

City Hall Anatomy

An Overview of Maintaining an Historic Building

Facilities Development and Management
Infrastructure Services Division
Department of Public Works



Exterior Repairs - Masonry

- **Critical Façade Inspection**

- 5 years - \$75,000



- **Masonry Repairs**

- 10-15 years - \$500,000



Exterior Repairs - Roofs

- **Membrane**

- 20 years - \$350,000

- **Slate**

- 60 years - \$800,000

- **Copper**

- 75 years - \$3,200,000



Exterior Repairs – Window/Door/Fire Escape

- **Painting**

- 4 - 8 years - \$700,000

- **Sealant**

- 10 - 20 years - \$800,000

- **Restoration**

- 60 years - \$6,000,000



Interior Renovations

- **Carpet**

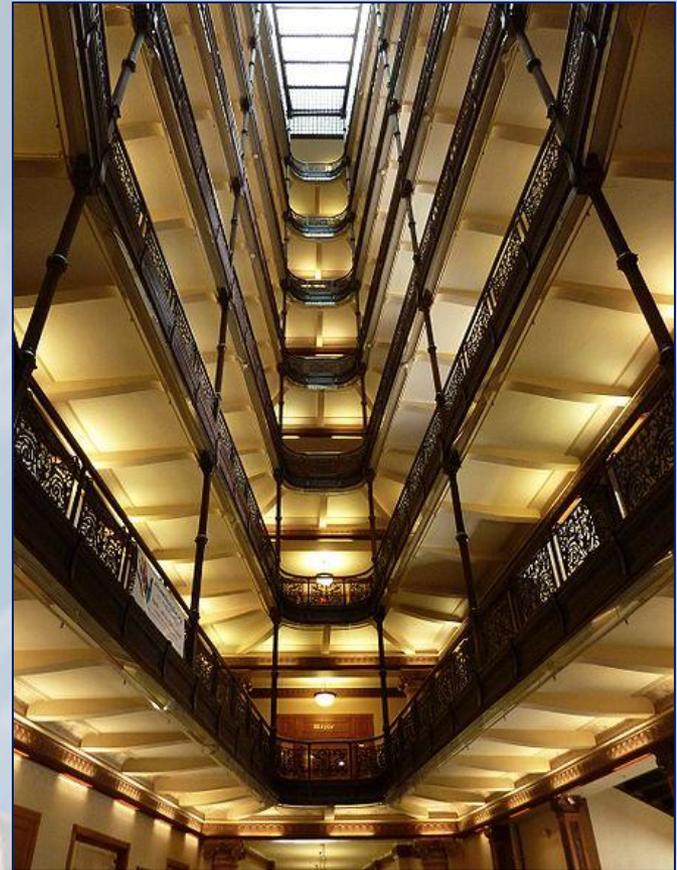
- 10 - 15 years - \$85,000

- **Painting**

- 15 years - \$100,000

- **Office Furniture**

- 20 years - \$125,000



Costs based on per floor estimate

Mechanical Systems - HVAC

- **Chillers**

- 25 years - \$1,800,000

- **Air Handling Units**

- 35 years - \$80K – 200K/each

- **Rooftop Units**

- 20 years - \$125,000/each



Mechanical Systems – Security and Electrical

- Security

- Video/Access Control
 - 15 years - \$1,900,000



- Electrical

- Transformers
 - 50 years - \$80K – 120K/each
- Switch Gear
 - 60 Years – \$1,400,000



Mechanical Systems – Elevators and Fire Life Safety

- Elevators

- Replacement/Upgrades

- 45 years - \$350,000/each



- Fire Life Safety Systems

- Replacement/Upgrades

- 25 years - \$160,000/floor



Mechanical Systems – Piping

- **Risers**

- 80 years - \$100,000/each



- **Pumps**

- 35 years - \$55,000/each



Site Work – Pavement and Landscape

- **Parking**

- 20 years - \$220,000

- **Sidewalks and Stairs**

- 50 years - \$600,000

- **Landscape Improvements**

- 20 years - \$125,000



Site Work – Parking Garage

- Renovation

- 45 years - \$1,500,000

- Membrane

- 15 years - \$150,000

WJE ENGINEERS
ARCHITECTS
MATERIAL SCIENTISTS



Figure 1 - Aerial view of the Zeidler Municipal Building.



Figure 2 - Overall view of the lower parking level.

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