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November 5, 2010

Jeanne Hoffman
Facilities and Sustainability Manager
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Madison, WI 53703-3342

**RE: OVERTURE CENTER
FACILITY ASSESSMENT VERIFICATION
MADISON, WISCONSIN**

Dear Jeanne,

Mortenson Construction is very pleased to present the assessment verification for Overture Center located in Madison, Wisconsin.

Contained within this document is a detailed report narrative, expenditure logs, as well as reference photos.

Should you have any questions related to this assessment, please don't hesitate to contact us directly.

Sincerely,

A handwritten signature in black ink that reads "Angela M. Brzowski". The signature is written in a cursive, flowing style.

Angela Brzowski
Design Phase Manager

cc: Jeff Madden – Mortenson Construction
Steve Risset - Mortenson Construction
Estimate File No. 10-08E-170

GENERAL OVERVIEW

On October 19, 2010 the City of Madison Common Council approved Mortenson Construction's proposal to perform a verification the Overture Center Facility Assessment that was developed by City Staff issued on September 16, 2010. The intent of this effort is to use the September 16th report as the basis for the verification, perform on-site inspection of the "Owner" building systems, review 15-year capital plan pricing and timing, and provide report on items identified not previously captured. This effort is intended to culminate in this report delivered to the City of Madison by November 5, 2010.

The overriding mission of this effort is to provide a third-party verification of the September 16th facility assessment and provide an industry expert review of each of the systems reviewed. This is in support of the Common Council's effort to respond to the proposal for the City of Madison take over ownership of the Overture Center facility. Mortenson Construction views this as a "Building Inspection" of sorts - looking to address the Common Council's concern to assure that the overall integrity of the building. This effort is not a commissioning of current systems nor a review of the intended design of the building systems - it is a verification of the building condition and facility assessment.

Mortenson Construction has built a number of performing arts centers, totaling over \$700 million. We help our clients with facility assessments, campus master planning, and detailed cost modeling and estimating as they plan for the future. Mortenson Construction has employed a team of professionals with a range of expertise to participate in this effort - from our Field Operations Manager, Chief/Senior Estimator, MEP Engineer, and Preconstruction Manager - our team has prepared this report to address the issues laid out by the Common Council.

APPROACH

Mortenson Construction worked with the City of Madison and the Overture Center to gather pertinent building information - record drawings/documents for the building, pricing information from vendors on capital projects, information on previous building assessments and system/s reviews. Mortenson Construction met with Glenn Wiehert of Overture Center and Paul Stauffer of City of Madison at the Overture Center building for on-site review of all building/"Owner" systems on October 26 and 27.

During the on-site systems review - the group reviewed all major building systems - the general current condition, past issues/maintenance, on-going maintenance/testing approach being employed by the Overture Center staff or outside vendors, and future anticipated issues. Mortenson has provided commentary on each of these building systems as originally outlined in the September 16th facility assessment report. Additionally, Mortenson has identified a series of additional items that the City should take into consideration as they plan for capital investments in the next 15 years. All of these items are classified as either having Major Maintenance costs or Capital improvement costs for the next 15 years and are broken into (2) groupings - Owner Systems and Negotiable Systems.

For each major building element this report includes the following information in Section C within the Expenditure Logs:

- Original estimated capital costs from September 16th report
- Major Maintenance estimated costs anticipated within the next 15 years
- Capital replacement estimated costs anticipated within the next 15 years
- Commentary from Mortenson Construction on each system as verification to assessment provided in September 16th report

The culmination of the Expenditure Logs is a total anticipated capital investment for the next 15 years. Mortenson has not done an update of the annual anticipated cash flow of maintenance and capital investment. With additional time and further development of complete maintenance costs - this could be developed to support the City's future planning efforts.

ITEMS FOR CONSIDERATION

Maintenance vs. Capital

The intent of this assessment verification is to confirm/identify capital costs that the City should anticipate in the next 15 years. These capital costs are viewed as replacement of current systems as a result of their expected life expiring within the next 15 years. An example of this is Item #5 Roof Membrane and Flashing – there is an estimated cost of \$1.2 million for a complete re-roofing in 2023.

During on-site visits and systems maintenance discussions, two categories of maintenance were identified – annual maintenance and major maintenance of systems. Annual maintenance is part of the operating budget of the facility and has not been captured in this report. Major maintenance efforts have been captured within this report. These estimated costs reflect major maintenance efforts on a system to prolong the life expectancy of the system. An example of this is in Item #5 Roof Membrane and Flashing - \$200,000 has been identified as a budget for roof patching and minor replacement.

The City of Madison has provided additional definition to maintenance costs vs. capital costs – see language below. This definition has been employed in how Mortenson is presenting the costs for each system - breaking it down by capital replacement and major maintenance costs.

“Maintenance:

a. The City shall be responsible for long-term capital maintenance and improvement of unit 2 of the Overture facility, and 201 shall be responsible for theatrical, technical and performance related systems and other annual capital maintenance items, along with routine building maintenance. Attached is Exhibit __ to this Agreement, which assigns the systems at Overture to either the City as long-term capital maintenance or 201 for annual capital maintenance purposes and establishes a long-term capital maintenance plan. The parties agree to maintain the systems to the standards set by the manufacturer or otherwise

established in the industry. Should either party, at the time a system or any part thereof requires replacement, determine to replace the system with a different but reasonably comparable system (e.g., replacement of travertine tile floors with granite floors), the other party shall be notified. The other party may provide for replacement with a system of greater expense that also is a reasonably comparable system and shall be responsible for the incremental cost thereof.

b. Annually, the City and 201 shall meet to determine what, if any, maintenance projects shall be undertaken at Overture. Any projects that would qualify for public bidding under sec. 62.15, Wis. Stats., shall be bid by the City pursuant to its public bidding process. Any projects undertaken by 201 shall include a bond, letter of credit, or other security to assure completion of the project and payment of all contractors. “

Capital Project Procurement Process

For capital replacement and major maintenance projects that qualify for public bidding (those in excess of \$25,000) – all public bidding process requirements will need to be accounted for. The employment of this public bidding process can increase overall costs of such projects by 15% to account for additional administrative costs, complying with prevailing wage requirements, etc. This additional factor has not been incorporated in the estimated costs included in the Expenditure Logs in Section C. An anticipated amount for this process could amount to \$1,600,000 over the next 15 years.

Maintenance Staffing Approach

The current maintenance team, lead by Glenn Wiehert at the Overture Center, are providing a high level of operational and preventative maintenance with a very cost effective approach. Glenn's team is able to self-perform a significant amount of the on-going maintenance and servicing of equipment and systems. This team can continue to operate as they currently do should the on-going maintenance of the facility fall under the responsibility of the City. However, should this approach be modified to put the on-going maintenance team under the responsibility of 201, this could have impacts to the amount of work that could be self-performed within the City-owned facility. This could push more of these on-going

maintenance costs into lumped major maintenance efforts that would need to be procured through public bidding process – removing the control that the current team maintains and potentially driving costs up.

Careful consideration should be given to the model employed for the future maintenance approach for the facility in the event that the City should take over ownership of the Overture Center facility.

Inflation/Escalation

This report has not included any costs for future escalation of construction/materials/equipment costs nor has it included any factor for general inflation when calculating the capital and major maintenance estimated costs for the next 15 years. Mortenson Construction would recommend employing an annually compounding factor of 3-4%, which could amount to as much as \$6,000,000 over the next 15 years. This is in line with the 15-year average from ENR of 3.8% annually.

BUILDING SYSTEMS CONDITION

As stated in the September 16th Facility Assessment, Mortenson Construction concurs that this building is a well-built structure and is in overall good condition. Most importantly, the building has been well-maintained by the Overture Center staff for its 6 years of operation. Glenn Wiehert and the Overture Center maintenance team has a thorough plan in place and is conducting a high level of preventative maintenance on many of the building systems, which will serve this facility well into the future.

A summary for each building system is outlined below, detailed information for each feature within these systems is included in the Expenditure Log included in Section C. Items where Mortenson Construction has differed from the September 16th Facility Assessment have been identified and outlined in the subsequent system summaries. Additionally, new issues identified through this verification process have been highlighted within each system

summary. These are items that were not previously addressed, that we feel needs to be included in the City of Madison's capital plan for the next 15 years. Some of these items require additional further review and immediate attention.

Sitework / Foundations / Structure

Overall, there were no significant issues identified for the foundations and structure systems - being a primarily concrete and steel framed structure, this construction type has an expected life of 50+ years and should require little or no maintenance costs for the next 15+ years.

Sitework - as we understand, the building is built-out to the property line and all capital/maintenance costs of the sidewalk areas already fall under the responsibility of the City of Madison.

NEW ITEM 1 – Cementitious Fireproof Patching - At the Mechanical Penthouse of the Capital Theater - part of the existing structure from the previous building - there are steel columns and metal decking that is exposed, where the fireproofing has been removed to facilitate equipment installation. This fireproofing requires patching to maintain the required levels of fire protection on the structure in these areas. Mortenson Construction recommends a full inspection of the existing structure in the Capital Theater building areas and patching of fireproofing as required. We have included an allowance for this effort in the Expenditure Log in Section C. Photo page #5 of Section D provides a visual reference.

Enclosure / Roofing

The enclosure system consists of stone masonry, brick masonry, glazed curtainwall, and glazed window systems. The overall condition of the enclosure systems is good, and these systems – with regular maintenance should easily be maintained for the next 15 years and beyond.

The roofing system consists of fully-adhered EPDM roofing on the majority of the roof, there are sections of ballasted EPDM roofing and a small section of white EPDM roofing. The

overall condition of the roof is good – regular maintenance should be continued with a re-roofing to be expected at the end of the next 15 years as previously assessed.

Items 1-10 within the Expenditure Log are attributable to the enclosure and roofing systems, for the majority of these items, Mortenson Construction concurs with the previous assessment and estimated costs for major maintenance and capital replacement for the next 15 years. During our review of the enclosure it appears that the need for a re-caulking of the masonry systems is in need in the next year, which is already covered in Item 8.

Item 2 - Doors – Exterior & Overhead – Mortenson differs in the anticipated capital replacement costs on this category from the previous assessment. The previous assessment included costs to replace all of the exterior doors, which Mortenson advocates is unnecessary. These doors, when maintained properly, should be expected to last the life of the glazing systems and well beyond the next 15 years. We have reduced the capital replacement estimated costs to include a replacement of the overhead sectional doors at the loading dock doors. These door types tend to have a reduced life expectancy due to usage and sensitive mechanisms within these doors. The estimated capital replacement costs for this item has been reduced from \$540,000 to \$18,000 as a result of this review.

Item 10 - Window replacement – Mortenson differs from the previous assessment on this item on the assessment and level of capital replacement investment for the next 15 years. Mortenson is in concert with the previous assessment with regards to carrying an allowance of \$200,000 for major maintenance on these windows for the next 15 years. However, should these windows be maintained properly, replacement of windows is unnecessary in the next 15 years. The estimated capital replacement costs for this item has been reduced from \$650,000 to \$0 as a result of this review.

NEW ITEM 2 – EIFS artwork – There is a direct-applied EIFS artwork on the south façade of the building that is adhered directly to the brick facing. This artwork was part of the existing building and with the limited life span of EIFS material, Mortenson has included an allowance to recoat this EIFS artwork to prevent water damage on the artwork and/

or delamination from the brick facing. This is purely a cosmetic issue and does not affect the integrity of the enclosure wall. The allowance for major maintenance on this issue is estimated at \$27,000. Photo page #6 of Section D provides a visual reference.

NEW ITEM 3 – Parapet Coping Repair – The parapet at the top of the main Overture Building masonry walls a gap has developed between the masonry wall and the cap flashing which appears to be allowing water infiltration into the masonry cavity of that exterior wall. The current result of this water infiltration is a discoloration of the brick in streaks running down periodically along the top 4-6' of the masonry wall. If this issue is not resolved, eventually the freeze/thaw of the water infiltrating the masonry wall will cause a breakdown and spalling of the brick mortar and the integrity of that wall would be compromised. Mortenson recommends further review of this detail in order to determine the optimal treatment to resolve this issue. Mortenson Construction has included an estimated major maintenance cost of \$30,000 to treat this detail with a line of backer rod and joint sealant to prevent future water infiltration. Another approach to resolving this issue could be to completely replace the sheet metal cap flashing which has an estimated cost of \$100,000. Photo page #7 of Section D provides a visual reference.

Upon completion of this, a cleaning of the masonry wall would be appropriate, and Mortenson feels would be covered by the budget established in Item 6, where \$300,000 has been allocated for exterior cleaning and re-staining of the masonry walls.

NEW ITEM 4 – Administrative office roof leak – There is an on-going, unresolved, roof leak at the administrative office roof. As this area was reviewed it was noted that the adjacent vertical wall has a weep flashing that has been treated with a joint sealant, which is preventing from the moisture in the stone masonry wall to weep through the intended system. This soft joint and resulting trapped moisture could be a contributing factor to this leak, however, requires additional review and study. As a base measure, Mortenson recommends the removal of this joint sealant to allow the weeping of moisture from this wall as intended. An allowance of \$20,000 for major maintenance has been included to address this issue. Photo page #8 of Section D provides a visual reference.

Interior Construction / Finishes

Interior construction and finishes of the facility includes walls, railings, doors, ceilings, flooring, wall panels, paint, etc. The overall condition of these systems is good, and has been well maintained. A number of these items will have major maintenance and capital replacement costs that will be encountered within the next 15 years as a course of expected life span.

Items 11-15, 17-20, 43-45 within the Expenditure Log are attributable to Interior Construction and Finishes, for the majority of these items, Mortenson Construction concurs with the previous assessment and estimated costs for major maintenance and capital replacement for the next 15 years.

Item 15 – Carpentry – bathroom stone countertops have a recessed edge detail along the wall that has been a trap for water and combined with forces from weight being applied to the countertops cracking along this inside edge has resulted. In one location there was resulting rusting from the countertop support steel. Additionally, there was evidence of water along the wall and weeping up and behind the mirrors. Mortenson has included the capital replacement budget of \$150,000 to allow for replacement of these counters in the main restrooms where this condition has had its greatest impact due to the traffic and volume of useage.

Item 45 - Travertine floors – Mortenson spent a considerable amount of time to understand the maintenance plan for the main Overture Center lobby travertine flooring. The Overture Center maintenance team has been trained and have a proactive plan in place to maintain the new sealing system treatment at the lobby floor. With this system continued, Mortenson advocates that this floor should be expected to withstand the next 15 years and beyond without a major replacement. The major maintenance estimated budget of \$600,000 has been carried to allow for a reseal at 2016 and complete strip and reseal in 2024.

Item 43 - Carpet - With further review of the maintenance and replacement plan, included is \$1,291,800 for the next 15 years. This number is based on working with city staff and Sergenians to get pricing and replacement scheduled with lifespan for actual product (extended lifespan) and using comparable material in some cases.

Administrative Offices Renovation – as a new operating entity (201) is engaged and moves into the facility, there will need to be a renovation to accommodate the new team and their operations. Costs of \$60.00 / sf to \$80.00 / sf for full renovation of this space should be anticipated as capital costs that would be encountered within the next 1-2 years. These costs are not included in the expenditure logs within.

Mechanical / Electrical / Plumbing Systems (MEP)

All major elements of the Mechanical, Electrical, Plumbing, and Fire Protection systems were reviewed with detailed discussion on how these elements are being maintained and operated to identify any hidden conditions that would impact expected life span of equipment and or require additional major maintenance. All systems appear to be very well managed and regularly tested to assure sustainable operations for the expected life span of each piece of equipment. Mortenson was impressed with the level of maintenance and attention to detail in how these systems are being maintained and operated.

Items 21-38 within the Expenditure Log are attributable to MEP systems, for the majority of these items, Mortenson Construction concurs with the previous assessment and estimated costs for major maintenance and capital replacement for the next 15 years. Detailed discussion of all mechanical systems items was held between Mortenson and General Heating to validate the estimated costs and expected life expectancy of these systems.

Item 25 – Boilers, Heat (x3) – the (3) Bryan boilers that serve the heating systems are well maintained and the chemical treatment is closely monitored to assure sustainable operations for the life of these units. The Overture Center maintenance team performs weekly Ph test and have an on-going service contract with a qualified manufacturer representative to provide inspection inside and out on a regular basis. With this level of maintenance

and operation, Mortenson advocates that these units will operate sustainably well beyond the next 15 years. In fact, these units, when well-maintained, can operate for as long as 50 years. The estimated capital replacement cost for this item has been reduced from \$580,000 to \$0 as a result of this review. The maintenance cost for these units is assumed to be covered as an annual maintenance cost outside of the costs captured in this report.

Item 26 – Boilers, Steam (x2) – steam boilers have been by far the most troubled pieces of MEP equipment within the facility. Dedicated use of steam boilers for humidification only is hard on equipment due to the 100% ON and OFF cycling the boilers see common with this application. The assessment indicates the expected life of these boilers to be 5 to 10 years. Given the number of ON/OFF cycles this equipment sees in any given humidification season and the track record to date, Mortenson believes the life expectancy of these units to be closer to 5 years rather than 10.

NEW ITEM 5 – Smoke Evacuation sequence test – Mortenson Construction recommends first that each mechanical equipment piece for this system be run individually to confirm operation where the piece does not normally run for another purpose such as, for example, the roof mounted smoke exhaust fans which may not have been run for some time now. Then Mortenson recommends a sequence test be performed on the Smoke Evacuation System(s) in the presence of knowledgeable employees and appropriate officials prior to the City's purchase. This test would not include or verify the systems' effectiveness of smoke evacuation necessarily, but a simple initiation of the system and sequence verification to confirm programming of this complicated integrated sequence is still in tact. We are of the understanding that this system has not been tested for some time now.

NEW ITEM 6 – Motor maintenance + replacement – Motors, as a general category or within each system, were not addressed within the report. Motor failure is difficult to predict due to varying operating environments and duty cycles. Mortenson understands a thermal scan and vibration analysis of motors is conducted on a very regular basis to identify hot spots and vibration signifying a bearing failure. Currently bearings are changed in-house and once motor windings begin to fail the motor is replaced with an Energy Star rated motor complete

with a grounded rotor shaft. (Shafts of the original motors did not include grounding rings which can cause stray voltages in the VFD and in turn, harmonics presented which pit bearings prematurely.) Typical life expectancy for a motor run under the right conditions should last 10-15 years or more. Mortenson has allotted \$75,000 to cover sporadic motor winding failure over the next 15 years.

AHU'S – Air handling units were reviewed on site and identified as major equipment not mentioned within the assessment. We understand existing AHU's were re-conditioned with new mechanical parts essentially renewing their life expectancy of 25-40 years. Outside of minor maintenance costs and motors (mentioned above), the cost of AHU replacement falls outside (beyond) the 15 year projection scope of the assessment.

Roof mounted exhaust fans – Roof mounted exhaust fans were identified as equipment not mentioned within the assessment. Life expectancy of exhaust fans is 30 years and therefore falls outside (beyond) the 15 year projection scope of the assessment.

Power distribution equipment – power distribution equipment (transformers, switchgear and panel boards) was identified as equipment not mentioned within the assessment. Life expectancy of this equipment is 30-40 years although, similar to motors mentioned above, life expectancy of this equipment somewhat depends on operating conditions and can be difficult to predict. Given the 30-40 year life span, power distribution equipment falls outside (beyond) the 15 year projection scope of the assessment.

Equipment / Furnishings

As part of this reports review of "Owner" systems, there was a minimal number of equipment/systems that were reviewed in detail. The majority of equipment and furnishings in this facility are assumed to be "Operator" systems. The security systems and kitchen equipment were reviewed and commented on. During the review of the Kitchen equipment, the item of note was that the ceilings in this area will need to be replaced within the next 15 years.

Item 16 - Security Systems – Mortenson concurs with the previous assessment of this system, however, advocates providing a capital replacement allowance of \$200,000 to provide a new/upgraded and expanded key card security system in the future.

CAPITAL & MAINTENANCE COSTS

Mortenson reviewed all estimated costs for each building system and provided updated estimates and information where applicable. These estimated costs were reviewed with vendors, specifically, on Mechanical systems - General Heating provided additional insight and pricing on these systems.

The total 15-year anticipated capital replacement and major maintenance investment for “Owner” systems within the Overture Facility is \$6,228,200.

The total 15-year anticipated capital replacement and major maintenance investments for “Negotiable” systems within the Overture Facility is \$3,320,800.

With a 50% split on “Negotiable” system estimated costs between the City and 201 – this would bring the City total anticipated capital replacement and major maintenance anticipated costs would be \$7,888,600.



CITY OF MADISON
OVERTURE CENTER
MADISON, WISCONSIN

COST SUMMARY

EXPENDITURE LOG

November 5, 2010

AREA	ESTIMATED COST - MAJOR MAINTENANCE	ESTIMATED COST - CAPITAL REPLACEMENT	ESTIMATED COST - TOTAL
EXPENDITURE LOG - OWNER ITEMS			
Items as Listed in Attachment #5	\$3,011,800	\$3,034,400	\$6,046,200
Other Items for Consideration	\$182,000	\$0	\$182,000
TOTAL	\$3,193,800	\$3,034,400	\$6,228,200
EXPENDITURE LOG - NEGOTIABLE ITEMS			
Items as Listed in Attachment #5	\$1,623,500	\$1,697,300	\$3,320,800
Other Items for Consideration	\$0	\$0	\$0
TOTAL	\$1,623,500	\$1,697,300	\$3,320,800
TOTAL OF OWNER & NEGOTIABLE ITEMS	\$4,817,300	\$4,731,700	\$9,549,000



**CITY OF MADISON
OVERTURE CENTER
MADISON, WISCONSIN**

EXPENDITURE LOG - OWNER ITEMS
November 5, 2010

ITEM	PHOTO PAGE	ITEM	ESTIMATED COST - ORIGINAL REPORT	ESTIMATED COST - MAJOR MAINTENANCE	ESTIMATED COST - CAPITAL REPLACEMENT	COMMENTS
ITEMS AS LISTED IN ATTACHMENT #5 DATED SEPTEMBER 16TH, 2010						
1		Doors -- ADA Doors (replace)	\$75,000	\$0	\$75,000	Mortenson has validated the pricing and concurs with the assessment.
2		Doors -- Exterior and Overhead Doors	\$540,000	\$0	\$18,000	Stainless steel main entrance doors are showing some staining and require continuous upkeep. Ongoing maintenance should keep all doors in good condition. Three Interior Overhead Truck Dock Doors could face replacement.
3	1	Cupola -- Capitol Theater Tower	\$150,000	\$50,000	\$100,000	Mortenson has validated the pricing and concurs with the assessment.
4		Dome -- Rotunda Skylight	\$250,000	\$50,000	\$200,000	Mortenson has validated the pricing and concurs with the assessment.
5		Roof Membrane and Flashing	\$1,400,000	\$200,000	\$1,200,000	Mortenson has validated the pricing and concurs with the assessment.
6	2	Exterior Building Cleaning/Re-staining/Minor Repairs	\$300,000	\$300,000	\$0	Mortenson has validated the pricing and concurs with the assessment.
7	3	Granite Base	\$0	\$0	\$0	Mortenson concurs with the assessment.
8	4	Caulking/Tuck pointing (exterior)	\$700,000	\$700,000	\$0	Mortenson has validated the pricing and concurs with the assessment.
9		Curtain Wall	\$0	\$0	\$0	Mortenson agrees with the assessment of the curtain wall healing system. Repairs are ready to be made and should be made prior to the 2010 heating season. Contractors are lined up and ready to perform the work and the scope is understood by the center's Director of Facility Operations. Once this work is complete this system will be good.
10		Window Replacement	\$850,000	\$200,000	\$0	Maintenance of the seals for the windows is important. With proper maintenance, the replacement of any windows during the next 15 years should not be expected or required.
11		Doors -- Interior and Wood Doors	\$200,000	\$200,000	\$0	Mortenson concurs with the assessment. Ongoing routine maintenance will allow for a long life expectancy.
12		Floors -- Back of House	\$0	\$0	\$0	Mortenson concurs with the assessment.
13		Stairs -- Monumental Stairs	\$75,000	\$75,000	\$0	Mortenson concurs with the assessment.
14		Heater Panels & Covers	\$0	\$0	\$0	Mortenson concurs with the assessment. Ongoing routine maintenance will allow for a long life expectancy.
15		Carpentry	\$225,000	\$75,000	\$150,000	Water damage is starting to appear on the public restroom vanity tops. Replacement will be required. Ongoing routine maintenance will allow for a long life expectancy of finish carpentry and casework.
16		Security -- Building Rekey	\$40,000	\$40,000	\$200,000	With rapid changes in technology, an additional cost should be anticipated to provide for a new card system down the road.
17		Caulking/Tuck pointing (interior)	\$75,000	\$75,000	\$0	Mortenson concurs with the assessment.
18		Ceilings	\$0	\$0	\$0	Mortenson concurs with the assessment. Ongoing routine maintenance will allow for a long life expectancy.
19		Kitchen Upgrade	\$75,000	\$75,000	\$0	Mortenson concurs with the assessment.



**CITY OF MADISON
OVERTURE CENTER
MADISON, WISCONSIN**

EXPENDITURE LOG - OWNER ITEMS
November 5, 2010

ITEM	PHOTO PAGE	ITEM	ESTIMATED COST - ORIGINAL REPORT	ESTIMATED COST - MAJOR MAINTENANCE	ESTIMATED COST - CAPITAL REPLACEMENT	COMMENTS
20		Painting (major)	\$165,000	\$165,000	\$0	Mortenson concurs with the assessment.
21		Plumbing Fixtures and Bathroom Partitions	\$100,000	\$100,000	\$0	Mortenson concurs with the assessment.
22		Emergency Generator	\$0	\$0	\$0	Mortenson concurs with the assessment. Service contract is in place, tests are conducted by initiating the generator start signal from each ATS on a rotating basis. Building loads are transferred monthly. Additionally, a full load test utilizing resistive load banks every three months.
23		Floor Box Repairs	\$50,000	\$50,000	\$0	Mortenson concurs with the assessment.
24		Elevator/Lifts	\$140,000	\$140,000	\$0	Mortenson concurs with the assessment.
25		Boilers -- Heat (x3)	\$580,000	\$0	\$0	Boiler are manufactured by Bryan. Chemical Treatment plays a critical role in boiler life. The chemical treatment system for the hydronic hot water boilers is monitored very closely by the maintenance staff at the Overture Center. Treatment levels is verified weekly through water Ph tests. In addition, boilers are inspected inside and out on a regular basis by a qualified manufacturer's representative. If continually maintained at this level, Mortenson believes these boilers will last beyond the 15 years recorded on the assessment.
26		Boilers -- Steam (x2)	\$256,000	\$0	\$256,000	Mortenson concurs with the assessment. These boilers are used for humidification and may have initially been oversized. In addition, control of these boilers does not allow for modulation of the burner (partial operation - less than 100%). Life expectancy was reported to be 5-10 years. Mortenson believes the life expectancy to be closer to 5 years than 10. It is noted that condensate from the system is dumped rather than returned which adds significant cost for treatment. Pricing has been verified with subcontractors.
27		Chillers - Repair/Replace (x2)	\$395,000	\$100,000	\$295,000	Mortenson concurs with the assessment. Pricing has been verified with subcontractors.
28		HVAC Controls/Metasys	\$61,100	\$0	\$61,100	Mortenson agrees with the assessment. We would further propose that when it comes time for change out of this system, Overture Center consider a multi-vendor system such as the Niagara platform by Tridium. Both Honeywell and Johnson Controls have their customer interface for this product however, it is easy to hire a new service company to manage the system should you choose to, (i.e., the customer is not stuck with one company and the price tag they choose to put on their service contract.) Pricing has been verified with subcontractors.
29		HVAC Ductwork	\$0	\$0	\$0	Mortenson concurs with the assessment.
30		HVAC Towers, Pumps, Humidifiers	\$225,000	\$75,000	\$150,000	Mortenson concurs with this assessment. Mortenson confirmed the rebuilt pumps refer to the pump impellers, not motors. Impellers on these systems wear due to chemical treatment added to the condenser water. Mortenson confirmed that tower water Ph level is checked on a regular basis. Motors are addressed as an additional item below. Pricing has been verified with subcontractors.
31		Split Unit Air Conditioning	\$105,000	\$0	\$105,000	Mortenson concurs with the assessment however, we would adjust the life expectancy from 15-20 years to 12-15 years. Pricing has been verified with subcontractors.
32		VFD's (variable frequency drives)	\$120,000	\$120,000	\$0	Mortenson concurs with the assessment. Overture staff indicates the motor rotor shafts are not grounded which can cause stray voltages within VFD units. Motors are addressed below as an added item. Pricing has been verified with subcontractors.
33		Concession Water Service -- Remote Chiller	\$0	\$0	\$0	Mortenson concurs with the assessment.



**CITY OF MADISON
OVERTURE CENTER
MADISON, WISCONSIN**

EXPENDITURE LOG - OWNER ITEMS
November 5, 2010

ITEM	PHOTO PAGE	ITEM	ESTIMATED COST - ORIGINAL REPORT	ESTIMATED COST - MAJOR MAINTENANCE	ESTIMATED COST - CAPITAL REPLACEMENT	COMMENTS
34		Fire Pump	\$0	\$0	\$0	Mortenson concurs with the assessment. Mortenson further confirmed that the facility is tested for MIC (Microbiology Influenced Corrosion) on a regular basis.
35		Plumbing Systems	\$150,000	\$150,000	\$0	Mortenson concurs with the assessment.
36		Sewer Systems	\$65,500	\$0	\$65,500	Mortenson concurs with the assessment. The sumps are currently alarmed into Mitosis.
37		Water Heater	\$138,600	\$71,800	\$66,800	Mortenson concurs with the assessment. Pricing has been verified with subcontractors.
38		Water Softeners	\$0	\$0	\$0	Mortenson concurs with the assessment.
39		Security -- Command Center and Camera Replacement	\$90,000	\$0	\$90,000	Mortenson concurs with the assessment.
40		Security -- Fire and Life Safety Systems	\$0	\$0	\$0	Mortenson concurs with the assessment.
TOTALS			\$7,598,200	\$3,011,800	\$3,034,400	



**CITY OF MADISON
OVERTURE CENTER
MADISON, WISCONSIN**

EXPENDITURE LOG - OWNER ITEMS
November 5, 2010

ITEM	PHOTO PAGE	ITEM	ESTIMATED COST - ORIGINAL REPORT	ESTIMATED COST - MAJOR MAINTENANCE	ESTIMATED COST - CAPITAL REPLACEMENT	COMMENTS
NI 1						
5		Sprayed Cementitious Fireproof Patching	\$0	\$20,000	\$0	Expected Year of Expenditure - 2011. The mechanical room serving the Capital Theater contains structural steel which has spray fireproofing missing from columns and metal deck. Patching can be done to cover the exposed steel.
NI 2		EIFS Artwork on Brick Façade	\$0	\$27,000	\$0	Expected Year of Expenditure - 2018. The south façade of the building contains artwork applied to the brick facing that is constructed out of EIFS. EIFS can have a short life span if the top coating is not maintained properly.
NI 3		Parapet Sheet Metal Gap Repair	\$0	\$30,000	\$0	Expected Year of Expenditure - 2011. Sheet metal cap flashing located on top of exterior brick and stone clad walls appears to have a gap in which water can access the wall cavity. This water infiltration appears to be causing discoloration of the brick and stone. A line of backer rod and joint sealant could be added immediately to stop the infiltration.
NI 4		Roof Leak Above Administration Offices	\$0	\$20,000	\$0	Expected Year of Expenditure - 2011. A known leak located above the administration offices has not been located or repaired.
NI 5		Smoke Evacuation Sequence Test	\$0	\$10,000	\$0	Expected Year of Expenditure - 2011. Smoke evacuation systems require complex sequencing between multiple items and systems. The smoke evacuation system has been tested one time at the opening of the facility. The city may want to perform a sequencing test of the system to ensure proper working requirements. Exercising of all components should be done as part of annual maintenance.
NI 6		Motors - Hydroid Systems, Air Handling Units.	\$0	\$75,000	\$0	Expected Year of Expenditure - 2018. Vibration analysis is performed on all motors 10hp and up every 6 months. Bearings are changed out in-house and should be considered an operating maintenance item. Life expectancy of an average motor run on a 100% duty cycle within conditions it was built for should be 10-15 years. Cost ranges vary. A 100 hp motor will cost around \$5,000, a 150hp motor around \$8,000 and a 200hp motor around \$10,000 installed. As motors are changed out they should be changed out with high efficiency motors with a grounding brush on the rotor shaft when driven by a VFD. An ungrounded rotor shaft causes stray voltages within VFD units.
NI 7		Air Handling Units	\$0	\$0	\$0	Mortenson inspected Haakon air handling units using the sampling method and found them to be in like new condition. Anticipated life expectancy is 25-40 years.
NI 8		Air Handling Units - Feeding Capital Theater	\$0	\$0	\$0	The air handling units serving the Capital Theater were recently refurbished and should last well beyond the next 15 years.
NI 9		Roof mounted exhaust fans	\$0	\$0	\$0	Anticipated life expectancy is 30 years. Replacement cost will vary with fan size. Refer to motors for additional information.
NI 10		Power Distribution - transformers, switchgear and panel boards	\$0	\$0	\$0	Power distribution equipment appears to be in like new condition. Anticipated life expectancy for this equipment is 30-40 years.
		Annual Maintenance & Operations Administration Office Renovations Design & Engineering Fees Procurement Administration Costs Escalation & Initiation	\$0	N/A	N/A	N/A See report narrative for further description. N/A See report narrative for further description. N/A See report narrative for further description. N/A See report narrative for further description. N/A See report narrative for further description.
TOTALS			\$0	\$182,000	\$0	



CITY OF MADISON
OVERTURE CENTER
MADISON, WISCONSIN

EXPENDITURE LOG - NEGOTIABLE ITEMS
November 5, 2010

ITEM	PHOTO PAGE	ITEM	ESTIMATED COST - ORIGINAL REPORT	ESTIMATED COST - MAJOR MAINTENANCE	ESTIMATED COST - CAPITAL REPLACEMENT	COMMENTS
ITEMS AS LISTED IN ATTACHMENT #5 DATED SEPTEMBER 16TH, 2010						
41		Theater Seats -- Capitol Theater and Playhouse	\$0	\$0	\$0	Mortenson concurs with the assessment.
42		Theater Seats -- Overture Hall	\$405,500	\$0	\$405,500	Mortenson concurs with the assessment.
43.1		Carpet -- Audubon Room	\$12,000	\$0	\$12,000	Mortenson concurs with the assessment.
43.2		Carpet -- Capitol Theater	\$172,200	\$0	\$172,200	Mortenson concurs with the assessment.
43.3		Carpet -- Dressing rooms	\$28,000	\$0	\$28,000	Mortenson concurs with the assessment.
43.4		Carpet -- Lobbies	\$330,000	\$0	\$330,000	Mortenson concurs with the assessment.
43.5		Carpet -- Offices, galleries	\$308,000	\$0	\$308,000	Mortenson concurs with the assessment.
43.6		Carpet -- Rotunda Stage, etc	\$196,400	\$0	\$196,400	Mortenson concurs with the assessment.
43.7		Carpet -- Side circulation, etc	\$245,200	\$0	\$245,200	Mortenson concurs with the assessment.
44		Floors -- All Other	\$0	\$0	\$0	Mortenson concurs with the assessment.
45	9	Floors -- Travertine Tiles	\$600,000	\$600,000	\$0	Mortenson concurs with the assessment. Most of the first floor of the Overture Center is covered with vein cut Turkish travertine. As a relatively soft material, it is prone to damage and staining. With proper maintenance, including quickly repairing minor damage and top coating every other year with in-house labor and the vendor's equipment, this floor could last for decades. However, the travertine floor represents a significant unknown risk because the sealant is not a widely used or tested product. If the sealant stops working and stripping and resealing does not work, total replacement of the floor could be costly. A harder stone should be considered if replacement ever becomes necessary. Current condition is good, but it will require significant amount of labor to maintain it.
46		Lighting System -- Stair E/Rotunda Stairwell Lighting (neon)	\$25,000	\$25,000	\$0	Mortenson concurs with the assessment.
47		Lighting System -- Architectural Lighting and Lighting Controls	\$450,000	\$450,000	\$0	Mortenson concurs with the assessment.
48		Lighting System -- Rotunda Lighting	\$175,000	\$175,000	\$0	Mortenson concurs with the assessment.
49		Battery Packs	\$30,000	\$30,000	\$0	Mortenson concurs with the assessment.
50		Extractors	\$22,000	\$22,000	\$0	Mortenson concurs with the assessment.
51		Riding Vacuums	\$67,500	\$67,500	\$0	Mortenson concurs with the assessment.
52		Scrubber, Riding	\$40,000	\$40,000	\$0	Mortenson concurs with the assessment.
53		Scrubber, Walk-behind	\$18,000	\$18,000	\$0	Mortenson concurs with the assessment.
54		Sweeper, Riding	\$26,000	\$26,000	\$0	Mortenson concurs with the assessment.
55		Sweeper, Walk-behind	\$0	\$0	\$0	Mortenson concurs with the assessment.
56		Tool Cat	\$90,000	\$90,000	\$0	Mortenson concurs with the assessment.
57		Tomato Vacuums	\$24,000	\$24,000	\$0	Mortenson concurs with the assessment.
58		Trash, Waste Containers & Carts	\$50,000	\$50,000	\$0	Mortenson concurs with the assessment.
59		Vacuums	\$6,000	\$6,000	\$0	Mortenson concurs with the assessment.
TOTALS			\$3,320,800	\$1,623,800	\$1,697,300	



PHOTO PAGE #1 – CAPITAL THEATER CUPOLA

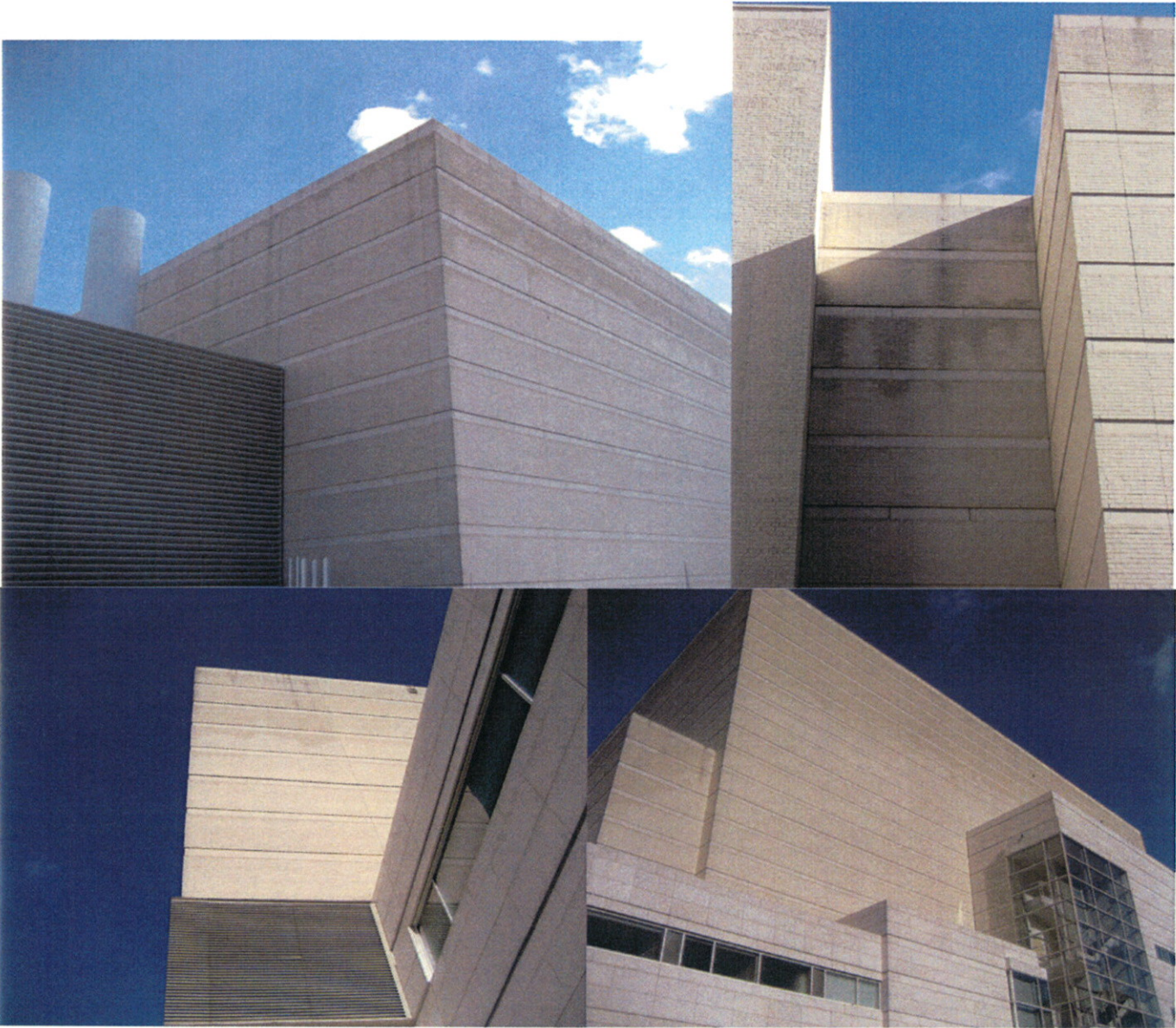


PHOTO PAGE #2 – EXTERIOR CLEANING / RESTAINING

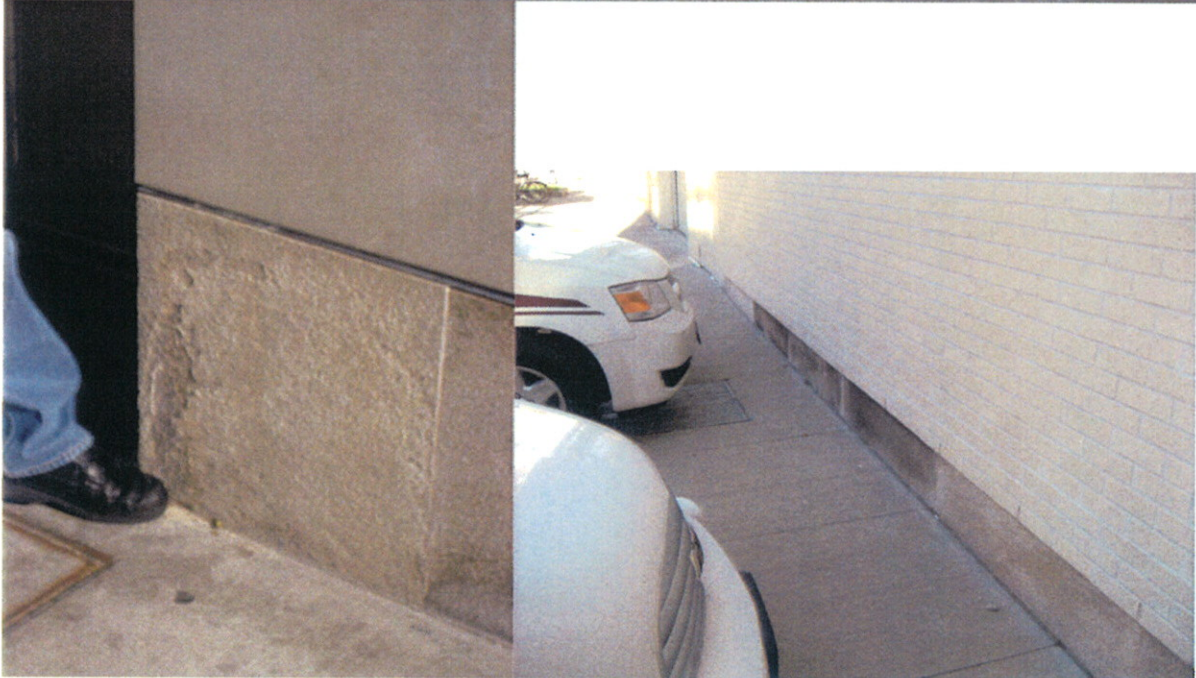


PHOTO PAGE #3 – GRANITE BASE

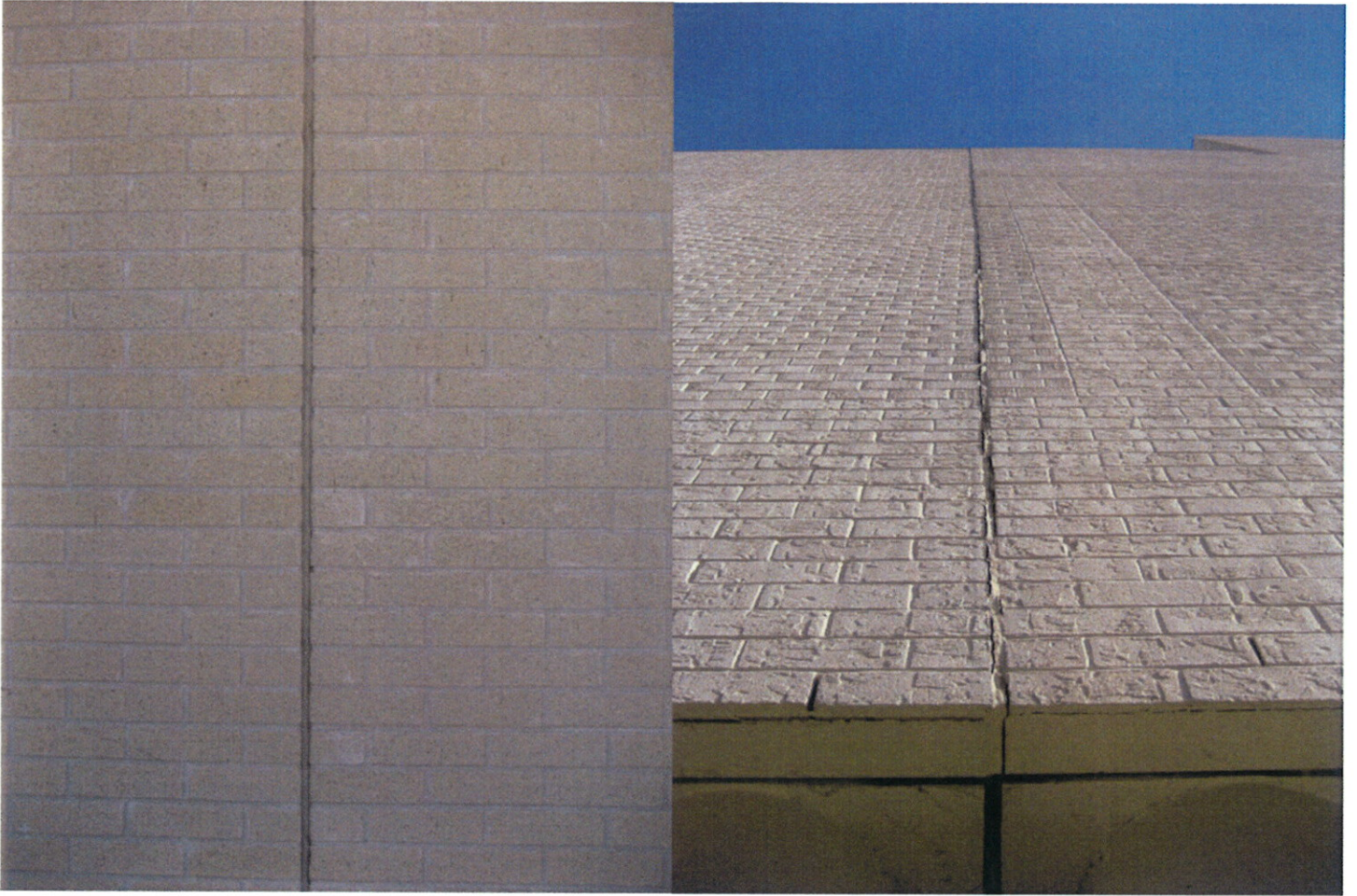


PHOTO PAGE #4 – CAULKING & TUCKPOINTING

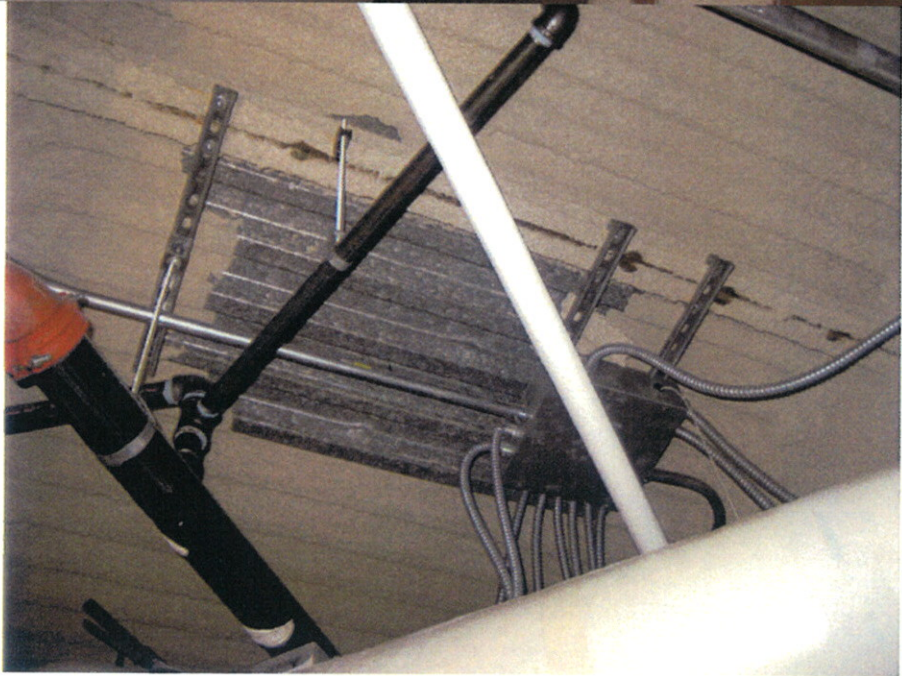
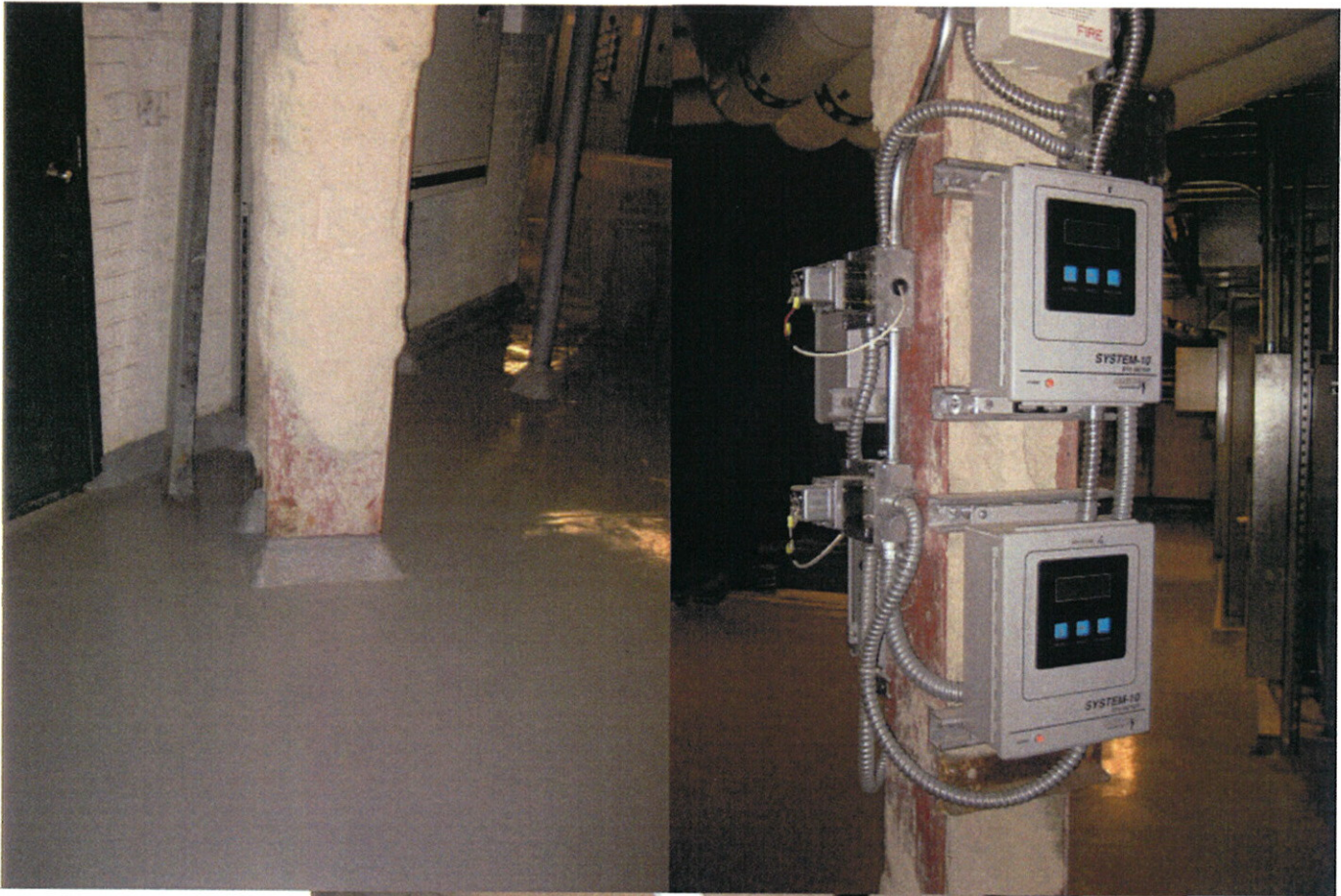


PHOTO PAGE #5 – SPRAYED FIREPROOF PATCHING

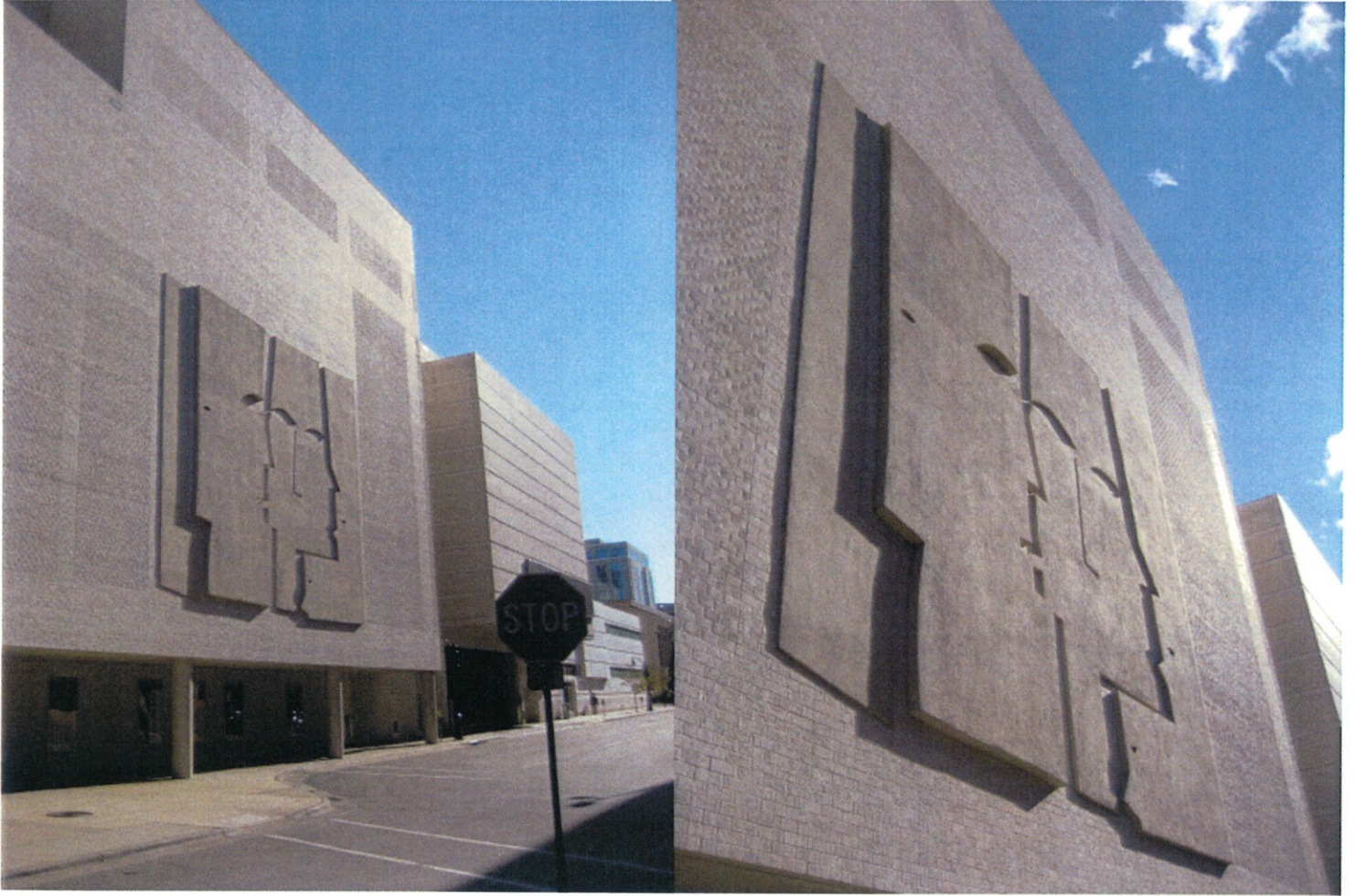


PHOTO PAGE #6 – EIFS ARTWORK

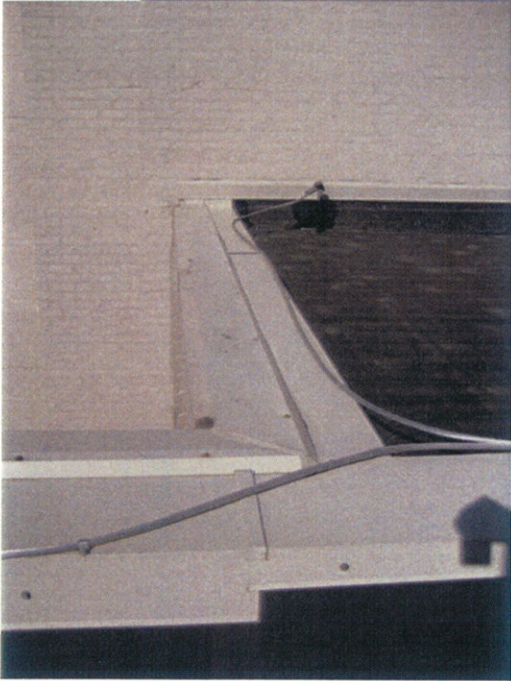
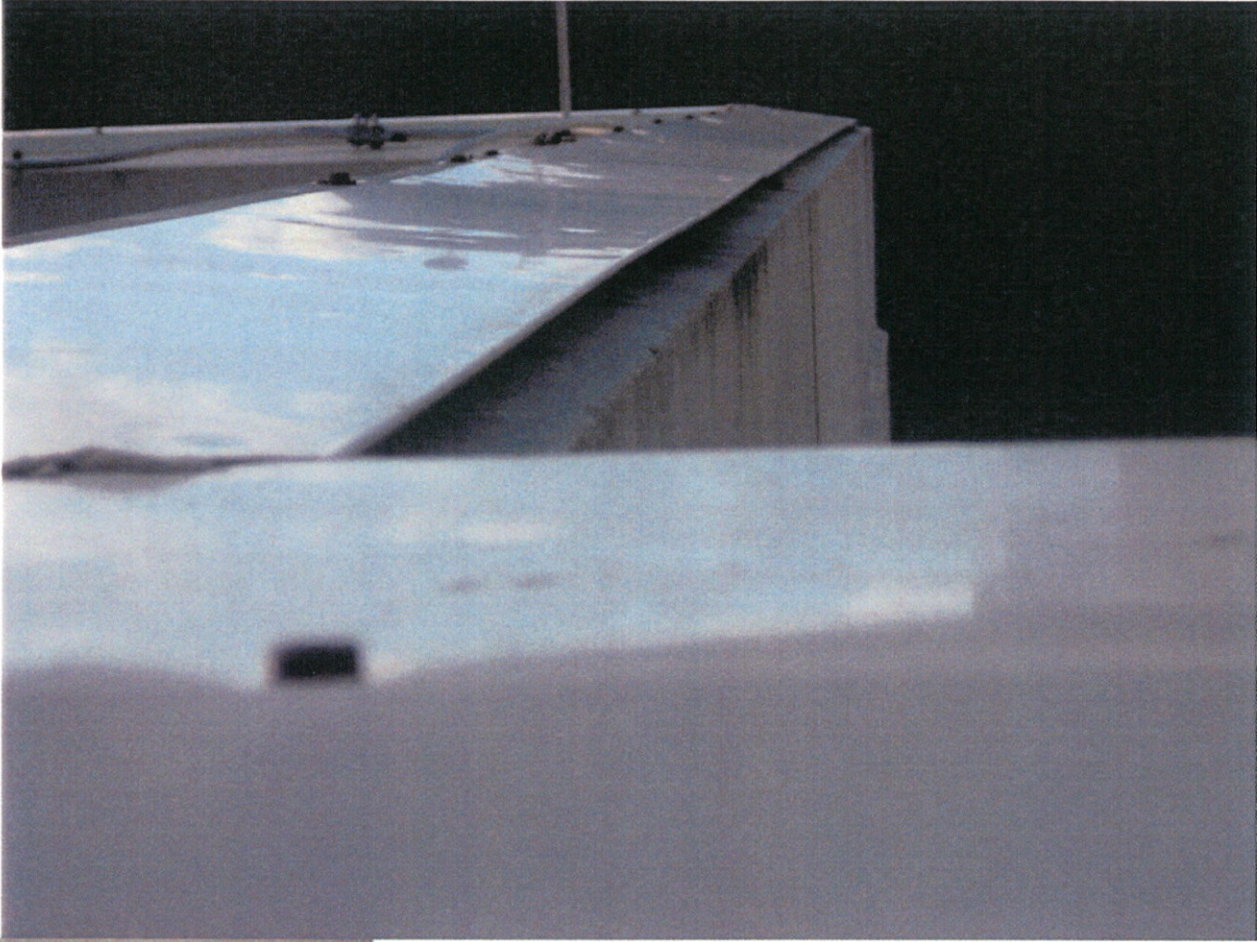


PHOTO PAGE #7 – PARAPET SHEETMETAL GAP



PHOTO PAGE #8 – BALLAST ROOF TO EXTERIOR WALL



PHOTO PAGE #9 – TRAVERTINE TILES