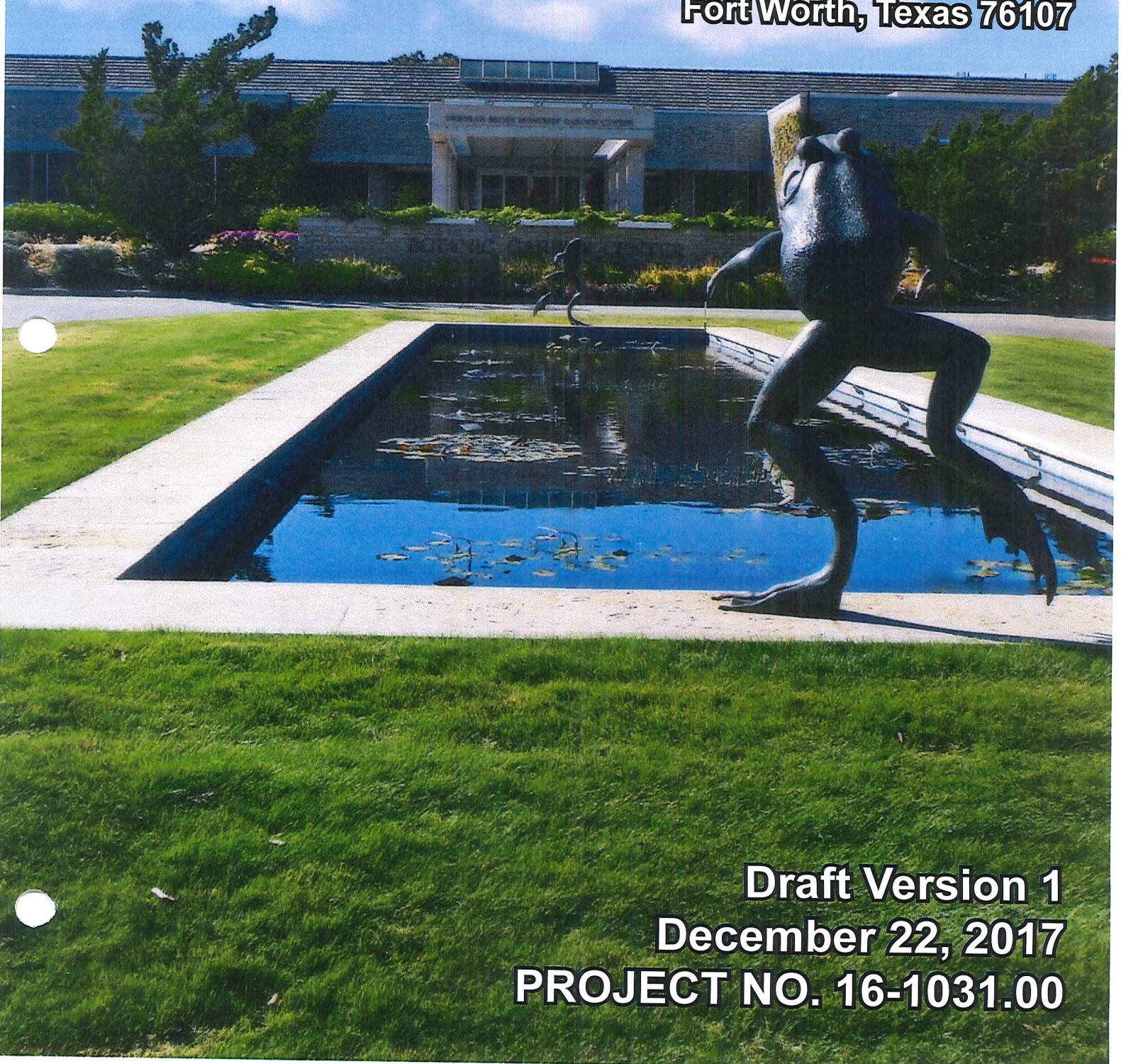


Facility Assessment

Fort Worth Botanic Garden

3220 Botanic Garden Boulevard
Fort Worth, Texas 76107



Draft Version 1
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PROJECT NO. 16-1031.00

Assessment – Fort Worth Botanic Garden

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Overview

A. Purpose

The purpose of this assessment report is to observe the present condition of select buildings, structures and site areas within the Fort Worth Botanic Garden. This assessment will identify insufficiencies regarding these facilities, make recommendations for repairs, as well as provide an opinion of probable cost for these repairs.

B. Responsibility

This report was prepared by Elements of Architecture, Inc. (Elements) for the exclusive use of the client; and is to be published only as the instrument of services to the client. Elements nor the client assumes no duty or responsibility which may be construed as being for the benefit of, and thereby enforceable by, anyone other than the client. No part of this report can be assigned to a third party without the written consent and approval of Elements.

C. Code Compliance

The facilities were reviewed only for basic compliance with the building code, life safety codes, handicapped accessibility laws along with other code requirements as identified throughout this document. Areas observed in violation are noted within the report. On this basis, Elements does not guarantee that all code issues have been identified.

D. Hazardous Materials

This report does not include any investigation of asbestos containing materials (ACM) or other hazardous material within the building structures or buried on site.

E. Project Scope

As these buildings and structures shows signs of aging, the client has requested Elements to review the overall condition of the facilities as well as make recommendation for repairs. To assist with allocation, of funds and budgeting, an opinion of probable construction cost for each item is provided. It is important to note that the estimates provided are for construction costs only and do not include design fees. Opinion of probable construction costs are all based on current pricing. Escalation factors should be applied to the estimates as time progresses. The estimate includes the general conditions for the project. Based on the programming level presented and evaluated at this time, a 20% contingency is added to each item. The general conditions for each project will vary depending on how many and which projects are grouped together for repairs performed at one time. Estimates are based on an average project and not the extreme.

Observations of the facilities and structures were limited to those areas that could be seen without destructive testing or demolition work to expose elements.

F. Texas Accessibility Standards

The Americans with Disabilities Act (ADA) prohibits the discrimination of a disabled person. Specific to our use, is the discrimination of a disabled person to a public place. It is this federal law that governs that all facilities are required to be accessible. Federal compliance is determined through an individual filing a case in Federal Court that he or she was not able to use a facility in the same manner as an abled-bodied person. Texas Accessibility Standards (TAS) are compliance requirements for the elimination of architectural barriers per Texas Government Code, Chapter 469. In general, modifications affecting a primary function often result in additional work related to the provision of greater access for those with disabilities. These provisions include, but are not limited to, parking areas, building entrance, accessible

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routes, restrooms, and drinking fountains. Some project renovation types may be exempt from updating to meet these provisions where they do not directly impact a primary function (such as mechanical HVAC systems and other work requiring only a trade permit). TAS is construction law, so the triggers for project registration, review, and inspection of compliance is directly related to the building permit, construction, and building occupancy process & procedures.

These facilities have been generally reviewed for TAS compliance with identified areas of deficiencies included within this report. The estimate of construction cost is based on the anticipated solution determined at the programming level.

G. Introduction to Zone Map, Japanese Garden Map and Secondary Structures Grid

Our assessment review focused on key structures identified by Fort Worth Botanic Garden staff. A key location map was provided for our use. While the key map identified the primary structures within the park, various secondary structures were also assessed that were not called out on the initial key map.

For the purpose of coordinating inter-disciplinary reviews, our assessment team divided the Fort Worth Botanic Garden property into 5 natural zones with identifiable boundaries. In Figure 1, we have identified the natural boundaries of each Zone. These assessment zones were reviewed in succession from Zone 1 at the northern end of the property, through Zone 5 at the southern end of the property. These Zones have further been identified as individual chapters for this assessment report.

Zone 3, identified as *18 Japanese Garden* on the overall Botanic Garden key map, has multiple structures requiring identification within our assessment. To identify these key structures, we have provided the Japanese Garden key map as Figure 2 within the assessment. These Zone 3 structures are identified by a dual number designation, where 18 indicates the Japanese Garden, and the secondary number identifies the structure number on the Japanese Garden key map. Refer to Figure 2 as well as the Zone 3 Table of Contents for further information.

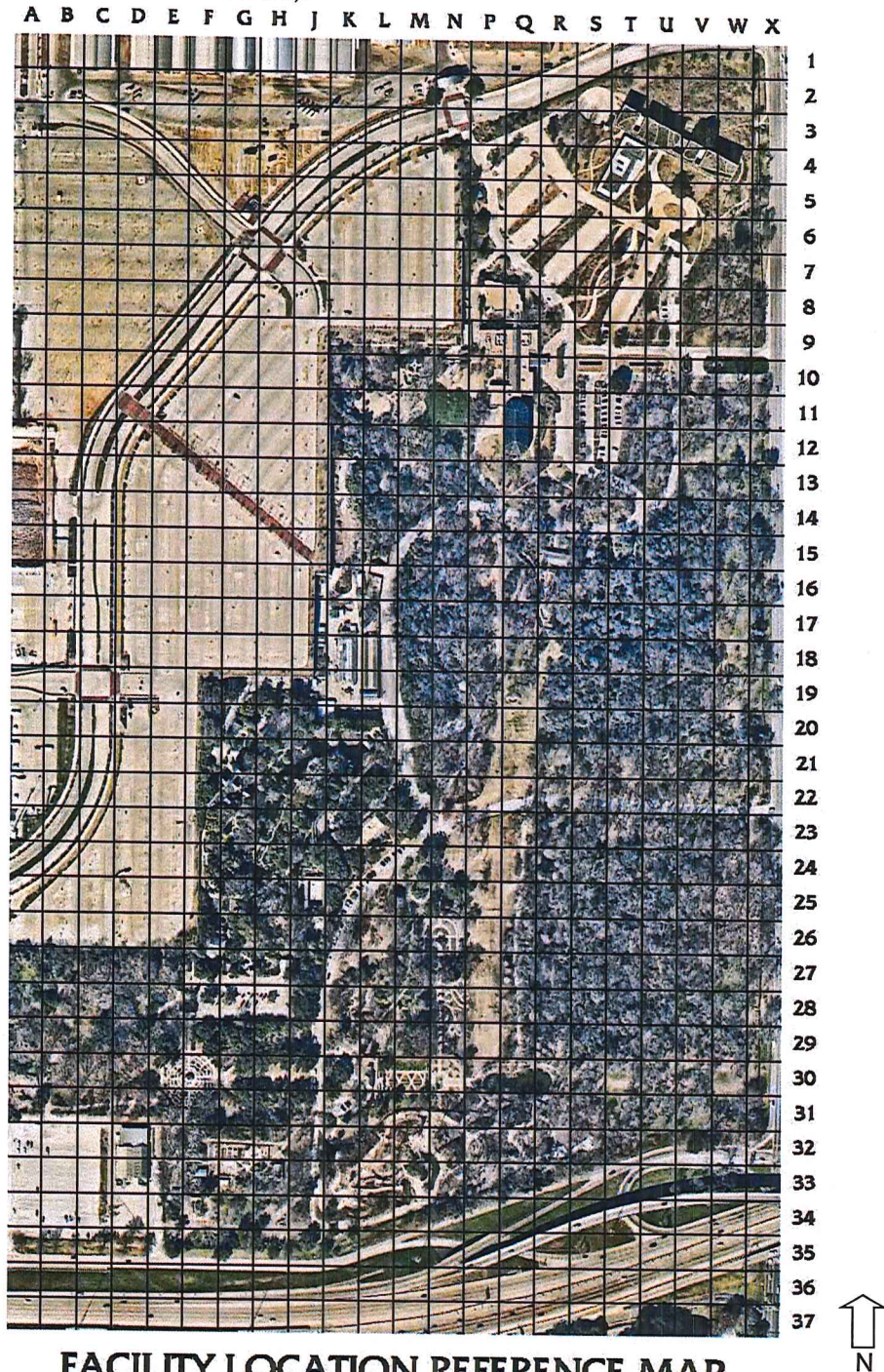
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Figure 2

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For the purpose of identifying and coordinating the various secondary structures not identified on the Fort Botanic Garden Key Map, our assessment team established a Secondary Structure Locator Grid. In Figure 3, we have provided the Secondary Structure Locator Grid to assist in identifying and locating any secondary structures or areas referenced within this assessment report that do not fall under the purview of the main zone map in Figure 1. Any structure or area formatted this way will be identified with the letter first followed by the numeral (ex: W10) along with a written description or title of the item at or near this location (ex: W10 – Garden Main Entrance).



FACILITY LOCATION REFERENCE MAP

Figure 3

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H. Platting Investigation

The Botanic Garden is approximately 109 acres of land located north of West Freeway (I-30) and west of South University Drive, situated in Thomas White Survey, Abstract No. 1636, City of Fort Worth, Tarrant County, Texas. The northern 30 acres of the Gardens have previously been platted as Lots 2 & 3, Block 1, Botanic Garden (Known now as the remainder of Lots 2 & 3), recorded in Volume 388-214, Page 97, Plat Records, Tarrant County, Texas and the southern 79 acres is a part of those certain tracts of land described by deeds to the City of Fort Worth, recorded in Volume 1671, Page 42 and Volume 410, Page 61, Deed Records, Tarrant County, Texas.

Please see Figure 4 showing the Botanic Garden.

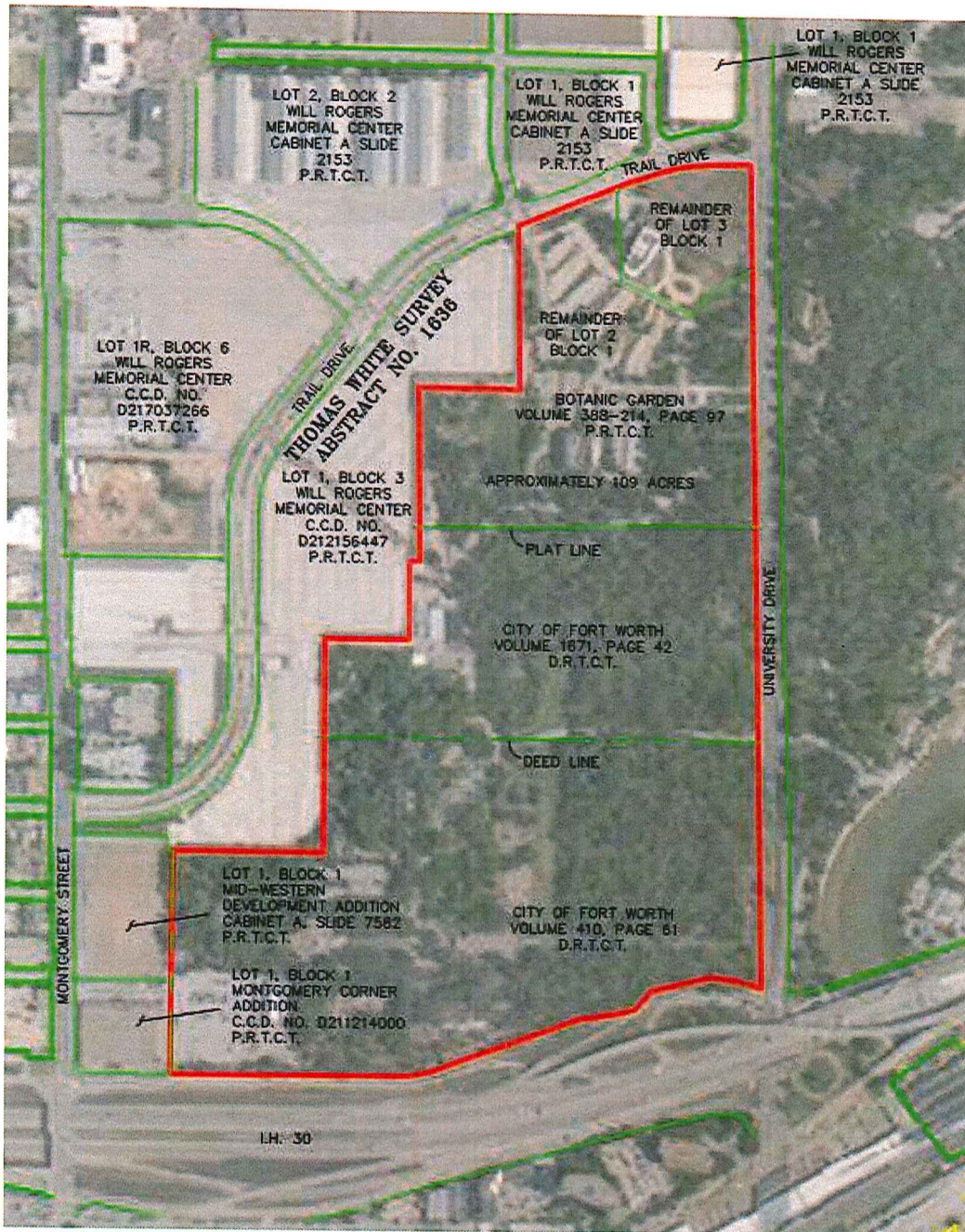


Figure 4