

29 January 2018

Jersey Meadow Golf Course Clubhouse

Assessment Report

City of Jersey Village
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Jersey Village, Texas 77040

Ray+Hollington Architects, Inc.
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INTRODUCTION

The City of Jersey Village has established a goal of upgrading the clubhouse at the City-owned and operated Jersey Meadow Golf Course to make it more attractive and to function as a community destination for other than golfers by providing expanded food service and an appealing meeting area for groups of up to 150 – 200. Ray+Hollington Architects was commissioned to assess and document the existing conditions and to consider options to renovate/upgrade the facility in response to the City goals for the facility.

Areas identified for review include:

- A. Building Envelope
- B. Structural Systems
- C. Architectural
- D. Electrical systems
- E. Plumbing Systems
- F. Space Utilization
- G. Code Compliance

The existing structure was originally built by Cameron Iron Works to serve what was then its private golf course. The building is a one-story building, nominally 60' x 100', with a slab-on-grade foundation and a pre-engineered rigid metal frame structure. An addition, nominally 10' x 70', has been added at the north end of west elevation and a nominal 10' deep canopy system wraps the remainder of the west elevation, the south elevation and the west elevation. Roofing is prefinished metal roof panels. Exterior wall are a combination of aluminum storefront glazing and metal wall panels. At some point in the past, the east and west elevations and the canopy columns have been cladded with masonry veneer.

Building systems have been evaluated regarding existing condition, efficiency, maintenance recommendations and life expectancy. Architectural comments are both technical and subjective based on staff/user comments and field observation. Plans and elevations of the clubhouse have been generated and are included for reference.

1 EXISTING FLOOR PLAN
1/4" = 1'-0"



EXISTING FLOOR
PLAN

A100

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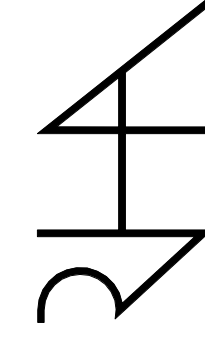
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CLUBHOUSE ASSESSMENT
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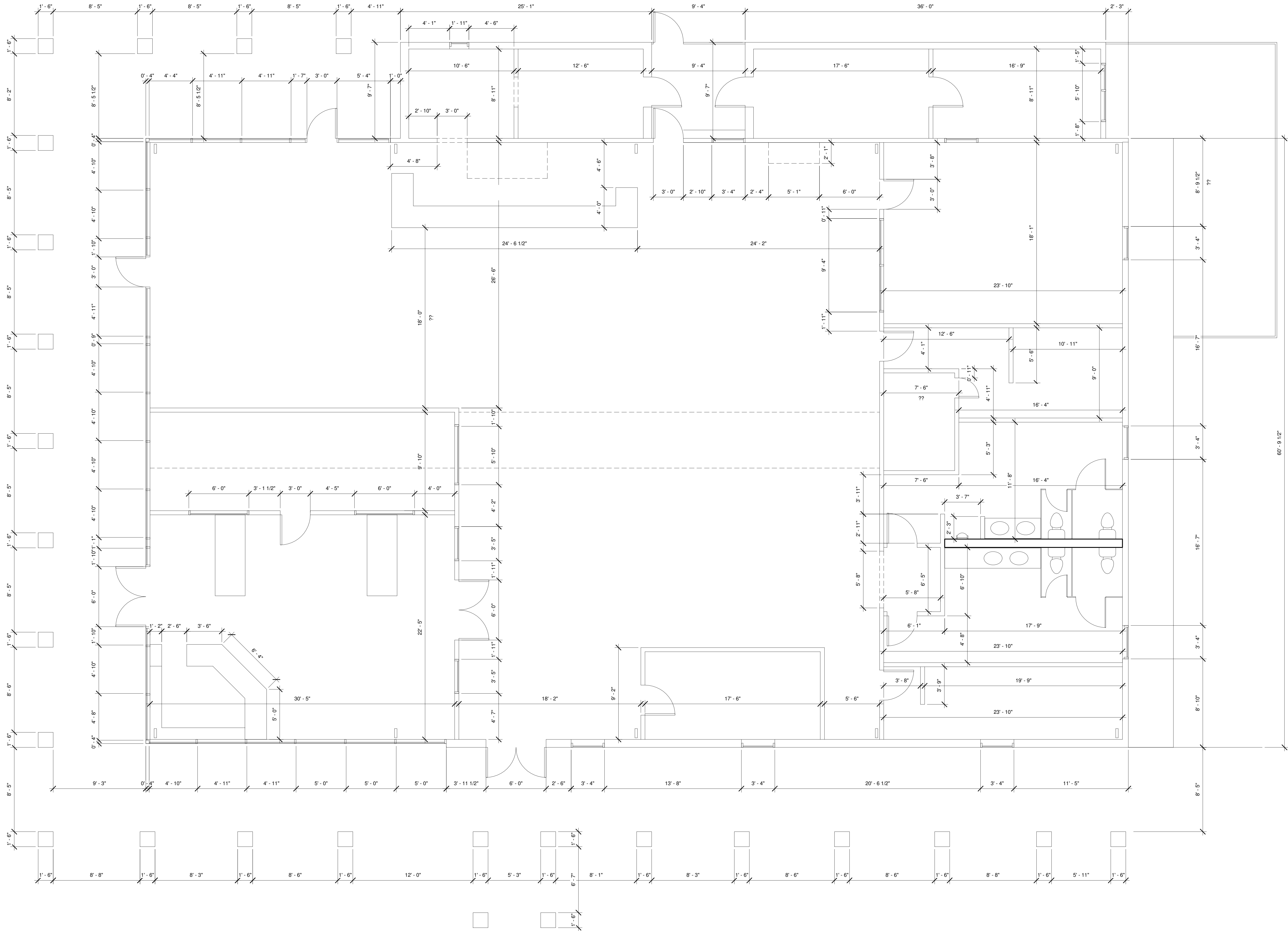
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EXISTING PLAN DIMENSIONS
1/4" = 1'-0"



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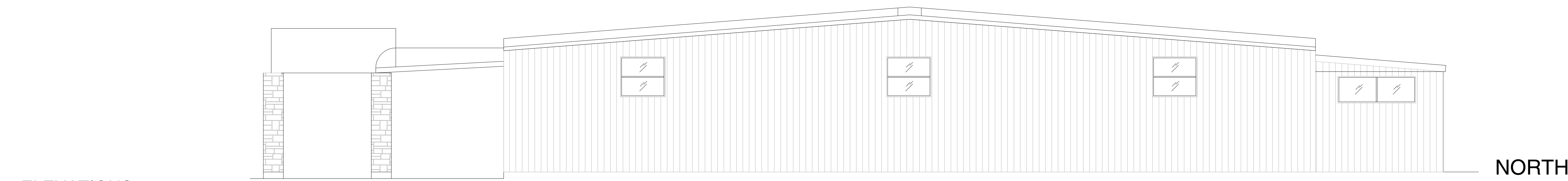
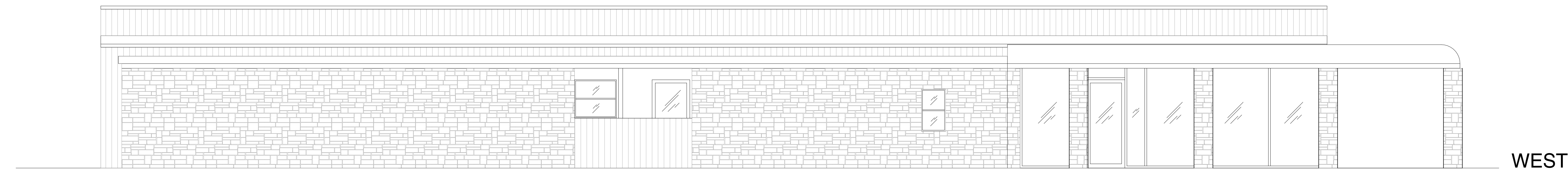
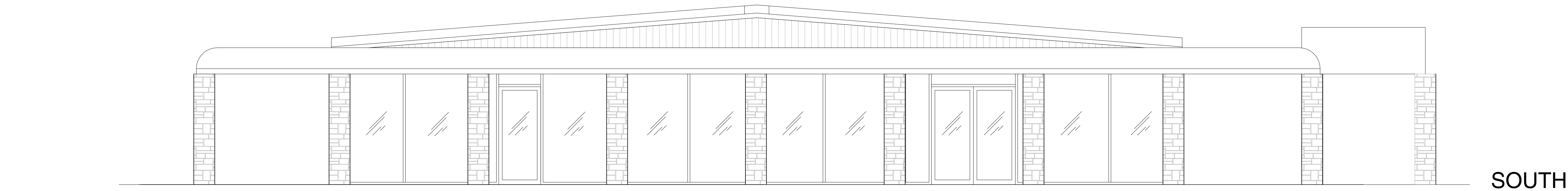
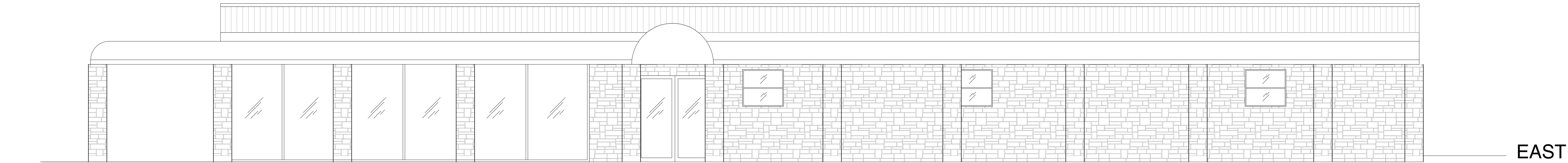
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EXISTING FLOOR
PLAN

A101



1
1/4" = 1'-0"

ELEVATIONS

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GOLF CLUBHOUSE

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EXECUTIVE STATEMENT

The Jersey Meadows Golf Course is a significant component of the Jersey Village Parks and Recreation system. The Clubhouse, as a key element of the golf course, has the potential to serve as an important public interface and active venue for the whole community. The building, however, fails to meet this goal due to its condition and lack of amenities.

The original construction was not of high quality. The lightweight construction coupled with a lack of thermal protection over time has resulted in numerous leaks, water infiltration and damage. The existing HVAC (heating, ventilation and air condition) systems are aged and inadequate. Other than the foundation, superstructure and primary electrical system, there seems to be little to recommend itself.

Unless the City chooses to proceed with only cosmetic work, the priority should be to restore the integrity of the building envelope. This would entail the following:

- A. Replace the metal roof and north wall panels.
- B. Install vapor barrier and thermal insulation at exterior walls and roof.
- C. Verify condition of exterior wall framing and roof framing.
- D. Replace existing storefront glazing with thermally improved framing with insulating glass units.
- E. Correct grading and drainage issues north of the building.

The scope of additional interior work must be determined by the City and can range from paint and patch to a total rebuild. It is difficult to envision anything short of a major interior reconstruction if the building is to meet the outlined needs and goals and be made to comply with current building and energy code requirements. Two options for revised interior layouts have been developed and are included in this report. Projected costs for major system reconstruction as well as some remedial steps are also included for evaluation.

STRUCTURAL REVIEW/ASSESSMENT

The facility was surveyed by Saad Ahmed, P.E., Principal of ASA Dally – Structural Engineers. No issues with either the building foundation or the building superstructure were apparent. No significant cracking (indicative of building movement) was observed.

COMMENT: There is concern regarding the integrity of the secondary metal framing and the metal siding serving as a substrate for the masonry veneer and possibly the roof purlin framing due to the prolonged exposure to moisture in several areas. Additional forensic investigation will be required to determine the condition of these elements.

EXTERIOR ENVELOPE ASSESSMENT/REVIEW

ROOF:

The roofing system is pre finished, formed metal panels installed over light steel framing. The panels were apparently installed without a vapor barrier or insulation at the roof plane. The roof and associated trim is in very poor condition. There is evidence of leaking over an extended period and of multiple attempts at patching. Flashing transitions to the addition and the canopy have failed in several locations. The substructure should be closely examined for damage resulting from these leaks.

EXTERIOR WALLS:

The original exterior wall cladding is also pre finished, formed metal panels installed over light gauge metal framing. As in the roof, the panels were apparently installed without a vapor barrier or insulation. At some point, the east and west elevations received masonry veneer. Based on photos of the work in progress, it appears that the masonry was installed directly over the metal panels without damp proofing and was anchored directly to the panel face. The masonry is in good condition and needs only cleaning to remove accumulated dirt and stains. The condition of the metal panel substrate, however, is unknown. Evidence of water penetration observed at the interior raises concern regarding the condition of both the panels and the wall framing.

The north façade did not receive the masonry veneer. On this elevation, the metal panels and trim have deteriorated badly and are in poor condition. Concrete paving has been placed directly against the base of the panels, raising the exterior finish elevation above the level of the interior floor. This condition is of major concern since the exterior grade slopes toward the building, creating ponding against the building and consequently water penetration along the wall.

GLAZING:

The primary glazing system is an extruded aluminum store front system. The aluminum section does not appear to have any thermal break or other thermal improvement. Glass is clear single pane units. The vinyl seals have shrunk over time, leaving large gaps for water and/or air infiltration. The southern section of the west elevation is not securely anchored at the head condition, seemingly connected only to the ceiling grid.

CANOPY: The canopy system appears to be structurally sound and in reasonably good condition. The columns were clad in masonry to match the building facades and cannot be evaluated. Flashing at the head of the canopy and other junctions has failed allowing leaks.



Canopy Leak



Canopy Leak



Sidewalk poured against north wall



Service entry at north wall



Northeast trim fascia



Sidewalk at northeast corner

MULTI-PURPOSE/SEATING

The meeting areas seem dark and poorly lighted. The two seating areas are isolated from each other by the pro shop offices located in the southeast corner of the building. The space is of adequate area to accommodate the desired capacity but is poorly configured. The existing carpet needs replacement and upgrading. The large duct enclosure at the center of the room is a major disruption in the space. The larger seating area has no natural light. The space is of adequate area to accommodate the desired capacity but is poorly configured.



MARKER WALL



MEETING AREA AND BAR



Northwest corner



Southwest Corner

FOOD SERVICE/CAFE

The bar/service area is rather plain and appears dated. In its current figuration it does not provide required accessibility. Food prep is an open grille behind the bar with a large hood and stainless steel back wall. Other finishes are painted Gyp board with minimal decoration or display.



PRO SHOP/RETAIL

The pro shop is cluttered and overfull with limited wall space for display. There is a desire to reconsider the design and layout of the sales counter. Air conditioning is inadequate or nonexistent, a condition exacerbated by the extensive single glazing.



Sales Counter



Entry to offices from Pro Shop



Supplemental AC Unit



Pro Shop Entry

OFFICES

Currently accessed via the pro shop, all staff are housed in a single open space which is inadequately air conditioned. A private office for the club pro is desired. Additional administration space is provided in the northwest corner of the building. This relatively large (nom 24' x 18') area houses the computer equipment in the southeast corner but appears to be under-utilized.

LOCKER ROOMS/TOILETS

Locker room/toilets comply with accessibility standards but are of a low standard of finish (with the exception of the marble toilet partitions). There are no locker or changing facilities and the quantity of fixtures in the men's locker room/toilet is considered inadequate.



Toilet Rooms



STORAGE

The three storage areas are poorly organized and suffer from the absence of air conditioning. The two rooms along the north wall show evidence of water penetration. Egress from both of these rooms does not comply with accessibility requirements. Overall, it is felt that storage is inadequate but may suffice if consolidated and better organized

MISCELLANEOUS IMAGES TO INDICATE GENERAL CONDITION OF THE FACILITY



Damaged tile at office



Mold at Gyp board



Wall penetration



Water damage



Water Damage



Broken tile edge



Wire at floor



Mechanical Room

-
- POOR LIGHTING / CONTROLS
- SINGLE GLAZING IN NON-THERMALLY IMPROVED FRAME
- WINDOW HEAD DETACHED
- WINDOW UNIT
- SEAL DOORS
- STORAGE 4
- STORAGE 5
- HWH
- LEAKS @ ROOF JUNCTION
- CAFE SUPPORT
- FOOD PREP
- CAFE
- BAR
- A/C UNIT
- NO ADA ACCESS
- MULTIPURPOSE/SEATING
- OFFICE
- I/T EQUIP
- STORAGE 3
- MECH
- A/C UNIT TO BE REPLACED
- PROVIDE PRIVATE OFFICE
- HVAC DUCT ENCLOSURE
- MANAGER OFFICE
- INADEQUATE A/C
- REDESIGN COUNTER
- PRO SHOP/RETAIL
- ENTRY
- STORAGE 1
- NO A/C
- STORAGE 2
- STORAGE 3
- MEN
- WOMEN
- MECHANICAL
- EXTERIOR GRA FINISH FLOOR
- NEED ADA THRESHOLD
- WINDOW UNIT

1 $\frac{1}{4}'' = 1'-0''$

A100

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CITY COUNCIL MEETING PACKET FOR FEBRUARY 19, 2018



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January 31, 2018

Richard Hollington, AIA
President



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Ref: **Jersey Village aka Jersey Meadows Golf Course – Clubhouse**
16327 Lakeview Drive, Jersey Village, Texas.
Building Assessment Report
Mechanical/Electrical/Plumbing Engineering Services

Mr. Hollington,

EXCALIBUR MEP Consulting is pleased to submit this report to **Ray + Hollington Architects** (Client) for the above project. Thank you for this opportunity.

SCOPE OF WORK

Existing one story approximately 6,000 sq. ft. structure is currently configured to include a retail area/pro-shop, offices, restrooms, small Cafe and a large multi-purpose room.

We will document and assess the existing conditions at the clubhouse. Specific areas for review include, but are not necessarily limited to:

1. Mechanical systems
2. Electrical systems
3. Plumbing systems
4. Code compliance (as related to MEP)

Building systems will be evaluated regarding existing condition, efficiency, maintenance recommendations and life expectancy. Cost projections responding to recommended alterations, repairs and maintenance will be prepared. Attached are sketches prepared from the site visit of the existing MEP systems which will be referenced in this report.



Building Envelope:

Survey: The original structure appears to have been a steel frame with steel bar joists and mostly metal studs (a few wooden studs were observed) with a corrugated metal skin. The roof is minimal slope with gutters and downspouts and appears to be metal panel construction. There are 8" 2' x 4' batt insulation squares on the ceiling tiles with no insulation layer observed at the roof line. At the few exterior wall openings, no exterior wall insulation or more importantly moisture barrier was observed. At some point (possible 2013 which is the date of the AHU) a limestone face was added and a canvas canopy. All the glazing (windows, doors, and café store front) appear to be single pane clear no reflection glass. It is believed that the (2) storage rooms behind the club office area and (2) storage rooms behind the Café were added after the original construction. It is also believed that the Café was added after the original construction.

Concerns: The facility envelope has a perceived very poor thermal efficiency which would not be allowed per code if constructed now and places a huge burden on the performance of the HVAC Systems. The lack of an exterior wall moisture barrier results in the HVAC system having to try to deal with the outdoor humidity levels indoors which it cannot begin to achieve leading to rust and mold issues. There is a significant roof leakage issue at the joint of the roof and the front canopy especially in the storage room off the front door.

Minimal Upgrade Recommendations: If the facility is being considered for minimal renovations to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. There are no known easy fixes for the building envelope concerns noted above.

Optimum Upgrade Recommendations: If the facility is being considered for optimum renovations or replacement to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. Resolve the roof leak issue at the front storage room, budgeted cost \$ To Be Determined by Architect.
2. Provide a code minimum building envelope thermal and moisture barrier, budgeted cost \$ To Be Determined by Architect.
3. Provide a code minimum exterior thermal glazing system, budgeted cost \$ To Be Determined by Architect.

Property Electrical Service:

Survey: The existing CenterPoint (formerly Houston Power & Light) electrical service to the property is from pole mounted transformers serving (7) meters, one each for the Clubhouse, Cart Barn 1, Cart Barn 2, Old Pump House, New Pump House, Jones Road & #6 Red Tee. The Meter for the Fun Center is indicated to have been deleted. To the north of the Clubhouse employee parking lot in a chain linked enclosure there is a large bank of breakers/panels whose service is un-known. Next to this enclosure is the pole mounted transformer and weather head to the underground service serving the Clubhouse. The meter for the Clubhouse was not observed.

Site Visit Photo's:



Pole Mount
Transformer



Electrical Gutter and Disconnects



Closeup of Disconnects



Closeup of Disconnects



Closeup of Disconnects

Concerns: While it is quite unusual for the utility to have allowed multiple meters for a single property/owner except for multi-unit residential, retail or business parks, this installation should not be an issue except for some additional accounting cost of have multiple meters.

Minimal Upgrade Recommendations: If the facility is being considered for minimal renovations to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. There are no known easy fixes needed for the property electrical service concerns noted above.

Optimum Upgrade Recommendations: If the facility is being considered for optimum renovations or replacement to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. Since each building of the property and the site are separately metered, Client should consider having an Energy Audit done for each building/ground's including an analysis of opportunities for improvements in power consumption/utilization w/return on investment costs. Budgeted cost for this Energy Audit/Analysis/Recommendation is \$12,000.

Plumbing Systems:

Domestic Water & Natural Gas Systems

Survey: The domestic water entry point nor building meter was not observed but the water entry is believed to enter the facility from the north side between the restrooms. The Café and restrooms hot water needs are believed to be supplied from the Water Heater located in the storage room behind the Café. The water piping observed is threaded galvanized steel. There is no natural gas service observed to the facility.

Site Visit Photo's:



Electric Water Heater



Galvanized Piping to and from Water Heater



Corrosion of Galvanized Piping



Main Water Shut off Valve



Exterior Hose Bibb



Corrosion at valves and fittings



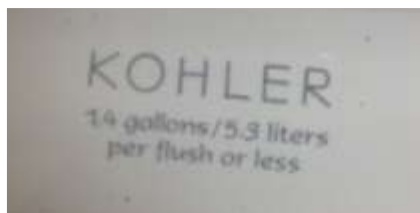
Exterior Hose Bibb, Sanitary Clean Out, Landscape Backflow Preventer

Concerns: The galvanized piping is showing major signs of corrosion especially at the threaded fittings and valves which were not properly re-galvanized after being treaded.

Fixtures

Survey: The restroom fixtures are believed to have been upgraded from the originally installed fixtures and while not the lowest water consumption available meet the current code requirements.

Site Visit Photo's:



Water Closet 1.4 gpf



Lavatories



Urinal 0.5 gpf

Concerns: Upgrading the fixtures to lower water efficiency units would not be recommended as cost effective.

Sanitary Sewer Systems

Survey: The observed 4" sanitary sewer clean out on the north side of the facility is believed to be the primary sewer connection to the building. There was no greasy waste grease trap observed serving the Café.

Site Visit Photo's:



4" PVC Sanitary Sewer Cleanout

Concerns: If the building is to have substantial renovations a greasy waste sanitary system including a grease trap would be required to be provided by current code.

Storm Drain Systems

Survey: The back of the building is served by just sheet flow off of the roof, and the front of the facility is served by down spouts and gutters.

Concerns: None

Minimal Upgrade Recommendations: If the facility is being considered for minimal renovations to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. In the near future the domestic water galvanized piping system will have to be replaced. For the above ground piping we would recommend a budget of \$25,000 for this piping replacement to the restrooms and Café not including any sheetrock walls that would need to be accessed especially in the restrooms. Half of this budget cost is for the piping to the restrooms and café. The other half is for the building exterior hose bibbs whose service connection points are assumed to be difficult to access.

Optimum Upgrade Recommendations: If the facility is being considered for optimum renovations or replacement to improve the operation and performance of the MEP Systems we would recommend the following items be considered for upgrade/replacement:

1. If the facility were to have any significant renovations the City will surely require that a greasy waste system including a grease trap be added to the Café sanitary system. This could be a

\$35,000 cost depending on where the underground sanitary piping is laid out and its slope and depth.

Electrical Systems:

Lighting

Survey: The lighting for this facility is mostly 2' x 4' lay-in fluorescent fixtures with T-12 bulb/ballasts. Some of the fixtures are single ballast, some dual ballast, some (2) bulb and some (4) bulb. There is no observed zone or dual switching capability.

Site Visit Photo's:



TYP Fixture 4-Bulb w/ 2-Bulb I



Office Lighting

Power Systems

Survey: The facility's primary disconnect is a 400 amp 277/480 panel on the exterior of the building next to the A/C Condensing units. The primary electrical distribution panel is a 100 amp 120 volt OLD panel located in the management office with a second distribution panel that appears fairly new located in the storage room behind the Café.

Site Visit Photo's:



Main Disconnect Panel



Main Disconnect Panel



Main Disconnect 400 amp 277/480



Primary Elec Panel 100 amps



Secondary Elec Panel by AHU
#2



Primary 100 amp 120/240 Panel in
office



Primary Elec Panel

Concerns: The primary electrical distribution panel in the management office is in very poor condition.

Minimal Upgrade Recommendations: If the facility were being considered for minimal renovations to improve the operation and performance of the MEP Systems we would recommend the following items be considered for upgrade/replacement:

1. Primary 100 amp. electrical panel in the office should be replaced. Budget Cost \$5,000

Optimum Upgrade Recommendations: If the facility is being considered for optimum renovations or replacement to improve the operation and performance of the MEP Systems we would recommend the following items be considered for upgrade/replacement:

1. Lighting fixtures should be replaced with LED fixtures and zone lighting controls including motion detectors and dual ballasts. Budget cost \$12,000

Mechanical Systems:

Primary A/C Systems

Survey: There are (2) existing DX split systems serving the building as the primary air conditioning systems. System #1 is a (20) ton American Standard air handler located in a tight closet next to the restrooms, with (3) access doors to service the unit, and may be the original unit for the facility, but in any case, its install date could not be determined but is believed to be prior to 1995. The outdoor condensing unit for system #1 is a (25) ton TRANE unit installed approximately 2004. System #2 is believed to have been added when the Café and its storage/prep rooms were added to the building and consists of a (7 ½) ton TRANE AHU and American Standard (owned by TRANE) outdoor condensing unit both installed approximately early 2013.

It appears that when condenser unit #1 was replaced AHU #1 was still in acceptable shape, but to possibly address the facilities cooling issue's the existing 20 ton condenser unit was replaced with a New 25 ton unit. A 25 ton condenser unit serving a 20 ton AHU does not result in the delivery of an additional 5 tons of capacity. The supply duct and side wall grilles down the center of the multi-purpose room provides very poor coverage for the facility. The supply air throws across the east side of the multi-purpose room and far south end of the Café seating area especially against the glass wall, is too far and no means of balancing the air were observed. Additionally, none of the storage rooms have supply air grilles. The ductwork serving the woman's restroom is restricted directly above the restroom vestibule which has resulted in little to no supply air to this restroom. There is an 18" flex duct tapped off the top of AHU #1's discharge plenum that is run west some 20' that may have been an outside air duct, but it is not connected to any exterior louver and should have been connected to the return plenum if it was for outside air, so as it is now it is just delivering conditioned air to above the ceiling of the office area? There is no outside air observed for either AHU #1 or #2 Systems. A/C System #2 appears to have been added as part of the addition of the Café, but appears to be undersized to handle the shortfall in the main facilities load and the added loads of the Café equipment, hood and storage areas. There is a control system box on the wall next to AHU #1 but it does not appear to be operational. Both systems appear to be operated via simple thermostats located near the return air filter grilles.

Site Visit Photo's:



A/C Condenser Unit #2 in front w/
#1 behind



AHU #1



Control System in Room
w/ AHU #1



Return Grille AHU #1



AHU #2



AHU #2 Grille in Storage



Supply Grilles AHU #1 in Cafe



AHU #2 Return Air Grille & Supply Plenum



Women's Restroom Supply Grille



Men's Restroom Supply Grille

Concerns: The lack of outside air being ducted to the AHU's results in the systems making up for the exhaust from the Café and restrooms being brought into the facility as raw outside air via the doors and cracks creating hot/cold spots as well as humidity issues.

Cafe Hood Exhaust Systems

Survey: The Café has a commercial exhaust hood over its grille area. The hood has an Ansul type dry fire suppression system whose cylinder is located in the storage room off of the front door. The hood appears to have both a grease exhaust fan and make-up air fan located on the roof directly above the hood.

Site Visit Photo's:



Café Hood



Café Hood – Fire Suppression System



Café Exhaust & Make-Up Air Fans

Concerns: The hood Ansul system cylinder capacity should be checked to ensure that it's remote location was taken into consideration when it was sized/installed. A much better location would have been in the storage room directly behind the Café cook line. Capacity of the hood for the cook top it serves—as well as the size of the exhaust fan and make-up air fan and their condition—should be checked.

Exhaust Systems

Survey: Each restroom has a small ceiling exhaust grille which is assumed to have a small exhaust fan above the ceiling. There are no exterior exhaust grilles/louvers observed for these fans. In the storage room where AHU#2 is located there is a wall exhaust fan which has been blanked off on the exterior and is not currently operational.

Site Visit Photo's:



Men's Restroom Exhaust



Women's Restroom Exhaust



Assumed Outside Air Fan Not Operational



Blank Off of OSA Fan

Concerns: Current code does not allow for restroom exhaust to be discharged into the ceiling plenum for a non-residential facility.

Misc. HVAC Systems

Survey: It appears that, to address the lack of air conditioning in the storage rooms and Café prep rooms that a number of small window units and small fans have been installed. In the front storage room apparently to help address the moisture from the roof leak issue a small dehumidifier has been installed. In the Pro Shop a small free-standing A/C unit has been installed.

Site Visit Photo's:



Dehumidifier



Dehumidifier in front storage room



Window A/C



Fan in Storage Room



Free Standing A/C
Unit in Pro-Shop



Fan & Window Unit in Room
Behind Cafe



Fan in Pro-Shop Office

Concerns: These miscellaneous fans, dehumidifier, and free-standing A/C units only provide limited spot comfort (air movement) and are not really effecting the underlying issues.

Minimal Upgrade Recommendations: If the facility is being considered for minimal renovations to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. Correction of the ductwork serving the woman's restroom and re-purposing the 18" duct off AHU #1 to serve the storage rooms next to the men's restroom, woman's restroom and in front of the facility, adding sidewall vents for the restroom exhaust grilles and providing ducted outside air from sidewall louvers to both AHU's #1 & #2, could be budgeted at less than \$5,000.

Optimum Upgrade Recommendations: If the facility is being considered for optimum renovations or replacement to improve the operation and performance of the MEP systems we would recommend the following items be considered for upgrade/replacement:

1. Keeping the good condition AHU #2 System and possibly condensing unit #1 and most of its duct work plus the Café hood exhaust system we believe that a NEW building HVAC system could be designed for a budgeted fee of \$20,000 and installed for a budgeted fee of \$95,000

Summary: The MEP systems are currently operational and as with most all aging facilities and there MEP systems needs some minimal upgrades to improve the facilities operations and the staff/guest's comfort levels. If the facility is being considered for a major renovation where is a significant portion of the existing MEP systems that can be re-used such that the results of a renovation would be a complete efficient properly functioning MEP system.

Respectfully submitted,

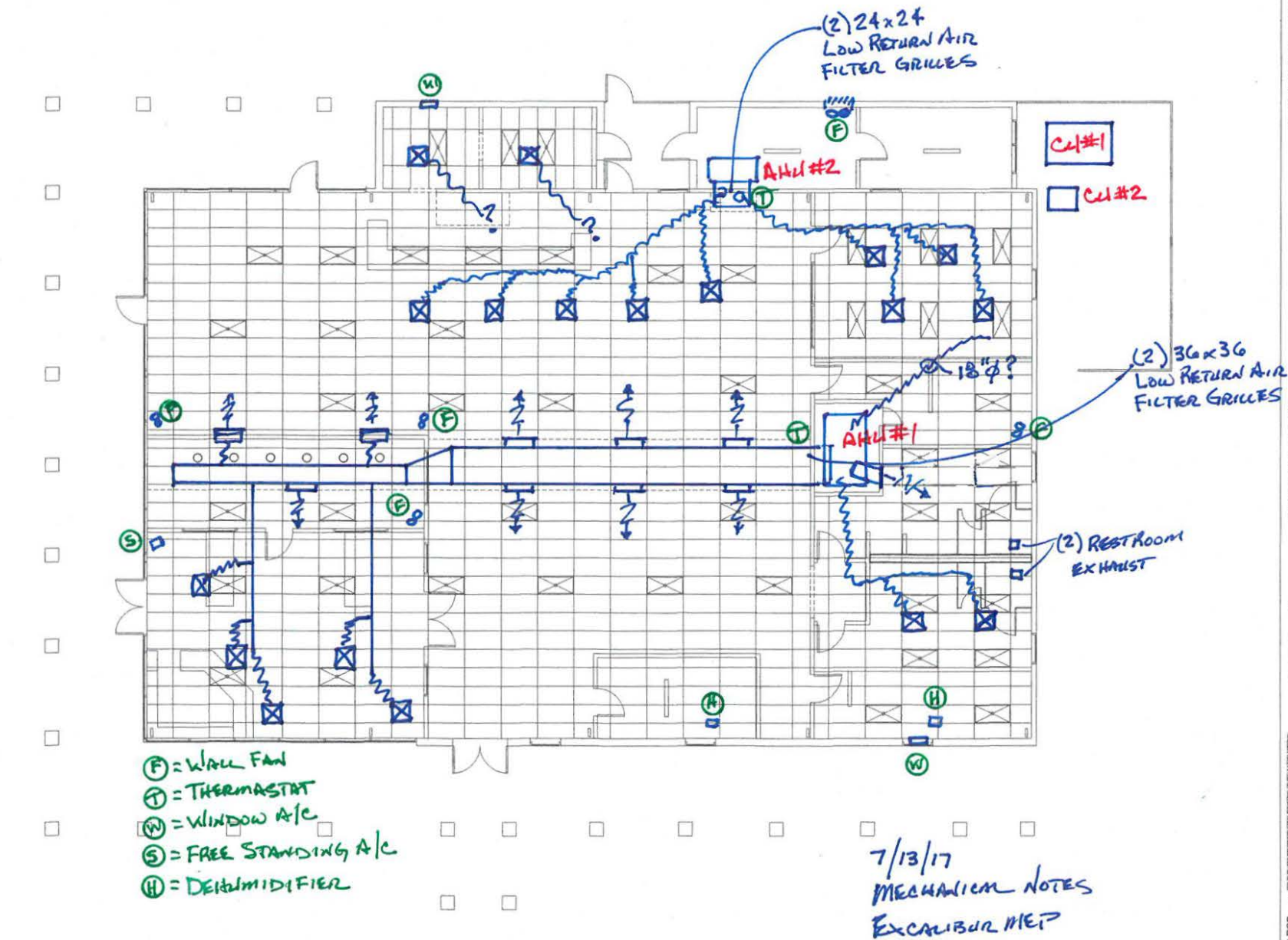


Richard Merz, Jr.
Principal

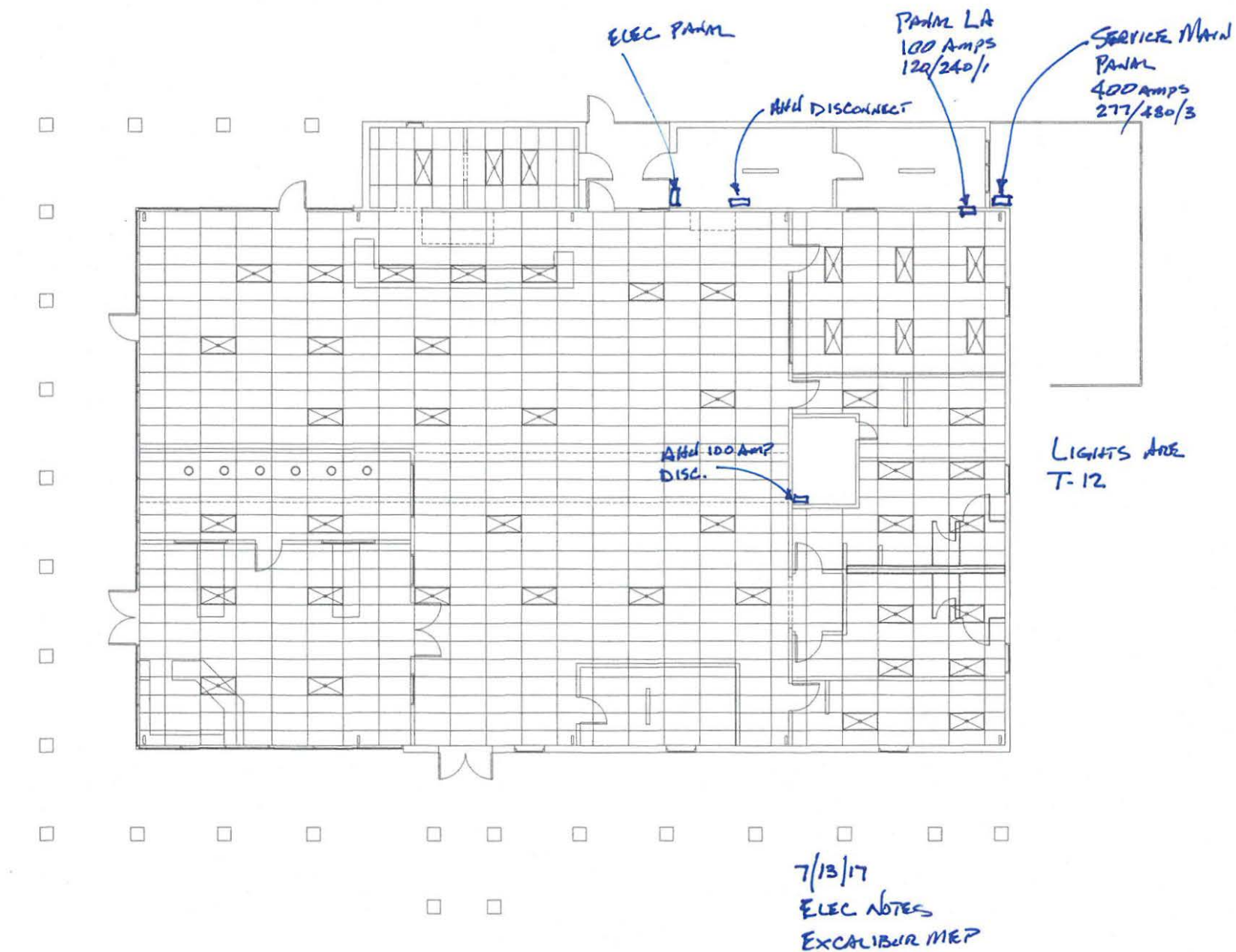
EXCALIBUR

Mechanical-Electrical-Plumbing
CONSULTING & MANAGEMENT SERVICES LLC

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Houston, Texas 77079
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(281) 854-2045 (office)
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① EXISTING RCP
UP - 1'0"



**JERSEY MEADOW GOLF COURSE
ELECTRIC METER LOCATIONS**

METER NUMBER	LOCATION	SERVICE
49184560	next to fence across from employee parking lot	Clubhouse
46021790	front right side of cart barn 1	Cart Barn 1
W67087235	back side of cart barn 2 towards fence	Cart Barn 2
50922367	back wall of old pumphouse	Old pumphouse
69486309	back wall of new pumphouse	New pumphouse
72979413	next to fence on Jones Road	Well pump
87447824	next to fence at #6 Red tee	Maintenance shop
W67086819	right side wall of Fun Center	Fun Center <i>GONE</i>

CODE COMPLIANCE OVERVIEW

BUILDING CODE: International Building Code – 2012 w/ City of Jersey Village amendments

OCCUPANCY CLASSIFICATION: Assembly Group A-2

CONSTRUCTION TYPE: Type III-B (noncombustible exterior walls w/ any interior materials)

BASIC ALLOWABLE AREA: 9500SF

BASIC ALLOWABLE STORIES: 2

BASIC ALLOWABLE HEIGHT: 55 feet

EXISTING OCCUPANT LOAD:

- a. Assembly (1/15SF) = 200
 - b. Mercantile (1/30SF) = 20
 - c. Kitchen (1/200SF) = 3
 - d. Business Area (1/100SF) = 5
 - e. Storage (1/300SF) = 5
- TOTAL OCCUPANCY LOAD = 233

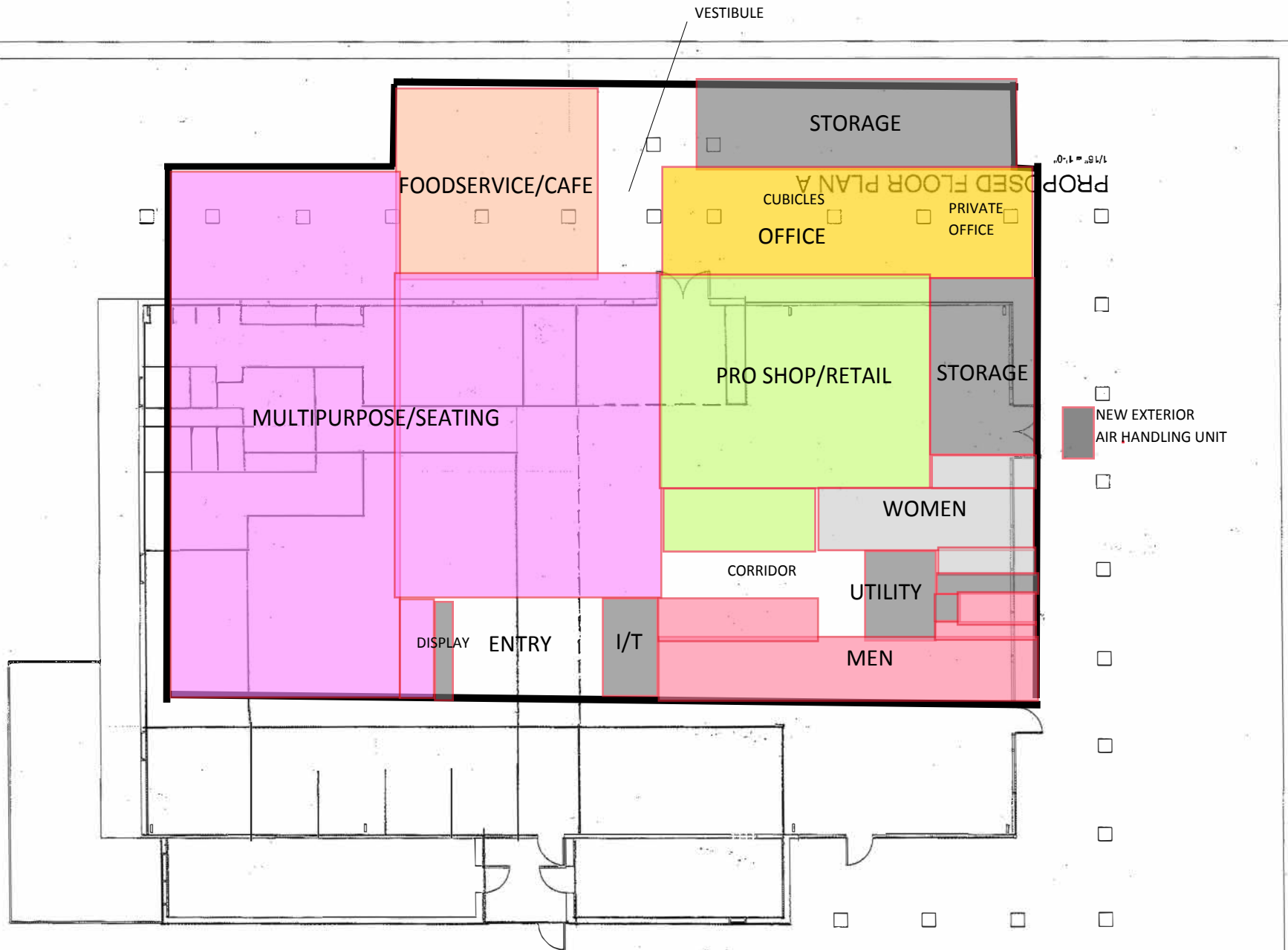
REQUIRED EXIT WIDTH: 47 inches

EXIT WIDTH PROVIDED: 288 inches (including exterior doors @ Pro Shop

COMMENT: The building complies with the basic building code criteria as outlined above. Although currently “grandfathered”, substantial renovation would trigger a requirement for an automatic sprinkler system to comply with paragraph 903.2.1 of the IBC as amended by Jersey Village. Additionally, the building envelope, mechanical and electrical systems are not in compliance with current energy codes.

COST PROJECTIONS

ITEM/DESCRIPTION		PROJECTED \$
1	Mold inspection & remediation	\$8,000.00
2	Energy audit	\$12,000.00
3	Replace metal roof with R-panel & 3" vinyl-faced insulation (no framing repairs)	\$60,000.00
4	Replace metal roof with standing seam panel & 3" vinyl-faced insulation(no framing repairs)	\$90,000.00
5	Upgrade roof insulation to R-30	\$10,500.00
6	Add vapor barrier and R-19 insulation at exterior walls	\$2,000.00
7	Replace aluminum storefront with thermally improved	
8	system and insulated glazing units	\$50,000.00
9	Replace metal wall panels and trim @ north façade (not including associated electrical or mechanical work)	\$6,000.00
10	Regrade and correct drainage north of building	\$15,000.00
11	Replace existing lighting system	\$12,000.00
12	Replace existing 100A panel	\$5,000.00
13	Replace existing domestic water piping	\$25,000.00
14	Replace existing HVAC system	\$120,000.00
15	Gut interior walls and finishes; rebuild to new design and with new finishes, lighting, HVAC	\$525,000.00
16	Add automatic sprinkler system	\$45,000.00



A001

EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN A

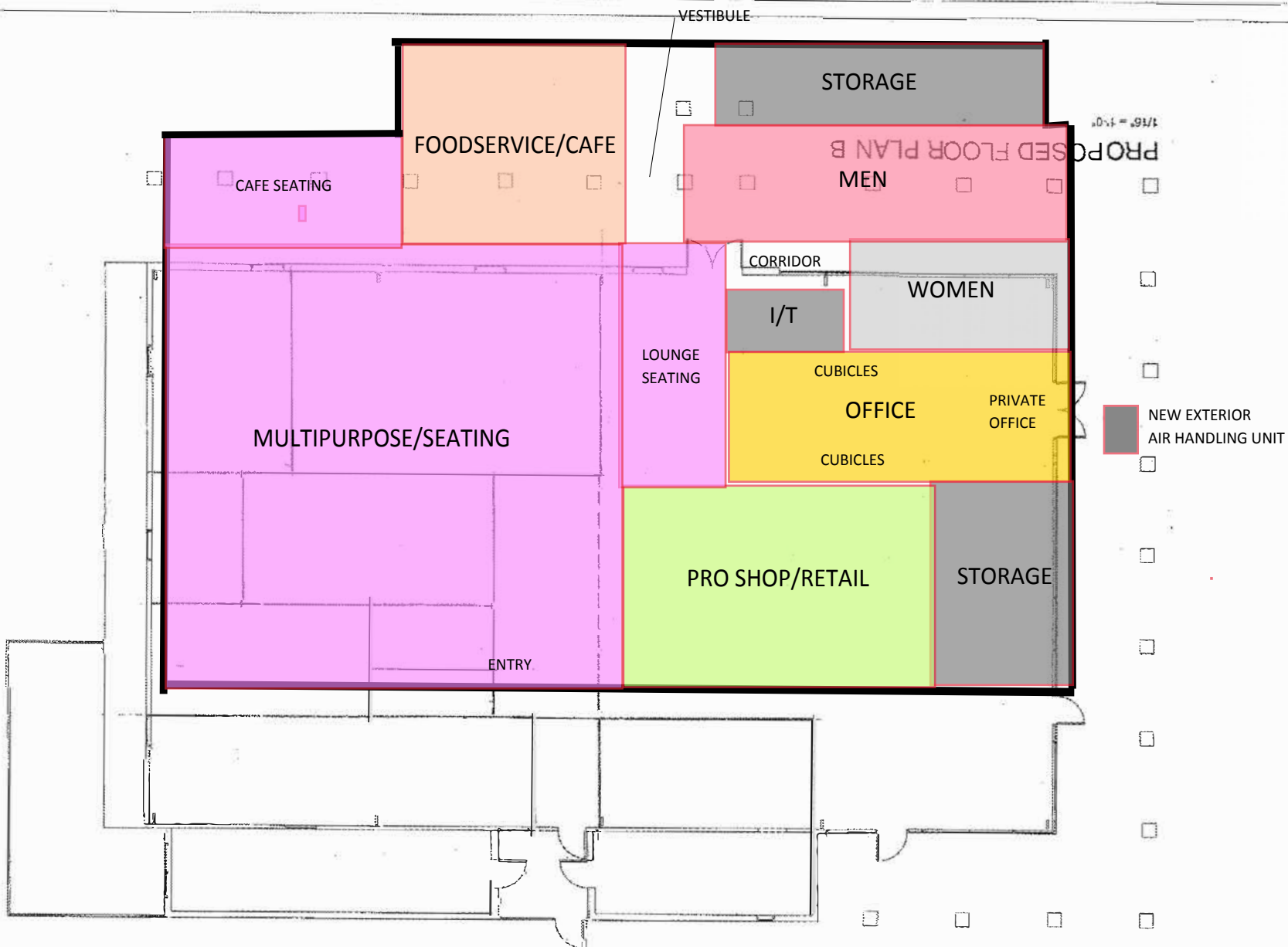
1/8" = 1'-0"

NEW EXTERIOR AIR HANDLING UNIT

JERSEY MEADOW GOLF COURSE
CLUBHOUSE ASSESSMENT
CITY OF JERSEY VILLAGE
8502 RIO GRANDE ST., JERSEY VILLAGE, TX 77010

Architect
3100 West Loop West, Suite 200
Houston, TX 77027
713-252-6131

Boyette & Associates, Inc.
3315 Marquette St., Suite 205
Houston, TX 77027
713-252-6131



A001

Jersey Meadow Golf Course
Clubhouse Assessment
City of Jersey Village
1802 Rio Grande, Jersey Village, TX 77040

Jersey Meadow Golf Course
Clubhouse Assessment
City of Jersey Village
1802 Rio Grande, Jersey Village, TX 77040

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