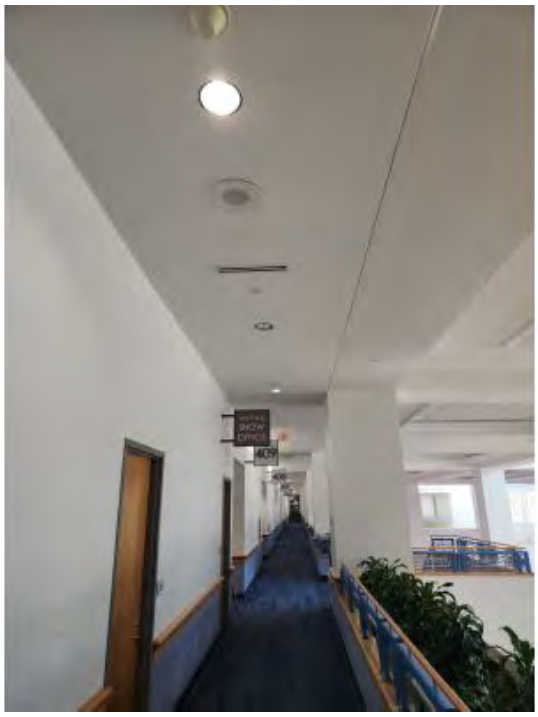
ident	—
number	—
Observation	Fluorescent Can Lighting Fixtures present in Office Level Corridor Ceiling.
Room Name	Office Level Corridor
Room Number	#3B-03
Building Document Room Name	—
Assessments	Recommend overall replacement of Fluorescent Can Light Fixtures with comparable Energy Efficient LED type.
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend overall replacement of Fluorescent Can Light Fixtures with comparable Energy Efficient LED type.

References and Attachments

Photos (2)



2025-03-19-10-37-18-331.jpg
Added as Attachment
Added on Mar 19, 2025, 10:37 AM EDT
Added by Ken Kugaczewski



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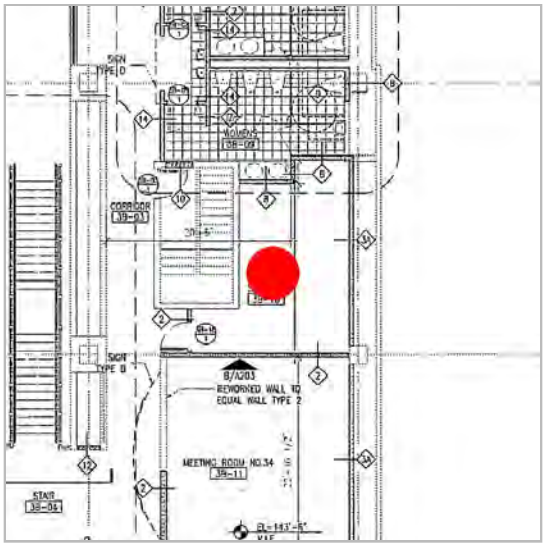
Added by Ken Kugaczewski

Issue detail

#303: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Act types leaks damaged walls
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 19, 2025
Location	Office Level
Location details	—
Due date	—
Start date	—
Placement	(12) 2001 Dwg A160 - Copy.pdf
Root cause	—

Custom fields

Room	—

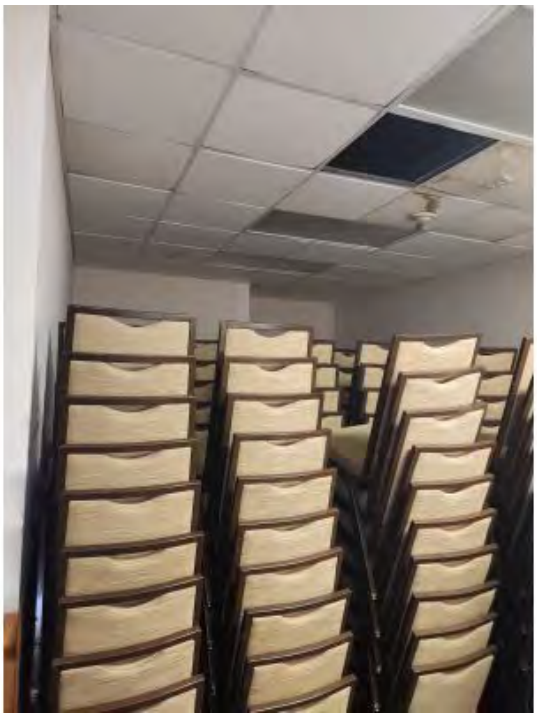
ident	—
number	—
Observation	Office Level Room 406 Storage deteriorated ACT Ceiling Tiles and Grid. Lights not fully operational. Evidence of leaks present on damaged ceiling tiles.
Room Name	Storage 3B-10
Room Number	406
Building Document Room Name	—
Assessments	Determine location for leaks at floor level above, repair as necessary prior to storage room repairs. Alternate to relocate stored equipment to alternative location, reutilize existing room to Meeting Room similar to that of rooms at same location.
Prioritization (I)	—
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Remove / replace ceiling tiles. Repair damaged gypsum board wall furring. Replace existing plywood wainscoting for cart protection with non-combustible, durable corrugated metal panels to 60" a.f.f. for extended durability. Alt. meeting room possible
L = Long Term Repair Description:	—

References and Attachments

Photos (4)

2025-03-19-10-33-19-200.jpg
Added as Attachment
Added on Mar 19, 2025, 10:33 AM EDT
Added by Ken Kugaczewski

2025-03-19-10-33-23-434.jpg
Added as Attachment
Added on Mar 19, 2025, 10:33 AM EDT
Added by Ken Kugaczewski



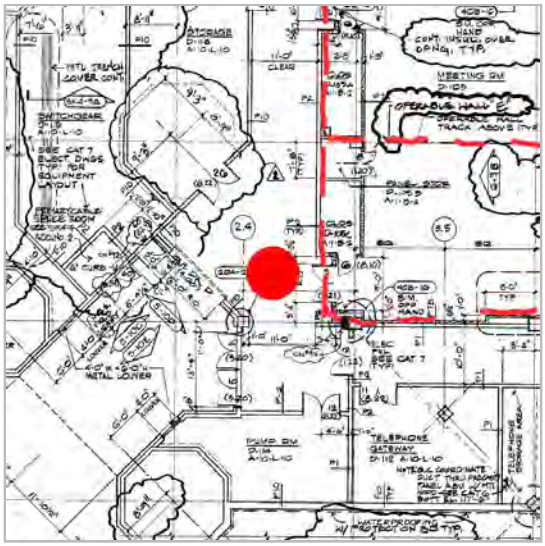
2025-03-19-10-33-11-298.jpg
Added as Attachment
Added on Mar 19, 2025, 10:33 AM EDT
Added by Ken Kugaczewski

2025-03-19-10-33-31-090.jpg
Added as Attachment
Added on Mar 19, 2025, 10:33 AM EDT
Added by Ken Kugaczewski

Issue detail

#302: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

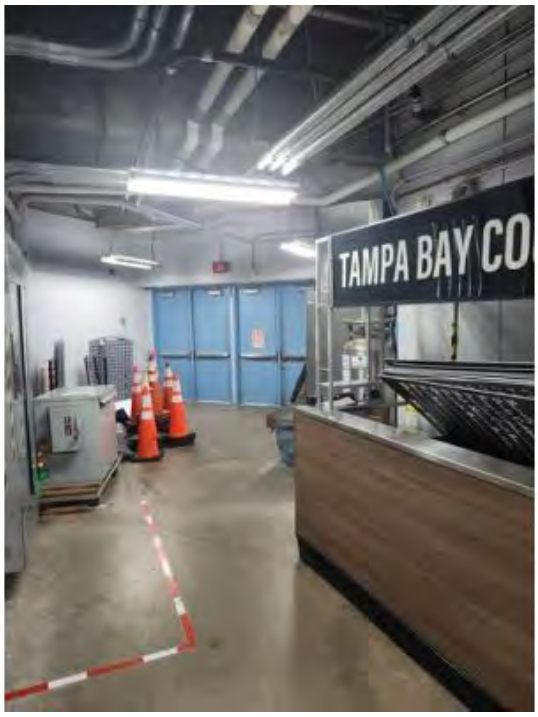
Room	—

ident	—
number	—
Observation	Storage blocking transformer Rooms no access can't tell if there even is a transformer there. Tables blocking access to roll doors/ Miscellaneous equipment stored in egress corridor not allowed per code requirements.
Room Name	Service Corridor
Room Number	—
Building Document Room Name	—
Assessments	Provide Allocation for Additional Storage within the facility. Remove Storage within Egress and Service Corridors limiting access to egress exits. OH Doors and Storage Doors to be closed to maintain rated separation between corridor and allocated storage rooms.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment for direction for condition noted.
S = Short Term Repair Description:	Find Additional Allocated Storage within Facility. See Narrative for Recommendations associated with Additional Storage for more information.
L = Long Term Repair Description:	—

References and Attachments

Photos (17)

64236bce-0f46-406c-bc35-920d9d0ab5c6_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:27 PM EDT
Added by Ken Kugaczewski



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Added by Ken Kugaczewski

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Added by Ken Kugaczewski

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Added by Ken Kugaczewski

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Added by Ken Kugaczewski

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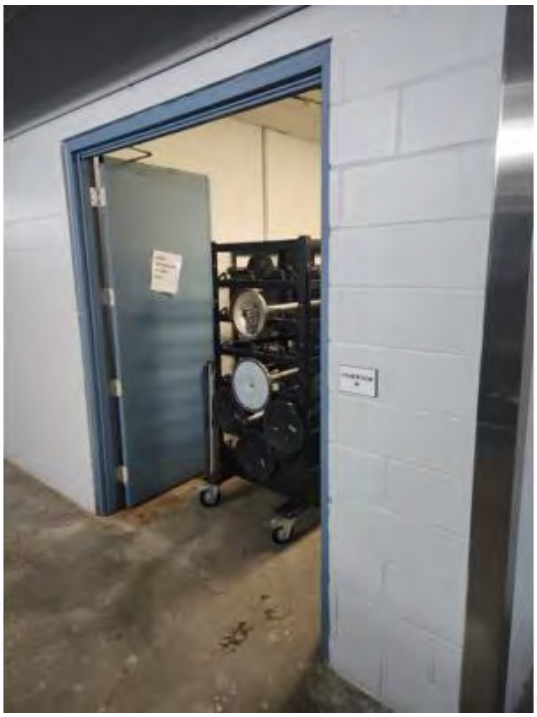
Added by Ken Kugaczewski



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Added by Ken Kugaczewski

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Added on Mar 24, 2025, 4:27 PM EDT
Added by Ken Kugaczewski

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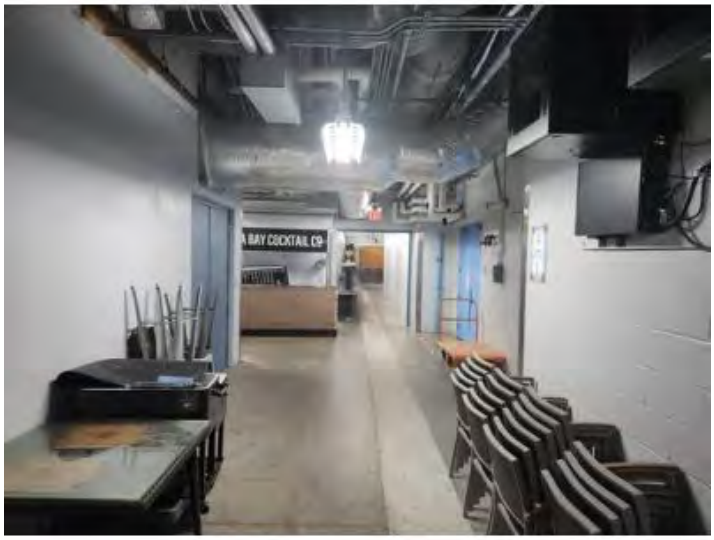
Added on Mar 24, 2025, 4:27 PM EDT
Added by Ken Kugaczewski



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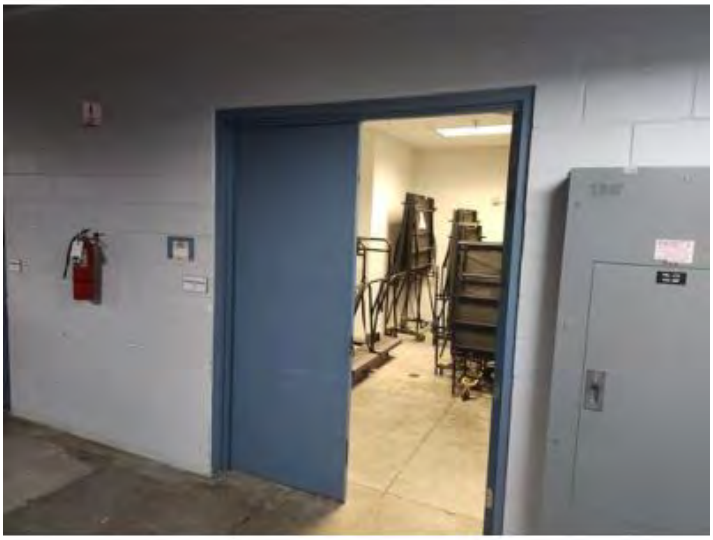
Added by Ken Kugaczewski



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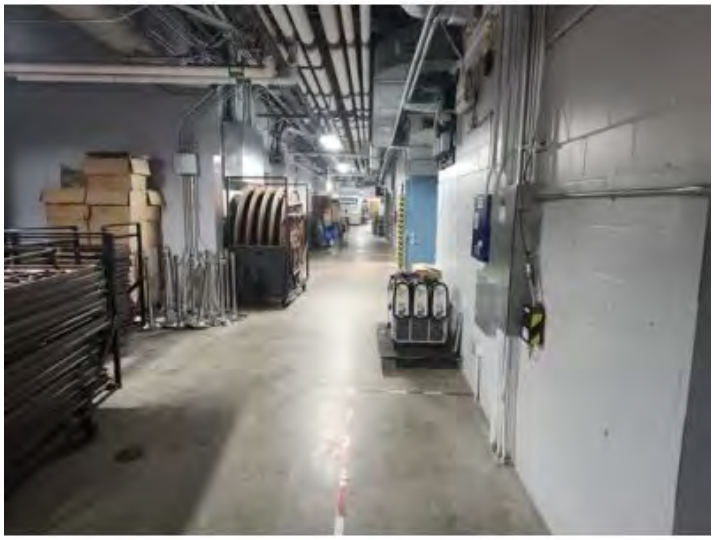

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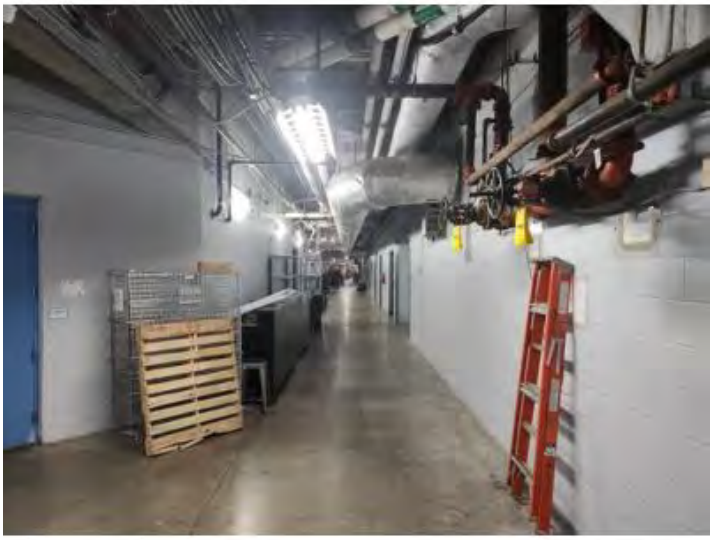

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Added by Ken Kugaczewski

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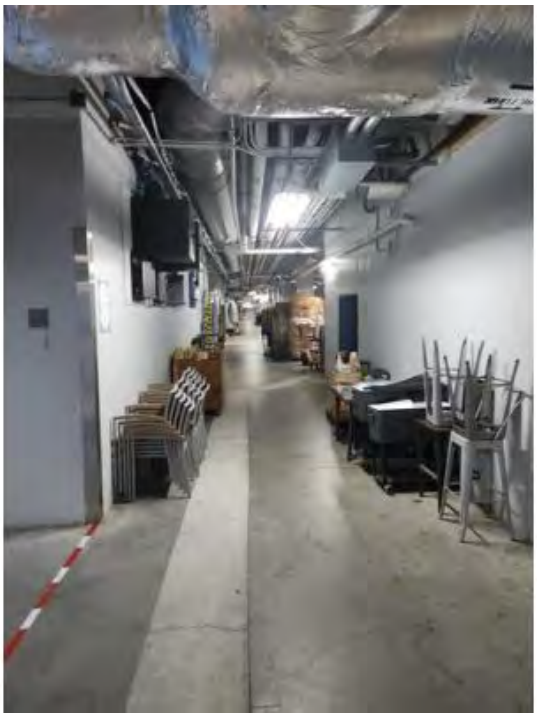
Added by Ken Kugaczewski



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Added as Attachment
Added on Mar 24, 2025, 4:27 PM EDT
Added by Ken Kugaczewski

Issue detail

#301: Observation

Status	Open
Type	OBS Architecture > Observation

Standard fields

Description	Egress doors leading to exterior scrapes against concrete topping outside at plaza
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(7) 4A.2-06.pdf
Root cause	—

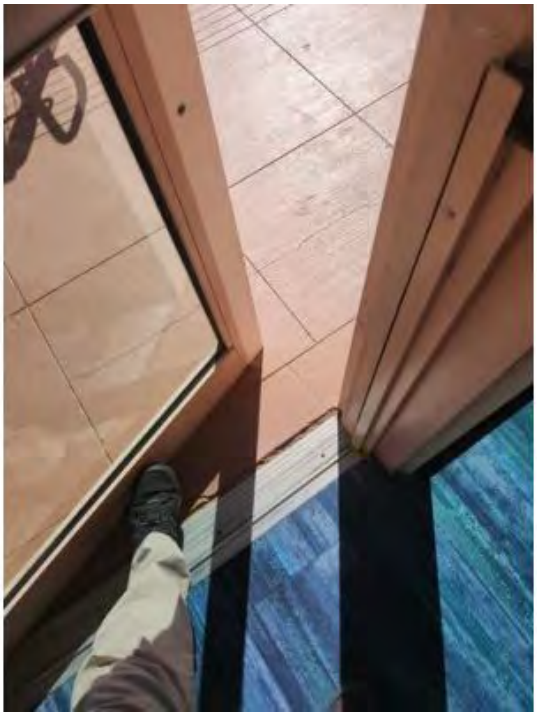
Custom fields

Room	—

ident	—
number	—
Observation	EM Egress Door from room leading to exterior scrapes against exterior concrete topping along west side exterior plaza along Bay Side Plaza. Difficult to Open.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Augment plaza topping to allow free movement of door to open.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Augment plaza topping to allow free movement of door to open.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (1)



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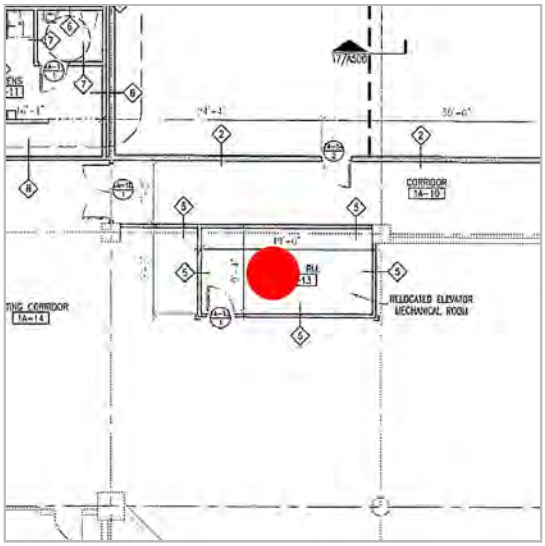
Added by Ken Kugaczewski

Issue detail

#299: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Elev Machine room Elev 6
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(8) 2001 Dwg A100.pdf
Root cause	—

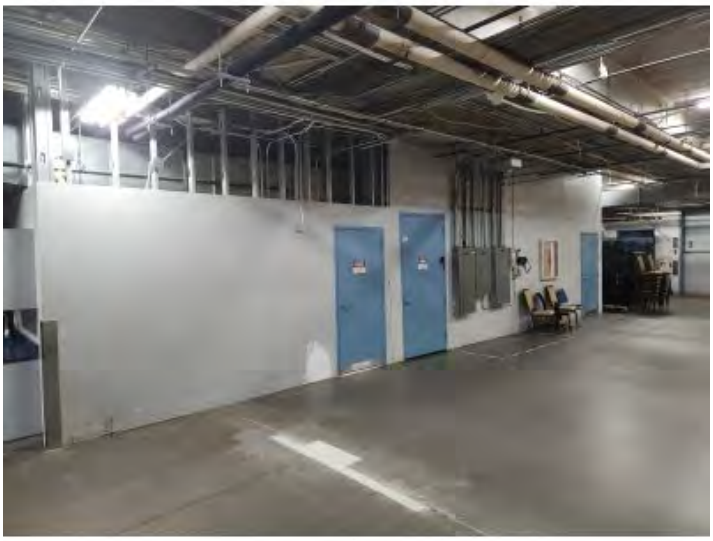
Custom fields

Room	—

ident	—
number	—
Observation	Elevator Machine Rooms, Elevators 3 (Passenger), Elevator 4 (Freight), & Elevator 6 (Freight).
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Refer to Vertical Transportation Assessment of Machine Rooms.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (1)



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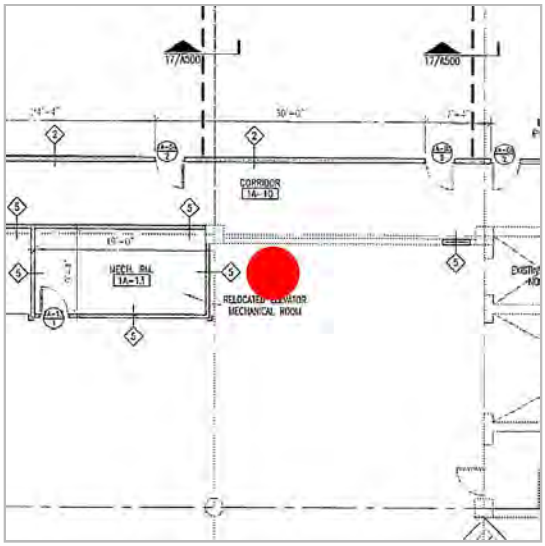
Added by Ken Kugaczewski

Issue detail

#298: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Elev 3 and 4 machine room
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(8) 2001 Dwg A100.pdf
Root cause	—

Custom fields

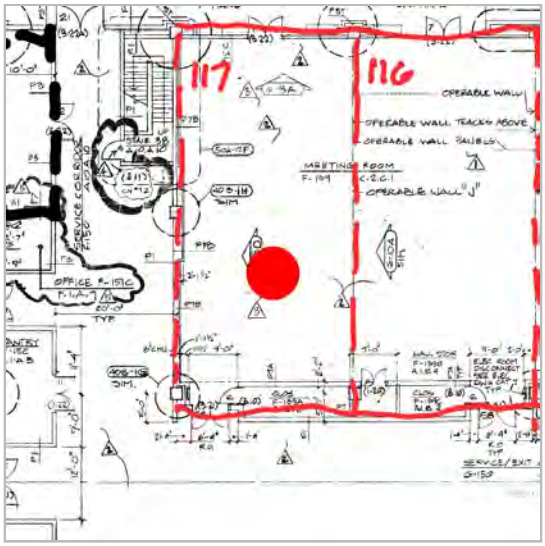
Room	—

ident	—
number	—
Observation	—
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#297: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(7) 4A.2-06.pdf
Root cause	—

Custom fields

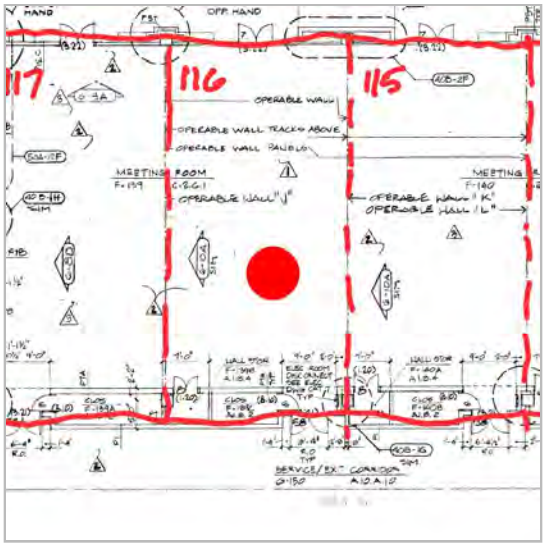
Room	—

ident	—
number	—
Observation	117 missing door rated astragal at fire rated door leading to BOH corridor. Not self closing as a result.
Room Name	117 Meeting Room
Room Number	117
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment for direction based on condition noted.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#296: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(7) 4A.2-06.pdf
Root cause	—

Custom fields

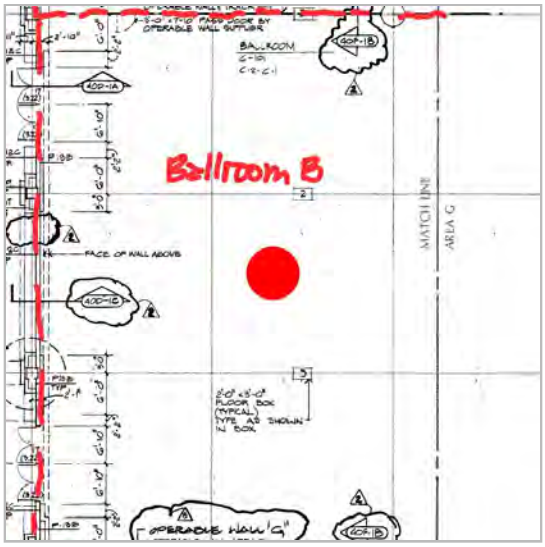
Room	—

ident	—
number	—
Observation	115 116 missing door rated astragal at fire rated door leading to BOH corridor. Not self closing as a result.
Room Name	115 meeting Room
Room Number	115 and 116
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment for direction based on condition noted.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#293: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(4) 4A.2-03.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Astragals missing for back of house corridor doors separating egress corridor and ballroom.
Room Name	Ballroom B
Room Number	1300B
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (5)

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Added by Ken Kugaczewski

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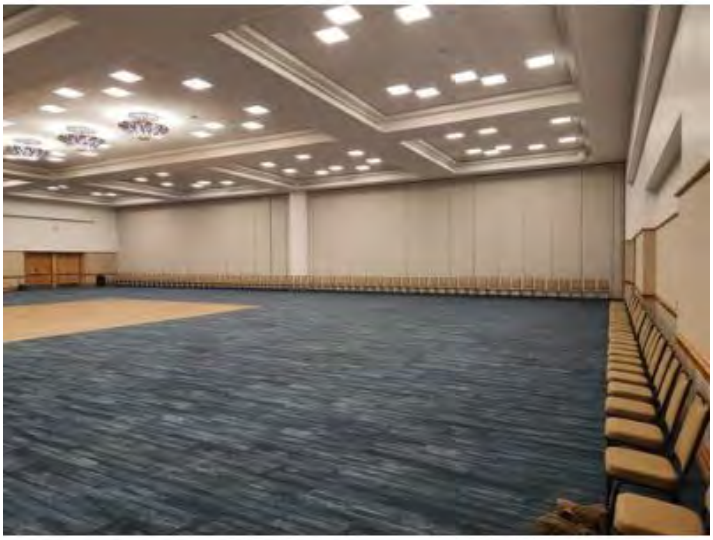
Added by Ken Kugaczewski



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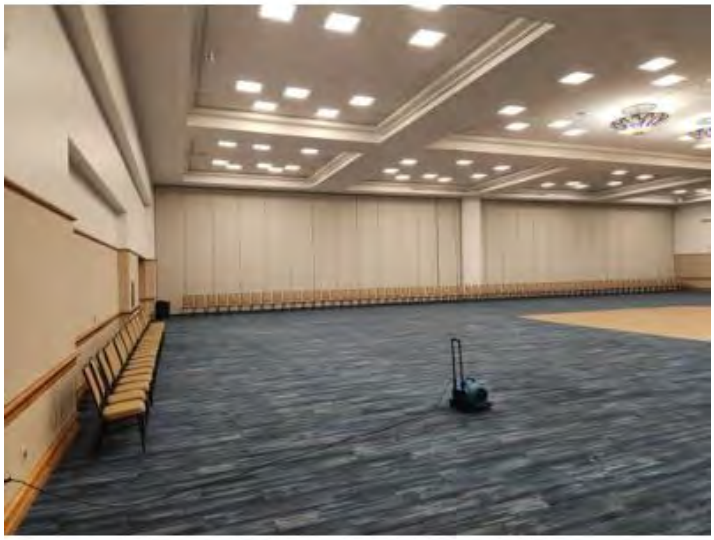
Added by Ken Kugaczewski



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Added by Ken Kugaczewski

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Added on Mar 24, 2025, 3:57 PM EDT
Added by Ken Kugaczewski

Issue detail

#291: Observation

Status	Open
Type	OBS Architecture > Observation

Standard fields

Description	Missing locked astragal at corridor exit doors typical all boh order doors not locking to non existent astral
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

Room	—
ident	—
number	—
Observation	All new LED lighted ceiling great shape, Carpet good conditions all ext hardware functional. Missing astragal egress doors to back of house pair doors. Door and fire UL tags along back of house corridor covered painted over, unable to identify appropriate rating associated with rated partition between egress corridor and ballroom. Missing astragal will not allow doors to be self closing in accordance with code for fire rated partition.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (4)

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Added by Ken Kugaczewski

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Added by Ken Kugaczewski

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Added by Ken Kugaczewski

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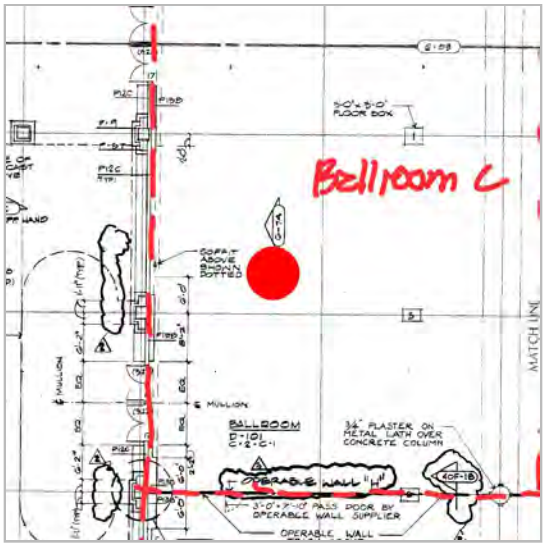
Added by Ken Kugaczewski

Issue detail

#290: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

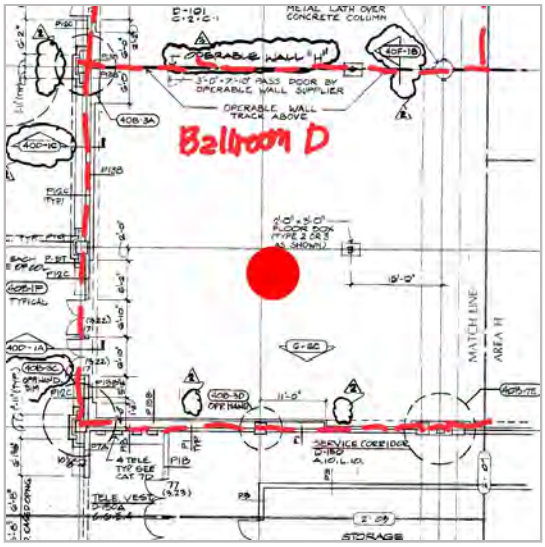
Room	—

ident	—
number	—
Observation	Missing astragal egress doors to back of house pair doors. Door and fire UL tags along back of house corridor covered painted over, unable to identify appropriate rating associated with rated partition between egress corridor and ballroom. Missing astragal will not allow doors to be self closing in accordance with code for fire rated partition.
Room Name	Ballroom C
Room Number	1300D
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#289: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	All new LED lighted ceiling great shape, Carpet good conditions all ext hardware functional. UL Tag on doors to main corridor non-existent. Exit lights operational. UL frame tags on frames back of house side missing. Astragal for BOH pair doors, covered mismatched fire rating labels for doors and frames. Non - UL listed labeled hardware.
Room Name	—
Room Number	Ballroom D
Building Document Room Name	Ballroom D
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (6)

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Added by Ken Kugaczewski

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Added by Ken Kugaczewski

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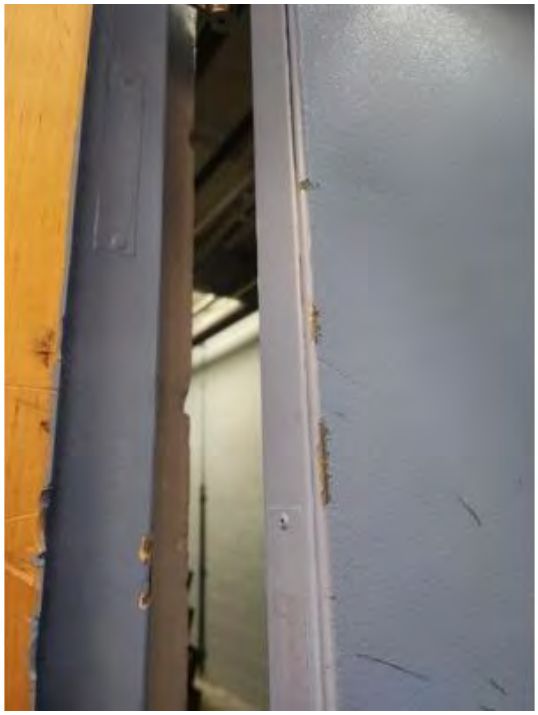
Added by Ken Kugaczewski



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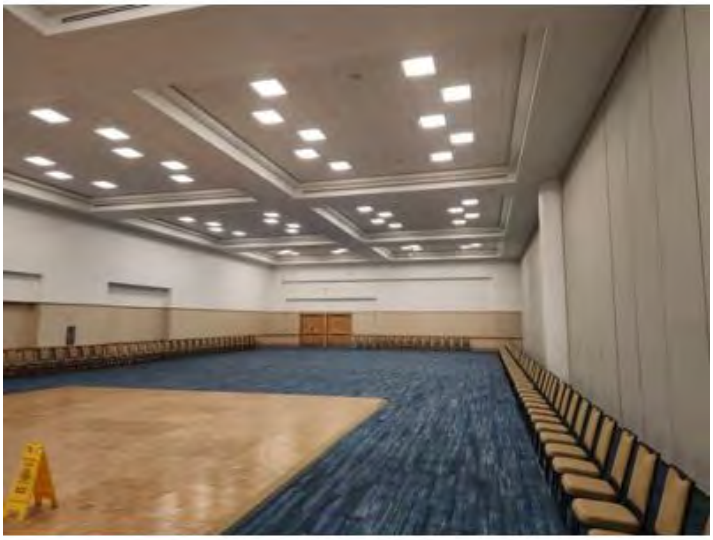

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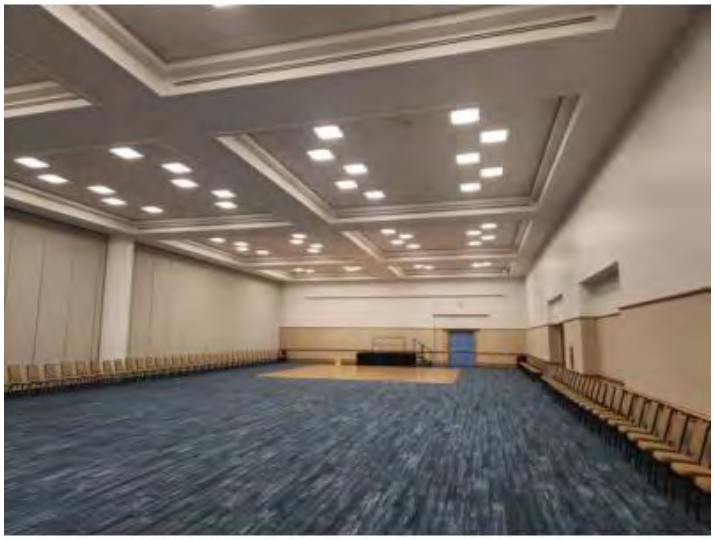
Added by Ken Kugaczewski



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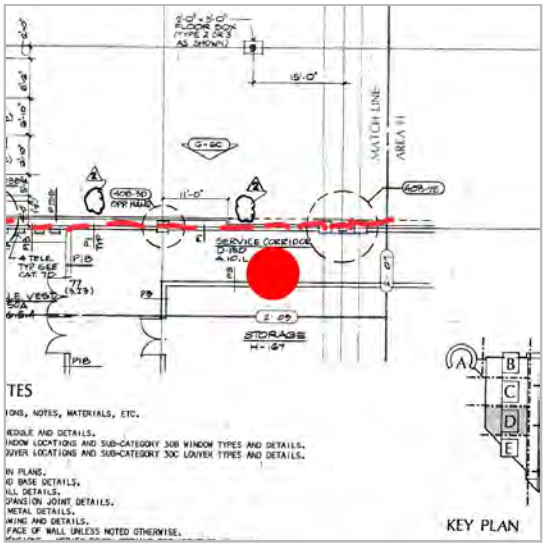
Added on Mar 24, 2025, 4:23 PM EDT
Added by Ken Kugaczewski

Issue detail

#287: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

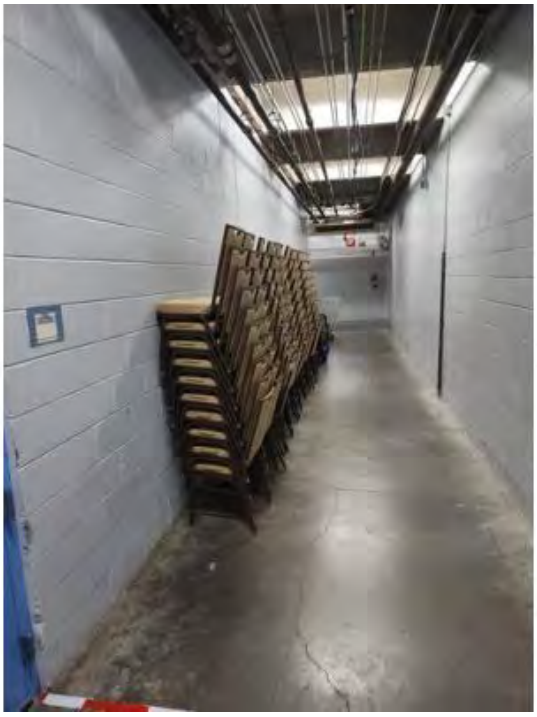
Custom fields

Room	—

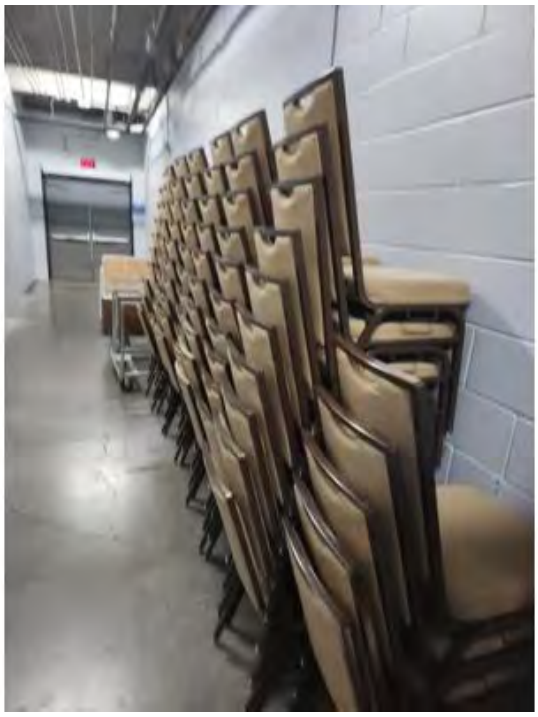
ident	—
number	—
Observation	Mass chair storage within egress corridor. Storage cannot be left within corridor for potential of fire, limiting extent of egress width, blocking egress.
Room Name	Ballroom D
Room Number	Service Corridor D-150
Building Document Room Name	—
Assessments	Remove chair storage limiting egress pathway. Find alternative location for mass chair storage.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See assessment for recommendation.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (2)



d3079a88-1c88-4fcc-9c7d-5a67a9c94882_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:19 PM EDT
Added by Ken Kugaczewski



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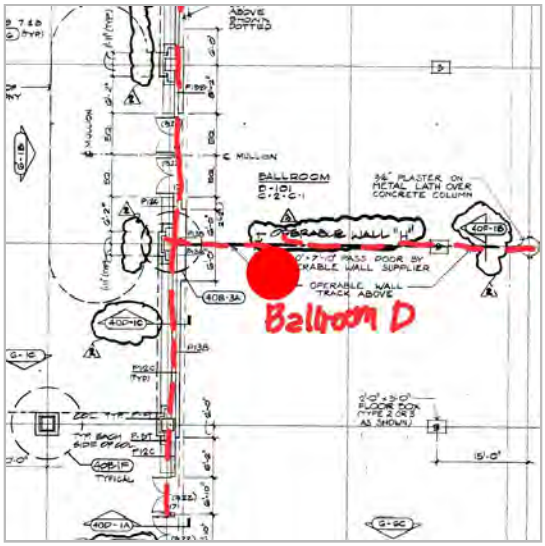
Added as Attachment
Added on Mar 24, 2025, 4:19 PM EDT
Added by Ken Kugaczewski

Issue detail

#286: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	No operable doors linked between ballroom d and c as depicted in original plans circa 1987. Egress issue possible between rooms. Change operable partition from original
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

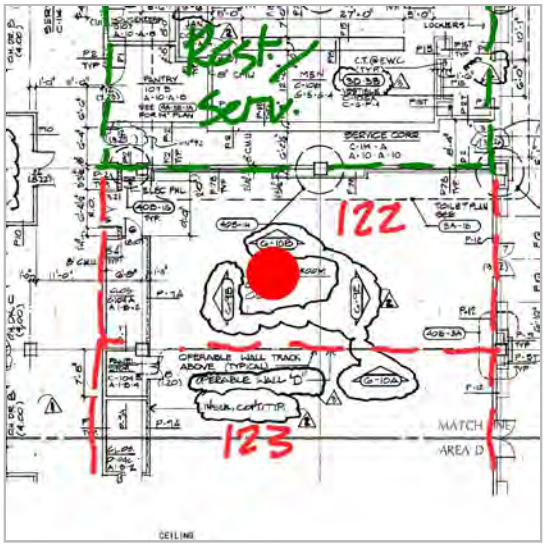
Custom fields

Room	—
ident	—
number	—
Observation	—
Room Name	Ballroom D
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#285: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(4) 4A.2-03.pdf
Root cause	—

Custom fields

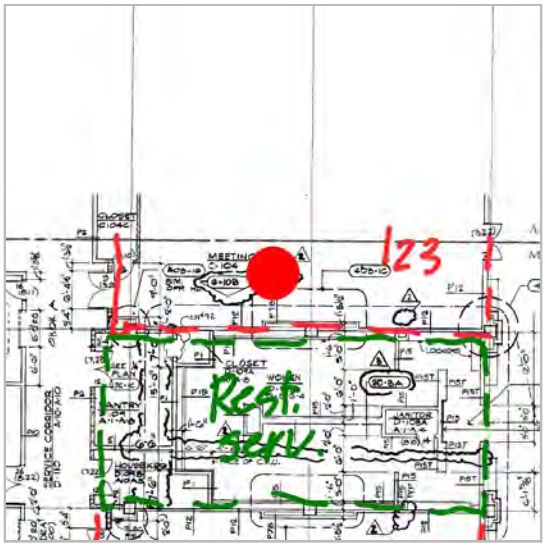
Room	—

ident	—
number	—
Observation	All new LED lighted ceiling great shape, Carpet good conditions all ext hardware functional. UL Tag on doors to main corridor non-existent. Exit lights operational. UL frame tags on frames back of house side missing. Astragal for BOH pair doors, covered mismatched fire rating labels for doors and frames. Non - UL listed labeled hardware.
Room Name	Ballroom
Room Number	122
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

Issue detail

#284: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	All new LED lighted ceiling great shape, Carpet good conditions all ext hardware functional. UL Tag on doors to main corridor non-existent. Exit lights operational. UL frame tags on frames back of house side missing. Astragal for BOH pair doors, covered mismatched fire rating labels for doors and frames. Non - UL listed labeled hardware.
Room Name	Ballroom
Room Number	123
Building Document Room Name	—
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (3)

b32e4c28-d212-4da9-a651-288913a3bf11_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:05 PM EDT
Added by Ken Kugaczewski

50a8ca8b-9dfd-4802-ba94-febb989550d7_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:05 PM EDT
Added by Ken Kugaczewski

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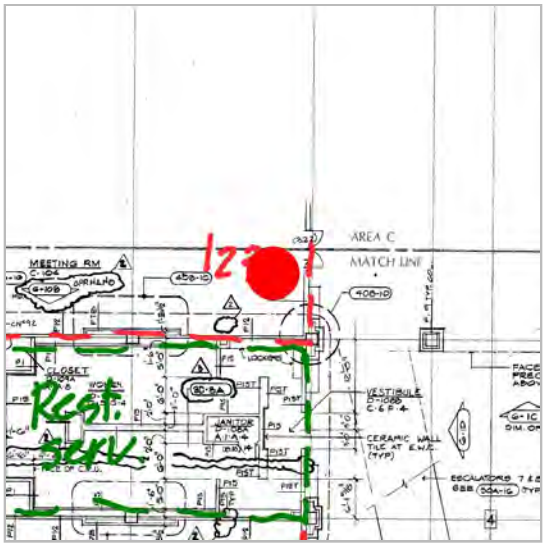
Added as Attachment
Added on Mar 24, 2025, 4:05 PM EDT
Added by Ken Kugaczewski

Issue detail

#283: Architecture

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 18, 2025
Location	Ballroom Level
Location details	—
Due date	—
Start date	—
Placement	(5) 4A.2-04.pdf
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	All new LED lighted ceiling great shape, Carpet good conditions all ext hardware functional. UL Tag on doors to main corridor non-existent. Exit lights operational. UL frame tags on frames back of house side missing. Astragal for BOH pair doors, covered mismatched fire rating labels for doors and frames. Non - UL listed labeled hardware.
Room Name	—
Room Number	123
Building Document Room Name	Meeting Room 123
Assessments	Provide appropriate fire rated door and frame assemblies for back of house doors and frames. In locations where fire rated labels are covered. Paint to be removed to expose label as required by code. Mismatched doors rating and frames to be removed to provide congruent rating required for 2 hour partitions between spaces and back of house egress corridors. Missing astragals for self-closing doors to be provided to maintain self closing and locking assemblies.
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	See Assessment comments for direction for varying conditions noted.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (4)

b32e4c28-d212-4da9-a651-288913a3bf11_t.jpg
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Added on Mar 24, 2025, 3:59 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:59 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 4:01 PM EDT
Added by Ken Kugaczewski

50a8ca8b-9dfd-4802-ba94-febb989550d7_t.jpg
Added as Attachment
Added on Mar 24, 2025, 4:01 PM EDT
Added by Ken Kugaczewski

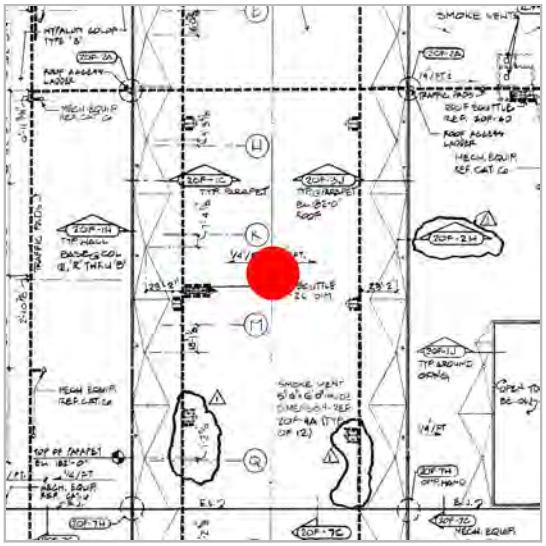
Comments

Ken Kugaczewski Mar 24, 2025, 4:02 PM EDT	Missing Astragal for BOH pair doors, covered mismatched fire rating labels for dors and frames. Non - uL listed labeled hardware.

Issue detail

#270: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 10, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

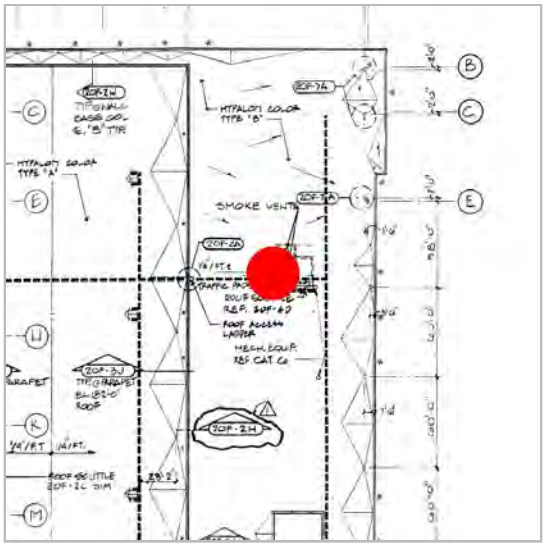
Room	—

ident	—
number	—
Observation	Overall, Roof is in Good/Fair Condition. It was observed that the roof is showing signs of age and deterioration, mostly due to expose to roof top equipment chemical treatments used in equipment operation. That notwithstanding, the roof appears to be at the end of its warrantable lifespan and suggest replacement within the next 3-5 years. These conditions are present throughout the roof system as a whole. Recommend ongoing maintenance of roof coping joinery, and yearly monitoring of the roof until entire system is replaced.
Room Name	Upper Roof Level
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	—
Prioritization (II)	—
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend maintenance on localized areas until roof is to be replaced. Roof recover possible over composite deck assembly to 20-year NDL warranty

Issue detail

#268: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 10, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Some Metal Deterioration of the Exhaust Vent transitions to Vertical Stacks were observed with Visible gaps present in metal present. Previous flashing repairs over transition points are flaking of and deteriorating. Recommend cleaning metal to sound base substrate and reapply liquid flashing membrane over metal surfaces. Coner with MEP regarding lifespan of exhaust fan equipment for possible long-term replacement, maintainence.
Room Name	Lower Level Roof
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Refer to MEP recommendations for replacement schedule of units on roof. Recommend interim repairs of unit curb caps and flashing unit such time units require replacement based on current life expectancy.
L = Long Term Repair Description:	Recommend maintenance on localized areas until roof is to be replaced. Roof recover possible over composite deck assembly to 20-year NDL warranty

References and Attachments

Photos (10)

368ac6c3-529a-4af1-be99-ee7f0ea0b45d_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

1edd4ec2-56e1-44f9-bdb9-863aa1ab09e7_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

fb3e4c94-c3f7-4743-96df-dd32e5f2d490_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

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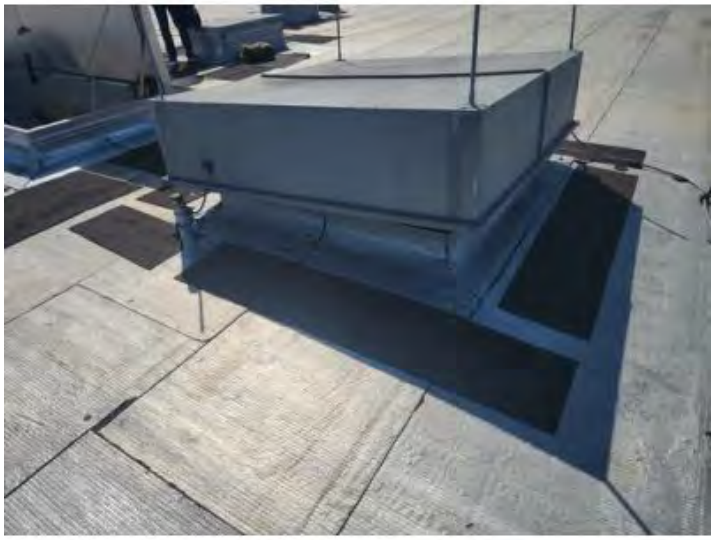
Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski



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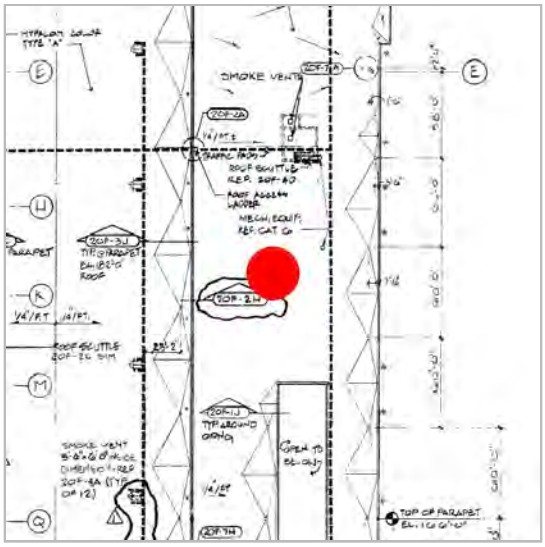
Added as Attachment
Added on Mar 24, 2025, 3:10 PM EDT
Added by Ken Kugaczewski

Issue detail

#267: Architecture

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Overall Exhaust Vents, Roof Hatches are in good condition with no apparent defects. Moderate deterioration of gooseneck hood assembly above cap was observed. Recommend re-application of liquid flashing over the rusted area or replace gooseneck assembly and reflash to existing cap.
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Mar 10, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—
ident	—
number	—
Observation	Some deterioration of Exhaust unit counterflashing observed. Recommend cleaning up oxidized weld transitions and cover with liquid flashing to prohibit possible water infiltration and progression of metal deterioration. MEP to determine remaining operational lifespan of unit.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Replacement of Units, curbs, roofing upon unit replacement. Preferred to perform prior to wholesale roof recover being implemented

References and Attachments

Photos (4)

a92bd59c-c349-4f27-b46e-47d88ac6f6b5_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:07 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:07 PM EDT
Added by Ken Kugaczewski

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Added as Attachment
Added on Mar 24, 2025, 3:07 PM EDT
Added by Ken Kugaczewski

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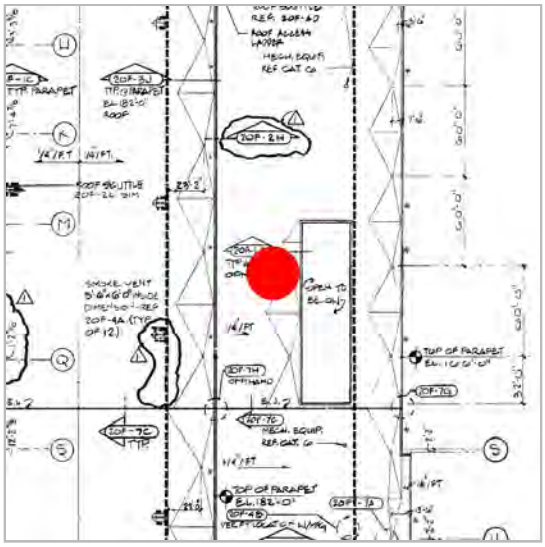
Added as Attachment
Added on Mar 24, 2025, 3:07 PM EDT
Added by Ken Kugaczewski

Issue detail

#59: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Worn roof coating east of CTs
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Worn roof coating east of CT's. Localized Areas of Roof Coating is worn away to top level cap sheet. Anticipate that Dessicant Water from Cooling Tower Chemical Discharge deteriorated roof cover coating. Roof appears in good overall condition. It should be noted that roof based on original submittal information is within 2 year expiration date of roof warranty for the assembly.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend maintenance on localized areas until roof is to be replaced. Roof recover possible over composite deck assembly to 20-year NDL warranty.

References and Attachments

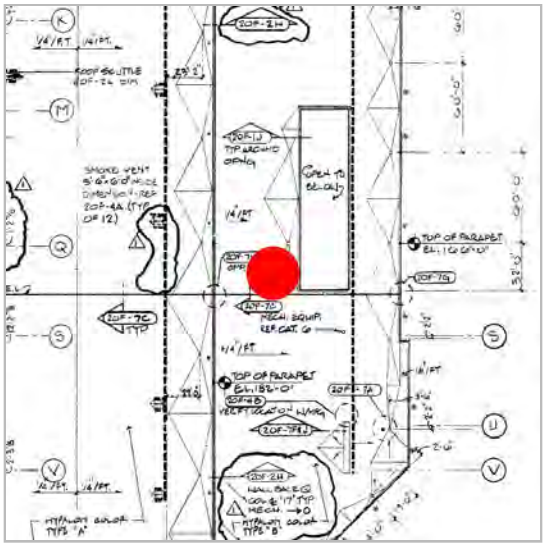
Photos (1)

DL01.png
Added as Attachment
Added on Mar 24, 2025, 3:03 PM EDT
Added by Ken Kugaczewski

Issue detail

#58: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	—
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Localized Areas of Roof Coating is worn away to top level cap sheet. Anticipate that Dessicant Water from Cooling Tower Chemical Discharge deteriorated roof cover coating. Roof appears in good condition overall. It should be noted that roof based on original submittal information is within 2-year expiration date of roof warranty for the assembly.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend maintenance on localized areas until roof is to be replaced. Roof recover possible over composite deck assembly to 20-year NDL warranty.

References and Attachments

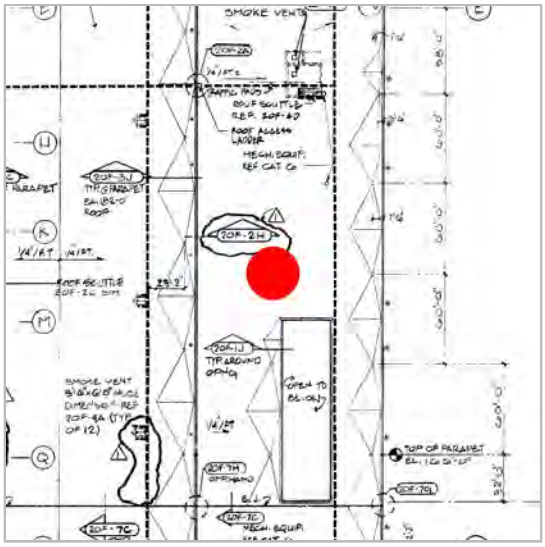
Photos (1)

DL01.png
Added as Attachment
Added on Mar 24, 2025, 3:02 PM EDT
Added by Ken Kugaczewski

Issue detail

#56: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Vents not on 1987 plans cheeck
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Some deterioration of Exhaust Vent counterflashing observed / metal deterioration of vent cap to vertical stack transitions is apparent. Recommend cleaning up oxidized weld transitions and cover with liquid flashing to prohibit possible water infiltration and progression of metal deterioration. MEP to determine remaining operational lifespan of unit.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	Refer to MEP recommendations for replacement schedule of units on roof. Recommend interim repairs of unit curb caps and flashing unit such time units require replacement based on current life expectancy.
L = Long Term Repair Description:	Replacement of Units, curbs, roofing upon unit replacement. Preferred to perform prior to wholesale roof recover being implemented

References and Attachments

Photos (2)

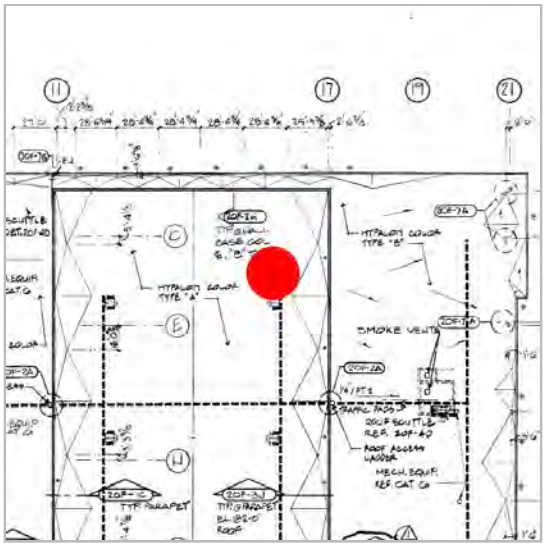
4ba210e2-bf35-425d-929b-9e01362e54c9_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:05 PM EDT
Added by Ken Kugaczewski

451c9797-f67a-4b4f-8d92-a42dd47456f3_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:05 PM EDT
Added by Ken Kugaczewski

Issue detail

#52: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Worn coating
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Widespread deterioration of reflective roof coating over top cap sheet membrane located primarily in areas of discharge from Mechanical Rooftop units from what appears to be condensate discharge.
Room Name	Upper Roof Level
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend maintenance on localized areas until roof is to be replaced. Roof recover possible over composite deck assembly to 20-year NDL warranty

References and Attachments

Photos (2)

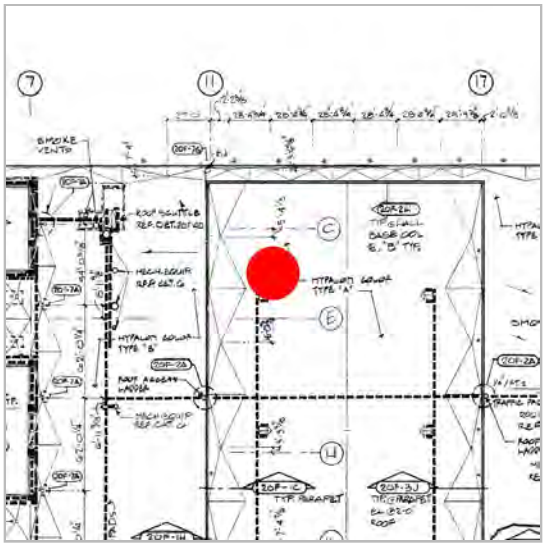
c39f1b18-a527-413c-a0e5-89b420b98fee_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:12 PM EDT
Added by Ken Kugaczewski

ad43b1cf-3ae9-4326-bdec-968b395e717c_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:12 PM EDT
Added by Ken Kugaczewski

Issue detail

#47: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Worn roof 5 year life
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Widespread Roof Reflective Top Coating Surface Present. Observed coating deterioration is exposing top base substrate below. Roof Recover is within 2 year expiration of roof warranty.
Room Name	Upper Roof Level
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	S = Short Term Repairs (1-2 yrs.)
Prioritization (III)	L = Long Term Repairs (3-5+years)
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	—
S = Short Term Repair Description:	—
L = Long Term Repair Description:	Recommend maintenance on localized areas until roof is to be replaced. Roof recover possible over composite deck assembly to 20-year NDL warranty

References and Attachments

Photos (3)

1b6c5e90-4fd5-461a-b5c9-e273bd8a7dd9_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:13 PM EDT
Added by Ken Kugaczewski

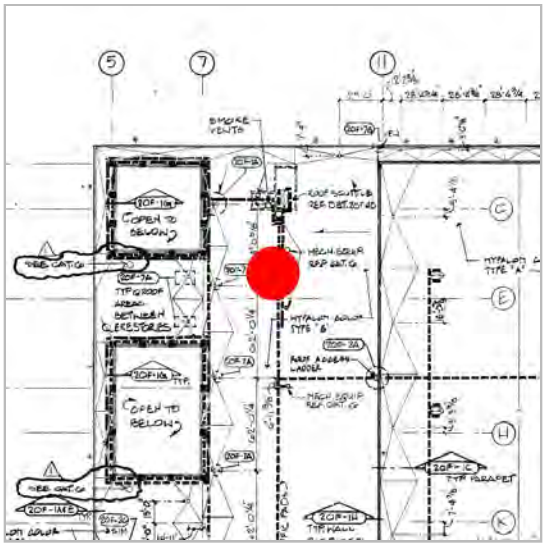
f19d12fe-7120-4bf6-b613-649e230e4864_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:13 PM EDT
Added by Ken Kugaczewski

f1786860-cb30-4c6d-a3d2-ff6ee56e69f3_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:13 PM EDT
Added by Ken Kugaczewski

Issue detail

#41: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	OSHA compliance ladder access to clerestory roof level typical all clerestories
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	OSHA compliance ladder access to clerestory roof level typical all clerestories. Appears to exceed travel length with adequate fall protection / fall arrect system harness attachment to ladder.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Provide OSHA compliant accessories to clerestory ladder to uppermost roof
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

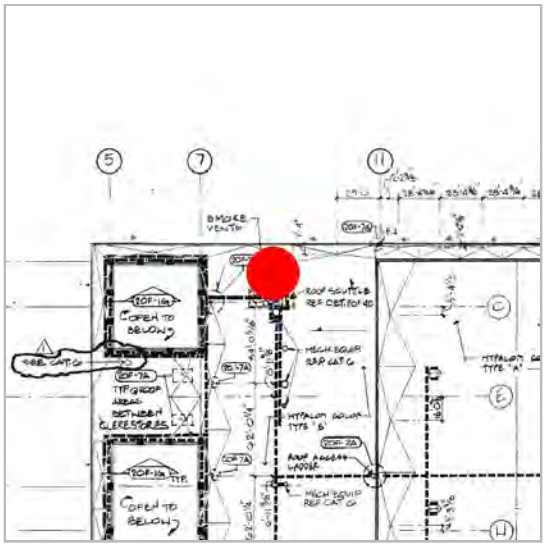
Photos (1)

41dd6bf0-0d76-4a2a-b52e-dfe5e1a61c3d_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:16 PM EDT
Added by Ken Kugaczewski

Issue detail

#39: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Open Access Entry
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—

ident	—
number	—
Observation	Open Access Entry Location from Lower Roof to Clerestory Interior at Atriums.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Confirm 2 egress access points positions to leave clerestory atrium. One access opening was removed with louver installed for ventilation.
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (1)

896ea194-7ec9-4af6-96e1-89565649773a_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:15 PM EDT
Added by Ken Kugaczewski

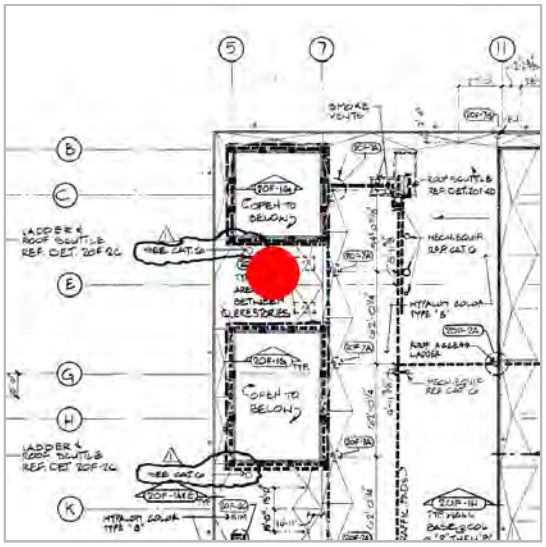
Comments

	Ken Kugaczewski Mar 24, 2025, 3:15 PM EDT	Clarify necessity for two egress hatches // window points from atrium clerestory enclosure

Issue detail

#37: Observation

Status	Open
Type	OBS Architecture > Observation



Standard fields

Description	Insertion of louver to access entry ventilation.additional access on opp glazed storefront
Assigned to	—
Created by	Ken Kugaczewski (MHA)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-6
Root cause	—

Custom fields

Room	—
ident	—
number	—
Observation	Insertion of louver within marked access to clerestory glass atrium. entry ventilation. Verify code compliancy for secondary egress access required. within enclosed clerestory.
Room Name	—
Room Number	—
Building Document Room Name	—
Assessments	—
Prioritization (I)	I = Immediate Repairs
Prioritization (II)	—
Prioritization (III)	—
Prioritization IV	—
Condition	—
I = Immediate Repair Description:	Confirm 2 egress access points positions to leave clerestory atrium. One access opening was removed with louver installed for ventilation
S = Short Term Repair Description:	—
L = Long Term Repair Description:	—

References and Attachments

Photos (1)

6fa93d1d-4ed0-46b6-a287-78ca514e95da_t.jpg
Added as Attachment
Added on Mar 24, 2025, 3:18 PM EDT
Added by Ken Kugaczewski

Mechanical

Issue detail

Issue detail

Created on	Nov 4, 2025, 3:20 PM EST
Created by	**William Bethea** (DTC)
Total items	121
Sorted by	ID (Descending)
Filtered by	Status (Draft, Open, In review, Closed) Category (PLUMBING, Mechanical) Type (Chiller, AHU, Fire Suppression Pipe, Equipment, Grounding Issue:, Exhaust Fan, Chemical Feeder, Valve, Corrosion:, CHILLED WATER PIPE, Condenser, Supply Fan, Louvers, FCU, Cooling Tower, Pump)

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Issue detail

#381: 39

Status	Open
Type	AHU Mechanical > AHU

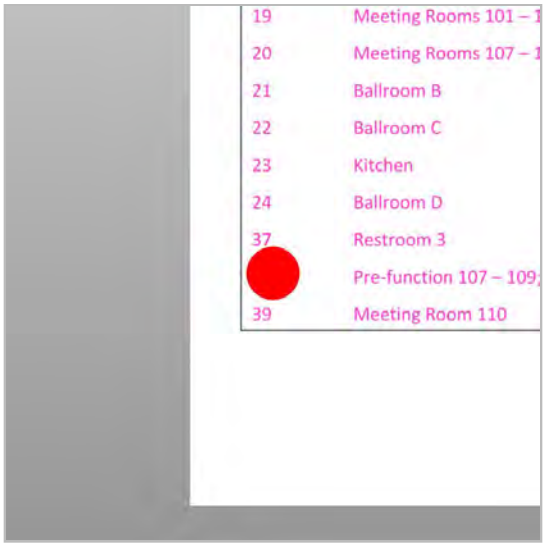
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#380: 38

Status	Open
Type	AHU Mechanical > AHU



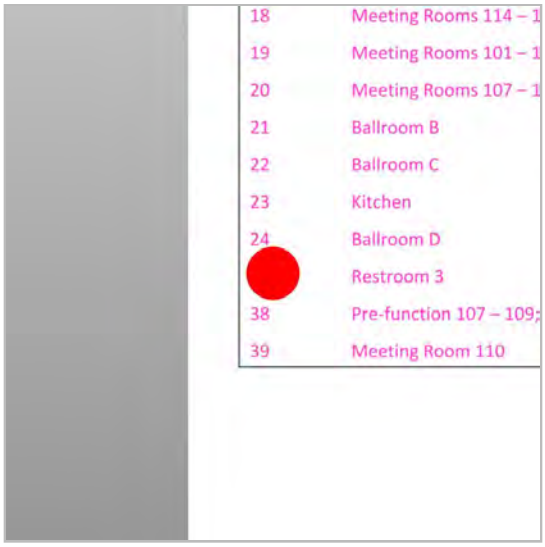
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#379: 37

Status	Open
Type	AHU Mechanical > AHU



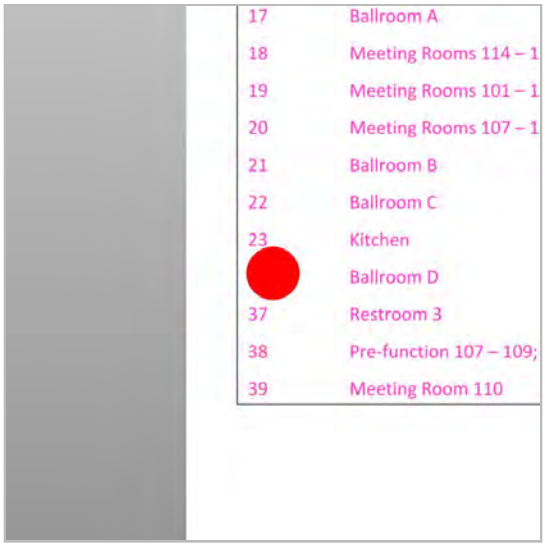
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#378: 24

Status	Open
Type	AHU Mechanical > AHU



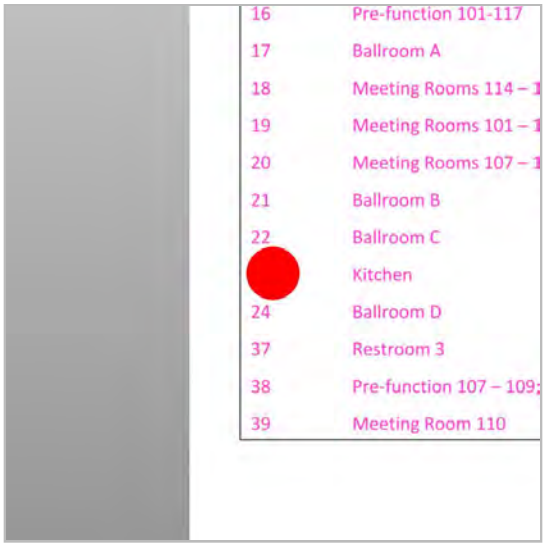
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#377: 23

Status	Open
Type	AHU Mechanical > AHU



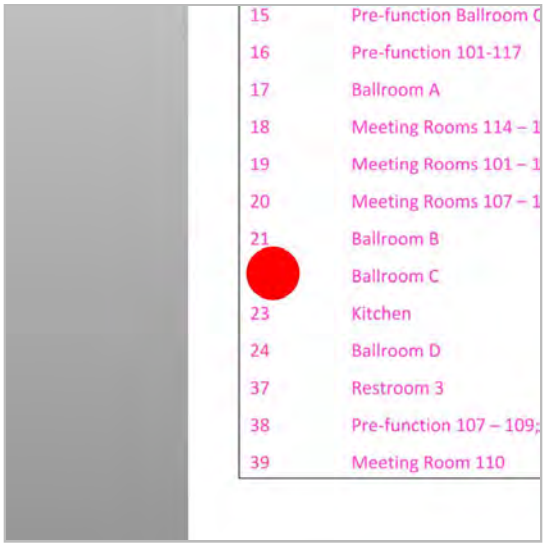
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#376: 22

Status	Open
Type	AHU Mechanical > AHU



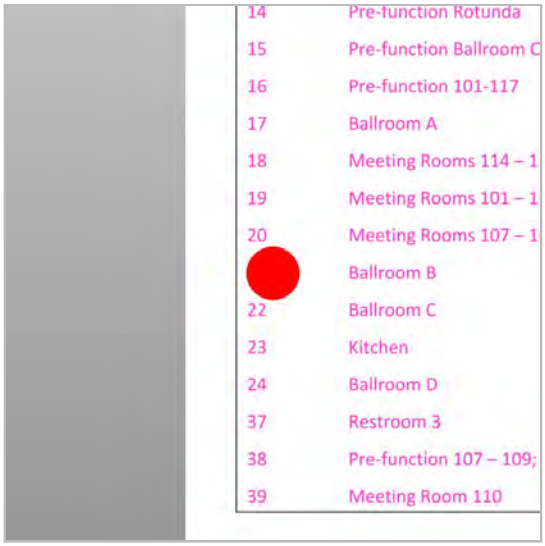
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#375: 21

Status	Open
Type	AHU Mechanical > AHU



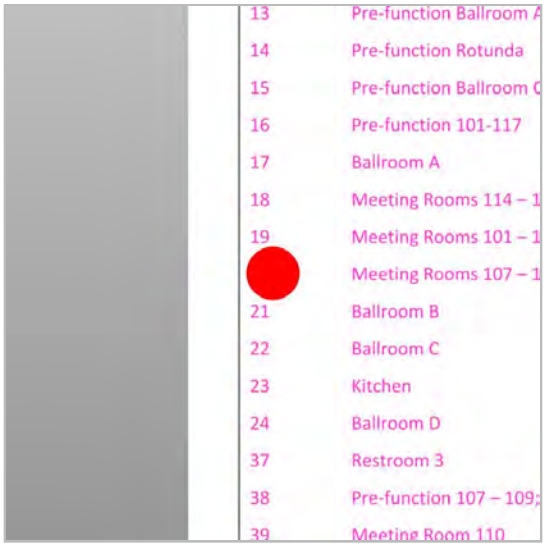
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#374: 20

Status	Open
Type	AHU Mechanical > AHU



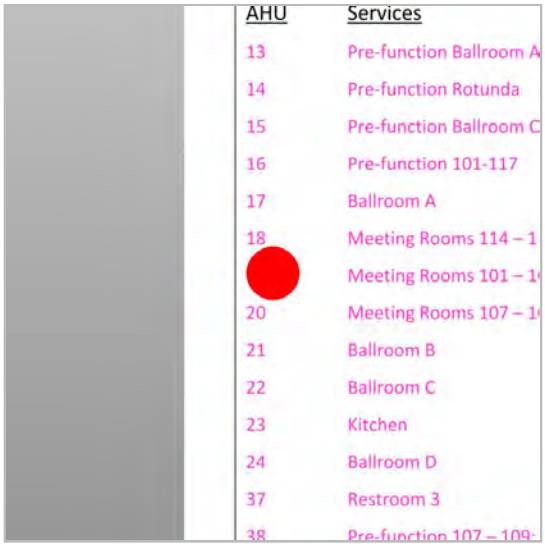
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#373: 19

Status	Open
Type	AHU Mechanical > AHU



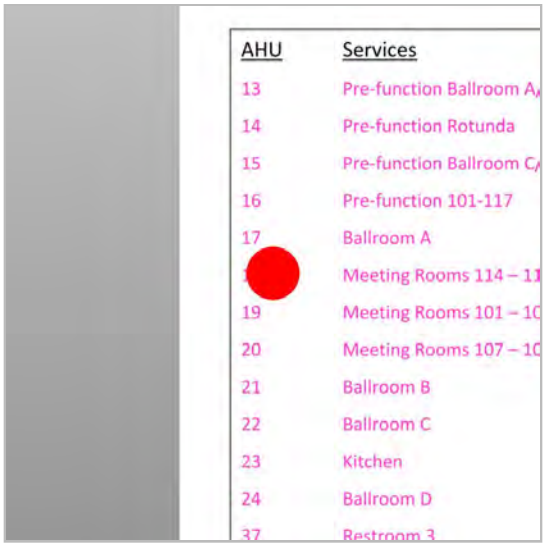
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#372: 18

Status	Open
Type	AHU Mechanical > AHU



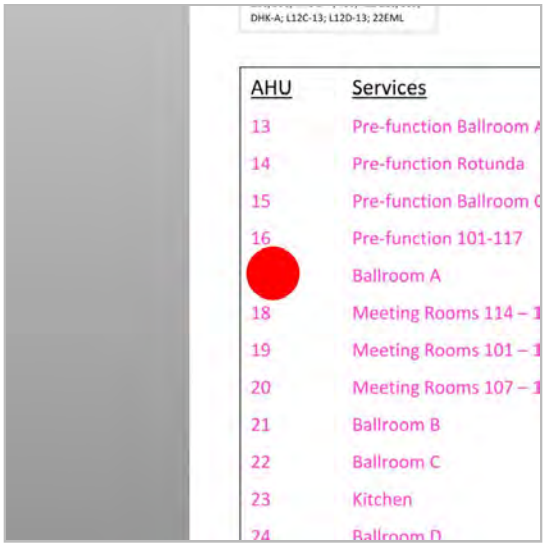
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#371: 17

Status	Open
Type	AHU Mechanical > AHU



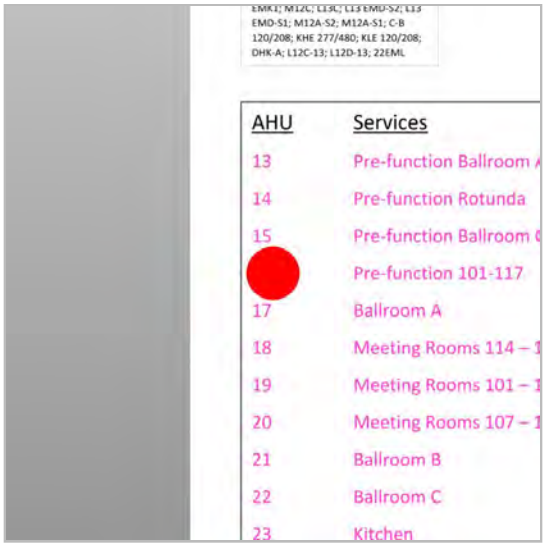
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#370: 16

Status	Open
Type	AHU Mechanical > AHU



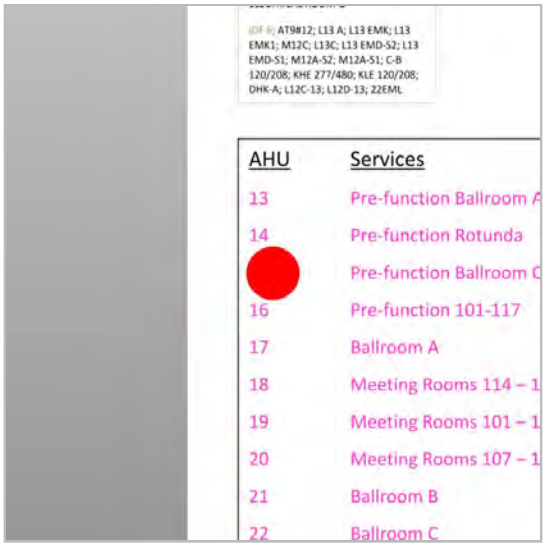
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#369: 15

Status	Open
Type	AHU Mechanical > AHU



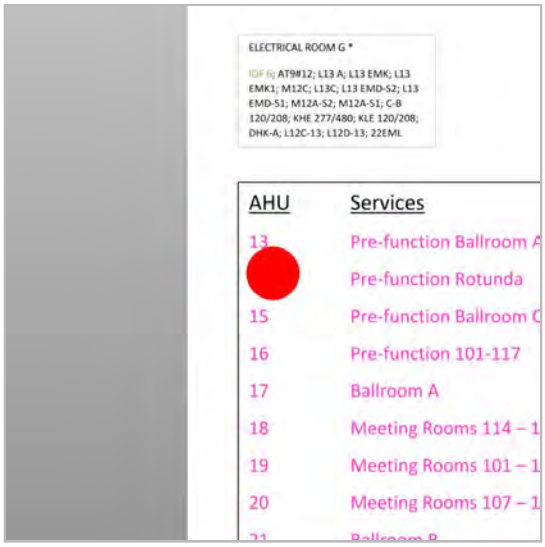
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#368: 14

Status	Open
Type	AHU Mechanical > AHU



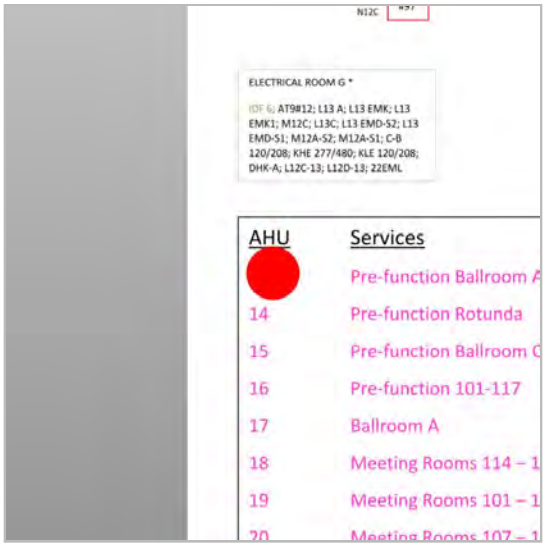
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#367: 13

Status	Open
Type	AHU Mechanical > AHU



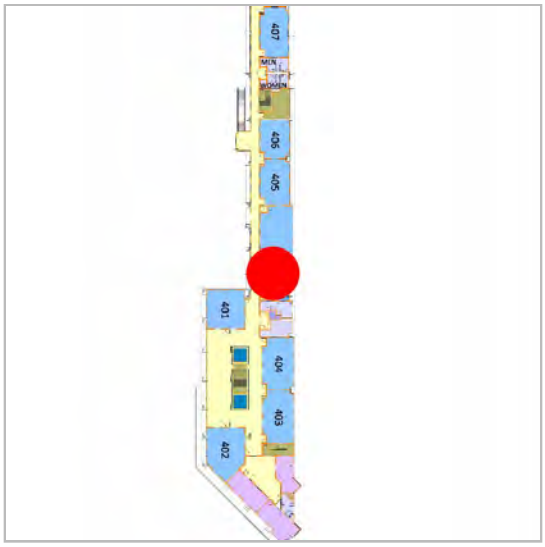
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Oct 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	Mechanical Level Map.pdf
Root cause	—

Issue detail

#342: AHU

Status	Open
Type	AHU Mechanical > AHU



Standard fields

Description	—
Assigned to	—
Created by	Joshua Ott
Created on	Mar 28, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM103
Root cause	—

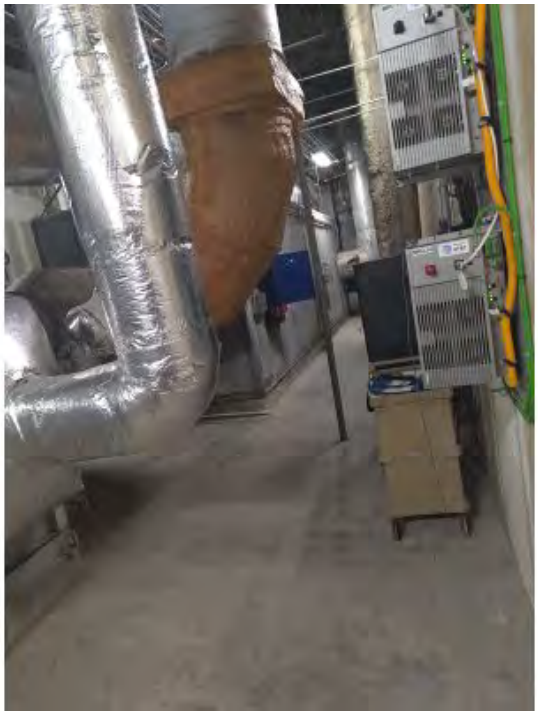
References and Attachments

Photos (4)

2025-03-28-11-09-48-510.jpg
Added as Attachment
Added on Mar 28, 2025, 11:10 AM EDT
Added by Joshua Ott

2025-03-28-11-10-04-492.jpg
Added as Attachment
Added on Mar 28, 2025, 11:11 AM EDT
Added by Joshua Ott

2025-03-28-11-10-20-312.jpg
Added as Attachment
Added on Mar 28, 2025, 11:11 AM EDT
Added by Joshua Ott

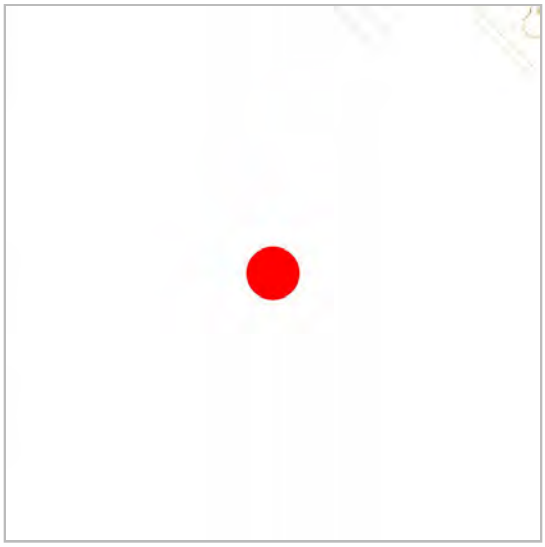


2025-03-28-11-10-10-106.jpg
Added as Attachment
Added on Mar 28, 2025, 11:11 AM EDT
Added by Joshua Ott

Issue detail

#257: 2021 chiller plant upgrade drawings

Status	Open
Type	EQ Mechanical > Equipment



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (6)

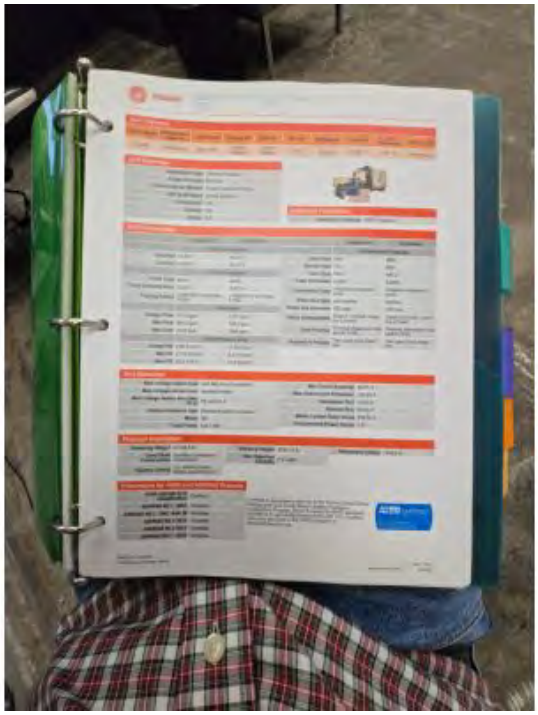
2025-02-26-11-44-51-707.jpg
Added as Attachment
Added on Feb 26, 2025, 11:47 AM EST
Added by William Bethea

2025-02-26-11-44-41-583.jpg
Added as Attachment
Added on Feb 26, 2025, 11:47 AM EST
Added by William Bethea

2025-02-26-11-44-47-190.jpg
Added as Attachment
Added on Feb 26, 2025, 11:47 AM EST
Added by William Bethea

2025-02-26-11-45-00-115.jpg
Added as Attachment
Added on Feb 26, 2025, 11:47 AM EST
Added by William Bethea

2025-02-26-11-45-05-136.jpg
Added as Attachment
Added on Feb 26, 2025, 11:47 AM EST
Added by William Bethea

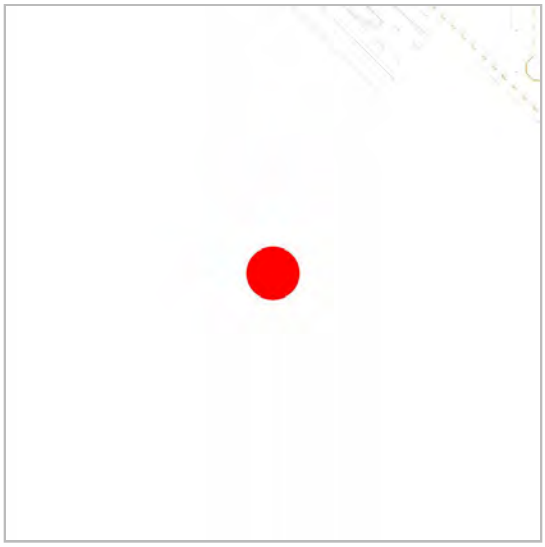


2025-02-26-11-45-16-934.jpg
Added as Attachment
Added on Feb 26, 2025, 11:47 AM EST
Added by William Bethea

Issue detail

#256: Find AG1

Status	Open
Type	EQ Mechanical > Equipment



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (2)

2025-02-26-11-40-06-920.jpg
Added as Attachment
Added on Feb 26, 2025, 11:40 AM EST
Added by William Bethea

2025-02-26-11-39-34-881.jpg
Added as Attachment
Added on Feb 26, 2025, 11:40 AM EST
Added by William Bethea

Issue detail

#255: Triple duty valves need to be replaced

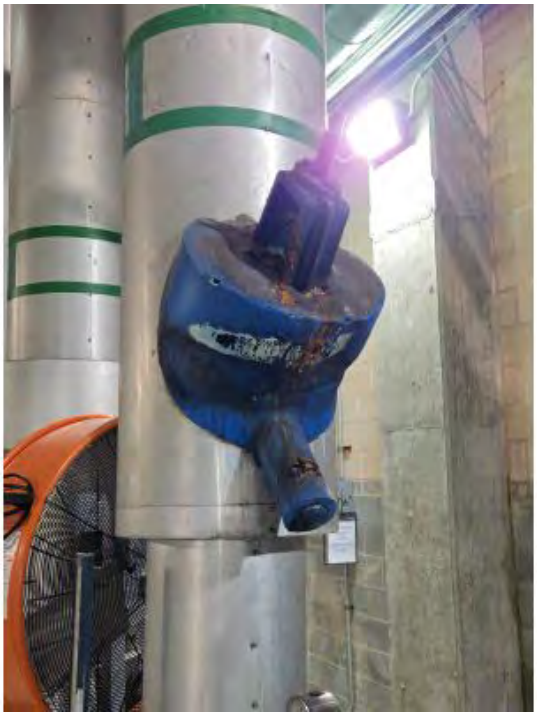
Status	Open
Type	EQ Mechanical > Equipment

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (10)



2025-02-26-11-20-53-745.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-21-02-817.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-21-03-194.jpg
Added as Attachment
Added on Feb 26, 2025, 11:22 AM EST
Added by William Bethea

2025-02-26-11-21-45-251.jpg
Added as Attachment
Added on Feb 26, 2025, 11:22 AM EST
Added by William Bethea

2025-02-26-11-21-02-073.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-21-00-218.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-20-58-010.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-21-02-536.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

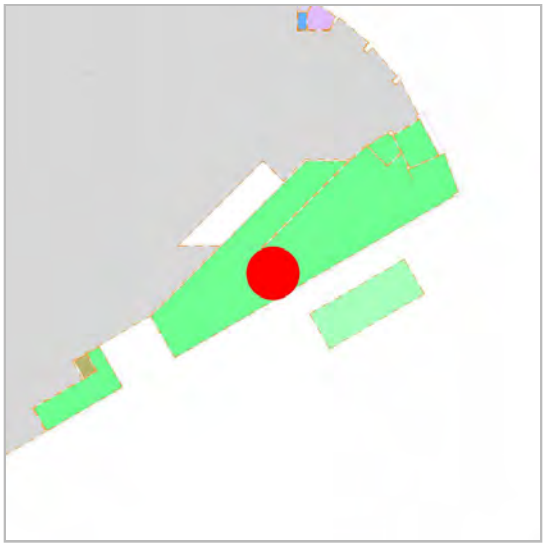
2025-02-26-11-21-02-294.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-21-01-335.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

Issue detail

#254: valve/Insulation issue

Status	Open
Type	EQ Mechanical > Equipment



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (2)

2025-02-26-11-20-05-416.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

2025-02-26-11-20-03-650.jpg
Added as Attachment
Added on Feb 26, 2025, 11:21 AM EST
Added by William Bethea

Issue detail

#253: Air Compressor (AC-11)

Status	Open
Type	EQ Mechanical > Equipment

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (11)

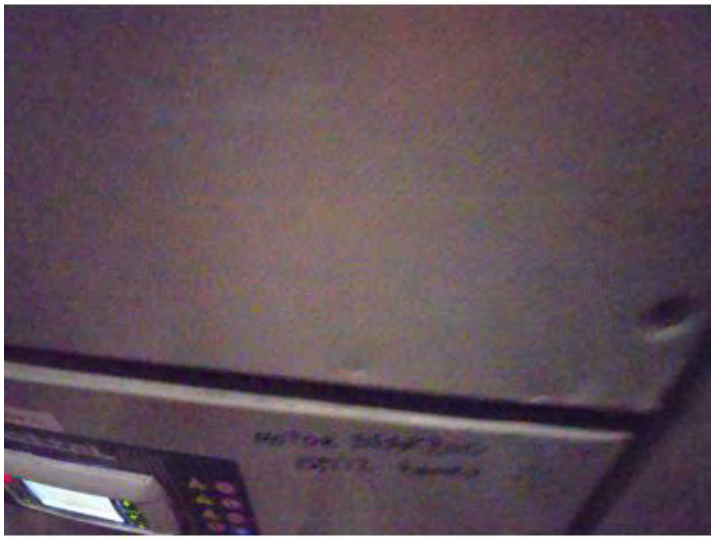
2025-02-26-11-18-38-493.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

2025-02-26-11-18-27-214.jpg
Added as Attachment
Added on Feb 26, 2025, 11:19 AM EST
Added by William Bethea

2025-02-26-11-18-23-337.jpg
Added as Attachment
Added on Feb 26, 2025, 11:19 AM EST
Added by William Bethea

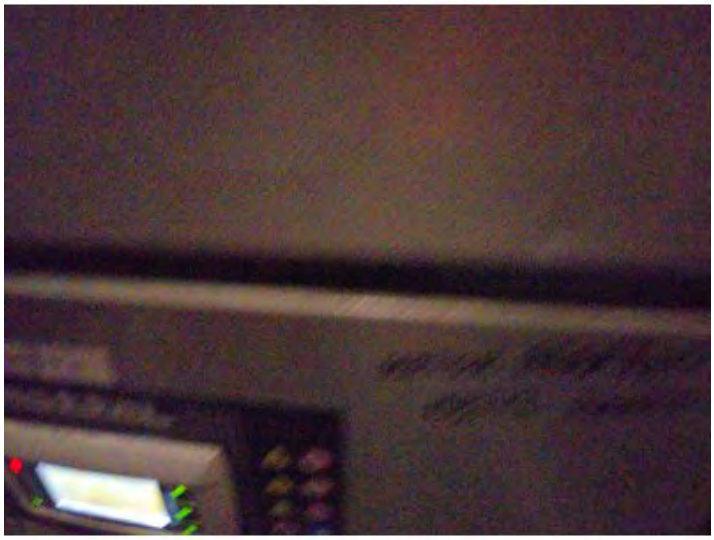
2025-02-26-11-18-55-377.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

2025-02-26-11-18-57-167.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea



2025-02-26-11-18-56-938.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

2025-02-26-11-18-59-559.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea



2025-02-26-11-18-56-684.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

2025-02-26-11-18-56-156.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

2025-02-26-11-18-35-586.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

2025-02-26-11-18-30-161.jpg
Added as Attachment
Added on Feb 26, 2025, 11:20 AM EST
Added by William Bethea

Issue detail

#252: Equipment

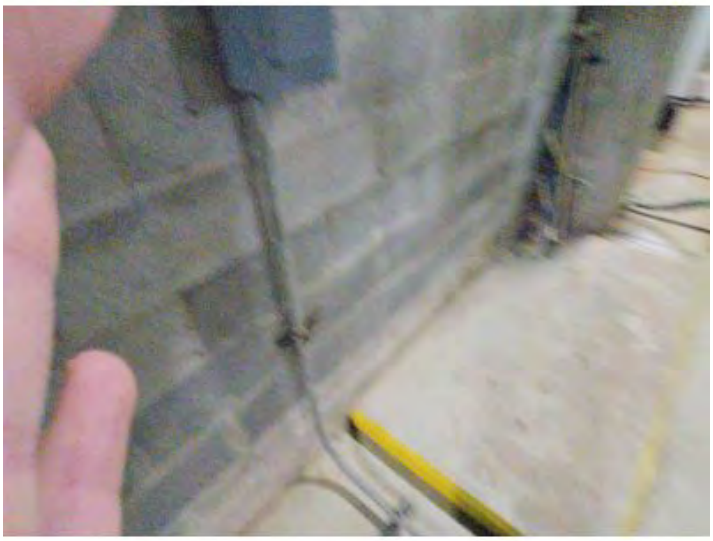
Status	Closed
Type	EQ Mechanical > Equipment

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

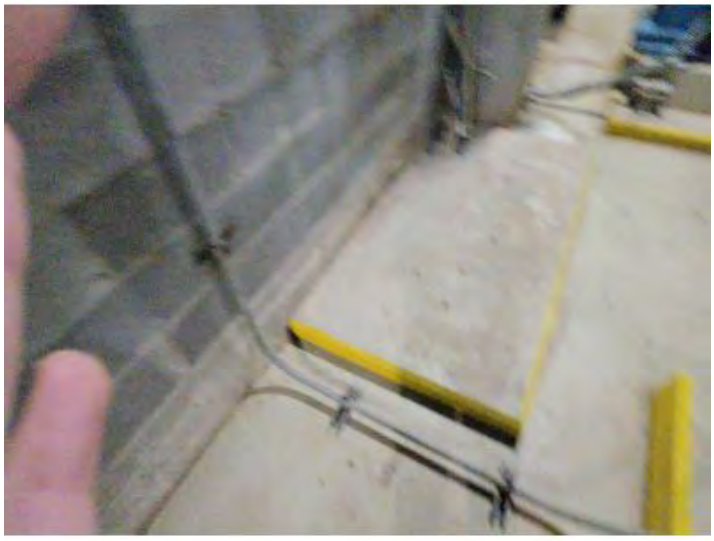
Photos (14)



2025-02-26-10-55-00-843.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

2025-02-26-10-55-01-580.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

2025-02-26-10-55-01-847.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea



2025-02-26-10-55-01-218.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

2025-02-26-10-55-02-375.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

2025-02-26-10-55-02-702.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

2025-02-26-10-55-02-992.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

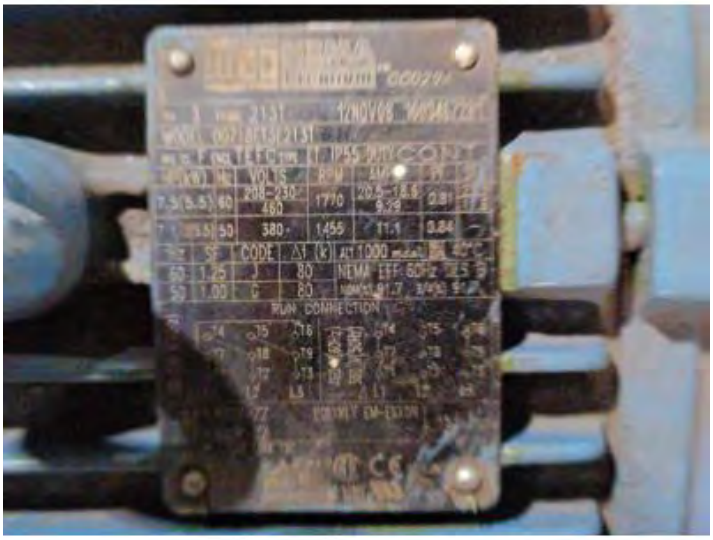
2025-02-26-10-55-03-499.jpg
Added as Attachment
Added on Feb 26, 2025, 10:58 AM EST
Added by William Bethea

2025-02-26-10-55-04-502.jpg
Added as Attachment
Added on Feb 26, 2025, 10:58 AM EST
Added by William Bethea

2025-02-26-10-55-09-085.jpg
Added as Attachment
Added on Feb 26, 2025, 10:58 AM EST
Added by William Bethea

2025-02-26-10-55-10-868.jpg
Added as Attachment
Added on Feb 26, 2025, 10:58 AM EST
Added by William Bethea

2025-02-26-10-55-02-151.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea



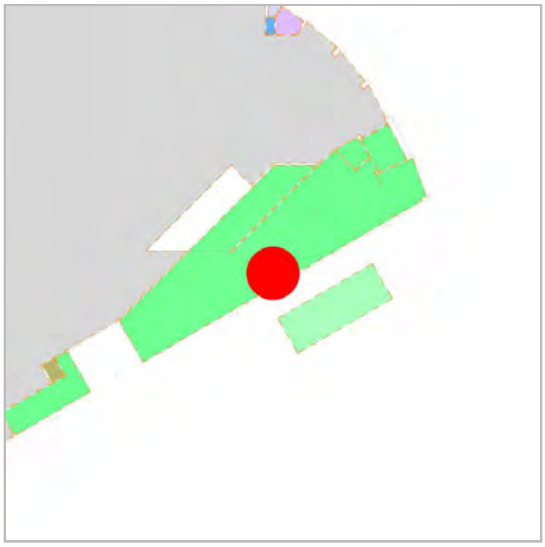
2025-02-26-10-55-11-480.jpg
Added as Attachment
Added on Feb 26, 2025, 10:58 AM EST
Added by William Bethea

2025-02-26-10-54-59-035.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

Issue detail

#251: CC56P

Status	Closed
Type	PMP Mechanical > Pump



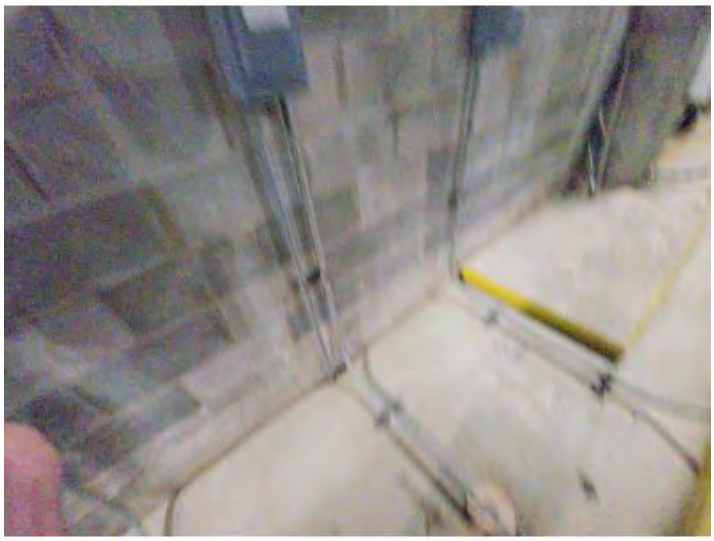
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

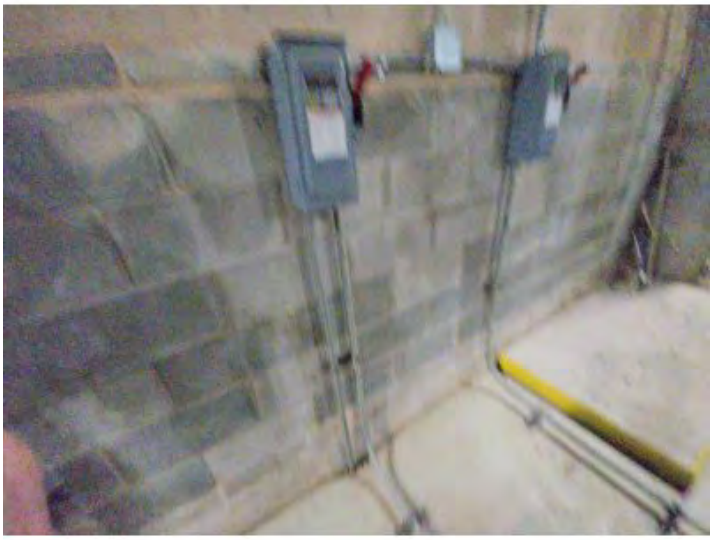
References and Attachments

Photos (3)

2025-02-26-10-53-58-146.jpg
Added as Attachment
Added on Feb 26, 2025, 10:56 AM EST
Added by William Bethea



2025-02-26-10-53-59-337.jpg
Added as Attachment
Added on Feb 26, 2025, 10:57 AM EST
Added by William Bethea

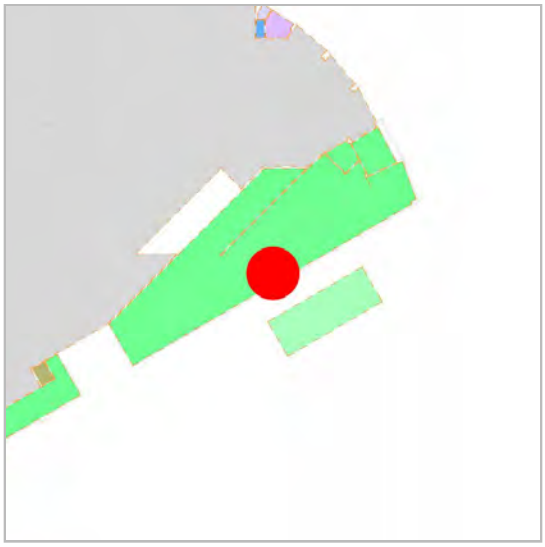


2025-02-26-10-53-59-020.jpg
Added as Attachment
Added on Feb 26, 2025, 10:56 AM EST
Added by William Bethea

Issue detail

#250: CC69P 1

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (24)

2025-02-26-10-52-02-208.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-16-679.jpg
Added as Attachment
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-12-900.jpg
Added as Attachment
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-10-933.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-04-825.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-03-116.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-01-592.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-01-092.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-00-592.jpg
Added as Attachment
Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-51-59-034.jpg
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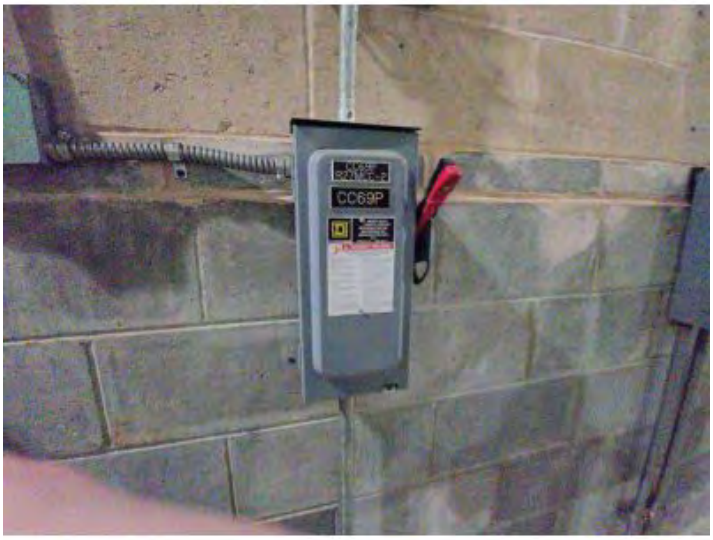
Added by William Bethea



2025-02-26-10-51-58-092.jpg
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Added on Feb 26, 2025, 10:54 AM EST
Added by William Bethea

2025-02-26-10-52-48-131.jpg
Added as Attachment
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-53-165.jpg
Added as Attachment
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-55-614.jpg
Added as Attachment
Added on Feb 26, 2025, 10:56 AM EST
Added by William Bethea

2025-02-26-10-52-56-672.jpg
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Added on Feb 26, 2025, 10:56 AM EST
Added by William Bethea

2025-02-26-10-52-59-181.jpg
Added as Attachment
Added on Feb 26, 2025, 10:56 AM EST
Added by William Bethea

2025-02-26-10-53-00-898.jpg
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Added on Feb 26, 2025, 10:56 AM EST
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2025-02-26-10-53-02-559.jpg
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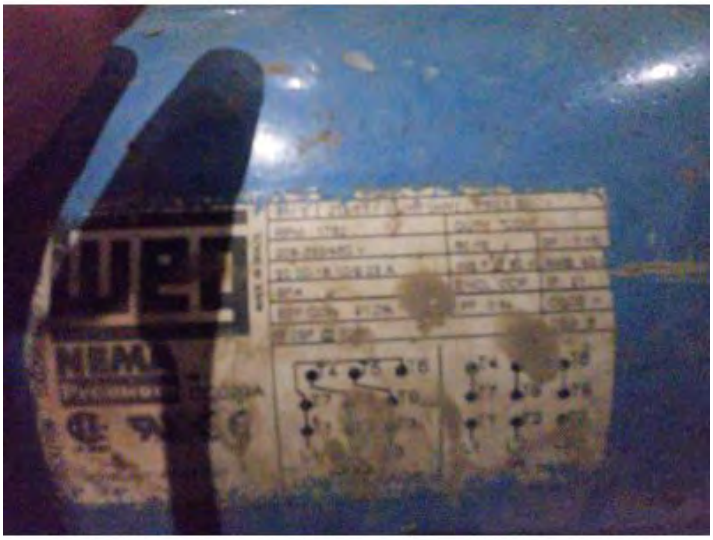
Added by William Bethea



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Added by William Bethea

2025-02-26-10-53-07-282.jpg
Added as Attachment
Added on Feb 26, 2025, 10:56 AM EST
Added by William Bethea

2025-02-26-10-52-46-197.jpg
Added as Attachment
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-44-723.jpg
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Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-42-913.jpg
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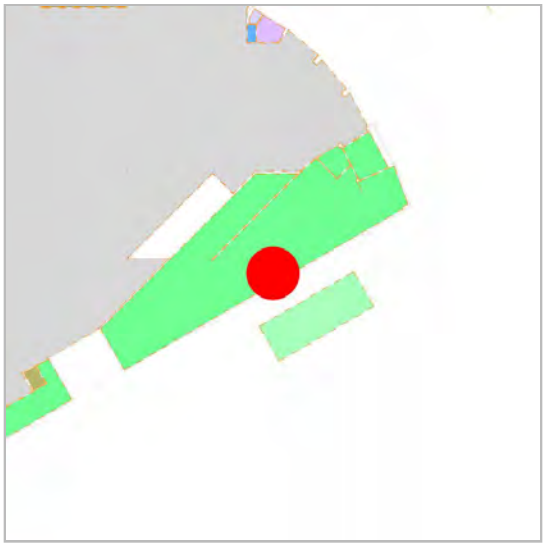
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

2025-02-26-10-52-41-280.jpg
Added as Attachment
Added on Feb 26, 2025, 10:55 AM EST
Added by William Bethea

Issue detail

#249: CC68P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (10)

2025-02-26-10-50-46-520.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-50-47-207.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-50-48-195.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-50-49-236.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-50-57-444.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-51-08-201.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-50-42-438.jpg
Added as Attachment
Added on Feb 26, 2025, 10:52 AM EST
Added by William Bethea

2025-02-26-10-50-43-461.jpg
Added as Attachment
Added on Feb 26, 2025, 10:52 AM EST
Added by William Bethea

2025-02-26-10-50-44-254.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

2025-02-26-10-50-45-137.jpg
Added as Attachment
Added on Feb 26, 2025, 10:53 AM EST
Added by William Bethea

Issue detail

#248: CW43P

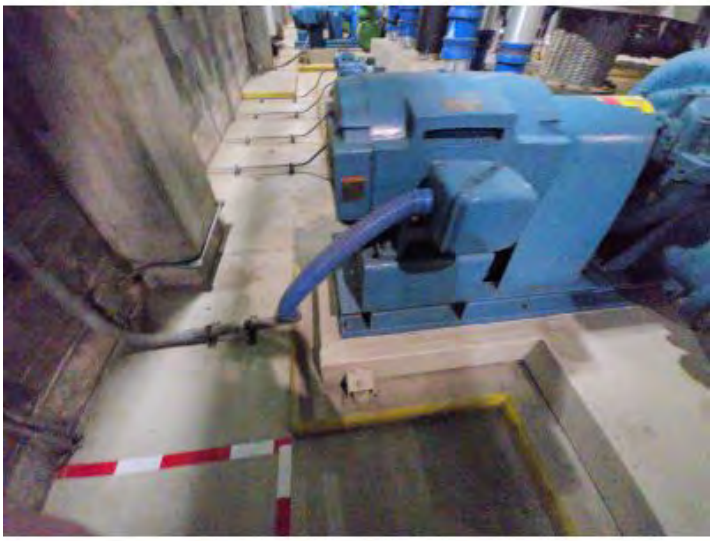
Status	Closed
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (20)



2025-02-26-10-49-06-683.jpg
Added as Attachment
Added on Feb 26, 2025, 10:50 AM EST
Added by William Bethea

2025-02-26-10-49-05-032.jpg
Added as Attachment
Added on Feb 26, 2025, 10:50 AM EST
Added by William Bethea

2025-02-26-10-49-49-764.jpg
Added as Attachment
Added on Feb 26, 2025, 10:52 AM EST
Added by William Bethea

2025-02-26-10-49-49-512.jpg
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Added by William Bethea

2025-02-26-10-49-49-250.jpg
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2025-02-26-10-48-59-491.jpg
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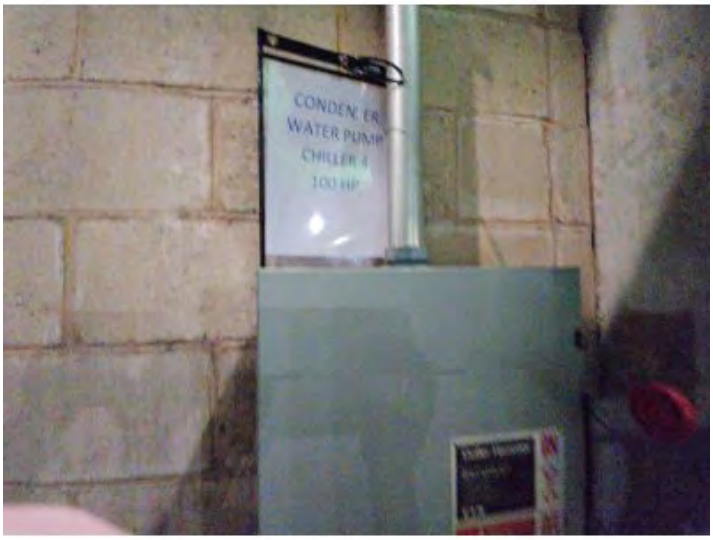
Added by William Bethea



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Added by William Bethea

2025-02-26-10-49-48-948.jpg
Added as Attachment
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Added by William Bethea

2025-02-26-10-49-48-454.jpg
Added as Attachment
Added on Feb 26, 2025, 10:52 AM EST
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2025-02-26-10-49-47-603.jpg
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2025-02-26-10-49-39-563.jpg
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Added by William Bethea

2025-02-26-10-49-34-638.jpg
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Added on Feb 26, 2025, 10:51 AM EST
Added by William Bethea

2025-02-26-10-49-24-768.jpg
Added as Attachment
Added on Feb 26, 2025, 10:51 AM EST
Added by William Bethea

2025-02-26-10-49-23-914.jpg
Added as Attachment
Added on Feb 26, 2025, 10:51 AM EST
Added by William Bethea

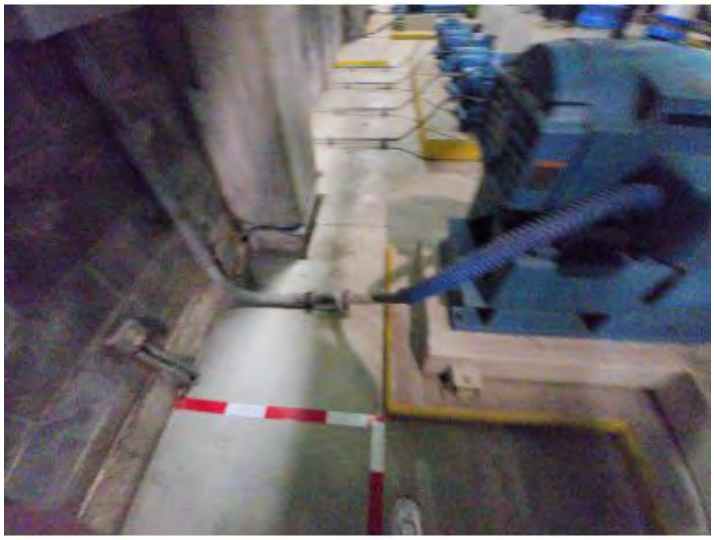
2025-02-26-10-49-22-489.jpg
Added as Attachment
Added on Feb 26, 2025, 10:51 AM EST
Added by William Bethea

2025-02-26-10-49-20-689.jpg
Added as Attachment
Added on Feb 26, 2025, 10:51 AM EST
Added by William Bethea

2025-02-26-10-49-09-152.jpg
Added as Attachment
Added on Feb 26, 2025, 10:50 AM EST
Added by William Bethea

2025-02-26-10-49-08-302.jpg
Added as Attachment
Added on Feb 26, 2025, 10:50 AM EST
Added by William Bethea

2025-02-26-10-49-07-536.jpg
Added as Attachment
Added on Feb 26, 2025, 10:50 AM EST
Added by William Bethea



2025-02-26-10-49-05-770.jpg
Added as Attachment
Added on Feb 26, 2025, 10:50 AM EST
Added by William Bethea

Issue detail

#247: CC35P

Status	Closed
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

Issue detail

#246: CC24P

Status	Closed
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

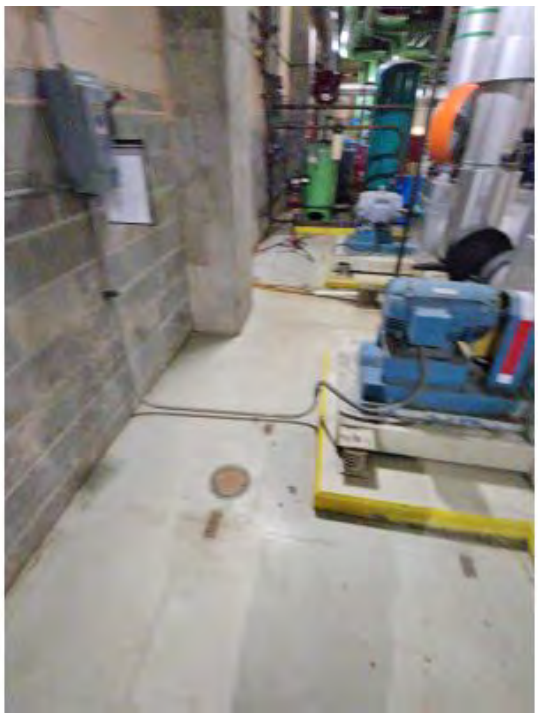
References and Attachments

Photos (11)

2025-02-26-10-45-13-056.jpg
Added as Attachment
Added on Feb 26, 2025, 10:46 AM EST
Added by William Bethea

2025-02-26-10-44-51-757.jpg
Added as Attachment
Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

2025-02-26-10-44-54-357.jpg
Added as Attachment
Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea



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Added by William Bethea

2025-02-26-10-44-59-464.jpg
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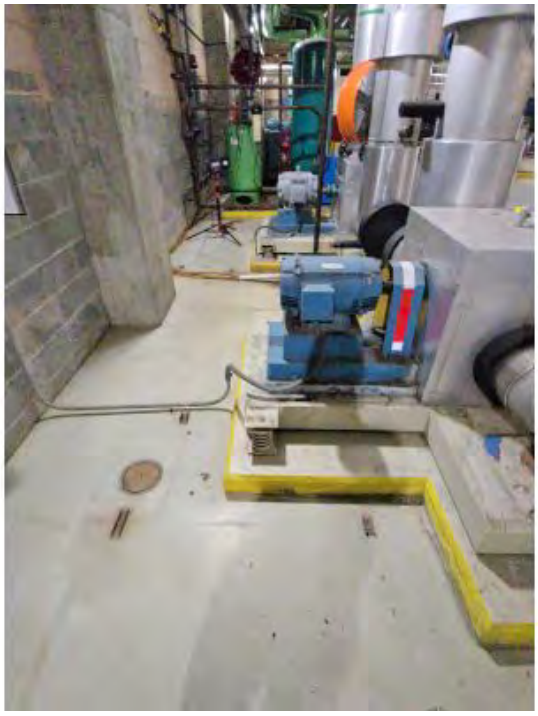
Added by William Bethea



2025-02-26-10-45-00-800.jpg
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2025-02-26-10-45-00-338.jpg
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Added by William Bethea

2025-02-26-10-45-01-636.jpg
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Added on Feb 26, 2025, 10:46 AM EST
Added by William Bethea

2025-02-26-10-45-08-056.jpg
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Added on Feb 26, 2025, 10:46 AM EST
Added by William Bethea

2025-02-26-10-45-24-542.jpg
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Added on Feb 26, 2025, 10:46 AM EST
Added by William Bethea

2025-02-26-10-45-18-355.jpg
Added as Attachment
Added on Feb 26, 2025, 10:46 AM EST
Added by William Bethea

Issue detail

#245: CC23P

Status	Closed
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (17)

2025-02-26-10-43-39-506.jpg
Added as Attachment
Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

2025-02-26-10-43-38-256.jpg
Added as Attachment
Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

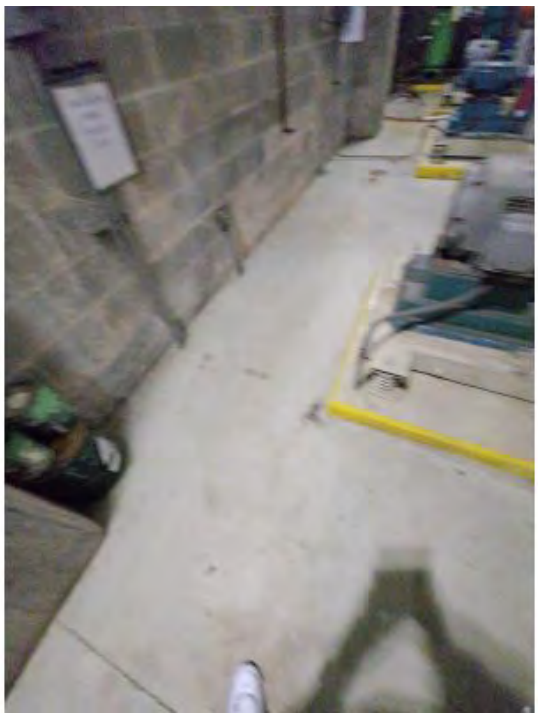
2025-02-26-10-43-35-824.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-43-09-463.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-43-04-215.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-42-28-074.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-42-07-412.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea



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2025-02-26-10-43-46-665.jpg
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Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

2025-02-26-10-42-03-691.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-42-02-099.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-42-00-215.jpg
Added as Attachment
Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-41-58-126.jpg
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Added on Feb 26, 2025, 10:44 AM EST
Added by William Bethea

2025-02-26-10-44-00-065.jpg
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Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

2025-02-26-10-43-52-457.jpg
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Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

2025-02-26-10-43-40-898.jpg
Added as Attachment
Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

2025-02-26-10-43-43-990.jpg
Added as Attachment
Added on Feb 26, 2025, 10:45 AM EST
Added by William Bethea

Issue detail

#244: CC12P

Status	Closed
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (12)

2025-02-26-10-40-47-302.jpg
Added as Attachment
Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-42-310.jpg
Added as Attachment
Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-43-014.jpg
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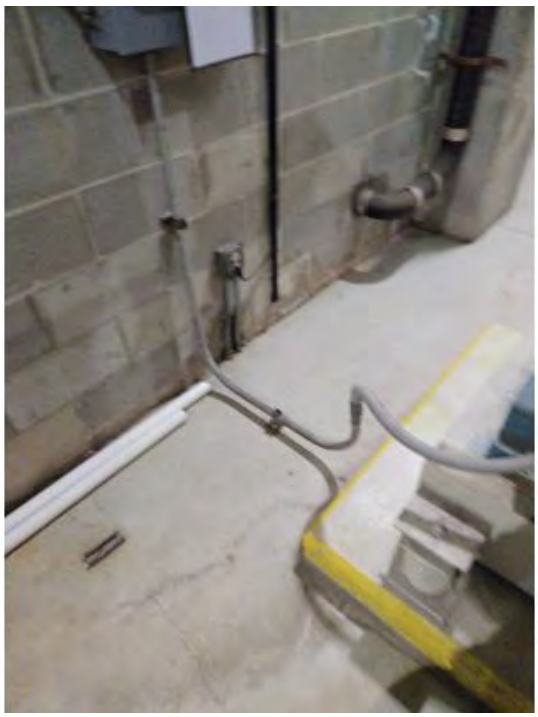
Added by William Bethea



2025-02-26-10-40-43-615.jpg
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Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-44-381.jpg
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Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-45-131.jpg
Added as Attachment
Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-46-052.jpg
Added as Attachment
Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-41-011.jpg
Added as Attachment
Added on Feb 26, 2025, 10:41 AM EST
Added by William Bethea

2025-02-26-10-40-51-635.jpg
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Added on Feb 26, 2025, 10:42 AM EST
Added by William Bethea

2025-02-26-10-40-56-491.jpg
Added as Attachment
Added on Feb 26, 2025, 10:42 AM EST
Added by William Bethea

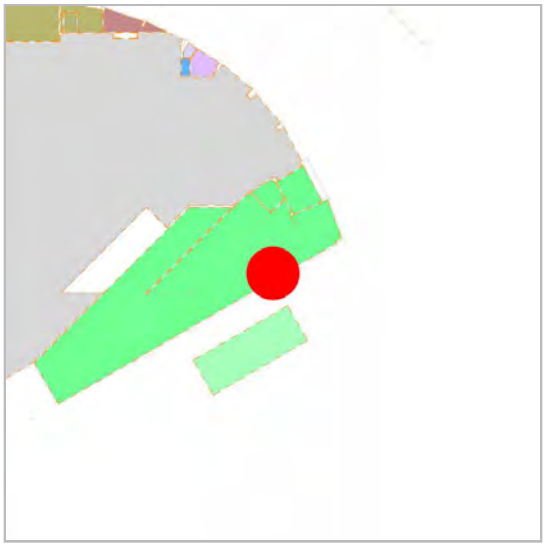
2025-02-26-10-41-04-695.jpg
Added as Attachment
Added on Feb 26, 2025, 10:42 AM EST
Added by William Bethea

2025-02-26-10-41-11-010.jpg
Added as Attachment
Added on Feb 26, 2025, 10:42 AM EST
Added by William Bethea

Issue detail

#243: CC11P

Status	Closed
Type	PMP Mechanical > Pump

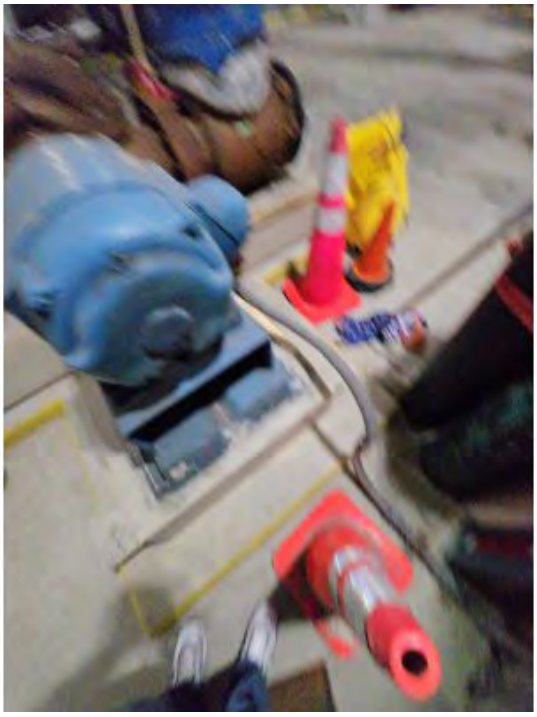


Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (13)



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Added by William Bethea

2025-02-26-10-38-18-571.jpg
Added as Attachment
Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea

2025-02-26-10-38-19-519.jpg
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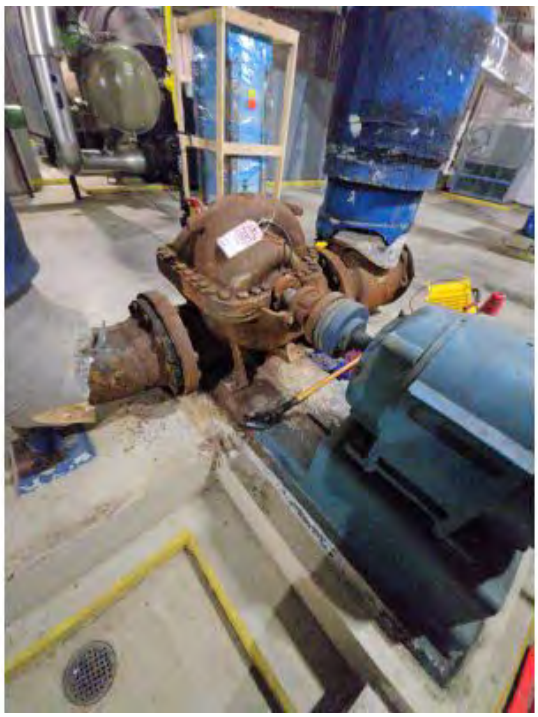
Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea



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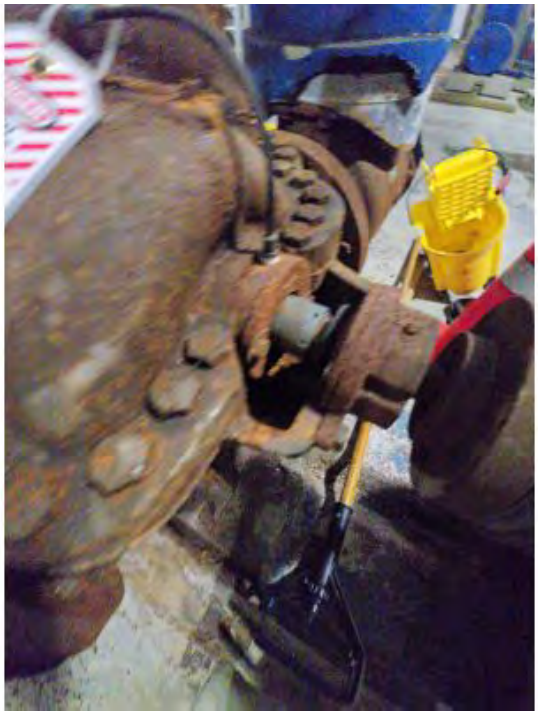
Added by William Bethea

2025-02-26-10-38-26-852.jpg
Added as Attachment
Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea



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Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea

2025-02-26-10-38-30-868.jpg
Added as Attachment
Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea

2025-02-26-10-39-33-315.jpg
Added as Attachment
Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea

2025-02-26-10-38-09-320.jpg
Added as Attachment
Added on Feb 26, 2025, 10:39 AM EST
Added by William Bethea

2025-02-26-10-38-12-014.jpg
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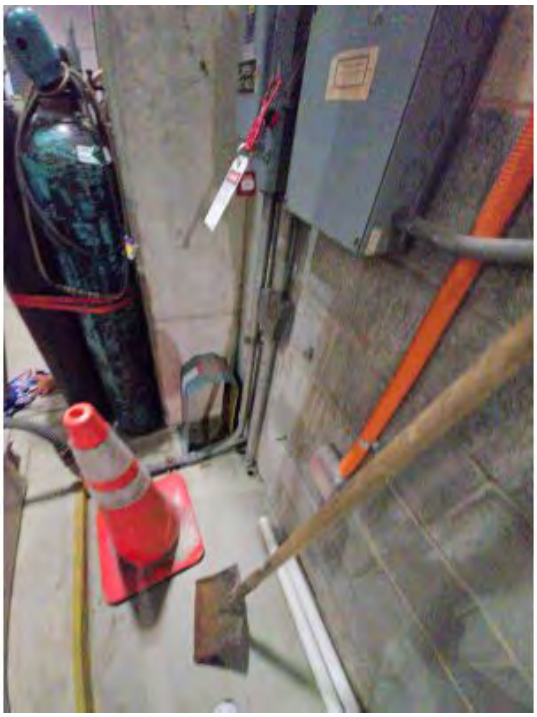
Added on Feb 26, 2025, 10:39 AM EST
Added by William Bethea



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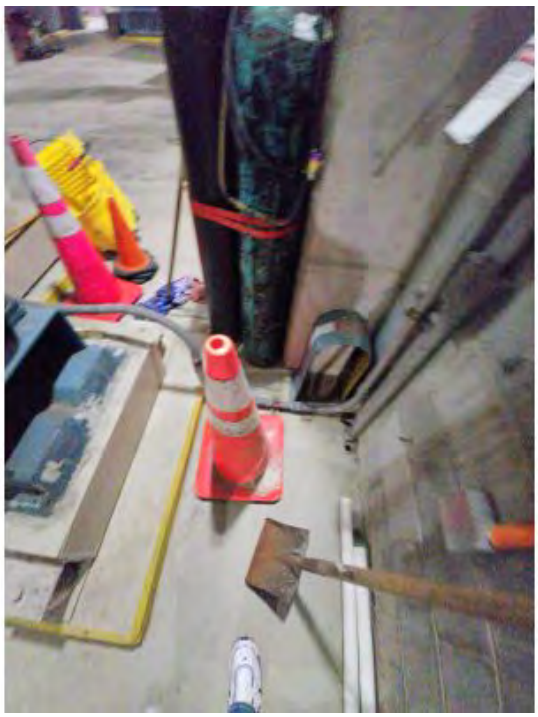
Added by William Bethea



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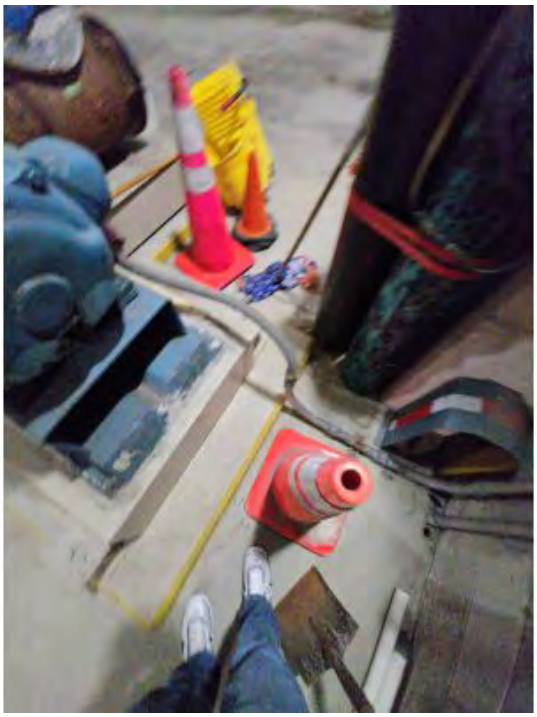
Added by William Bethea



2025-02-26-10-38-16-102.jpg
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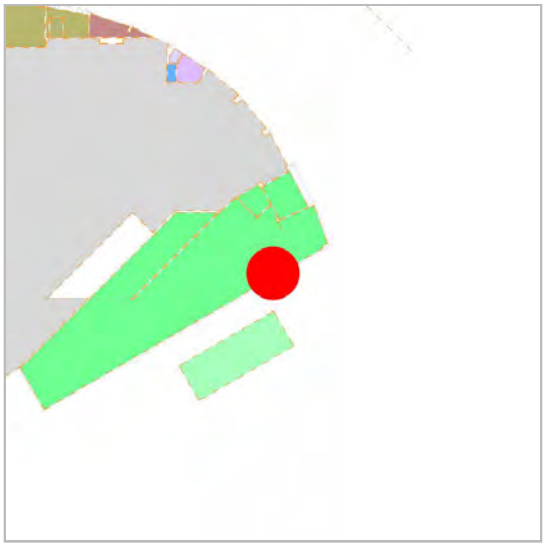
Added on Feb 26, 2025, 10:40 AM EST
Added by William Bethea

Issue detail

#242: CC43P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (10)

2025-02-26-10-36-48-014.jpg
Added as Attachment
Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-36-899.jpg
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Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-39-177.jpg
Added as Attachment
Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-40-080.jpg
Added as Attachment
Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-37-04-431.jpg
Added as Attachment
Added on Feb 26, 2025, 10:38 AM EST
Added by William Bethea

2025-02-26-10-36-48-744.jpg
Added as Attachment
Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-38-381.jpg
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Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-43-940.jpg
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Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-41-872.jpg
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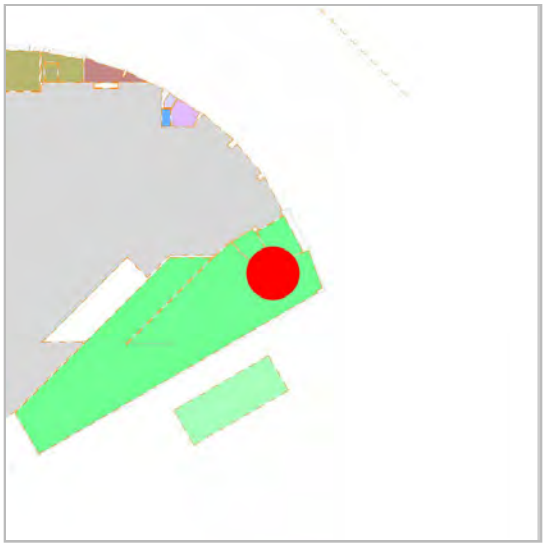
Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

2025-02-26-10-36-40-955.jpg
Added as Attachment
Added on Feb 26, 2025, 10:37 AM EST
Added by William Bethea

Issue detail

#241: AHU: CEP-AHU-1

Status	Closed
Type	AHU Mechanical > AHU



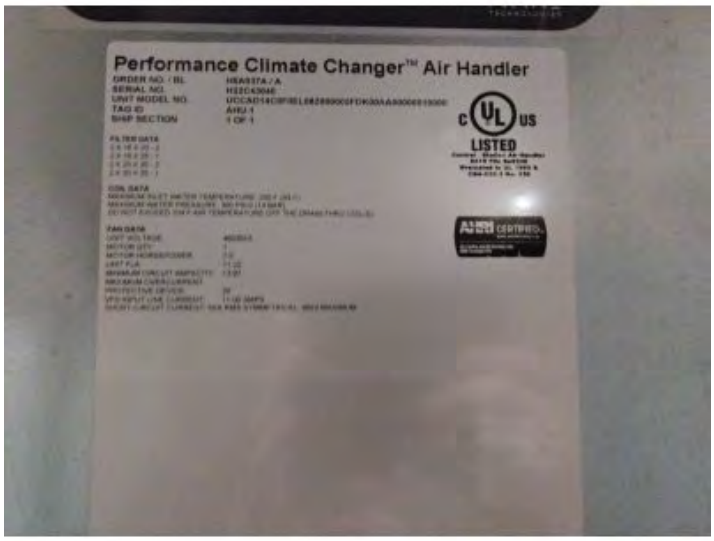
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (6)

2025-02-26-10-35-14-719.jpg
Added as Attachment
Added on Feb 26, 2025, 10:36 AM EST
Added by William Bethea



2025-02-26-10-34-58-429.jpg
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Added on Feb 26, 2025, 10:35 AM EST
Added by William Bethea

2025-02-26-10-35-12-303.jpg
Added as Attachment
Added on Feb 26, 2025, 10:36 AM EST
Added by William Bethea

2025-02-26-10-35-06-178.jpg
Added as Attachment
Added on Feb 26, 2025, 10:35 AM EST
Added by William Bethea

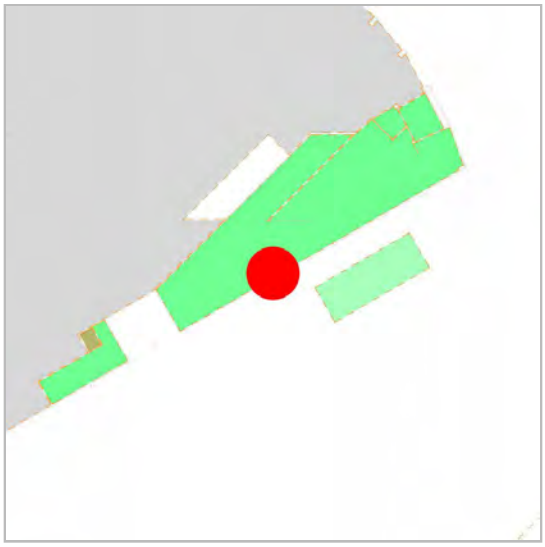
2025-02-26-10-35-03-694.jpg
Added as Attachment
Added on Feb 26, 2025, 10:35 AM EST
Added by William Bethea

2025-02-26-10-35-01-820.jpg
Added as Attachment
Added on Feb 26, 2025, 10:35 AM EST
Added by William Bethea

Issue detail

#240: CW12P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (20)

2025-02-26-10-22-44-800.jpg
Added as Attachment
Added on Feb 26, 2025, 10:23 AM EST
Added by William Bethea

2025-02-26-10-23-32-756.jpg
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Added on Feb 26, 2025, 10:25 AM EST
Added by William Bethea

2025-02-26-10-23-32-006.jpg
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2025-02-26-10-23-31-307.jpg
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Added on Feb 26, 2025, 10:25 AM EST
Added by William Bethea

2025-02-26-10-23-30-551.jpg
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Added on Feb 26, 2025, 10:25 AM EST
Added by William Bethea

2025-02-26-10-23-28-595.jpg
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Added on Feb 26, 2025, 10:25 AM EST
Added by William Bethea

2025-02-26-10-23-26-095.jpg
Added as Attachment
Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-23-24-303.jpg
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Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-23-11-903.jpg
Added as Attachment
Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-23-02-822.jpg
Added as Attachment
Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-22-59-854.jpg
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Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-22-57-425.jpg
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Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-22-56-587.jpg
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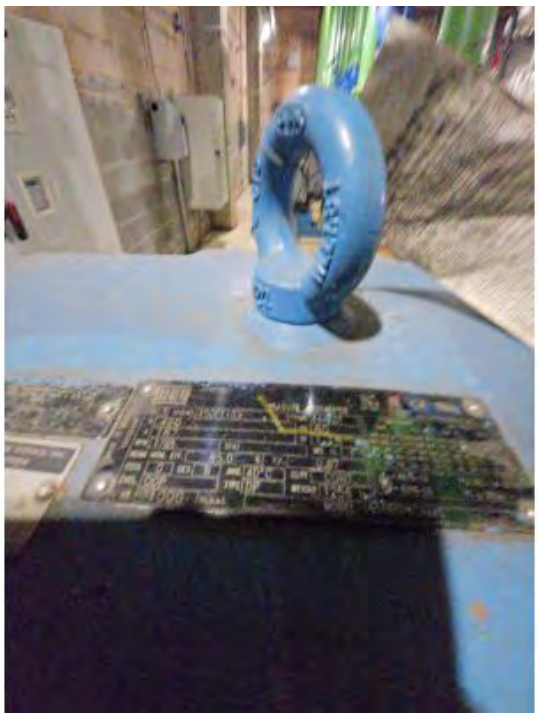
Added by William Bethea



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Added by William Bethea

2025-02-26-10-22-45-577.jpg
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Added by William Bethea

2025-02-26-10-22-45-295.jpg
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Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-22-45-070.jpg
Added as Attachment
Added on Feb 26, 2025, 10:24 AM EST
Added by William Bethea

2025-02-26-10-22-44-146.jpg
Added as Attachment
Added on Feb 26, 2025, 10:23 AM EST
Added by William Bethea

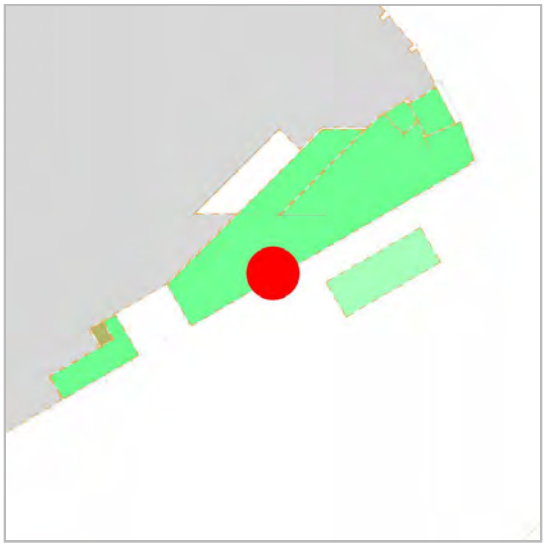
2025-02-26-10-22-18-646.jpg
Added as Attachment
Added on Feb 26, 2025, 10:23 AM EST
Added by William Bethea

2025-02-26-10-22-15-155.jpg
Added as Attachment
Added on Feb 26, 2025, 10:23 AM EST
Added by William Bethea

Issue detail

#239: CW11P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (15)

2025-02-26-10-18-46-575.jpg
Added as Attachment
Added on Feb 26, 2025, 10:21 AM EST
Added by William Bethea

2025-02-26-10-18-48-108.jpg
Added as Attachment
Added on Feb 26, 2025, 10:21 AM EST
Added by William Bethea

2025-02-26-10-18-53-924.jpg
Added as Attachment
Added on Feb 26, 2025, 10:22 AM EST
Added by William Bethea

2025-02-26-10-18-59-575.jpg
Added as Attachment
Added on Feb 26, 2025, 10:22 AM EST
Added by William Bethea

2025-02-26-10-19-04-034.jpg
Added as Attachment
Added on Feb 26, 2025, 10:22 AM EST
Added by William Bethea

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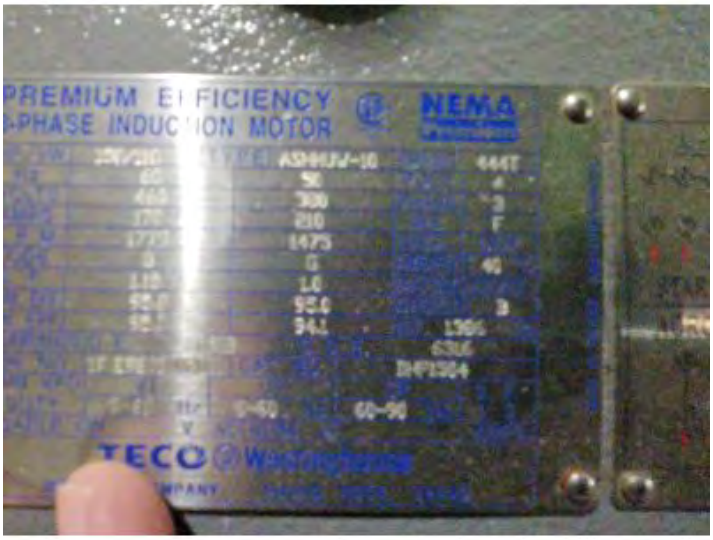

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2025-02-26-10-18-08-681.jpg
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Added by William Bethea

2025-02-26-10-19-54-705.jpg
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2025-02-26-10-18-20-002.jpg
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Added by William Bethea

2025-02-26-11-12-26-302.jpg
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Added by William Bethea

2025-02-26-11-12-30-360.jpg
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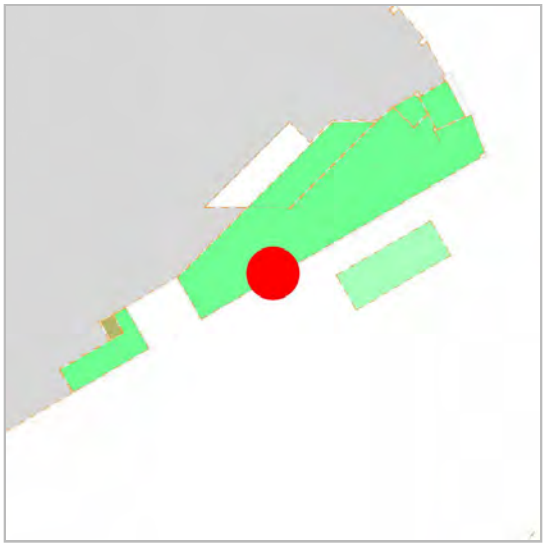
Added by William Bethea

Issue detail

#238: CW23P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (13)

2025-02-26-10-16-54-365.jpg
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Added by William Bethea

2025-02-26-10-16-30-241.jpg
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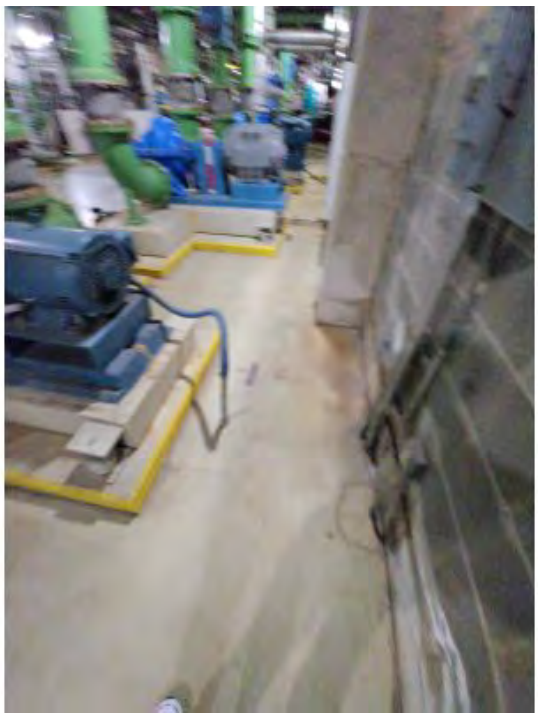

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2025-02-26-10-16-40-091.jpg
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2025-02-26-10-16-44-792.jpg
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2025-02-26-10-16-51-765.jpg
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2025-02-26-10-16-56-481.jpg
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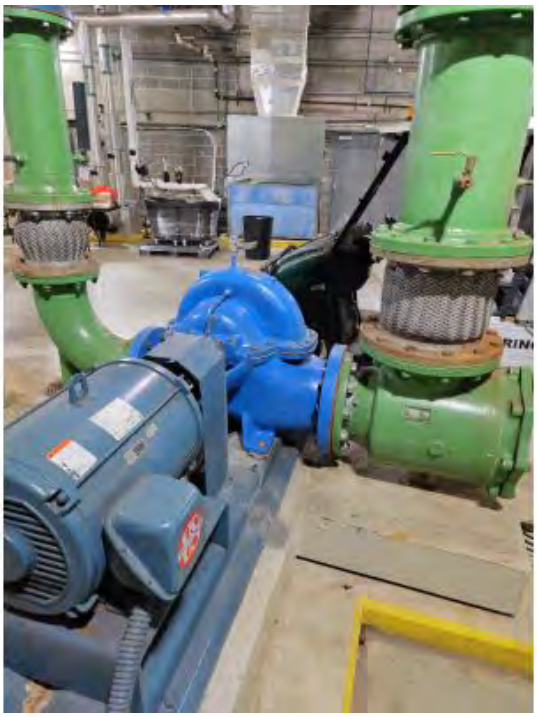
Added by William Bethea



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Added by William Bethea

2025-02-26-11-12-49-978.jpg
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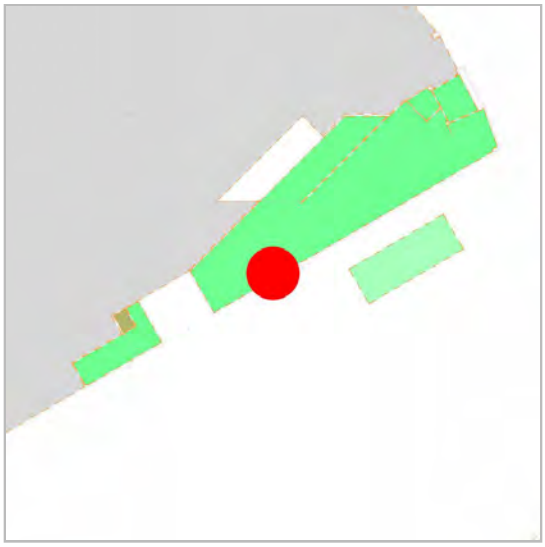
Added by William Bethea

Issue detail

#237: CW24P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (16)

2025-02-26-10-15-30-198.jpg
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Added by William Bethea

2025-02-26-10-15-34-573.jpg
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Added by William Bethea

2025-02-26-10-15-23-957.jpg
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Added by William Bethea

2025-02-26-10-15-16-174.jpg
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2025-02-26-10-15-15-324.jpg
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Added by William Bethea

2025-02-26-10-15-03-267.jpg
Added as Attachment
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Added by William Bethea

2025-02-26-10-14-59-841.jpg
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Added by William Bethea

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Added by William Bethea

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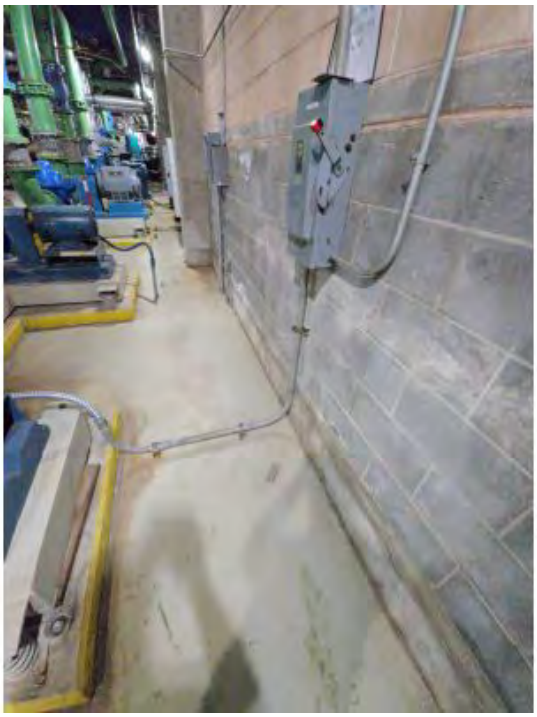

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Added by William Bethea

2025-02-26-10-14-31-392.jpg
Added as Attachment
Added on Feb 26, 2025, 10:16 AM EST
Added by William Bethea

2025-02-26-10-14-27-952.jpg
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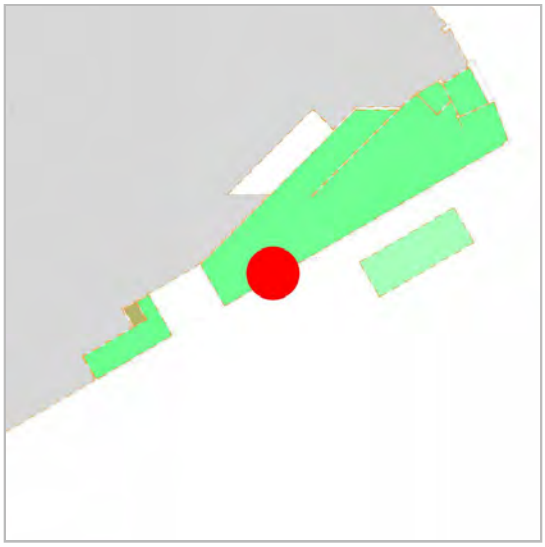
Added on Feb 26, 2025, 10:16 AM EST
Added by William Bethea

Issue detail

#236: CW35P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (26)

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Added by William Bethea

2025-02-26-10-13-16-174.jpg
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2025-02-26-10-12-23-150.jpg
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2025-02-26-10-12-26-593.jpg
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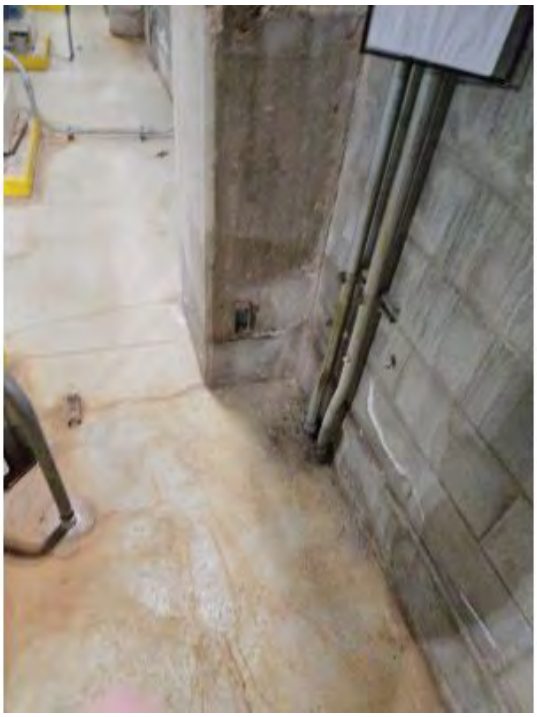

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Added by William Bethea

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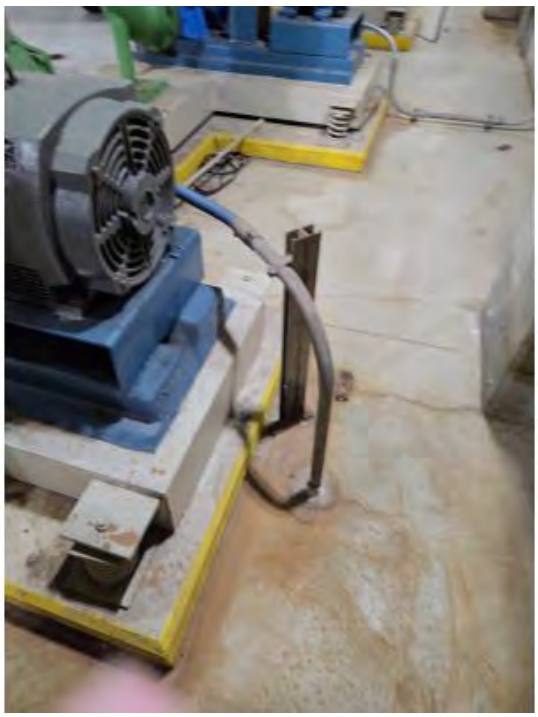

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2025-02-26-10-11-33-386.jpg
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2025-02-26-10-12-51-776.jpg
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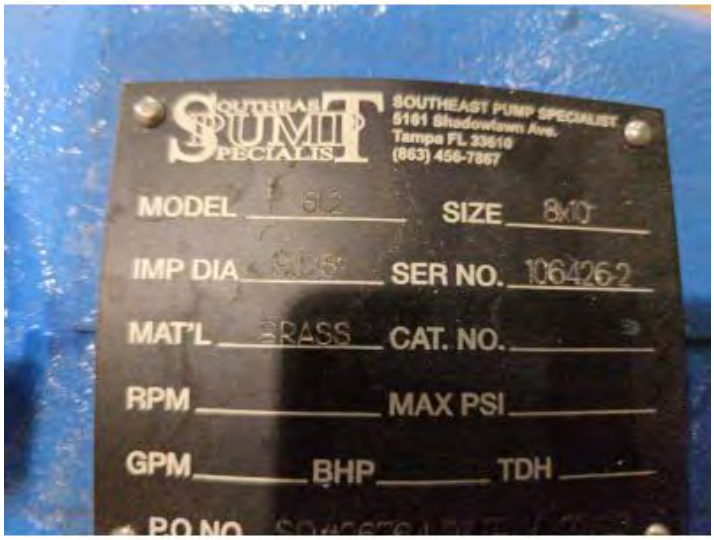

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2025-02-26-10-12-32-366.jpg
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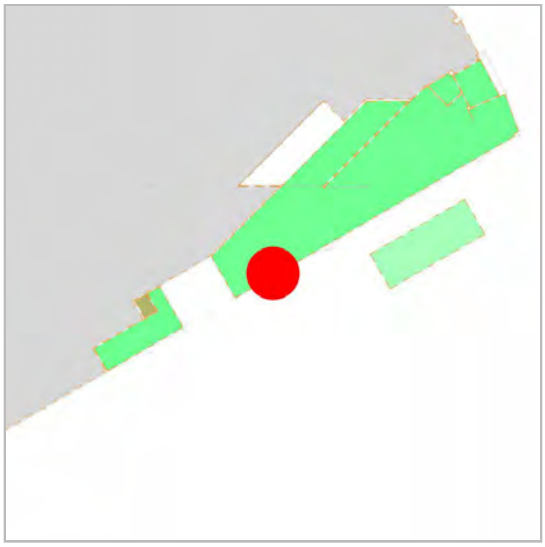
Issue detail

#235: CW68P

Status	Open
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (13)

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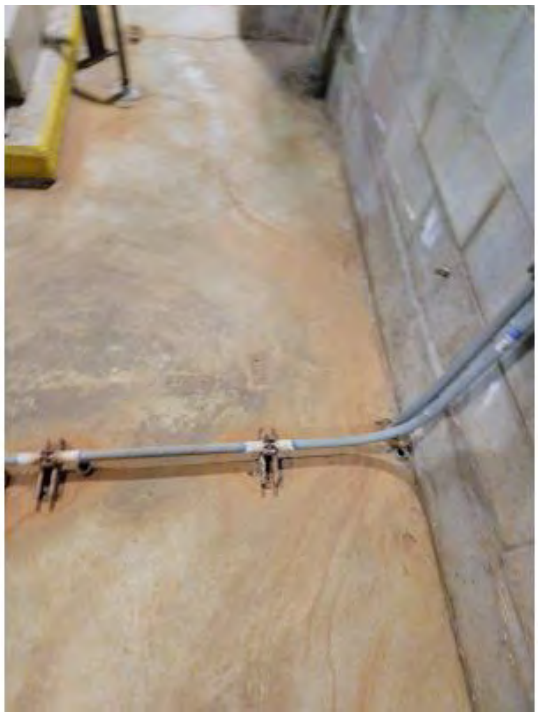

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Added by William Bethea

2025-02-26-10-07-56-599.jpg
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Added on Feb 26, 2025, 10:09 AM EST
Added by William Bethea

2025-02-26-10-07-57-418.jpg
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Added on Feb 26, 2025, 10:09 AM EST
Added by William Bethea

2025-02-26-10-07-58-677.jpg
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Added by William Bethea

2025-02-26-10-08-01-477.jpg
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Added by William Bethea

2025-02-26-10-08-04-823.jpg
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Added on Feb 26, 2025, 10:09 AM EST
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2025-02-26-10-08-11-802.jpg
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2025-02-26-10-07-53-294.jpg
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2025-02-26-10-07-54-427.jpg
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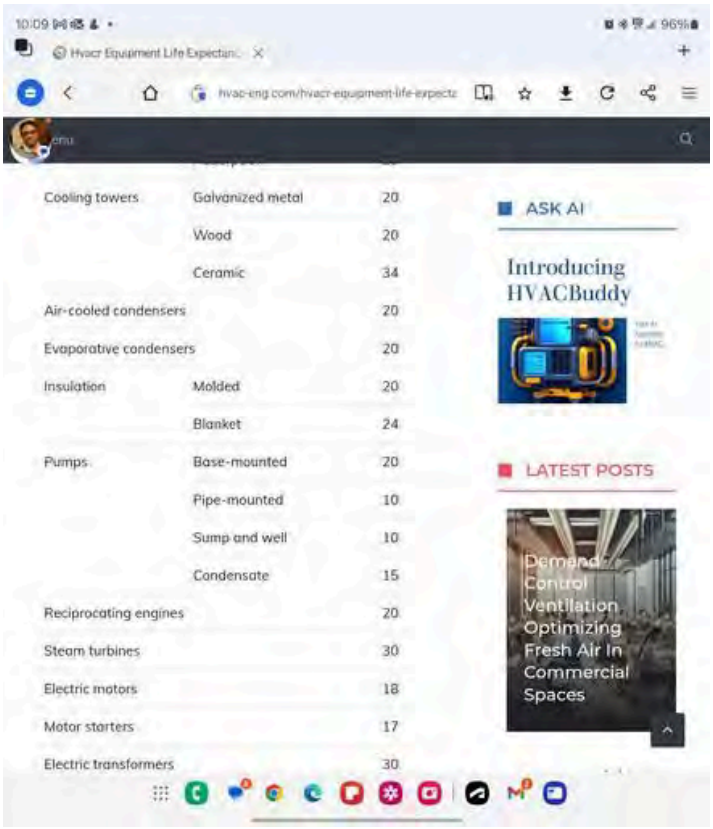

Screenshot_20250226_100939_Edge.jpg
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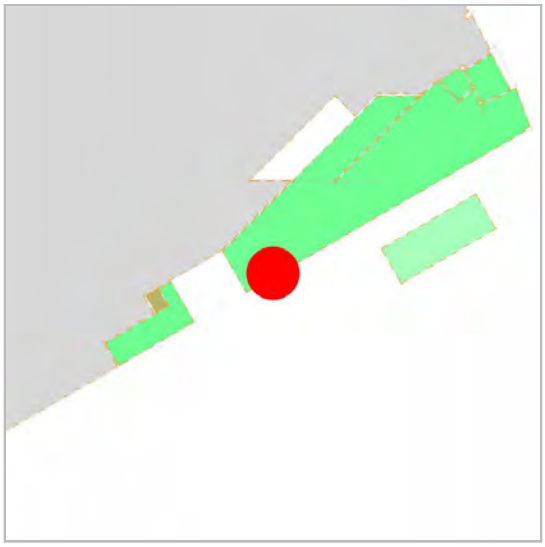
Issue detail

#234: CW69P

Status	Open
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (17)

2025-02-26-10-05-17-386.jpg
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Added by William Bethea

2025-02-26-10-05-12-925.jpg
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Added by William Bethea

2025-02-26-10-05-12-171.jpg
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2025-02-26-10-05-09-546.jpg
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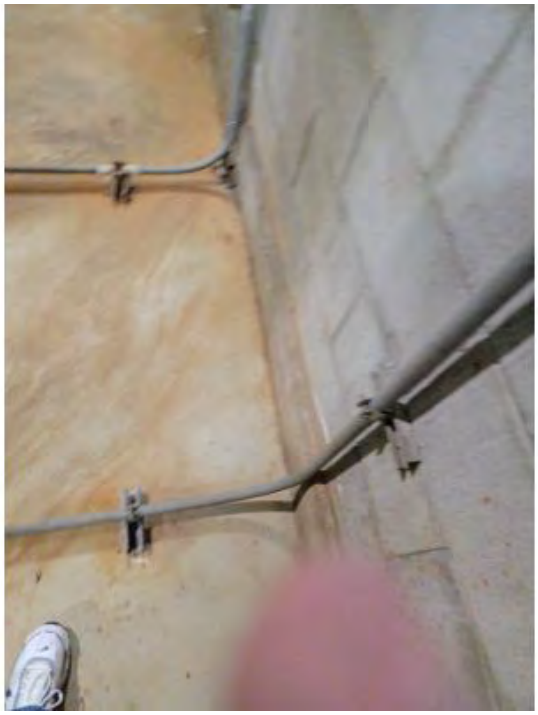

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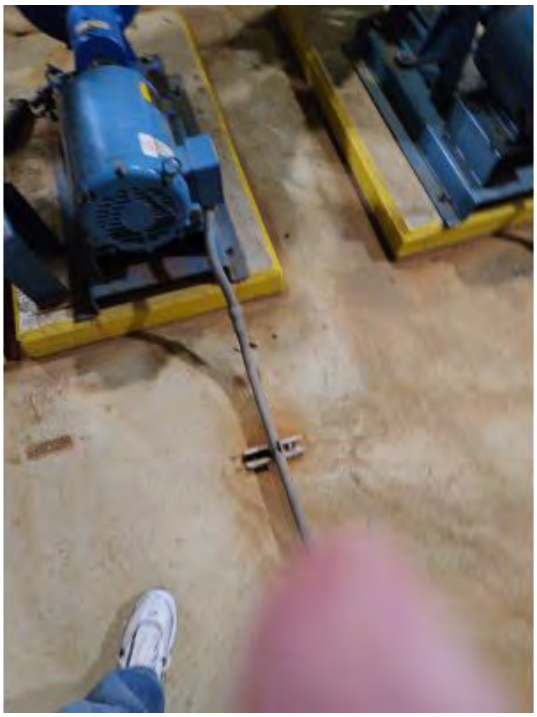

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Added by William Bethea

2025-02-26-10-05-26-157.jpg
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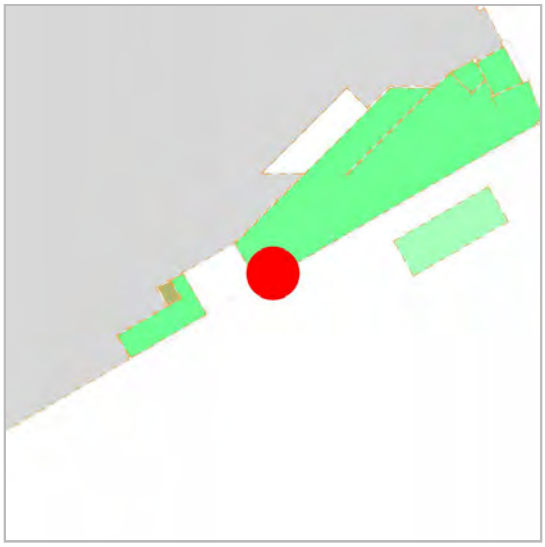
Added by William Bethea

Issue detail

#233: CW57P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (15)

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Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-00-03-907.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-09-59-58-464.jpg
Added as Attachment
Added on Feb 26, 2025, 10:01 AM EST
Added by William Bethea

2025-02-26-10-00-01-975.jpg
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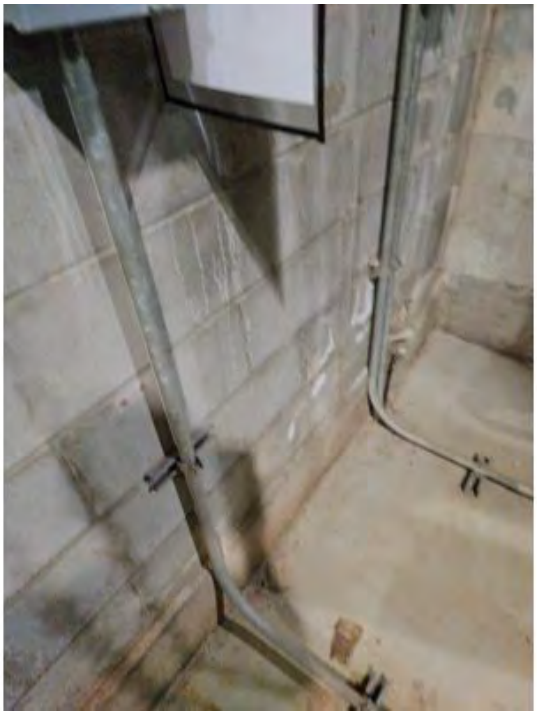
Added on Feb 26, 2025, 10:01 AM EST
Added by William Bethea



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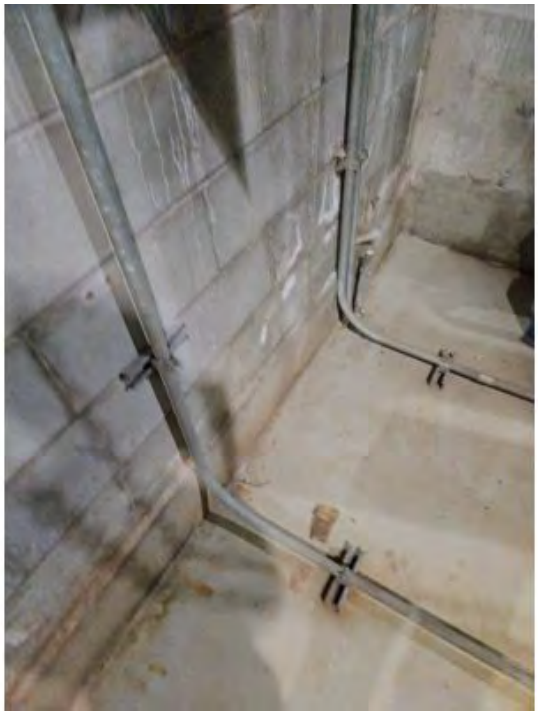
Added by William Bethea



2025-02-26-10-00-03-327.jpg
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Added on Feb 26, 2025, 10:01 AM EST
Added by William Bethea

2025-02-26-10-01-18-157.jpg
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Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-01-14-333.jpg
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Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-01-11-400.jpg
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Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-00-14-918.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-00-10-601.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-00-07-521.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-00-06-593.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

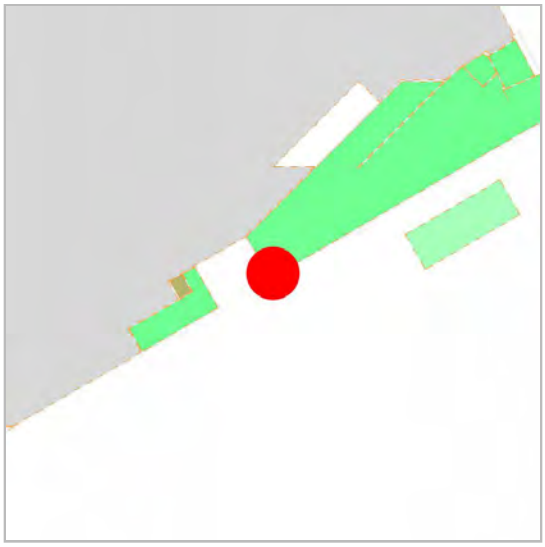
2025-02-26-10-00-05-693.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

2025-02-26-10-00-05-123.jpg
Added as Attachment
Added on Feb 26, 2025, 10:02 AM EST
Added by William Bethea

Issue detail

#232: CW56P

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 26, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (15)

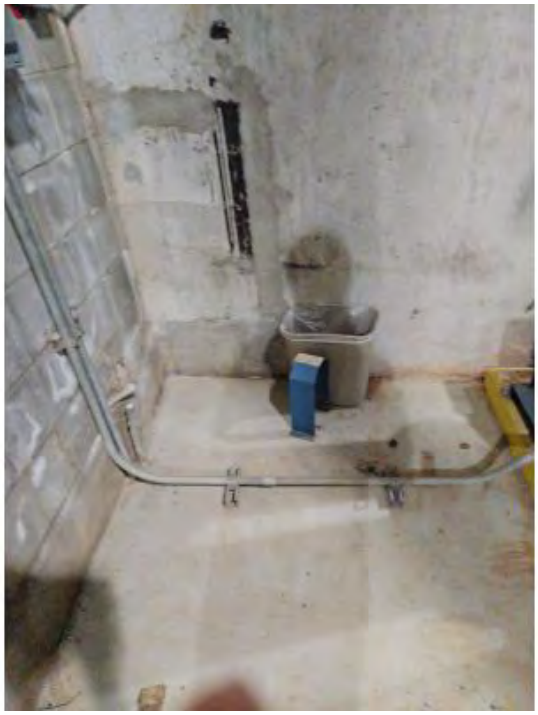
2025-02-26-09-57-16-728.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-09-465.jpg
Added as Attachment
Added on Feb 26, 2025, 9:57 AM EST
Added by William Bethea

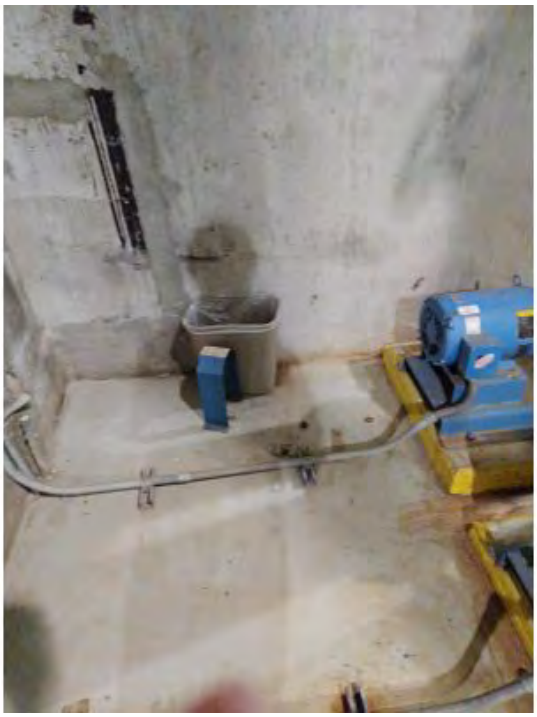
2025-02-26-09-57-11-316.jpg
Added as Attachment
Added on Feb 26, 2025, 9:57 AM EST
Added by William Bethea

2025-02-26-09-57-13-325.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-13-996.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea



2025-02-26-09-57-14-599.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea



2025-02-26-09-57-15-424.jpg
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Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-16-095.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-17-583.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-18-840.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-19-595.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-20-345.jpg
Added as Attachment
Added on Feb 26, 2025, 9:58 AM EST
Added by William Bethea

2025-02-26-09-57-20-932.jpg
Added as Attachment
Added on Feb 26, 2025, 9:59 AM EST
Added by William Bethea

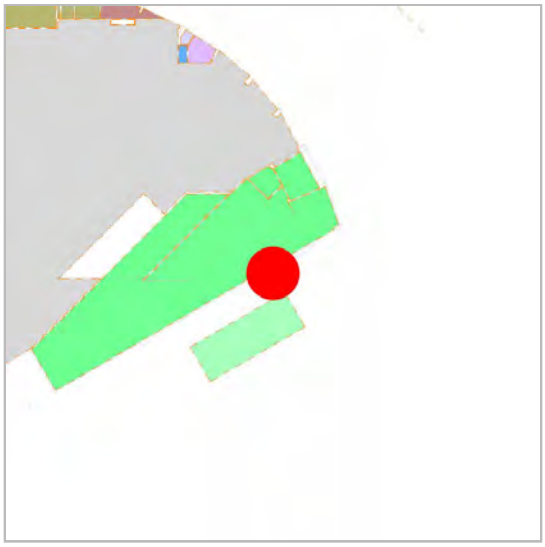
2025-02-26-09-57-29-169.jpg
Added as Attachment
Added on Feb 26, 2025, 9:59 AM EST
Added by William Bethea

2025-02-26-09-57-39-015.jpg
Added as Attachment
Added on Feb 26, 2025, 9:59 AM EST
Added by William Bethea

Issue detail

#176: Noisy Fan

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (2)

2025-02-19-12-16-28-281.jpg
Added as Attachment
Added on Feb 19, 2025, 12:16 PM EST
Added by William Bethea

2025-02-19-12-16-32-637.jpg
Added as Attachment
Added on Feb 19, 2025, 12:16 PM EST
Added by William Bethea

Issue detail

#175: deteriorated valve casings

Status	Open
Type	VLV Mechanical > Valve

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (1)

2025-02-19-12-11-53-020.jpg
Added as Attachment
Added on Feb 19, 2025, 12:12 PM EST
Added by William Bethea

Issue detail

#174: these louvers letting all kinds of grime in

Status	Open
Type	LVR Mechanical > Louvers

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

References and Attachments

Photos (1)

2025-02-19-11-56-02-376.jpg
Added as Attachment
Added on Feb 19, 2025, 11:56 AM EST
Added by William Bethea

Issue detail

#169: FCU

Status	In Review
Type	FCU Mechanical > FCU

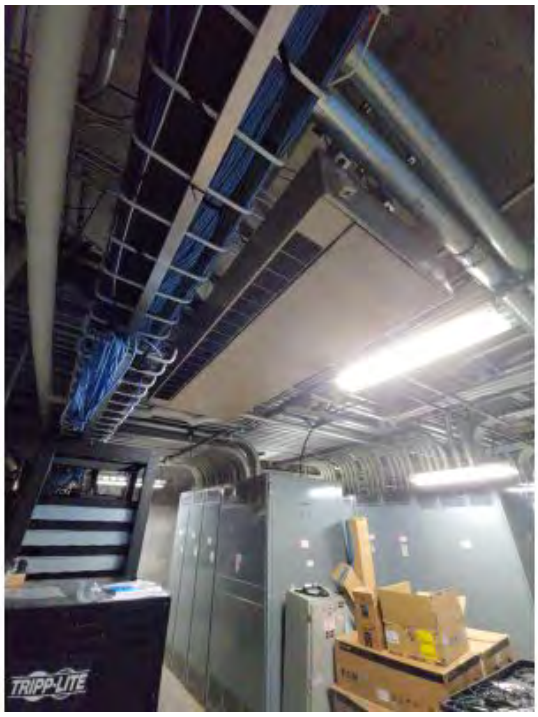
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

References and Attachments

Photos (2)

2025-02-19-11-35-01-926.jpg
Added as Attachment
Added on Feb 19, 2025, 11:35 AM EST
Added by William Bethea



2025-02-19-11-35-10-194.jpg
Added as Attachment
Added on Feb 19, 2025, 11:35 AM EST
Added by William Bethea

Issue detail

#168: FCU

Status	In Review
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

References and Attachments

Photos (2)

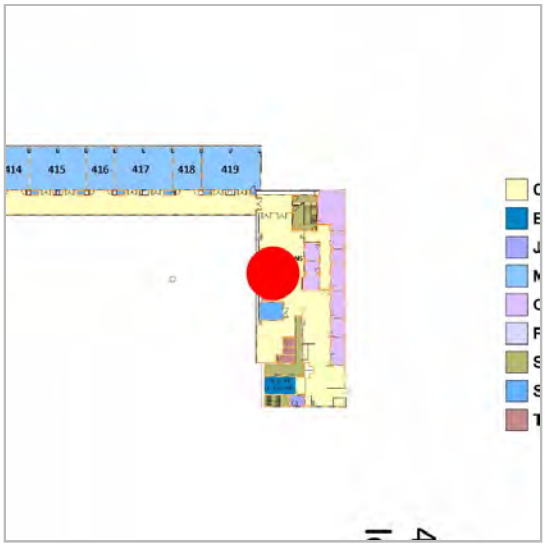
2025-02-19-11-34-23-074.jpg
Added as Attachment
Added on Feb 19, 2025, 11:34 AM EST
Added by William Bethea

2025-02-19-11-34-32-483.jpg
Added as Attachment
Added on Feb 19, 2025, 11:34 AM EST
Added by William Bethea

Issue detail

#165: AHU:

Status	Closed
Type	AHU Mechanical > AHU

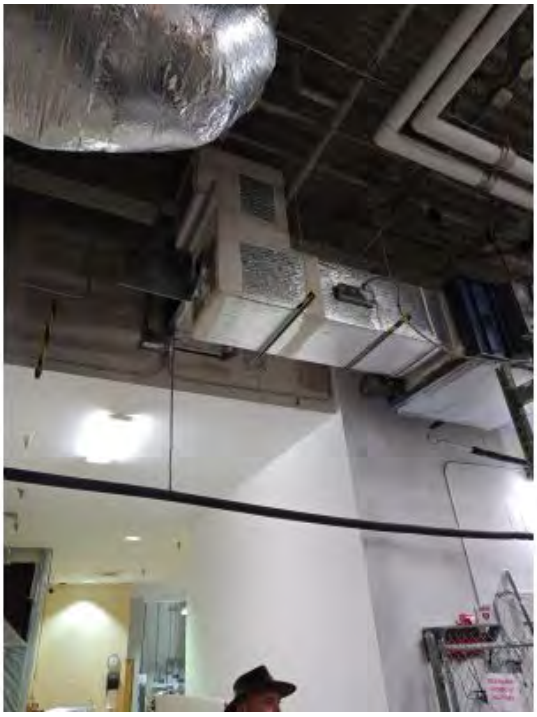


Standard fields

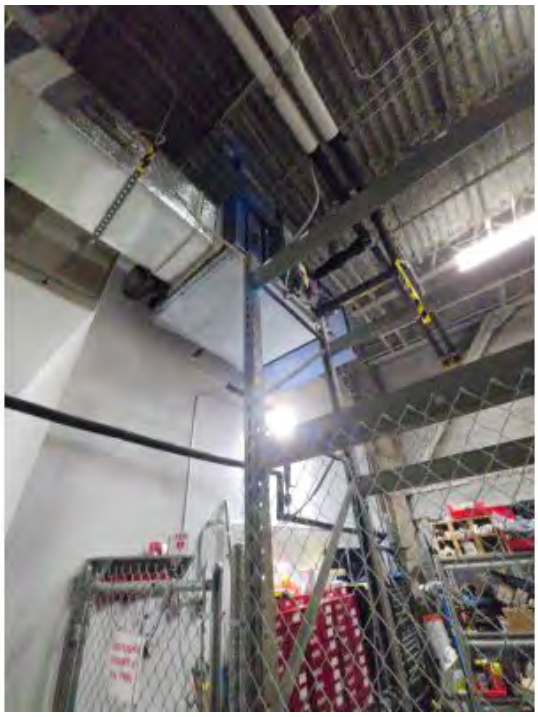
Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM103
Root cause	—

References and Attachments

Photos (3)



2025-02-19-11-24-25-579.jpg
Added as Attachment
Added on Feb 19, 2025, 11:24 AM EST
Added by William Bethea



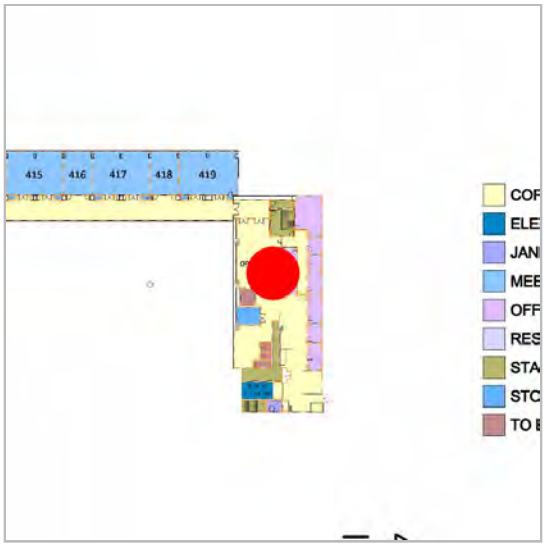
2025-02-19-11-24-09-580.jpg
Added as Attachment
Added on Feb 19, 2025, 11:24 AM EST
Added by William Bethea

2025-02-19-11-24-11-571.jpg
Added as Attachment
Added on Feb 19, 2025, 11:24 AM EST
Added by William Bethea

Issue detail

#164: AHU: PAH-10

Status	Closed
Type	AHU Mechanical > AHU

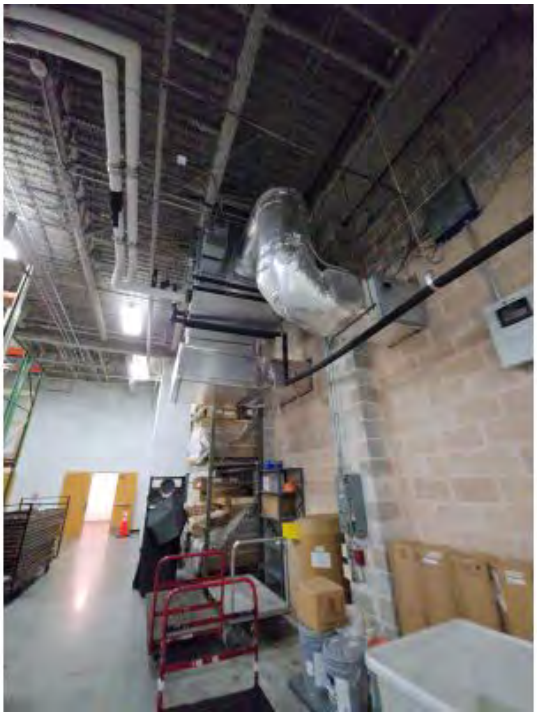


Standard fields

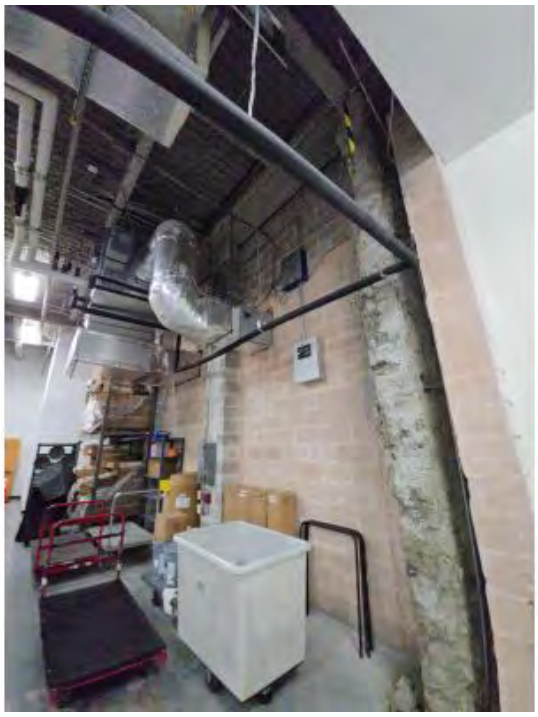
Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM103
Root cause	—

References and Attachments

Photos (5)



2025-02-19-11-22-02-588.jpg
Added as Attachment
Added on Feb 19, 2025, 11:22 AM EST
Added by William Bethea



2025-02-19-11-21-58-935.jpg
Added as Attachment
Added on Feb 19, 2025, 11:22 AM EST
Added by William Bethea

2025-02-19-11-22-16-744.jpg
Added as Attachment
Added on Feb 19, 2025, 11:22 AM EST
Added by William Bethea

2025-02-19-11-22-12-654.jpg
Added as Attachment
Added on Feb 19, 2025, 11:22 AM EST
Added by William Bethea

2025-02-19-11-22-06-819.jpg
Added as Attachment
Added on Feb 19, 2025, 11:22 AM EST
Added by William Bethea

Issue detail

#155: FCU-2

Status	Open
Type	FCU Mechanical > FCU

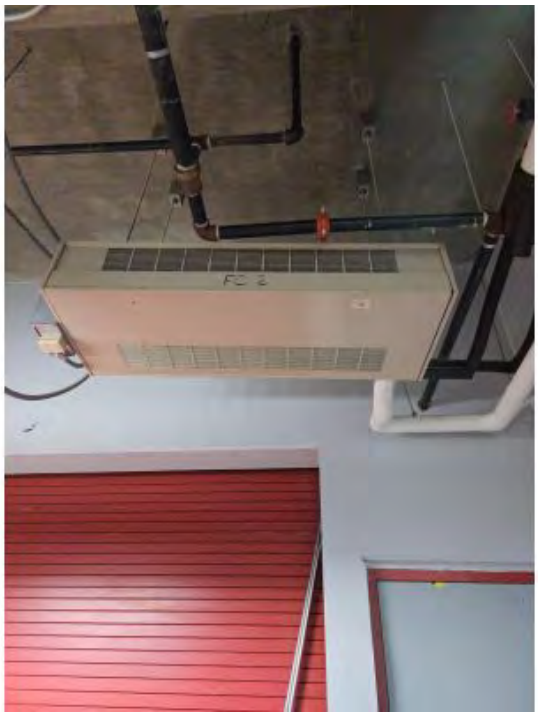
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (3)

2025-02-19-10-46-25-057.jpg
Added as Attachment
Added on Feb 19, 2025, 10:47 AM EST
Added by William Bethea



2025-02-19-10-46-12-949.jpg
Added as Attachment
Added on Feb 19, 2025, 10:47 AM EST
Added by William Bethea

2025-02-19-10-46-18-627.jpg
Added as Attachment
Added on Feb 19, 2025, 10:47 AM EST
Added by William Bethea

Issue detail

#154: FCU-3

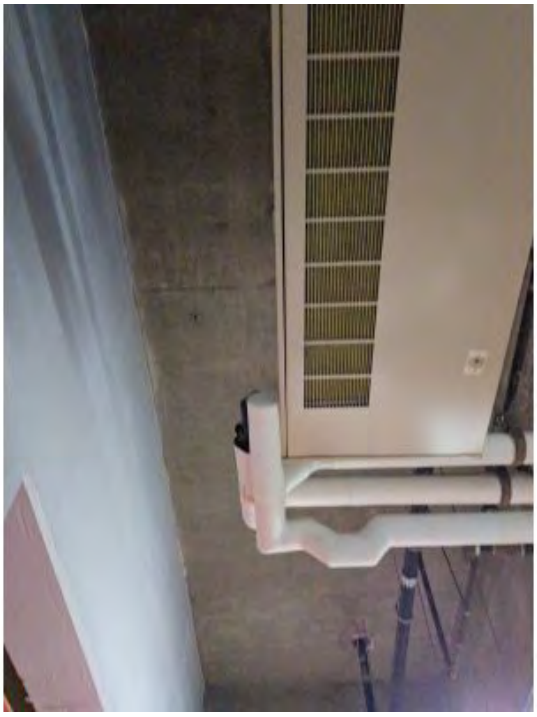
Status	Open
Type	FCU Mechanical > FCU

Standard fields

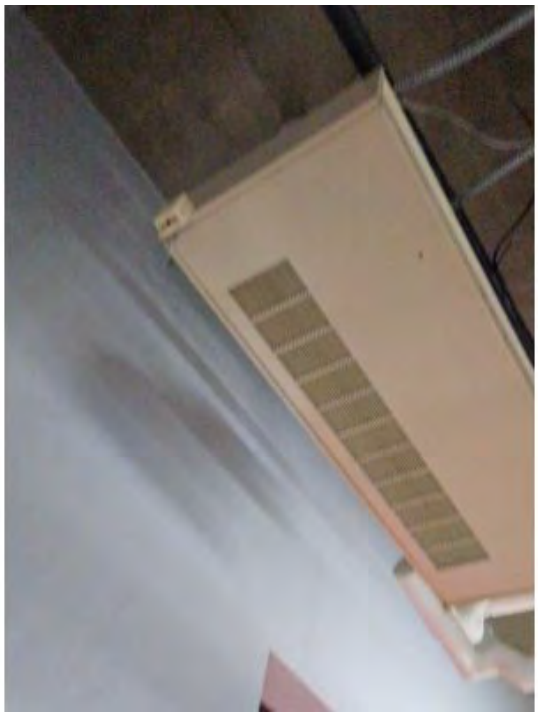
Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (3)



2025-02-19-10-43-58-682.jpg
Added as Attachment
Added on Feb 19, 2025, 10:44 AM EST
Added by William Bethea



2025-02-19-10-43-54-892.jpg
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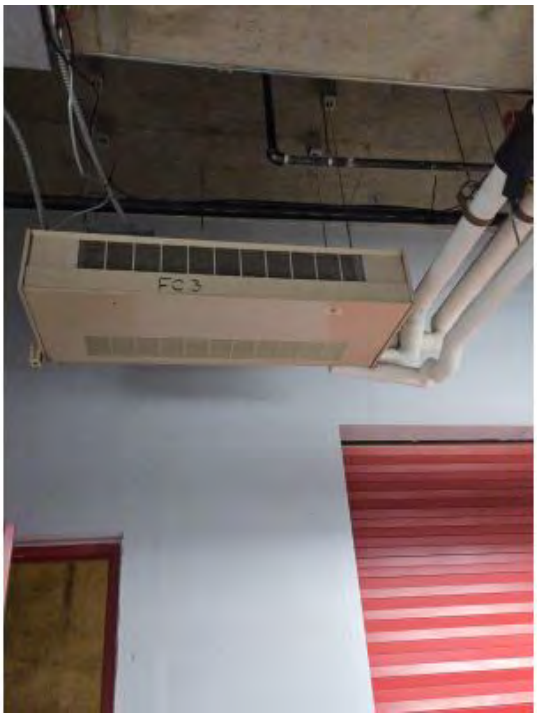
Added on Feb 19, 2025, 10:44 AM EST
Added by William Bethea



2025-02-19-10-43-49-327.jpg
Added as Attachment
Added on Feb 19, 2025, 10:44 AM EST
Added by William Bethea

Issue detail

#152: FCU

Status	Open
Type	FCU Mechanical > FCU

Standard fields

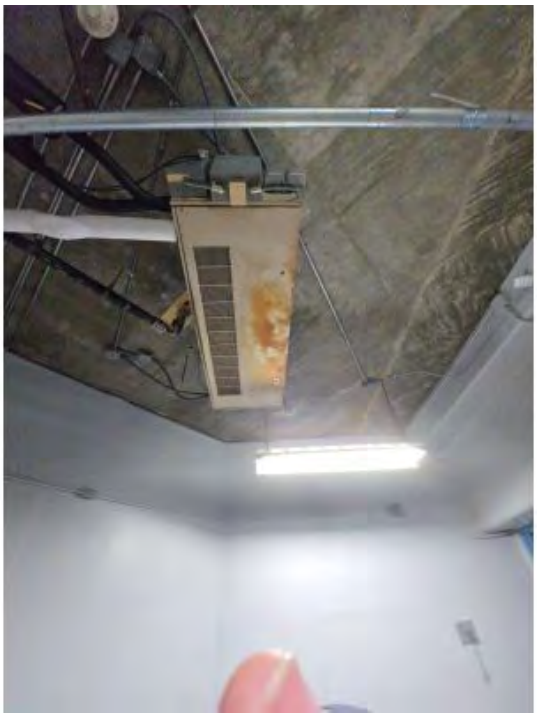
Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (4)

2025-02-19-10-36-10-389.jpg
Added as Attachment
Added on Feb 19, 2025, 10:36 AM EST
Added by William Bethea

2025-02-19-10-36-06-233.jpg
Added as Attachment
Added on Feb 19, 2025, 10:36 AM EST
Added by William Bethea



2025-02-19-10-36-01-450.jpg
Added as Attachment
Added on Feb 19, 2025, 10:36 AM EST
Added by William Bethea

2025-02-19-10-35-56-842.jpg
Added as Attachment
Added on Feb 19, 2025, 10:36 AM EST
Added by William Bethea

Issue detail

#151: CHW Pipe

Status	Open
Type	CWP Mechanical > CHILLED WATER PIPE

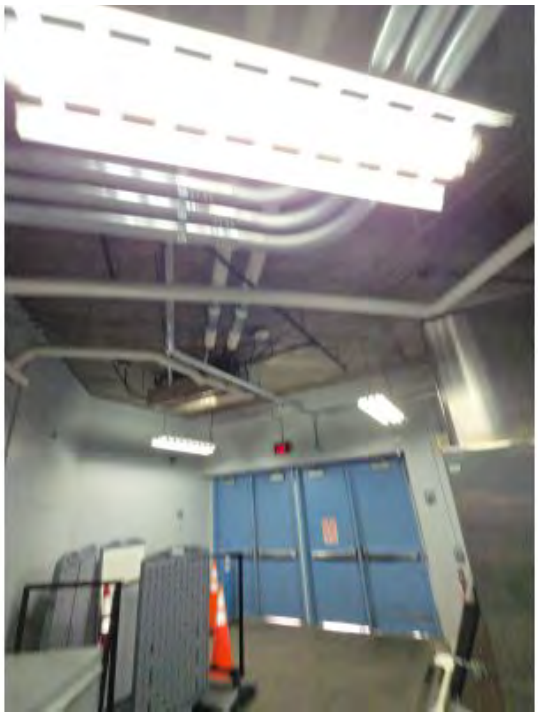
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (10)

2025-02-19-10-34-16-163.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

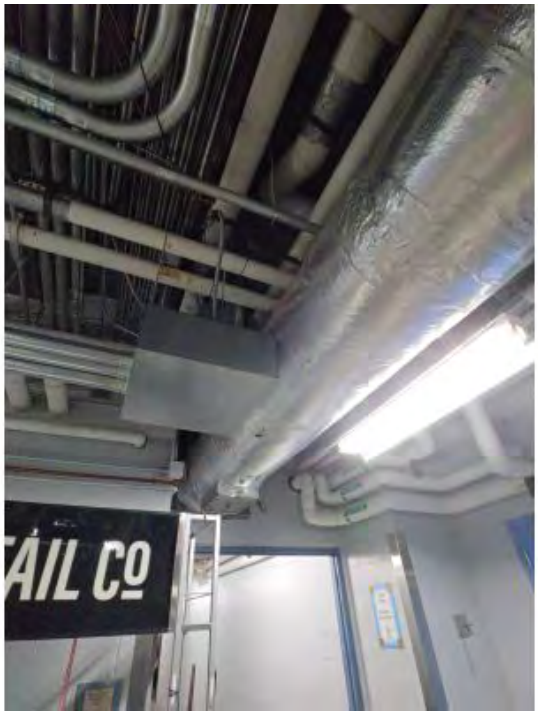


2025-02-19-10-35-11-667.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

2025-02-19-10-35-11-285.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

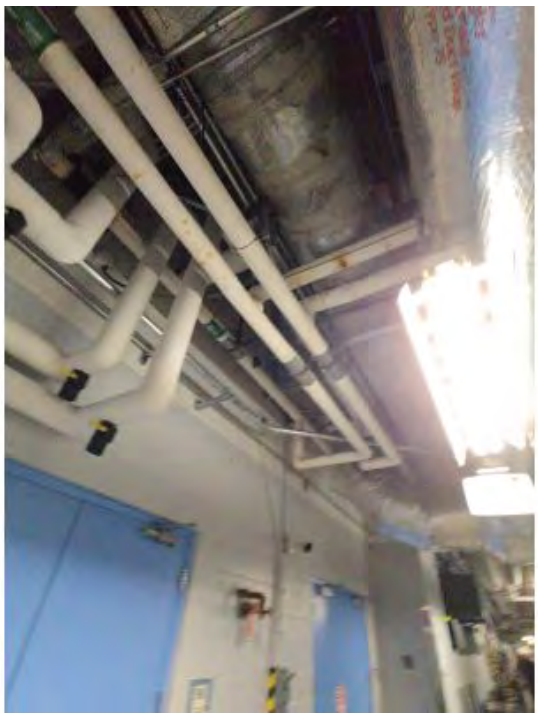
2025-02-19-10-35-10-718.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

2025-02-19-10-35-07-386.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea



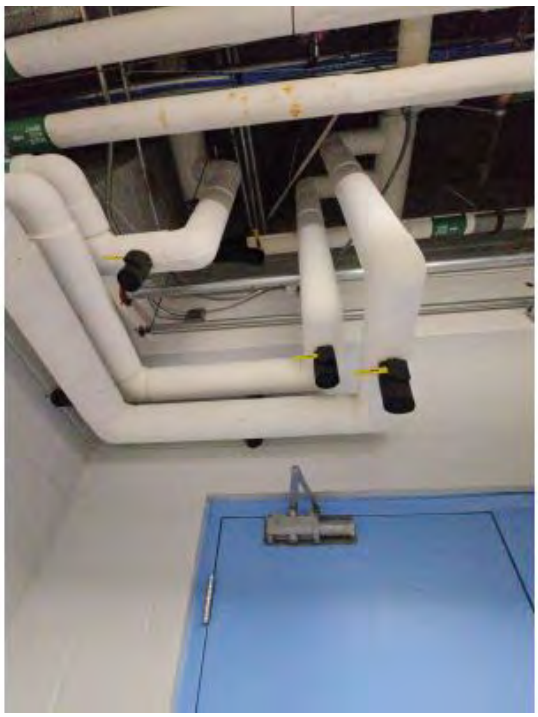
2025-02-19-10-35-03-802.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

2025-02-19-10-34-52-928.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea



2025-02-19-10-34-52-027.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

2025-02-19-10-34-51-152.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea



2025-02-19-10-34-36-453.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea

Issue detail

#150: CHW bypass

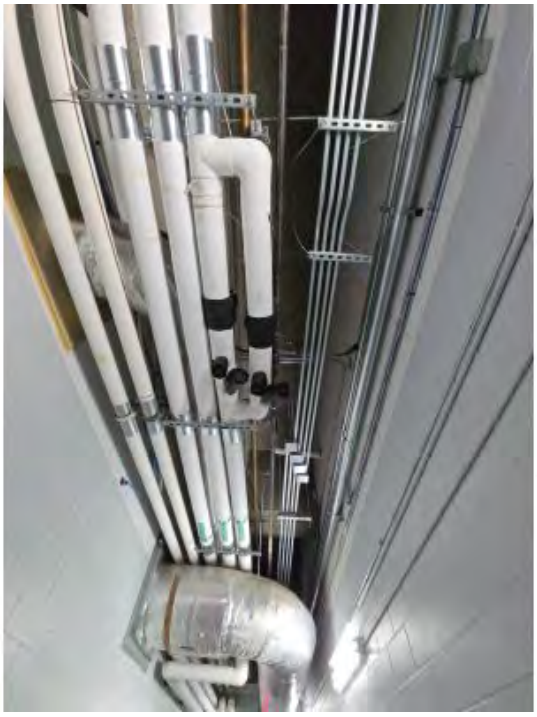
Status	Open
Type	CWP Mechanical > CHILLED WATER PIPE

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (1)



2025-02-19-10-32-31-109.jpg
Added as Attachment
Added on Feb 19, 2025, 10:33 AM EST
Added by William Bethea

Issue detail

#149: Chilled water pipe

Status	Open
Type	CWP Mechanical > CHILLED WATER PIPE

Standard fields

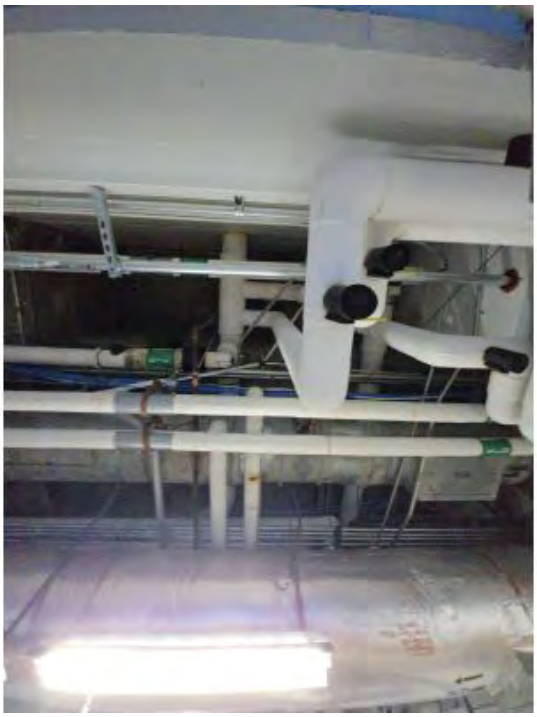
Description	3 chilled water return, 2 supply
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (26)

2025-02-19-10-33-07-152.jpg
Added as Attachment
Added on Feb 19, 2025, 10:33 AM EST
Added by William Bethea

2025-02-19-10-33-33-976.jpg
Added as Attachment
Added on Feb 19, 2025, 10:35 AM EST
Added by William Bethea



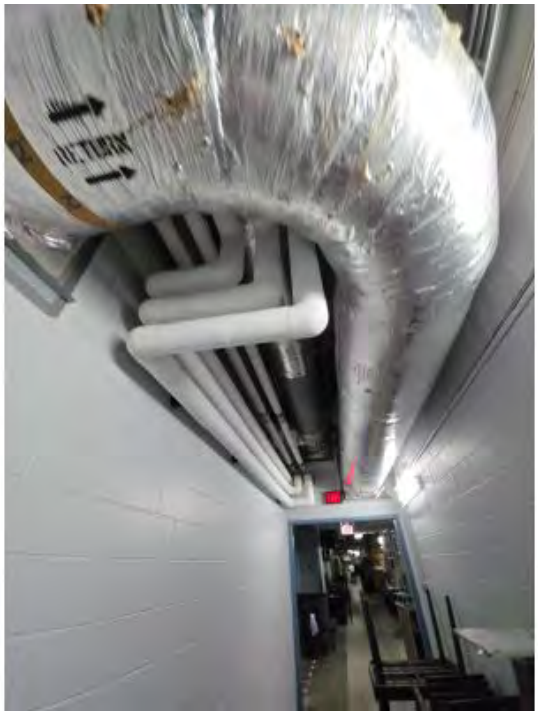
2025-02-19-10-33-31-693.jpg
Added as Attachment
Added on Feb 19, 2025, 10:34 AM EST
Added by William Bethea

2025-02-19-10-33-25-318.jpg
Added as Attachment
Added on Feb 19, 2025, 10:34 AM EST
Added by William Bethea

2025-02-19-10-33-22-526.jpg
Added as Attachment
Added on Feb 19, 2025, 10:34 AM EST
Added by William Bethea

2025-02-19-10-33-09-078.jpg
Added as Attachment
Added on Feb 19, 2025, 10:33 AM EST
Added by William Bethea

2025-02-19-10-33-05-994.jpg
Added as Attachment
Added on Feb 19, 2025, 10:33 AM EST
Added by William Bethea



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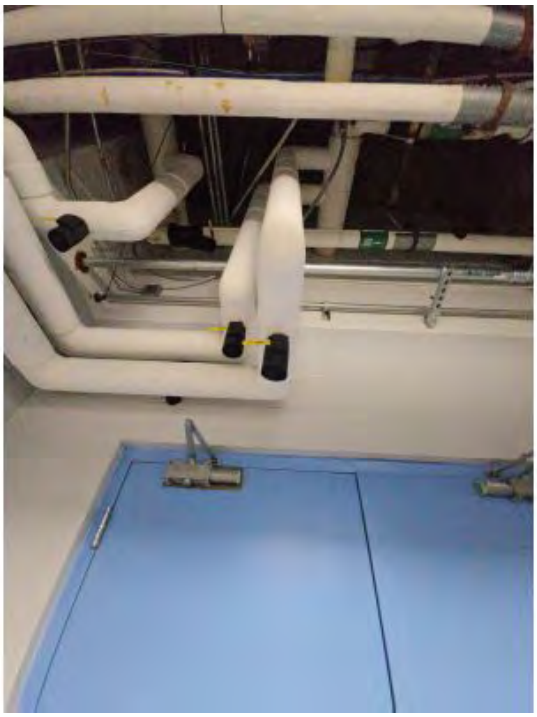
Added as Attachment
Added on Feb 19, 2025, 10:33 AM EST
Added by William Bethea



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Added as Attachment
Added on Feb 19, 2025, 10:34 AM EST
Added by William Bethea

2025-02-19-10-33-19-393.jpg
Added as Attachment
Added on Feb 19, 2025, 10:34 AM EST
Added by William Bethea

2025-02-19-10-33-18-338.jpg
Added as Attachment
Added on Feb 19, 2025, 10:34 AM EST
Added by William Bethea

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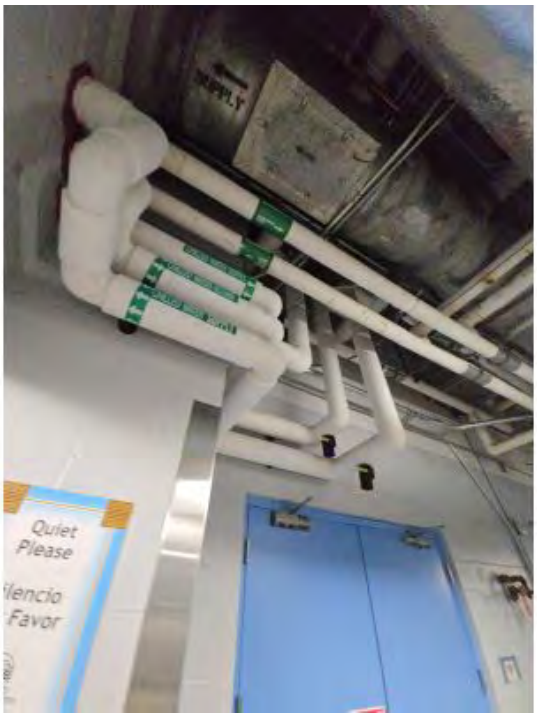

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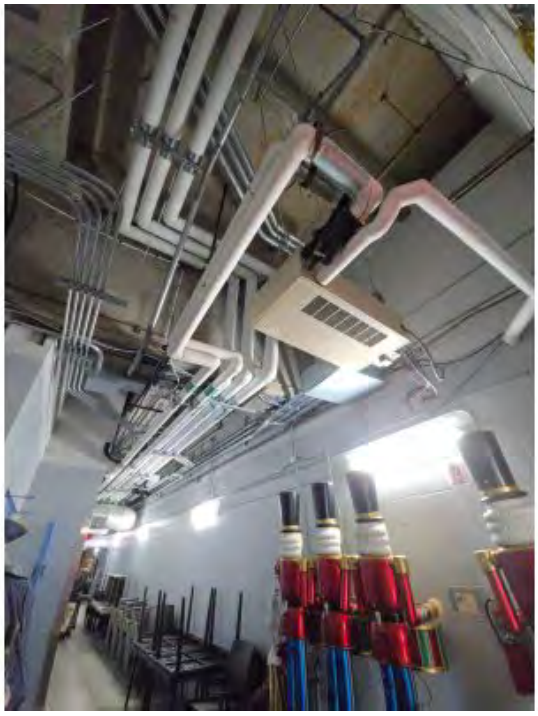

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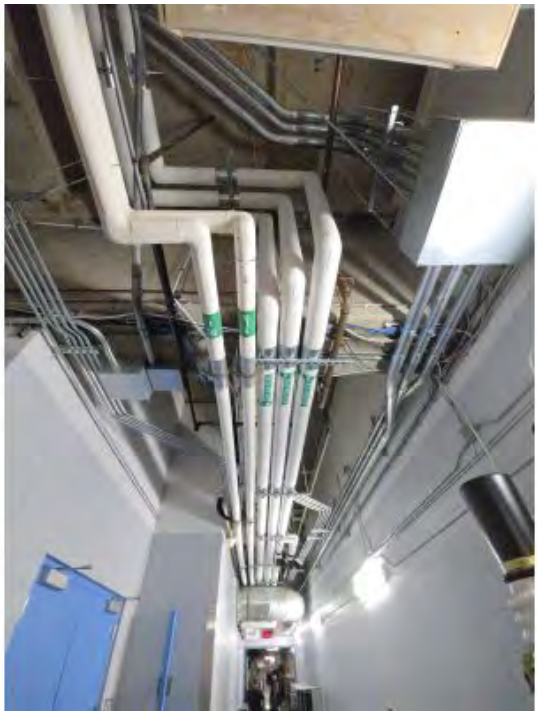

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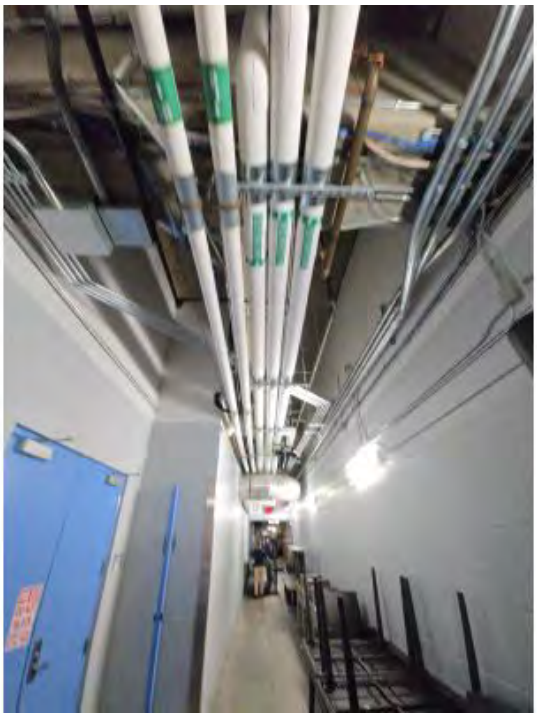

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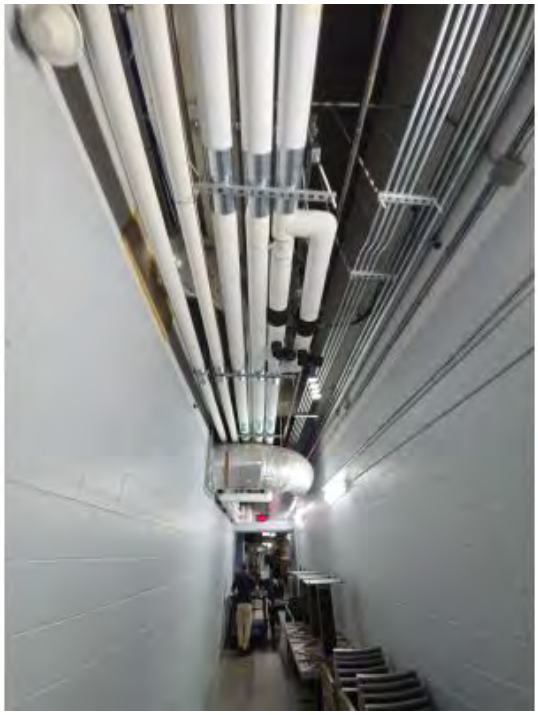

2025-02-19-10-31-45-557.jpg
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Added by William Bethea

Issue detail

#147: CHW Pipe

Status	Open
Type	CWP Mechanical > CHILLED WATER PIPE

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (36)

2025-02-19-10-03-42-194.jpg
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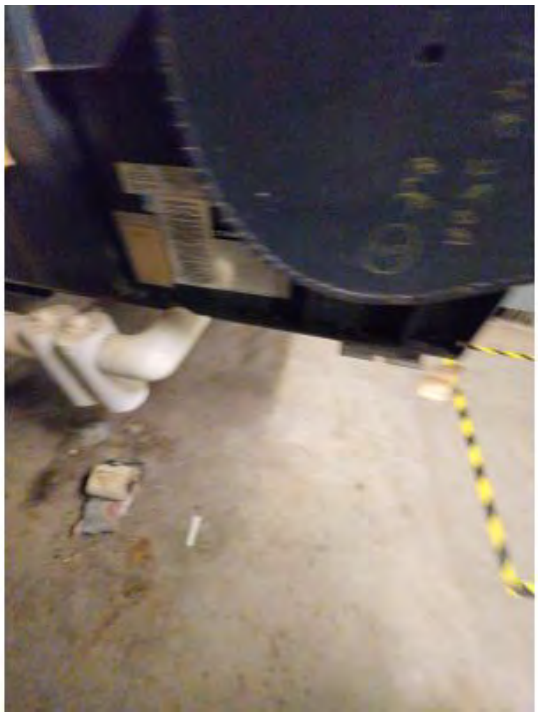
Added by William Bethea



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2025-02-19-10-03-43-994.jpg
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2025-02-19-10-03-43-054.jpg
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2025-02-19-10-03-40-910.jpg
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2025-02-19-10-03-32-009.jpg
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2025-02-19-10-03-30-878.jpg
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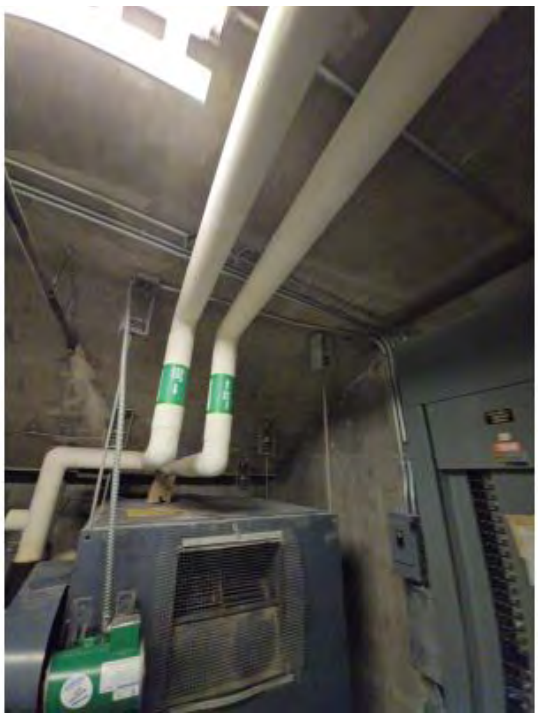

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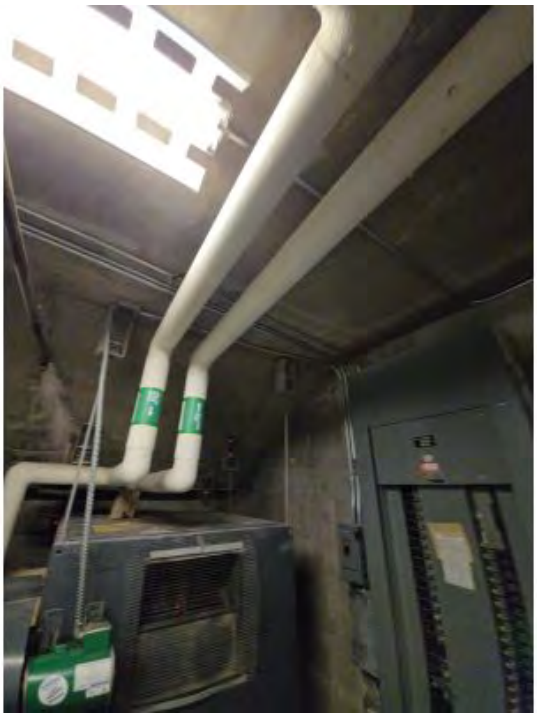

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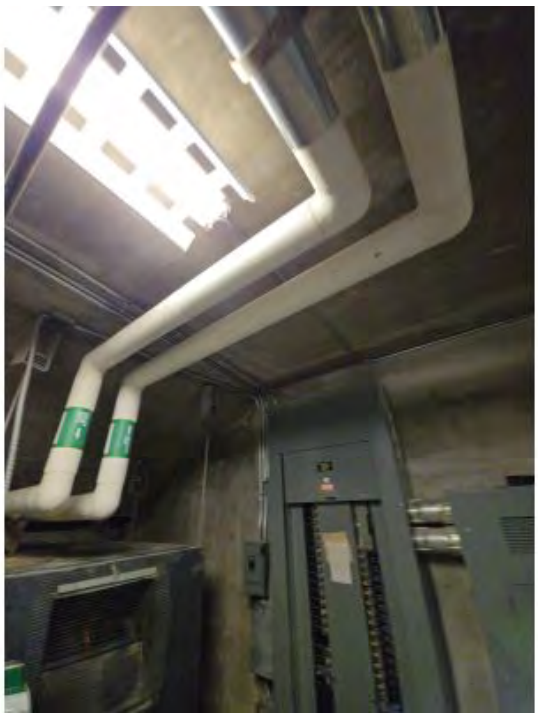
Added by William Bethea



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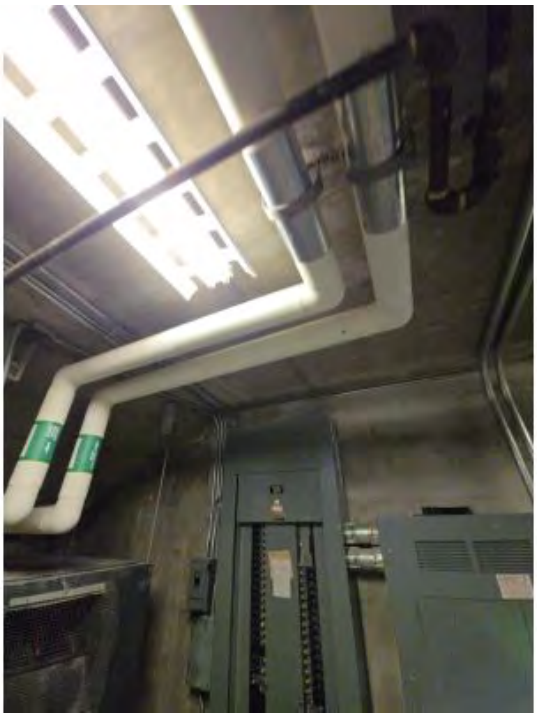

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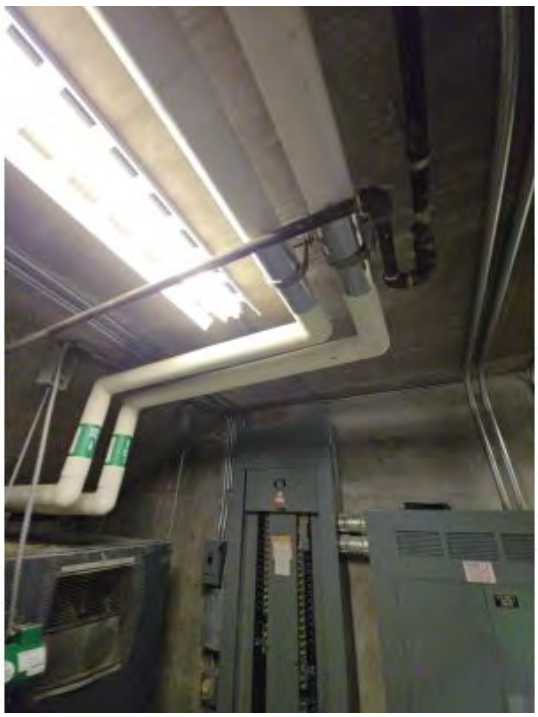

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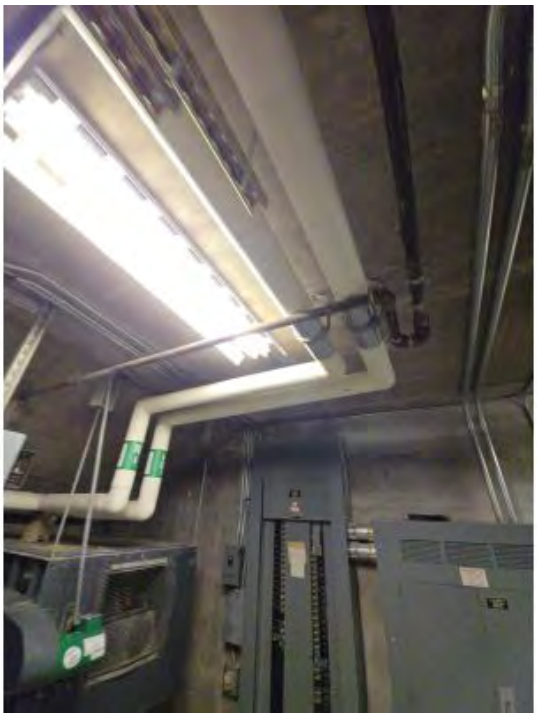

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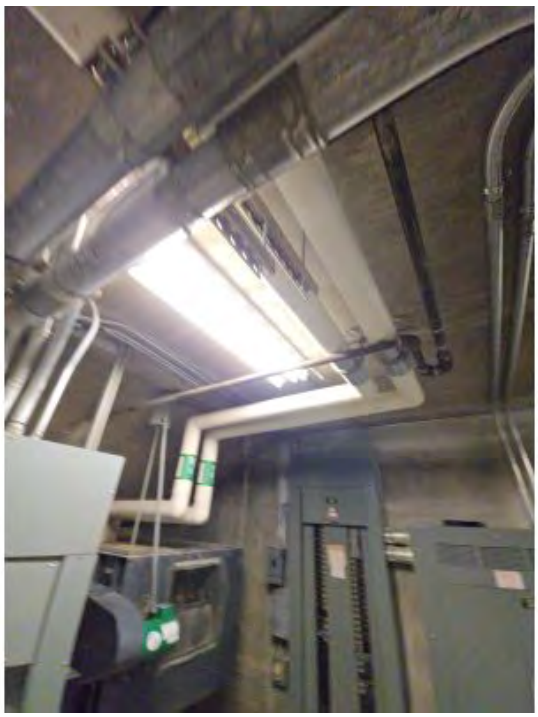

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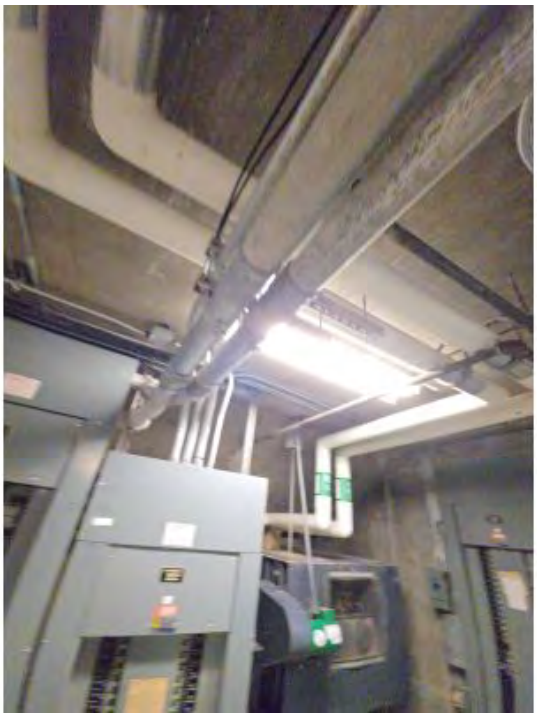

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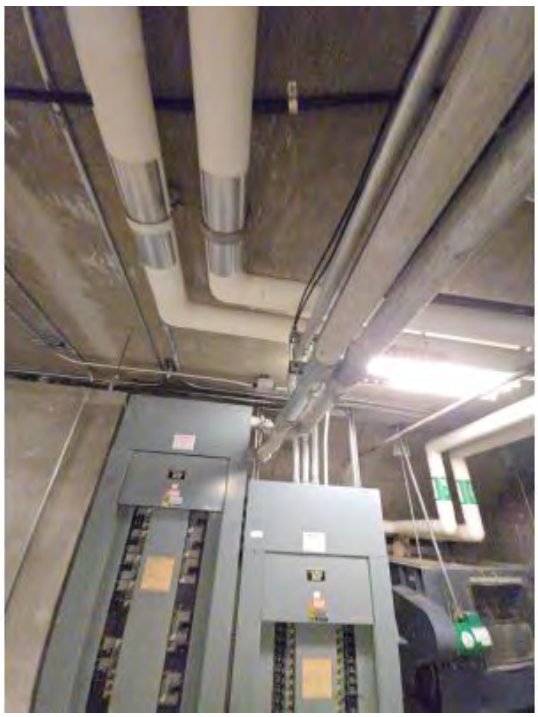

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Added by William Bethea

2025-02-19-10-03-23-066.jpg
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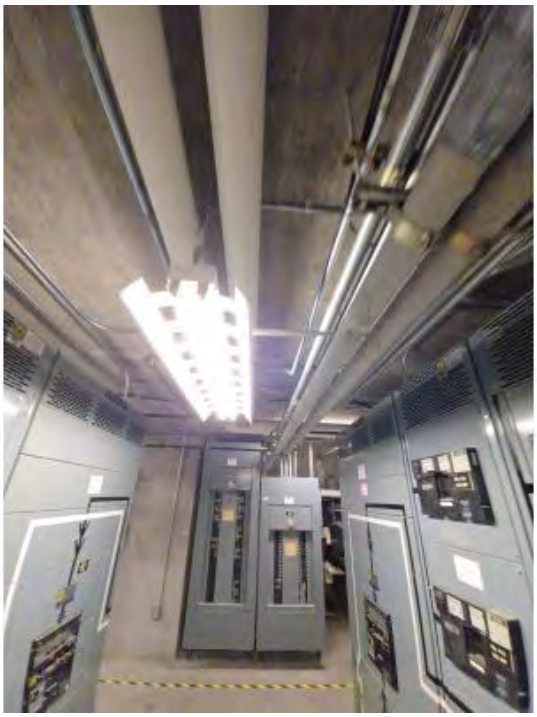

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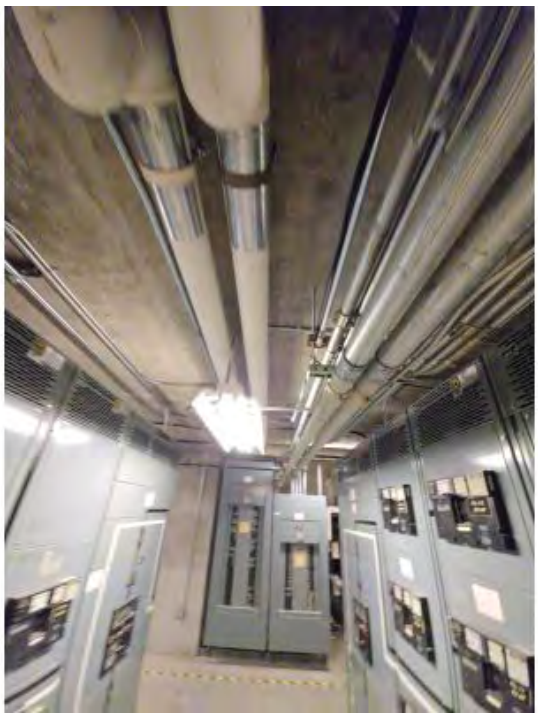

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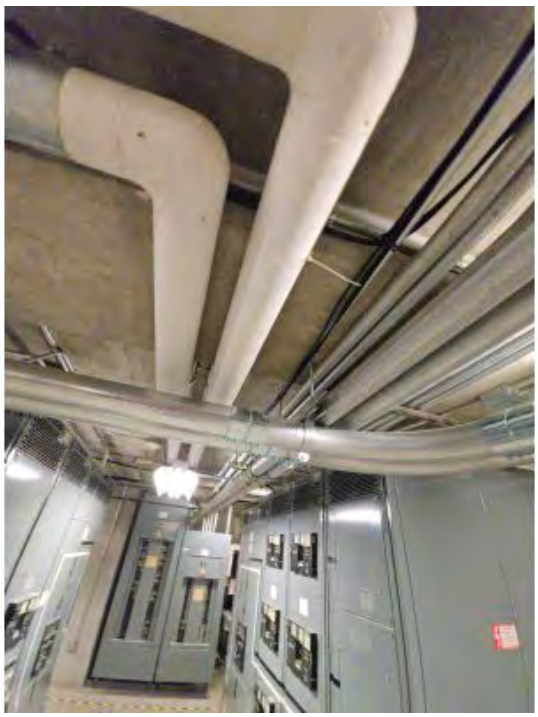

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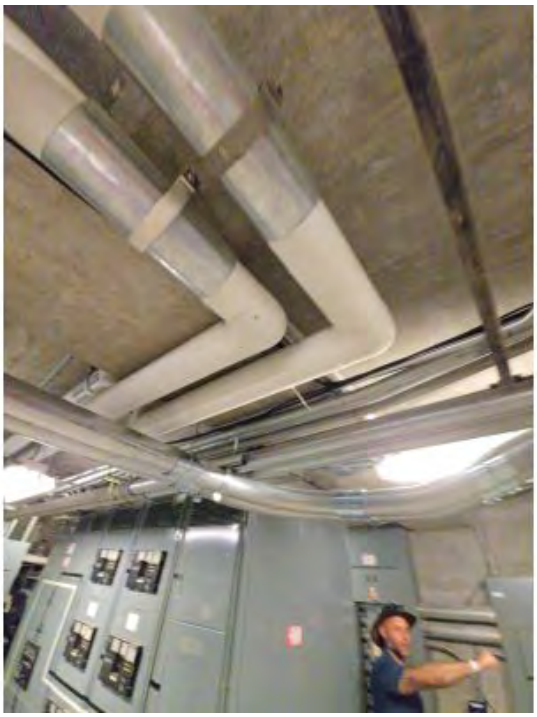

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Added on Feb 19, 2025, 10:05 AM EST
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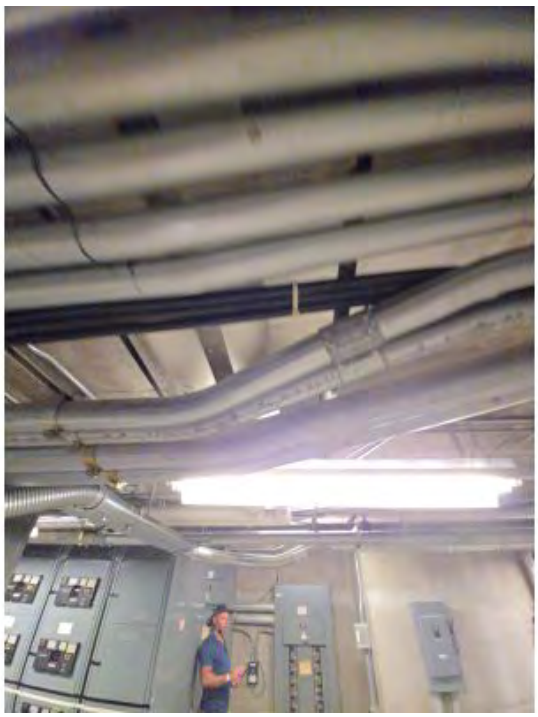

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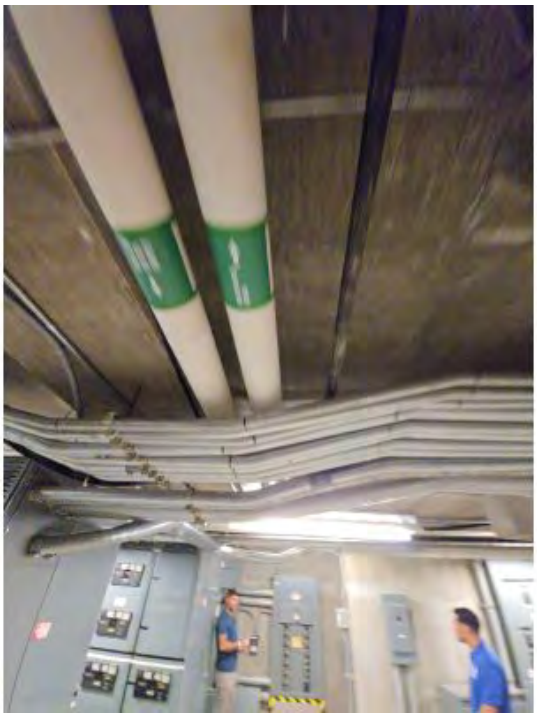

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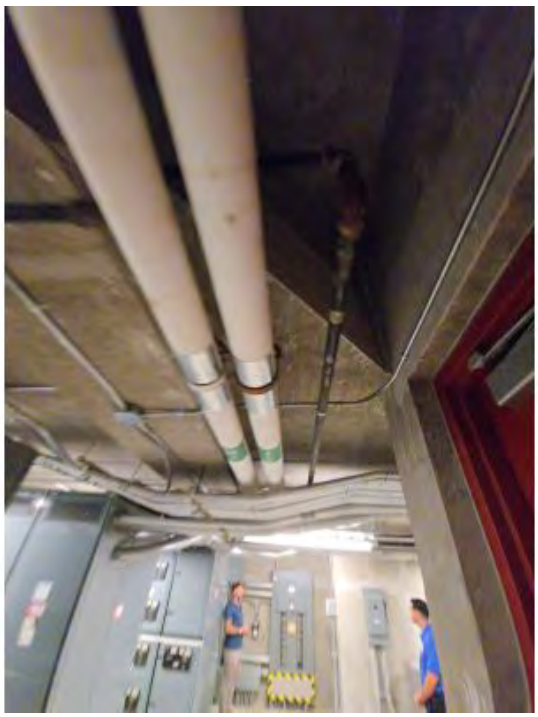

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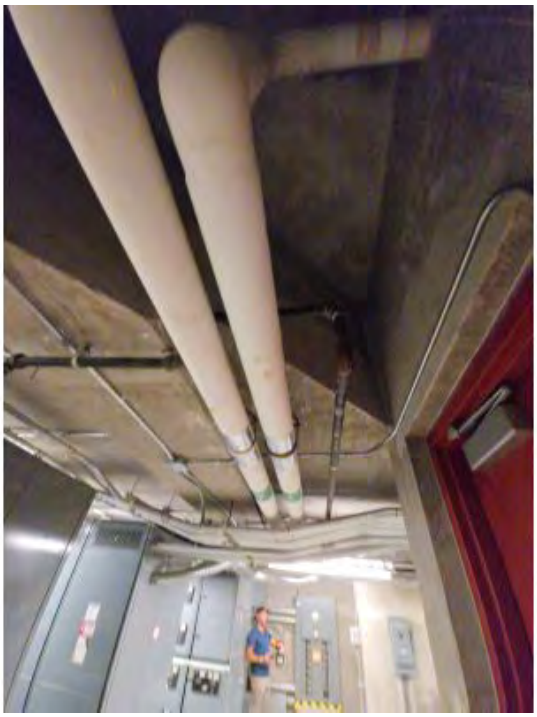

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2025-02-19-10-03-07-314.jpg
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Added by William Bethea

2025-02-19-10-03-06-230.jpg
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Added on Feb 19, 2025, 10:04 AM EST
Added by William Bethea

Issue detail

#144: Fire Pump is not coming online when emergency backup

Status	Open
Type	PMP Mechanical > Pump

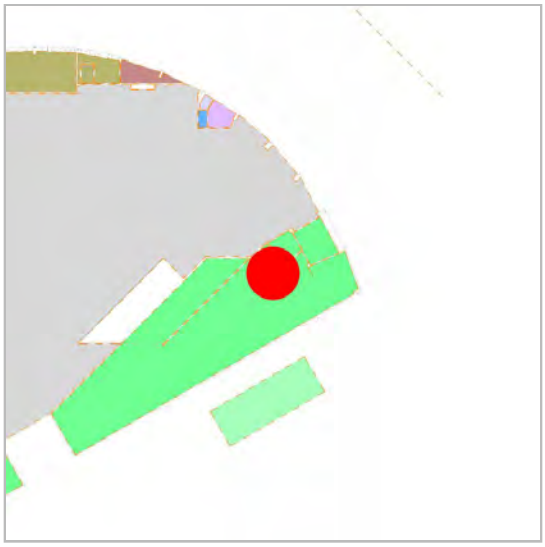
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 19, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

Issue detail

#142: CHW system impeller example

Status	Open
Type	PMP Mechanical > Pump



Standard fields

Description	Deteriorated chilled water system distribution. This pump picture is from a recently removed chilled water pump.
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (2)

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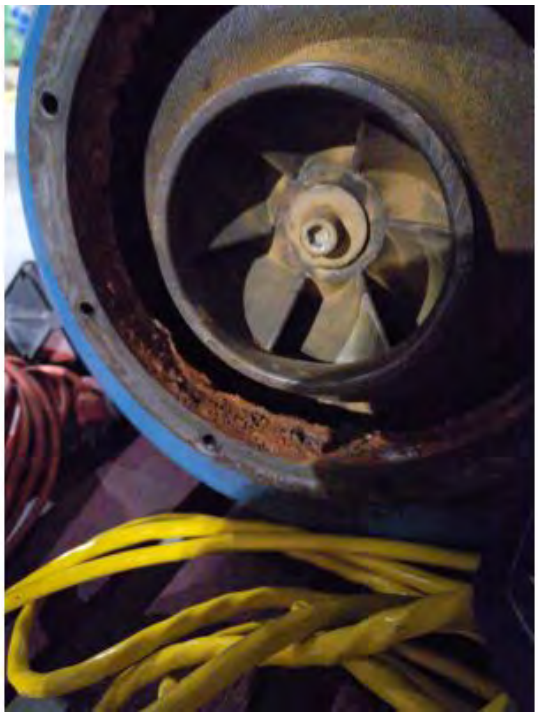
Added by William Bethea



2025-02-14-12-13-42-590.jpg
Added as Attachment
Added on Feb 14, 2025, 12:14 PM EST
Added by William Bethea

Issue detail

#139: Older Pumps

Status	Open
Type	PMP Mechanical > Pump

Standard fields

Description	Old pumps are being rebuilt all the time.
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

Issue detail

#138: Pump casing condensing

Status	Open
Type	PMP Mechanical > Pump

Standard fields

Description	TP-6
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (2)

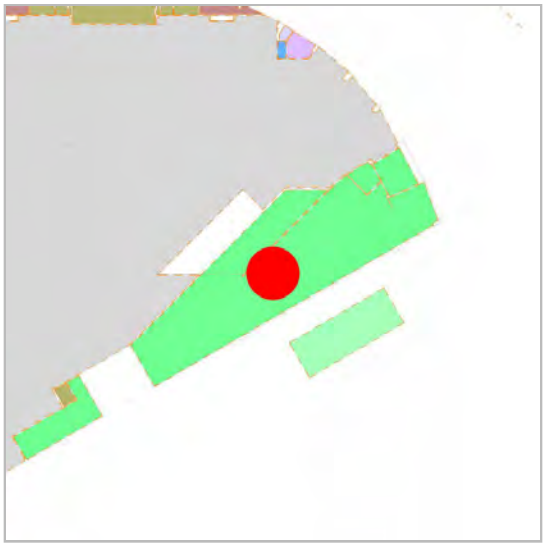
2025-02-14-12-00-32-446.jpg
Added as Attachment
Added on Feb 14, 2025, 12:01 PM EST
Added by William Bethea

2025-02-14-12-00-28-333.jpg
Added as Attachment
Added on Feb 14, 2025, 12:00 PM EST
Added by William Bethea

Issue detail

#137: CWTP-6

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (7)

2025-02-14-11-59-53-441.jpg
Added as Attachment
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Added by William Bethea

2025-02-14-12-00-04-599.jpg
Added as Attachment
Added on Feb 14, 2025, 12:00 PM EST
Added by William Bethea

2025-02-14-11-59-57-124.jpg
Added as Attachment
Added on Feb 14, 2025, 12:00 PM EST
Added by William Bethea

2025-02-26-11-09-52-862.jpg
Added as Attachment
Added on Feb 26, 2025, 11:10 AM EST
Added by William Bethea

2025-02-26-11-09-56-396.jpg
Added as Attachment
Added on Feb 26, 2025, 11:10 AM EST
Added by William Bethea

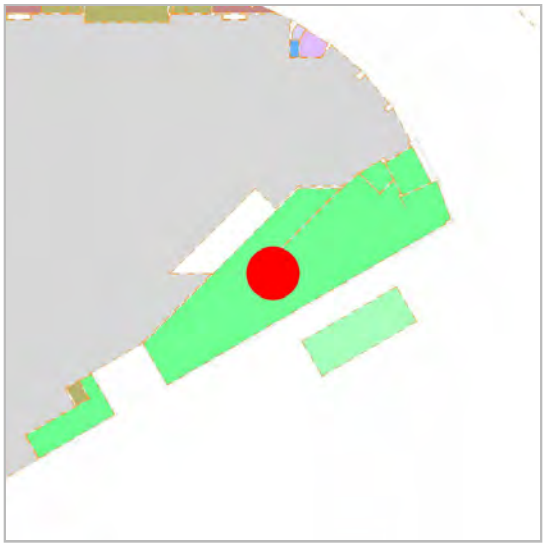
2025-02-26-11-09-54-962.jpg
Added as Attachment
Added on Feb 26, 2025, 11:10 AM EST
Added by William Bethea

2025-02-26-11-09-50-155.jpg
Added as Attachment
Added on Feb 26, 2025, 11:10 AM EST
Added by William Bethea

Issue detail

#136: CWTP-5

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (5)

2025-02-14-11-59-28-765.jpg
Added as Attachment
Added on Feb 14, 2025, 11:59 AM EST
Added by William Bethea

2025-02-14-11-59-23-107.jpg
Added as Attachment
Added on Feb 14, 2025, 11:59 AM EST
Added by William Bethea

2025-02-26-11-08-50-944.jpg
Added as Attachment
Added on Feb 26, 2025, 11:09 AM EST
Added by William Bethea

2025-02-26-11-08-54-150.jpg
Added as Attachment
Added on Feb 26, 2025, 11:09 AM EST
Added by William Bethea

2025-02-26-11-08-56-735.jpg
Added as Attachment
Added on Feb 26, 2025, 11:09 AM EST
Added by William Bethea

Issue detail

#135: MiniSplit insufficient mounting

Status	Open
Type	CDR Mechanical > Condenser

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (4)

2025-02-14-11-58-52-814.jpg
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Added on Feb 14, 2025, 11:59 AM EST
Added by William Bethea

2025-02-14-11-58-45-094.jpg
Added as Attachment
Added on Feb 14, 2025, 11:59 AM EST
Added by William Bethea

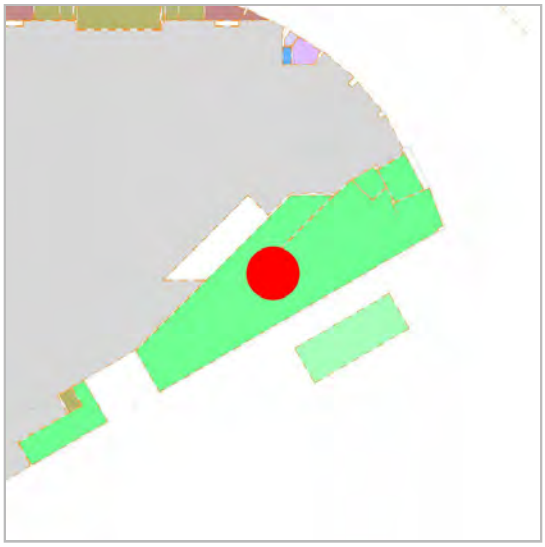
20250214_115825_photo
Added as Reference
Taken on Feb 14, 2025, 11:58 AM EST
Added on Feb 14, 2025, 11:58 AM EST
Added by William Bethea

20250214_115835_photo
Added as Reference
Taken on Feb 14, 2025, 11:58 AM EST
Added on Feb 14, 2025, 11:58 AM EST
Added by William Bethea

Issue detail

#134: 2

Status	Open
Type	AHU Mechanical > AHU



Standard fields

Description	Dirty Filter
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (5)

20250214_115636_photo
Added as Reference
Taken on Feb 14, 2025, 11:56 AM EST
Added on Feb 14, 2025, 11:57 AM EST
Added by William Bethea

20250214_115653_photo
Added as Reference
Taken on Feb 14, 2025, 11:56 AM EST
Added on Feb 14, 2025, 11:57 AM EST
Added by William Bethea

20250214_115656_photo
Added as Reference
Taken on Feb 14, 2025, 11:56 AM EST
Added on Feb 14, 2025, 11:57 AM EST
Added by William Bethea

20250214_115702_photo
Added as Reference
Taken on Feb 14, 2025, 11:57 AM EST
Added on Feb 14, 2025, 11:57 AM EST
Added by William Bethea

20250214_115706_photo
Added as Reference
Taken on Feb 14, 2025, 11:57 AM EST
Added on Feb 14, 2025, 11:57 AM EST
Added by William Bethea

Issue detail

#133: CH-5

Status	Open
Type	CH Mechanical > Chiller

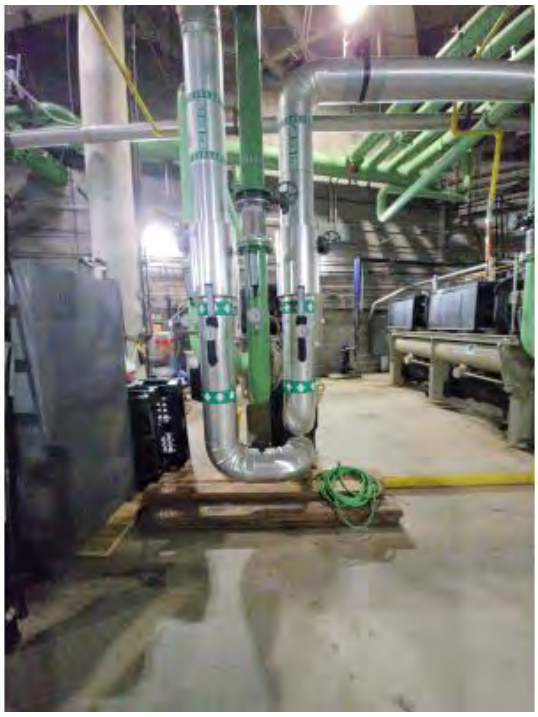
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (10)

2025-02-14-11-55-18-179.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea



2025-02-14-11-55-05-055.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-55-08-664.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-55-14-664.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

2025-02-14-11-55-19-641.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

2025-02-14-11-55-23-112.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

2025-02-14-11-55-28-676.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

2025-02-14-11-55-15-846.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

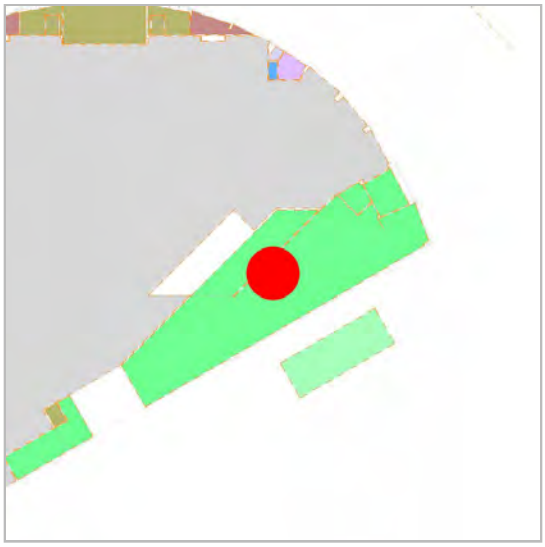
2025-02-14-11-55-16-559.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

2025-02-14-11-55-17-244.jpg
Added as Attachment
Added on Feb 14, 2025, 11:56 AM EST
Added by William Bethea

Issue detail

#132: CH-6

Status	Open
Type	CH Mechanical > Chiller



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (9)

2025-02-14-11-54-24-751.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-25-640.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-29-223.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-44-039.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-32-810.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-12-133.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-23-500.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

2025-02-14-11-54-08-032.jpg
Added as Attachment
Added on Feb 14, 2025, 11:54 AM EST
Added by William Bethea

2025-02-14-11-54-38-823.jpg
Added as Attachment
Added on Feb 14, 2025, 11:55 AM EST
Added by William Bethea

Issue detail

#131: Chemical Shot Feeder

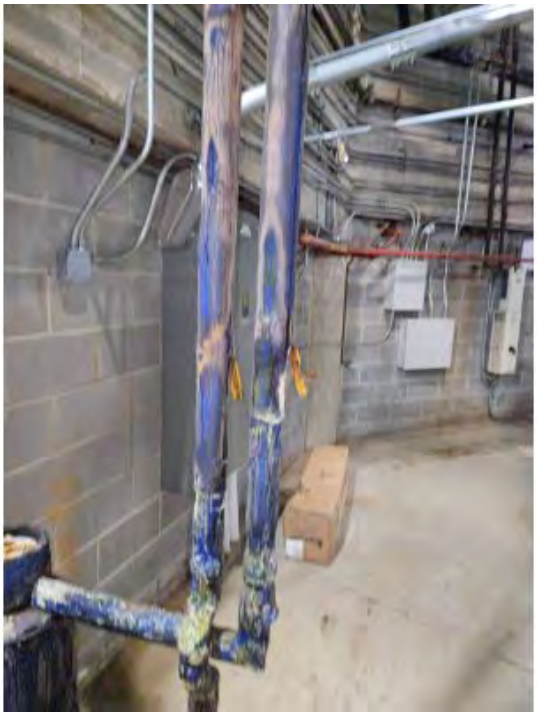
Status	Closed
Type	CF Mechanical > Chemical Feeder

Standard fields

Description	Severely deteriorated. Including accessories and pipe runs
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

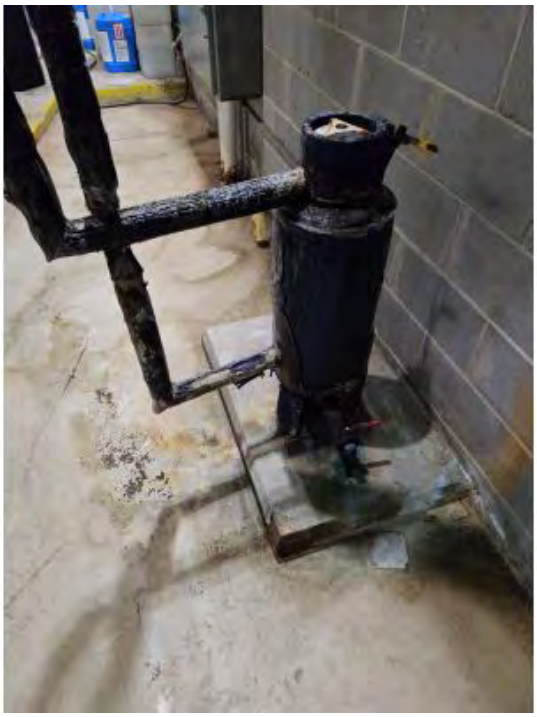
References and Attachments

Photos (6)

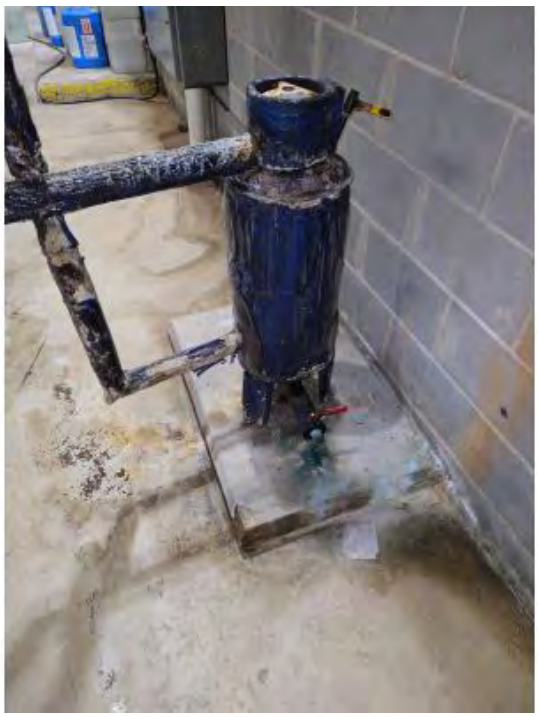


2025-02-26-11-06-52-564.jpg
Added as Attachment
Added on Feb 26, 2025, 11:07 AM EST
Added by William Bethea

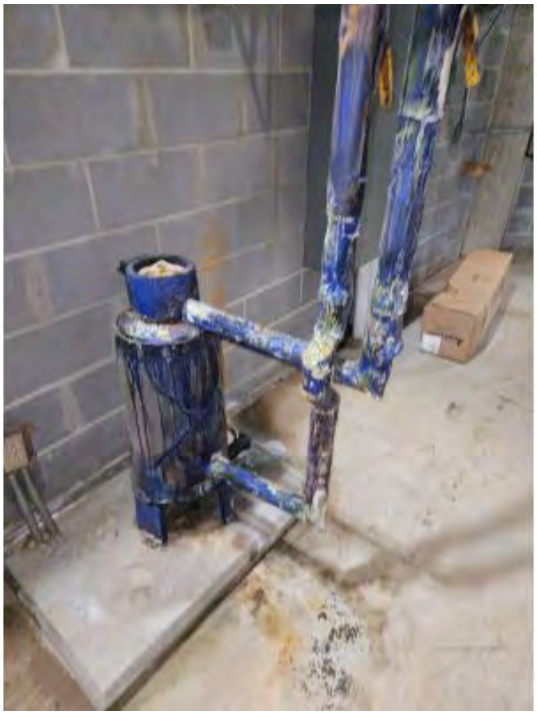
2025-02-26-11-06-59-253.jpg
Added as Attachment
Added on Feb 26, 2025, 11:07 AM EST
Added by William Bethea



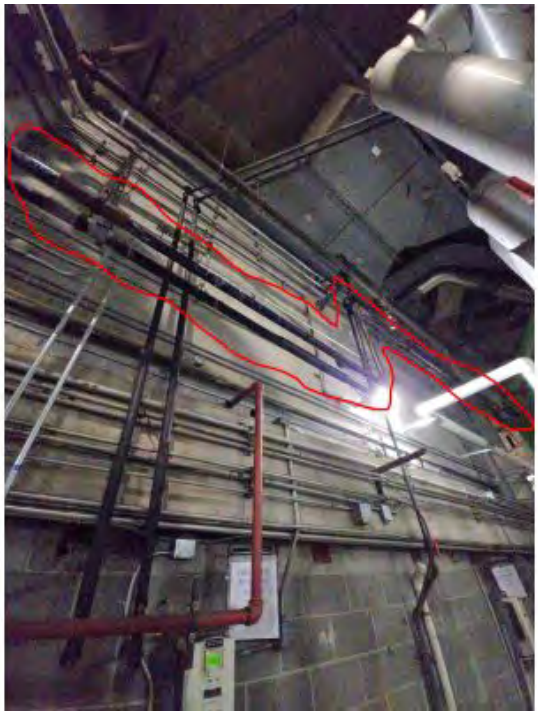
2025-02-26-11-06-39-555.jpg
Added as Attachment
Added on Feb 26, 2025, 11:07 AM EST
Added by William Bethea



2025-02-26-11-06-42-829.jpg
Added as Attachment
Added on Feb 26, 2025, 11:07 AM EST
Added by William Bethea



2025-02-26-11-06-50-487.jpg
Added as Attachment
Added on Feb 26, 2025, 11:07 AM EST
Added by William Bethea



2025-02-14-11-53-33-367.jpg
Added as Attachment
Added on Feb 14, 2025, 11:53 AM EST
Added by William Bethea

Issue detail

#130: CWTP-4

Status	Closed
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (6)

2025-02-14-11-52-32-809.jpg
Added as Attachment
Added on Feb 14, 2025, 11:52 AM EST
Added by William Bethea

2025-02-14-11-52-37-908.jpg
Added as Attachment
Added on Feb 14, 2025, 11:53 AM EST
Added by William Bethea

2025-02-14-11-52-15-468.jpg
Added as Attachment
Added on Feb 14, 2025, 11:52 AM EST
Added by William Bethea

2025-02-14-11-52-36-108.jpg
Added as Attachment
Added on Feb 14, 2025, 11:53 AM EST
Added by William Bethea

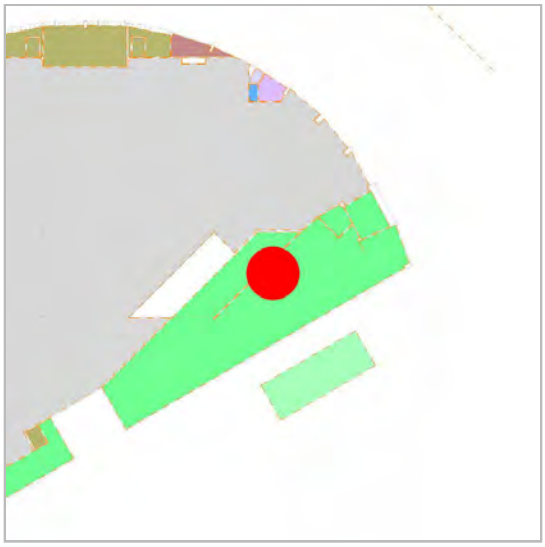
2025-02-14-11-52-20-667.jpg
Added as Attachment
Added on Feb 14, 2025, 11:52 AM EST
Added by William Bethea

2025-02-26-11-05-02-446.jpg
Added as Attachment
Added on Feb 26, 2025, 11:05 AM EST
Added by William Bethea

Issue detail

#129: CWTP-3

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (4)

2025-02-14-11-51-24-893.jpg
Added as Attachment
Added on Feb 14, 2025, 11:51 AM EST
Added by William Bethea

2025-02-14-11-51-31-376.jpg
Added as Attachment
Added on Feb 14, 2025, 11:52 AM EST
Added by William Bethea

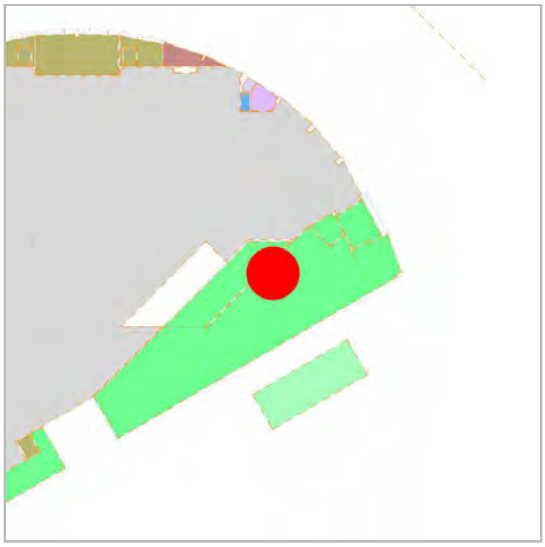
2025-02-14-11-51-21-601.jpg
Added as Attachment
Added on Feb 14, 2025, 11:51 AM EST
Added by William Bethea

2025-02-26-11-03-54-748.jpg
Added as Attachment
Added on Feb 26, 2025, 11:04 AM EST
Added by William Bethea

Issue detail

#127: CWTP-2

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (7)

2025-02-26-11-03-02-081.jpg
Added as Attachment
Added on Feb 26, 2025, 11:03 AM EST
Added by William Bethea

2025-02-14-11-49-52-717.jpg
Added as Attachment
Added on Feb 14, 2025, 11:50 AM EST
Added by William Bethea

2025-02-14-11-50-14-623.jpg
Added as Attachment
Added on Feb 14, 2025, 11:50 AM EST
Added by William Bethea

2025-02-14-11-50-08-766.jpg
Added as Attachment
Added on Feb 14, 2025, 11:50 AM EST
Added by William Bethea

2025-02-14-11-49-48-084.jpg
Added as Attachment
Added on Feb 14, 2025, 11:50 AM EST
Added by William Bethea

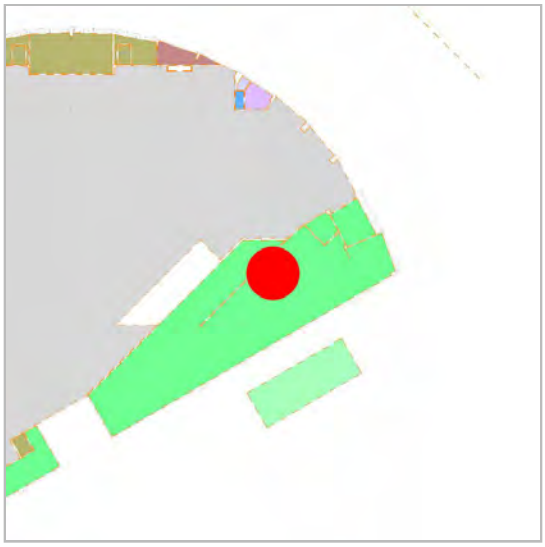
2025-02-14-11-49-43-151.jpg
Added as Attachment
Added on Feb 14, 2025, 11:50 AM EST
Added by William Bethea

2025-02-14-11-49-32-261.jpg
Added as Attachment
Added on Feb 14, 2025, 11:50 AM EST
Added by William Bethea

Issue detail

#125: CWTP-1

Status	Closed
Type	PMP Mechanical > Pump



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (9)

2025-02-14-11-48-18-311.jpg
Added as Attachment
Added on Feb 14, 2025, 11:49 AM EST
Added by William Bethea

2025-02-14-11-48-22-469.jpg
Added as Attachment
Added on Feb 14, 2025, 11:49 AM EST
Added by William Bethea

2025-02-14-11-48-33-085.jpg
Added as Attachment
Added on Feb 14, 2025, 11:49 AM EST
Added by William Bethea

2025-02-14-11-48-10-278.jpg
Added as Attachment
Added on Feb 14, 2025, 11:48 AM EST
Added by William Bethea

2025-02-14-11-48-38-152.jpg
Added as Attachment
Added on Feb 14, 2025, 11:49 AM EST
Added by William Bethea

2025-02-14-11-48-03-594.jpg
Added as Attachment
Added on Feb 14, 2025, 11:48 AM EST
Added by William Bethea

2025-02-14-11-48-08-465.jpg
Added as Attachment
Added on Feb 14, 2025, 11:48 AM EST
Added by William Bethea

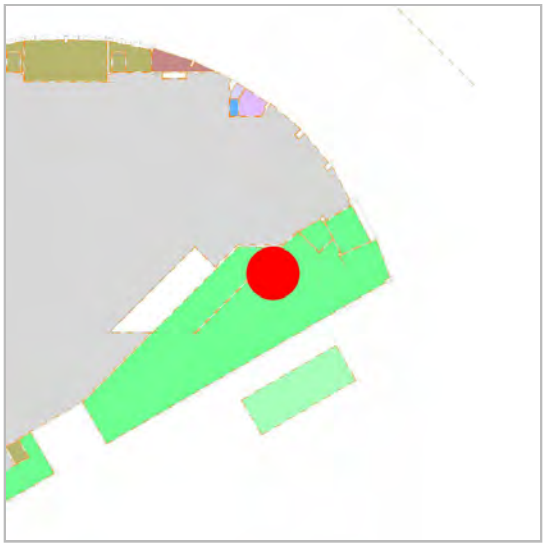
2025-02-14-11-48-13-969.jpg
Added as Attachment
Added on Feb 14, 2025, 11:49 AM EST
Added by William Bethea

2025-02-26-11-01-19-324.jpg
Added as Attachment
Added on Feb 26, 2025, 11:01 AM EST
Added by William Bethea

Issue detail

#124: Ch-3

Status	Open
Type	CH Mechanical > Chiller



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

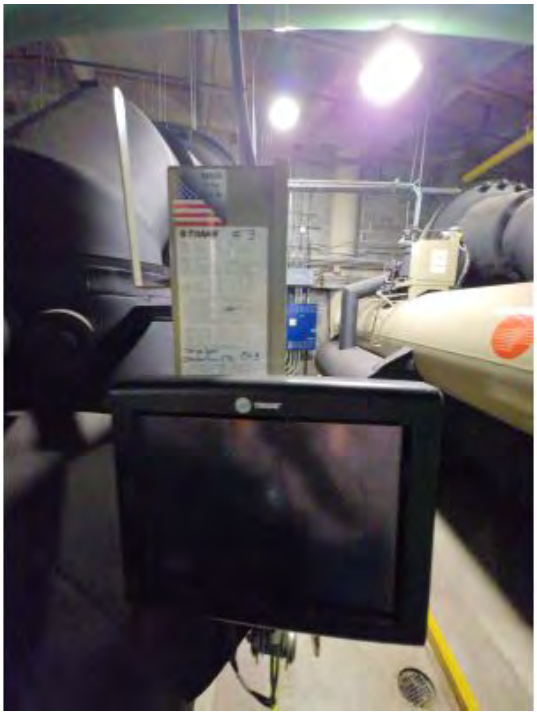
Photos (5)

2025-02-14-11-46-07-546.jpg
Added as Attachment
Added on Feb 14, 2025, 11:46 AM EST
Added by William Bethea

2025-02-14-11-46-25-121.jpg
Added as Attachment
Added on Feb 14, 2025, 11:47 AM EST
Added by William Bethea

2025-02-14-11-46-19-497.jpg
Added as Attachment
Added on Feb 14, 2025, 11:47 AM EST
Added by William Bethea

2025-02-14-11-46-03-079.jpg
Added as Attachment
Added on Feb 14, 2025, 11:46 AM EST
Added by William Bethea

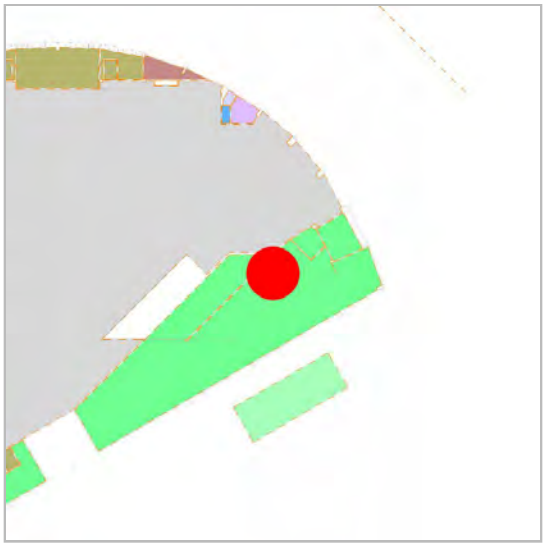


2025-02-14-11-46-10-798.jpg
Added as Attachment
Added on Feb 14, 2025, 11:46 AM EST
Added by William Bethea

Issue detail

#123: CH-1

Status	Open
Type	CH Mechanical > Chiller

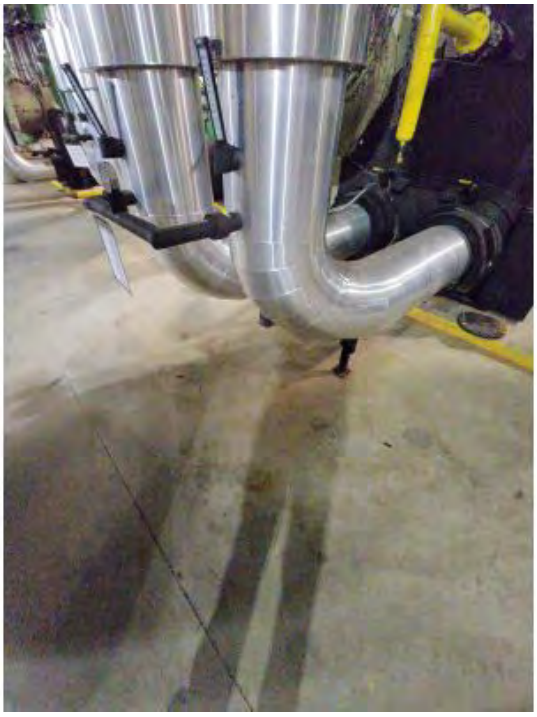


Standard fields

Description	Water leaking from valve
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (7)



2025-02-26-11-32-58-924.jpg
Added as Attachment
Added on Feb 26, 2025, 11:33 AM EST
Added by William Bethea

2025-02-14-11-45-11-939.jpg
Added as Attachment
Added on Feb 14, 2025, 11:45 AM EST
Added by William Bethea

2025-02-14-11-45-02-206.jpg
Added as Attachment
Added on Feb 14, 2025, 11:45 AM EST
Added by William Bethea

2025-02-14-11-45-06-549.jpg
Added as Attachment
Added on Feb 14, 2025, 11:45 AM EST
Added by William Bethea

2025-02-14-11-45-15-489.jpg
Added as Attachment
Added on Feb 14, 2025, 11:45 AM EST
Added by William Bethea

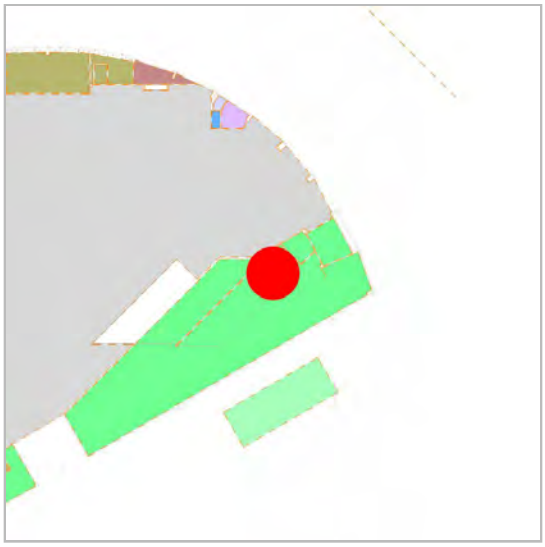
2025-02-14-11-45-26-022.jpg
Added as Attachment
Added on Feb 14, 2025, 11:46 AM EST
Added by William Bethea

2025-02-14-11-45-36-554.jpg
Added as Attachment
Added on Feb 14, 2025, 11:46 AM EST
Added by William Bethea

Issue detail

#122: CH-4

Status	Closed
Type	CH Mechanical > Chiller



Standard fields

Description	Leaking water near inlet pipe
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

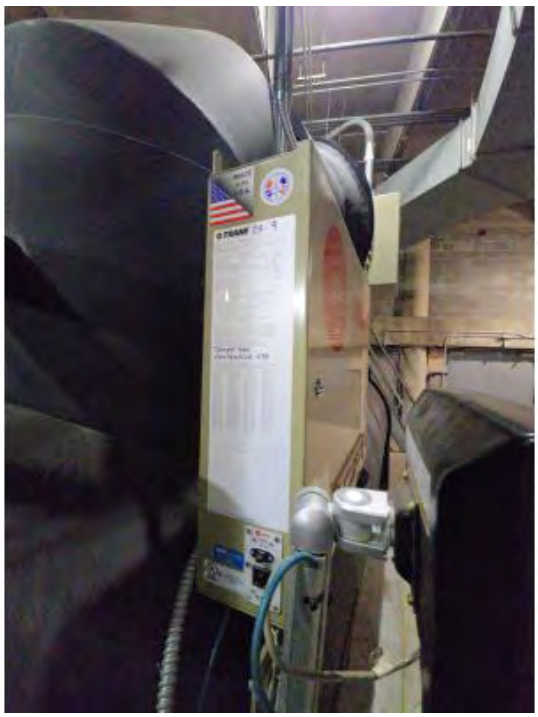
References and Attachments

Photos (7)

2025-02-14-11-44-21-361.jpg
Added as Attachment
Added on Feb 14, 2025, 11:45 AM EST
Added by William Bethea

2025-02-14-11-43-39-965.jpg
Added as Attachment
Added on Feb 14, 2025, 11:44 AM EST
Added by William Bethea

2025-02-14-11-43-45-455.jpg
Added as Attachment
Added on Feb 14, 2025, 11:44 AM EST
Added by William Bethea



2025-02-14-11-43-54-172.jpg
Added as Attachment
Added on Feb 14, 2025, 11:44 AM EST
Added by William Bethea

2025-02-14-11-43-58-646.jpg
Added as Attachment
Added on Feb 14, 2025, 11:44 AM EST
Added by William Bethea

2025-02-14-11-44-01-488.jpg
Added as Attachment
Added on Feb 14, 2025, 11:44 AM EST
Added by William Bethea

2025-02-14-11-44-09-020.jpg
Added as Attachment
Added on Feb 14, 2025, 11:44 AM EST
Added by William Bethea

Issue detail

#121: FCU

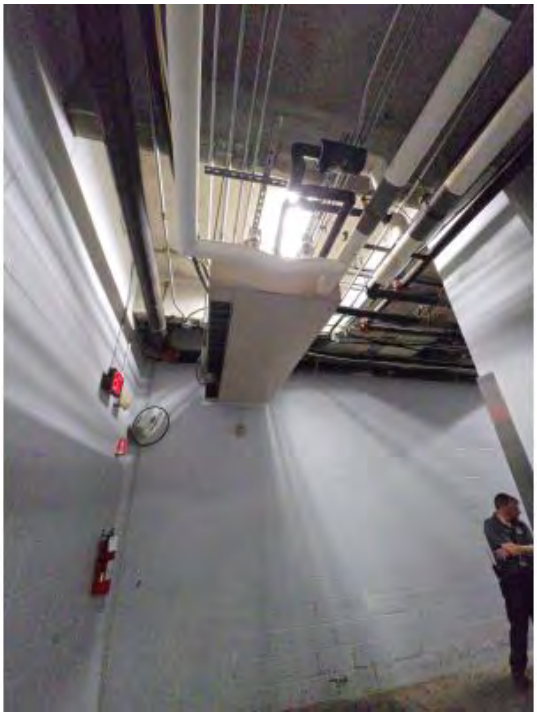
Status	Open
Type	FCU Mechanical > FCU

Standard fields

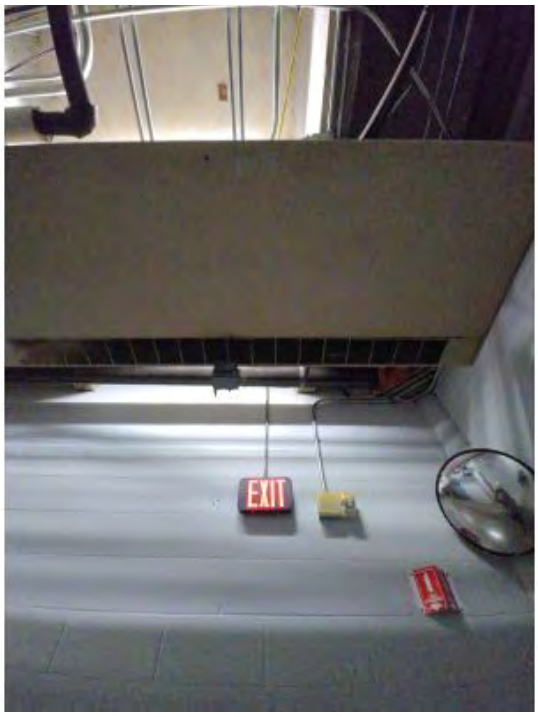
Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (5)



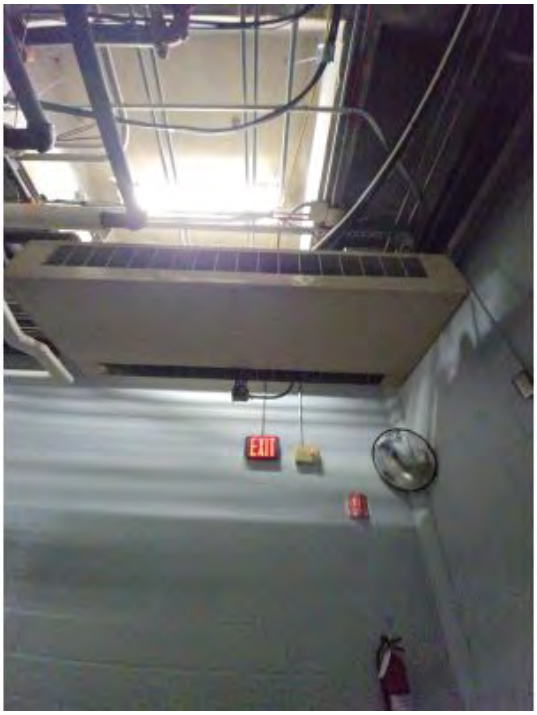
2025-02-14-11-38-12-581.jpg
Added as Attachment
Added on Feb 14, 2025, 11:38 AM EST
Added by William Bethea



2025-02-14-11-38-34-539.jpg
Added as Attachment
Added on Feb 14, 2025, 11:38 AM EST
Added by William Bethea

2025-02-14-11-38-21-765.jpg
Added as Attachment
Added on Feb 14, 2025, 11:38 AM EST
Added by William Bethea

2025-02-14-11-38-17-414.jpg
Added as Attachment
Added on Feb 14, 2025, 11:38 AM EST
Added by William Bethea



2025-02-14-11-38-30-951.jpg
Added as Attachment
Added on Feb 14, 2025, 11:38 AM EST
Added by William Bethea

Issue detail

#120: EF

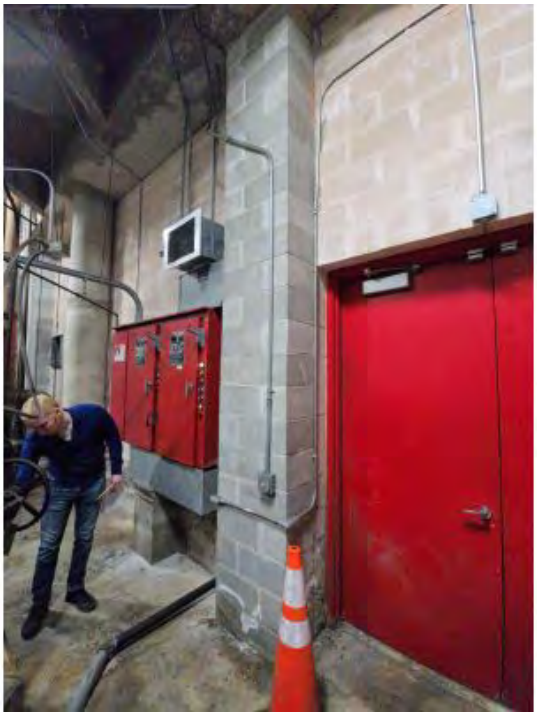
Status	Open
Type	EF Mechanical > Exhaust Fan

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (2)



2025-02-14-11-36-13-251.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-36-21-318.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

Issue detail

#119: Fire Pump

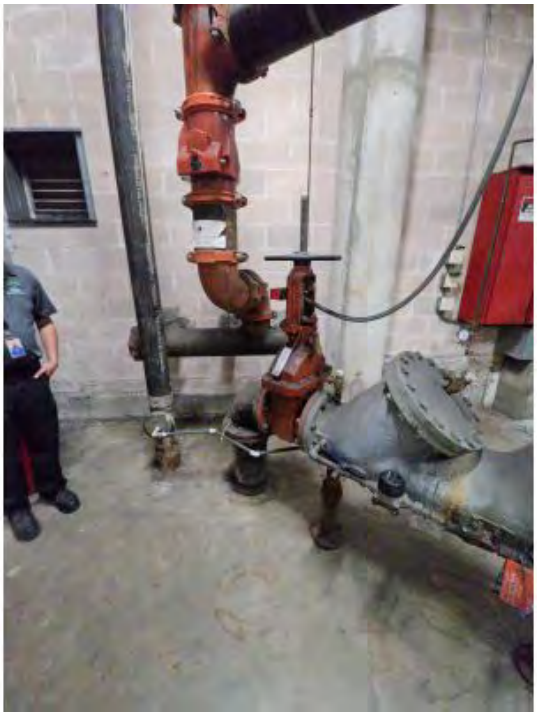
Status	Open
Type	PMP Mechanical > Pump

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (13)



2025-02-14-11-35-54-276.jpg
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Added by William Bethea

2025-02-14-11-35-32-177.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-35-29-454.jpg
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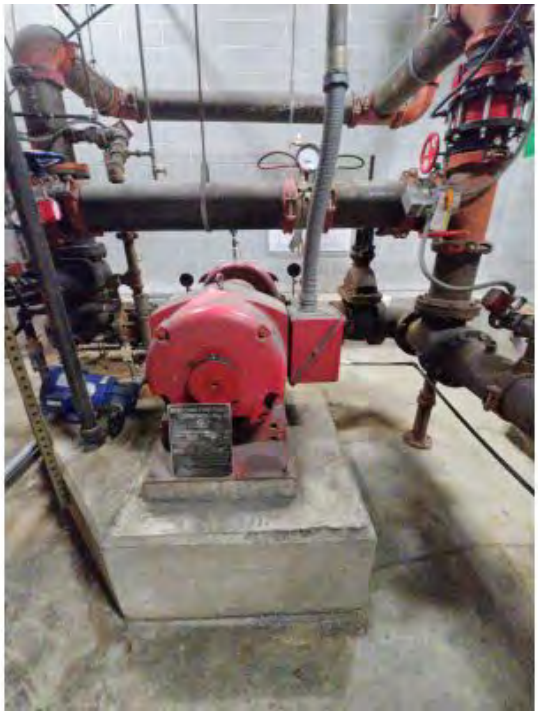
Added by William Bethea



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Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-35-13-200.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-35-05-629.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-34-55-762.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-34-31-290.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-34-26-515.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-35-41-202.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-34-40-023.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

2025-02-14-11-34-37-374.jpg
Added as Attachment
Added on Feb 14, 2025, 11:36 AM EST
Added by William Bethea

Issue detail

#118: FCU

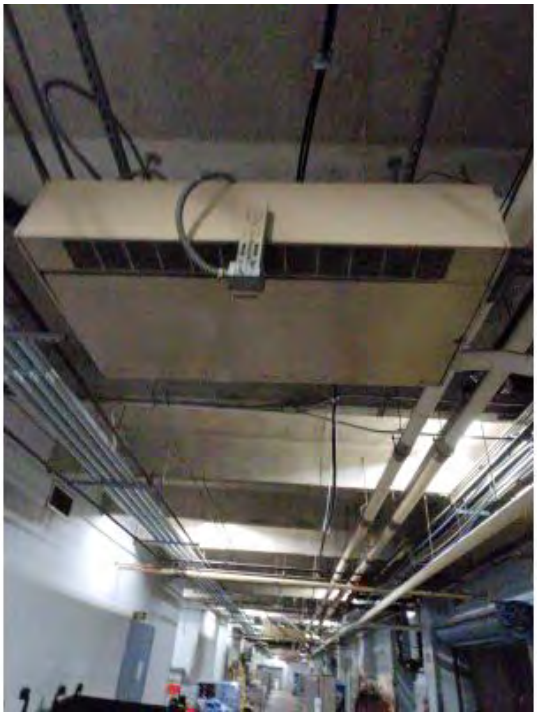
Status	Open
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (4)



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Added by William Bethea

2025-02-14-11-32-21-623.jpg
Added as Attachment
Added on Feb 14, 2025, 11:32 AM EST
Added by William Bethea

2025-02-14-11-32-31-669.jpg
Added as Attachment
Added on Feb 14, 2025, 11:32 AM EST
Added by William Bethea

2025-02-14-11-32-40-378.jpg
Added as Attachment
Added on Feb 14, 2025, 11:32 AM EST
Added by William Bethea

Issue detail

#117: FCU

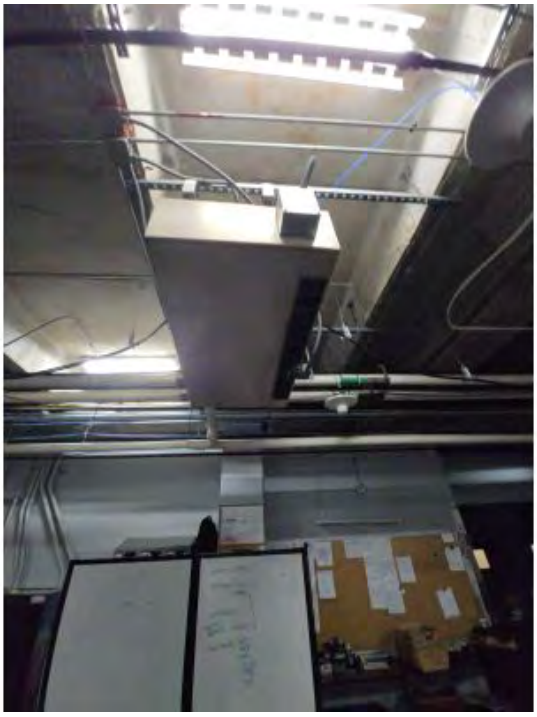
Status	Open
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (4)



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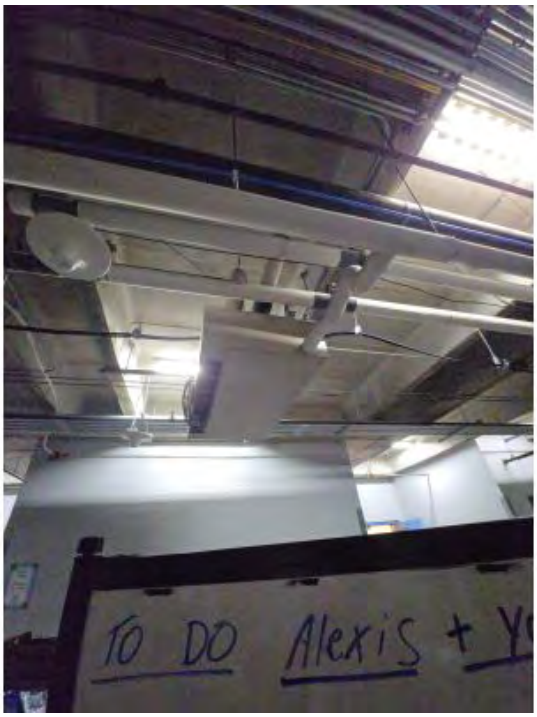

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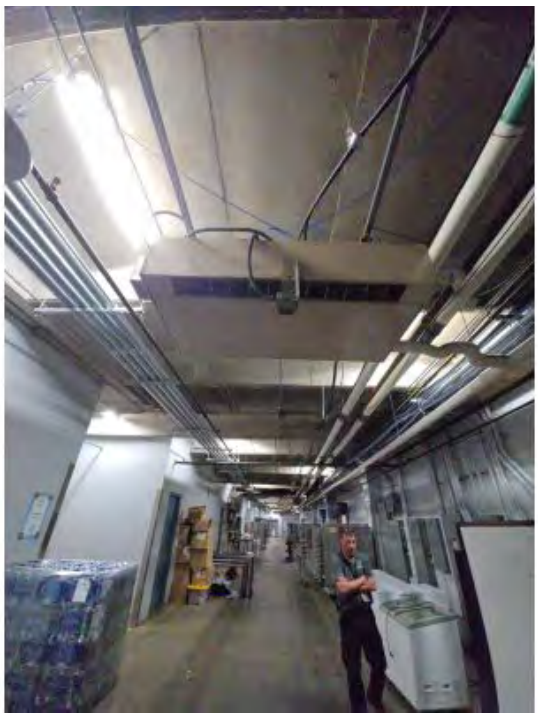

2025-02-14-11-31-46-257.jpg
Added as Attachment
Added on Feb 14, 2025, 11:32 AM EST
Added by William Bethea

Issue detail

#116: FCU

Status	Open
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (8)

2025-02-14-11-30-21-051.jpg
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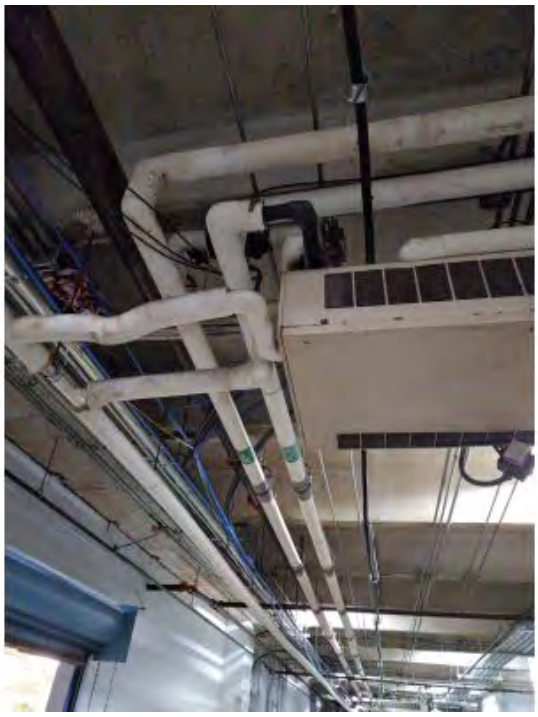
Added on Feb 14, 2025, 11:30 AM EST
Added by William Bethea



2025-02-14-11-30-18-409.jpg
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Added on Feb 14, 2025, 11:30 AM EST
Added by William Bethea

2025-02-14-11-30-15-443.jpg
Added as Attachment
Added on Feb 14, 2025, 11:30 AM EST
Added by William Bethea

2025-02-14-11-30-34-774.jpg
Added as Attachment
Added on Feb 14, 2025, 11:31 AM EST
Added by William Bethea

2025-02-14-11-30-30-433.jpg
Added as Attachment
Added on Feb 14, 2025, 11:31 AM EST
Added by William Bethea

2025-02-14-11-30-26-110.jpg
Added as Attachment
Added on Feb 14, 2025, 11:31 AM EST
Added by William Bethea

2025-02-14-11-30-21-601.jpg
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Added on Feb 14, 2025, 11:30 AM EST
Added by William Bethea

2025-02-14-11-30-20-043.jpg
Added as Attachment
Added on Feb 14, 2025, 11:30 AM EST
Added by William Bethea

Issue detail

#115: FCU

Status	Open
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (5)

2025-02-14-11-29-26-469.jpg
Added as Attachment
Added on Feb 14, 2025, 11:29 AM EST
Added by William Bethea

2025-02-14-11-29-01-656.jpg
Added as Attachment
Added on Feb 14, 2025, 11:29 AM EST
Added by William Bethea

2025-02-14-11-29-07-552.jpg
Added as Attachment
Added on Feb 14, 2025, 11:29 AM EST
Added by William Bethea

2025-02-14-11-29-09-847.jpg
Added as Attachment
Added on Feb 14, 2025, 11:29 AM EST
Added by William Bethea

2025-02-14-11-29-16-229.jpg
Added as Attachment
Added on Feb 14, 2025, 11:29 AM EST
Added by William Bethea

Issue detail

#111: SF-AH-II

Status	Open
Type	SF Mechanical > Supply Fan

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (9)

2025-02-14-11-02-08-340.jpg
Added as Attachment
Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea

2025-02-14-11-00-22-856.jpg
Added as Attachment
Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea

2025-02-14-11-00-27-464.jpg
Added as Attachment
Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea

2025-02-14-11-00-33-852.jpg
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Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea

2025-02-14-11-00-39-597.jpg
Added as Attachment
Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea

2025-02-14-11-00-20-320.jpg
Added as Attachment
Added on Feb 14, 2025, 11:01 AM EST
Added by William Bethea

2025-02-14-11-00-50-437.jpg
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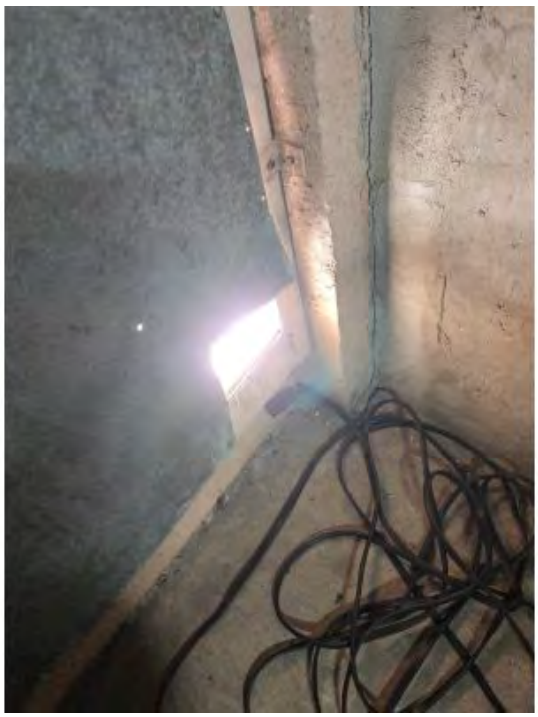
Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea



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Added by William Bethea

2025-02-14-11-02-10-072.jpg
Added as Attachment
Added on Feb 14, 2025, 11:02 AM EST
Added by William Bethea

Issue detail

#110: AHU: 11 (AH-11)

Status	Closed
Type	AHU Mechanical > AHU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (6)

2025-02-14-10-59-37-055.jpg
Added as Attachment
Added on Feb 14, 2025, 11:00 AM EST
Added by William Bethea

2025-02-14-10-59-14-202.jpg
Added as Attachment
Added on Feb 14, 2025, 11:00 AM EST
Added by William Bethea

2025-02-14-10-59-09-896.jpg
Added as Attachment
Added on Feb 14, 2025, 10:59 AM EST
Added by William Bethea

2025-02-14-10-59-23-521.jpg
Added as Attachment
Added on Feb 14, 2025, 11:00 AM EST
Added by William Bethea

2025-02-14-10-59-30-429.jpg
Added as Attachment
Added on Feb 14, 2025, 11:00 AM EST
Added by William Bethea

2025-02-14-10-59-33-451.jpg
Added as Attachment
Added on Feb 14, 2025, 11:00 AM EST
Added by William Bethea

Issue detail

#109: MAINTENANCE CONCERN

Status	Open
Type	AHU Mechanical > AHU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (3)

2025-02-14-10-58-12-887.jpg
Added as Attachment
Added on Feb 14, 2025, 10:58 AM EST
Added by William Bethea

2025-02-14-10-58-19-793.jpg
Added as Attachment
Added on Feb 14, 2025, 10:58 AM EST
Added by William Bethea

2025-02-14-10-58-27-460.jpg
Added as Attachment
Added on Feb 14, 2025, 10:58 AM EST
Added by William Bethea

Issue detail

#108: PAH-2

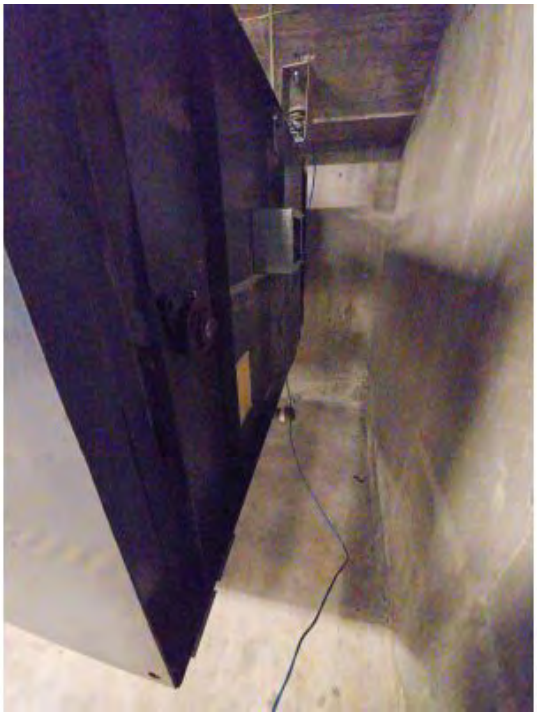
Status	Open
Type	AHU Mechanical > AHU

Standard fields

Description	To be replaced
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (16)



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Added by William Bethea

2025-02-14-10-53-38-003.jpg
Added as Attachment
Added on Feb 14, 2025, 10:54 AM EST
Added by William Bethea

2025-02-14-10-53-39-916.jpg
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Added by William Bethea

2025-02-14-10-53-41-091.jpg
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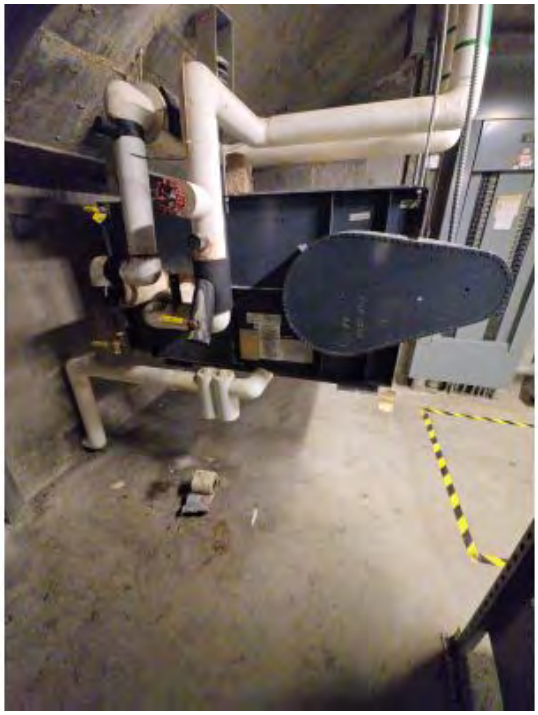

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Added by William Bethea

2025-02-14-10-52-41-357.jpg
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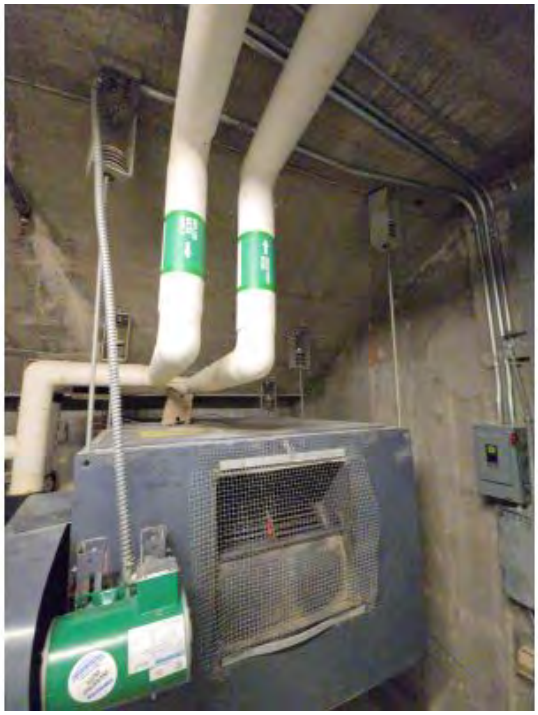
Added by William Bethea



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Added by William Bethea

2025-02-19-10-05-12-220.jpg
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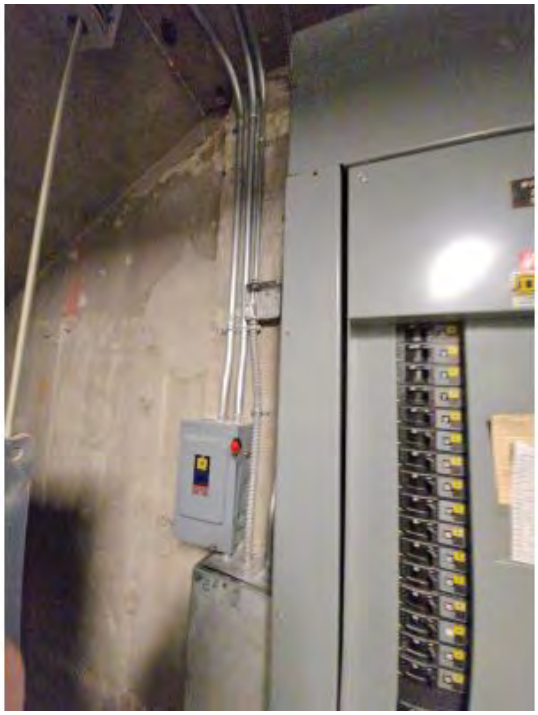
Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea



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Added by William Bethea

2025-02-19-10-05-19-412.jpg
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Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea

2025-02-19-10-05-22-345.jpg
Added as Attachment
Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea

2025-02-19-10-05-26-737.jpg
Added as Attachment
Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea

2025-02-19-10-05-05-905.jpg
Added as Attachment
Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea

2025-02-19-10-05-08-588.jpg
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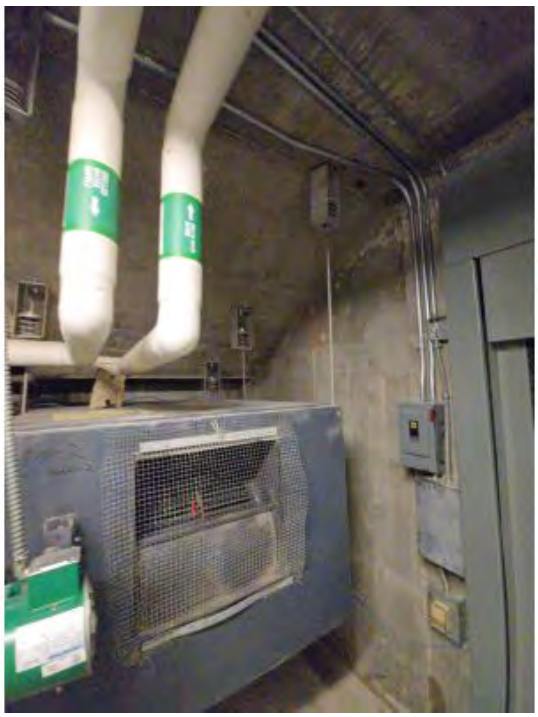
Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea



2025-02-19-10-05-10-499.jpg
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Added on Feb 19, 2025, 10:08 AM EST
Added by William Bethea

Issue detail

#103: SF-AH-12

Status	Open
Type	SF Mechanical > Supply Fan

Standard fields

Description	Supply fan
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (4)

2025-02-14-10-43-00-506.jpg
Added as Attachment
Added on Feb 14, 2025, 10:43 AM EST
Added by William Bethea

2025-02-14-10-43-03-572.jpg
Added as Attachment
Added on Feb 14, 2025, 10:43 AM EST
Added by William Bethea

2025-02-14-10-43-22-998.jpg
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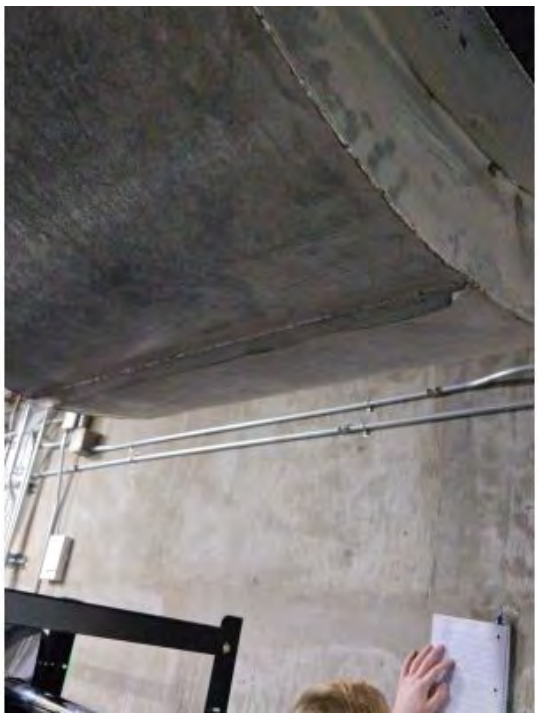
Added by William Bethea



2025-02-14-10-43-38-748.jpg
Added as Attachment
Added on Feb 14, 2025, 10:44 AM EST
Added by William Bethea

Issue detail

#102: 12

Status	In Review
Type	AHU Mechanical > AHU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (11)

2025-02-14-10-39-58-735.jpg
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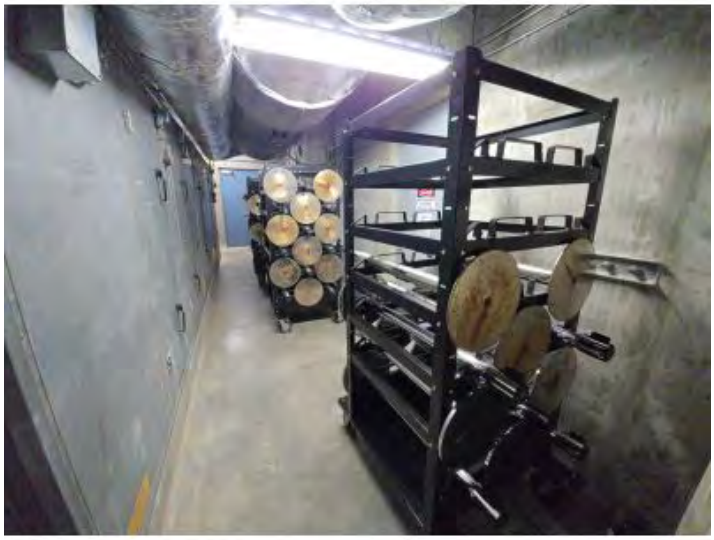
Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-39-04-736.jpg
Added as Attachment
Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-38-05-827.jpg
Added as Attachment
Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-38-12-823.jpg
Added as Attachment
Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-38-22-859.jpg
Added as Attachment
Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea



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2025-02-14-10-39-46-236.jpg
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Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-39-50-503.jpg
Added as Attachment
Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-39-54-486.jpg
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Added on Feb 14, 2025, 10:40 AM EST
Added by William Bethea

2025-02-14-10-41-54-249.jpg
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Added on Feb 14, 2025, 10:42 AM EST
Added by William Bethea

2025-02-14-10-41-59-997.jpg
Added as Attachment
Added on Feb 14, 2025, 10:42 AM EST
Added by William Bethea

Issue detail

#98: FCU

Status	Open
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

Photos (6)

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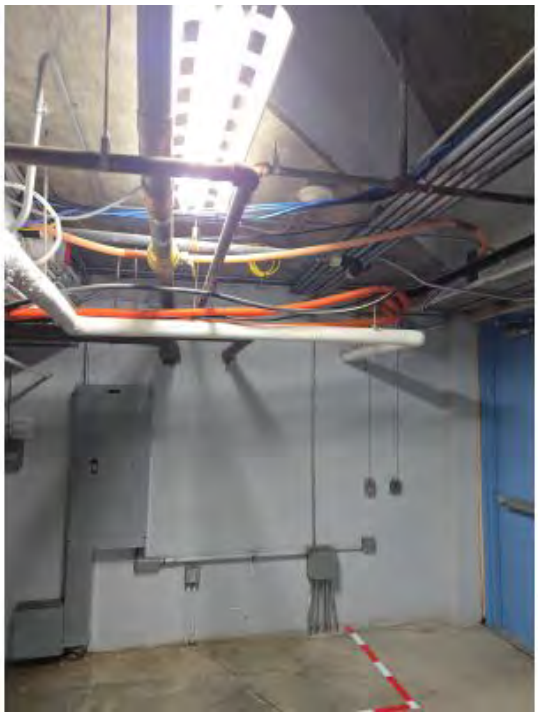
Added on Feb 14, 2025, 10:32 AM EST
Added by William Bethea



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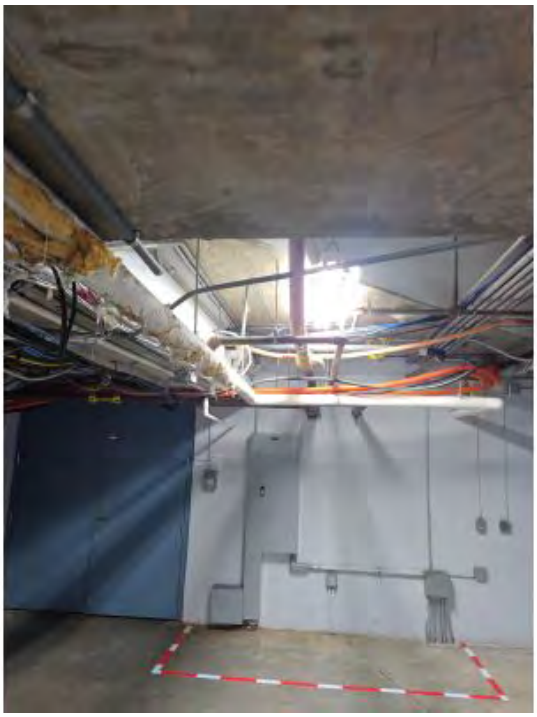
Added by William Bethea



2025-02-14-10-32-27-672.jpg
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Added by William Bethea

2025-02-14-10-32-24-922.jpg
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Added on Feb 14, 2025, 10:32 AM EST
Added by William Bethea

2025-02-14-10-32-23-972.jpg
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Added on Feb 14, 2025, 10:32 AM EST
Added by William Bethea

2025-02-14-10-32-10-023.jpg
Added as Attachment
Added on Feb 14, 2025, 10:32 AM EST
Added by William Bethea

Issue detail

#90: EF-22

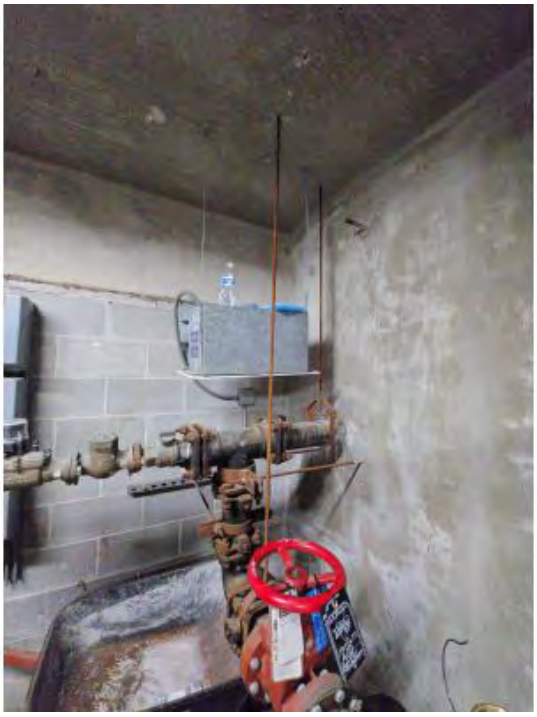
Status	Open
Type	EF Mechanical > Exhaust Fan

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

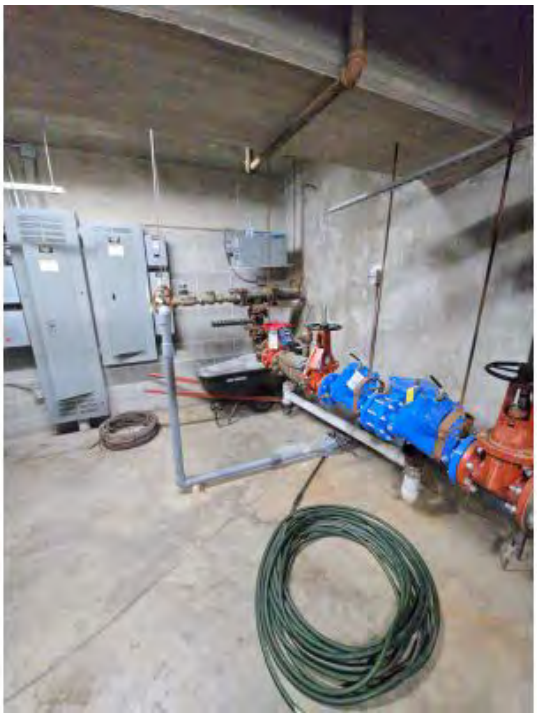
References and Attachments

Photos (3)



2025-02-14-10-10-46-445.jpg
Added as Attachment
Added on Feb 14, 2025, 10:12 AM EST
Added by William Bethea

2025-02-14-10-10-38-661.jpg
Added as Attachment
Added on Feb 14, 2025, 10:11 AM EST
Added by William Bethea



2025-02-14-10-10-54-066.jpg
Added as Attachment
Added on Feb 14, 2025, 10:12 AM EST
Added by William Bethea

Issue detail

#85: FCU

Status	Open
Type	FCU Mechanical > FCU

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

References and Attachments

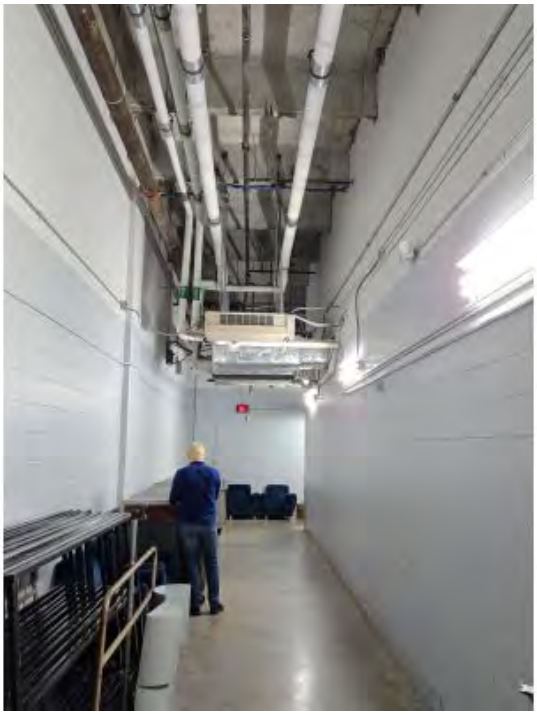
Photos (14)

2025-02-14-10-02-18-094.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

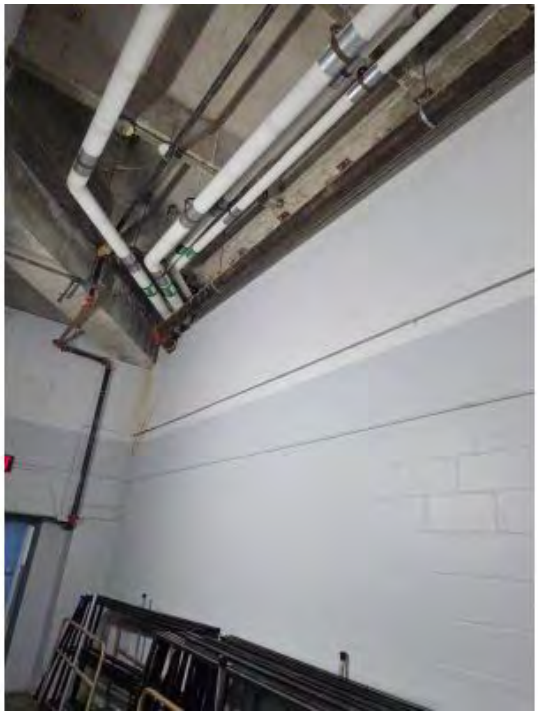
2025-02-14-10-03-03-589.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

2025-02-14-10-02-52-706.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

2025-02-14-10-02-42-614.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea



2025-02-14-10-02-33-098.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea



2025-02-14-10-02-21-940.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

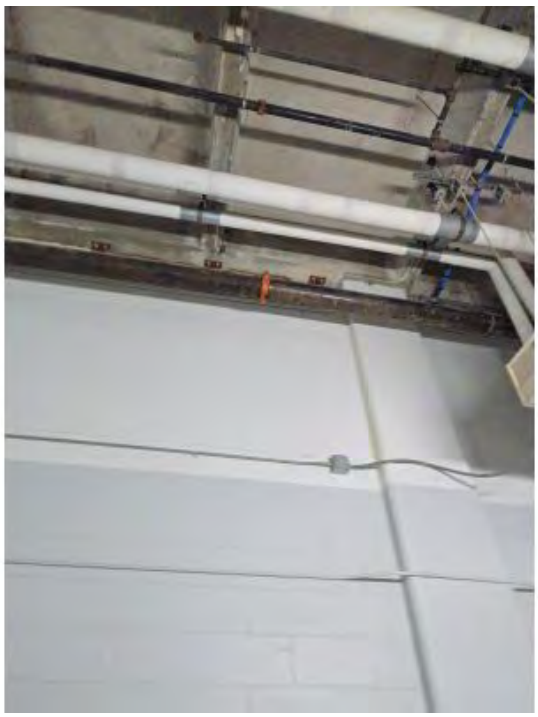
2025-02-14-10-02-20-339.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

2025-02-14-10-02-18-874.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

2025-02-14-10-00-55-194.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

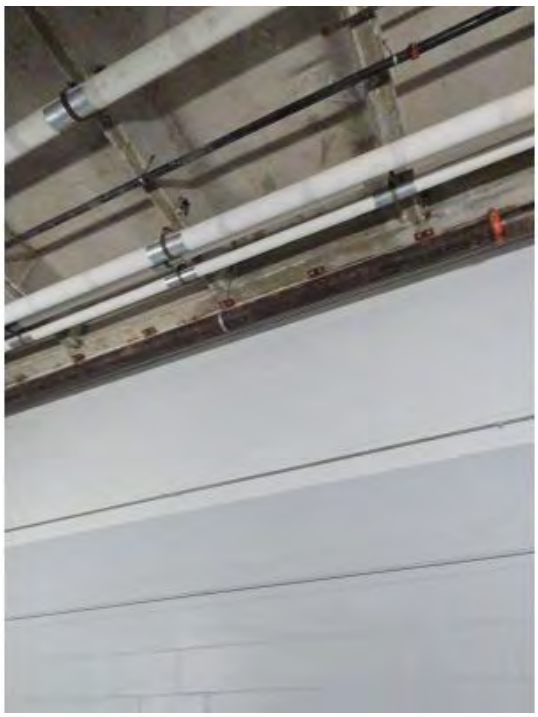
2025-02-14-10-02-09-159.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

2025-02-14-10-02-14-292.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea



2025-02-14-10-02-15-708.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

2025-02-14-10-02-16-656.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea



2025-02-14-10-02-17-361.jpg
Added as Attachment
Added on Feb 14, 2025, 10:03 AM EST
Added by William Bethea

Issue detail

#84: FCU

Status	Open
Type	FCU Mechanical > FCU

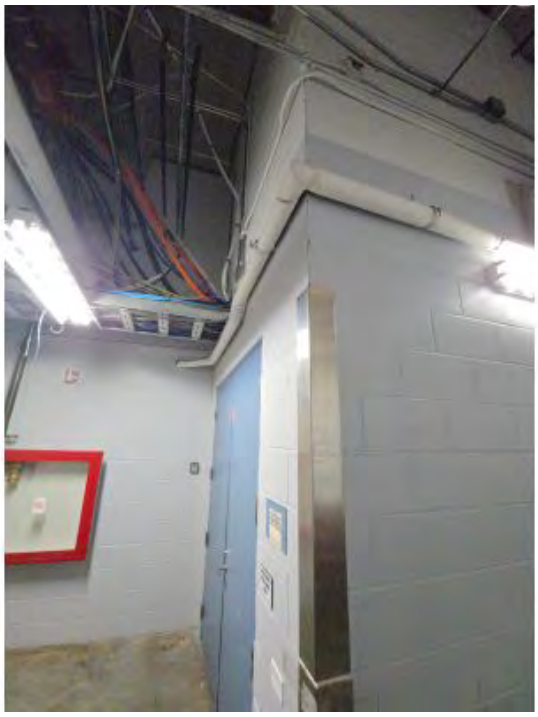
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 14, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM101
Root cause	—

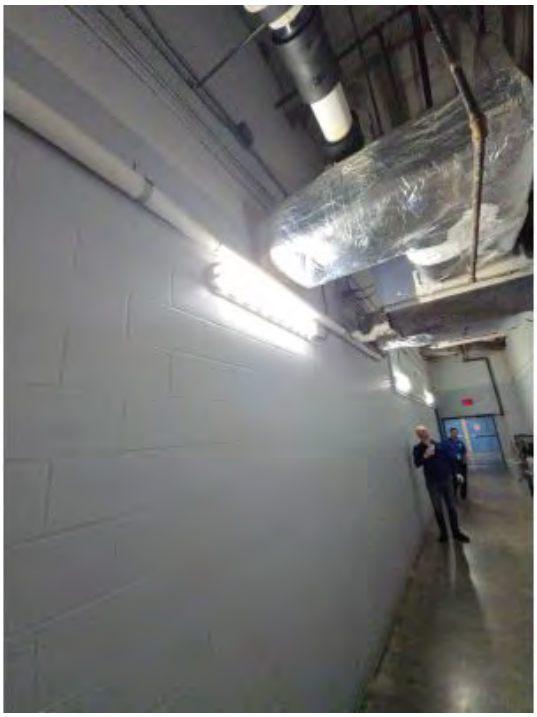
References and Attachments

Photos (10)

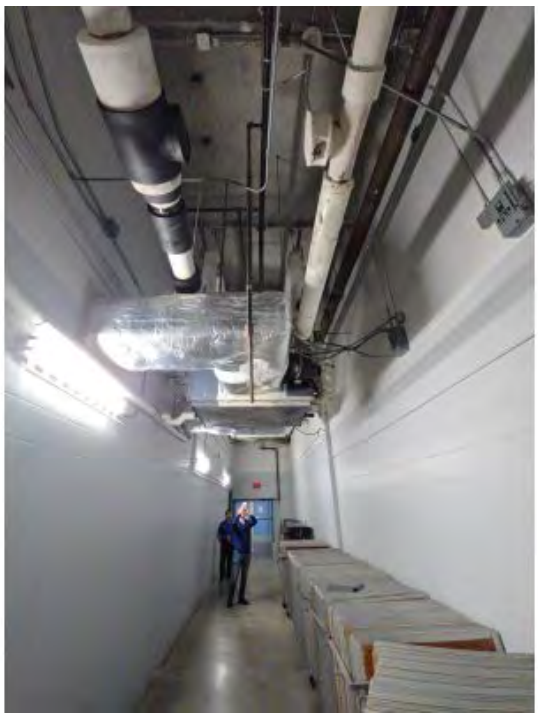
2025-02-14-09-59-59-624.jpg
Added as Attachment
Added on Feb 14, 2025, 10:01 AM EST
Added by William Bethea



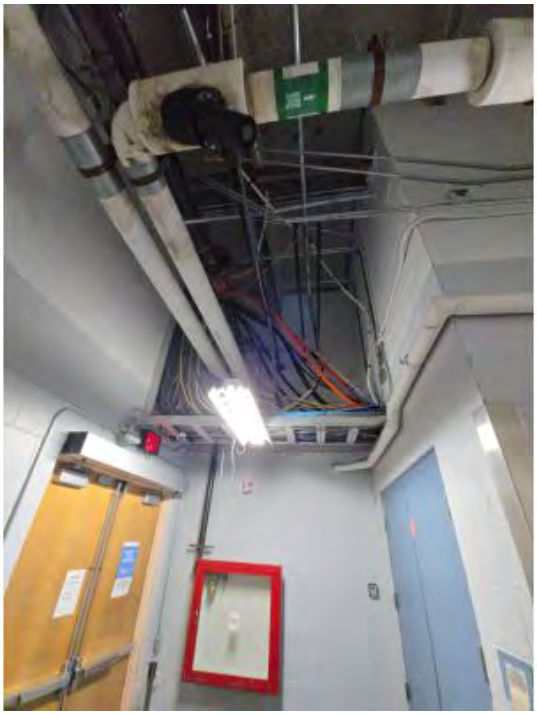
2025-02-14-09-59-48-092.jpg
Added as Attachment
Added on Feb 14, 2025, 10:01 AM EST
Added by William Bethea



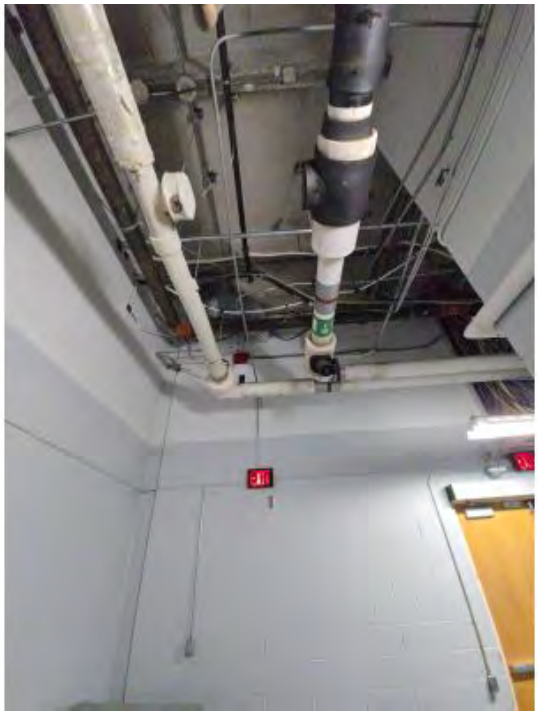
2025-02-14-09-59-45-349.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea



2025-02-14-09-59-41-798.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea

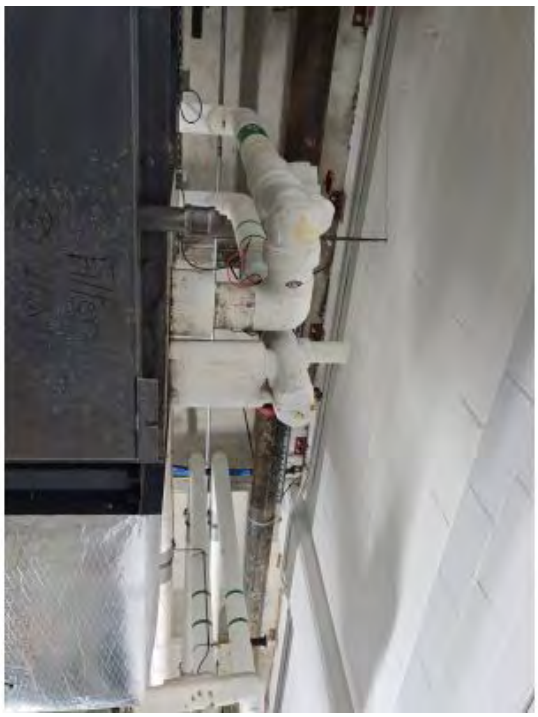


2025-02-14-09-59-36-090.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea



2025-02-14-09-59-31-183.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea

2025-02-14-09-59-23-559.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea



2025-02-14-10-00-04-066.jpg
Added as Attachment
Added on Feb 14, 2025, 10:01 AM EST
Added by William Bethea

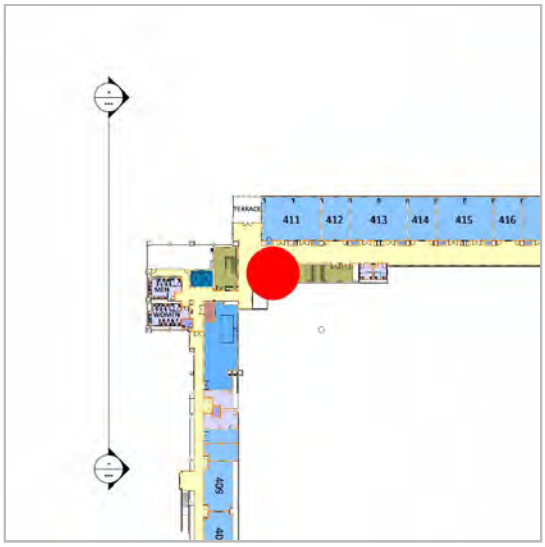
2025-02-14-09-59-27-258.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea

2025-02-14-09-59-14-942.jpg
Added as Attachment
Added on Feb 14, 2025, 10:00 AM EST
Added by William Bethea

Issue detail

#66: A Fire Riser

Status	Open
Type	FSP Mechanical > Fire Suppression Pipe



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM103
Root cause	—

References and Attachments

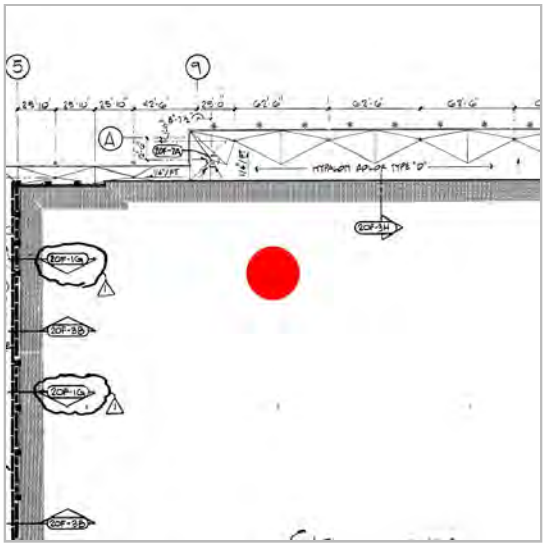
Photos (1)

2025-02-12-12-24-39-515.jpg
Added as Attachment
Added on Feb 12, 2025, 12:24 PM EST
Added by William Bethea

Issue detail

#61: Vent Ping with ground

Status	Open
Type	GI Mechanical > Grounding Issue:



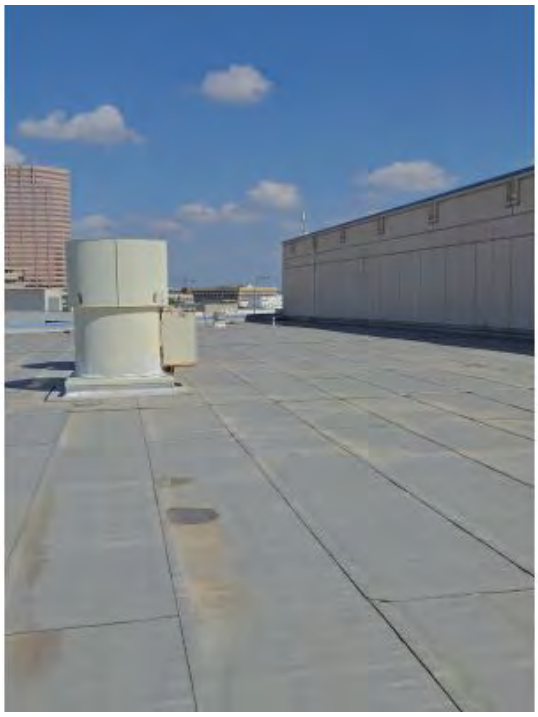
Standard fields

Description	Confirm if they are grounding to pipe.
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

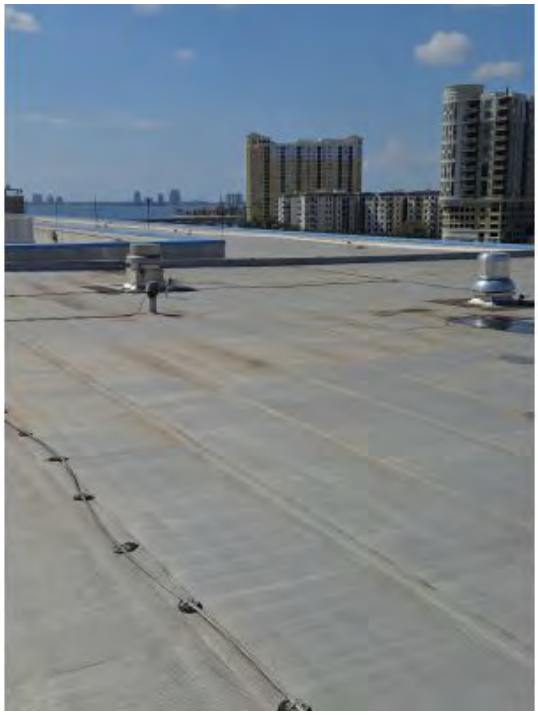
Photos (4)

2025-02-12-12-03-41-414.jpg
Added as Attachment
Added on Feb 12, 2025, 12:03 PM EST
Added by William Bethea



2025-02-12-12-04-42-492.jpg
Added as Attachment
Added on Feb 12, 2025, 12:05 PM EST
Added by William Bethea

2025-02-12-12-04-22-094.jpg
Added as Attachment
Added on Feb 12, 2025, 12:05 PM EST
Added by William Bethea

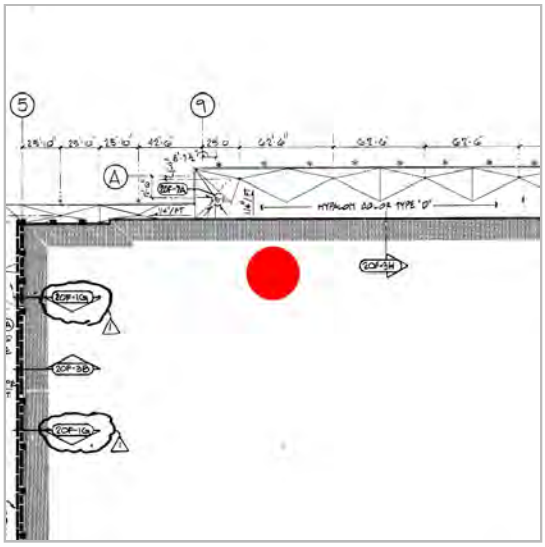


2025-02-12-12-04-36-077.jpg
Added as Attachment
Added on Feb 12, 2025, 12:05 PM EST
Added by William Bethea

Issue detail

#60: EF-77 Overall

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (4)

2025-02-12-12-02-52-688.jpg
Added as Attachment
Added on Feb 12, 2025, 12:03 PM EST
Added by William Bethea

2025-02-12-12-02-42-621.jpg
Added as Attachment
Added on Feb 12, 2025, 12:03 PM EST
Added by William Bethea

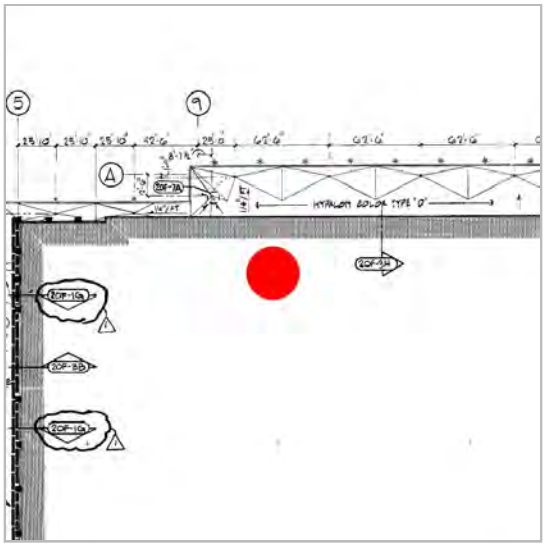
2025-02-12-12-02-58-404.jpg
Added as Attachment
Added on Feb 12, 2025, 12:03 PM EST
Added by William Bethea

2025-02-12-12-02-47-798.jpg
Added as Attachment
Added on Feb 12, 2025, 12:03 PM EST
Added by William Bethea

Issue detail

#57: EF-77 Tag

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (2)

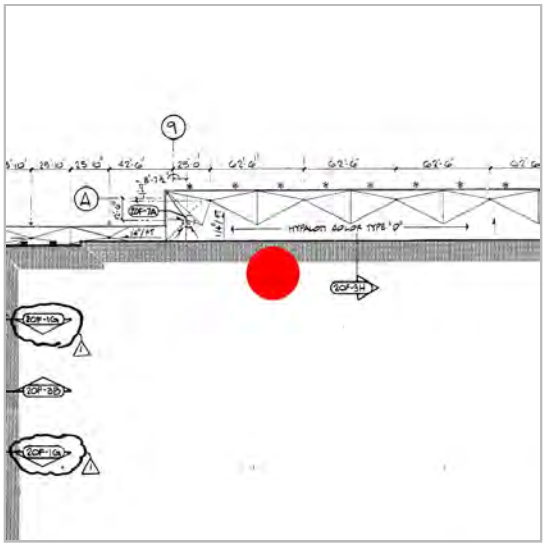
2025-02-12-12-01-18-818.jpg
Added as Attachment
Added on Feb 12, 2025, 12:01 PM EST
Added by William Bethea

2025-02-12-12-01-43-702.jpg
Added as Attachment
Added on Feb 12, 2025, 12:01 PM EST
Added by William Bethea

Issue detail

#55: EF TAMPA C Tag

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

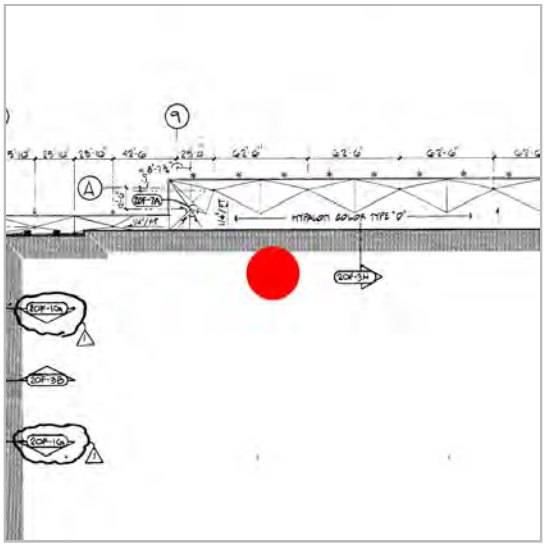
Photos (1)

2025-02-12-12-00-37-561.jpg
Added as Attachment
Added on Feb 12, 2025, 12:00 PM EST
Added by William Bethea

Issue detail

#54: EF Tampa C Overall

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (3)

2025-02-12-11-59-44-550.jpg
Added as Attachment
Added on Feb 12, 2025, 12:00 PM EST
Added by William Bethea

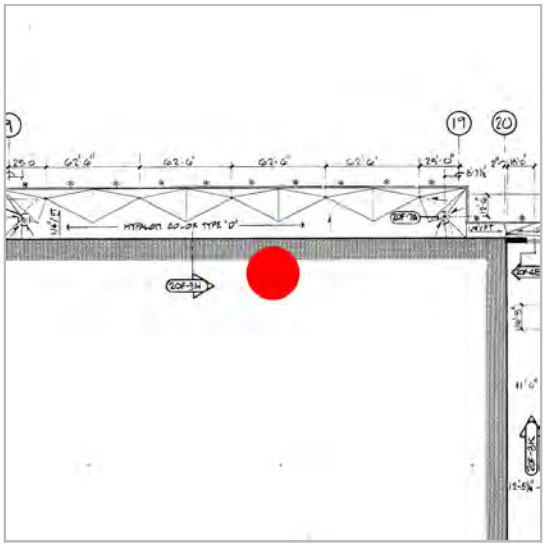
2025-02-12-11-59-55-936.jpg
Added as Attachment
Added on Feb 12, 2025, 12:00 PM EST
Added by William Bethea

2025-02-12-11-59-49-979.jpg
Added as Attachment
Added on Feb 12, 2025, 12:00 PM EST
Added by William Bethea

Issue detail

#53: EF-17 Tag

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

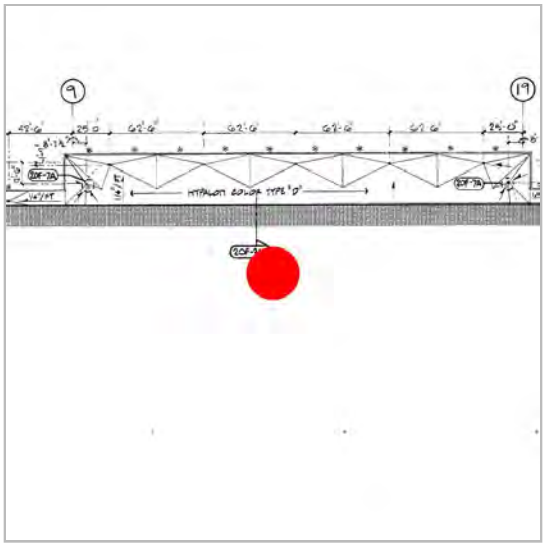
Photos (1)

2025-02-12-11-58-21-532.jpg
Added as Attachment
Added on Feb 12, 2025, 11:58 AM EST
Added by William Bethea

Issue detail

#50: BAF1 Tag

Status	Open
Type	EF Mechanical > Exhaust Fan

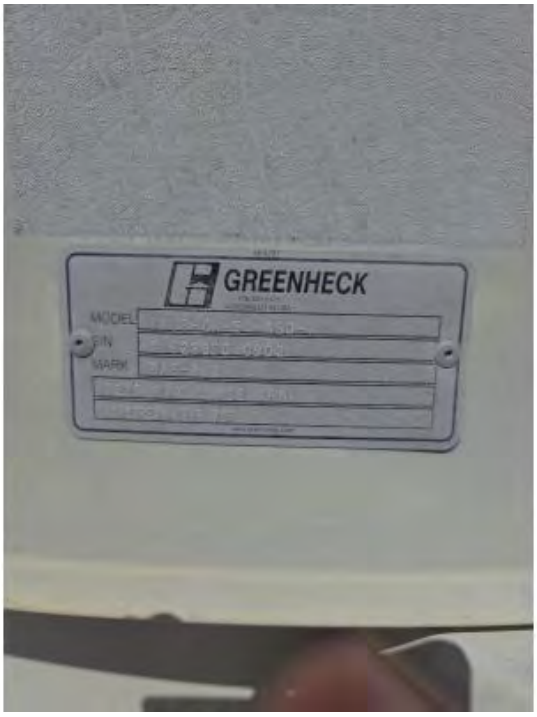


Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (1)

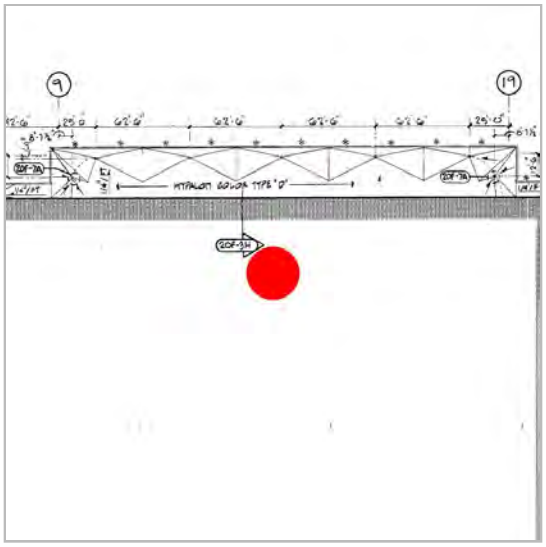


2025-02-12-11-56-20-675.jpg
Added as Attachment
Added on Feb 12, 2025, 11:56 AM EST
Added by William Bethea

Issue detail

#49: BAF1 corrosion

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (4)

2025-02-12-11-55-42-851.jpg
Added as Attachment
Added on Feb 12, 2025, 11:56 AM EST
Added by William Bethea

2025-02-12-11-55-48-344.jpg
Added as Attachment
Added on Feb 12, 2025, 11:56 AM EST
Added by William Bethea

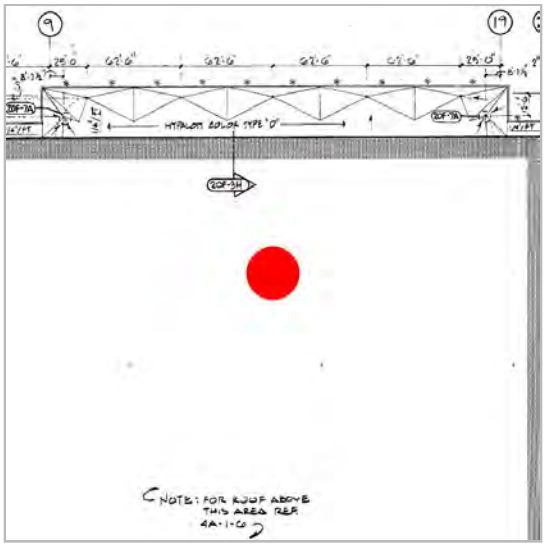
2025-02-12-11-55-36-985.jpg
Added as Attachment
Added on Feb 12, 2025, 11:55 AM EST
Added by William Bethea

2025-02-12-11-55-30-724.jpg
Added as Attachment
Added on Feb 12, 2025, 11:55 AM EST
Added by William Bethea

Issue detail

#48: BAF2 Tag

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

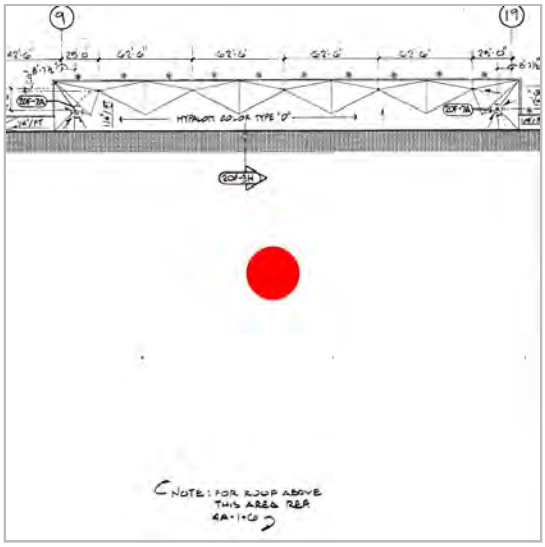
Photos (1)

2025-02-12-11-55-03-048.jpg
Added as Attachment
Added on Feb 12, 2025, 11:55 AM EST
Added by William Bethea

Issue detail

#46: BAF2 corrosion

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (5)

2025-02-12-11-54-13-839.jpg
Added as Attachment
Added on Feb 12, 2025, 11:54 AM EST
Added by William Bethea

2025-02-12-11-54-18-907.jpg
Added as Attachment
Added on Feb 12, 2025, 11:54 AM EST
Added by William Bethea

2025-02-12-11-54-22-756.jpg
Added as Attachment
Added on Feb 12, 2025, 11:54 AM EST
Added by William Bethea

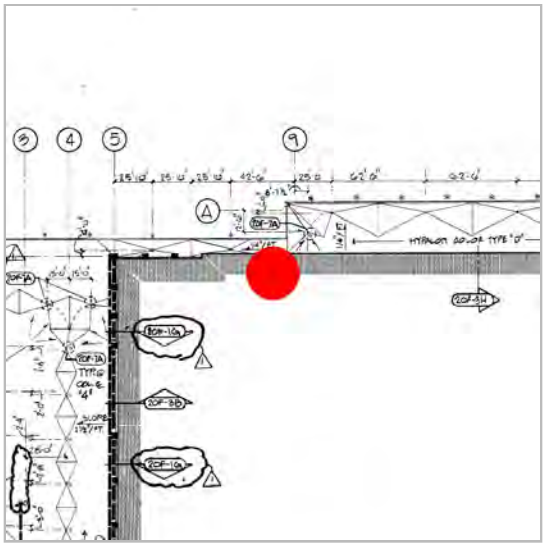
2025-02-12-11-54-27-463.jpg
Added as Attachment
Added on Feb 12, 2025, 11:54 AM EST
Added by William Bethea

2025-02-12-11-54-34-448.jpg
Added as Attachment
Added on Feb 12, 2025, 11:54 AM EST
Added by William Bethea

Issue detail

#45: EF-63 bonding missing

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

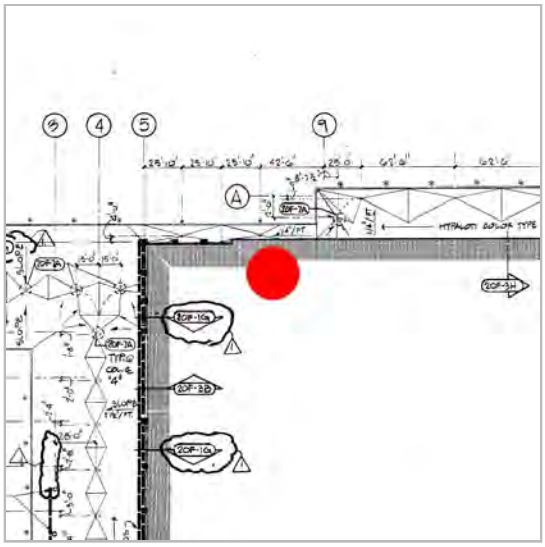
Photos (1)

2025-02-12-11-53-01-880.jpg
Added as Attachment
Added on Feb 12, 2025, 11:53 AM EST
Added by William Bethea

Issue detail

#44: EF-63

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (2)

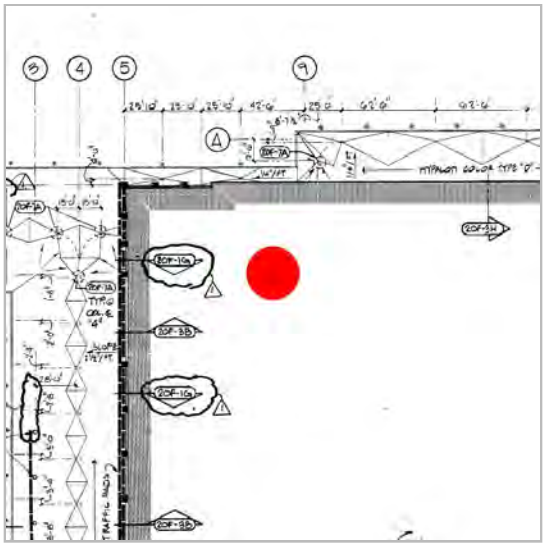
2025-02-12-11-51-46-518.jpg
Added as Attachment
Added on Feb 12, 2025, 11:52 AM EST
Added by William Bethea

2025-02-12-11-51-49-651.jpg
Added as Attachment
Added on Feb 12, 2025, 11:52 AM EST
Added by William Bethea

Issue detail

#43: EF-20 imbalance

Status	Open
Type	EF Mechanical > Exhaust Fan



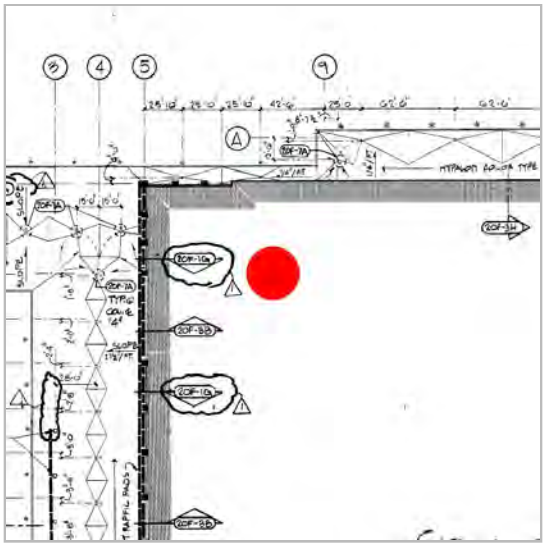
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

Issue detail

#42: EF-20

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (2)

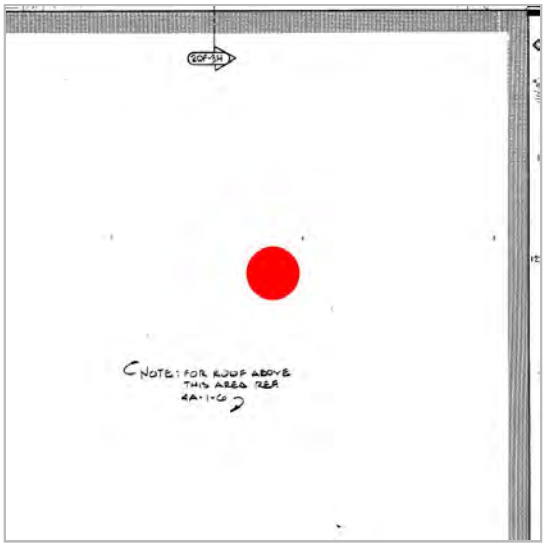
2025-02-12-11-49-30-789.jpg
Added as Attachment
Added on Feb 12, 2025, 11:50 AM EST
Added by William Bethea

2025-02-12-11-49-40-358.jpg
Added as Attachment
Added on Feb 12, 2025, 11:50 AM EST
Added by William Bethea

Issue detail

#38: BAF-4

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

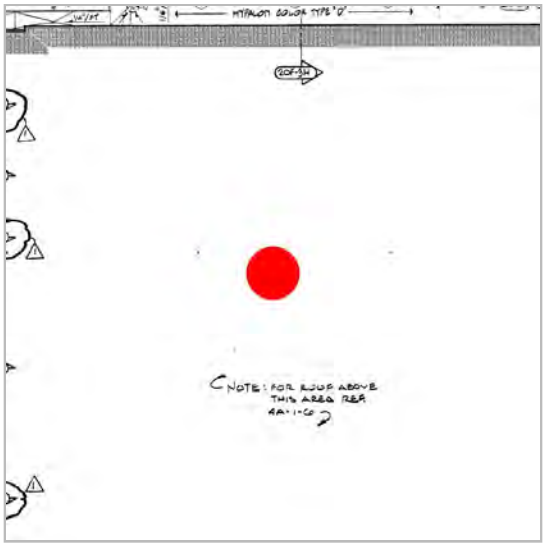
Photos (1)

2025-02-12-11-45-39-357.jpg
Added as Attachment
Added on Feb 12, 2025, 11:45 AM EST
Added by William Bethea

Issue detail

#36: BAF3

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

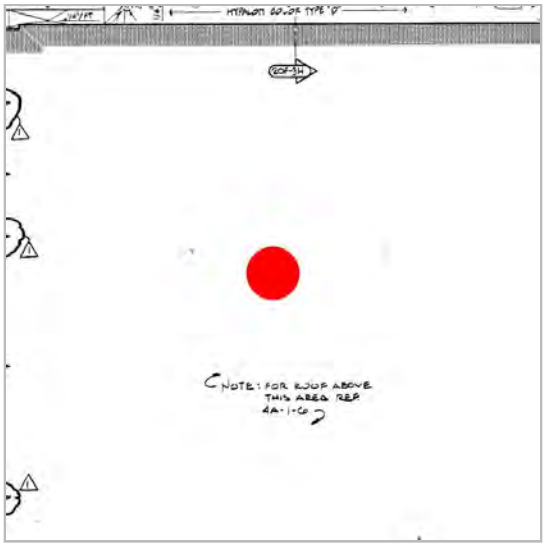
Photos (1)

2025-02-12-11-45-00-795.jpg
Added as Attachment
Added on Feb 12, 2025, 11:45 AM EST
Added by William Bethea

Issue detail

#35: BAF3 corrosion

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (4)

2025-02-12-11-43-54-319.jpg
Added as Attachment
Added on Feb 12, 2025, 11:44 AM EST
Added by William Bethea

2025-02-12-11-44-08-001.jpg
Added as Attachment
Added on Feb 12, 2025, 11:44 AM EST
Added by William Bethea

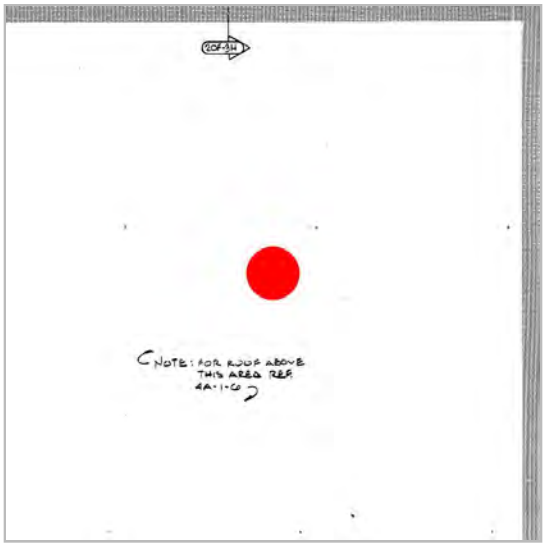
2025-02-12-11-44-00-437.jpg
Added as Attachment
Added on Feb 12, 2025, 11:44 AM EST
Added by William Bethea

2025-02-12-11-43-47-845.jpg
Added as Attachment
Added on Feb 12, 2025, 11:44 AM EST
Added by William Bethea

Issue detail

#34: BAF-4

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (6)

2025-02-12-11-42-54-879.jpg
Added as Attachment
Added on Feb 12, 2025, 11:43 AM EST
Added by William Bethea

2025-02-12-11-42-48-064.jpg
Added as Attachment
Added on Feb 12, 2025, 11:43 AM EST
Added by William Bethea

2025-02-12-11-42-28-462.jpg
Added as Attachment
Added on Feb 12, 2025, 11:43 AM EST
Added by William Bethea

2025-02-12-11-42-32-218.jpg
Added as Attachment
Added on Feb 12, 2025, 11:43 AM EST
Added by William Bethea

2025-02-12-11-42-35-735.jpg
Added as Attachment
Added on Feb 12, 2025, 11:43 AM EST
Added by William Bethea

2025-02-12-11-42-41-319.jpg
Added as Attachment
Added on Feb 12, 2025, 11:43 AM EST
Added by William Bethea

Issue detail

#33: BAF-4 corrosion

Status	Open
Type	EF Mechanical > Exhaust Fan

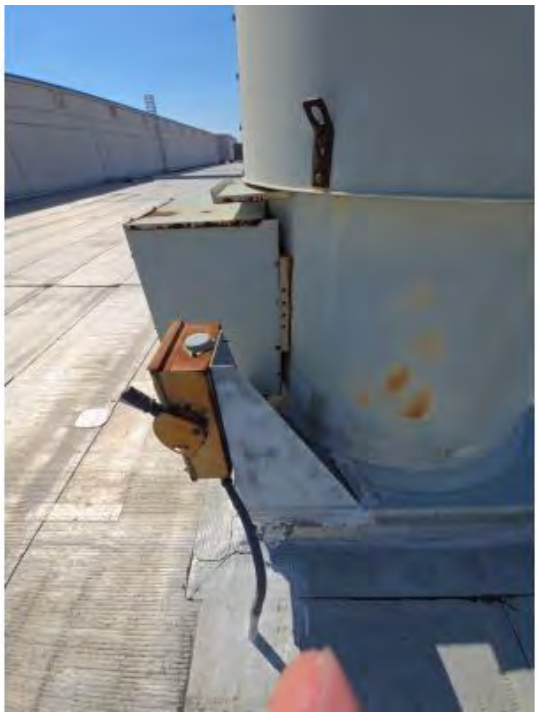
Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

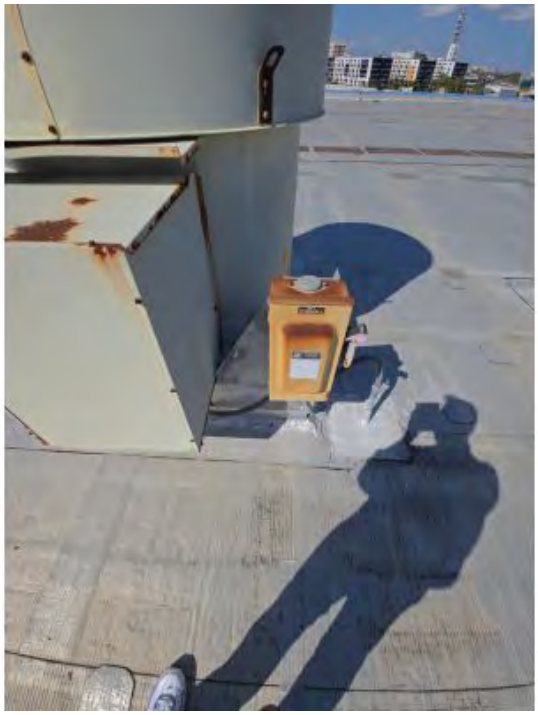
Photos (4)

2025-02-12-11-41-35-185.jpg
Added as Attachment
Added on Feb 12, 2025, 11:42 AM EST
Added by William Bethea



2025-02-12-11-41-44-384.jpg
Added as Attachment
Added on Feb 12, 2025, 11:42 AM EST
Added by William Bethea

2025-02-12-11-41-51-027.jpg
Added as Attachment
Added on Feb 12, 2025, 11:42 AM EST
Added by William Bethea

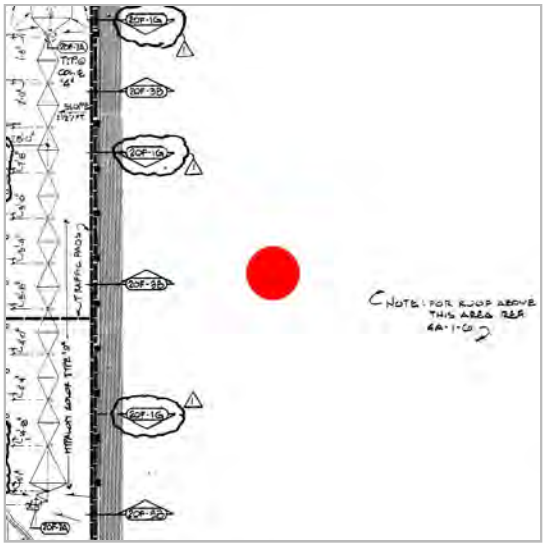


2025-02-12-11-41-37-876.jpg
Added as Attachment
Added on Feb 12, 2025, 11:42 AM EST
Added by William Bethea

Issue detail

#32: EF-18 loose shroud

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

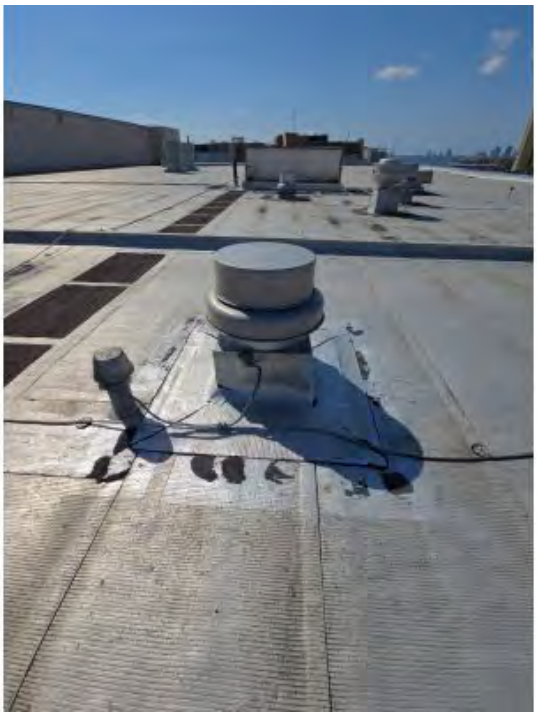
References and Attachments

Files (1)

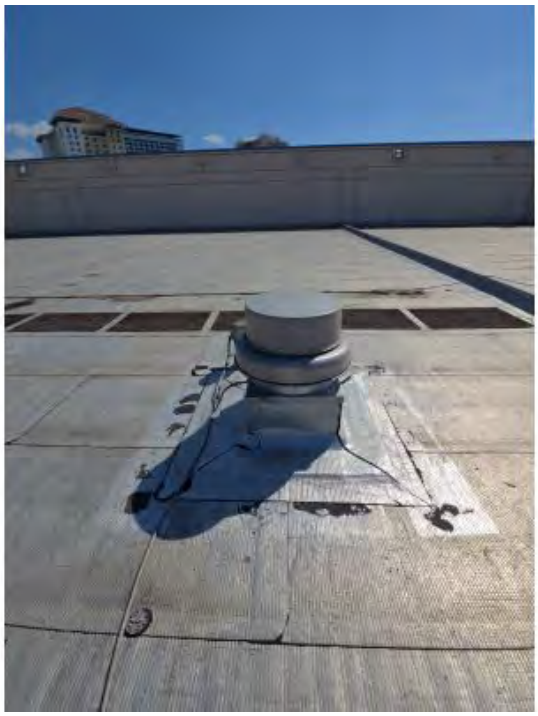
Attachments (1)

- 2025-02-12-11-39-20-568.mp4

Photos (5)



2025-02-12-11-39-59-944.jpg
Added as Attachment
Added on Feb 12, 2025, 11:40 AM EST
Added by William Bethea



2025-02-12-11-40-06-436.jpg
Added as Attachment
Added on Feb 12, 2025, 11:40 AM EST
Added by William Bethea

2025-02-12-11-39-43-987.jpg
Added as Attachment
Added on Feb 12, 2025, 11:40 AM EST
Added by William Bethea

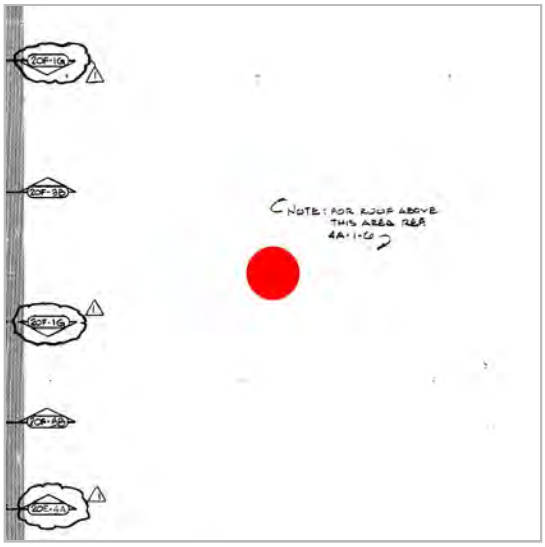
2025-02-12-11-39-40-120.jpg
Added as Attachment
Added on Feb 12, 2025, 11:40 AM EST
Added by William Bethea

2025-02-12-11-39-54-181.jpg
Added as Attachment
Added on Feb 12, 2025, 11:40 AM EST
Added by William Bethea

Issue detail

#31: EF-76-L made in 2013

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (7)

2025-02-12-11-38-33-824.jpg
Added as Attachment
Added on Feb 12, 2025, 11:39 AM EST
Added by William Bethea

2025-02-12-11-38-27-466.jpg
Added as Attachment
Added on Feb 12, 2025, 11:39 AM EST
Added by William Bethea

2025-02-12-11-38-40-882.jpg
Added as Attachment
Added on Feb 12, 2025, 11:39 AM EST
Added by William Bethea

2025-02-12-11-38-46-923.jpg
Added as Attachment
Added on Feb 12, 2025, 11:39 AM EST
Added by William Bethea

2025-02-12-11-38-25-907.jpg
Added as Attachment
Added on Feb 12, 2025, 11:39 AM EST
Added by William Bethea

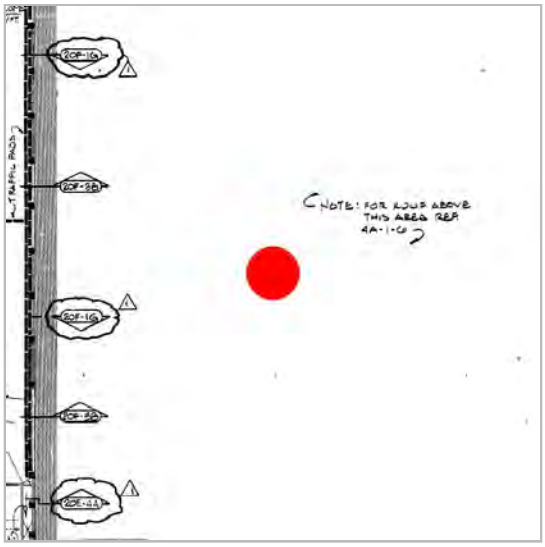
2025-02-12-11-38-19-838.jpg
Added as Attachment
Added on Feb 12, 2025, 11:39 AM EST
Added by William Bethea

2025-02-12-11-38-18-748.jpg
Added as Attachment
Added on Feb 12, 2025, 11:38 AM EST
Added by William Bethea

Issue detail

#30: electrical connection deteriorated 120V

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

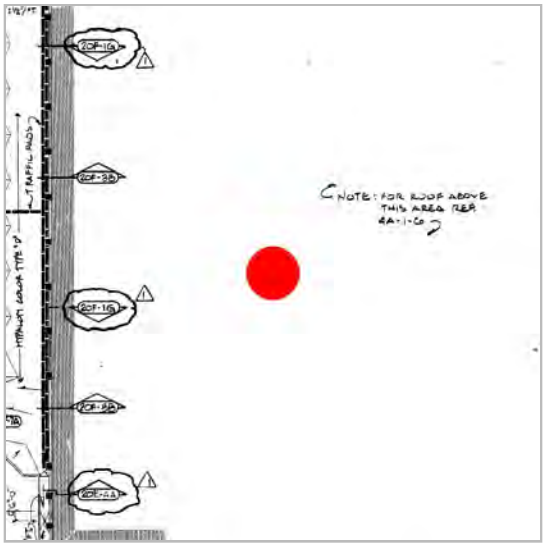
Photos (1)

2025-02-12-11-36-58-251.jpg
Added as Attachment
Added on Feb 12, 2025, 11:37 AM EST
Added by William Bethea

Issue detail

#29: lightning protection not secured

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	EF-76-L
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (2)

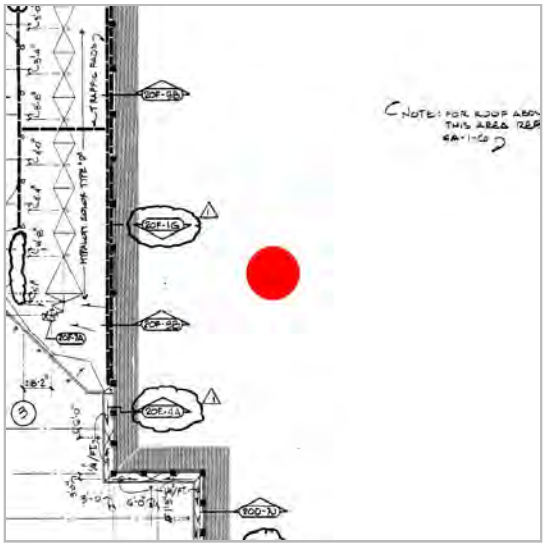
2025-02-12-11-35-27-741.jpg
Added as Attachment
Added on Feb 12, 2025, 11:35 AM EST
Added by William Bethea

2025-02-12-11-35-32-883.jpg
Added as Attachment
Added on Feb 12, 2025, 11:35 AM EST
Added by William Bethea

Issue detail

#28: "Fan Tampa C"

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	Manufactured date 2012. Double check ashram equipment life cycle estimates. Corroded roof curb
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (6)

2025-02-12-11-34-15-510.jpg
Added as Attachment
Added on Feb 12, 2025, 11:34 AM EST
Added by William Bethea

2025-02-12-11-33-22-350.jpg
Added as Attachment
Added on Feb 12, 2025, 11:34 AM EST
Added by William Bethea

2025-02-12-11-33-43-203.jpg
Added as Attachment
Added on Feb 12, 2025, 11:34 AM EST
Added by William Bethea

2025-02-12-11-33-35-522.jpg
Added as Attachment
Added on Feb 12, 2025, 11:34 AM EST
Added by William Bethea

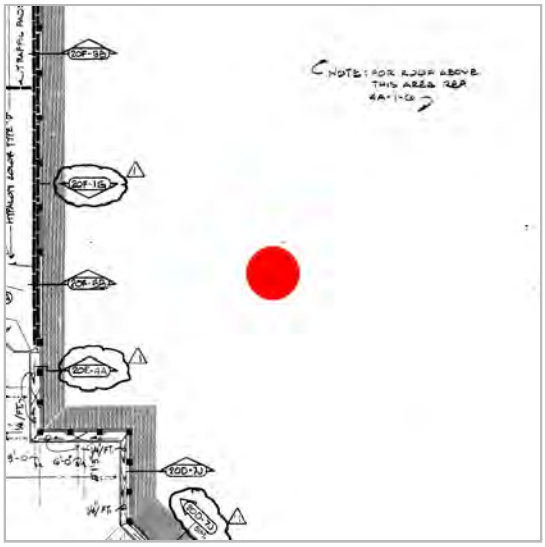
2025-02-12-11-33-17-983.jpg
Added as Attachment
Added on Feb 12, 2025, 11:33 AM EST
Added by William Bethea

2025-02-12-11-33-20-249.jpg
Added as Attachment
Added on Feb 12, 2025, 11:33 AM EST
Added by William Bethea

Issue detail

#27: exhaust fan deterioration and missing weatherproofing

Status	Open
Type	EF Mechanical > Exhaust Fan



Standard fields

Description	Appears that it may be EF-12. Confirm if still in service.
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	Roof Level
Location details	—
Due date	—
Start date	—
Placement	4A.1-5
Root cause	—

References and Attachments

Photos (5)

2025-02-12-11-30-16-444.jpg
Added as Attachment
Added on Feb 12, 2025, 11:30 AM EST
Added by William Bethea

2025-02-12-11-30-27-407.jpg
Added as Attachment
Added on Feb 12, 2025, 11:30 AM EST
Added by William Bethea

2025-02-12-11-30-10-463.jpg
Added as Attachment
Added on Feb 12, 2025, 11:30 AM EST
Added by William Bethea

2025-02-12-11-30-21-996.jpg
Added as Attachment
Added on Feb 12, 2025, 11:30 AM EST
Added by William Bethea

2025-02-12-11-30-06-690.jpg
Added as Attachment
Added on Feb 12, 2025, 11:30 AM EST
Added by William Bethea

Issue detail

#26: fasteners misaligned

Status	Open
Type	CT Mechanical > Cooling Tower

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

Issue detail

#25: corrosion to be measured.

Status	Open
Type	CT Mechanical > Cooling Tower

Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

Issue detail

#22: fastener corrosion

Status	Open
Type	CT Mechanical > Cooling Tower

Standard fields

Description	Dunnage interaction with building structure
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

References and Attachments

Photos (12)

2025-02-12-10-56-54-322.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-56-59-846.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-57-03-371.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-57-07-321.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-57-13-671.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-57-50-169.jpg
Added as Attachment
Added on Feb 12, 2025, 10:59 AM EST
Added by William Bethea

2025-02-12-10-57-46-678.jpg
Added as Attachment
Added on Feb 12, 2025, 10:59 AM EST
Added by William Bethea

2025-02-12-10-57-22-388.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-57-33-895.jpg
Added as Attachment
Added on Feb 12, 2025, 10:59 AM EST
Added by William Bethea

2025-02-12-10-57-37-620.jpg
Added as Attachment
Added on Feb 12, 2025, 10:59 AM EST
Added by William Bethea

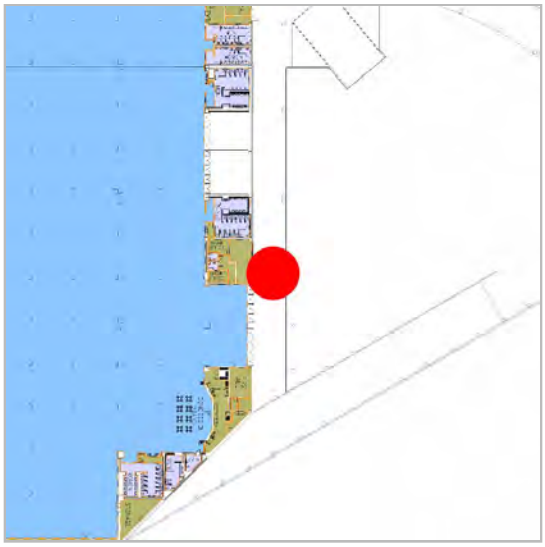
2025-02-12-10-56-43-988.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-56-47-214.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

Issue detail

#21: Cooling Tower

Status	Open
Type	CT Mechanical > Cooling Tower



Standard fields

Description	—
Assigned to	—
Created by	William Bethea (DTC)
Created on	Feb 12, 2025
Location	—
Location details	—
Due date	—
Start date	—
Placement	AM102
Root cause	—

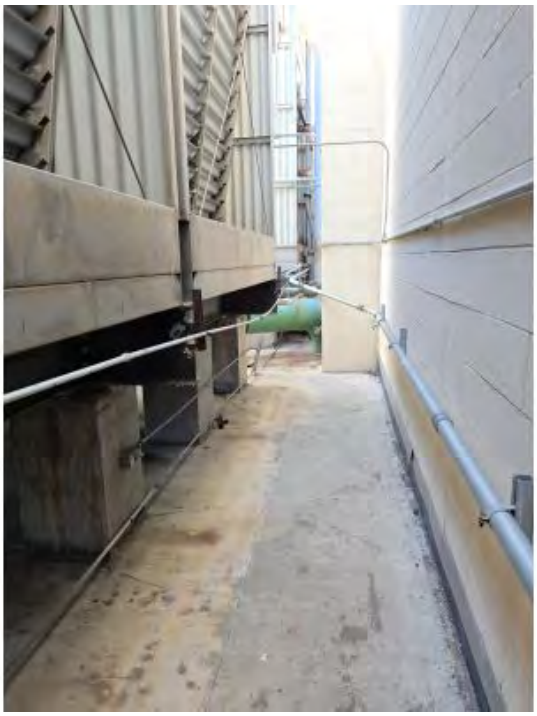
References and Attachments

Files (4)

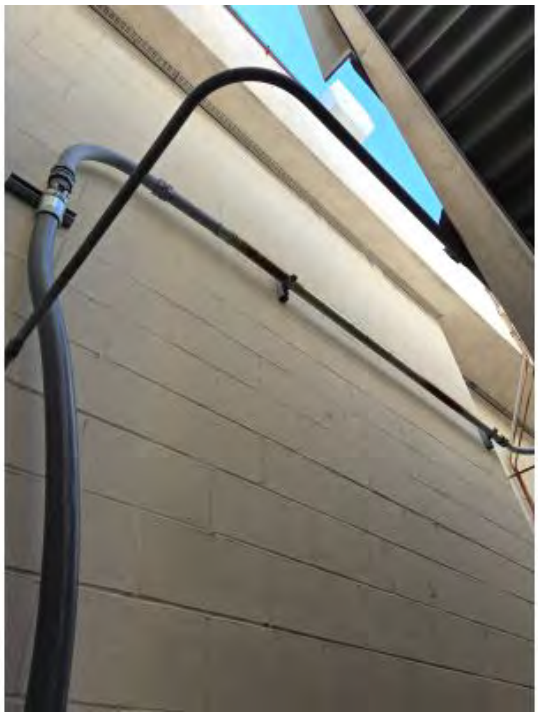
Attachments (4)

- 2025-02-12-10-46-08-378.mp4
- 2025-02-12-10-50-03-635.mp4
- 2025-02-12-10-50-18-663.mp4
- 2025-02-12-10-50-21-318.mp4

Photos (30)



2025-02-12-10-55-21-155.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea



2025-02-12-10-55-14-710.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-55-10-530.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

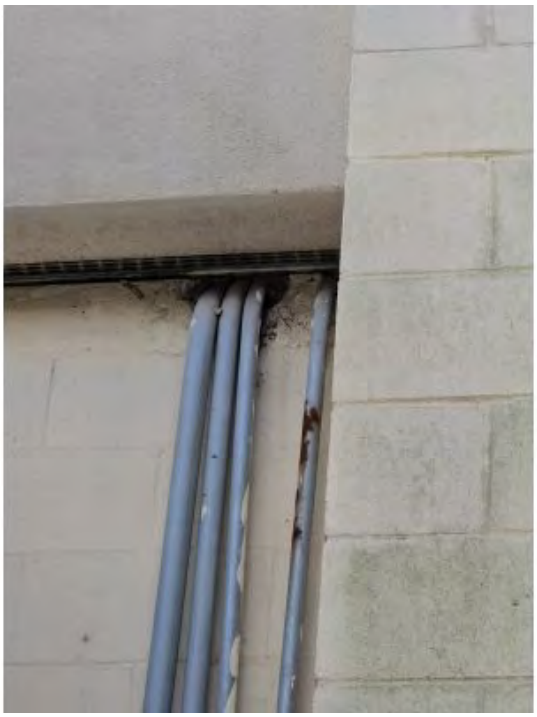
2025-02-12-10-55-03-304.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-54-54-320.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-54-20-093.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-54-16-875.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea

2025-02-12-10-54-06-996.jpg
Added as Attachment
Added on Feb 12, 2025, 10:58 AM EST
Added by William Bethea



2025-02-12-10-53-53-598.jpg
Added as Attachment
Added on Feb 12, 2025, 10:57 AM EST
Added by William Bethea

2025-02-12-10-53-36-799.jpg
Added as Attachment
Added on Feb 12, 2025, 10:57 AM EST
Added by William Bethea

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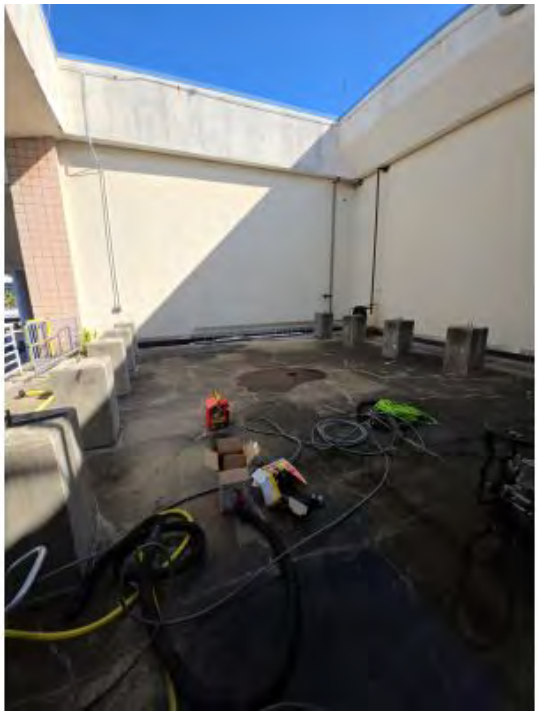

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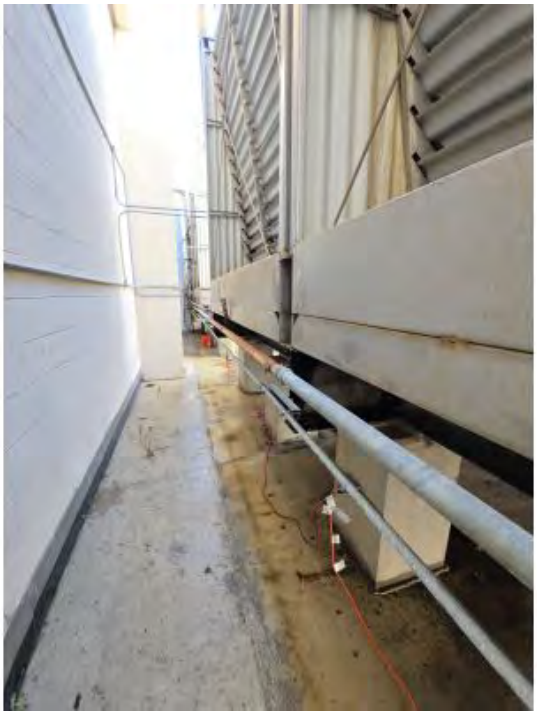

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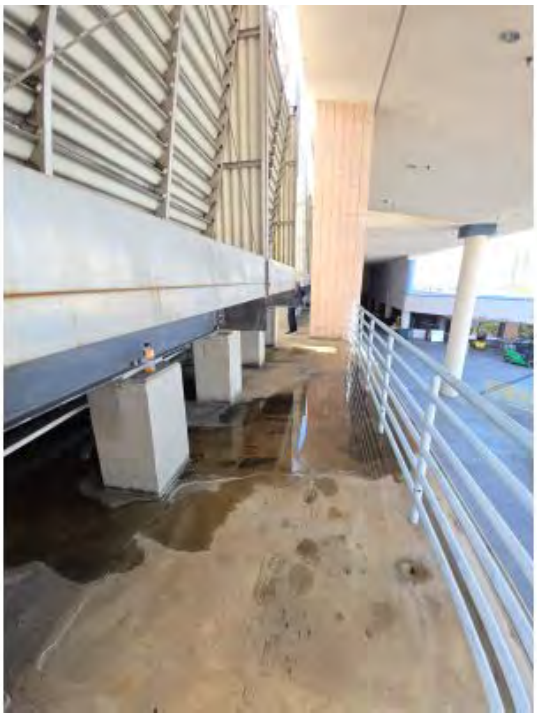

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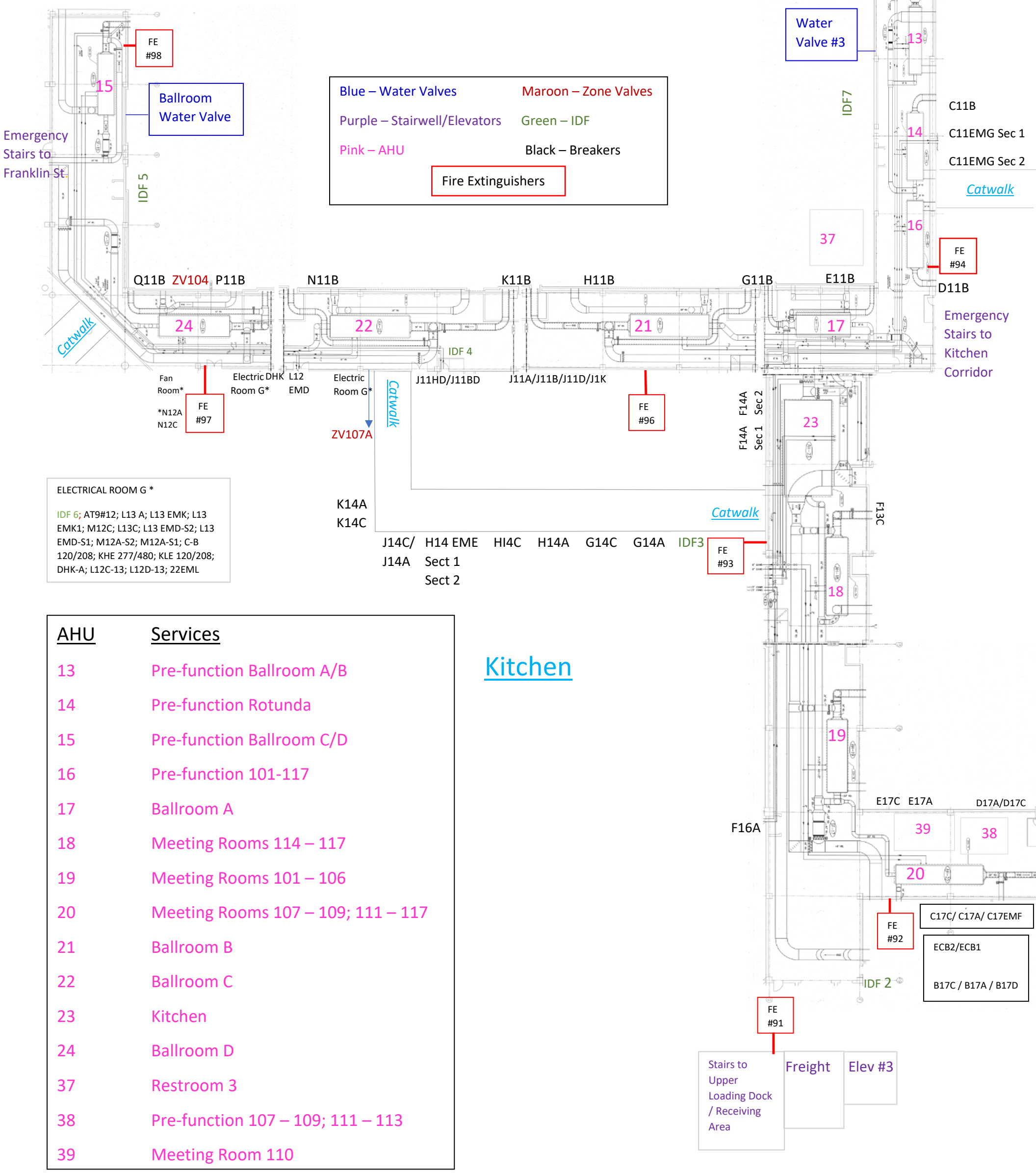
Mechanical Level
Equipment Locations



AHU	Services
13	Pre-function Ballroom A/B
14	Pre-function Rotunda
15	Pre-function Ballroom C/D
16	Pre-function 101-117
17	Ballroom A
18	Meeting Rooms 114 – 117
19	Meeting Rooms 101 – 106
20	Meeting Rooms 107 – 109; 111 – 117
21	Ballroom B
22	Ballroom C
23	Kitchen
24	Ballroom D
37	Restroom 3
38	Pre-function 107 – 109; 111 – 113
39	Meeting Room 110

Chad Davis

SERVICE-TECH CORPORATION

12/17/2024 | 68 Photos

Tampa Convention Center AHU 23 Cleaning Report

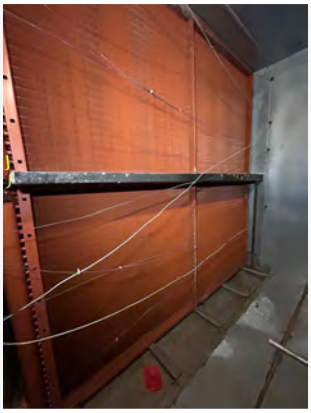
Section 1

Service-Tech cleaned AHU 23 at the Tampa Convention Center on 12/16/2024. After unit was shutdown by TCC maintenance, STC began readying for cleaning by covering up motor and setting up power washer and vacuum. A bacteriostat product (Triple D) was applied to the coil and metal surfaces to break up any debris that had settled. All filters were removed by TCC maintenance and STC began power washing interior of unit (coils, fans, fan housings, interior walls, floors, drain pans, louvers). Photos below show before and after cleanings. Unit was returned to full operation at completion of cleaning.

1

Project: Tampa Convention Center AHU 23
Date: 12/16/2024, 8:04am
Creator: Chad Davis

2



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Creator: Chad Davis

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Date: 12/16/2024, 8:05am
Creator: Chad Davis

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Creator: Chad Davis

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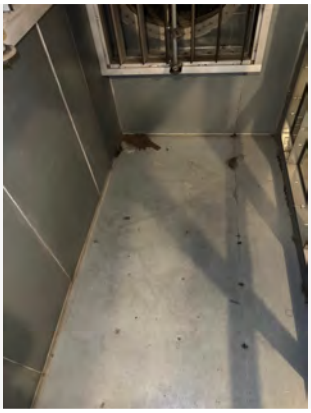

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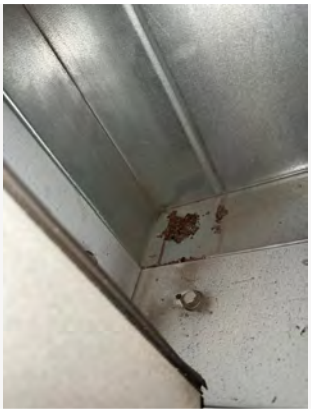

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Creator: Hunter Carter

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Date: 12/16/2024, 8:17am
Creator: Hunter Carter

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Creator: Hunter Carter

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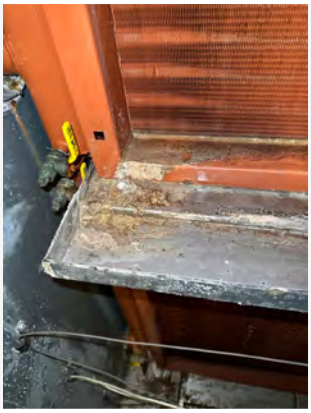

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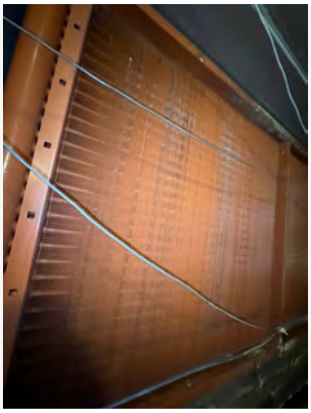

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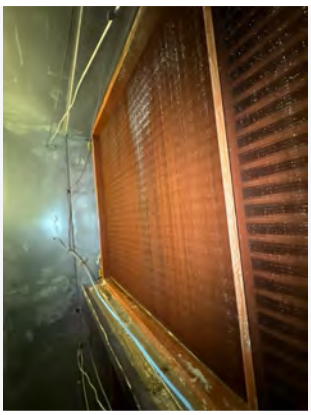

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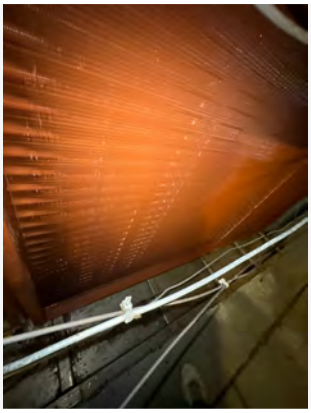

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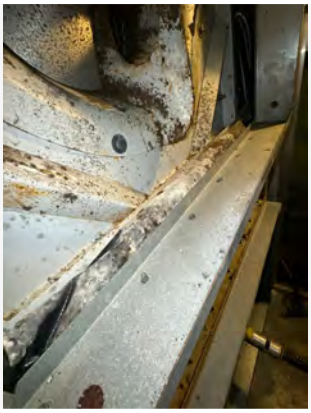

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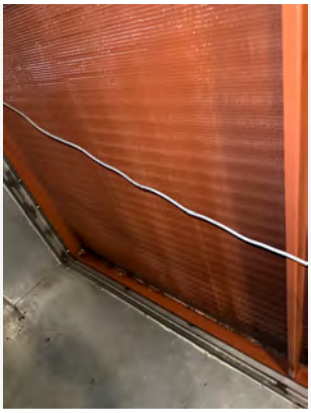

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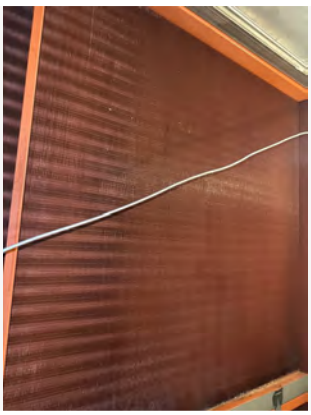

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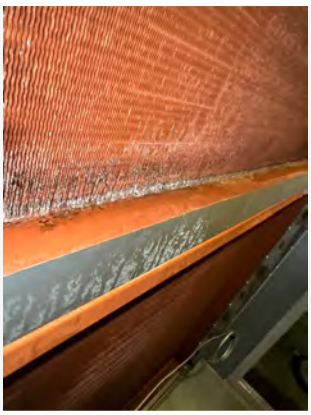

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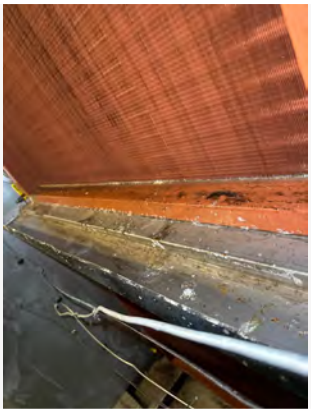

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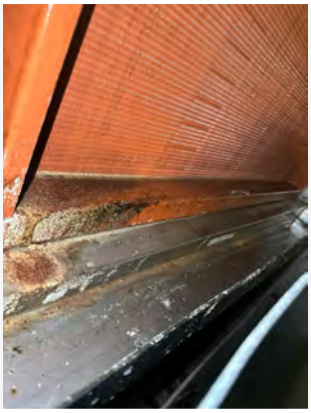

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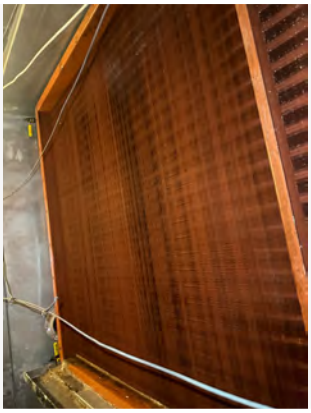

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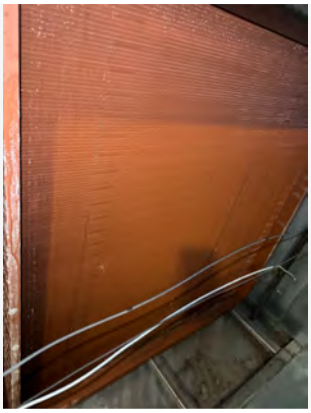

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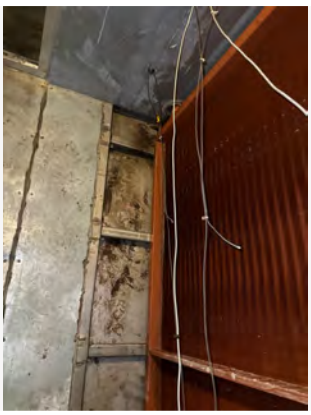

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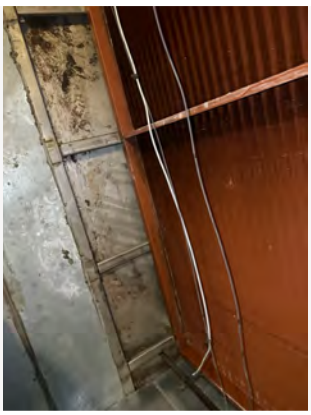

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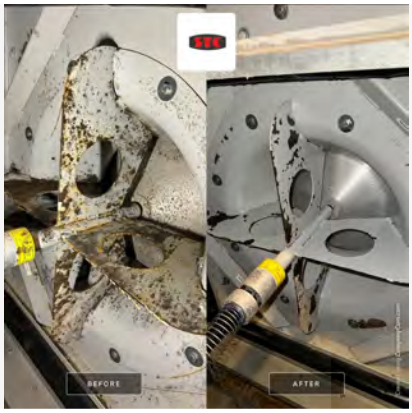

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Tags: Before and After

59

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Tags: Before and After

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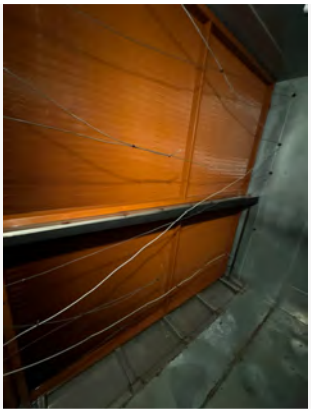

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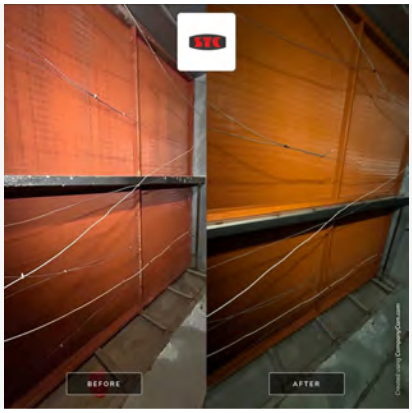

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Tags: Before and After

63

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Creator: Hunter Carter
Tags: Before and After

65

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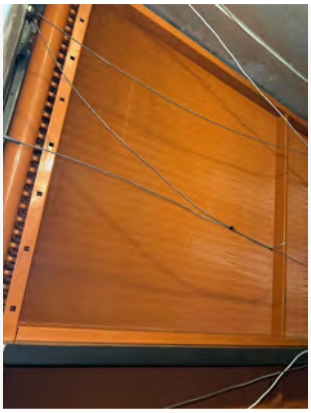

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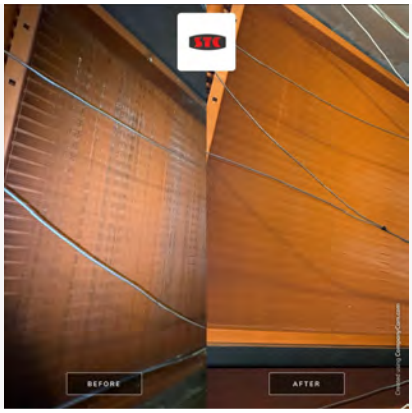

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Creator: Hunter Carter
Tags: Before and After

Tampa Convention Center

Phase II

HVAC evaluations

08/30/2017

Prepared by

VOLT AIR

CONSULTING ENGINEERS

Table of Contents

1. Priorities / Options.
2. Air Handling Units (AHUs) evaluations.
3. Air Flow evaluations.
4. Board Room and Meeting Rooms evaluations.
5. Energy Recovery evaluations.
6. Controls evaluation.
7. Kitchen Exhaust evaluation.
8. Fan Coil Units and Blower Coil Units (FCU/PAH).
9. Bistro evaluation.
10. Chiller Plant evaluation.

Priorities/Options for TCC ph.2

Top Porites/Options 1 thru 8 to possibly fit within the current budget:

1. Replace air handling units AHU-23, 25, 27, 28, 30, 31, 35, and 36. Increase the capacity on all the units, except 23, by 15-20%. (New Units ~ 135,000 CFM total)

2. Dedicated OA (Outdoor Air) units to serve the exhibit hall and replace the current OA-AHU supply fans. (2) 56,000 CFM and (1) 28,000 CFM (140,000 CFM total)
   a. Can be run independently of units AHU- 1 thorough -10 during low load conditions to keep the Exhibit hall positively pressurized with cool air.
   b. Can be run in conjunction with units AHU-1 through -10 to reduce load on individual units.
   c. Will help keep the building positively pressurized in order to keep out warm humid air.
   d. Will facilitate Exhibit hall reaching desired temperature faster when preparing for events.

3. Dual path units on the replacements for AHU-25, 27, 28 (~11,000 total OA) OR a dedicated OA unit
   a. Will constantly bring in cooled OA to prefunction/atrium area.
   b. Will help reduce humidity levels in prefunction/atrium area.
   c. Will help positively pressurize building.
   d. Provide with heat pipe around coil for free reheat.

4. Add ERVs (Energy Recovery Ventilators) on 26/30 and 29/31 to replace SF-16:
   a. Will help reduce humidity levels in prefunction/atrium area.
   b. Will help positively pressurize building.
   c. Saves energy.
   d. Replaces noisy SF-16 located above office.

5. Replace pneumatic controls on all units
   a. Eliminates single point of failure (compressor).
   b. Can increase efficiency.

6. Replace ductwork and some VAV terminal units for Executive board room (4th floor) and meeting rooms 30A and 30B:
   a. Currently undersized air pathways for current load in spaces.
   b. See attached floor plans and narrative.

7. Replace AHU-19, -20 and increase capacity
   a. In conjunction with #8 will keep meeting rooms at a more comfortable temperature.
   b. See attached floor plans and narrative.

8. Replace ductwork and some VAV terminal units for:
   a. Currently undersized air pathways for current load in spaces.

VOLT AIR

b. Meeting rooms 1-10, meeting rooms 36-39, 3rd floor admin areas, add return duct for meeting rooms 18-25,
c. Add smoke/fire dampers, return grilles and ductwork to AHU-26 and -29. With current undersized return air path.
d. See attached floor plans and narrative.

Other Porites/Options 9 thru 14 to possibly be outside of current budget:

9. Replace 24,000 CFM rotoclone kitchen exhaust fan, and repair platform

10. Chiller Plant - Updates:
    a. Convert to VFD,
    b. Replace pump motors with VFD capable units
    c. Replace old Trane chillers (2) 600 tons and (1) 1450 ton not VFD capable.
    d. Add BCU (Blower Coil Unit) to plant to pressurize and temper air to help equipment longevity and operator comfort.
    e. Currently in study, not in design

11. Add ERVs to AHU-11, -12.
    a. Saves energy.

12. Add controllable heat pipe on existing prefunction AHUs – 13, -14, -15, -16.
    a. Provide free reheat
    b. Will help reduce humidity levels in prefunction/atrium area

13. Replace cooling coils and convert to fan arrays in all 25 remaining AHUs

14. Replace all FCUs (fan coil units) and PAHs (blower coil units) in service corridors and support spaces.

15 units

*Bistro- replace walk in condenser units w/ chilled water condenser units, remove code infringing exhaust fans, and add chilled water FCU above cooking area

Get model + serial #'s

July 2018

2. Air Handling Units (AHUs) evaluations.

Each of the existing 38 AHUs have been evaluated for their condition. Consideration has be given to either replace or repair them. See the attached "Custom Air Handling Units" schedule for unit by unit evaluation and see below description.

a. Replace the following units AHU-23, -25, -27, -28, -30, -31, RTU-35, RTU-36 with 2 inch double wall foam injected modular air handling units with fan arrays and chilled water coils.
b. Seal mechanical room for AHU-25, -27, -28. These rooms are open to the salty bay air, with many open wall and door louvers. Outdoor air is drawn directly into the room for the outdoor air supply. Outdoor air should be ducted directly from a new insulated sheet metal plenum attached to a louver at each room and be ducted directly to the air handling unit. The room should be sealed and pressurized to reduce equipment rusting and sweating.
c. Basis of design for hard to install locations: Climate Craft Access units, such as AHU-23, -30, -31. These units ship in pieces including each panels and can fit through 3 foot doors. A factory representative must oversee installation during construction. See assembly video at: http://www.climatecraft.com/Products/Access
d. Basis of design for easy install locations: Daikin, Trane or Johnson Controls for standard modular units. Painted panels galvanized and corrosion protection coating or stainless steel panels. Corrosion protection coating on coils and stainless steel coil casing. Paint equal or better than 500 hour salt spray tested and Corrosion protection coating to be equal to Luvata 5,000 hour salt spray ASTM B-117 rated, heat transfer loss less than 1% ARI 410 rated.
e. Further consideration for these units such as:
    - increased air capacity by about 20%,
    - discharge duct heater is less expensive than internal electric heat,
    - dedicated outdoor air coil and return coil for AHU-25, -27, -28
    - Heat recovery with a wraparound heat pipe at the outdoor air coil or fixed plate energy recovery core if exhaust air is available.

f. The remaining units should be replaced as above or have the following components replaced:
    - Fans with fan array and associated VFDs,
    - Chilled water coils and drain pans,
    - Electric heat for units that have electric heat,
    - Repair or replace panels or doors that have rust and sweating.
    - Increase in air flow and coil capacity is likely for most units.

- Heat recovery is also under consideration by either installation of a heat pipe in the existing unit or external energy recovery ventilator.

g. Air leakage is posable through the multiple smoke dampers used at each AHU. These should be replaced with low leakage rated control dampers.

CUSTOM AIR HANDLING UNITS

GENERAL							DSGN BASIS	UNIT, REPAIR CASING										UNIT, REPLACE										COIL, REPLACE										FAN, REPLACE										HEATING ELEMENT, REPLACE										ADDITIONAL COMMENTS
ID MARK	LOCATN	SERVICE	MFGR	MODEL	CFM	TOTAL SA AIR FLOW = CFM		Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	Y/N	COST			COMMENTS	
									MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL			MAT'RL	LABOR	TOTAL	
AHU-1	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						Spots of surface rust dot the inside of the unit. The spots should be sanded to remove rust and coated with a corrosion resistant material, as per mfg rep recommendation.
AHU-2	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-3	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-4	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-5	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-6	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-7	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-8	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-9	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-10	Office Level	Exhibit Hall	SEMCO	VLAA-13	56,000	Y		Resurface interior areas with rust spots	N				Y						Y						Y						Y						Y						Y						
AHU-11	Ballroom Level	Mtg Rm 1,2	SEMCO	VLAA-8	14,500	Y		Small spots of rust, resurface. Lower door handle broken, replace.	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-12	Ballroom Level	Mtg Rm 3,4	SEMCO	VLAA-8	14,500	Y		Small patch of rust under fan, resurface.	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-13	Mech. Level	Pclin Ballrm	SEMCO	VLAA-8	16,000	Y		Small spots of rust, resurface.	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-14	Mech. Level	Pclin S Ballrm	SEMCO	VLAA-9	19,000	Y		Slight rust near coil, under fan, and on one door. Resurface.	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-15	Mech. Level	Pclin Ballrm	SEMCO	VLAA-9	15,000	Y		2 sf of slight corrosion on exterior, resurface. 3 of 4 doors have corrosion and rust on bottoms, replace. Door openings have slight rust on bottom, resurface.-Slight rust on hinges. Sweating where modules meet, reinsulate. Rust were modules meet, resurfac	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-16	Mech. Level	Pclin S Ballrm	SEMCO	VLAA-9	19,000	Y		Loose handle on one door, replace handle. Sweating where modules meet and around fan door, reinsulate.	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-17	Mech. Level	Ballrm 1	SEMCO	VLAA-9	19,000	Y		Rust on floor after heating element, resurface.	N				Y						Y						Y						Y						Y						Y						
AHU-18	Mech. Level	Mtg Rm 7	SEMCO	VLAA-9	14,500	Y		Slight corrosion on door corners, resurface. Slight rust on fan floor, resurface.	N				Y						Y						Y						Y						Y						N						No heating element on original
AHU-19	Mech. Level	Mtg Rms 5,6	SEMCO	VLAA-8	14,500	Y		Sweating where modules meet, reinsulate. Minimal rust.	N				Y						Y						Y						Y						Y						Y						
AHU-20	Mech. Level	Meeting Room/ old Cafeteria	SEMCO		11,000	Y		Resurface fan floor	N				Y						Y						Y						Y						Y						Y						
AHU-21	Mech. Level	Ballrm 2	SEMCO	VLAA-10	28,000	Y		Corrosion on bottom of doors, resurface. Rust on interior floor near coil and heat, resurface.	N				Y						Y						Y						Y						Y						Y						
AHU-22	Mech. Level	Ballrm 3	SEMCO	VLAA-3	28,000	Y		Corrosion on bottom of doors, resurface. Rust on interior floor near coil and heat, resurface.	N				Y						Y						Y						Y						Y						Y						
AHU-23	Mech. Level	Kitchen	SEMCO	VL-10	26,000	N			Y			Kitchen	N						N																												
AHU-24	Mech. Level	Ballrm 4	SEMCO	VLAA-9	19,000	Y		Slight rust on interior floor by coil and heat, resurface.	N				Y						Y						Y						Y						Y						Y						
AHU-25	Office Level	Reglst 1	SEMCO	VLAA-9	18,000	N			Y			Roof level access	N						N																												
AHU-26	Office Level	Pre Fn Exh 1	SEMCO	VLAA-9	17,000	Y		Resurface fan floor. reinsulate sweating panel.	N																																								Fresh air fan feeding this unit is located above an office and is not run due to noise. This results in lack of available air. Same situation with AHU-29 causing TCC staff to cut holes in wall.	No heating element on original
AHU-27	Office Level	Reglst 2	SEMCO	VLAA-9	22,000	N			Y			Roof level access	N						N																												
AHU-28	Office Level	Reglst 3	SEMCO	VLAA-9	22,000	N			Y			Roof level access	N						N																												
AHU-29	Office Level	Pclin Exh 2	SEMCO	VLAA-9	26,115	Y		Replace three doors (2) 70x18 and (1) 70x31. Spots of surface rust on interior and exterior of unit. Resurface fan floor. Reseal seams.	N				Y						Y						Y						Y						Y						Y						Corners of some doors have significant rust. Mfg rep recommends replacing entire door. Spots of surface rust dot the inside and outside of the unit. The spots should be sanded to remove rust and coated with a corrosion resistant material, as per mfg rep r
AHU-30	Office Level	Offices	SEMCO	VL-8	6,577	N			Y			Need more capacity for administrative area	N						N																												
AHU-31	Office Level	Offices	SEMCO	VL-8	7,271	N			Y			Need more capacity for board room	N						N																														Unit serves executive board room. Large window contributes to high room temperature. Rearranging of ductwork would help circulation and temperature. TCC staff is currently feeding supply air from adjacent AHU to AHU-31 return air in an attempt to make the
AHU-32	Office Level	Exhibit Hall	SEMCO	VL-8	56,000			OA Supply fan only, not serviceable																																						Unit is in inaccessable location
AHU-33	Office Level	Exhibit Hall	SEMCO	VL-8	56,000			OA Supply fan only, not serviceable																																								Unit is in inaccessable location
AHU-34	Office Level	Exhibit Hall	SEMCO	VL-8	28,000			OA Supply fan only, not serviceable																																								Unit is in inaccessable location
AHU-35	Room	Mtg Rms 31-35	TRANE	TSCA010GA	4,250	N			Y			Roof Top Unit	N						N																												
AHU-36	Room	Admin 3rd level	TRANE	TSCA012GC	4,250	N			Y			Roof Top Unit	N						N																												
AHU-37	Mech. Level	Mtg Rm 17	TRANE	LPCAA06F2B	2,400																																									
AHU-38	Mech. Level	Pclin	TRANE	LPCAA14F	6,460																																								

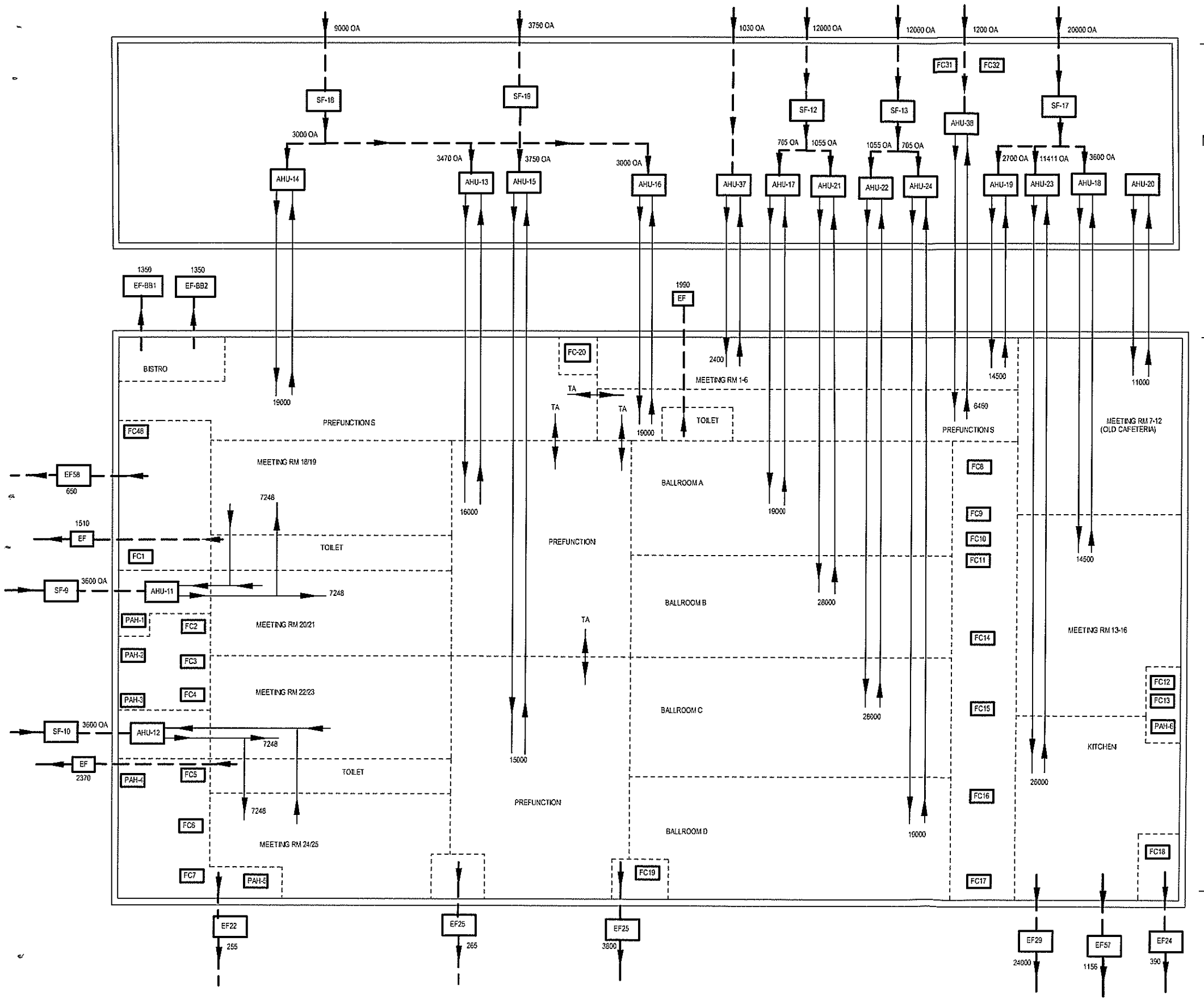
3. Air Flow evaluations.

An air flow evaluation is being performed and it appears that the building is usually negative by at least -45,867 CFM. This is due to having the Exhibit halls usually off and associated outdoor air supply fans called AHU-32, -33, -34; Registration level outdoor air supply fan usually off SF-14, and the 4th level administration level outdoor air supply fan usually off due to sound issues SF-16. Also the addition of the Bistro kitchen exhaust hoods on and the Atrium side wall propeller fans on. See attached air flow diagram and air flow spread sheet.

It is recommended that dedicated outdoor are units utilizing either chilled water or a DX system be installed as replacements for AHU-32, -33, -34. These units can be run independently of units AHU- 1 thorough 10 during low load conditions to keep the Exhibit hall positively pressurized with cool air. This will also keep excess heat from transferring to the offices and meeting rooms that share a wall with the Exhibit hall.

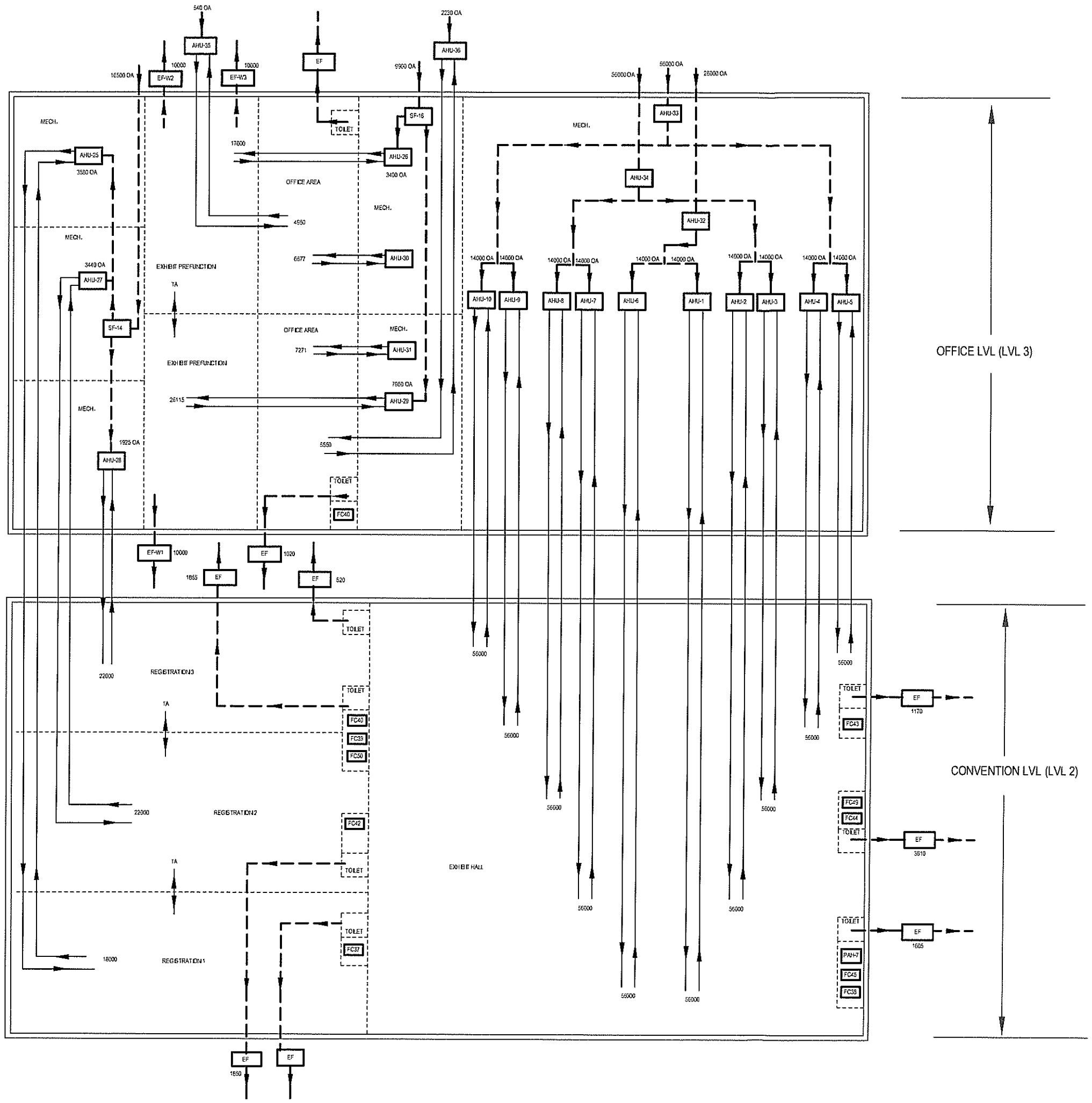
AHU's -25, -27, -28 serve the registration area in front of the Exhibit hall, which shares air with the Atrium area. SF-14 delivers OA to these units, but is not usually run because it has a non-ducted intake and brings in warm moist air that condenses on the air handler which has caused significant rust. These units should be replaced with dual path units or a dedicated OA unit should be added. This will allow the units to provide cooled OA to the registration area which will help to pressurize the building and cool the Atrium area.

Additional issues existing with the air flow for AHUs-26, and -29. The return ductwork is an open plenum style, with linear return grills that are undersized. The grills have maximum air flowrates which are 15 percent less than the scheduled total return air. It is believed that an added return grille, fire/smoke damper, return duct and control damper is needed to each AHU.



Airflow Diagram Schedule				
Unit	SA	RA	OA	EA
AHU-1	56,000	42,000	14,000	0
AHU-2	56,000	42,000	14,000	0
AHU-3	56,000	42,000	14,000	0
AHU-4	56,000	42,000	14,000	0
AHU-5	56,000	42,000	14,000	0
AHU-6	56,000	42,000	14,000	0
AHU-7	56,000	42,000	14,000	0
AHU-8	56,000	42,000	14,000	0
AHU-9	56,000	42,000	14,000	0
AHU-10	56,000	42,000	14,000	0
AHU-11	14,500	10,900	3,600	0
AHU-12	14,500	10,900	3,600	0
AHU-13	16,000	12,530	3,470	0
AHU-14	19,000	16,000	3,000	0
AHU-15	15,000	12,920	2,080	0
AHU-16	19,000	16,000	3,000	0
AHU-17	19,000	13,680	705	0
AHU-18	14,500	10,900	2,700	0
AHU-19	14,500	11,800	2,700	0
AHU-20	11,000	6,450	4,550	0
AHU-21	28,000	20,160	1,055	0
AHU-22	28,000	20,160	1,055	0
AHU-23	26,000	14,585	11,411	0
AHU-24	19,000	13,680	705	0
AHU-25	18,000	14,420	3,580	0
AHU-26	17,000	13,600	3,400	0
AHU-27	22,000	18,560	3,440	0
AHU-28	22,000	20,075	1,925	0
AHU-29	26,115	18,135	2,370	0
AHU-30	6,677	6,241	1080	0
AHU-31	7,271	6,528	743	0
OA-AHU-32	56,000	0	56,000	0
OA-AHU-33	56,000	0	56,000	0
OA-AHU-34	28,000	0	28,000	0
AHU-35	4,950	4,410	540	0
AHU-36	5,550	3,270	2,230	0
AHU-37	2,400	1,370	1,030	0
AHU-38	6,460	1,460	1,200	0
Sub Totl	1,096,423	718,734	345,169	0
Modular AHU (PAH)				
PAH-1	7,860	7,860	0	0
PAH-2	3,520	3,520	0	0
PAH-3	3,000	3,000	0	0
PAH-4	2,000	2,000	0	0
PAH-5	2,700	2,700	0	0
PAH-6	1,315	1,075	280	0
PAH-7	1,590	1,590	0	0
PAH-8	1,760	1,760	0	0
Sub Totl	23,745	23,505	280	0
Supply Fans				
SF-9	0	0	3,600	0
SF-10	0	0	3,600	0
SF-12	0	0	12,000	0
SF-13	0	0	12,000	0
SF-14	0	0	16,500	0
SF-16	0	0	9,900	0
SF-17	0	0	20,000	0
SF-18	0	0	9,000	0
SF-19	0	0	3,750	0
SF-29	0	0	25,420	0
Sub Totl	0	0	115,770	0
Exhaust Fans				
EF-9	0	0	0	3,170
EF-10	0	0	0	1,510
EF-11	0	0	0	2,370
EF-12	0	0	0	900
EF-13	0	0	0	2,905
EF-14	0	0	0	1,850

EF-15	0	0	0	2,875
EF-16	0	0	0	1,995
EF-17	0	0	0	1,995
EF-18	0	0	0	1,140
EF-19	0	0	0	1,250
EF-20	0	0	0	1,830
EF-21	0	0	0	110
EF-25	0	0	0	3,800
EF-29	0	0	0	24,000
EF-37	0	0	0	365
EF-43	0	0	0	4,730
EF-44	0	0	0	2,360
EF-46	0	0	0	2,335
EF-S7	0	0	0	1,156
EF-64	0	0	0	174
EF-65	0	0	0	3,150
EF-66	0	0	0	500
EF-67	0	0	0	140
EF-68	0	0	0	1,050
EF-69	0	0	0	2,021
EF-72	0	0	0	900
EF-73	0	0	0	900
EF-74	0	0	0	2,000
EF-76	0	0	0	2,000
EF-77	0	0	0	1,875
EF-W1	0	0	0	10,000
EF-W2	0	0	0	10,000
EF-W3	0	0	0	10,000
EF-BB1	0	0	0	1,350
EF-BB2	0	0	0	1,350
Sub Totl	0	0	0	110,056
Fan Coil				
FC-1	600	0	0	0
FC-2	600	0	0	0
FC-3	600	0	0	0
FC-4	600	0	0	0
FC-5	800	0	0	0
FC-6	800	0	0	0
FC-7	300	0	0	0
FC-8	1,000	0	0	0
FC-9	1,000	0	0	0
FC-10	1,000	0	0	0
FC-11	1,200	0	0	0
FC-12	1,000	0	0	0
FC-13	1,000	0	0	0
FC-14	800	0	0	0
FC-15	800	0	0	0
FC-16	800	0	0	0
FC-17	800	0	0	0
FC-18	1,200	0	0	0
FC-19	800	0	0	0
FC-20	600	0	0	0
FC-25	1,200	0	0	0
FC-26	1,200	0	0	0
FC-31	1,200	0	0	0
FC-32	600	0	0	0
FC-38	1,000	0	0	0
FC-39	1,000	0	0	0
FC-40	1,000	0	0	0
FC-41	1,000	0	0	0
FC-42	1,000	0	0	0
FC-43	1,000	0	0	0
FC-44	1,000	0	0	0
FC-45	300	0	0	0
FC-48	300	0	0	0
Sub Totl	27,900	0	0	0
	SA	RA	OA	EA
Total	1,148,068	742,239	230,589	110,056
		NET +	120,533	
With Units OA-AHU-32,33,34, SF-14,16 OFF				
and Bistro hoods and atrium wall fans ON				
		NET +	-45,867	



Airflow Diagram Schedule				
Unit	SA	RA	OA	EA
AHU-1	56,000	42,000	14,000	0
AHU-2	56,000	42,000	14,000	0
AHU-3	56,000	42,000	14,000	0
AHU-4	56,000	42,000	14,000	0
AHU-5	56,000	42,000	14,000	0
AHU-6	56,000	42,000	14,000	0
AHU-7	56,000	42,000	14,000	0
AHU-8	56,000	42,000	14,000	0
AHU-9	56,000	42,000	14,000	0
AHU-10	56,000	42,000	14,000	0
AHU-11	14,500	10,900	3,600	0
AHU-12	14,500	10,900	3,600	0
AHU-13	16,000	12,530	3,470	0
AHU-14	19,000	16,000	3,000	0
AHU-15	15,000	12,920	2,080	0
AHU-16	19,000	16,000	3,000	0
AHU-17	19,000	13,680	705	0
AHU-18	14,500	10,900	2,700	0
AHU-19	14,500	11,800	2,700	0
AHU-20	11,000	6,450	4,550	0
AHU-21	28,000	20,160	1,055	0
AHU-22	28,000	20,160	1,055	0
AHU-23	26,000	14,585	11,411	0
AHU-24	19,000	13,680	705	0
AHU-25	18,000	14,420	3,580	0
AHU-26	17,000	13,600	3,400	0
AHU-27	22,000	18,560	3,440	0
AHU-28	22,000	20,075	1,925	0
AHU-29	26,115	18,135	2,370	0
AHU-30	6,677	6,241	1080	0
AHU-31	7,271	6,528	743	0
OA-AHU-32	56,000	0	56,000	0
OA-AHU-33	56,000	0	56,000	0
OA-AHU-34	28,000	0	28,000	0
AHU-35	4,950	4,410	540	0
AHU-36	5,550	3,270	2,230	0
AHU-37	2,400	1,370	1,030	0
AHU-38	6,460	1,460	1,200	0
Sub Totl	1,096,423	718,734	345,169	0
Modular AHU (PAH)				
PAH-1	7,860	7,860	0	0
PAH-2	3,520	3,520	0	0
PAH-3	3,000	3,000	0	0
PAH-4	2,000	2,000	0	0
PAH-5	2,700	2,700	0	0
PAH-6	1,315	1,075	280	0
PAH-7	1,590	1,590	0	0
PAH-9	1,760	1,760	0	0
Sub Totl	23,745	23,505	280	0
Supply Fans				
SF-9	0	0	3,600	0
SF-10	0	0	3,600	0
SF-12	0	0	12,000	0
SF-13	0	0	12,000	0
SF-14	0	0	16,500	0
SF-16	0	0	9,900	0
SF-17	0	0	20,000	0
SF-18	0	0	9,000	0
SF-19	0	0	3,750	0
SF-29	0	0	25,420	0
Sub Totl	0	0	115,770	0
Exhaust Fans				
EF-9	0	0	0	3,170
EF-10	0	0	0	1,510
EF-11	0	0	0	2,370
EF-12	0	0	0	900
EF-13	0	0	0	2,905
EF-14	0	0	0	1,850

EF-15	0	0	0	2,875
EF-16	0	0	0	1,995
EF-17	0	0	0	1,995
EF-18	0	0	0	1,140
EF-19	0	0	0	1,250
EF-20	0	0	0	1,830
EF-21	0	0	0	110
EF-25	0	0	0	3,800
EF-29	0	0	0	24,000
EF-37	0	0	0	365
EF-43	0	0	0	4,730
EF-44	0	0	0	2,360
EF-46	0	0	0	2,335
EF-57	0	0	0	1,156
EF-64	0	0	0	174
EF-65	0	0	0	3,150
EF-66	0	0	0	500
EF-67	0	0	0	140
EF-68	0	0	0	1,050
EF-69	0	0	0	2,021
EF-72	0	0	0	900
EF-73	0	0	0	900
EF-74	0	0	0	2,000
EF-76	0	0	0	2,000
EF-77	0	0	0	1,675
EF-W1	0	0	0	10,000
EF-W2	0	0	0	10,000
EF-W3	0	0	0	10,000
EF-BB1	0	0	0	1,350
EF-BB2	0	0	0	1,350
Sub Totl	0	0	0	110,056
Fan Coil				
FC-1	600	0	0	0
FC-2	600	0	0	0
FC-3	600	0	0	0
FC-4	600	0	0	0
FC-5	600	0	0	0
FC-6	800	0	0	0
FC-7	300	0	0	0
FC-8	1,000	0	0	0
FC-9	1,000	0	0	0
FC-10	1,000	0	0	0
FC-11	1,200	0	0	0
FC-12	1,000	0	0	0
FC-13	1,000	0	0	0
FC-14	800	0	0	0
FC-15	800	0	0	0
FC-16	800	0	0	0
FC-17	800	0	0	0
FC-18	1,200	0	0	0
FC-19	800	0	0	0
FC-20	600	0	0	0
FC-25	1,200	0	0	0
FC-26	1,200	0	0	0
FC-31	1,200	0	0	0
FC-32	600	0	0	0
FC-38	1,000	0	0	0
FC-39	1,000	0	0	0
FC-40	1,000	0	0	0
FC-41	1,000	0	0	0
FC-42	1,000	0	0	0
FC-43	1,000	0	0	0
FC-44	1,000	0	0	0
FC-45	300	0	0	0
FC-48	300	0	0	0
Sub Totl	27,900	0	0	0
	SA	RA	OA	EA
Total	1,148,068	742,239	230,589	110,056
		NET +	120,533	
With Units OA-AHU-32,33,34, SF-14,16 OFF and Bistro hoods and atrium wall fans ON				
		NET +	-45,867	

Airflow Diagram Schedule				
Unit	SA	RA	OA	EA
AHU-1	56,000	42,000	14,000	0
AHU-2	56,000	42,000	14,000	0
AHU-3	56,000	42,000	14,000	0
AHU-4	56,000	42,000	14,000	0
AHU-5	56,000	42,000	14,000	0
AHU-6	56,000	42,000	14,000	0
AHU-7	56,000	42,000	14,000	0
AHU-8	56,000	42,000	14,000	0
AHU-9	56,000	42,000	14,000	0
AHU-10	56,000	42,000	14,000	0
AHU-11	14,500	10,900	3,600	0
AHU-12	14,500	10,900	3,600	0
AHU-13	16,000	12,530	3,470	0
AHU-14	19,000	16,000	3,000	0
AHU-15	15,000	12,920	2,080	0
AHU-16	19,000	16,000	3,000	0
AHU-17	19,000	13,680	705	0
AHU-18	14,500	10,900	2,700	0
AHU-19	14,500	11,800	2,700	0
AHU-20	11,000	6,450	4,550	0
AHU-21	28,000	20,160	1,055	0
AHU-22	28,000	20,160	1,055	0
AHU-23	26,000	14,585	11,411	0
AHU-24	19,000	13,680	705	0
AHU-25	18,000	14,420	3,580	0
AHU-26	17,000	13,600	3,400	0
AHU-27	22,000	18,560	3,440	0
AHU-28	22,000	20,075	1,925	0
AHU-29	26,115	18,135	2,370	0
AHU-30	6,677	6,241	1080	0
AHU-31	7,271	6,528	743	0
OA-AHU-32	56,000	0	56,000	0
OA-AHU-33	56,000	0	56,000	0
OA-AHU-34	28,000	0	28,000	0
AHU-35	4,950	4,410	540	0
AHU-36	5,550	3,270	2,230	0
AHU-37	2,400	1,370	1,030	0
AHU-38	6,460	1,460	1,200	0
Sub Totl	1,096,423	718,734	345,169	0
Modular AHU (PAH)				
PAH-1	7,860	7,860	0	0
PAH-2	3,520	3,520	0	0
PAH-3	3,000	3,000	0	0
PAH-4	2,000	2,000	0	0
PAH-5	2,700	2,700	0	0
PAH-6	1,315	1,075	280	0
PAH-7	1,590	1,590	0	0
PAH-9	1,760	1,760	0	0
Sub Totl	23,745	23,505	280	0
Supply Fans				
SF-9	0	0	3,600	0
SF-10	0	0	3,600	0
SF-12	0	0	12,000	0
SF-13	0	0	12,000	0
SF-14	0	0	16,500	0
SF-16	0	0	9,900	0
SF-17	0	0	20,000	0
SF-18	0	0	9,000	0
SF-19	0	0	3,750	0
SF-29	0	0	25,420	0
Sub Totl	0	0	115,770	0
Exhaust Fans				
EF-9	0	0	0	3,170
EF-10	0	0	0	1,510
EF-11	0	0	0	2,370
EF-12	0	0	0	900
EF-13	0	0	0	2,905
EF-14	0	0	0	1,850
EF-15	0	0	0	2,875
EF-16	0	0	0	1,995
EF-17	0	0	0	1,995
EF-18	0	0	0	1,140

EF-19	0	0	0	1,250
EF-20	0	0	0	1,830
EF-21	0	0	0	110
EF-25	0	0	0	3,800
EF-29	0	0	0	24,000
EF-37	0	0	0	365
EF-43	0	0	0	4,730
EF-44	0	0	0	2,360
EF-46	0	0	0	2,335
EF-57	0	0	0	1,156
EF-64	0	0	0	174
EF-65	0	0	0	3,150
EF-66	0	0	0	500
EF-67	0	0	0	140
EF-68	0	0	0	1,050
EF-69	0	0	0	2,021
EF-72	0	0	0	900
EF-73	0	0	0	900
EF-74	0	0	0	2,000
EF-76	0	0	0	2,000
EF-77	0	0	0	1,875
EF-W1	0	0	0	10,000
EF-W2	0	0	0	10,000
EF-W3	0	0	0	10,000
EF-BB1	0	0	0	1,350
EF-BB2	0	0	0	1,350
Sub Totl	0	0	0	110,056
Fan Coil				
FC-1	600	0	0	0
FC-2	600	0	0	0
FC-3	600	0	0	0
FC-4	600	0	0	0
FC-5	600	0	0	0
FC-6	800	0	0	0
FC-7	300	0	0	0
FC-8	1,000	0	0	0
FC-9	1,000	0	0	0
FC-10	1,000	0	0	0
FC-11	1,200	0	0	0
FC-12	1,000	0	0	0
FC-13	1,000	0	0	0
FC-14	800	0	0	0
FC-15	800	0	0	0
FC-16	800	0	0	0
FC-17	800	0	0	0
FC-18	1,200	0	0	0
FC-19	800	0	0	0
FC-20	600	0	0	0
FC-25	1,200	0	0	0
FC-26	1,200	0	0	0
FC-31	1,200	0	0	0
FC-32	600	0	0	0
FC-38	1,000	0	0	0
FC-39	1,000	0	0	0
FC-40	1,000	0	0	0
FC-41	1,000	0	0	0
FC-42	1,000	0	0	0
FC-43	1,000	0	0	0
FC-44	1,000	0	0	0
FC-45	300	0	0	0
FC-48	300	0	0	0
Sub Totl	27,900	0	0	0
	SA	RA	OA	EA
Total	1,148,068	742,239	230,589	110,056
		NET +	120,533	
With Units OA-AHU-32,33,34, SF-14,16 OFF				
and Bistro hoods and atrium wall fans ON				
		NET +	-45,867	

4. Board Room and Meeting Rooms evaluations

The 4th floor board room and some meeting rooms have reports of not being cool enough. The attached spread sheet shows the existing air flow and added air flow for some of the same spaces.

Possible discrepancy for low air flows and high temperatures are:

a. Increased people from original design.
b. The desire for lower space temperatures then original design.
c. Undersized ductwork.
d. Coil design discharge air temperature to high.
e. High glass (fenestration) heat gain not accounted for.
f. Test and balance reports were not meeting design air flows from day one, possible causes are leaky ductwork, low airflow fans.

Possible solutions are:

a. Seal existing ductwork.
b. Increase duct sizes.
c. Increase fan static pressure.
d. Increase coil size and decrease discharge air temperature.
e. Add fan coil units at each space with temperature concerns. This will require chilled water piping routing and condensate pumping and draining.

The 3rd floor administration area has been reconfigured and staff reports not having proper control of room temperatures.

We recommend:

a. Reconfigure the duct work and extending the high pressure duct to accommodate more VAV terminal units.
b. Add VAV units, including a dedicated unit for the board room in this area.
c. AHU-35, the roof top air handling unit that serves this area, should be replaced by a higher capacity unit.

Meeting rooms 1-6 on the 1st floor are served by AHU-19. These rooms are said to be difficult to cool, possibly due to undersized duct, large glass windows and insufficient air flow.

Possible solutions include:

a. Increasing capacity of AHU-19 from 14,500 to 16,500 CFM with new coil and fan array
b. Reduce leaving air temperature
c. Increasing supply duct size
d. Increasing return duct size
e. Adding return air ductwork
f. Adding new transfer grills and increasing size of existing grills
g. See attached sheet 6A.2-6.

Meeting rooms 7-9 on the 1st floor are served by AHU-20 and are reported to be difficult to cool. This is likely due to undersized duct, lack of air flow and large windows.

Possible solutions include:

a. Increasing capacity of AHU-20 with new coil and fan array
b. Increase duct size or add another supply and return duct

Meeting rooms 18–21 are on the 1st floor area served by AHU-11. With the addition of movable partitions between Meeting room 18-19 and 20-21, return air is blocked from getting to meeting room 19 and 21.

We recommend:

a. Adding 24 inch round return duct from the main duct to the meeting room 19 and another to meeting room 21 ceiling spaces for plenum return similar to other rooms.
b. See attached sheet 6A.2-3.

Meeting rooms 22–25 are on the 1st floor area served by AHU-12. With the addition of movable partitions between Meeting room 22-23 and 24-25, return air is blocked from getting to meeting room 23 and 24.

We recommend:

c. Adding 24 inch round return duct from the main duct to the meeting room 23 and another to meeting room 24 ceiling spaces for plenum return similar to other rooms.
d. See attached sheet 6A.2-4.

Meeting rooms 30A and 30B on the 4th floor, served by AHU-30, are reported to be hot and lack air flow. These are high dollar rooms and therefore the clients have high standards for comfort. When AHU-30 is replaced, the new unit should have a higher capacity and a lower leaving air temperature than the current unit. The VAV terminal units in place now can be reused, but the VAV inlet duct should be increased for room 30B.

MEETING ROOM / BOARD ROOM																
RM.	AREA	PEOPLE	DESIGN AIR FLOW	EXISTING T&B AIR FLOW	CURRENT LAT	SPACE TEMP	NEEDED AIR FLOW @ 55	NEEDED AIR FLOW @ 52	BETTER GLASS	62.1 CONF./MT. LESS PEOPLE	LESS PEOPLE AIR FLOW	AND BETTER GLASS	SPACE TEMP	AIR FLOW @52	AHU	ACTION LIST
Board	600	18	1000	N/A	60	70	2650	2200	2050				75	1650	31	New VAV, Up Size Main Supply and Returns
1	1200	133	3219	2990	55	70	4650	3800	3600	60	2800	2600	75	2800	19	Re-Use VAV, Up Size Main Supply and Returns
2	600	66	1611	1360	55	70	2300	1900	1800	30	1400	1300	75	1400	19	Re-Use VAV, Up Size Main Supply and Returns
3	1200	133	3219	2360	55	70	4650	3800	3600	60	2800	2600	75	2800	19	Re-Use VAV, Up Size Main Supply and Returns
4	600	66	1611	730	55	70	2300	1900	1800	30	1400	1300	75	1400	19	Re-Use VAV, Up Size Main Supply and Returns
5	1200	133	3219	3420	55	70	4650	3800	3600	60	2800	2600	75	2800	19	Re-Use VAV, Up Size Main Supply and Returns
6	600	66	1611	1560	55	70	2300	1900	1800	30	1400	1300	75	1400	19	Re-Use VAV, Up Size Main Supply and Returns
7	1053	117	2460	2575	52	70	4650	3800	3600	53	2800	2600	75	2800	20	Re-Use VAV, Up Size Main Supply and Returns
8	567	63	1200	1220	52	70	2450	2000	1900	28	1500	1400	75	1450	20	Re-Use VAV, Up Size Main Supply and Returns
9	1080	120	2460	1840	52	70	4750	3900	3700	54	3100	2900	75	2850	20	Re-Use VAV, Up Size Main Supply and Returns
10	1274	140	1980	1460	52	70	3050	2500	N/A	64	1450	N/A	75	1900	20	Re-Use VAV to 3100 cfm max
11	1421	150	1980	2160	52	70	3250	2650	N/A	71	1600	N/A	75	2000	20	Re-Use VAV to 3100 cfm max
12	1421	150	1980	1990	52	70	3250	2650	N/A	71	1600	N/A	75	2000	20	Re-Use VAV to 3100 cfm max
13	1800	200	3625	3640	51	70	4300	3550	N/A	90	2050	N/A	75	2600	18	None
14	1800	200	3625	3600	51	70	4300	3550	N/A	90	2050	N/A	75	2600	18	None
15	1800	200	3625	3620	51	70	4300	3550	N/A	90	2050	N/A	75	2600	18	None
16	1800	200	3625	3590	51	70	4300	3550	N/A	90	2050	N/A	75	2600	18	None
17	1269	140	2400	2383	52	70	3050	2500	N/A	63	1450	N/A	75	1850	37 (1B-1)	None
18	1800	200	3625	2160	51	70	4300	3550	N/A	90	2050	N/A	75	2600	11	Adjust VAV
19	1800	200	3625	2160	51	70	4300	3550	N/A	90	2050	N/A	75	2600	11	Adjust VAV
20	1800	200	3625	3600	51	70	4300	3550	N/A	90	2050	N/A	75	2600	11	None
21	1800	200	3625	3600	51	70	4300	3550	N/A	90	2050	N/A	75	2600	11	None
22	1800	200	3625	3590	51	70	4300	3550	N/A	90	2050	N/A	75	2600	12	None
23	1800	200	3625	3640	51	70	4300	3550	N/A	90	2050	N/A	75	2600	12	None
24	1800	200	3625	3600	51	70	4300	3550	N/A	90	2050	N/A	75	2600	12	None
25	1800	200	3625	3650	51	70	4300	3550	N/A	90	2050	N/A	75	2600	12	None
30A	774	85	2600	2310	58.4	70	5450	4450	3800	39	3850	3500	75	3300	30	Re-Use VAV to 4100 cfm max, Re-Use main duct
30B	1000	100	1200	680	58.4	70	2700	2200	N/A	50	1500	N/A	75	1650	30	Re-Use VAV to 4100 cfm max, Re-Use main duct, upsize VAV inlet duct
31	464	73	1110	780	52	70	1850	1500	N/A	23	815	N/A	75	1100	36 (3B-1)	Replace VAV
32	665	73	1110	970	52	70	2050	1700	N/A	33	1150	N/A	75	1250	36 (3B-1)	Replace VAV
33	665	73	1110	1100	52	70	2050	1700	N/A	33	1150	N/A	75	1250	36 (3B-1)	Replace VAV
34	540	60	1110	730	52	70	1700	1400	N/A	27	950	N/A	75	1000	36 (3B-1)	Replace VAV
35	560	71	1110	985	52	70	1900	1550	N/A	28	950	N/A	75	1150	36 (3B-1)	Replace VAV
36	702	78	1600	1620	54.6	70	2150	1800	N/A	35	1150	N/A	75	1300	29	Replace VAV
37	777	86	1900	1555	60	70	2400	1950	N/A	39	1300	N/A	75	1450	31	Re-Use VAV, Up Size Main Supply and Returns
38	777	86	1900	1570	60	70	2400	1950	N/A	39	1300	N/A	75	1450	31	Re-Use VAV, Up Size Main Supply and Returns
39	650	75	2500	2510	54.6	70	5300	4300	3700	33	3750	3350	75	3200	29	None

Add 24" round return

ERV

Add 18" round exhaust

Add 24" round return

Mtg. Rm. 19

Mtg. Rm. 20

Mtg. Rm. 21

KEY PLAN

SCALE IN FEET

DRAWING MENU OVERLAY NUMBER PERCENT AGREEMENT

RAMUN & PARKINSON, INC.
DKA GROUP, INC.
WALTER P. MOORE AND ASSOCIATES, INC.
REYNOLDS, SMITH, AND HILLS, INC.
GREINER ENGINEERING SCIENCES, INC.
BARTON-ASCHMAN ASSOCIATES, INC.
THE KEN-TEL ROSE GROUP, INC.

ASSOCIATED ARCHITECTS
ELECTRICAL/ELECTRICAL ENGINEERS
STRUCTURAL ENGINEERS
MECHANICAL/FIRE PROTECTION ENGINEERS
CIVIL ENGINEERS
TRAFFIC ENGINEERS
ACOUSTICAL CONSULTANTS

TAMPA CONVENTION CENTER

THE CITY OF TAMPA

HELLMUTH, OBATA & KASSABAUM, INC. ■ ARCHITECTS AND PLANNERS
TAMPA, FLORIDA

HOK PROJ NO.	6121
CONS. PROJ NO.	85-101-14
DRAWN	RWBW
S.J.L.	6 OCT 87

REVISIONS
1. ADDEN. #2 16 NOV 87
2.
3.
4.
5.

FOR CONSTRUCTION

DRAWING
BALLROOM LEVEL
HVAC
DUCT PLAN
AREA C

CAT. SUB CAT. SHEET

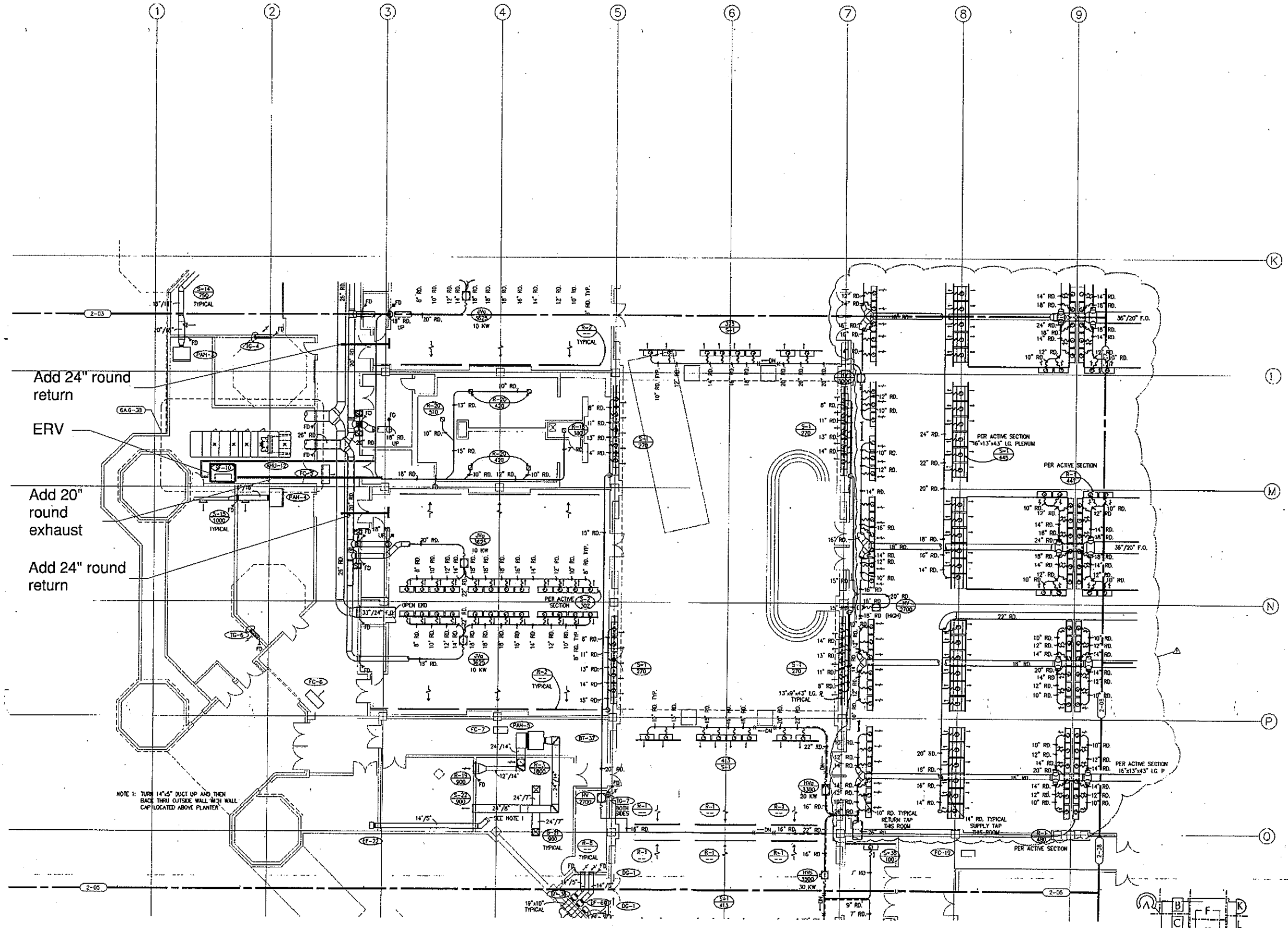
6A . 2 - 3

Add 24" round return

ERV

Add 20" round exhaust

Add 24" round return



KEY PLAN

Plan North

0 8 16

5/201

DRAWING MENU
OVERLAY NUMBER
PERCENT SCREENED

ASSOCIATED ARCHITECTS
BARON & PASTENRS, INC. — MECHANICAL/ELECTRICAL ENGINEERS
DSA GROUP, INC. — STRUCTURAL ENGINEERS
WALTER P. MOORE AND ASSOCIATES, INC. — PLUMBING/FIRE PROTECTION ENGINEERS
REYNOLDS, SMITH, AND HILLS, INC. — CIVIL ENGINEERS
GREINER ENGINEERING SCIENCES, INC. — TRAFFIC ENGINEERS
BARTON-ASCHMAN ASSOCIATES, INC. — ACOUSTICAL CONSULTANTS
THE JOINER-ROSE GROUP, INC.

TAMPA CONVENTION CENTER

THE CITY OF TAMPA

HELLMUTH, OBATA & KASSABAUM, INC. ■ ARCHITECTS AND PLANNERS
TAMPA, FLORIDA

HOK PROJ. NO.	6121
CONS. PROJ. NO.	86109-11
DRAWN	ISSUED
SJL	6 OCT 87

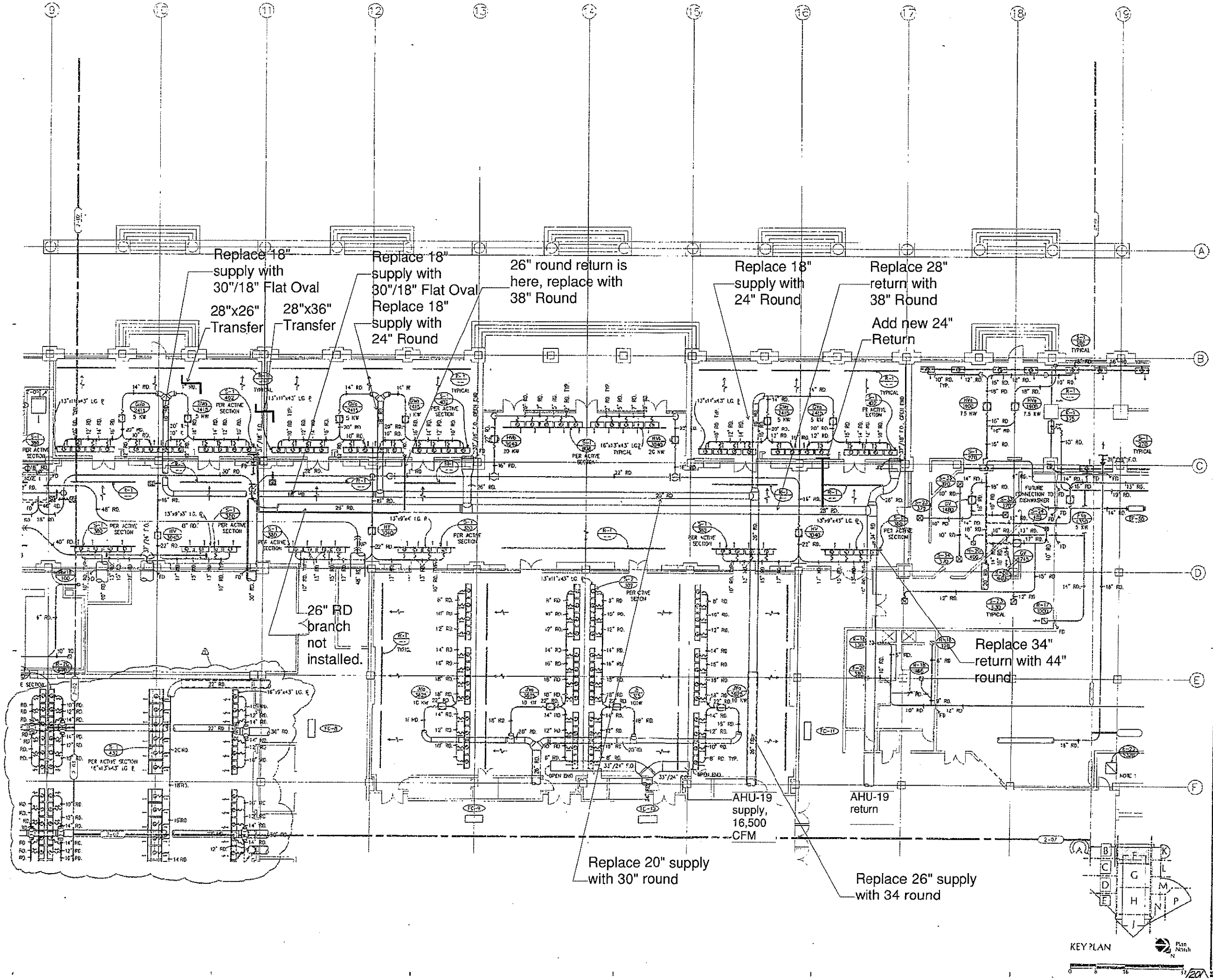
REVISIONS

1 ADDEN. #2	26 NOV 87
2	
3	
4	
5	
6	

FOR CONSTRUCTION

DRAWING
BALLROOM LEVEL
HVAC
DUCT PLAN
AREA D

CAT.	SUB-CAT.	SHEET
6A.	2 -	4



ASSOCIATED ARCHITECTS
BARON & PARTNERS, INC.
DSD GROUP, INC.

MECHANICAL/ELECTRICAL ENGINEERS
WALTER P. MOORE AND ASSOCIATES, INC.
REYNOLDS, SMITH, AND HILLS, INC.

STRUCTURAL ENGINEERS
CRENSHAW ENGINEERING SCIENCES, INC.
BARTON-ASPINWALL ASSOCIATES, INC.

PLUMBING/FIRE PROTECTION ENGINEERS
THE JOHNSON KOSE GROUP, INC.

CIVIL ENGINEERS
TRAFFIC ENGINEERS
ACOUSTICAL CONSULTANTS

TAMPA CONVENTION CENTER

THE CITY OF TAMPA
HILLSMOUTH, CUBAFA & KASSABAUM, INC. ARCHITECTS AND PLANNERS
TAMPA, FLORIDA

HOK PROJ. NO.	5121
CONS. PROJ. NO.	86109-F4
DRAWN	ISSUED
SJL	6 OCT 97

REVISIONS
1. ADDEN. #2 18 NOV 97
2.
3.
4.
5.
6.

FOR CONSTRUCTION

DRAWING
BALLROOM LEVEL
HVAC
DUCT PLAN
AREA F

CAT.	SUB-CAT.	SHEET
6A	2	6

DRAWING MENU
OVERLAY NUMBER
REFERENCE

Replace w/ 18" RD SA
Replace w/ 24" RD SA
Replace w/ 16" RD SA
Replace w/ 20" RD SA
Replace w/ 22" RD SA

Replace w/ 24" RD SA
Replace w/ 26" RD SA
Replace w/ 30" RD SA
Replace w/ 16" RD SA
Replace w/ 16" RD SA
Replace w/ 34" SA RD

Replace w/ 18" RD SA
Replace w/ 24" RD SA
Replace w/ 20" RD SA
Replace w/ 16" RD SA
Replace w/ 20" RD SA
Replace w/ 20" RD SA
Replace w/ 20" RD SA

Replace w/ 14" RD SA
Replace w/ 14" RD SA
Replace w/ 14" RD SA

VAV 1A-1
VAV 1A-2
VAV 1A-3
VAV 1A-4
VAV 1A-5
VAV 1A-6
VAV 1A-7
VAV 1A-8
VAV 1A-9

OPEN END DUCT WITH 1/2"x1/2" HARDWARE CLOTH

EXISTING CORRIDOR M-18

START

5" PLENUM BOX

EXISTING CF-21 RELOCATED TO THIS LOCATION

A LEVEL ONE, AREA "A" MECHANICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL LEVEL 1
Scale: 1/8" = 1'-0"

MECHANICAL LEGEND

- SUPPLY AIR DUCT (UP & DOWN)
- RETURN AIR DUCT (UP & DOWN)
- EXHAUST AIR DUCT (UP & DOWN)
- CEILING DIFFUSER
- FLEX CONNECTION
- 90 ELBOW WITH TURNING VANES
- NEW DUCTWORK
- EXISTING DUCTWORK
- DOUBLE WALL DUCTWORK
- OFFSET IN DUCT ELEVATION
- FLEXIBLE CONNECTION
- CEILING DIFFUSER (4-WAY BLOW)
- CEILING GRILLE OR REGISTER
- SIDEWALL RETURN GRILLE
- SIDEWALL SUPPLY GRILLE
- FIRE DAMPER
- FIRE/SMOKE DAMPER
- VOLUME DAMPER
- MOTORIZED DAMPER
- DOOR LOUVER (SQ. FT.)
- UNDERCUT DOOR (INCHES)
- EXHAUST FAN (ON ROOF)
- T THERMOSTAT
- S TEMPERATUR SENSOR
- FS FIRESTAT
- SD SMOKE DETECTOR
- HS HUMIDISTAT
- NEW CONNECTION POINT
- EXISTING, REMOVE AND SCRAP
- CAP EXISTING

FIRST FLOOR

KEY PLAN 1
Scale: NTS

R.R. Simmons Construction Corporation
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City of Tampa
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Revisions: Date

Project No: 0300-2100
Date: March 22, 2001
Sheet:

LEVEL ONE MECHANICAL SHEET

M001

GMP DOCUMENTS

Replace w/ 28" RD RA
Replace w/ 32" RD RA
Replace w/ 34" RD RA
Replace w/ 20" RD RA
Replace w/ 26" RD RA
Replace w/ 32" RD RA
Replace w/ 20" RD RA
Replace w/ 16" RD RA
Replace w/ 18" RD RA
Replace w/ 24" RD RA
Replace w/ 20" RD RA
Replace w/ 14" RD RA
Replace w/ 14" RD RA

LEVEL ONE, AREA "A"
MECHANICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL LEVEL 1
Scale: 1/8" = 1'-0"

MECHANICAL LEGEND

- SUPPLY AIR DUCT (UP & DOWN)
- RETURN AIR DUCT (UP & DOWN)
- EXHAUST AIR DUCT (UP & DOWN)
- CEILING DIFFUSER (S.D., R.D., E.D.)
- FLEX CONNECTION
- 90 ELBOW WITH TURNING VANES
- NEW DUCTWORK
- EXISTING DUCTWORK
- DOUBLE WALL DUCTWORK
- OFFSET IN DUCT ELEVATION
- FLEXIBLE CONNECTION
- CEILING DIFFUSER (4-WAY BLOW)
- CEILING GRILLE OR REGISTER
- SIDEWALL RETURN GRILLE
- SIDEWALL SUPPLY GRILLE
- FIRE DAMPER
- FIRE/SMOKE DAMPER
- VOLUME DAMPER (VD)
- MOTORIZED DAMPER
- DOOR LOUVER (SQ. FT.)
- UNDERCUT DOOR (INCHES)
- EXHAUST FAN (ON ROOF)
- THERMOSTAT (T)
- TEMPERATUR SENSOR (S)
- FIRESTAT (FS)
- SMOKE DETECTION (SD)
- HUMIDISTAT (HS)
- NEW CONNECTION POINT
- EXISTING, REMOVE AND SCRAP
- CAP EXISTING

FIRST FLOOR

KEY PLAN 1
Scale: NTS

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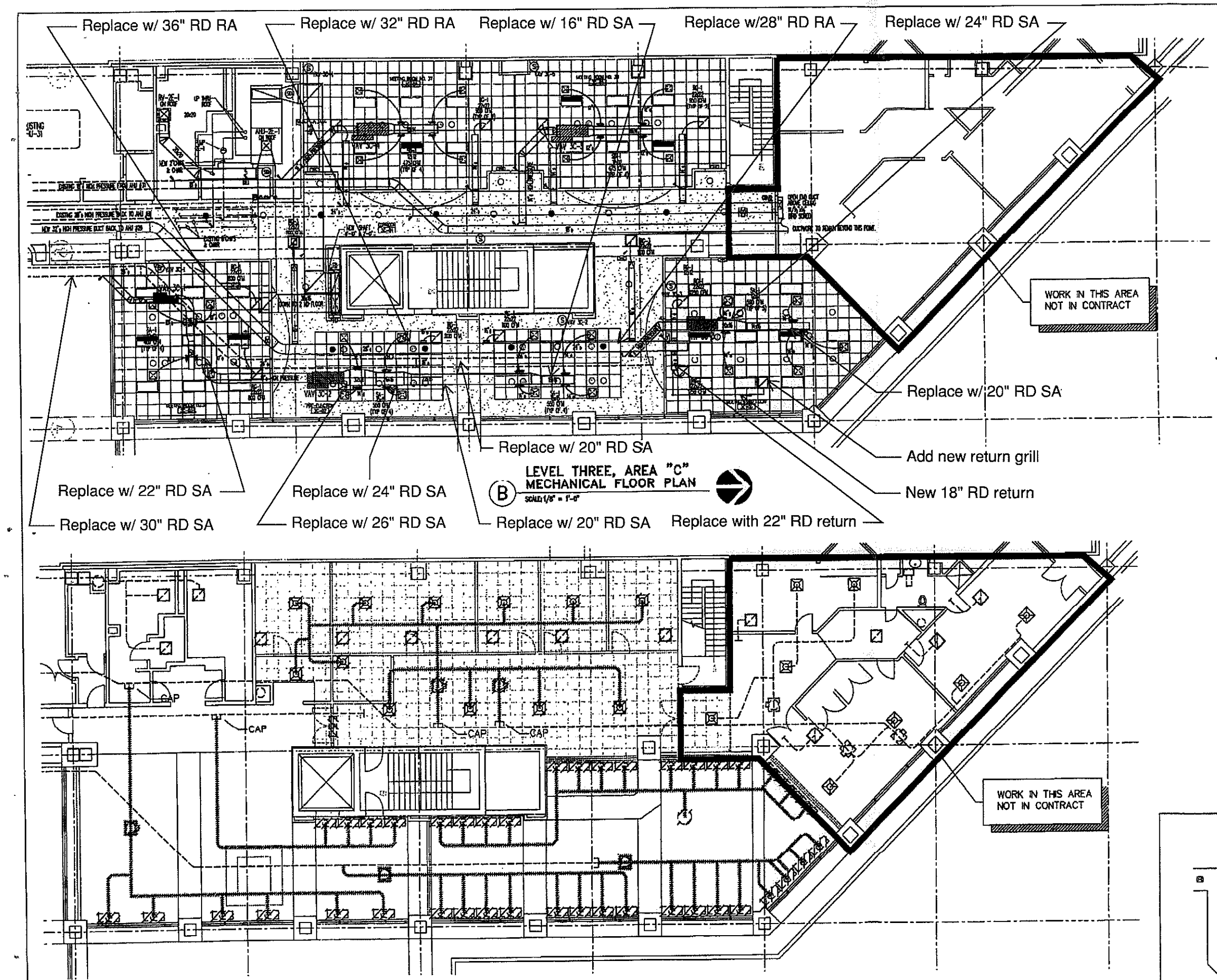
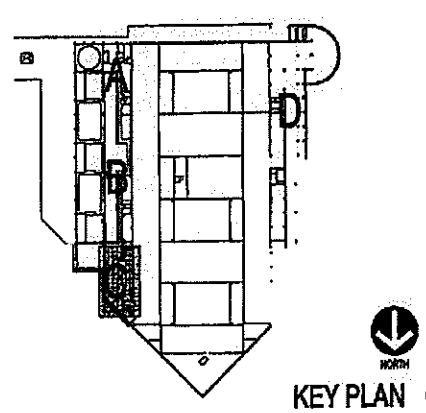
LEVEL ONE MECHANICAL SHEET

M001

GMP DOCUMENTS



THIRD FLOOR



KEY PLAN 1

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Project No:	0300-2100
Date:	March 22, 2001
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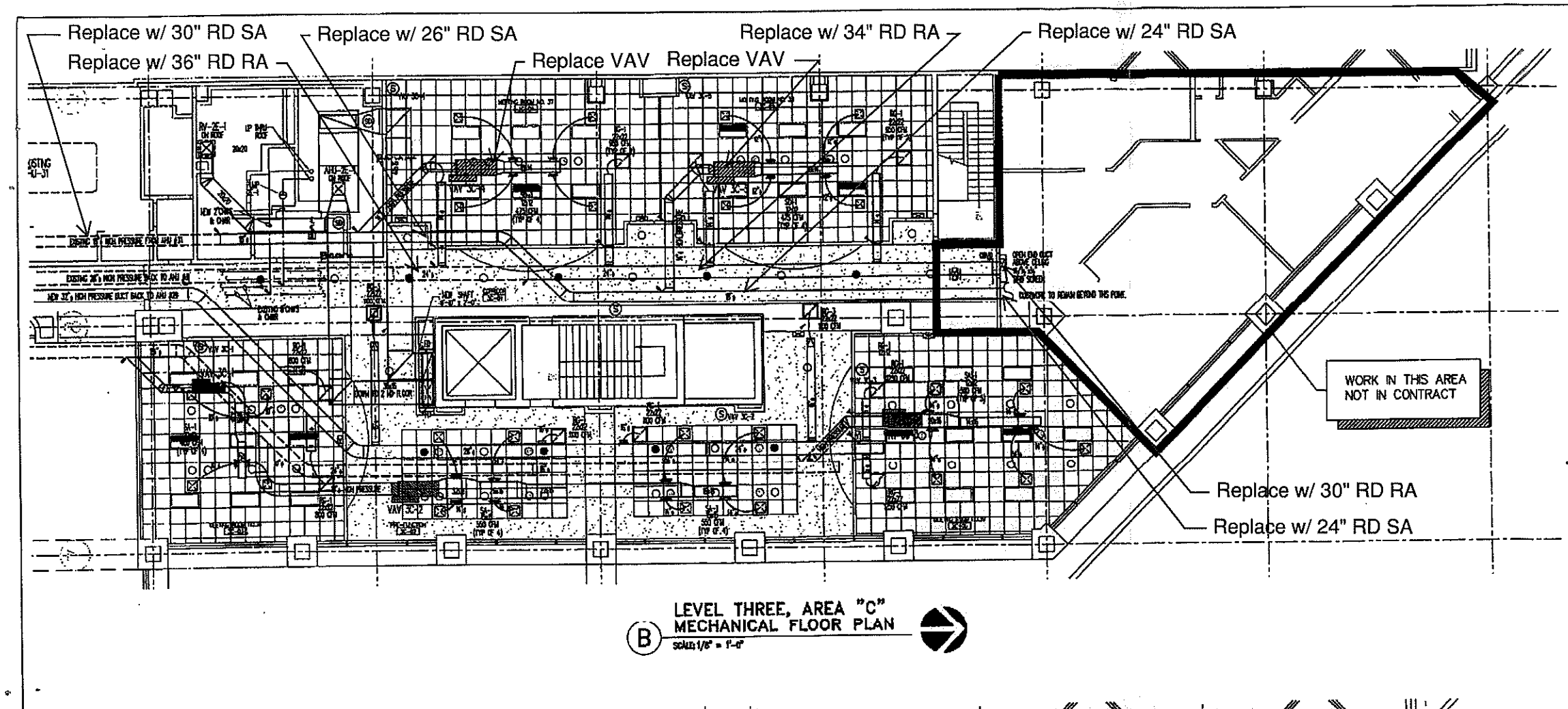
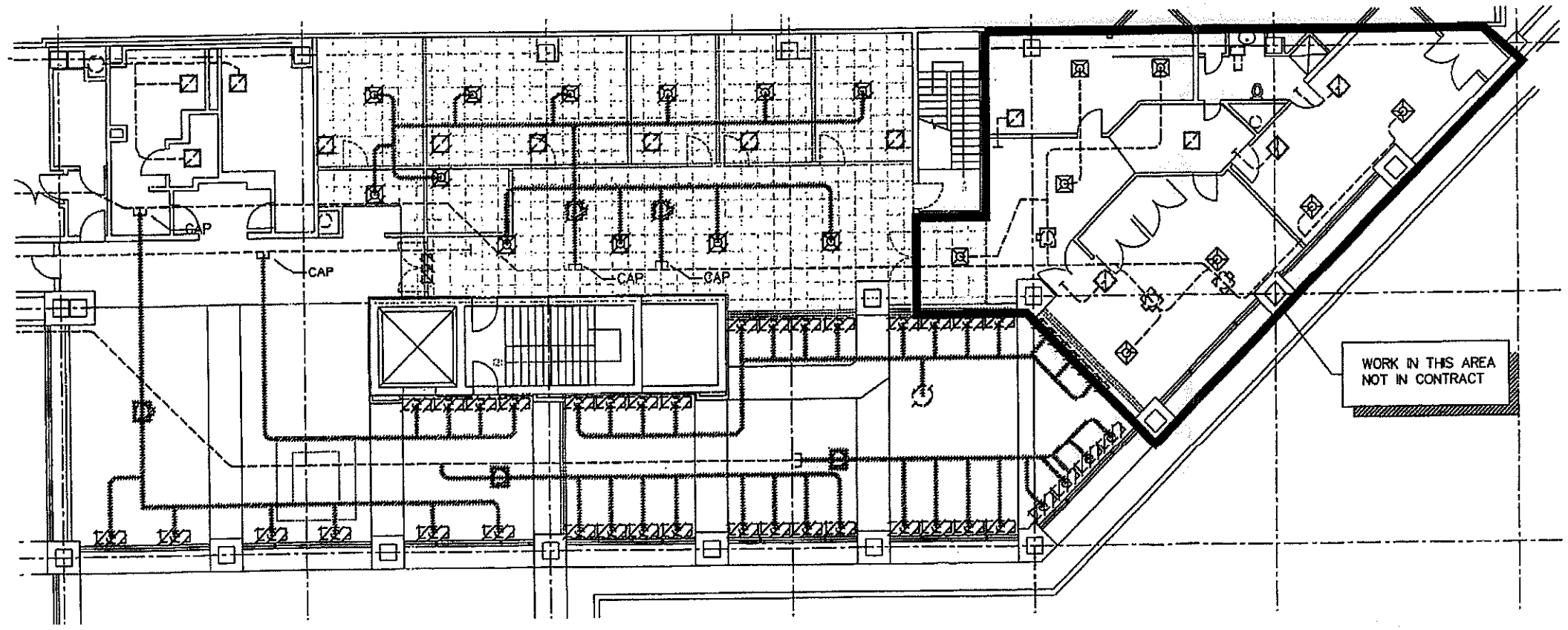
LEVEL THREE MECHANICAL SHEET

M007

GMP DOCUMENTS

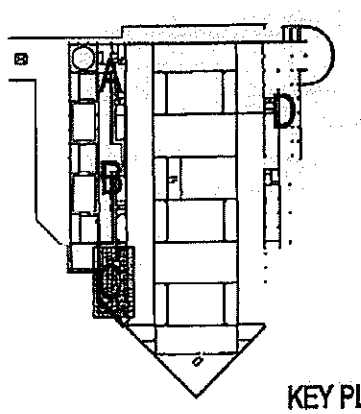


B LEVEL THREE, AREA "C"
MECHANICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



B LEVEL THREE, AREA "C"
MECHANICAL DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIRD FLOOR



KEY PLAN 1
Scale: NTS

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LEVEL THREE MECHANICAL SHEET

M007

GMP DOCUMENTS

5. Energy Recovery evaluations.

Energy recovery is being considered to help reduce energy use with some free cooling and some free reheat, while maintaining building pressurization and reducing humidity levels.

a. The following AHUs are being considered for the use of one or more fixed plate energy recover ventilators (ERVs) AHU-26, -30, 29, -31, -11, -12, and Exhibit Hall AHUs-1,-2,-3,-4,-5,-6,-7,-8,-9,-10. Baisis of design for the fixed plate heat exchanger is DPoint. http://www.dpoint.ca/our-product/#how_it_works

b. The following AHUs are being considered for the use of wrap around heat pipe with on-off controls: AHU-13, -14, -15, -16, -25, -27, -28.Basis of design for the wrap around heat pipe is the Heat Pipe Technology http://www.heatpipe.com/ProductsServices/forEngineers.php

c. Additional energy recovery is being considered to replace or a new 100% outdoor air units to replace supply fan only AHU-32, -33, -34.

ENERGY RECOVERY VENTILATOR (ERV)					
ERV #	AHU #	OA CFM	EF # / CFM	EF # / CFM	REPLACE
1	26/30	3,400/436	EF-9/3,170	EF-13/2,905	SF-16
2	29/31	2,370/1,085	EF-14/2,000	EF-15/2,875	SF-16
3	11	3,600	EF-10/1,510		SF-9
4	12	3,600	EF-11/2,370		SF-10
5	4/5/9/10	56,000	Relief 28,000		(SF) AH-32
6	2/3/7/8	56,000	Relief 28,000		(SF) AH-33
7	1/6	28,000	Relief 14,000		(SF) AH-34

HEAT PIPE (HP)					
HP #	AHU #	SA coil CFM	OA coil CFM		
1	13	16,000			
2	14	19,000			
3	15	15,000			
4	16	19,000			
5	25		3580 + more		
6	27		3400 + more		
7	28		3440 + more		

6. Controls evaluation

Currently there is a pneumatic controls system controlling the water control valves and air dampers.

Old pneumatic actuators on water control valves and air control dampers should be changed to 0-10volt electronic. Dampers included are outdoor air, return air and multiple supply air damper for the smoke exhaust pathway change over.

Air control dampers should be changed to low leakage rated type such as Ruskin CD50. This will prevent loss of air capacity from the air handling units into the smoke exhaust path.

Installing pressure independent characterized water control valve at each Air Handling Units to replace existing control valves. Basis of design Belimo. Remove manual balancing valves.

Installing air flow measuring stations and associated control sequence at the outdoor air intake to each Air Handling Unit. Basis of design, Ebtron Gold series.

Siemens control panels in place thorough the building's HVAC system and near future lighting systems is desired to stay in place with some modifications for better temperature and humidity control and reduced energy use.

Add missing exhaust fan on/off controls as reported by Siemens. Schedule outdoor air and exhaust fan operations to maintain proper building air balance.

7. Kitchen Exhaust evaluation.

The existing 24,000 CFM kitchen exhaust is served by a RotoClone water scrubbing grease fan using dynamic precipitation. This fan is located on a platform over electrical gear. It is requested that this fan be replace in kind and the platform be repaired to prevent water from dripping on the electrical gear. Additional water protection is also needed such as secondary drain pans. http://www.aafgb.com/apc/w-rotoclone.html

8. Fan Coil and Blower Coil unit (FCU/PAH) evaluation

Replace the 32 fan coil units.

Replace the 8 blower coil units.

Fan Coil	SA CFM
FC-1	600
FC-2	600
FC-3	600
FC-4	600
FC-5	600
FC-6	800
FC-7	300
FC-8	1,000
FC-9	1,000
FC-10	1,000
FC-11	1,200
FC-12	1,000
FC-13	1,000
FC-14	800
FC-15	800
FC-16	800
FC-17	800
FC-18	1,200
FC-19	800
FC-20	600
FC-25	1,200
FC-26	1,200
FC-31	1,200
FC-32	600
FC-38	1,000
FC-39	1,000
FC-40	1,000
FC-41	1,000
FC-42	1,000
FC-43	1,000
FC-44	1,000
FC-45	300
FC-48	300

Blower Coil Unit (PAH)	SA CFM	RA CFM
PAH-1	7,860	7,860
PAH-2	3,520	3,520
PAH-3	3,000	3,000
PAH-4	2,000	2,000
PAH-5	2,700	2,700
PAH-6	1,315	1,075
PAH-7	1,590	1,590
PAH-9	1,760	1,760
PAH-10	TBD	TBD

9. Bistro evaluation

The attached field report has been submitted that has come to the conclusion that in an attempt to reject heat from the freezer and cooler condensing units, kitchen odors are being pushed out into the registration and corridor areas.

The conclusion form the report is to replace the freezer and cooler condensing units with water cooled type, pipe chilled water from the house system to absorbed heat from these new units and provide an above ceiling fan coil unit to provide additional cooling to the kitchen space. Additional maintenance on the kitchen hood fan motor belts are needed as they appear to be loose, typical of two fans.

VOLT AIR

Field Report

To: John Curran, Tera Williams and Jessica Cruze
From: Eric Eldridge, Dan Janisch and Roland Young
Date: July 27, 2017

Re: Tampa Convention Center – Bistro Kitchen

The following items were noted during our survey on July 27, 2017 with the help of Ben Menges with the Tampa Convention Center. Below is an outline of our finding including general conditions, operational observations and recommendations.

GENERAL CONDITIONS:

The Bistro Kitchen are served by two Vent Master filtered exhaust kitchen hoods (Picture 1). The existing equipment label appears that each hood was originally designed to exhaust 1300 CFM each. There are standard stainless steel filters in the hood (Picture 2). Next to each hood there is a vertical filter bank, fan and control center. In the control center there is a filter bank of three additional filters, which appear to be changed monthly based on the date stamp (Picture 3). There is a belt drive exhaust fan below the filter bank (Picture 4). The fan first draws air down through the filters and then up and out the building through a dedicated wall louver for each hood.

The side storage room has a walk in freezer and cooler which have their respective condensing unit on top of the units. There is a drop in the storage room. There are three ceiling grilles, two of which have floor style fans resting on the grilles blowing hot air into the storage room (Picture 5). The storage room door has a louvered door. In the kitchen area there is an additional ceiling grille that is connected to an above ceiling fan that draws air from the kitchen and blows it into the ceiling return plenum (Picture 6).

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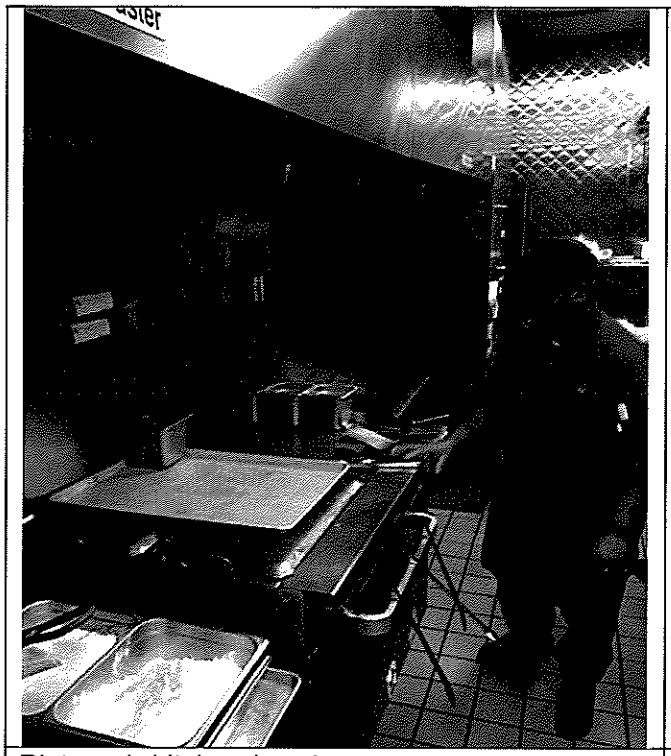
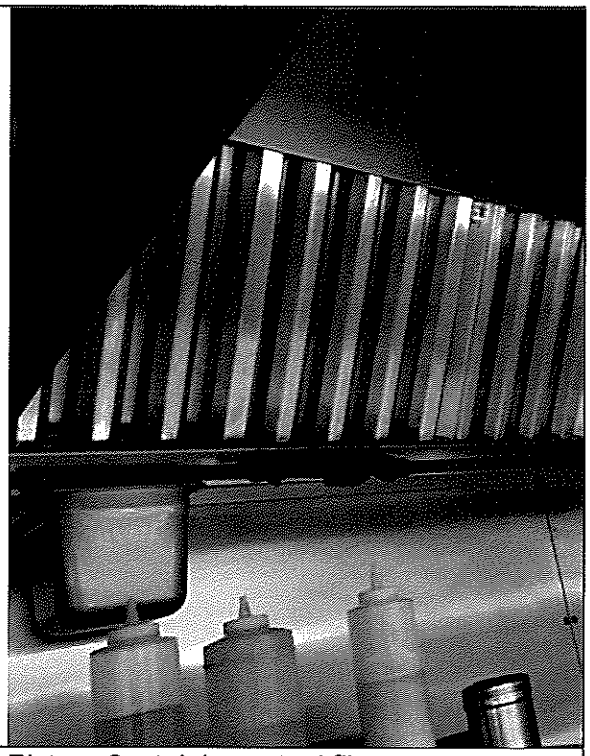
VOLT AIR

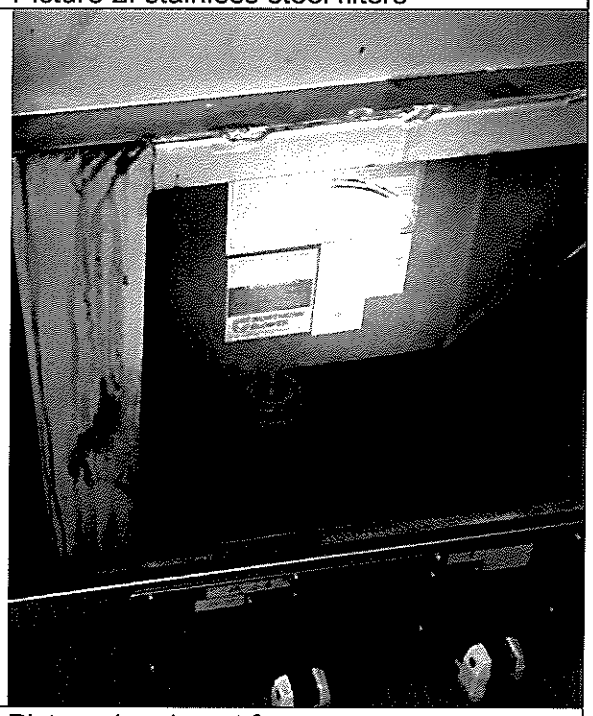


Picture 1: kitchen hood



Picture 2: stainless steel filters

Picture 3: filter bank



Picture 4: exhaust fan

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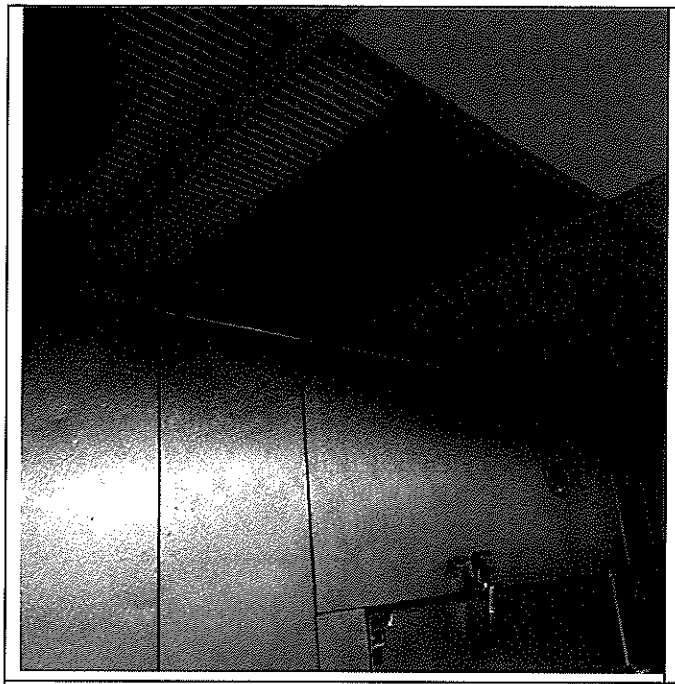
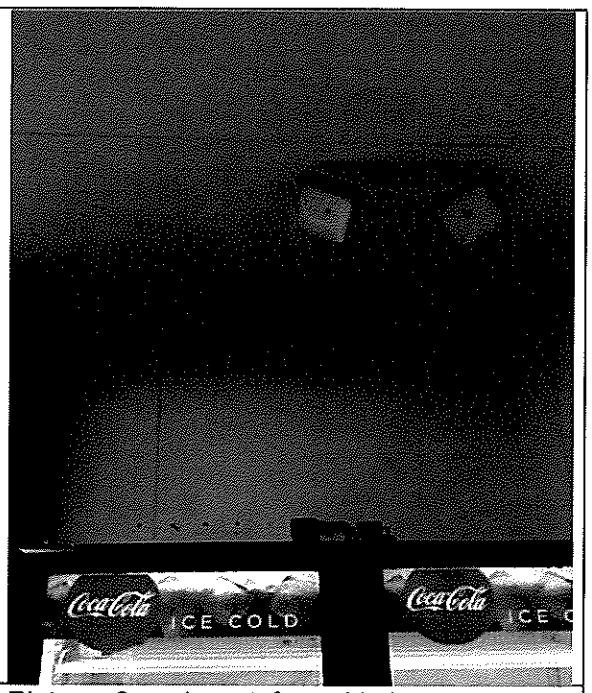


Picture 5: freezer cooler ceiling grilles



Picture 6: exhaust from kitchen to return plenum

OPERATIONAL OBSERVATIONS:

There is some airflow through the kitchen hood as observed when holding a rag to the exhaust intake with the stainless steel filter out of the hood and when the kitchen equipment was being cleaned (Pictures 1 & 7).

The kitchen exhaust fan belt tension moved approximately 2 inches while the unit was off, thus appeared to be loose (Picture 8).

The exhaust from the kitchen to the return plenum was reported to be installed to help relieve the accumulation of heat in the storage room due to the rejection of heat from the freezer cooler condensing unit. This appears to be the main culprit to kitchen odors getting into the adjacent occupied spaces. Additionally, returning air from a kitchen space into a non-kitchen space is not allowed by building codes.

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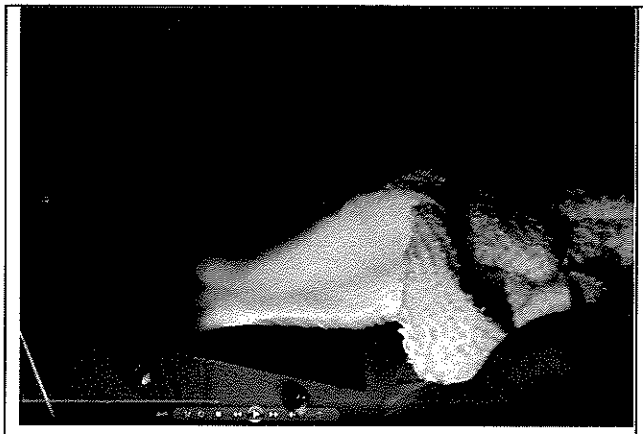
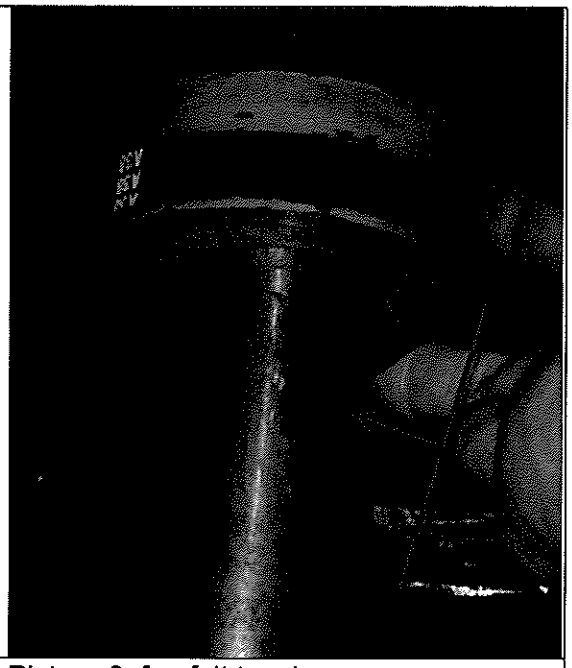


Picture 7: air flow at hood



Picture 8: fan felt tension

RECOMMENDATIONS:

We recommend to have the belt tension to the kitchen hood fans checked for proper tension by a certified technician.

We recommend the hood air flow be tested by an AABC certified testing company to verify design airflow, and also document belt tension that corresponds to proper air flow.

We recommend the heat rejection path be changed for the freezer coolers with the following options:

a. Install the condensing units outdoors.
b. Change the condensing units to water cooled type. Route chilled water from the building chilled water system for the heat rejection.

We also recommend installing a dedicated fan coil unit to provide dedicated supply and return to and from the kitchen space only to eliminate mixing with house air.

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10. Chiller Plant evaluation

Currently there is a Siemens control panel system in place thorough the building's HVAC system and near future lighting systems. This system is desired to stay in place with some modifications for better temperature and humidity control and reduced energy use.

Currently there is a CPOP (Chiller Plant Optimization Program) in place. However sometimes the plant operator overrides the CPOP and turns on a chiller manually/preemptively when they want to make sure an event space gets pre-cooled. There is also reports that the CPOP never worked well, didn't self correct and had erratic control swings, like turning more chiller plant equipment on then it needed to.

There is a newer CPOP program available by Siemens called Chiller Plant Optimization. This new system as with the existing system should be allowed to run automatically along with updated sequencing. The operator should only change, scheduling, room temperature and humidity set points, and not manually turn equipment on an off, rather letting the controls program do this.

Implementing this Chiller Plant Optimization would allow for further energy reduction and necessitate the installation of some equipment such as the following:

a. New Demand Flow control panel.
b. Water flow meters, one at each of the six chillers (both the evaporator and condenser sided) and a few more throughout the plant. Also Differential pressure sensors across evaporator and condenser bundles for backup means of flow measurement.
c. Added water temperature sensors for new Chiller Plant Optimization requirements.
d. Fast acting control valve(s) in the decoupler.
e. Some piping in the plant needs upsizing to provide for more simultaneous chiller operation. For example they cannot operated (2) 1450 Ton chiller and (1) 600 ton chiller at the same time.
f. VFDs for primary pumps and condenser water pumps and motor change outs to be VFD compatible are needed.
g. We should also consider changing some of the older Trane chillers (1450 Ton, 600 Ton and second 600 Ton) to new chillers that can handle variable primary flow, such as the three newer Dakin/McQuay magnetic bearing chillers.

The remainder of control panels on site are in good shape and up to date, and can remain to operate with the Demand Flow programing.

The Siemens system is not BACnet rather an Insight Apogee fiber to Ethernet system.

We are also looking at better space temperature and humidity controls, which involves some AHU changes and possible ERV and/or Heat Pipe installations as noted above.

Install blower coil units at the Central Chiller Plant and adjacent Electrical room to provide tempered air for equipment longevity and operator comfort.

Electrical

Items in RED have been captured in person but do not appear in any provided existing documentation.

Panel Name	Type Desc	Voltage	Phase/Wire	Ampacity	Replacement Priority		Notes
SWBEDHV	Switchboard	480/277 V	3Ø4W	1600	I	*	
SWBT1	Switchboard	480/277 V	3Ø4W	3000	I	*	
SWBT1A	Switchboard	480/277 V	3Ø4W	3000	I	*	
SWBT2A	Switchboard	480/277 V	3Ø4W	2000	I	*	
SWBT2B	Switchboard	480/277 V	3Ø4W	2500	I	*	
SWBT2BA	Switchboard	480/277 V	3Ø4W	2000	I	*	
SWBT3A	Switchboard	208/120 V	3Ø4W	2500	I	*	
SWBT3B	Switchboard	208/120 V	3Ø4W	3000	I	*	
SWBT4A	Switchboard	208/120 V	3Ø4W	3000	I	*	
SWBT4B	Switchboard	208/120 V	3Ø4W	3000	I	*	
SWBT5	Switchboard	480/277 V	3Ø4W	2500	I	*	
SWBT5A	Switchboard	208/120 V	3Ø4W	3000	I	*	
SWBT6A	Switchboard	208/120 V	3Ø4W	3000	I	*	
SWBT6B	Switchboard	208/120 V	3Ø4W	3000	I	*	
SWBT7	Switchboard	480/277 V	3Ø4W	1600	I	*	
SWBT8	Switchboard	4160 V	3Ø4W	1200	N	*	
K11MCC-3	MCC	480/277V	3Ø4W	1200A feeder (FR/TR), 3P	I	*	Feeder from SWBT1A
K16MCC-1A	MCC	480/277V	3Ø4W	1200A feeder (FR/TR), 3P	I	*	Feeder from SWBT7
K16MCC-1B	MCC	480/277V	3Ø4W	1200A feeder (FR/TR), 3P	I	*	Feeder from SWBT2B
K16MCC-4	MCC	480/277V	3Ø4W	800A feeder (FR/TR), 3P	I	*	Feeder from SWBT2BA
R27MCC-2	MCC	480/277V	3Ø4W	1600A feeder (FR/TR), 3P	I	*	Feeder from SWBT7
R27MCCEM	MCC	480/277V	3Ø4W	100A tap shown	I	*	Emergency MCC (Ballroom Level)
T (Pump Room)	Transformer		3Ø4W	15 kVA	S	*	In pump room (TX-A4 duplicate marking elsewhere)
TX-#3	Transformer		3Ø4W	150Kva	S	*	General Electric Gen room
TX-A1	Transformer		3Ø4W	112.5 kVA	S	*	Feeds H1EMH / emergency 208/120V
TX-A2	Transformer		3Ø4W	45 kVA	S	*	Feeds G17EMFC / emergency 208/120V
TX-A3	Transformer		3Ø4W	112.5 kVA	S	*	Feeds K15EMDL 208/120V
TX-A4	Transformer		3Ø4W	15 kVA	S	*	Feeds R8EMB 208/120V
TX-B	Transformer		3Ø4W	45 kVA	S	*	Feeds R25B 208/120V
TX-DLK	Transformer		3Ø4W	225 kVA	S	*	Feeds DLK 208/120V
ATS #10	Transfer Switch	480V	3Ø4W	400A	S	*	
ATS #12	Transfer Switch	480V	3Ø4W	700A	S	*	
ATS #16	Transfer Switch	480V	3Ø4W	800A	S	*	
All	Disconnects	Various	3Ø4W		S	*	200+ disconnects
B11B	Panel	208/120V	3Ø4W	800A	L	*	
B11F	Panel	208/120V	3Ø4W	800A	L	*	

Items in RED have been captured in person but do not appear in any provided existing documentation.

Panel Name	Type Desc	Voltage	Phase/Wire	Ampacity	Replacement Priority		Notes
B17A	Panel	208/120V	3Ø4W	800A	L	*	
B17C	Panel	480/277V	3Ø4W	600A	L	*	
B17C	Panel	480/277V	3Ø4W	800A	L	*	Ballroom Level Electrical Rooms
B17D	Panel	208/120V	3Ø4W	800A	L	*	
C11B	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level Electrical Rooms
C11EMG	Panel	208/120V	3Ø4W	600A	L	*	
C17A	Panel	208/120V	3Ø4W	600A	L	*	
C17C	Panel	480/277V	3Ø4W	600A	L	*	
C17C	Panel	480/277V	3Ø4W	600 A	L	*	Convention Level Electrical Rooms
C17EMF	Panel	208/120V	3Ø4W	600A	L	*	
C2A	Panel	208/120V	3Ø4W	400A	L	*	
D11B	Panel	208/120V	3Ø4W	600A	L	*	
D11C	Panel	208/120 V	3Ø4W	400 A	L	*	Convention Level Electrical Rooms
D12C	Panel	480/277V	3Ø4W	400A	L	*	
D17A	Panel	208/120V	3Ø4W	600A	L	*	
D17C	Panel	480/277V	3Ø4W	600A	L	*	
D17C	Panel	480/277V	3Ø4W	600 A	L	*	Convention Level Electrical Rooms
D1E	Panel	208/120V	3Ø4W	—	L	*	
DPA-C2	Panel	480/277V	3Ø4W	80A	L	*	
DPE	Panel	208/120V	3Ø4W	225A	L	*	
E11A	Panel	208/120 V	3Ø4W	800 A	L	*	Convention Level Electrical Rooms
E11B	Panel	208/120V	3Ø4W	700A	L	*	
E11C	Panel	208/120 V	3Ø4W	800 A	L	*	Convention Level Electrical Rooms
E11D	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level Electrical Rooms
E17A	Panel	208/120V	3Ø4W	600A	L	*	
E17C	Panel	480/277V	3Ø4W	600A	L	*	
E17C	Panel	480/277V	3Ø4W	600 A	L	*	Convention Level Electrical Rooms
E8A	Panel	208/120V	3Ø4W	—	L	*	
F11B	Panel	208/120V	3Ø4W	600A	L	*	
F12A	Panel	208/120V	3Ø4W	800A	L	*	
F13C	Panel	480/277V	3Ø4W	600A	L	*	
F14A	Panel	208/120 V	3Ø4W	800 A	L	*	Convention Level Electrical Rooms
F14B	Panel	480/277V	3Ø4W	225 A	L	*	Convention Level Electrical Rooms
F15A	Panel	208/120 V	3Ø4W	225 A	L	*	Convention Level Electrical Rooms
F16A	Panel	208/120V	3Ø4W	600A	L	*	
F18A	Panel	208/120V	3Ø4W	100A	L	*	

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Panel Name	Type Desc	Voltage	Phase/Wire	Ampacity	Replacement Priority		Notes
F18EMA	Panel	208/120 V	3Ø4W	100 A	L	*	Convention Level Electrical Rooms
F8A	Panel	480/277V	3Ø4W	200A	L	*	
F8B	Panel	208/120V	3Ø4W	100A	L	*	
G11A	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
G11B	Panel	208/120V	3Ø4W	800A	L	*	
G14A	Panel	208/120V	3Ø4W	600A	L	*	
G14C	Panel	480/277V	3Ø4W	600A	L	*	
G14C	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
G17EMFC	Panel	208/120 V	3Ø4W	225 A	L	*	Convention Level
G2A	Panel	208/120V	3Ø4W	800A	L	*	
H1B	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
H1C	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
H1D	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
H1E	Panel	208/120 V	3Ø4W	400 A	L	*	Convention Level
H1F	Panel	208/120 V	3Ø4W	400 A	L	*	Convention Level
H14A	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
H14C	Panel	480/277V	3Ø4W	600A	L	*	
H14EME	Panel	208/120V	3Ø4W	600A	L	*	
H1EMH	Panel	208/120 V	3Ø4W	225 A	L	*	Emergency Distribution Rooms
H2F	Panel	480/277V	3Ø4W	250A	L	*	SIEMENS LTG PANEL
J11A	Panel	208/120V	3Ø4W	600A	L	*	
J11B	Panel	208/120V	3Ø4W	600A	L	*	
J11C	Panel	208/120V	3Ø4W	600A	L	*	
J11D	Panel	208/120V	3Ø4W	600A	L	*	
J11E	Panel	208/120V	3Ø4W	400A	L	*	
J11F	Panel	208/120V	3Ø4W	100A	L	*	
J11G	Panel	208/120V	3Ø4W	225A	L	*	
J11HD	Panel	208/120V	3Ø4W	—	L	*	
J14A	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
J14C	Panel	480/277V	3Ø4W	600A	L	*	
J14C	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
J1A	Panel	208/120 V	3Ø4W	600 A	L	*	Ballroom Level
J1A	Panel	208/120 V	3Ø4W	800 A	L	*	Ballroom Level
J1CC	Panel	208/120 V	3Ø4W	600 A	L	*	Ballroom Level
J2A	Panel	480/277V	3Ø4W	700 A	L	*	Ballroom Level
J2B	Panel	480/277V	3Ø4W	800 A	L	*	Ballroom Level

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Panel Name	Type Desc	Voltage	Phase/Wire	Ampacity	Replacement Priority		Notes
J2C	Panel	208/120 V	3Ø4W	800 A	L	*	Ballroom Level
J2D	Panel	480/277V	3Ø4W	800 A	L	*	Ballroom Level
J2E	Panel	480/277V	3Ø4W	800 A	L	*	Ballroom Level
J2EML	Panel	480/277V	3Ø4W	600A	L	*	Emergency
K11B	Panel	208/120V	3Ø4W	800A	L	*	
K14A	Panel	208/120 V	3Ø4W	400 A	L	*	Catwalk / Fin FL Electrical Room
K14C	Panel	480/277V	3Ø4W	600A	L	*	
K14C	Panel	480/277V	3Ø4W	600 A	L	*	Catwalk / Fin FL Electrical Room
K15CCPA	Panel	208/120 V	3Ø4W		L	*	Catwalk / Fin FL Electrical Room
K15CCPG	Panel	208/120 V	3Ø4W	225 A	L	*	Catwalk / Fin FL Electrical Room
K15EMDL	Panel	208/120 V	3Ø4W	225 A	L	*	Catwalk / Fin FL Electrical Room
K15LPA	Panel	480/277V	3Ø4W	225 A	L	*	Catwalk / Fin FL Electrical Room
K15LPB	Panel	480/277V	3Ø4W	225 A	L	*	Catwalk / Fin FL Electrical Room
L11B	Panel	208/120V	3Ø4W	700A	L	*	
L12C	Panel	480/277V	3Ø4W		L	*	Catwalk / Fin FL Electrical Room
L12D	Panel	208/120V	3Ø4W	200A	L	*	
L12EMD	Panel	208/120 V	3Ø4W	225 A	L	*	Catwalk / Fin FL Electrical Room
L13A	Panel	208/120V	3Ø4W	700A	L	*	
L13C	Panel	480/277V	3Ø4W	600A	L	*	
L13EMD	Panel	208/120V	3Ø4W	600A	L	*	
L13EMK	Panel	480/277V	3Ø4W	400A	L	*	Emergency
L13EMK-1	Panel	480/277V	3Ø4W	400 A	L	*	Catwalk / Fin FL Electrical Room
L21C	Panel	480/277V	3Ø4W	—	L	*	
LP1	Panel	480/277V	3Ø4W	125A	I	*	Lighting panel
M11B	Panel	208/120V	3Ø4W	800A	L	*	
M12A	Panel	208/120V	3Ø4W	800A	L	*	
M12B	Panel	480/277V	3Ø4W	600 A	L	*	Catwalk / Fin FL Electrical Room
M12C	Panel	480/277V	3Ø4W	600A	L	*	
M12C	Panel	208/120 V	3Ø4W	600 A	L	*	Catwalk / Fin FL Electrical Room
N11A	Panel	208/120V	3Ø4W	600A	L	*	
N11B	Panel	208/120 V	3Ø4W	600 A	L	*	Catwalk Electrical Rooms
N12A	Panel	208/120V	3Ø4W	600A	L	*	
N12B	Panel	208/120 V	3Ø4W		L	*	Catwalk Electrical Rooms
N12C	Panel	208/120 V	3Ø4W		L	*	Catwalk Electrical Rooms
OPS-1	Panel	208/120V	3Ø4W	400A	L	*	
OPS-2	Panel	480/277V	3Ø4W	225A	L	*	

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Panel Name	Type Desc	Voltage	Phase/Wire	Ampacity	Replacement Priority		Notes
OPS-3	Panel	208/120V	3Ø4W	400A	L	*	
P11B	Panel	208/120V	3Ø4W	600A	L	*	
P13A	Panel	208/120V	3Ø4W	600A	L	*	
P13C	Panel	208/120V	3Ø4W	600A	L	*	
P13C	Panel	480/277V	3Ø4W	600 A	L	*	Catwalk Electrical Rooms
P2A	Panel	208/120V	3Ø4W	—	L	*	
P2B	Panel	480/277V	3Ø4W	225 A	L	*	Catwalk Electrical Rooms
P2C	Panel	480/277V	3Ø4W	225 A	L	*	Catwalk Electrical Rooms
PDS1	Panel	480/277V	3Ø4W	—	L	*	Exhibition Hall Disconnect / PDS1
Q11B	Panel	208/120V	3Ø4W	800A	L	*	
Q14A	Panel	208/120V	3Ø4W	600A	L	*	
Q14C	Panel	480/277V	3Ø4W	600A	L	*	
Q14EMC	Panel	208/120V	3Ø4W	800A	L	*	
Q4TELA/B	Panel	208/120 V	3Ø4W	100 A	L	*	Catwalk / Fin FL Electrical Room
R14A	Panel	208/120V	3Ø4W	600A	L	*	
R14B	Panel	208/120V	3Ø4W	600A	L	*	
R14C	Panel	480/277V	3Ø4W	600 A	L	*	CEP / Warehouse / Chiller Plant
R25A	Panel	480/277V	3Ø4W	400A	L	*	
R25A-13	Panel	480/277V	3Ø4W	250A	I	*	SIEMENS LTG PANEL
R25C	Panel	480/277V	3Ø4W	400A	L	*	
R25EMA	Panel	480/277V	3Ø4W	400A	L	*	Emergency
R25EMA-3	Panel	480/277V	3Ø4W	250A	I	*	SIEMENS LTG PANEL
R25EMA-3	Panel	480/277V	3Ø4W	250A	L	*	
R25EMB	Panel	208/120V	3Ø4W	—	L	*	Emergency (secondary from TX-B/T)
R25EMBB	Panel	208/120V	3Ø4W	—	L	*	Emergency (secondary)
R27EM	Panel	480/277 V	3Ø4W	100 A	L	*	CEP / Warehouse / Chiller Plant
R8A	Panel	208/120V	3Ø4W	80A	L	*	
R8D	Panel	208/120 V	3Ø4W	80 A	L	*	Ballroom / Pump Room
R8DEFP	Panel	208/120V	3Ø4W	—	L	*	
R8EMA	Panel	208/120V	3Ø4W	225A	L	*	
R8EMB	Panel	208/120V	3Ø4W	100A	L	*	
S14A	Panel	208/120V	3Ø4W	600A	L	*	
S14B	Panel	208/120V	3Ø4W	600A	L	*	
S14C	Panel	208/120V	3Ø4W	—	L	*	
T14A	Panel	208/120V	3Ø4W	600A	L	*	
T14B	Panel	208/120V	3Ø4W	600A	L	*	

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Panel Name	Type Desc	Voltage	Phase/Wire	Ampacity	Replacement Priority		Notes
T14EMB	Panel	208/120V	3Ø4W	800A	L	*	
T7C	Panel	208/120 V	3Ø4W	800 A	L	*	Ballroom / Convention
U14A	Panel	208/120V	3Ø4W	600A	L	*	
U14B	Panel	208/120V	3Ø4W	600A	L	*	
U14C	Panel	208/120V	3Ø4W	600A	L	*	
V14A	Panel	208/120V	3Ø4W	600A	L	*	
V14B	Panel	208/120V	3Ø4W	600A	L	*	
V14C	Panel	208/120V	3Ø4W	600A	L	*	
W10A	Panel	208/120V	3Ø4W	400A	L	*	
W14A	Panel	208/120V	3Ø4W	600A	L	*	
W14C	Panel	208/120V	3Ø4W	600A	L	*	
W14EMA	Panel	208/120V	3Ø4W	600A	L	*	
W14EMA Sect.1	Panel	208/120V	3Ø4W	600A	L	*	
Warehouse Panel	Panel	208/120V	3Ø4W	200A	L	*	
X14A	Panel	208/120V	3Ø4W	600A	L	*	
X14A Sect 2	Panel	208/120 V	3Ø4W	600 A	L	*	Convention Level
X14B	Panel	208/120V	3Ø4W	600A	L	*	
X14B Sect.1	Panel	208/120V	3Ø4W	600A	L	*	
X14B Sect.2	Panel	208/120V	3Ø4W	600A	L	*	
X14C	Panel	208/120V	3Ø4W	600A	L	*	
X14C	Panel	480/277 V	3Ø4W	600 A	L	*	Convention Level
Generator	Generator	480/277V	3Ø4W	1281 kVA	L	*	Model: KTA50-GS1
				TOTAL			
				(I) IMMEDIATE			
				(S) SHORT TERM			
				(L) LONG TERM			

Plumbing

P.00 Overview

SHEET	DESCRIPTION	IMMEDIATE	SHORT-TERM	LONG-TERM	TOTAL
P.01	Pneumatic	$ 69,000.00	$ 60,000.00	$ 70,000.00	$ 199,000.00
P.02	P-DW	$ -	$ 165,000.00	$ -	$ 165,000.00
P.03	P-PIPE	$ 1,462,500.00	$ -	$ -	$ 1,462,500.00
P.04	UTILITY	$ 822,500.00	$ -	$ -	$ 822,500.00
	TOTAL	$ 2,354,000.00	$ 225,000.00	$ 70,000.00	$ 2,649,000.00

Pnuematic

	Manufacturer	Model #	COST	P	NEED
Plant	Arrow	A-250-4	$ 60,000.00	S	*
ML Catwalk	Copeland	LAHA-031A-TAD-800	$ 15,000.00	I	*
ML Catwalk	Copeland	MRA2-0501-TFD	$ 18,000.00	I	*
ML Catwalk	Copeland	EWV1-0200-TAD	$ 12,000.00	I	*
ML Catwalk	Copeland	LAH1-0310-TAD	$ 12,000.00	I	*
ML Catwalk	Copeland	LAH1-0310-TAD	$ 12,000.00	I	*
Plant	Palatek	25DT	$ 35,000.00	L	*
Plant	Palatek	25DO	$ 35,000.00	L	*
		TOTAL	$ 199,000.00		
		(I) IMMEDIATE	$ 69,000.00		
		(S) SHORT TERM	$ 60,000.00		
		(L) LONG TERM	70000		

P.02 Pump Domestic Water

Tag #	Manufacturer	Model #	COST	P	NEED
PDW Franklin	Peerless	C-1025A	$ 60,000.00	S	*
PDW Franklin	Peerless	C-1025A	$ 60,000.00	S	*
PDW Platt	Vickers	JMM3311T	$ 20,000.00	S	*
PDW Platt	Vickers	VC89-2788	$ 25,000.00	S	*
		TOTAL	$ 165,000.00	S	
		(I) IMMEDIATE	$ -		
		(S) SHORT TERM	$ 165,000.00		
		(L) LONG TERM	$ -		

P.03 Plumbing Piping

TYPE AND SIZE	LINEAR FEET		COST	P	NEED
SAN-06	1600	$	240,000.00	I	*
SAN-04	3000	$	300,000.00	I	*
SAN-03	2000	$	170,000.00	I	*
DW-06	500	$	162,500.00	I	*
DW-04	2000	$	460,000.00	I	*
DW-03	500	$	85,000.00	I	*
DW-02	500	$	45,000.00	I	*
	TOTAL	$	1,462,500.00		
	(I) IMMEDIATE	$	1,462,500.00		
	($) SHORT TERM	$	-		
	(L) LONG TERM	$	-		

P.04 Utility Boxes

Tag #		Manufacturer	Model #	QTY		COST	P	NEED
PU-01	CO	LEGRAND	Low Voltage (120/208 V, ≤ 20 A)	105	$	262,500.00	I	*
PU-02	CO	LEGRAND	Full Multi-Utility (460 V + 100 A + Water/Air/Data)	70	$	560,000.00	I	*
				TOTAL	$	822,500.00		
				(I) IMMEDIATE	$	822,500.00		
				(S) SHORT TERM	$	-		
				(L) LONG TERM	$	-		

Structural

Appendix A: Representative Photos of Superstructure & Other Observations

Photo 1: Roof Structure: No signs of structural distress.

Photo 2: Roof Structure: No signs of structural distress.

Photo 3: Roof Structure: No signs of structural distress observed.

Photo 4: Roof Structure: No signs of structural distress from roof surface.

Photo 5: Roof Structure: No signs of structural distress from roof surface.

Photo 6: Other items: Missing lintel near employee break room.

Appendix B: Representative Photos of Cooling Towers Observations

Photo 1: Cooling Towers: Towers typically not fully bearing on the steel dunnage.

Photo 2: Cooling Towers: Towers typically not fully bearing on the steel dunnage.

Photo 3: Cooling Towers: Towers typically not fully bearing on the steel dunnage.

Photo 4: Cooling Towers – Typical corroded and/or deteriorated steel angle weld.

Photo 5: Cooling Towers: Corrosion and/or section loss in steel dunnage.

Photo 6: Cooling Towers: Corrosion and/or section loss in steel dunnage.

Photo 7: Cooling Towers: Corrosion and/or section loss in steel dunnage.

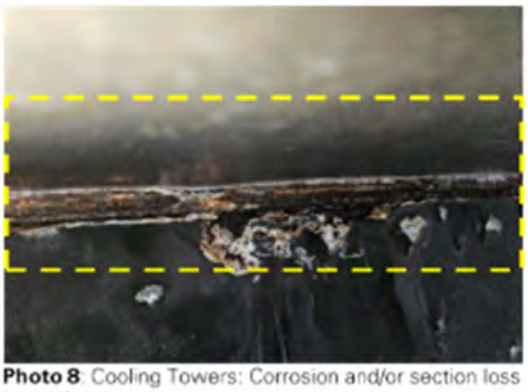

Photo 8: Cooling Towers: Corrosion and/or section loss in steel dunnage.

Photo 9: Cooling Towers: Corrosion and/or deterioration of pipe support and auxiliary system baseplates.

Photo 10: Cooling Towers: Corrosion and/or deterioration of pipe support and auxiliary system baseplates.

Photo 11: Cooling Towers: Corrosion and/or deterioration of pipe support and auxiliary system baseplates.

Photo 12: Cooling Towers: Typical spalled concrete and/or exposed reinforcement steel in pedestal members.

Photo 13: Cooling Towers: Typical spalled concrete and/or exposed reinforcement steel in pedestal members.

Photo 14: Cooling Towers: Typical spalled concrete and/or exposed reinforcement steel in pedestal members.

Photo 15: Cooling Towers: Typical spalled concrete and/or exposed reinforcement steel in pedestal members.

Photo 16: Cooling Towers: Typical spalled concrete and/or exposed reinforcement steel in pedestal members.

Photo 17: Cooling Towers: Loose and/or deteriorated railing connections.

Photo 18: Cooling Towers: Loose and/or deteriorated railing connections.

Photo 19: Cooling Towers: Loose and/or deteriorated railing connections.

Photo 20: Cooling Towers: Loose and/or deteriorated railing connections.

Photo 21: Cooling Towers: Loose and/or deteriorated railing connections with section loss.

Photo 22: Cooling Towers: Loose and/or deteriorated railing connections with section loss.

Photo 25: 3rd Level Freight Area: Cracked, separated and/or spalled concrete of stair adjacent to curved overhang.

Photo 26: 3rd Level Freight Area: Typical cracked, separated and/or spalled concrete at railing post pockets.

Photo 27: 3rd Level Freight Area: Typical cracked, separated and/or spalled concrete at railing post pockets.

Photo 28: 3rd Level Freight Area: Cracked, separated and/or spalled concrete of stair adjacent to curved overhang.

Appendix C: Representative Photos of Freight Area Observations

Photo 1: 1st Level Freight Area: Cracking and/or separation of stair-to-slab connection. There is exposed reinforcement steel and no visible sealant joint.

Photo 2: 1st Level Freight Area: Cracking and/or separation of slab near southwest interior wall.

Photo 3: 1st Level Freight Area: Cracking and/or separation of slab near southwest interior wall.

Photo 4: 1st Level Freight Area: Cracking and/or separation of slab near southwest interior wall.

Photo 5: 3rd Level Freight Area: Corrosion and/or spalled concrete at precast panel connection of ramp wall.

Photo 6: 3rd Level Freight Area: Corrosion and/or spalled concrete at precast panel connection of ramp wall.

Photo 7: 3rd Level Freight Area: Typical exposed reinforcement steel and/or misc. metals at ramp wall.

Photo 8: 3rd Level Freight Area: Typical exposed reinforcement steel and/or misc. metals at ramp wall.

Photo 9: 3rd Level Freight Area: Typical exposed misc. metals at south elevation of auxiliary building.

Photo 10: 3rd Level Freight Area: Loose and/or spalled concrete within curved overhang columns.

Photo 11: 3rd Level Freight Area: Loose and/or spalled concrete within curved overhang columns.

Photo 12: 3rd Level Freight Area: Signs of prior repairs and/or patching were evident at the underside of the overhead cast-in-place pan joist system.

Photo 13: 3rd Level Freight Area: Signs of prior repairs and/or patching were evident at the underside of the overhead cast-in-place pan joist system.

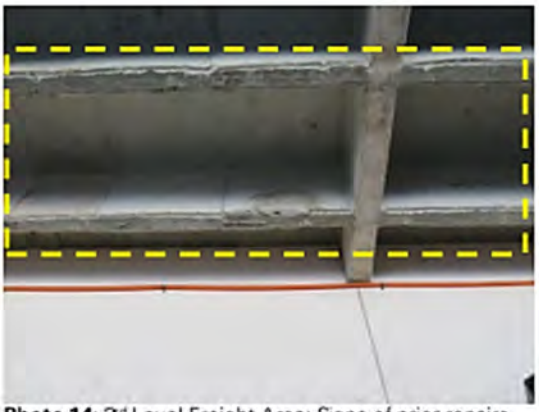

Photo 14: 3rd Level Freight Area: Signs of prior repairs and/or patching were evident at the underside of the overhead cast-in-place pan joist system.

Photo 15: 3rd Level Freight Area: Cracking, separation and/or signs of prior repair to the stucco of the curved overhang.

Photo 16: 3rd Level Freight Area: Cracking and/or separation of open area slab.

Photo 17: 3rd Level Freight Area: Cracking and/or separation of open area slab with exposed welded wire fabric and/or reinforcement steel.

Photo 18: 3rd Level Freight Area: Cracking and/or separation of open area slab with exposed welded wire fabric and/or reinforcement steel.

Photo 19: 3rd Level Freight Area: Cracking and/or separation of open area slab with exposed welded wire fabric and/or reinforcement steel.

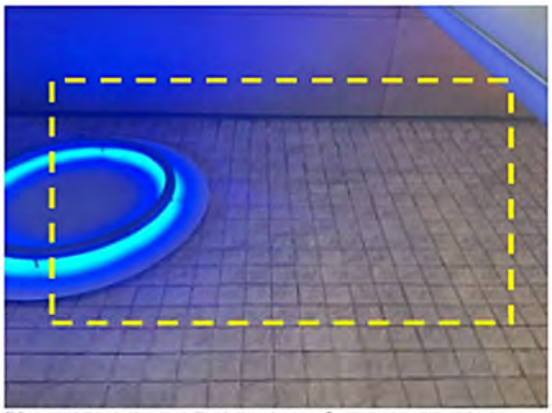

Photo 20: 1st Level Freight Area: Stair-step cracking and/or separation of masonry wall.

Photo 21: 1st Level Freight Area: Stair-step cracking and/or separation of masonry wall.

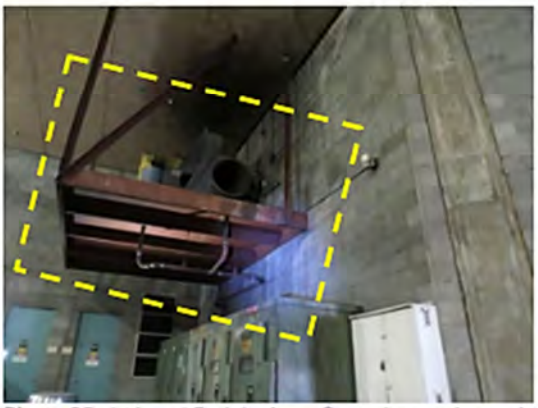

Photo 22: 1st Level Freight Area: Corrosion at elevated HVAC rack.

Photo 23: 1st Level Freight Area: Corrosion at elevated HVAC rack.

Photo 24: 3rd Level Freight Area: Typical cracked, separated and/or spalled concrete at railing post pockets

Photo 25: 3rd Level Freight Area: Cracked, separated and/or spalled concrete of stair adjacent to curved overhang.

Photo 26: 3rd Level Freight Area: Typical cracked, separated and/or spalled concrete at railing post pockets.

Photo 27: 3rd Level Freight Area: Typical cracked, separated and/or spalled concrete at railing post pockets.

Photo 28: 3rd Level Freight Area: Cracked, separated and/or spalled concrete of stair adjacent to curved overhang.

Limitations

1. This report shall not be construed to warrant or guarantee the building and/or any of its components under any circumstances.

2. CONSULTANTS shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded. CONSULTANTS' visual observations include no specific knowledge of concealed construction or subsurface conditions at the subject property. Comments pertaining to concealed construction or subsurface conditions are professional opinion of CONSULTANTS based on relevant experience, judgment, and current standards of practice, however the actual concealed conditions at the subject property may vary from CONSULTANTS' observations.

3. This report is based upon information obtained from visual observations of representative items made at the time of CONSULTANTS' site visit(s) and from CONSULTANTS' review of the information available at the time. CONSULTANTS' findings and conclusions are subject to change based upon the receipt of additional or updated information.

4. CONSULTANTS' professional services have been performed in accordance with the standards of skill and care generally exercised by other professional consultants acting under similar circumstances and conditions at the time the services were performed. CONSULTANTS' findings, conclusions and opinions are based on CONSULTANTS' visual observations, review of the available documents, professional experience, interviews with those knowledgeable with the conditions pertinent to the subject investigation, and sound investigation practices. No warranty or future performance of the subject property is expressed or implied findings and conclusions in this report.

5. This report has been prepared by CONSULTANTS at the request of the Client strictly under the terms and conditions of our agreement and is exclusively for the Client's use in CONSULTANTS' evaluation of the subject property. This report is not intended for use by any third parties, and no third party has any right to rely on any of the analysis or conclusion set forth herein. CONSULTANTS has no responsibility or liability to any third party for any loss or damage whatsoever arising out of the use of or reliance on this report by any third party.

6. Without limiting any of the above, CONSULTANTS' liability, whether under the law of contract, tort, statute, equity or otherwise, is limited as set out in the terms of CONSULTANTS' engagement with the Client.

7. To the extent this report includes observations regarding construction means and methods, unsafe conditions, or safety precautions, they are intended solely

to advise the Client of potential deviations by the Contractor from their obligations under the Contract Documents and must not be construed as an assumption by CONSULTANTS of any duty towards the Contractor or any third party, or as an assumption by CONSULTANTS of any of the Contractor's obligations.