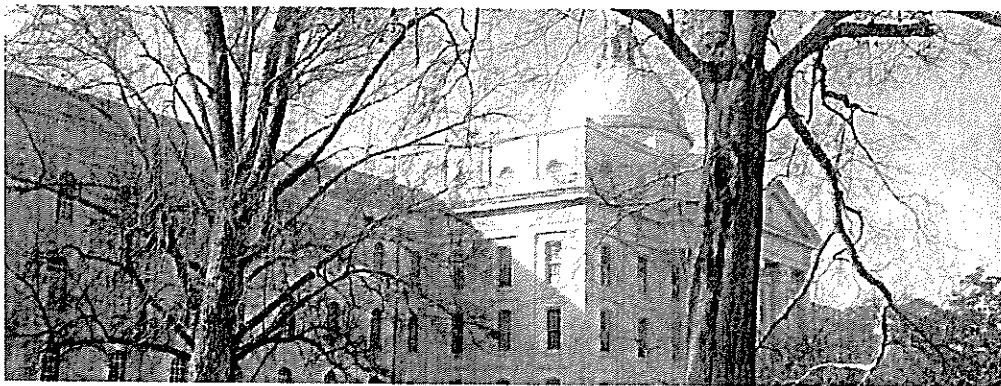


Central State Hospital Local Redevelopment Authority



Phase I Update to the Master Plan For Redevelopment of The Historic Quad

Central State Hospital Master Redevelopment Plan



Johnson Quinn and Associates

September 18, 2013

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Architecture/Planning/Engineering

**Central State Hospital
Phase I Update
Master Plan for Redevelopment
Historic Quad
Introduction and Street Philosophy**



The Historic Quadrant of the Central State Hospital Campus represents the conflict that exists when buildings outlive their technical life and the resulting cost comparison between replacement and renovation results in abandonment. Because of their majesty and beauty, the current buildings located in the Historic Quadrant have escaped demolition. These same factors, however, have contributed to their demise due to the inherent cost required to renovate and repurpose the buildings. A crossroads has been reached where the Walker, Jones, Green and Brantley Buildings will be lost to ruin if not redesigned and repurposed for use as modern buildings.

The Quadrant lends itself to a variety of opportunities for redevelopment including use as a College Campus, Medical Research Development, Corporate Office Park, and/or Retirement Campus for Seniors. With the correct market, any of these are viable uses for the existing development. However, the overwhelming architectural sense is that the Historic Quad should be the core of a college campus with the remaining property of CHS serving as support areas and facilities for various types of research and education. It is both ironic and fitting that the magnificent architecture that was created to be a mental institution now has the potential of becoming an institute of higher education.

Regardless of future use, it is paramount that the buildings in the quadrant be repurposed and used in a way that can financially preserve them even if their ultimate use is not immediately obtainable. To that end, compatible multiple uses may be necessary to preserve the buildings for future goals.

Observation and study of the Historic Quadrant clearly indicates that when the buildings located in the quad were built, the automobile did not exist or was not as important as it is today. Parking is either non-existent or is totally inadequate within the acreage that makes up the quadrant. In order to preserve the historic streetscape, we are proposing the introduction of parking lots to the side and/or rear of each building except for the Museum-Depot and Gymnasium. The Museum-Depot and Gymnasium parking may need to be located in areas directly to their south and west and adjacent to or replacing the Binion Building. The redevelopment of parking facilities should address the Ingress/Egress of the buildings.

The view, when driving into the Historic Quadrant, is magnificent after you are on CHS property. The current entrance from Swint Avenue is almost non-existent. We are proposing offsetting Swint Avenue to the West and creating a new traffic circle that will contain the monumental signage for the Historic Quadrant. The traffic circle will align the entrance's view with the central axis of the Powell Building and the Pecan Grove.

In order to create a more inviting service corridor between Downtown Milledgeville and the new entrance to the Historic Quadrant, we are proposing the redevelopment of Swint Avenue. The new boulevard will have a planted 10' wide median between north and south bound traffic lanes. We are proposing single lane traffic in each direction, but with a 24' curb to curb lane that will be wide enough to accommodate shuttles, bicycles or other uses along with normal vehicular traffic. The new Swint Avenue will also have a 5' sidewalk on both sides with decorative streetlamps. Since Swint Avenue is a City of Milledgeville right of way, with Baldwin County jurisdiction on both sides, coordination with the City and County governments will be vital to this project.

In the recent past, the Pecan Grove has been used for concerts and general public functions. To enhance the use of the area, we are proposing that a brick retaining wall be built on the north end of the Grove to provide a stage area for performers and to better utilize the natural slope of the property. In addition to the wall, an equipment/toilet building could be provided with a new road running east/west from the north end of the Jones Building to the north side of the Central Chapel. The new road would serve the Equipment Building for unloading, as well as public parking for Pecan Grove visitors.

There is currently a 10" waterline that runs along Swint Avenue in front of the Walker Building and Green Building. According to water main drawings, the line stops on the north side of the Central Chapel. A new 10" or 12" line installed across the Pecan Grove would create a looped water main system that could improve water pressure to the building on the east side of the Pecan Grove. The new line could also serve the Equipment Building on the north end of the Grove.

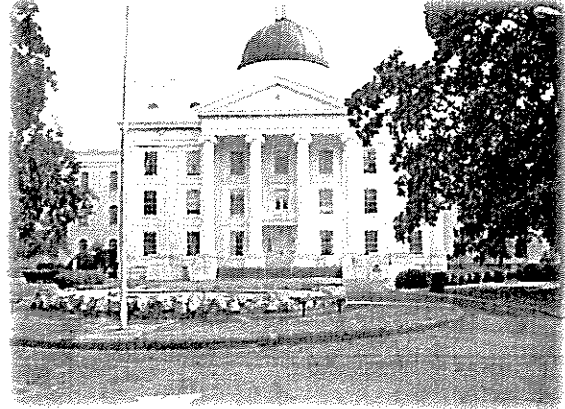
The current street system within the Quad area is nostalgic and should be adequate with the addition of interconnecting parking lots at the rear and sides of each building.

Evaluations for the significant buildings located within the Historic Quadrant are located on the pages that follow.

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POWELL BUILDING

Total Building Area 181,581 S.F. (4 Levels)

Date of Survey: July 25, 2013

GENERAL CONDITIONS AND SERVICEABILITY

The existing drawings that were made available to Johnson Quinn & Associates indicate substantial renovations were completed on the Powell Building during the period of 1971 through 1973. These drawings appear to reflect the most recent documented upgrades to the building. The existing drawings show upgrades to the second and third floors of the east and west wings. The scope of the upgrades indicates minor structural, mechanical and plumbing upgrades.

The Powell Building continues to be occupied by Central State Hospital and Central State Hospital Local Redevelopment Authority.

Having conducted a walkthrough of the Powell Building, our observations are as follows:

A. Overall Condition:

1. Building Construction: The overall building appears to have good structural integrity. We were unable to observe the type of building construction as Plant Operations was unsuccessful in locating the original drawings for the building. They will continue their attempts to locate these drawings.
2. Building Exterior: The exterior façades are in good condition. The building exterior walls should be repainted, including wall preparation, exterior sealant work and window evaluation for air and water infiltration.
3. Building Interior: Rooms and spaces on all levels appear to be serviceable. The interior walls and finishes appear to be in good condition. There is a small amount of water damage evident to the acoustical ceiling on the third floor level. This may be due to an air-conditioning unit condensate leak or blockage.
4. Floor System: There were no observed problems with the structural floor system.

5. Roof System: The roofing system was not inspected during this evaluation. However, there did not appear to be any roof leaks present during our visits.
6. Mechanical System: The mechanical systems for the second and third floors appear to have been upgraded in 1973. Our observations indicate no significant changes in temperature on any of the four levels. Our suggestion would be to conduct a test and balance survey of the existing mechanical system, including the age of the system, ductwork, mechanical supply grills and return air registers within the rooms and spaces they serve.
7. Accessibility: A wheelchair lift is located at the front entrance. Accessible doors are questionable in some areas.

B. Building Utilities:

1. Water Utility Service: The water line to the Powell Building is served by a 10" water main with 6" and 8" diameter lines connecting the building from the pumping station on the west side of the Auditorium and Jones Building. Individual metering may be accomplished by providing additional branch water lines directly from the existing 10" water main. Should the building be repurposed or renovated, additional dedicated lines may be required to bring the building's sprinkler system to current codes.

Water Utilities – Active

2. Gas Utility Service: There is no gas supply to the Powell Building.

C. Parking Conditions:

Access to the Powell Building is provided at the front and rear of the building with limited access at the sides of the building. There are several small parking lots; however, the number of spaces is inadequate for the overall existing building area. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. Additional parking may be required, as well as upgrades to the existing parking areas.

The front parking lot and fountain area should be repaired and properly maintained.

D. Unsafe Conditions:

The Powell Building is currently occupied and maintained. No unsafe conditions, regarding the physical condition of the building, were observed that could not be addressed with routine maintenance and repair.

E. Re-Purpose Possibilities:

The Powell Building was erected as the prominent building within the Historic Quadrant and continues with that same stature today. The building is the home of the Central State Hospital Redevelopment Authority and Central State Hospital Offices.

The building should continue in its dominant role as the Campus Redevelopment Center with Real Estate Offices, Engineering and Redevelopment Offices.

Other potential uses for the facility include College Administration Offices, potential Corporate Headquarter Facilities and other Small Business Offices.

The building should be targeted for renovation as new tenants occupy the spaces, primarily in the upgrade of Toilet Rooms and other utilities.

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WALKER BUILDING

Total Building Area 88,942 S.F. (3 Levels)

Date of Survey: November 18, 2012



GENERAL CONDITIONS AND SERVICEABILITY

Use of the Walker Building was discontinued in 1974 and the building was subsequently abandoned.

Having conducted a walkthrough of the Walker Building, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of structural concrete columns and monolithic concrete floor system with inverted concrete beams above the bearing walls. The exterior walls are constructed with unit masonry, clad with decorative brick veneer. The roof framing system appears to be of heavy timber construction.
2. Building Exterior:
 - a. There is evidence of cracking of the brickwork at the eastside of the building.
 - b. There is patchy efflorescence (white calcium deposits) on random areas at the rear façade.
 - c. There is evidence of missing brickwork at the building's parapet wall.
3. Building Interior:
 - a. The patient rooms, hallways, corridors, and stairwells reveal large quantities of peeling and flaking of lead based paint on walls and ceilings.
 - b. Interior doors and frames reveal evidence of extreme rusting and scaling.
 - c. Broken windows are evident throughout the building.

4. Floor System: The structural integrity of the floor and vertical columns appears to be in good condition (main structural frame and floor diaphragms.) There is evidence of exposed reinforcement in a small number of the inverted concrete beams. This does not appear to adversely affect the main wind force resisting system of the building, but should be evaluated by a structural engineer.
5. Roof System: The wood roof system indicates clear evidence of damage, loss of structural integrity and overall failure. This structural failure is evident primarily at the front of the building. There is limited, or no, connection of the roof diaphragm to the front parapet wall.
6. Mechanical System: The mechanical systems are non-functional and non-operational.
7. Accessibility: This building is not habitable and has been spared condemnation because of its historic and architectural significance within the Historic Quad.

B. Building Utilities:

1. Water Utility Service: The water line to the Walker Building is served by a 12" forced water main that traverses the Pecan Grove from the pumping station on the west side of the Auditorium and Jones Building. A 4" water line is in place to the main building for potential use. All building interior water lines have been abandoned and capped. Individual metering may be accomplished by providing two additional branch water lines directly from the existing 10" water main. These additional water lines may be required to bring the building's sprinkler system to current codes.

Water Utilities – Inactive

2. Gas Utility Service: There is no gas supply to the Walker Building.

C. Parking Conditions:

There is a small concrete parking area behind the building that is used for intermittent parking. The number of parking spaces is inadequate for the overall existing building size. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. Additional parking will be required, as well as upgrades to the existing parking area, in order to facilitate modern use of the building.

D. Unsafe Conditions:

The Walker Building is not habitable in its current state. The roof structure is undergoing failure due to the roof being open to the elements. The grounds should be fenced to prevent injury to the general public.

E. Re-Purpose Possibilities:

The Walker Building is in the poorest condition of any of the buildings in the Historic Quadrant and is in jeopardy of being lost. While its current condition may be its Achilles heel, it may also be its best asset. Extensive renovation to the building will be required to save it. However, this renovation may present possibilities that prove to be beneficial to the modernization of the Walker Building as well as the other historic buildings in the Quadrant.

The Walker Building is similar in corridor and room layout to the Jones Building and appears to have been enlarged since its original construction. These additions should be studied with potential tenants to determine if they should be made a part of the renovation or removed in order to afford better re-purposing.

While the layout with a central corridor and rooms on each side lends itself to a multitude of uses, the room sizes and their contribution to the structural system of the building should be analyzed to determine the best utilization.

The potential uses of the building include redevelopment as an Educational Administration Building, a Classroom Building or a combination of the two. Other uses might include Corporate Offices, Medical Research and/or Offices, and Assisted Living and Retirement Center.

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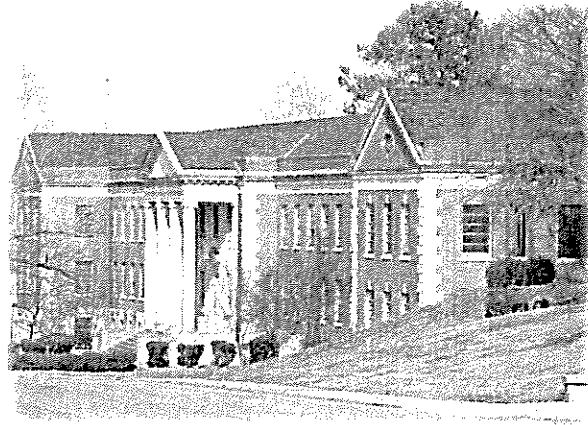
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GREEN BUILDING

Total Building Area 62,284 S.F. (3 Levels)

Date of Survey: July 25, 2013



GENERAL CONDITIONS AND SERVICEABILITY

Use of the Green Building has been discontinued and the building has been abandoned for a number of years.

Having conducted a walkthrough of the Green Building, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of structural concrete columns and monolithic concrete floor system with inverted concrete beams above the bearing walls. The exterior walls are constructed with unit masonry, clad with decorative brick veneer. The roof framing system appears to be of heavy timber construction.
2. Building Exterior:
 - a. There is evidence of cracking of the brickwork at random locations on the building.
 - b. There is patchy efflorescence (white calcium deposits) on random areas at the rear façade.
 - c. There is evidence of missing brickwork at the building's parapet wall.
3. Building Interior:
 - a. The patient rooms, hallways, corridors, and stairwells reveal large quantities of peeling and flaking of lead based paint on walls and ceilings.
 - b. Interior doors and frames reveal evidence of extreme rusting and scaling.
 - c. Broken windows are evident throughout the building.

4. Floor System: The structural integrity of the floor and vertical columns appear to be in good condition (main structural frame and floor diaphragms.) There is evidence of exposed reinforcement in a small number of the inverted concrete beams. This does not appear to adversely affect the main wind force resisting system of the building, but should be evaluated by a structural engineer.
5. Roof System: The roof system appears to be structurally intact. The roofing condition is unknown.
6. Mechanical System: The mechanical systems are non-functional and non-operational.
7. Accessibility: Accessibility is non-conforming.

B. Building Utilities:

1. Water Utility Service: The water line to the Green Building is served by a 12" forced water main that traverses the Pecan Grove from the pumping station on the west side of the Auditorium and Jones Building. A 4" water line is in place to the building for potential use. All building interior water lines have been abandoned and capped. Individual metering may be accomplished by providing additional branch water lines directly from the existing 12" water main. These additional water lines may be required to bring the building's system to current codes.

Water Utilities – Inactive

2. Gas Utility Service: There is no gas supply to the Green Building.

C. Parking Conditions:

Our observations reveal there is no allocated parking to serve the Green Building. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. Additional parking will be required in order to facilitate modern use of the building.

D. Unsafe Conditions:

The Green Building is not habitable in its current state. The building should be inspected periodically to monitor for deterioration due to lack of use. Fencing the grounds, to prevent injury to the general public, should be considered. The lead based paint and broken windows are serious hazards.

E. Re-Purpose Potential:

The Green Building's potential uses are similar to the Jones Building and the Walker Building, including redevelopment as an Educational Administration Building, a Classroom Building or combination of the two as well as Corporate Offices, Medical Research and/or Offices, and Assisted Living and Retirement Center.

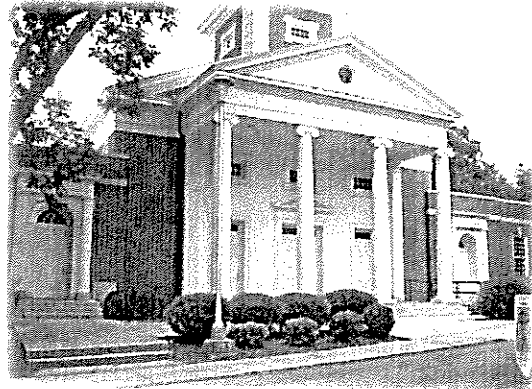
If the Historic Quadrant is re-developed as a college campus, the Green Building could become a vital part of the campus by serving as a dormitory. Because of its' site orientation relative to the other buildings surrounding the Pecan Grove, it could provide a residential buffer between Central Chapel Number 1 and the Walker Building.

Like other abandoned buildings in the Historic Quad, extensive remodeling of the Green Building will be required in order to bring the building up to modern development standards. However, the architectural design and historical significance of the building is irreplaceable.

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CENTRAL CHAPEL - NUMBER 1

Total Building Area 17,302 S.F. (2 Levels)

Date of Survey: July 25, 2013

GENERAL CONDITIONS AND SERVICEABILITY

Central Chapel – Number 1 currently serves as a multi-purpose chapel. The building functions well and appears to have been well maintained and is in good condition.

Having conducted a walkthrough of the Central Chapel, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of unit masonry walls clad with decorative brick veneer. The roof system within the main sanctuary is supported by a series of glued laminated portal frame type columns (Glu-Lams). There appear to be no deficiencies to the roof structure.
2. Building Exterior: The exterior appears to be in good condition. There is no evidence of cracking or water damage to the brickwork.
3. Building Interior: The main sanctuary, small Catholic Chapel, and small Lutheran Chapel appear to be in good condition. There are new plaster repairs scheduled to be completed in both chapels.

The fellowship hall, located on the lower level, appears to be in good condition throughout.

A renovation to the building was completed approximately five years ago. The scope of work, as part of the renovation, follows:

- a. All new windows throughout the man sanctuary.
- b. All new interior paint throughout the entire building.
- c. New boiler installation – lower level.

- d. New mechanical HVAC system throughout.
- e. New front porch roof repair.
- f. New fire alarm system throughout.

- 4. Floor System: The floor system appears to be structurally intact.
- 5. Roof System: The roof appears to be in good condition.
- 6. Mechanical System: The mechanical system appears to be in good condition.
- 7. Accessibility: Accessibility within the building is partially conforming. The existing accessible parking is non-conforming and should be corrected to ADA requirements.

B. Building Utilities:

- 1. Water Utility Service: The water line to Central Chapel Number 1 is served by a 4" water main branched from a 12" water main that traverses the Pecan Grove from the pumping station on the west side of the Auditorium and Jones Building. Individual metering may be accomplished by providing additional branch water lines directly from the existing 12" water main. Should the building be renovated in the future, additional dedicated lines may be required to bring the building's system to current codes.

Water Utilities – Active

- 2. Gas Utility Service: There is no gas supply to Central Chapel Number 1.

C. Parking Conditions:

There is minimal allocated parking on-site at the northeast end of Central Chapel Number 1. When occupied, overflow parking off-site appears to be accommodated by single row parking oriented towards a north bound direction parallel to the main building. In addition, perpendicular additional overflow parking appears to be accommodated by side by side parking at the east end of the Pecan Grove.

The number of spaces is inadequate for the overall existing building area. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. Additional parking will be required, as well as upgrades to the existing parking areas, in order to facilitate modern use of the building.

D. Unsafe Conditions:

Central Chapel Number 1 is currently occupied and maintained. No unsafe conditions, regarding the physical condition of the building, were observed that could not be addressed with routine maintenance and repair.

E. Re-Purpose Possibilities:

The Chapel's current use is probably the best purpose for the facility. The building is in need of additional parking with handicap improvements. We have not been informed of the funding sources for the Chapel and suggest evaluation of services and revenue in order to maintain the building properly in the future.

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JONES BUILDING

Total Building Area 142,140 S.F. (3 Levels)

Date of Survey: July 25, 2013

GENERAL CONDITIONS AND SERVICEABILITY

Use of the Jones Building has been discontinued and the building has been abandoned for a number of years.

Having conducted a walkthrough of the Jones Building, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of structural concrete columns and monolithic concrete floor system with inverted concrete beams above the bearing walls. The exterior walls are constructed with unit masonry, clad with decorative brick veneer. The roof framing system appears to be of heavy timber construction.
2. Building Exterior:
 - a. There is evidence of cracking of the brickwork at random locations on the building.
 - b. There is patchy efflorescence (white calcium deposits) on random areas at the rear façade.
 - c. There is evidence of missing brickwork at the building's parapet wall.
3. Building Interior:
 - a. The patient rooms, hallways, corridors, and stairwells reveal large quantities of peeling and flaking of lead based paint on walls and ceilings.
 - b. Interior doors and frames reveal evidence of extreme rusting and scaling.
 - c. Broken windows are evident throughout the building.

4. Floor System: The structural integrity of the floor and vertical columns appear to be in good condition (main structural frame and floor diaphragms.) There is evidence of exposed reinforcement in a small number of the inverted concrete beams. This does not appear to adversely affect the main wind force resisting system of the building, but should be evaluated by a structural engineer.
5. Roof System: The roof system appears to be damaged at the southeast end. The extent of damage should be evaluated.
6. Mechanical System: The mechanical systems are non-functional and non-operational.
7. Accessibility: Accessibility is non-conforming.

B. Building Utilities:

1. Water Utility Service: The water line to the Jones Building is served by a 12" forced water main with two 6" branch water lines to the point of connection of the building from the pumping station on the west side of the Auditorium and Jones Building. Two 6" branch water lines are in place to the building to provide water utility for future repurposing. All building interior water lines have been abandoned and capped. Individual metering may be accomplished by providing additional branch water lines directly from the existing 12" water main. These additional water lines may be required to bring the building's system to current codes.

Water Utilities – Inactive

2. Gas Utility Service: There is no gas supply to the Jones Building.

C. Parking Conditions:

There is no on-site parking to serve the Jones Building. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. New parking will be required in order to facilitate modern use of the building.

D. Unsafe Conditions:

The Jones Building is not habitable in its current state. The building should be inspected periodically to monitor for deterioration due to lack of use. Fencing the grounds, to prevent injury to the general public, should be considered. The lead based paint and broken windows are serious hazards.

E. Re-Purpose Possibilities:

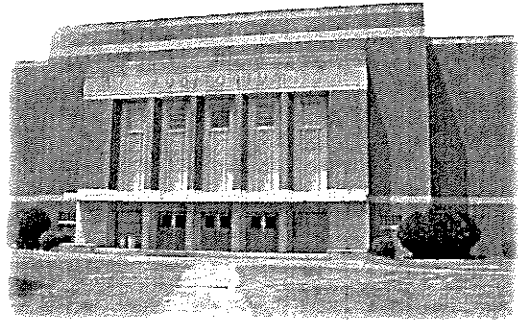
The Jones Building's potential uses include redevelopment as an Educational Administration Building, a Classroom Building or a combination of the two. Other uses might include Corporate Offices, Medical Research and/or Offices, and Assisted Living and Retirement Center. Our initial vision for the re-purposing of the Historic Quad is that it is a perfect setting for a new college campus. The Jones Building could be an influential part of this type of re-purposing whether used in its entirety or redeveloped with selective demolition.

Extensive remodeling of the Jones Building will be required in order to bring the building up to modern development standards. Regardless of its future use, the façade and historical significance of the building is irreplaceable.

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AUDITORIUM

Total Building Area 27,690 S.F. (2 Levels)

Date of Survey: July 27, 2013

GENERAL CONDITIONS AND SERVICEABILITY

The Auditorium is currently used as Central State Hospital's employee gymnasium with basketball and theatrical capabilities.

Having conducted a walkthrough of the Auditorium, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of either structural concrete or unit masonry clad with decorative brick veneer. The roof system appears to be a truss system with built-up roofing material.
2. Building Exterior: The building exterior appears to be in good condition. There is evidence of possible water damage to the brickwork at the right side of the entrance adjacent to the art deco vertical brick columns.
3. Building Interior:
 - a. The gymnasium wood floor appears to be worn down and patched in some areas. Our recommendation would be to sand the existing floor and refinish it with a sport grade urethane. There is evidence of flaking and peeling of lead based paint in the stairwells and changing rooms on the second level. There is excessive displacement of plaster ceiling in the old changing room areas. This is possibly due to roof water damage.
 - b. The interior finishes to the first floor auditorium and galleries appear to be in good condition and well maintained.
4. Floor System: The floor system appears to be in good condition.

5. Roof System: The condition of the roof system is unknown at this time.
6. Mechanical System: The mechanical system appears to be in good condition.
7. Accessibility: Accessibility is non-conforming.

B. Building Utilities:

1. Water Utility Service: The water line to the Auditorium is served by a 6" branch water line to the point of connection to the building. This line appears to be tied indirectly to a 12" line that runs between the Jones Building and the Auditorium. Individual metering may be accomplished by providing additional branch water lines directly from the existing 12" water main. These additional water lines may be required to bring the building's system to current codes.

Water Utilities – Active

2. Gas Utility Service: There is no gas supply to the Auditorium.

C. Parking Conditions:

Our observations reveal there is no allocated parking to serve the Auditorium. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. New parking will be required in order to facilitate modern use of the building.

D. Unsafe Conditions:

The unsafe conditions present in the Auditorium are primarily associated with the changing rooms. These areas should be tested for hazardous materials and abated as required. The lead based paint is a serious hazard.

E. Re-Purpose Possibilities:

The Auditorium Building could be used as a free-form assembly space that might be utilized for music and drama performances in a variety of formats, while doubling as a social forum or meeting place. If carefully designed, this space may also serve as an exciting formal venue for presentations, major lectures or graduation ceremonies. An open plan art instruction facility could be provided with a beautiful gallery space at virtually no cost. Careful allocation of this type of space, within the building, could achieve optimum natural lighting and open circulation for both painting and sculptural work in an environmentally pleasing atmosphere.

Parking for the Auditorium is inadequate and is currently the weakest point for marketing this building. Our initial suggestion for additional parking for events served by the building would be to create new parking facilities in and around the area now occupied by the Binion Building and along Depot Avenue. This will benefit both the Auditorium and the future use of the Depot.

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MUSEUM-DEPOT

Total Building Area Approximately 8,000 S.F. (1 Level)

Date of Survey: July 25, 2013



GENERAL CONDITIONS AND SERVICEABILITY

The Museum-Depot currently functions as a museum for Central State Hospital.

Having conducted a walkthrough of the Museum-Depot, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be in good condition.
2. Building Exterior: The exterior brickwork on the north side of the building appears to be in reasonably good condition. There is evidence of damage to the brickwork and loss of mortar in areas above the Loading Dock at the west side of the building. There appears to be no water proofing at the Loading Dock floor.
3. Building Interior: The interior of the building appears to be in overall good condition with regard to existing rooms and spaces and interior finishes.
4. Floor System: The floor system appears to be in good condition.
5. Roof System: The roof system appears to be a wood frame variable roof pitch profile with Victorian gable ornamental design and wood corbels. The roof system appears to be in good condition.
6. Mechanical System: The mechanical system is comprised of a split mechanical system. The museum portion of the building appears to function adequately. The adjacent depot portion of the building is unremarkable.
7. Accessibility: Accessibility is non-conforming.

B. Building Utilities:

1. Water Utility Service: The water line connection to the building is unknown. There appears to be a 12" water main near or under the northeast corner of the building. Additional lines could be added to serve and meter the Museum-Depot.

Water Utilities – Active

2. Gas Utility Service: There is no gas supply to the Museum-Depot.

C. Parking Conditions:

Our observations reveal there is no allocated parking to serve the Museum-Depot. The current code ratio is one (1) parking space per 1,000 S.F. This ratio may vary depending on future repurposing of the building. Additional parking will be required in order to facilitate modern use of the building.

D. Unsafe Conditions:

There are guardrails and stair rails that do not meet current code requirements. Evaluation of the basement level was not possible as access was not available.

E. Re-Purpose Possibilities:

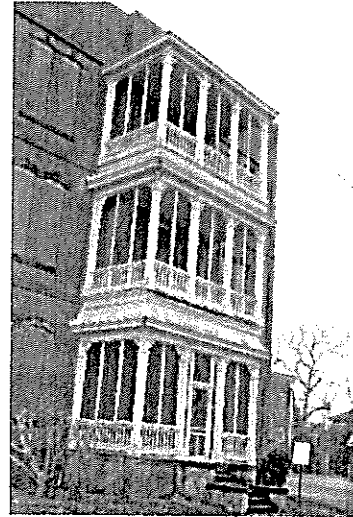
The Depot could be used as a Café or similar restaurant type use. Combining its architectural character with its location next to the Auditorium, Brantley Building, Powell Building and its close proximity to the future parking needed for the Auditorium, the Depot lends itself to post or pre-performance gatherings.

The current Museum could be relocated to Walker Building Number 2.

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WALKER BUILDING - NUMBER 2

Total Building Area: Estimated 4,800 S.F. (3 Levels)

Date of Survey: November 18, 2012

GENERAL CONDITIONS AND SERVICEABILITY

The Walker Building - Number 2 is located on the east side of the Auditorium and is the remaining portion of the 1884 patient ward that mirrored the design of the Walker Building.

Entry into the building was not available. Our evaluation is based on interviews with Central State Hospital employees who are familiar with the facility. Having conducted research of the Walker Building - Number 2, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of structural concrete columns and monolithic concrete floor system with inverted concrete beams above the bearing walls. The exterior walls are constructed with unit masonry, clad with decorative brick veneer. The roof framing system appears to be of heavy timber construction.
2. Building Exterior:
 - a. There is evidence of cracking of the brickwork.
 - b. There is patchy efflorescence (white calcium deposits) on random areas at the rear façade.
 - c. There is evidence of missing brickwork at various locations.
 - d. Wood trim is in need of restoration.
3. Building Interior:
 - a. The rooms, hallways, corridors, and stairwells reveal quantities of peeling and flaking of lead based paint on walls and ceilings.
 - b. Interior doors and frames reveal evidence of extreme rusting and scaling.
 - c. Window condition is poor.

4. Floor System: The structural integrity of the floor and vertical columns appears to be in good condition (main structural frame and floor diaphragms).
5. Roof System: The wood roof system indicates clear evidence of damage, loss of structural integrity and overall failure. This structural failure is evident primarily at the front of the building. There is limited, or no, connection of the roof diaphragm to the front parapet wall.
6. Mechanical System: The mechanical systems are non-functional and non-operational.
7. Accessibility: This building is not habitable and has been spared condemnation because of its historic and architectural significance within the Historic Quad.

B. Building Utilities:

1. Water Utility Service: The building shares water service with lines adjacent to the Auditorium and Jones Building.

Water Utilities – Inactive

2. Gas Utility Service: There is no gas supply to the Walker Building – Number 2.

C. Parking and Ingress/Egress:

There is no specific parking for this building; although, a small area exists adjacent to the Auditorium entrance.

D. Unsafe Conditions:

The Walker Building – Number 2 is not habitable in its current state.

E. Re-Purpose Possibilities:

Our recommendation for the Walker Building – Number 2 is to renovate it as the new location of the Central State Hospital Museum. This could be achieved with a new Elevator and Lobby addition to the rear or northwest corner of the building. This re-purpose would preserve one of the oldest buildings on the campus and allow the Depot to begin generating income for the Redevelopment Authority.

Other uses might include Corporate Offices.

Johnson

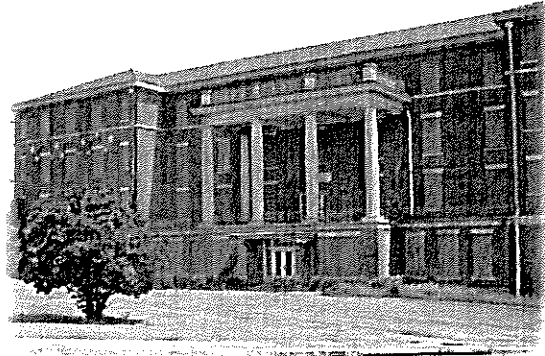
Quinn and Associates

Architecture/Planning/Engineering

BRANTLEY BUILDING

Total Building Area 142,140 S.F. (4 Levels)

Date of Survey: July 25, 2013



GENERAL CONDITIONS AND SERVICEABILITY

Use of the Brantley Building has been discontinued and the building has been abandoned for a number of years.

Entry into the building was not available. Our evaluation is based on interviews with Central State Hospital employees who are familiar with the facility. Having conducted research of the Brantley Building, our observations are as follows:

A. Overall Condition:

1. Building Construction: The building appears to be constructed of structural concrete columns and monolithic concrete floor system with inverted concrete beams above the bearing walls. The exterior walls are constructed of unit masonry, clad with decorative brick veneer. The roof framing system is unknown.
2. Building Exterior:
 - a. There is evidence of cracking of the brickwork at random locations on the building.
 - b. There is patchy efflorescence (white calcium deposits) on random areas at the rear façade.
 - c. There is evidence of deterioration around the building's eave and windows.
 - d. A poor grading condition is apparent on the northwest corner of the building resulting in the bottom of the window being too close to grade.
3. Building Interior:
 - a. The dormitory rooms, hallways, corridors, and stairwells reveal large quantities of peeling and flaking of lead based paint on walls and ceilings.
 - b. Interior doors and frames reveal evidence of rusting and scaling.
 - c. Window openings have been boarded up throughout the building.

4. Floor System: The structural integrity of the floor and vertical columns appear to be in good condition (main structural frame and floor diaphragms.) There is evidence of exposed reinforcement in a small number of the inverted concrete beams. This does not appear to adversely affect the main wind force resisting system of the building, but should be evaluated by a structural engineer.
5. Roof System: The roof is a clay tile roof that seems to be functioning properly according to CSH staff.
6. Mechanical System: The mechanical systems are non-functional and non-operational.
7. Accessibility: Accessibility is non-conforming.

B. Building Utilities:

1. Water Utility Service: The building is served by connections to one of 3 water lines that run from the pumping station on the west side of the Auditorium and Jones Building to the Powell Building. These lines are 6", 10" and 12" in diameter and are within 10' of the building according to the site utility drawings.

Water Utilities – Inactive

2. Gas Utility Service: There is no gas supply to the Brantley Building.

C. Parking Conditions:

There is a small amount of parking at the rear of the building. New parking will be required in order to facilitate modern use of the building.

D. Unsafe Conditions:

The Brantley Building is not habitable in its current state. The building should be inspected periodically to monitor for deterioration due to lack of use. Fencing the grounds, to prevent injury to the general public, should be considered. The lead based paint and broken windows are serious hazards.

E. Re-Purpose Possibilities:

The Brantley Building's previous use was a nurse's dormitory. Due to similarity of use, a College Dormitory or other Lodging Facility would be the most efficient use going forward. Other uses might include Corporate Offices, Medical Research and/or Offices, and Assisted Living and Retirement Center. Extensive remodeling of the Brantley Building will be required.