

## **DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

August 3, 2017

### **COLLEGE OF CHARLESTON**

<b>PROJECT NAME:</b>	Sottile Theatre Stage Renovation
<b>REQUESTED ACTION:</b>	Establish Project
<b>REQUESTED ACTION AMOUNT:</b>	\$94,194
<i>Internal Projected Cost:</i>	<i>\$4,709,700</i>
<b>INITIAL CHE APPROVAL DATE:</b>	N/A

### **DESCRIPTION:**

The College requests approval to establish a renovation project for the Sottile Theatre, which serves as an educational and public use forum of the arts. The project was submitted as institutional priority 2 of 7 on this year's CPIP submission for Year One. The scope of the project will include updating and renovating current space to improve the efficiency and safety of performance space; no new space will be added. Renovations will be concentrated in 5,403 SF of the approximately 42,000 GSF building, and will include structural improvements to the entire building. Phase I is 2.0%, rather than the standard 1.5%, to accommodate the increased cost of engaging theatrical consultants in addition to A&E professionals and produce a reliable cost estimate.

Items identified in the scope include:

- Reconfigure stage and backstage areas
- Replace rigging system to industry standard
- Install deluge fire sprinkler system, fire door, and ramp
- Install new front-of-house stage lighting
- Replace stage floors and repair ceiling
- Upgrade HVAC system
- Increase structure stability with micro-piles and columns

### **SOURCE OF FUNDS: INSTITUTIONAL CAPITAL PROJECT FUNDS**

This fund is an accumulation of Capital Improvement Fees, which are earmarked for debt service and renewal of the College's physical infrastructure. For the 2016-17 academic year, this fee was \$804/semester, and is disclosed on the Tuition and Required Fees report in the categories of Debt Service for Revenue Bonds and subtotal for Capital Expenditures.

The uncommitted fund balance as of June 15, 2017 is \$13,323,423, which is net of the College's commitment of \$3.2M to this project and other projects expected within the next fiscal year totaling \$12,815,978. In addition, the College will be using a grant from the Spaulding-Paolozzi Foundation in the amount of \$1.5M for construction (Phase II).

### **E&G MAINTENANCE NEEDS:**

The Theatre's rating at the time of the 2014 BCS was 72, warranting remodeling. The last major renovation was completed in the early 1990s.

### **ANNUAL OPERATING COSTS/SAVINGS:**

Additional operating costs/savings have not been determined at this time. The building's operation and maintenance will continue to be funded by College Fees.

**FOR DEPARTMENT USE ONLY**

CHE \_\_\_\_\_  
 JBRC \_\_\_\_\_  
 SFAA \_\_\_\_\_  
 JBRC Staff \_\_\_\_\_  
 ADMIN Staff \_\_\_\_\_  
 A-1 Form Mailed \_\_\_\_\_  
 SPIRS Date \_\_\_\_\_  
 Summary \_\_\_\_\_

**(For Department Use Only)**

**SUMMARY NUMBER**

**FORM NUMBER**

**PERMANENT IMPROVEMENT PROJECT REQUEST**

1. AGENCY Code H15 Name College of Charleston  
 Contact Person Aaryne Elias Phone 843-953-7512

2. PROJECT Project # \_\_\_\_\_ Name Sottile Theatre Stage Renovation  
 Facility # 037 Facility Name Sottile Theatre

County Code	10 - Charleston
New/Revised Budget	\$94,194.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	2 - Program/Academic

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR  
 CPIP priority number \_\_\_\_\_ of \_\_\_\_\_ for FY \_\_\_\_\_.

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project	<input checked="" type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

5. PROJECT DESCRIPTION AND JUSTIFICATION

(Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

The Sottile Theatre, built in 1927, was refurbished and reopened as a College of Charleston facility in 1990. Since reopening, the theatre has served as a teaching laboratory and event venue for the College and the larger Charleston community. It serves as the venue for a variety of College, community-oriented, and privately sponsored events, programs, and performances.

This project will provide for the renovation of the Sottile Theatre stage and backstage areas in an effort to increase safety as well as improve the efficiency and the quality of the performance space. Portions of the stage and backstage areas will be reconfigured to expand the usable stage and wing areas and increase accessibility to the backstage and wing areas for sets and performers. To achieve this, a wall will be removed, an exterior door added, and the rigging system, electrical lighting panel, and basement stairway will be relocated. The current rigging system is antiquated, unsafe, and requires a certified technician to operate. It will be replaced with a safer modern system that is considered an industry standard, the use of which will allow theatre students to learn a marketable skill for the job market. Micro-piles and columns will be added in the basement to increase the stability of the structure. A deluge fire sprinkler system, fire door, and ramp will be installed. The stage floors will be replaced, the ceiling will be repaired, and the HVAC system will be upgraded. New front-of-house stage lighting positions will be installed. In total the project will improve the theatre experience for students and patrons while making it a safer space for learning, working, performing, and gathering. The Spaulding-Paolozzi Foundation has pledged a \$1.5M grant toward the project.

6. OPERATING COSTS IMPLICATIONS

Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES

Estimated Start Date: August 2017 Estimated Completion Date: August 2019  
 Estimated Expenditures: Thru Current FY: \$94,194.00 After Current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	
------------------	--

- |                     |                                       |                        |       |                   |
|---------------------|---------------------------------------|------------------------|-------|-------------------|
| 1. _____            | Land Purchase ---->                   | Land:                  | _____ | Acres             |
| 2. _____            | Building Purchase ---->               | Floor Space:           | _____ | Gross Square Feet |
| 3. <u>94,194.00</u> | Professional Services Fees            |                        |       |                   |
| 4. _____            | Equipment and/or Materials ---->      | Information Technology | _____ |                   |
| 5. _____            | Site Development                      |                        |       |                   |
| 6. _____            | New Construction ---->                | Floor Space:           | _____ | Gross Square Feet |
| 7. _____            | Renovations - Building Interior ----> | Floor Space:           | _____ | Gross Square Feet |
| 8. _____            | Renovations - Utilities               |                        |       |                   |
| 9. _____            | Roofing - _____ Roof Age              |                        |       |                   |
| 10. _____           | Renovations - Building Exterior       |                        |       |                   |
| 11. _____           | Other Permanent Improvements          |                        |       |                   |
| 12. _____           | Landscaping                           |                        |       |                   |
| 13. _____           | Builders Risk Insurance               |                        |       |                   |
| 14. _____           | Other Capital Outlay                  |                        |       |                   |
| 15. _____           | Labor Costs                           |                        |       |                   |
| 16. _____           | Bond Issue Costs                      |                        |       |                   |
| 17. _____           | Other: _____                          |                        |       |                   |
| 18. _____           | Contingency                           |                        |       |                   |

\$94,194.00 TOTAL PROJECT BUDGET

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.) present in the project and the financial impact they will have on the project.	
Type:	_____
<u>Cost Breakdown</u>	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____ 0.00

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) CIPF		94,194.00	94,194.00 0.00 0.00		8214	98800100	4910	3907
<b>TOTAL BUDGET</b>	<b>\$0.00</b>	<b>\$94,194.00</b>	<b>\$94,194.00</b>					

10. SUBMITTED BY: Stephen C. Osborne EVP for Business Affairs  
Signature of Authorized Official and Title

June 20, 2017  
Date

11. APPROVED BY: \_\_\_\_\_  
(For Department Use Only) Authorized Signature and Title

\_\_\_\_\_  
Date

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS  
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY  
Code H15 Name College of Charleston

2. PROJECT  
Project # \_\_\_\_\_ Name Sottile Theatre Stage Renovation

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

COSTS                       SAVINGS                       NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1)	\$ _____	\$ _____	\$ _____	\$ _____
2)	\$ _____	\$ _____	\$ _____	\$ _____
3)	\$ _____	\$ _____	\$ _____	\$ _____

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

N/A

6. Will the additional costs be absorbed into your existing budget?  YES                       NO  
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>N/A</u>	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
<b>TOTAL</b>	
	_____

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. \_\_\_\_\_

9. Submitted By: Stephane C. Adams, EMCC VP Bus Affairs                      6/20/17  
Signature of Authorized Official and Title                      Date



**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR PHASE I A&E PRE-DESIGN PROJECTS  
SOTTILE THEATRE STAGE RENOVATION**

1. What is the internal projected cost of the project?

The estimated total projected cost is \$4,709,700.

2. What is/are the source(s) of funds to be used for A&E pre-design?

Capital Improvement Project Funds

3. What is your agency/institution's definition of the source(s) of funds used for the A&E pre-design? (Please be specific for each source and if there is a statutory authority authorizing the use of the funds for capital projects for the source, please cite the code section. If a source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)

Capital Improvement Project Funds is defined as those revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The College has had this fee in place since it became a public institution in 1970. The AY 2016-17 per semester fee is \$804.

4. What is the current fund balance of uncommitted funds in the source of funds for A&E pre-design?

As of June 15, 2017, the uncommitted balance of the Capital Improvement Project Funds is \$13,323,423.

5. What is the source(s) of funds to be used for construction?

The sources of funds for this project are Capital Improvement Project Funds and a \$1.5M grant from the Spaulding-Paolozzi Foundation.

6. What is your agency/institution's definition of the source(s) of funds to be used for construction? (Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for capital project, please cite the code section and if a source includes a fee, what is the fee called, what is the fee amount and when was it put in place?)

Capital Improvement Project Funds is defined as those revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The College has had this fee in place since it became a public institution in 1970. The AY 2016-17 per semester fee is \$804.

Grants funds are defined as those funds received by the College for a specific purpose.

7. What is the current fund balance of uncommitted funds in each source to be used for construction?

As of June 15, 2017, the uncommitted balance of the Capital Improvement Project Funds is \$13,323,423.

The grant is \$1,500,000 and is designated specifically for this project.

8. Will the use of any funds for A&E pre-design or for construction require an increase in any student fee or tuition?

No.

9. If the use of any funds for A&E pre-design or construction will require any student fee or tuition increase, please explain and include the amount of the fees annually or by semester, what the fee is called and when it was put in place.

N/A

10. What is the total square footage of the building to be renovated or constructed?

The Sottile Theatre is 41,996 GSF.

11. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation?

The majority of the improvements will be concentrated in the stage area, which is 5,403 SF. The structural improvements will improve the stability of the entire facility.

12. What program(s) will use the space to be renovated/constructed?

The Sottile Theatre serves the College and the greater Charleston community.

13. What is the current age of the building to be renovated?

The building is 89 years old.

14. What is the current age of the building system(s) to be renovated or replaced?

The last major renovation was 27 years ago.

15. If any new space is being added to the facility, please provide demand/usage data to support the need.

No new space will be added.

16. If the A&E pre-design request is above 1.5% of the internal estimated cost of the project, what is the reason the amount exceeds 1.5%?

The College is requesting 0.5% above the standard Phase 1 budget because this project will require that the College engage theatrical consultants in addition to the standard architectural and engineering professional services in order to produce a reliable cost estimate and phase 1 deliverables.

17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or for the entire building? (Answer for as many as are applicable.)

The Sottile Theatre is utilized by the entire campus community including student programming, student organizations, and academic departments. The theatre hosted 46 College events in 2016 and was occupied by internal users 54 days.

In addition to internal College use, the theatre hosts local, regional, and national performances and is one of the primary venues for the Spoleto Arts Festival. In 2016 the theatre hosted 44 external events and was occupied by external users 120 days.

In fiscal year 2017, the theatre averaged 426 patrons per event and served approximately 36,000 patrons in total.

18. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5?

This project was not included in a previous year's CPIP but is FY 2018's CPIP year 1 project 2.

19. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

The project will require an architectural/engineering firm and a construction firm, who each employ individuals throughout the Lowcountry and state. The Sottile Theatre hosts local, regional, and national performances that attract theatre professionals, artists and audiences to the area.

20. How will your agency/institution address and fund maintenance of this facility construction/renovation?



Operation and maintenance of the building will continue to be funded by College Fees as part of the College's overall operations and maintenance of its facilities.

21. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?

As of June 15, 2017, the uncommitted balance of the Renovation Reserve is \$3,187,426.

22. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?

N/A

## CAPITAL PROJECT BUDGET SUMMARY

PROJECT NAME: SOTTILE THEATRE STAGE RENOVATION

PROJECT MANAGER: ROLAND CRAFT

DATE: 6/20/2017

RENOVATION	\$ 3,017,000
A/E SERVICES	\$ 513,300
DEMOLITION	\$ 450,000
INFORMATION TECHNOLOGY	\$ 10,000
INSPECTIONS	\$ 15,000
COMMISSIONING	\$ 10,000
HAZMAT/HAZWASTE TESTING	\$ 10,000
PROJECT CONTINGENCY	\$ 684,400
<b>TOTAL PROJECT ESTIMATE~</b>	<b>\$ 4,709,700</b>



**COLLEGE of  
CHARLESTON**

SOTTILE THEATRE

# the SOTTILE THEATRE

## RENTAL RATES & FEES Addendum I I

		{ Standard Rate }	{ Non-Profit 501(c)3 Rate }*
<b>RESERVATION DEPOSIT:</b>			
		50% of total rent	50% of total rent
<b>RENTAL FEES:</b>			
	<b>PERFORMANCE DAY:</b>	\$850/day	\$600/day
	<b>TECH/REHEARSAL DAY:</b>	\$425/day	\$375/day
	<b>AFTER HOURS:</b> <i>(before 8am, after midnight)</i>	\$300/hour	\$300/hour
<b>STAFFING &amp; LABOR:</b>			
<i>The College of Charleston Sottile Theatre reserves the right to determine the minimum number of event staff required.</i>	<b>HOUSE MANAGER:</b>		
	First 8 hours/day	\$15/hour	\$15/hour
	Additional hours/day	\$22.50/hour	\$22.50/hour
	<b>TECHNICAL DIRECTOR:</b>		
	First 8 hours/day	\$27/hour	\$27/hour
	Additional hours/day	\$40.50/hour	\$40.50/hour
	<b>STAGE HAND:</b>		
	First 8 hours/day	\$15/hour	\$15/hour
	Additional hours/day	\$22.50/hour	\$22.50/hour
	<b>SPECIALIZED TECHNICIAN:</b>		
	First 8 hours/day	\$20.50/hour	\$20.50/hour
	Additional hours/day	\$32/hour	\$32/hour
<b>PUBLIC SAFETY OFFICER</b>			
Hourly Rate	\$31.38/hour	\$31.38/hour	
<i>(4 hour minimum)</i>			
<b>OTHER FEES:</b>			
	<b>HOUSEKEEPING</b>	\$100/day	\$100/day
	<i>(add'l fees may apply based on the condition of the theatre following event)</i>		
	<b>KING STREET MARQUEE FEE</b>	\$75 fee may apply	\$75 fee may apply

### OTHER RENTAL EQUIPMENT:

*Ask about rates for various  
equipment rentals.*

\*This rate applies only to groups that can provide 501(c)3 documentation for an official non-profit organization

**Lessee is responsible for the costs above, which include labor and services provided by the Sottile Theatre and the College of Charleston.  
All other labor and services required by the event will be the sole responsibility of Lessee.**

ALL RATES ARE SUBJECT TO CHANGE UPON WRITTEN NOTICE UP TO 120 DAYS JPRIOR TO LESSEE LOAD-IN

**Institution Name:** College of Charleston      **Respondent:** \_\_\_\_\_  
**Building Number:** 37      Name  
**Building Name:** Sottile Theater      **Telephone:** \_\_\_\_\_  
**Location:** \_\_\_\_\_      **E-Mail:** \_\_\_\_\_  
**Gross Square Feet:** 57,638  
**Year Const / Renov:** 1928  
**Replacement Cost:** \$12,993,754

**Comments:** Owned Fee Simple

**Please do not enter data in the cells below this line. Begin data entry on Page 2.**

	System Avg. Score	Multiplier	System % of Building	Current % Value Bldg.
Foundation	2.250	0.725	x 0.13 =	0.0943
Exterior Walls	2.000	0.800	x 0.13 =	0.1040
Floor	2.167	0.750	x 0.07 =	0.0525
Roof	2.167	0.750	x 0.07 =	0.0525
Interior Walls	2.000	0.800	x 0.03 =	0.0240
Windows	2.000	0.800	x 0.02 =	0.0160
Doors	1.800	0.840	x 0.01 =	0.0084
Ceiling	2.250	0.725	x 0.03 =	0.0218
Heating	2.125	0.763	x 0.10 =	0.0763
Cooling	2.000	0.800	x 0.10 =	0.0800
Plumbing	3.000	0.500	x 0.08 =	0.0400
Electrical	2.500	0.650	x 0.08 =	0.0520
Elevators	2.667	0.600	x 0.01 =	0.0060
Safety	2.667	0.600	x 0.05 =	0.0300
Design Standards	2.333	0.700	x 0.09 =	0.0630
<b>Agency Rating:</b>			<b>1.00</b>	<b>0.721</b>

  

	Replacement Cost	Building Condition	Maintenance Need Over 20 Years
	\$12,993,754	72	\$3,638,251

  

Bldg. Avg. Grade	Condition Code	Condition Multiplier	Difference
1	Satisfactory	1.00	
2	Remodel A	0.8	-0.2
3	Remodel B	0.5	-0.3
4	Remodel C	0.2	-0.3
5	Replace	0.00	-0.2

Building Name: Sottile Theater

Building Number: 37

Foundation 1 - 2 - 3 - 4 - 5		Rating
Cracked Walls		2
Foundation Settlement		2
Foundation Deterioration		2
Design Load		3
<b>Average</b>		<b>2.25</b>

Exterior Wall System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition		2
Waterproofing		2
Caulking		2
Pointing		2
Code Compliance		2
Insulation		2
Maintainability		2
Painting		2
<b>Average</b>		<b>2</b>

Floor System 1 - 2 - 3 - 4 - 5		Rating
Structural Condition		2
Maintainability		2
Floor Finish		3
Vibration		2
Fire Rating		2
Design Load		2
<b>Average</b>		<b>2.1667</b>

Roof System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition		2
Leaks		1
Drainage		3
Insulation		2
Fire Rating		3
Design Load		2
<b>Average</b>		<b>2.1667</b>
Age of Roof Cover:	8	
Type of Roof Cover:	g/Build Up	
Flat:	15,000	
Pitched:	30,000	

Interior Wall System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition		1
Strength & Stability		2
Acoustical Quality		2
Appearance		2
Adaptability		2
Maintainability		3
<b>Average</b>		<b>2</b>

Window System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition		2
Appearance		2
Functional Ability		2
Infiltration		2
Maintainability		2
<b>Average</b>		<b>2</b>

Door System 1 - 2 - 3 - 4 - 5		Rating
Door Leaf		2
Frame		2
Hardware		1
Security		2
Fire Rating		2
<b>Average</b>		<b>1.8</b>

Ceiling System 1 - 2 - 3 - 4 - 5		Rating
Structural Condition		2
Accoustical		2
Accessibility		3
Appearance		2
<b>Average</b>		<b>2.25</b>

Heating System 1 - 2 - 3 - 4 - 5		Rating
Heating Capacity		3
Temperature Control		2
Noise Level		2
Air Circulation & Vent		2
Reliability		2
Reasonable Energy Consumption		2
Filtration		2
Humidity		2
<b>Average</b>		<b>2.125</b>
Age of System:	9 yr	
Heating Capacity-BTUs:	961MBH	

Cooling System 1 - 2 - 3 - 4 - 5		Rating
Cooling Capacity		2
Reasonable Energy Consumption		2
Temperature		2
Noise Level		2
Air Circulation & Vent		2
Reliability		2
Filtration		2
Humidity		2
<b>Average</b>		<b>2</b>
Age of System:	9 yr	
Cooling Capacity-Tons:	144 Ton	

Plumbing System 1 - 2 - 3 - 4 - 5		Rating
Water Pressure & Supply Quantities		2
Sanitation Hazards or Cross Functions		2
Drain & Waste Function		3
Fixture Quantities		3
Fixture Types & Cond.		4
Wheel Chair Fixtures		3
Restroom Facilities		4
Roof Drainage		3
Site Drainage		3
<b>Average</b>		<b>3</b>

Electrical System 1 - 2 - 3 - 4 - 5		Rating
Safety Conditions		2
Service Capacity		3
Panel Capacity		4
Convenience Outlets		2
Light Levels		2
Fixtures		4
Emergency Power		1
Exit Lighting		2
<b>Average</b>		<b>2.5</b>

Elevator System 1 - 2 - 3 - 4 - 5		Rating
Size & Number		4
Maintainability		2
Code Compliance		2
<b>Average</b>		<b>2.6667</b>

Safety Standards 1 - 2 - 3 - 4 - 5		Rating
Means of Egress		3
Fire Ratings		3
Extinguishing Systems		2
Detection & Alarm Sys.		3
Lighting Systems		2
Handicap Access		3
<b>Average</b>		<b>2.6667</b>

Design Standards 1 - 2 - 3 - 4 - 5		Rating
Flexible Design		3
Suitable for Present Use		2
Gross to Assignable Area		2
<b>Average</b>		<b>2.3333</b>