

2015 FCAP HOUSING

Last Updated: *Wednesday, November 09, 2016*

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
BELK RESIDENCE HALL (FA#73)			
32109	BUILDING WAS DEMOLISHED;	BUILDING WAS DEMOLISHED	1
TOTAL		BELK RESIDENCE HALL (FA#73)	\$1.00
COLLEGE HILL SUITES			
31917	Current deficiencies: The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs DDC controls for energy efficiency and remote control.;	Correction to Current deficiencies: The Gang Restrooms need to be renovated to replace leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs the addition of DDC controls for energy efficiency to have better control of the systems and monitor remotely.	1470100

D_NO	Description	Recommended Correction	Cost
31926	Current deficiencies: The existing HVAC system is aging and not efficient it needs to be replaced with a Chiller / condenser AHU and VAV's with ductwork. The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink faucets etc need to be replaced as replacement parts are not available new tiles is needed in the shower area and common areas. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (1) minisplit that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant. Original Domestic water piping needs repair due to leaks as it ages including new insulation. Original Fan Coil piping needs to be replaced as it creating maintenance issues due to leaks. VFD's are needed for pump and motor control for energy savings. The dorm needs sprinklers for life safety.;	Corrections for Current deficiencies: Replace existing HVAC system that is aging and not efficient it needs to be replaced with a Chiller / condenser AHU and VAV's with ductwork. Renovate the Gang Restrooms tile due to leaking sinks showers floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink faucets etc need to be replaced as replacement parts are not available new tiles is needed in the shower area and common areas. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (1) minisplit that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant. Original Domestic water piping needs repair due to leaks as it ages including new insulation. Original Fan Coil piping needs to be replaced as it creating maintenance issues due to leaks. VFD's are needed for pump and motor control for energy savings. The dorm needs sprinklers for life safety.	2713300
32166	Complete building renovation (Dorm). \$195SF Cost Estimate includes revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees. An assessment of existing conditions related to abatement must be conducted. Estimate includes additional 15% for Designer Fees and Owner contingency.;	Renovate Building.	19379300

D_NO	Description	Recommended Correction	Cost
32168	Conduct a roof study on Firestone roof. Owner stated their were problems with roofing system from time of installation. May be a warranty issue. Suggest a 3rd party investigation prior to warranty work. Also replace carpeting throughout building. Carpet appears worn in suite areas. Costs include 4 500 sy for replacement. Costs include 10% designer fee and 5% owner contingency.;	Conduct roof study and replace worn carpeting as needed.	240000
6442	FELT LAYER UNDER CLAY TILE ROOF IS PROBABLY NEAR END OF LIFE. GUTTER IS APPARENTLY IN POOR CONDITION. QUALITY OF CLAY TILE IS NOT DETERMINED. LEAKS MAY HAVE DAMAGED SOME INTERIOR FINISHES.; Revised to include an increase in costs and to cover replacement of interior base in a few areas that has water damage. It is historic property and will be costly to replace this base approx 10 500 worth of work on int.	REMOVE CLAY TILE REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT TILE AND GUTTER. REPAIR CORNICE AS NEEDED. COST ESTIMATE ASSUMES REUSING TILE AND MINOR REPAIR OF DECK.	468804
6442	FELT LAYER UNDER CLAY TILE ROOF IS PROBABLY NEAR END OF LIFE. GUTTER IS APPARENTLY IN POOR CONDITION. QUALITY OF CLAY TILE IS NOT DETERMINED. LEAKS MAY HAVE DAMAGED SOME INTERIOR FINISHES.; REMOVE CLAY TILE REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT TILE AND GUTTER. REPAIR CORNICE AS NEEDED. COST ESTIMATE ASSUMES REUSING TILE AND MINOR REPAIR OF DECK.	REMOVE CLAY TILE REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT TILE AND GUTTER. REPAIR CORNICE AS NEEDED. COST ESTIMATE ASSUMES REUSING TILE AND MINOR REPAIR OF DECK.	468804
6443	SOME MORTAR JOINTS ARE DETERIORATED AND WATER IS MOVING THROUGH EXTERIOR WALL (ESPECIALLY AT COURTYARD LOWER MASONRY WALLS).; Also increased sf by \$75K for tuck pointing added \$350K for grading and drainage to int courtyard of site \$6K for a structural study. Includes 5% owner contingency and 10% designer fee.	REPAIR AND REPOINT MORTAR JOINTS AS NEEDED. REMOVE OLD CAULK CLEAN JOINTS AND RECAULK ON BACKER ROD. TO REDUCE MOISTURE COMING THROUGH EXTERIOR WALL APPLY A SILICON COATING TO EXTERIOR.	557550
TOTAL		COLLEGE HILL SUITES	\$25,297,858.00

FLEMING RESIDENCE HALL #83(FA#82)

D_NO	Description	Recommended Correction	Cost
31918	The Current deficiencies: The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs DDC controls for energy efficiency and remote control. A new water cooler is needed to replacing aging ones a hot watertank and heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages.;	To correct Current deficiencies: The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs DDC controls for energy efficiency and remote control. A new water cooler is needed to replacing aging ones a hot watertank and heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages.	1793900
31938	Current deficiencies: The Gang Restrooms need to be renovated due to showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The HVAC system needs a make up air system new chillers with pumps DDC controls for energy efficiency and remote control. (2) heat pumps are needed in addition to a minisplit that is reaching end of life. New water coolers are needed to replacing aging ones a hot watertank is needed for storage and new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Washing machine drain connections need repair and radiator piping needs to be replaced as it creating maintenance issues due to leaks. The dorm needs a sprinkler system for life safety.;	Corrections to the Current deficiencies: The Gang Restrooms need to be renovated due to showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The HVAC system needs a make up air system with new chillers with pumps add DDC controls for energy efficiency and remote control. add (2) heat pumps are needed in addition to a minisplit that is reaching end of life. New water coolers are needed to replacing aging ones a hot watertank is needed for storage and new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Washing machine drain connections need repair and radiator piping needs to be replaced as it creating maintenance issues due to leaks. The dorm needs a sprinkler system for life safety.	3009800
32238	Complete Building Renovation. \$195SF Cost Estimate includes revising updating all interior finishes M E P & FP Systems. Estimate includes 15% for Owner Contingency and Designer fees. ;	Renovate Building.	7303600

D_NO	Description	Recommended Correction	Cost
6427	Architectural Assessment: Int renovation of Bath and Laundry areas for finishes. To compliment the mechanical review deficiency. Based on 10 000 sf at \$230 sf costs . Exterior panel system and brick facade need cleaning and sealing and caulking. Above items include total of 15% for desinger and Owner contingency.;	Clean panels and brick and apply new sealant and caulking. Renovate bath and laundry areas and all finishes.	773900
TOTAL		FLEMING RESIDENCE HALL #83(FA#82)	\$12,881,200.00
GREENE RESIDENCE HALL #77(FA#88)			

D_NO

31927

Description

Current deficiencies: The hot water system needs a storage tank and new heat exchangers before the existing ones tubes fail. The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. A chiller needs to be replaced due to end of life creating numerous maintenance issues. The kitchen area needs an exhaust fan. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (2) minisplits that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant. Original Domestic water piping needs repair due to leaks as it ages including new insulation. Original Radiator piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings.;

Recommended Correction

To correct Current deficiencies: The hot water system needs a storage tank and new heat exchangers before the existing ones tubes fail. The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. A chiller needs to be replaced due to end of life creating numerous maintenance issues. The kitchen area needs an exhaust fan. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (2) minisplits that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant. Original Domestic water piping needs repair due to leaks as it ages including new insulation. Original Radiator piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings.

Cost

6137400

32257

Arch: Renovate int of bath and laundry rooms finishes mechanical write up covers infrastructure in these areas. Replace worn carpeting.;

Renovate int finishes in bath and laundry areas replace worn carpeting.

785000

D_NO**Description****Recommended Correction****Cost**

6429

ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 51 YEAR OLD RESIDENCE HALL ARE NEAR THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS AND ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES (STAIRWAY EXIT DOORS) OR ADA GUIDELINES. LACK OF AN ELEVATOR LIMITS ADA ACCESS TO UPPER FLOORS. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH.; Same comments as above revised for inflation and contains 15% for Owner contingency and designer fees.

REMOVE ALL EXISTING INTERIOR SYSTEMS AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. REMOVE (ABATE) ANY HAZARDOUS MATERIALS ASSOCIATED WITH RENOVATION. CONSTRUCT NEW INTERIOR SPACES INCLUDING ALL ARCHITECTURAL SYSTEMS AND FINISHES. INSTALL NEW OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. INSTALL NEW LIGHTING FIRE ALARMS ELECTRICAL AND MECHANICAL SERVICE SYSTEMS AS REQUIRED BY CURRENT STANDARDS AND BUILDING CODES. RENOVATE EXTERIOR BUILDING ENTRY WAYS AND SURROUNDS (INCLUDING NEW DOORS). CONSTRUCT NEW ELEVATOR IN NEW ELEVATOR SHAFT.

10402080

6429

ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 51 YEAR OLD RESIDENCE HALL ARE NEAR THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS AND ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES (STAIRWAY EXIT DOORS) OR ADA GUIDELINES. LACK OF AN ELEVATOR LIMITS ADA ACCESS TO UPPER FLOORS. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH.; REMOVE ALL EXISTING INTERIOR SYSTEMS AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. REMOVE (ABATE) ANY HAZARDOUS MATERIALS ASSOCIATED WITH RENOVATION. CONSTRUCT NEW INTERIOR SPACES INCLUDING ALL ARCHITECTURAL SYSTEMS AND FINISHES. INSTALL NEW OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. INSTALL NEW LIGHTING FIRE ALARMS ELECTRICAL AND MECHANICAL SERVICE SYSTEMS AS REQUIRED BY CURRENT STANDARDS AND BUILDING CODES. RENOVATE EXTERIOR BUILDING ENTRY WAYS AND SURROUNDS (INCLUDING NEW DOORS). CONSTRUCT NEW ELEVATOR IN NEW ELEVATOR SHAFT.

REMOVE ALL EXISTING INTERIOR SYSTEMS AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. REMOVE (ABATE) ANY HAZARDOUS MATERIALS ASSOCIATED WITH RENOVATION. CONSTRUCT NEW INTERIOR SPACES INCLUDING ALL ARCHITECTURAL SYSTEMS AND FINISHES. INSTALL NEW OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. INSTALL NEW LIGHTING FIRE ALARMS ELECTRICAL AND MECHANICAL SERVICE SYSTEMS AS REQUIRED BY CURRENT STANDARDS AND BUILDING CODES. RENOVATE EXTERIOR BUILDING ENTRY WAYS AND SURROUNDS (INCLUDING NEW DOORS). CONSTRUCT NEW ELEVATOR IN NEW ELEVATOR SHAFT.

10402080

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
TOTAL		GREENE RESIDENCE HALL #77(FA#88)	\$27,726,560.00
JONES RESIDENCE HALL (FA#70)			
31919	Current deficiencies: The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs a make up air system the chiller needs repair with new pumps aging DDC controls for energy efficiency and remote control. Heat pumps are need replacing in addition to a minisplit that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant a new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Washing machine drain connections need repair and radiators and piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. Exhaust fan is needed on the roof with new curbs. VFDs are needed for pump and motor control for energy savings.;	Correction for Current deficiencies: Renovate the Gang Restrooms due to leaking sinks showers tile floors and floor drains including waste piping Tile the sink areas with new tiles including the shower area and common areas. The HVAC system needs a make up air system the chiller needs repair with new pumps aging DDC controls for energy efficiency and remote control. Heat pumps are need replacing in addition to a minisplit that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant a new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Washing machine drain connections need repair and radiators and piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be replaced with new piping valves and insulation. Add an Exhaust fan on the roof with new curbs. Add VFDs for pump and motor control for energy savings.	2781200
31939	The deficiencies are as follows: The kitchen needs outside exhaust and a food disposal. The laundry room needs GFI outlets.;	Correction to deficiencies are as follows: The kitchen needs outside exhaust for the stove and a food disposal added. The laundry room needs GFI outlets as the current outlets are mounted within the water supply / drain module.	7800

D_NO	Description	Recommended Correction	Cost
32303	The Architectural Deficiencies are as follows: Replace approx 1 000 sy of carpet tiles (1) structural study replace 300' lf of hand rails on ext entrance 100' lf is stair. Also need to replace drainage areas around foundation perimeter suggest foundation ventilation system after structural study review.;	Replace carpet tiles replace ext hand rails complete structural study replace foundation drainage system and ventilate crawlspace.	93000
TOTAL		JONES RESIDENCE HALL (FA#70)	\$2,882,000.00
LEGACY RESIDENCE HALL			
18528	STEAM RADIATORS BUT NO STEAM PIPING WERE REPLACED IN 2005.; The deficiencies from previous FCAP findings have been added to the new FCAP deficiency report for resolution and correction.	RENOVATE THE ENTIRE STEAM PIPING SYSTEM INCLUDING CONTROLS.	200000
18529	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.; THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	258916
31912	The deficiencies from previous FCAP findings have been added to the new FCAP deficiency report for resolution and correction. Current deficiencies: Radiators were replaced but not the steam piping which creates maintenance issues chillers need to be replaced due to end of life including the pumps make up air is needed in the dorms to reduce the cost of energy the existing heat pumps and minisplit are near end of life. New exhaust fans are needed on the roof to allow for better exhaust in the restrooms and common areas. The existing gang restrooms need renovation to prevent leaks from the shower / commodes to lower floors. Community drains are used in the shower areas which does not meet code. Domestic water piping needs to be replaced due to aging causing excessive maintenance and leaks in the system.;	Corrections for deficiencies: Radiators were replaced but some need replacement due to maintenance issues the steam piping needs replacing as it creates maintenance issues due to its age chillers need to be replaced due to end of life including the pumps make up air is needed in the dorms to reduce the cost of energy the existing heat pumps and minisplit are near end of life. New exhaust fans are needed on the roof to allow for better exhaust in the restrooms and common areas. The existing gang restrooms need renovation to prevent leaks from the shower / commodes to lower floors. Community drains are used in the shower areas which does not meet code. Domestic water piping needs to be replaced due to aging causing excessive maintenance and leaks in the system.	2179200

D_NO	Description	Recommended Correction	Cost
32108	Existing bathrooms require renovations. There are approx 24 000 sf of bathroom and laundry room space. Estimate contains \$220 sf cost for remodel of this work. Estimate also includes 15% Owner contingency and Designer fees.;	Renovate Bathroom and laundry rooms on each level.	5280000
4070	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.; Revised for inflation. based on 50 000 sf of surface area.	REPAINT INTERIOR FINISHES AS NEEDED.	150000
4072	ORIGINAL ALUMINUM SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE IN POOR OPERATING CONDITION AND DUE TO LEAKAGE OF OUTDOOR AIR CONTRIBUTE TO HIGH ENERGY COST AND DISCOMFORT.; Revised for inflation.	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. COORDINATE WITH ANY HVAC RENOVATION.	676000
4073	BUILDING HAS NO ELEVATOR FOR 5 FLOORS.; revised for inflation	ADD ELEVATOR TO COMPLY WITH ADA GUIDELINES AND STATE BUILDING CODE.	450000
4114	ROOF WILL BE NEAR END OF EXPECTED LIFE; Revised for inflation estimate based on \$12 sf based on 64 000 sf of roofing area. Roof needs replacement.	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW FLASHING EXPANSION JOINTS AND NEW INSULATION (MINIMUM R-20). INSTALL INSULATION TO INSURE POSITIVE DRAINAGE. INSTALL NEW BUILT UP ROOF OR MEMBRANE ROOF. COST ESTIMATE ASSUMES HIGH QUALITY ROOF.	768000
5503	TREADS IN STAIRS AND ON EXTERIOR STEPS ARE WORN LOOSE AND UNSAFE.; Revised for inflation.	INSTALL NEW TREADS IN STAIRS AND ON STEPS AS REQUIRED BY STATE BUILDING CODE.	60000
5504	DOI REPORT INDICATES THAT CORRIDOR AND STAIRWAY DOORS ARE NOT FIRE RATED AS REQUIRED BY THE STATE BUILDING CODE.; Revised for inflation costs	INSTALL NEW CORRIDOR AND STAIRWAY DOORS FRAMES AND HARDWARE AS REQUIRED TO COMPLY WITH THE STATE BUILDING CODE.	350000
5505	CEILING TILE IN CORRIDORS AND ROOMS IS NEAR END OF USEFUL LIFE.; Revised for inflation.	INSTALL NEW CEILING TILE IN CORRIDORS AND ROOMS.	260000

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
<i>TOTAL</i>		LEGACY RESIDENCE HALL	\$10,632,116.00
SCOTT RESIDENCE HALL (FA#72)			
31920	Current deficiencies: The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs a make up air system the chiller need to be replaced with new pumps aging DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to a minisplit that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant a new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Radiators piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings. The building needs a sprinkler system for life safety.;	To correct Current deficiencies: Renovate The Gang Restrooms sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. Replace the sink areas and shower area and common areas with new tile. The HVAC system needs a make up air system the chiller need to be replaced and new pumps added DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to a minisplit that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant a new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Radiators piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings. The building needs a sprinkler system for life safety.	3251100
6345	MOST ARCHITECTURAL SYSTEMS AND FINISHES IN THIS 41 YEAR OLD RESIDENCE HALL ARE PAST OR NEAR THE END OF THEIR EXPECTED USEFUL LIFE. BUILDING DOES NOT COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES.; REMOVE ALL EXISTING INTERIOR SYSTEMS AND WINDOWS. RESTORE EXTERIOR MASONRY ENVELOPE AND INSTALL NEW WINDOWS. REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. CONSTRUCT NEW INTERIOR SPACES INCLUDING ALL ARCHITECTURAL SYSTEMS AND FINISHES.	REMOVE ALL EXISTING INTERIOR SYSTEMS AND WINDOWS. RESTORE EXTERIOR MASONRY ENVELOPE AND INSTALL NEW WINDOWS. REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. CONSTRUCT NEW INTERIOR SPACES INCLUDING ALL ARCHITECTURAL SYSTEMS AND FINISHES.	2500000

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
TOTAL		SCOTT RESIDENCE HALL (FA#72)	\$5,751,100.00
TYLER RESIDENCE HALL (FA#74)			
31922	Current deficiencies: The hot water system needs a storage tank and new heat exchangers before the existing ones tubes fail. The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (2) minisplits that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant a new heat exchanger is needed due to end of life. Domestic water piping needs repair due to leaks as it ages. Radiators piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings. ;	Current deficiencies: The hot water system needs a storage tank and the addition of new heat exchangers before the existing ones tubes fail. Renovate The Gang Restrooms due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. Replace existing tile with new tiles in the shower area and common areas to prevent leaking. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. Add (2) Heat pumps for replacement in addition to (2) minisplits that are reaching end of life. Add New water coolers to replace aging ones that are not code compliant Domestic water piping needs repair due to leaks as it ages. Radiators piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings.	2387700
TOTAL		TYLER RESIDENCE HALL (FA#74)	\$2,387,700.00
WHITE RESIDENCE HALL #78(FA#87)			

D_NO

31925

Description

Current deficiencies: The hot water system needs a storage tank and new heat exchangers before the existing ones tubes fail. The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. A chiller needs to be replaced due to end of life creating numerous maintenance issues. The kitchen area needs an exhaust fan. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (2) minisplits that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant. Original Domestic water piping needs repair due to leaks as it ages including new insulation. Original Radiator piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings. The dorms needs a sprinkler system for life safety as identified by DOI.;

Recommended Correction

To correct Current deficiencies: The hot water system needs a storage tank and new heat exchangers before the existing ones tubes fail. The Gang Restrooms need to be renovated due to leaking sinks showers tile floors and drains including waste piping as it leaks onto lower floors causing damage and mold. The sink areas need to be replaced with new tiles in the shower area and common areas. A chiller needs to be replaced due to end of life creating numerous maintenance issues. The kitchen area needs an exhaust fan. The HVAC system needs a make up air system DDC controls for energy efficiency and remote control. (2) Heat pumps are need replacing in addition to (2) minisplits that is reaching end of life. New water coolers are needed to replacing aging ones that are not code compliant. Original Domestic water piping needs repair due to leaks as it ages including new insulation. Original Radiator piping needs to be replaced as it creating maintenance issues due to leaks. The steam system in the mechanical room needs to be updated as it is reaching end of life requiring excess maintenance. VFDs are needed for pump and motor control for energy savings. The building needs a sprinkler system for life safety.

Cost

6195900

TOTAL

WHITE RESIDENCE HALL #78(FA#87)

\$6,195,900.00

TOTAL

\$93,754,435.00