

2015 FCAP ALL DEFICIENCIES BY BUILDING

Last Updated: *Wednesday, November 09, 2016*

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
EAST CAROLINA UNIVERSITY			
ADMINISTRATIVE SUPPORT ANNEX #151			
32107	Complete Building Renovation. Estimate includes revising updating all interior finishes M E P & FP Systems. Estimate includes 15% for Owner Contingency and Designer fees.;	Renovate building.	672900
		TOTAL	\$672,900.00
		ADMINISTRATIVE SUPPORT ANNEX #151	

D_NO	Description	Recommended Correction	Cost
AUSTIN BLDG #6(FA#9)			
3961	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 43 YEAR OLD CLASSROOM BUILDING ARE NEAR THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION STONE LANDING DECORATIVE MASONRY STEPS AND RAILING AT ENTRY WAYS ARE IN A STATE OF DISREPAIR.; Same as above adjusted for inflation and to include suspected abatement costs. Also includes 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.	14214000
TOTAL AUSTIN BLDG #6(FA#9)			\$14,214,000.00

D_NO	Description	Recommended Correction	Cost	
AUSTIN BUILDING #6				
3961	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 43 YEAR OLD CLASSROOM BUILDING ARE NEAR THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION STONE LANDING DECORATIVE MASONRY STEPS AND RAILING AT ENTRY WAYS ARE IN A STATE OF DISREPAIR.; SAME AS ABOVE ADJUSTED FOR INFLATION AND TO INCLUDE SUSPECTED ABATEMENT COSTS. ALSO INCLUDES 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.	14214000	
		TOTAL	AUSTIN BUILDING #6	\$14,214,000.00
BELK RESIDENCE HALL (FA#73)				
32109	BUILDING WAS DEMOLISHED;	BUILDING WAS DEMOLISHED	1	
		TOTAL	BELK RESIDENCE HALL (FA#73)	\$1.00

D_NO	Description	Recommended Correction	Cost
BIOENERGETICS BLDG			
32015	The deficiencies are as follows: The HVAC system is aging and will reach end of life in approx 5 years therefore a a new system will be needed. The restrooms will be nearing end of life requiring new commode sink and tile floors in addition to ADA standards.;	Corrections for the deficiencies are as follows: The HVAC system is aging and will reach end of life in approx 5 years therefore a a new system will be needed. The restrooms will be nearing end of life requiring new commode sink and tile floors in addition to ADA standards.	55200
		TOTAL	BIOENERGETICS BLDG
			\$55,200.00
BISO WAREHOUSE #1			
32175	Complete building renovation \$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	7379300
		TOTAL	BISO WAREHOUSE #1
			\$7,379,300.00
BISO WAREHOUSE #2			
32176	Complete building renovation . \$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.;	Renovate Building	2291700

D_NO	Description	Recommended Correction	Cost
	TOTAL	BISO WAREHOUSE #2	\$2,291,700.00
BISO WAREHOUSE #3			
32177	Int finishes need renovation and are worn. \$30 sf to replace finishes as needed.;	Renovate Int finishes	454020
6594	THIS BUILDING HAS NO FIRE ALARM SYSTEM.; Revised for increased costs.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	45000
	TOTAL	BISO WAREHOUSE #3	\$499,020.00
BLAIR OFFICE BLDG			
32016	The deficiencies are as follows: The restrooms are aging and need to be updated to ADA standards. The HVAC system is nearing end of life requiring excessive maintenance therefore two heat pumps need to be replaced.;	Corrections to the deficiencies are as follows: Renovate The restrooms as they are aging and need to be updated to ADA standards. Replace the HVAC system as it is nearing end of life requiring excessive maintenance therefore two heat pumps need to be replaced.	60400
32110	Interior finishes renovation. \$125SF Cost Estimate includes revising updating all interior finishes.;	Renovate replace existing worn interior finishes.	789100

D_NO	Description	Recommended Correction	Cost
BLAIR OFFICE BLDG			
6572	MOST OF THE EXTERIOR WOOD TRIM IS DETERIORATED FROM WATER DAMAGE. THE ALUMINUM COVERED FASCIA AT REAR OF BUILDING IS ALSO IN POOR CONDITION. BUILDING HAS WIDE OVERHANGS.; Adjusted for inflation.	REPAIR OR REPLACE WOOD AND ALUMINUM COVERED EXTERIOR TRIM WHERE IT IS DAMAGED. INSTALL NEW GUTTER AND DOWNSPOUT SYSTEM.	15000
		TOTAL	BLAIR OFFICE BLDG
			\$864,500.00
BLOUNT HOUSE #67(FA#148)/ POLICE			
32017	The deficiencies are as follows: The restrooms are aging and need to be updated to ADA standards. The HVAC system is not adequate for the heating and cooling load due to an addition therefore two heat pumps are needed to be added to replace existing window air conditioners.;	Corrections to the deficiencies are as follows: The restrooms are aging and need to be updated to ADA standards replacing commodes sinks and tile. The HVAC system is not adequate for the heating and cooling load due to an addition therefore two heat pumps are needed to be added to replace existing window air conditioners.	68000
32111	Complete Building Renovation. Cost Estimate includes revising updating all interior finishes M E P & FP Systems. Estimate includes 15% for Owner Contingency and Designer fees. Abatement costs are not calculated in this estimate. ;	Renovate Existing Building.	666500
		TOTAL	BLOUNT HOUSE #67(FA#148)/ POLICE
			\$734,500.00

D_NO	Description	Recommended Correction	Cost
BLOXTON HOUSE #50(FA#15)			
4032	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 55 YEAR OLD CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL WOOD SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. SINGLE PLY ROOF IS ALSO AT OR NEAR END OF MAINTAINABLE LIFE.; Same Comments as above. Costs adjusted for inflation with added 15% for Owner contingency and Designer fees. Abatement not included in estimate.	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. REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING EXPANSION JOINTS AND DRAINS AS NEEDED. INSTALL MEMBRANE OVER NEW INSULATION (MINIMUM R-20). COST ESTIMATE ASSUMES HIGH QUALITY BUILT-UP SINGLE PLY OR OTHER SYSTEM WITH A LIGHT REFLECTIVE SURFACE.	828700
TOTAL BLOXTON HOUSE #50(FA#15)		\$828,700.00	

D_NO	Description	Recommended Correction	Cost
BOWEN CLEANERS PROPERTY			
32112	Complete Building Renovation. Cost Estimate includes revising updating all interior exterior finishes M E P & FP Systems. Estimate includes 15% for Owner Contingency and Designer fees. ;	Renovate Existing Building.	1027900
		TOTAL	BOWEN CLEANERS PROPERTY
			\$1,027,900.00

D_NO	Description	Recommended Correction	Cost
BREWSTER A #8A(FA#7)			
3967	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 37 YEAR OLD SOCIAL SCIENCES BUILDING ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION SOME EXTERIOR CONCRETE FASCIA IS CRACKED AND MAY NOT BE STRUCTURALLY SOUND. BRICK AND CONCRETE WALLS ARE DISCOLORED. ENTRANCE DOORS SLIDING GATES AND CONCRETE COURTYARD IS IN POOR CONDITION. STEPS AND RAILINGS AT ENTRY WAYS ARE ALSO IN A STATE OF DISREPAIR. ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS AND REQUIRE CONSTANT MAINTENANCE. NOTE: ALL FOUR SECTIONS OF BUILDINGS ARE INCLUDED IN THIS DEFICIENCY.; Same comments as above. Costs include building A B C & D. Cost also include the 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. REPAIR CONCRETE PANELS AND FASCIA. CLEAN EXTERIOR WALLS AND RE-CAULK AND REPAIR MORTAR JOINTS. REPLACE OR REPAIR EXTERIOR DOORS HARDWARE AND SLIDING GATES. RENOVATE COURTYARD AND EXTERIOR STEPS. UPGRADE ELEVATORS AS NEEDED.	30000000
	TOTAL	BREWSTER A #8A(FA#7)	\$30,000,000.00

D_NO	Description	Recommended Correction	Cost
BREWSTER BUILDING #8			
3967	<p>ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 37 YEAR OLD SOCIAL SCIENCES BUILDING ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION SOME EXTERIOR CONCRETE FASCIA IS CRACKED AND MAY NOT BE STRUCTURALLY SOUND. BRICK AND CONCRETE WALLS ARE DISCOLORED. ENTRANCE DOORS SLIDING GATES AND CONCRETE COURTYARD IS IN POOR CONDITION. STEPS AND RAILINGS AT ENTRY WAYS ARE ALSO IN A STATE OF DISREPAIR. ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS AND REQUIRE CONSTANT MAINTENANCE. NOTE: ALL FOUR SECTIONS OF BUILDINGS ARE INCLUDED IN THIS DEFICIENCY.; SAME COMMENTS AS ABOVE. COSTS INCLUDE BUILDING A B C & D. COST ALSO INCLUDE THE 15% FOR OWNER CONTINGENCY AND DESIGNER FEES.</p>	<p>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. REPAIR CONCRETE PANELS AND FASCIA. CLEAN EXTERIOR WALLS AND RE-CAULK AND REPAIR MORTAR JOINTS. REPLACE OR REPAIR EXTERIOR DOORS HARDWARE AND SLIDING GATES. RENOVATE COURTYARD AND EXTERIOR STEPS. UPGRADE ELEVATORS AS NEEDED.</p>	30000000
TOTAL BREWSTER BUILDING #8		\$30,000,000.00	

D_NO	Description	Recommended Correction	Cost
BROWNING BUILDING			
32121	Complete interior building renovation. \$125SF Cost Estimate includes revising updating all interior finishes. Includes 15% Owner contingency and designer fee.;	Revise int finishes.	447000
6555	ORIGINAL WOOD SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR/AT END OF EXPECTED LIFE ARE IN POOR OPERATING CONDITION AND DUE TO LEAKAGE OF OUTDOOR AIR CONTRIBUTE TO HIGH ENERGY COST AND DISCOMFORT. WOOD TRIM IS ALSO SHOWING SIGNS OF DETERIORATION.; Same comments as above	INSTALL NEW OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. REPAIR AND REPAINT DAMAGED AND DETERIORATED WOOD TRIM.	35000
TOTAL		BROWNING BUILDING	\$482,000.00

D_NO	Description	Recommended Correction	Cost	
CAMPUS HEAT DISTRIBUTION CENTER #64(FA#142)				
32019	The deficiencies are as follows: The condensate receiver tank is aging and likely to fail in addition to being undersized for the application therefore it needs to be replaced. A structural study needs to be performed to determine where and how it should be supported. The basement is prone to flooding during heavy rains therefore a sump pitt / pump is needed to remove any water. The concrete floor needs to be sloped toward the drains which will flow into the sump pit.;	Corrections to the deficiencies are as follows: The condensate receiver tank is aging and likely to fail in addition to being undersized for the application therefore it needs to be replaced with one properly sized. A structural study needs to be performed to determine where and how it should be supported. The basement is prone to flooding during heavy rains therefore a sump pitt / pump is needed to remove any water. The concrete floor needs to be sloped toward the drains which will flow into the sump pit.	473600	
		TOTAL	CAMPUS HEAT DISTRIBUTION CENTER #64(FA#142)	\$473,600.00
CAREER SERVICES BLDG #52(FA#36)				
32163	Complete building renovation . \$195SF Cost Estimate includes revising/updating all interior exterior finishes M E & P 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.;	Repair and renovate existing historic property.	1032000	
		TOTAL	CAREER SERVICES BLDG #52(FA#36)	\$1,032,000.00

D_NO	Description	Recommended Correction	Cost
CHANCELLOR'S RESIDENCE #86(FA#103)			
31932	<p>The Current deficiencies: Waste piping is aging which creates maintenance issues and should be replaced (3) HVAC units need to be replaced due to end of life. New exhaust fans are needed in the bathrooms to reduce humid conditions. The existing restrooms are aging and need renovation to prevent leaks from the shower / commodes to lower floors. Domestic water piping needs to be replaced due to aging causing excessive maintenance and leaks in the system. The clothes dryers need to have the exhaust vents upsized or run individually to the exterior of the house. The basement needs a new sump pit pump to replace the existing one that is near end of life. The basement also needs make up air for energy efficiency and comfort for the patrons using the facility. A laundry tub is also needed in the basement to replace a broken one. Gas piping is needed to be rerouted out of the meeting areas in the basement. The attic needs insulation in the roof and floor to reduce energy consumption and comfort in addition to new condensate pans / drain lines needing repair. The refrigerant lines from the outside HVAC units need to be replaced and installed above ground to prevent further damage.;</p>	<p>Correction to Current deficiencies: Waste piping is aging which creates maintenance issues and should be replaced (3) HVAC units need to be replaced due to end of life. New exhaust fans are needed in the bathrooms to reduce humid conditions. The existing restrooms are aging and need renovation to prevent leaks from the shower / commodes to lower floors. Domestic water piping needs to be replaced due to aging causing excessive maintenance and leaks in the system. The clothes dryers need to have the exhaust vents upsized or run individually to the exterior of the house. The basement needs a new sump pit pump to replace the existing one that is near end of life. The basement also needs make up air for energy efficiency and comfort for the patrons using the facility. A laundry tub is also needed in the basement to replace a broken one. Gas piping is needed to be rerouted out of the meeting areas in the basement. The attic needs insulation in the roof and floor to reduce energy consumption and comfort in addition to new condensate pans / drain lines needing repair. The refrigerant lines from the outside HVAC units need to be replaced and installed above ground to prevent further damage.</p>	374200

D_NO	Description	Recommended Correction	Cost
32164	Clay roofing requires underlayment. Spoke with ECU staff about this and the last project they had which involved this scope of work costs approx \$14.50 sf. With Owner contingency and designer fees \$18.25 sf was used.; Revised to capture the remaining ext improvements needed: inc flat roof over patios replace gutter and downspouts pressure washing and sealing exterior brick facade.	Remove existing tile roof. Replace underlayment damaged tiles structural components with H2O damage and re-flash all penetrations.	185000
32165	Existing Plaster Ceiling has received H2O damage from flat roof patio leak above. Approx 500 sf requires repair. This is difficult ornate work in nature.;	Repair decorative plaster ceiling to original historic condition after rood leak has been repaired.	6000
6445	MORTAR JOINTS IN SLATE PATIO ARE DETERIORATED AND PORTIONS OF PATIO HAS SETTLED. FRONT PORCH HAS CRACKS IN QUARRY TILE AND DRAINAGE IS INADEQUATE. SOME MORTAR JOINTS ARE DETERIORATED AND WATER IS MOVING THROUGH EXTERIOR WALL.; Revised from previous to include proper landscaping around patio area which would involve removal and replanting of shrubs/ trees or pruning back 4' from perimeter of building foundation. Patio after re-grouting and setting of stones would require sealing and perhaps cutting in drains.	REPAIR MORTAR JOINTS IN SLATE PATIO. DEMOLISH AND REBUILD FRONT PORCH AS REQUIRED FOR ADEQUATE DRAINAGE. REPAINT RUSTY METAL HANDRAILS. REPAIR AND REPOINT MORTAR JOINTS AS NEEDED. REMOVE OLD CAULK CLEAN JOINTS AND RECAULK ON BACKER ROD. TO REDUCE MOISTURE INFILTRATION THROUGH EXTERIOR WALL APPLY A SILICON COATING TO EXTERIOR.	200000
TOTAL			\$765,200.00
CHANCELLOR'S RESIDENCE #86(FA#103)			

D_NO	Description	Recommended Correction	Cost
CHRISTENBURY MEMORIAL GYM #7			
3962	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 55 YEAR OLD ATHLETIC BUILDING ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION DECORATIVE MASONRY STEPS AND RAILING AT ENTRY WAYS ARE IN A STATE OF DISREPAIR AND BUILDING DOES NOT HAVE AN ELEVATOR.; SAME COMMENTS AS ABOVE ADDED COSTS FOR INFLATION.	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. CONSTRUCT NEW ELEVATOR IN NEW EXTERIOR SHAFT. RENOVATE EXTERIOR BUILDING ENTRY WAYS AND	11869600
TOTAL		CHRISTENBURY MEMORIAL GYM #7	\$11,869,600.00

D_NO	Description	Recommended Correction	Cost
CHRISTENBURY MEMORIAL GYMNASIUM #7(FA#8)			
3962	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 55 YEAR OLD ATHLETIC BUILDING ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION DECORATIVE MASONRY STEPS AND RAILING AT ENTRY WAYS ARE IN A STATE OF DISREPAIR AND BUILDING DOES NOT HAVE AN ELEVATOR.; Same comments as above added costs for inflation.	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. CONSTRUCT NEW ELEVATOR IN NEW EXTERIOR SHAFT. RENOVATE EXTERIOR BUILDING ENTRY WAYS AND	11869600
TOTAL			CHRISTENBURY MEMORIAL GYMNASIUM #7(FA#8)
			\$11,869,600.00
CLEMENT RESIDENCE HALL #79(FA#86)			
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
	TOTAL	CLEMENT RESIDENCE HALL #79(FA#86)	\$19,379,300.00
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
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
	TOTAL	COLLEGE HILL SUITES	\$1,710,100.00

D_NO	Description	Recommended Correction	Cost
COMPLEX ECU CAMPUS WIDE			
6602	PARKING LOT LIGHTING OUTSIDE SPEECH AND HEARING CLINIC IS INADEQUATE. SOME AREAS ARE VERY DARK AT NIGHTS. IN ADDITION THE EXISTING 175-WATT MERCURY VAPOR FIXTURES ARE OLD AND OBSOLETE.; Revised from 2007 entry added 20%	RECOMMEND INSTALLING ADDITIONAL 400 WATTS HIGH PRESSURE SODIUM (HPS) FIXTURES (TWO FIXTURES PER POLE) AND REPLACE EXISTING MERCURY VAPOR FIXTURES WITH HPS FIXTURES USING EXISTING POSTS.	120000
6609	SEVERAL FACILITIES NEED ADDITIONAL EGRESS LIGHTING.; Revised and added 25% from Jan 2001 entry.	AS NOTED DURING THE CAMPUS INSPECTION SOME FACILITIES HAD NO EMERGENCY EGRESS LIGHTS AND SOME OTHERS NEEDED ADDITIONAL LIGHTING ADDED.	64000
TOTAL		COMPLEX ECU CAMPUS WIDE	\$184,000.00

D_NO	Description	Recommended Correction	Cost
COMPLEX ECU CAMPUS WIDE PARKING LOTS			
6598	ASPHALT WEARING COURSE AND IN SOME CASES CONCRETE SURFACES (PARKING LOTS CH-8 CH-14 EC-5 EC-6 SM-18 AND WC-5 CH-9 CH-12 EC-10 EC-12 RS-4 WC-14 AND WC-21) HAS WEATHERED SURFACE EXPOSED AGGREGATE AND A MODERATE AMOUNT OF ALLIGATOR CRACKING.ASPHALT WEARING COURSE (PARKING LOTS HAS WEATHERED SURF; Revised entry and combined another entry. INC estimated costs by 20% from orig 2001 entry.	REPAIR REJUVENATE OR REPAVE PARKING LOTS APPROPRIATELY FOR THEIR CONDITION AND AGE. PATCH CRACKS AND BROKEN AREAS OR REMOVE PART OF SURFACE TO RECONSTRUCT A SOUND BASE. PAVE A NEW WEARING SURFACE SUITABLE FOR TYPE OF VEHICLE TRAFFIC. SOME LOTS NEED REPAIR AND ADDITION OF A REJUVENATION COATING TO EXTEND LIFE UNTIL REPAVING IS NEEDED. REPAINT ALL MARKINGS AND STRIPES.	364000
6600	ASPHALT WEARING COURSE AND IN SOME CASES CONCRETE SURFACES (PARKING LOTS CH-5 CH-17 EC-4 OP-4 RC-1 SM-9 WC-11 WC-12 WC-16 EC-1 EC-13 OP-5 AND OP-7) HAS WEATHERED SURFACES EXPOSED AGGREGATE AND A MODERATE AMOUNT OF ALLIGATOR CRACKING.;	REPAIR REJUVENATE OR REPAVE PARKING LOTS APPROPRIATELY FOR THEIR CONDITION AND AGE. PATCH CRACKS AND BROKEN AREAS OR REMOVE PART OF SURFACE TO RECONSTRUCT A SOUND BASE. PAVE A NEW WEARING SURFACE SUITABLE FOR TYPE OF VEHICLE TRAFFIC. SOME LOTS NEED REPAIR AND ADDITION OF A REJUVENATION COATING TO EXTEND LIFE UNTIL REPAVING IS NEEDED. REPAINT ALL MARKINGS AND STRIPES.	650000
TOTAL		COMPLEX ECU CAMPUS WIDE PARKING LOTS	\$1,014,000.00

D_NO	Description	Recommended Correction	Cost
COMPLEX MAIN CAMPUS HARDSCAPE			
32538	<p>Large campus needs extensive repairs. Below are areas captured during site visits related to Streets Sidewalks Landscape and Site Lighting : Repair mill and repave Oglesby Drive and Curry Ct; Repair and repave - service drive behind Legacy Residence Hall and Jones ; Renovate Spilman landscape irrigation and site lighting ; Renovate Brewster courtyard; Renovate Whichard landscape irrigation and site lighting; Renovate landscape irrigation site lighting - Speight bus stop; Repair and repave - Duncan Court (between Student Health and Slay) Improve Pedestrian Crossing - 10th Street North; Repair and repave Mendenhall/Student Rec bus stop and service drive; Renovate Brickyard - Mendenhall area; Improve parking lots walks and drives - Building 43 (housekeeping); Renovate landscape irrigation site lighting pedestrian circulation - Howell/Austin area; Repair and repave - Steam Plant main campus Construction Cost: 4 000 000 includes design fee and contingency Storm Drain Repair note most storm drains will run into unforeseen conditons: Repair storm drain " Austin ; Re-line storm drain from 5th Street to Greenmill Run; Repair storm drain - Irons Area; Repair storm drain - Brewster Area and sv:\$ 3 000 000 includes design fee and contingency.";</p>	Repair and Maintain existing	7018500

D_NO	Description	Recommended Correction	Cost	
COMPLEX MAIN CAMPUS HARDSCAPE				
6599	SELECTED LOTS (RS-12 AT FOURTH AND COTANCHE AT WC-18 AT LAWRENCE STREET) NEED IMMEDIATE REPAIR REPAVING OR REBUILDING. MOST AREAS ARE IN SUCH BAD CONDITION THAT THE ENTIRE BASE MUST BE RECONSTRUCTED. ASPHALT PAVING HAS A WEATHERED SURFACE SOME EXPOSED AGGREGATE AND EXTENSIVE CRACKS.; Revised from Jan 2007 entry.	REPAIR REPAVE OR REBUILD SELECTED PARKING LOTS AS NEEDED BY THEIR CONDITION. PATCH CRACKS AND BROKEN AREAS OR COMPLETELY REMOVE ASPHALT TO RECONSTRUCT A SOUND BASE. PAVE A NEW WEARING SURFACE SUITABLE FOR TYPE OF VEHICLE TRAFFIC. SOME LOTS NEED REPAIR AND ADDITION OF A REJUVENATION COATING TO EXTEND LIFE UNTIL REPAVING IS FUNDED. REPAINT ALL MARKINGS AND STRIPES.	115500	
6603	SOME CONCRETE AND BRICK PAVER WALKS HAVE BROKEN AND UNEVEN AREAS. SOME WALKS NEED IMMEDIATE REPAIR. OTHER WALKS WILL NEED REPAIR WITHIN ONE TO SIX YEARS. SOME WALK AREAS DO NOT DRAIN ADEQUATELY.; Revised from Jan 2007 entry.	REPAIR APPROPRIATELY FOR CONDITION OF WALK OR DEMOLISH EXISTING WALKWAY AND CONSTRUCT NEW.	172000	
		TOTAL	COMPLEX MAIN CAMPUS HARDSCAPE	\$7,306,000.00
COMPLEX MAIN CAMPUS INFRASTRUCTURE				
6604	SOME SECTIONS OF SANITARY SEWER PIPING ARE KNOWN TO BE DAMAGED BEYOND REPAIR. OTHER LOCATIONS WITHIN THE SANITARY SEWER SYSTEM HAVE CRACKS OR BREAKS WHICH NEED TO BE INSPECTED AND REPAIRED.; Revised from 2001 entry.	REPLACE THE SECTIONS OF SEWER PIPE KNOWN TO BE DAMAGED BEYOND REPAIR.	1150400	

D_NO	Description	Recommended Correction	Cost
COMPLEX MAIN CAMPUS INFRASTRUCTURE			
6605	NUMEROUS BUILDINGS ON CAMPUS DO NOT HAVE BACKFLOW PREVENTERS WHICH MEET CURRENT REQUIREMENTS. THESE BACKFLOW PREVENTERS ARE NEEDED TO PROTECT AGAINST CONTAMINATION OF THE WATER SUPPLY.; Replaced value from Jan 2007 entry.	PROVIDE BACKFLOW PREVENTERS TO MEET CURRENT STANDARDS. LOCATIONS FOR THIS EQUIPMENT ARE AVAILABLE FROM THE ECU UTILITIES MANAGER.	75000
6606	THE STORM DRAIN SYSTEM IS INADEQUATE AT NUMEROUS LOCATIONS ON CAMPUS. TYPICAL PROBLEMS INCLUDE STANDING WATER AND EROSION WITH POOR GRADING INSUFFICIENT CATCH BASINS AND UNDERSIZED PIPING. SPECIFIC LOCATIONS OF PROBLEM AREAS ARE AVAILABLE FROM THE ECU GROUNDS DEPARTMENT.; Revised above entry with 25% increase from Jan. 2007 entry.	UPGRADE THE STORM DRAIN SYSTEM TO CORRECT THE DEFICIENCIES. CORRECTIVE ACTION WILL DEPEND ON THE SPECIFIC SITE PROBLEM BUT COULD INCLUDE PIPE REPLACEMENT GRADING AND INSTALLATION OF NEW CATCH BASINS AND PIPING.	2500000
6607	THE MAIN STORM DRAIN CHANNEL KNOWN AS TOWN CREEK HAS BEEN DAMAGED BETWEEN FIRST STREET AND THIRD STREET WHICH IS ON UNIVERSITY PROPERTY. THE SOIL AROUND THE EXISTING DRAIN PIPE HAS COMPLETELY WASHED AWAY THE PIPE HAS BROKEN LOOSE AND A TRENCH APPROXIMATELY 20 FEET DEEP HAS BEEN FORMED BY THE EROSION. THE SOIL AT THE EDGE OF THE TRENCH IS UNSTABLE CAUSING AN UNSAFE CONDITION.; Revised above entry with 25% increase from Jan 2007 entry	PROVIDE CONSTRUCTION TO STABILIZE THIS DRAINAGE CHANNEL. POSSIBLE SOLUTIONS INCLUDE AN ENCLOSED CONDUIT OR AN OPEN CHANNEL.	1250000

D_NO	Description	Recommended Correction	Cost
COMPLEX MAIN CAMPUS INFRASTRUCTURE			
6608	MOST OF THE UNDERGROUND STEAM AND CONDENSATE PIPING ON CAMPUS HAS SEVERELY DETERIORATED. NUMEROUS REPAIRS HAVE BEEN REQUIRED TO KEEP THE PIPING OPERATIONAL. SOME OF THE DAMAGED PIPE IS BEYOND REPAIR AND LEAKS CONTINUOUSLY. LOSS OF THIS STEAM AND CONDENSATE RESULTS IN TREMENDOUS WASTE OF ENERGY. A LIST OF SPECIFIC LOCATIONS OF PIPE TO BE REPLACED IS AVAILABLE FROM THE ECU UTILITIES MANAGER.; Revised with an increase of 15% from Jan 2007 entry.	REPLACE DETERIORATED STEAM AND CONDENSATE PIPING AS NECESSARY THROUGHOUT THE CAMPUS.	33350000
		TOTAL	COMPLEX MAIN CAMPUS INFRASTRUCTURE
			\$38,325,400.00
COTANCHE BUILDING #164			
19675	ECU MOVED INTO THIS FORMER NEWSPAPER BUILDING IN 2002 AND NOW USES IT AS ECU'S PRIMARY INFORMATION TECHNOLOGY FACILITY. BECAUSE OF MUCH HEAVIER INFO TECHNOLOGY EQUIPMENT LOADS CHILLER HVAC AND OTHER SYSTEMS ARE MAXED OUT. THIS IN TURN LIMITS ECU'S OPPORTUNITIES IN ACADEMIC AREAS REQUIRING EXPANDED IT CAPABILITIES.; SAME COMMENTS AS ABOVE BASED ON \$180SF COSTS. INC 15% FOR DESIGNER AND CONTINGENCY.	COMPLETE A LONG TERM STUDY OF INFORMATION TECHNOLOGY NEEDS AND THE INFRASTRUCTURE TO SUPPORT THESE NEEDS. UPGRADE THE EXISTING COTANCHE BUILDING OR MOVE INFORMATION TECHNOLOGY TO A LARGER FACILITY AS APPROPRIATE.	6057400
		TOTAL	COTANCHE BUILDING #164
			\$6,057,400.00

D_NO	Description	Recommended Correction	Cost
COTTEN RESIDENCE HALL #84			
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
TOTAL		COTTEN RESIDENCE HALL #84	\$468,804.00

D_NO	Description	Recommended Correction	Cost
COTTEN RESIDENCE HALL #84(FA#81)			
31926	<p>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.;</p>	<p>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.</p>	2713300

D_NO	Description	Recommended Correction	Cost
COTTEN RESIDENCE HALL #84(FA#81)			
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
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		COTTEN RESIDENCE HALL #84(FA#81)	\$3,739,654.00
DAILY REFLECTOR BLDG.-1			
19675	ECU MOVED INTO THIS FORMER NEWSPAPER BUILDING IN 2002 AND NOW USES IT AS ECU'S PRIMARY INFORMATION TECHNOLOGY FACILITY. BECAUSE OF MUCH HEAVIER INFO TECHNOLOGY EQUIPMENT LOADS CHILLER HVAC AND OTHER SYSTEMS ARE MAXED OUT. THIS IN TURN LIMITS ECU'S OPPORTUNITIES IN ACADEMIC AREAS REQUIRING EXPANDED IT CAPABILITIES.; Same comments as above based on \$180sf costs. Inc 15% for designer and contingency.	COMPLETE A LONG TERM STUDY OF INFORMATION TECHNOLOGY NEEDS AND THE INFRASTRUCTURE TO SUPPORT THESE NEEDS. UPGRADE THE EXISTING COTANCHE BUILDING OR MOVE INFORMATION TECHNOLOGY TO A LARGER FACILITY AS APPROPRIATE.	6057400
TOTAL		DAILY REFLECTOR BLDG.-1	\$6,057,400.00

D_NO	Description	Recommended Correction	Cost
DAILY REFLECTOR BLDG.-2			
32169	Complete building renovation. Cost Estimate includes revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees. ;	Renovate Building.	851000
		TOTAL	DAILY REFLECTOR BLDG.-2
			\$851,000.00
ECU-SOM CSDI-SPEECH/HEAR.CLINIC ANNEX#1#59(FA#117)			
32030	The deficiencies are as follows: The HVAC system is aging and will need replacement as the cost of Freon for the system and maintenance will escalate in cost. The hot water tank will need to be replaced as it nears end of life.;	Corrections to the deficiencies are as follows: The HVAC system is aging and will need replacement as the cost of Freon for the system and maintenance will escalate in cost. The hot water tank will need to be replaced as it nears end of life.	15600
32170	Complete building renovation (Lab). \$230SF Cost Estimate includes revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees.;	Remodel building. Verify end use needs lab office or class.	1073300
		TOTAL	ECU-SOM CSDI-SPEECH/HEAR.CLINIC ANNEX#1#59(FA#117)
			\$1,088,900.00

D_NO	Description	Recommended Correction	Cost
ECU-SOM DEC PEDIATRICS #123(FA#215)			
6535	ORIGINAL WOOD AND METAL FRAMED SINGLE GLAZED WINDOWS ARE NEAR/AT END OF EXPECTED LIFE IN POOR OPERATING CONDITION AND DUE TO LEAKAGE OF OUTDOOR AIR CONTRIBUTE TO HIGH ENERGY COST AND DISCOMFORT OF OCCUPANTS. IN ADDITION SOME EXTERIOR DOORS AND HARDWARE ARE ALSO IN POOR CONDITION.; Revised to reflect costs increase and added carpeting and 15% for owner contingency	INSTALL NEW OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	56600
TOTAL		ECU-SOM DEC PEDIATRICS #123(FA#215)	\$56,600.00
ECU-SOM MALENE G. IRONS BLDG #51(FA#104)			
19579	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 37 YEAR OLD BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION CAULKING IS POOR CONDITION OR MISSING AT EXTERIOR DECORATIVE MASONRY AND SOFFITS ARE ALSO SHOWING SIGN OF DETERIORATION.; Adjusted for costs increase and 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 (INCLUDING DOOR FRAMES DOORS HARDWARE AND SURROUNDS).	1830800

D_NO	Description	Recommended Correction		Cost
		TOTAL	ECU-SOM MALENE G. IRONS BLDG #51(FA#104)	\$1,830,800.00
ECU-SOM RIVERS SCHOOL OF NURSING BLDG #11(FA#4)				
32171	Complete building renovation (lab). \$230SF Cost Estimate includes revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees.;		Renovate existing building	8009900
		TOTAL	ECU-SOM RIVERS SCHOOL OF NURSING BLDG #11(FA#4)	\$8,009,900.00
ELLER HOUSE #58FA(#18) /MARITIME HISTORY				
32172	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. ;		Renovate building.	740100
		TOTAL	ELLER HOUSE #58FA(#18) /MARITIME HISTORY	\$740,100.00
ERWIN HALL #49(FA#102)				
32173	Complete building renovation (Dorm). \$230SF Cost Estimate includes revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees. Also included an added \$35 sf for concealed conditions related to abatement and mechanical. ;		Remodel Building.	3892400
		TOTAL	ERWIN HALL #49(FA#102)	\$3,892,400.00

D_NO	Description	Recommended Correction	Cost
FACILITIES WAREHOUSE			
19684	THIS BUILDING HAS NO FIRE ALARM SYSTEM. 10% increase in material and labor costs over last eight years added to reflect current costs.. ;	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	32153
32031	The deficiencies are as follows: The warehouse does not have a sprinkler system to protect State assets a sprinkler system should be installed.;	Corrections to the deficiencies are as follows: The warehouse does not have a sprinkler system to protect State assets install a sprinkler system .	33600
TOTAL		FACILITIES WAREHOUSE	\$65,753.00
FICKLEN STADIUM #163(FA#60)			
32174	Complete building renovation. \$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 Athletics program requirements must be conducted. Estimate only evaluates existing state property not costs that may increase building renovation due changing athletic programs requirements. Estimate includes additional 15% for Designer Fees and Owner contingency. ;	Renovate building most likely in 2-4 phases.	45881100
TOTAL		FICKLEN STADIUM #163(FA#60)	\$45,881,100.00

D_NO	Description	Recommended Correction	Cost
FINANCIAL SERVICES BLDG #133(FA#218)			
19643	THIS FACILITY DOES NOT HAVE A FIRE ALARM SYSTEM TO PROTECT LIFE AND STATE PROPERTY.; Building does not have a FA system.	RECOMMEND INSTALLING AN ADDRESSABLE FIRE ALARM SYSTEM THAT REPORTS TO AN APPROVED 24-HR. MANNED STATION.	22272
32032	The deficiencies are as follows: The Finacial Services Bldg does not have a sprinkler system to protect State assets a sprinkler system should be installed. The HVAC system should be replaced as it nears end of life prior to excessive parts / maintenance costs.;	Corrections to the deficiencies are as follows: The Finacial Services Bldg does not have a sprinkler system to protect State assets a sprinkler system should be installed. The HVAC system should be replaced as it nears end of life prior to excessive parts / maintenance costs.	49600
TOTAL		FINANCIAL SERVICES BLDG #133(FA#218)	\$71,872.00

D_NO	Description	Recommended Correction	Cost
FLEMING RESIDENCE HALL #83(FA#82)			
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
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
TOTAL		FLEMING RESIDENCE HALL #83(FA#82)	\$9,097,500.00

D_NO	Description	Recommended Correction	Cost
FLETCHER MUSIC CENTER #9			
3969	<p>ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 41 YEAR OLD MUSIC EDUCATION BUILDING (OLDER PORTION) ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES (STAIRWELL) OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. HVAC SYSTEM FAILS PROGRAM ACCREDITATION. SOME ENTRANCE DOORS ARE NEARING END OF USEFUL LIFE.; SAME COMMENTS AS ABOVE AND: COMPLETE BLDG. 020680(: COMPLETE BUILDING RENOVATION. \$195SF COST ESTIMATE INCLUDES REVISING UPDATING ALL INTERIOR FINISHES M E P & FP SYSTEMS. ALSO INCL ADDING SPRINKLER SYST AND TRANSFORMER. ESTIMATE INCLUDES 15% FOR OWNER CONTINGENCY AND DESIGNER FEES. ABATEMENT COSTS WERE NOT CALCULATED IN THIS ESTIMATE.</p>	<p>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. CLEAN EXTERIOR WALLS AND RE-CAULK AND REPAIR MORTAR JOINTS. REPLACE OR REPAIR EXTERIOR DOORS AND HARDWARE.</p>	13721400
TOTAL		FLETCHER MUSIC CENTER #9	\$13,721,400.00

D_NO	Description	Recommended Correction	Cost
FLETCHER MUSIC CTR #9(FA#6)			
3969	<p>ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 41 YEAR OLD MUSIC EDUCATION BUILDING (OLDER PORTION) ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES (STAIRWELL) OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. HVAC SYSTEM FAILS PROGRAM ACCREDITATION. SOME ENTRANCE DOORS ARE NEARING END OF USEFUL LIFE.; Same comments as above and: Complete bldg. 020680(: Complete Building Renovation. \$195SF Cost Estimate includes revising updating all interior finishes M E P & FP Systems. Also incl adding sprinkler syst and transformer. Estimate includes 15% for Owner Contingency and Designer fees. Abatement costs were not calculated in this estimate.</p>	<p>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. CLEAN EXTERIOR WALLS AND RE-CAULK AND REPAIR MORTAR JOINTS. REPLACE OR REPAIR EXTERIOR DOORS AND HARDWARE.</p>	13721400
TOTAL FLETCHER MUSIC CTR #9(FA#6)			\$13,721,400.00

D_NO	Description	Recommended Correction	Cost
FLETCHER RESIDENCE HALL #80(FA#85)			
31938	<p>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.;</p>	<p>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.</p>	3009800
6427	<p>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.;</p>	<p>Clean panels and brick and apply new sealant and caulking. Renovate bath and laundry areas and all finishes.</p>	773900

D_NO	Description	Recommended Correction		Cost
		TOTAL	FLETCHER RESIDENCE HALL #80(FA#85)	\$3,783,700.00
GARRETT RESIDENCE HALL #81				
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
		TOTAL	GARRETT RESIDENCE HALL #81	\$10,402,080.00

D_NO	Description	Recommended Correction	Cost
GARRETT RESIDENCE HALL #81(FA#84)			
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
TOTAL		GARRETT RESIDENCE HALL #81(FA#84)	\$10,402,080.00

D_NO	Description	Recommended Correction	Cost
GRAHAM BLDG #3(FA#12)			
3951	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 78 YEAR OLD EDUCATIONAL ADMINISTRATION BUILDING ARE PAST THE END OF THEIR EXPECTED USEFUL LIFE. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. WINDOWS HAVE RECENTLY BEEN REPLACED.;	REMOVE ALL EXISTING INTERIOR SYSTEMS AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. REMOVE HAZARDOUS MATERIALS ASSOCIATED WITH THE INSTALLATION OF NEW INTERIOR FINISHES AS NEEDED. CONSTRUCT NEW INTERIOR SPACES INCLUDING ALL ARCHITECTURAL SYSTEMS AND FINISHES. INSTALL NEW LIGHTING FIRE ALARMS MECHANICAL AND ELECTRICAL SERVICE SYSTEMS AS REQUIRED BY CURRENT STANDARDS AND BUILDING CODES. PATCH REPAIR REWORK AND INSTALL NEW INTERIOR FINISHES AS NEEDED. CORRECT ALL LIFE SAFETY AND ADA CODE DEFICIENCIES INCLUDING INSTALLATION OF ELEVATOR.	5375700
TOTAL		GRAHAM BLDG #3(FA#12)	\$5,375,700.00

D_NO	Description	Recommended Correction	Cost
GREENE RESIDENCE HALL #77(FA#88)			
31927	<p>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. VFD's are needed for pump and motor control for energy savings.;</p>	<p>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. VFD's are needed for pump and motor control for energy savings.</p>	6137400

D_NO	Description	Recommended Correction	Cost
GREENE RESIDENCE HALL #77(FA#88)			
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
		TOTAL	GREENE RESIDENCE HALL #77(FA#88)
			\$6,922,400.00
GREENVILLE CENTRE			
31990	The deficiencies are as follows: The HVAC system chillers / pumps are nearing end of life and need replacement due to extensive repairs / maintenance. Some rooms in the building have been reconfigured which would require a study to determine best air flow/balance. The restrooms are in need of repairs due to age and need fixture and tile replacement including an ADA study.;	To correct the deficiencies: The HVAC system chillers / pumps need replacement due to extensive repairs / maintenance. Some rooms in the building have been reconfigured which would require a study to determine best air flow/balance. The restrooms are in need of repairs due to age and need fixture and tile replacement including an ADA study.	1232400
32258	Complete Int building renovation. \$125SF Cost Estimate includes revising updating all interior finishes.;	Renovate int finishes	5094900
		TOTAL	GREENVILLE CENTRE
			\$6,327,300.00

D_NO	Description	Recommended Correction	Cost
GROUNDS STORAGE (C)			
32043	Building has no fire alarm system.; Building has no fire alarm system.	Add raceways wiring control panel and devices.	37452
		TOTAL	GROUNDS STORAGE (C)
			\$37,452.00
HAROLD H. BATE BLDG #95(FA#167)			
32259	Complete building renovation. \$195SF Cost Estimate includes revising updating all interior finishes M E P & FP Systems. Includes 15% for Owner Contingency and Designer fees.;	Renovate Building.	34176300
		TOTAL	HAROLD H. BATE BLDG #95(FA#167)
			\$34,176,300.00
HARRIS BLDG #156(FA#241)			
31991	The deficiencies are as follows: The building needs a ventilation system to remove printing odors from getting into office space therefore a rooftop exhaust system is needed in addition to a packaged heat pump for the area to provide additional heating cooling. The present HVAC system for the building requires monitoring / controls for energy efficiency to save money.;	Corrections for deficiencies are as follows: Add a ventilation system to remove printing odors from getting into office space with a rooftop exhaust system in addition to a packaged heat pump for the area to provide additional heating cooling. Add a HVAC control system for the building for monitoring / controls for energy efficiency to save money.	147800

D_NO	Description	Recommended Correction	Cost
HARRIS BLDG #156(FA#241)			
32178	Building needs Fire Alarm system.;	Install new FA system including panel raceways wiring and devices.	77300
		TOTAL	HARRIS BLDG #156(FA#241)
			\$225,100.00
HATTERAS PROPERTIES - BLDG #5			
32260	Complete Building Renovation. \$125 sf costs used includes 15% for Owner contingency and Designer fees.;	Renovate building.	1004900
		TOTAL	HATTERAS PROPERTIES - BLDG #5
			\$1,004,900.00
HATTERAS PROPERTIES - BLDG #6			
32261	Complete Building Renovation. used \$125 sf for current use. will require more if bldg program changes.;	Renovate building	981800
		TOTAL	HATTERAS PROPERTIES - BLDG #6
			\$981,800.00
HAYNIE PROPERTY - BLDG #1			
32262	Complete building renovation . \$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	16637900

D_NO	Description	Recommended Correction		Cost
		TOTAL	HAYNIE PROPERTY - BLDG #1	
HOWELL SCIENCE BLDG #5				
3954	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED.; ABOVE ENTRY UPDATED TO REFLECT INFLATION COSTS.		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.	2412400
		TOTAL	HOWELL SCIENCE BLDG #5	\$2,412,400.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE BLDG #5(FA#10)			
3954	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED.; Above entry updated to reflect inflation costs.	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.	2412400
TOTAL		HOWELL SCIENCE BLDG #5(FA#10)	\$2,412,400.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE BLDG EAST #5E			
3955	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED.; REVISED FOR INFLATION AND INCLUDED ELEVATOR ENTRY IN THIS ENTRY. COSTS INCLUDE 15% FOR 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.	7522800
TOTAL		HOWELL SCIENCE BLDG EAST #5E	\$7,522,800.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE BLDG EAST #5E(FA#10)			
3955	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED.; Revised for inflation and included elevator entry in this entry. Costs include 15% for 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.	7522800
TOTAL		HOWELL SCIENCE BLDG EAST #5E(FA#10)	\$7,522,800.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE BLDG NORTH #5N(FA#10)			
6459	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED.; Revised and incorporates roof elevator inflation and 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.	9111300
TOTAL		HOWELL SCIENCE BLDG NORTH #5N(FA#10)	\$9,111,300.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE BLDG SOUTH #5S			
3960	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED. GLASS PANELS AT GREENHOUSE ARE AT END OF USEFUL LIFE. FLOORING AT GREEN-HOUSE BASEMENT IS NOT CONDUCTIVE TO FUNCTION OF LAB.; REVISED TO REFLECT INFLATION ELEVATOR AND ROOF COSTS ALONG WITH 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.	11716000
TOTAL		HOWELL SCIENCE BLDG SOUTH #5S	\$11,716,000.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE BLDG SOUTH #5S(FA#10)			
3960	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED. GLASS PANELS AT GREENHOUSE ARE AT END OF USEFUL LIFE. FLOORING AT GREEN-HOUSE BASEMENT IS NOT CONDUCTIVE TO FUNCTION OF LAB.; Revised to reflect inflation elevator and roof costs along with 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.	11716000
TOTAL		HOWELL SCIENCE BLDG SOUTH #5S(FA#10)	\$11,716,000.00

D_NO	Description	Recommended Correction	Cost
HOWELL SCIENCE COMPLEX #5			
6459	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD SCIENCE CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION EXTERIOR CONCRETE PANELS AND BRICK ARE STAINED AND DISCOLORED. CAULK AND MORTAR JOINTS ARE ALSO DETERIORATED.; REVISED AND INCORPORATES ROOF ELEVATOR INFLATION AND 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.	9111300
TOTAL		HOWELL SCIENCE COMPLEX #5	\$9,111,300.00
INSITUTIONAL ADVANC. BLDG. #141(FA#235)			
32297	Complete building renovation. Used \$170 sf and included 15% for designer fee and owner contingency.;	Renovate building	1363700
TOTAL		INSITUTIONAL ADVANC. BLDG. #141(FA#235)	\$1,363,700.00

D_NO	Description	Recommended Correction	Cost
JARVIS RESIDENCE HALL #82(FA#83)			
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
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		JARVIS RESIDENCE HALL #82(FA#83)	\$100,800.00

D_NO	Description	Recommended Correction	Cost
JENKINS FINE ART CENTER #14(FA#17)			
16846	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 30 YEAR OLD ART SCHOOL BUILDING ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION ENTRANCE DOORS ENTRYWAYS AND CONCRETE COURTYARDS (NORTH AND EAST SIDE OF BUILDING) ARE IN POOR CONDITION. ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS AND REQUIRE CONSTANT MAINTENANCE.; Same comments as above.	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 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. CLEAN EXTERIOR WALLS AND RE-CAULK AND REPAIR MORTAR JOINTS. REPLACE OR REPAIR EXTERIOR DOORS AND HARDWARE. RENOVATE COURTYARD AND EXTERIOR STEPS. UPGRADE ELEVATORS AS NEEDED.	24773460

D_NO	Description	Recommended Correction	Cost
JENKINS FINE ART CENTER #14(FA#17)			
3977	SECTIONS A B C AND F OF SINGLE-PLY ROOF IS NEARING END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED IMMEDIATELY TO STOP LEAKS.; Owner stated 50% of roof has been replaced since this FCAP report in 2007.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING EXPANSION JOINTS AND DRAINS AS NEEDED. INSTALL MEMBRANE OVER NEW INSULATION (MINIMUM R-20) AT MINIMUM SLOPE OF ONE QUARTER INCH PER FOOT. COST ESTIMATE ASSUMES HIGH QUALITY BUILT-UP SINGLE PLY OR OTHER SYSTEM WITH A LIGHT REFLECTIVE SURFACE.	200000
TOTAL		JENKINS FINE ART CENTER #14(FA#17)	\$24,973,460.00

D_NO	Description	Recommended Correction	Cost
JONES RESIDENCE HALL (FA#70)			
31919	<p>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.;</p>	<p>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.</p>	2781200
TOTAL		JONES RESIDENCE HALL (FA#70)	\$2,781,200.00

D_NO	Description	Recommended Correction	Cost
JOYNER EAST #1A			
3947	THE CURRENT HVAC SYSTEM IN JOYNER LIBRARY IS AGING AND IN NEED OF REPLACEMENT. NINE AIR HANDLERS WERE INSTALLED IN 1963. THESE AIR HANDLERS LEAK AIR AND CONDENSATE. MOTORS ARE CONSTANT SPEED.;	PROVIDE A COMPLETE HVAC RENOVATION AND UPGRADE. ADEQUATE MAKEUP AIR IS REQUIRED AS PART OF THIS UPGRADE. PROVIDE VARIABLE FREQUENCY DRIVES FOR THE AIR HANDLER MOTORS.	5000000
		TOTAL	JOYNER EAST #1A
			\$5,000,000.00
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

D_NO	Description	Recommended Correction	Cost
LEGACY RESIDENCE HALL			
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
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

D_NO	Description	Recommended Correction	Cost
LEGACY RESIDENCE HALL			
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

D_NO	Description	Recommended Correction	Cost	
LEGACY RESIDENCE HALL				
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	
		TOTAL	LEGACY RESIDENCE HALL	\$10,632,116.00
MAMIE JENKINS BLDG #48(FA#101)				
32179	Building needs new Fire Alarm System.;	Install new FA panel raceways wiring and devices.	15148	
		TOTAL	MAMIE JENKINS BLDG #48(FA#101)	\$15,148.00

D_NO	Description	Recommended Correction	Cost
MCGINNIS AUDITORIUM #33			
4006	THE EXISTING CHILLERS ARE NEAR THE END OF THEIR LIFE EXPECTANCY AND THE CHILLERS ARE UNDERSIZED. THE AIR HANDLER COILS IN MCGINNIS AUDITORIUM ARE IMPACTED AND HAVE DIFFICULTY MAINTAINING TEMPERATURE SET POINTS. THE HVAC CONTROL SYSTEM IN MCGINNIS IS INADEQUATE. THE BREEZEWAY BETWEEN MCGINNIS AUDITORIUM AND THE MCGINNIS SCENE SHOP ALLOWS ENORMOUS HEATING/COOLING LOSS. THE MCGINNIS SCENE SHOP NEEDS SPRINKLERS AND A DUST CONTROL SYSTEM. THE PAINT SHOP BELOW THE SCENE SHOP NEEDS FUME HOODS A DUST CONTROL SYSTEM AND SPRINKLERS.;	SCRAP THE MCGINNIS CHILLERS AND PLACE MCGINNIS AUDITORIUM ON THE CENTRAL CAMPUS CHILLED WATER LOOP. REPLACE THE AIR HANDLERS WITH EFFICIENT PROPERLY SIZED EQUIPMENT. INVESTIGATE COOLING COIL CONDENSATE RECOVERY FOR IRRIGATION PURPOSES. INVESTIGATE ARCHITECTURAL REDESIGN TO ADD A SCREEN WALL TO REDUCE HEATING/COOLING LOSS BETWEEN MCGINNIS AUDITORIUM AND THE SCENE SHOP. INSTALL SPRINKLERS AND A DUST COLLECTION SYSTEM AT SCENE SHOP. INSTALL FUME HOODS SPRINKLERS AND DUST COLLECTION SYSTEM AT PAINT SHOP (BELOW SCENE SHOP).	500000
TOTAL		MCGINNIS AUDITORIUM #33	\$500,000.00

D_NO	Description	Recommended Correction	Cost
MINGES COLISEUM #37			
4021	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 40 YEAR OLD ATHLETIC BUILDING AND POOL ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION SOME EXTERIOR FINISHES (STUCCO) ARE CRACKED AND IN FAIR TO POOR CONDITION.;	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. REPAIR EXTERIOR FINISHES. REPLACE OR REPAIR EXTERIOR DOORS AND HARDWARE.	21000000

D_NO	Description	Recommended Correction	Cost
MINGES COLISEUM #37			
4022	THE MAJORITY OF SINGLE PLY ROOFS ARE IN FAIR TO POOR CONDITION AND NEARING END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED IMMEDIATELY TO STOP LEAKS.;	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING EXPANSION JOINTS AND DRAINS AS NEEDED. INSTALL MEMBRANE OVER NEW INSULATION (MINIMUM R-20) AT MINIMUM SLOPE OF ONE QUARTER INCH PER FOOT. COST ESTIMATE ASSUMES HIGH QUALITY BUILT-UP SINGLE PLY OR OTHER SYSTEM WITH A LIGHT REFLECTIVE SURFACE.	762000
TOTAL		MINGES COLISEUM #37	\$21,762,000.00

D_NO	Description	Recommended Correction	Cost
OLD CAFETERIA #47(FA#50)			
31992	The deficiencies are as follows: The HVAC system is aging and needs to be replaced due to high maintenance and parts hard to find. The system needs (2) chillers pumps VAV's VFD's new air handling units new boiler tank etc. The new system would have DDC controls for energy efficiency and remote monitoring. The restrooms need new fixtures and tile and piping due to existing nearing end of life. New water coolers are needed to meet ADA requirements. The kitchen area needs some area drains cleaned and (4) new drains.;	Corrections for the deficiencies are as follows: Replace The HVAC system as it is aging and needs to be replaced due to high maintenance and parts hard to find. The system needs (2) chillers pumps VAV's VFD's new air handling units new boiler tank. Add new DDC controls for energy efficiency and remote monitoring. Renovate the restrooms with new fixtures tile and piping due to existing nearing end of life. Add New water coolers are needed to meet ADA requirements. The kitchen area needs some area drains cleaned and (4) new drains.	1711900
	TOTAL	OLD CAFETERIA #47(FA#50)	\$1,711,900.00

D_NO	Description	Recommended Correction	Cost
PIRATES CLUB BLDG #39			
4025	<p>ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 42 YEAR OLD ATHLETICS BUILDING ARE NEAR THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS AND STOREFRONT SYSTEMS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. SINGLE PLY ROOF IS NEARING END OF EXPECTED LIFE.; REVISED FOR INFLATION FROM 2007 ENTRY</p>	<p>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). REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING EXPANSION JOINTS AND DRAINS AS NEEDED. INSTALL MEMBRANE OVER NEW INSULATION (MINIMUM R-20) AT MINIMUM SLOPE OF ONE QUARTER INCH PER FOOT. COST ESTIMATES ASSUMES HIGH QUALITY BUILT-UP SINGLE PLY OR OTHER SYSTEM WITH A LIGHT REFLECTIVE SURFACE.</p>	1130000

D_NO	Description	Recommended Correction		Cost
		TOTAL	PIRATES CLUB BLDG #39	\$1,130,000.00
	RAGSDALE HALL #85			
6470	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 84 YEAR OLD BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES AND DOES NOT HAVE AN ELEVATOR. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH.; REVISED FROM 2007 ENTRY.		REMOVE ALL EXISTING INTERIOR SYSTEMS AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES. REMOVE (ABATE) ALL 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 ELEVATOR WITH CONTROLS DOOR OPERATING SYSTEMS TO COMPLY WITH ADA ACCESS TO UPPER FLOORS. INSTALL NEW LIGHTING FIRE ALARMS ELECTRICAL AND MECHANICAL SERVICE SYSTEMS AS REQUIRED BY CURRENT STANDARDS AND BUILDING CODES. RENOVATE EXTERIOR BUILDING ENTRY WAYS (INCLUDING DOOR FRAMES DOORS HARDWARE AND SURROUNDS).	23262000
		TOTAL	RAGSDALE HALL #85	\$23,262,000.00

D_NO	Description	Recommended Correction	Cost
RAWL BLDG & ANNEX #4			
3952	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 48 YEAR OLD CLASSROOM BUILDING ARE NEAR/AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. IN ADDITION STONE LANDING DECORATIVE MASONRY STEPS AND RAILING AT ENTRY WAYS ARE IN A STATE OF DISREPAIR.;	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.	12750000
TOTAL RAWL BLDG & ANNEX #4			\$12,750,000.00

D_NO	Description	Recommended Correction	Cost
RIVERS BUILDING #10			
3971	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 39 YEAR OLD EDUCATIONAL BUILDING ARE AT THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. HEATING AND VENTILATION SYSTEMS DO NOT COMPLY WITH CURRENT STANDARDS FOR COMFORT AND HEALTH. CAULK AT CONCRETE PANELS AND SOME MORTAR JOINTS ARE DETERIORATED. BRICK AND CONCRETE WALLS ARE DISCOLORED IN SOME AREAS. SOME ENTRANCE DOORS AND HARDWARE ARE ALSO NEAR END OF USEFUL LIFE. EXTERIOR STEPS HANDRAILS WALKWAYS AND COURTYARD ARE ALSO SHOWING SIGNS OF HEAVY USE AND DETERIORATION.;	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 CODES. CLEAN EXTERIOR WALLS AND RE-CAULK AND REPAIR MORTAR JOINTS. REPLACE OR REPAIR EXTERIOR DOORS AND HARDWARE. REPAIR OR REPLACE DAMAGED AND DETERIORATED EXTERIOR STEPS RAMPS AND HANDRAILS. REPAIR DAMAGE TO COURTYARD AREA.	8150000
TOTAL RIVERS BUILDING #10			\$8,150,000.00

D_NO	Description	Recommended Correction	Cost
SCALES FIELD HOUSE #38			
4024	ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 41 YEAR OLD ATHLETICS BUILDING ARE NEAR THE END OF THEIR EXPECTED USEFUL LIFE. ORIGINAL METAL SINGLE GLAZED WINDOWS ARE IN POOR OPERATING CONDITION. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. 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).	2900000
TOTAL		SCALES FIELD HOUSE #38	\$2,900,000.00

D_NO	Description	Recommended Correction	Cost
SCIENCE & TECHNOLOGY BLDG			
32010	The deficiencies are as follows: The HVAC system will need to be replaced due to the existing system aging / requiring excessive maintenance including adding new controls for energy efficiency and remote monitoring / control. The restrooms need to be updated as they are nearing end of life. The hot water system will be replaced with new holding tanks and heat exchangers. The fume hoods need to be updated with more energy efficient systems.;	Corrections to the deficiencies are as follows: The HVAC system will need to be replaced due to the existing system aging / requiring excessive maintenance including adding new controls for energy efficiency and remote monitoring / control. The restrooms need to be updated for nearing end of life. The hot water system will be replaced with new holding tanks and heat exchangers. The fume hoods need to be updated with more energy efficient systems.	3363200
TOTAL		SCIENCE & TECHNOLOGY BLDG	\$3,363,200.00
SCOTT RESIDENCE HALL #72			
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.	2500000
TOTAL		SCOTT RESIDENCE HALL #72	\$2,500,000.00

D_NO	Description	Recommended Correction	Cost
SCOTT RESIDENCE HALL (FA#72)			
31920	<p>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.;</p>	<p>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.</p>	3251100
TOTAL		SCOTT RESIDENCE HALL (FA#72)	\$3,251,100.00

D_NO	Description	Recommended Correction	Cost
STEAM PLANT #60(FA#35)			
31941	<p>The deficiencies are as follows: The boilers control panels need to be updated with new wiring / relays / DDC as the existing controls are outdated creating maintenance issues as parts are unavailable this would also simplify controls and save energy. The compressor enclosure is past end of life including the compressor. The operators office has been noted by the Fire Marshall as a hazard due to it's location and building material that is flammable needing replacement by flame retardant matl and fitted with new controls. The bolier stack are aging with the stacks thinning including holes with the stacks needing repair. Asbestos needs to be removed from boiler #1 and reinsulated with the proper insulation. The boliers are aging and need to be tested for weak areas of the drum and tubes repairing as necessary. The boiler valves are approx 40 years old needing replacement due to wear and tear in addition to the steam/condensate piping needing replacement including valves insulation and metering. THIS BUILDING HAS NO FIRE ALARM SYSTEM. A FIRE ALARM SYSTEM IS NEEDED TO PROTECT PERSONNEL AND STATE-OWNED PROPERTY. A BOILER BLOWDOWN HEAT EXCHANGER IS NEEDED AT THE ECU STEAM PLANT TO RECOVER HEAT ENERGY THAT IS CURRENTLY WASTED IN THE BLOWDOWN PROCESS. THE FUEL OIL TANKS AND ASSOCIATED TRANSFER PIPING AT THE STEAM PLANT ARE AGING AND NEED UPGRADE. SPILL CONTAINMENT AREAS AT STORAGE TANKS AND FUELING STATION DOES NOT APPEAR TO BE ADEQUATE. COMPRESSOR SHED AT REAR OF BUILDING IS IN POOR CONDITION AND IS NOT ADEQUATE FOR APPLICATION.;</p>	<p>Correction to the deficiencies are as follows: The boilers control panels need to be updated with new wiring / relays / DDC as the existing controls are outdated creating maintenance issues as parts are unavailable this would also simplify controls and save energy. The compressor enclosure is past end of life including the compressor. The operators office has been noted by the Fire Marshall as a hazard due to it's location and building material that is flammable needing replacement by flame retardant matl and fitted with new controls. The bolier stack are aging with the stacks thinning including holes with the stacks needing repair. Asbestos needs to be removed from boiler #1 and reinsulated with the proper insulation. The boliers are aging and need to be tested for weak areas of the drum and tubes repairing as necessary. The boiler valves are approx 40 years old needing replacement due to wear and tear in addition to the steam/condensate piping needing replacement including valves insulation and metering. THIS BUILDING HAS NO FIRE ALARM SYSTEM. A FIRE ALARM SYSTEM IS NEEDED TO PROTECT PERSONNEL AND STATE-OWNED PROPERTY. A BOILER BLOWDOWN HEAT EXCHANGER IS NEEDED AT THE ECU STEAM PLANT TO RECOVER HEAT</p>	1731400

D_NO	Description	Recommended Correction	Cost
		ENERGY THAT IS CURRENTLY WASTED IN THE BLOWDOWN PROCESS. THE FUEL OIL TANKS AND ASSOCIATED TRANSFER PIPING AT THE STEAM PLANT ARE AGING AND NEED UPGRADE. SPILL CONTAINMENT AREAS AT STORAGE TANKS AND FUELING STATION DOES NOT APPEAR TO BE ADEQUATE. COMPRESSOR SHED AT REAR OF BUILDING IS IN POOR CONDITION AND IS NOT ADEQUATE FOR APPLICATION.	
		TOTAL	STEAM PLANT #60(FA#35)
			\$1,731,400.00

STRENGTH AND CONDITIONING CENTER

31957	The deficiencies are as follows: There are (5) areas in the building that have leaks in the ceiling due to varying conditions requiring repair due to plumbing / mechanical leaks causing damage to ceiling tile and creating mold.;	Correction for deficiencies are as follows: Investigate and repair (5) areas in the building that have leaks in the ceiling due to varying conditions requiring repair due to plumbing / mechanical leaks causing damage to ceiling tile and creating mold.	5880
	TOTAL	STRENGTH AND CONDITIONING CENTER	\$5,880.00

D_NO	Description	Recommended Correction	Cost
STUDENT HEALTH CTR #46(FA#48)			
32020	The deficiencies are as follows: T&B and commisioning are needed to re-evaluate the system for best air / water flow as walls have been installed creating areas that are needing additional air for comfort.;	The deficiencies are as follows: T&B and commisioning are needed to re-evaluate the system for best air / water flow as walls have been installed creating areas that are needing additional air for comfort.	202200
		TOTAL	STUDENT HEALTH CTR #46(FA#48)
			\$202,200.00
STUDENT RECREATION CENTER #142(FA#234)			
32021	The deficiencies are as follows: The AHU's are aging and nearing end of life one heating coil is currently leaking. The AHU's need to be replaced adding DDC control for energy efficiency and remote monitoring. The new system would need commissioning and T&B. Curent pumps and motor controls need to be update for energy efficiency also. The gang restrooms need to be renovated and upgraded to ADA standards.;	Corrections for the deficiencies are as follows: The AHU's are aging and nearing end of life one heating coil is currently leaking. The AHU's need to be replaced adding DDC control for energy efficiency and remote monitoring. The new system would need commissioning and T&B. Curent pumps and motor controls need to be update for energy efficiency also. The gang restrooms need to be renovated and upgraded to ADA standards.	1160900
		TOTAL	STUDENT RECREATION CENTER #142(FA#234)
			\$1,160,900.00

D_NO	Description	Recommended Correction	Cost
TAYLOR & SLAUGHTER ALUMNI CENTER #93(FA#132)			
32022	The deficiencies are as follows: The current HVAC system are aging requiring excessive maintenance therefore new heat pumps are recommended with ductwork and T&B. The restrooms are aging near end of life and need updated to ADA standards.;	Corrections to the deficiencies are as follows: The current HVAC system are aging requiring excessive maintenance therefore new heat pumps are recommended with ductwork and T&B. The restrooms are aging near end of life and need updated to ADA standards.	61100
		TOTAL TAYLOR & SLAUGHTER ALUMNI CENTER #93(FA#132)	\$61,100.00
TODD DINING HALL #130(FA#214)			
31958	The deficiencies are as follows: There are HVAC issues that need to be investigated as the system is nearing end of life but an additional Desert Aire unit was added to supplement the existing system as it was not able to handle the load. The kitchen area has plumbing leaks behind the walls that need to be repaired.;	To correct the deficiencies: Investigate the HVAC issues as the system is nearing end of life but an additional Desert Aire unit was added to supplement the existing system as it was not able to handle the load. The total load needs to be assessed for the building for the comfort of the student/staff but also for the kitchen equipment load. The kitchen has plumbing issues that need to be addressed such as leaky pipes behind walls and also adding a larger hood for the dishwasher to remove the heat / humidity in the dishwashing room.	760500
		TOTAL TODD DINING HALL #130(FA#214)	\$760,500.00

D_NO	Description	Recommended Correction	Cost
TYLER RESIDENCE HALL (FA#74)			
31922	<p>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. ;</p>	<p>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.</p>	2387700
TOTAL TYLER RESIDENCE HALL (FA#74)		\$2,387,700.00	

D_NO	Description	Recommended Correction	Cost
WAHL COATES (NEW) A #53A (FA#5)			
32531	Note The Above value includes FA#5 sections B C D E F &G. All require CBR Constructed in 1972 the single story complex. ECU notified SCO that DOI had found issued with this property and it needed to be repaired. CBR for all sections of this property. This is identified as FA#5 Sections A B C D E F &G. The net total is SF for entire School complex is 51 117 .		11459000
		TOTAL WAHL COATES (NEW) A #53A (FA#5)	\$11,459,000.00
WEST END DINING			
32023	The deficiencies are as follows: The mech systems are aging and will require excessive maintenance as the system nears end of life therefore it is recommended that the system be reviewed in 5 years for a upgrade to more ennergy efficient system with controls and remote monitoring. The restrooms will need renovation in 5 years to replacing aging equipment from normal use.;	Corrections to the deficiencies are as follows: The mech systems are aging and will require excessive maintenance as the system nears end of life therefore it is recommended that the system be reviewed in 5 years for a upgrade to more ennergy efficient system with controls and remote monitoring. The restrooms will need renovation in 5 years to replacing aging equipment from normal use.	640500
		TOTAL WEST END DINING	\$640,500.00

D_NO	Description	Recommended Correction	Cost
WHICHARD BUILDING #31			
3983	ALTHOUGH SOME INTERIOR TRIM AND FINISHES ARE IN VERY GOOD CONDITION MOST ARCHITECTURAL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS IN THIS 84 YEAR OLD ADMINISTRATION BUILDING ARE AT/NEAR THE END OF THEIR EXPECTED USEFUL LIFE. BUILDING DOES NOT FULLY COMPLY WITH CURRENT LIFE SAFETY CODES OR ADA GUIDELINES. THERE IS NO ELEVATOR ACCESS TO SECOND LEVEL AND SOME INTERIOR DOORS DO NOT HAVE ADA COMPLIANT HARDWARE. 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 ELEVATOR (TO COMPLY WITH ADA ACCESS) TO UPPER FLOOR. INSTALL NEW LIGHTING FIRE ALARMS ELECTRICAL AND MECHANICAL SERVICE SYSTEMS AS REQUIRED BY CURRENT STANDARDS AND BUILDING CODES.	4350000
TOTAL		WHICHARD BUILDING #31	\$4,350,000.00

D_NO	Description	Recommended Correction	Cost
<i>WHITE RESIDENCE HALL #78(FA#87)</i>			
31925	<p>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.;</p>	<p>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.</p>	6195900

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>		<i>Cost</i>
		<i>TOTAL</i>	<i>WHITE RESIDENCE HALL #78(FA#87)</i>	
				\$6,195,900.00
	WILLIS BLDG #56(FA#105)/RDI & RDS			
32025	THE DEFICIENCIES ARE AS FOLLOWS: NEW HVAC UNITS ARE NEEDED AS THE EXISTING AIR HANDLING UNITS HAVE DETERIORATED WITH AGE. THE UNITS HAVE BECOME CORRODED PARTICULARLY AT THE PIPE CONNECTIONS AND CONDENSATE DRAIN PANS. THE HVAC CONTROLS SYSTEM IS OLD AND OBSOLETE IN SOME AREAS AND SHOULD BE UPDATED WITH NEW DDC CONTROLS FOR ENERGY EFFICIENCY AND REMOTE MONITORING. HIGH EFFICIENCY HEATING HOT WATER NATURAL GAS BOILERS WERE INSTALLED IN 2005 IS AGING AND WILL NEED TO BE REPLACED IN 5 YEARS.;		CORRECTIONS TO THE DEFICIENCIES ARE AS FOLLOWS: NEW HVAC UNITS ARE NEEDED AS THE EXISTING AIR HANDLING UNITS HAVE DETERIORATED WITH AGE. THE UNITS HAVE BECOME CORRODED PARTICULARLY AT THE PIPE CONNECTIONS AND CONDENSATE DRAIN PANS. THE HVAC CONTROLS SYSTEM IS OLD AND OBSOLETE IN SOME AREAS AND SHOULD BE UPDATED WITH NEW DDC CONTROLS FOR ENERGY EFFICIENCY AND REMOTE MONITORING. HIGH EFFICIENCY HEATING HOT WATER NATURAL GAS BOILERS WERE INSTALLED IN 2005 IS AGING AND WILL NEED TO BE REPLACED IN 5 YEARS.	593200
		TOTAL	WILLIS BLDG #56(FA#105)/RDI & RDS	\$593,200.00

D_NO	Description	Recommended Correction	Cost
WOODALL-SMART BLDG			
32027	The deficiencies are as follows: The HVAC system is aging and will require excessive maintenance as parts are harder to procure therefore the system will need replacement with an energy efficient system with DDC controls and remote monitoring. The restroom need to be renovated as the fixtures tile partitions will be nearing end of life in addition to bring up to ADA standards.;	The deficiencies are as follows: The HVAC system is aging and will require excessive maintenance as parts are harder to procure therefore the system will need replacement with an energy efficient system with DDC controls and remote monitoring. The restroom need to be renovated as the fixtures tile partitions will be nearing end of life in addition to bring up to ADA standards.	446600
		TOTAL	WOODALL-SMART BLDG
			\$446,600.00

D_NO	Description	Recommended Correction	Cost
WRIGHT ANNEX/SNACK BAR & STUDENT STORE #32(FA#44)			
32028	THE THIRD FLOOR R.O.T.C. AREA DEFICIENCIES ARE AS FOLLOWS: THE HVAC SYSTEM IS IN POOR CONDITION. ALTHOUGH A NEW THIRD FLOOR AIR HANDLING UNIT HAS BEEN INSTALLED DUCTWORK AND CONTROL ISSUES REMAIN. THE CONTROLS SYSTEM IS INCOMPLETE AS EVIDENCED BY MAKESHIFT REPAIRS AND MISSING COMPONENTS. THE CONTROL SYSTEM IS NOT TIED INTO A CENTRAL BMS SYSTEM. THE CORRIDORS ARE USED AS RETURN AIR PLENUMS CAUSING SMOKE CONTROL PROBLEMS AND UNEVEN AIR CIRCULATION. VAV BOXES USE ELECTRIC HEAT IN SOME AREAS CAUSING VERY HIGH ENERGY USAGE.AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS THE BUILDING HAS NO SPRINKLER SYSTEM FOR FIRE PROTECTION.;	CORRECTIONS FOR THE THIRD FLOOR R.O.T.C. AREA DEFICIENCIES ARE AS FOLLOWS: A NEW HVAC SYSTEM IS IN REQUIRED TO REPLACE AN EXISTING SYSTEM IN POOR CONDITION. NEW AIR HANDLERS DUCTWORK AND CONTROLS ARE NEEDED TO ADDRESS ISSUES WITH THE SYSTEMS THAT HAVE BEEN INSTALLED. THE CONTROLS SYSTEM IS INCOMPLETE AS EVIDENCED BY MAKESHIFT REPAIRS AND MISSING COMPONENTS. THE CONTROL SYSTEM IS NOT TIED INTO A CENTRAL BMS SYSTEM. THE CORRIDORS ARE USED AS RETURN AIR PLENUMS CAUSING SMOKE CONTROL PROBLEMS AND UNEVEN AIR CIRCULATION. REPLACE THE VAV BOXES AS THEY USE ELECTRIC HEAT IN SOME AREAS CAUSING VERY HIGH ENERGY USAGE. AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS THE BUILDING HAS NO SPRINKLER SYSTEM FOR FIRE PROTECTION.	538900
32180	Existing Fire Alarm system outdated and does not have adequate devices to protect the building and personnel. ;	Install new FA system.	133316

D_NO	Description	Recommended Correction	Cost
		TOTAL	WRIGHT ANNEX/SNACK BAR & STUDENT STORE #32(FA#44)
\$672,216.00			
WRIGHT AUDITORIUM # 32W(FA#46)			
16867	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.; The existing fire alarm system is outdated and does not meet code requirements.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	120616
3998	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.; The existing panel is outdated / obsolete and should probably be replaced.	RECOMMEND REPLACING THE OBSOLETE PANEL WITH A PANEL THAT MEETS NEC REQUIREMENTS.	8800
		TOTAL	WRIGHT AUDITORIUM # 32W(FA#46)
\$129,416.00			
YONGUE HOUSE & DETACHED GARAGE			
32029	The deficiencies are as follows: The HVAC system is aging and will need replacement as the cost of Freon for the system and maintenance will escalate in cost. The hot water tank will need to be replaced as it nears end of life.;	Correction to the deficiencies are as follows: The HVAC system is aging and will need replacement as the cost of Freon for the system and maintenance will escalate in cost. The hot water tank will need to be replaced as it nears end of life.	23100
32190	Building has no fire alarm.;	Install a fire alarm system including all wiring devices and control panel.	12500

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>		<i>Cost</i>
		<i>TOTAL</i>	<i>YONGUE HOUSE & DETACHED GARAGE</i>	
<i>ECU MEDICAL SCHOOL</i>				
<i>ALLIED HEALTH NURSING & LIBRARY BLDG</i>				
32049	Existing Building has water infiltration throughout structure. This appears to be a result of improper flashing installation or cavity drainage wall design system.;		Remove and replace flashing at existing openings and create an end dam condition. Ref e-mail from SKA Laurence Robbs dated 12.09.13. and 12.16.13 report from SKA. Brick sq ft was based on 91 000 sf and 7 900 lf of window flashing replacement.	5754600
32050	Existing carpet is worn and requires replacement. This is concentrated in the offices that have H2O damage. Costs include new carpet underlayment and substrate prep. ;		Replace existing carpet with new carpeting underlayment and verify appropriate conditions for adhesive bond to substrate. Estimate includes 15% for Owner contingency and Designer fees.	51570
32051	Existing skylights needs reworking re-flashing. Leaks were apparent at numerous locations. Note this is separate from the exterior facade issue.;		Re-flash re-caulk existing skylight as required and water test prior to completion. Estimate includes 15% for owner contingency and designer fees.	11500
		<i>TOTAL</i>	<i>ALLIED HEALTH NURSING & LIBRARY BLDG</i>	<i>\$5,817,670.00</i>

D_NO	Description	Recommended Correction	Cost
ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)			
19944	WOOD DOUBLE GLAZED WINDOWS ARE NEAR END OF EXPECTED LIFE IN POOR CONDITION DUE TO LACK OF MAINTENANCE. SOME SILLS ARE ROTTED.; *REVISED FROM 2007. SAME COMMENTS AS ABOVE. Prices now include inflation 15% for owner contingency and designer fees.	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. STOREFRONT STYLE IS RECOMMENDED FOR FRONT GLASS WALL.	63538
19945	SINGLE PLY ROOF ON 2 FLAT SECTIONS IS NEAR END OF LIFE.; Same comments as above. Revised estimate includes: inflation owner contingency and designer fees.	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.	42550
19946	PLYWOOD FASCIA AND SOFFIT NEEDS PAINTING. BRICK PAVER PATIO IN REAR IS UNEVEN.; Same comments as above. Cost increased to include: contingency designer fees and inflation.	REPAINT EXTERIOR WOOD TRIM. REPAIR BRICK PAVER PATIO.	34500
19947	DOOR HARDWARE IS NOT ADA COMPLIANT; Same comments as above. Costs include 30 doors and reflect owner contingency designer fees and inflation.	INSTALL HEAVY DUTY LEVER ACTION ADA COMPLIANT HARDWARE	15000

D_NO	Description	Recommended Correction	Cost
ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)			
32008	The HVAC System is aging and near end of life needing replacement.;	The HVAC System is aging and near end of life needing replacement with (2) three ton Heat Pumps..	15100
32053	Existing carpet is worn and requires replacement. Costs include new carpet underlayment and substrate prep. ;	Replace existing carpet with new carpeting underlayment and verify appropriate conditions for adhesive bond to substrate. Estimate includes 15% for Owner contingency and Designer fees.	25875
TOTAL		ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)	\$196,563.00

BIOTECHNOLOGY BLDG #113(FA#173)

32003	The deficiencies are as follows: The existing elevators need to be refurbished with new cabinets and controls as they are aging near end of life requiring excessive maintenance. The HVAC system needs to be replaced in addition to adding DDC controls to the new system as the old system is nearing end of life and should be replaced with an energy efficient system. The lab area needs new hood ducts and exhaust.;	Corrections for the deficiencies are as follows: Refurbish the existing elevators with new cabinets and controls as they are aging near end of life requiring excessive maintenance. Replace the HVAC system in addition to adding DDC controls to the new system as the old system is nearing end of life and should be replaced with an energy efficient system. The lab area needs new hood ducts and exhaust for additional capacity.	1271700
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D_NO	Description	Recommended Correction	Cost
BIOTECHNOLOGY BLDG #113(FA#173)			
32055	This 2 level building is in need of an interior finishes renovation along with a HVAC upgrade. The costs are derived from FCAP studies and ECU investigations dated 3.11.2014. All costs include Owner contingency and designer fees. The largest single costs were the floor replacement. This includes casework replacement ADA upgrades wall ceiling refinishing int and ext door and HW replacements. Ext brick waterproofing sealer. Int bathroom renov.;	Repair refinish flooring replace architectural casework ADA upgrades wall ceiling refinishing and painting int and ext door w/ ada hw replacements Int bathroom upgrade. Ext brick waterproofing sealer. Ext window caulking.	800000
TOTAL		BIOTECHNOLOGY BLDG #113(FA#173)	\$2,071,700.00
BRODY MED.SCIENCE BLDG #15(FA#139)			
32062	Complete building renovation. \$230SF Cost Estimate includes revising updating all interior exterior finishes M E P & FP Systems. ;	Renovate building or replace with equal facility to be cost effective. Estimate includes Owner contingency and designer fees. Note if accepted this will replace or resolve the outstanding deficiencies listed and updated in 2007.	119808200
TOTAL		BRODY MED.SCIENCE BLDG #15(FA#139)	\$119,808,200.00

D_NO	Description	Recommended Correction	Cost
HEALTH SCIENCES CAMPUS HARDSCAPE			
6852	ASPHALT PAVING HAS A WEATHERED SURFACE SOME EXPOSED AGGREGATE AND CRACKS. CONDITION OF SURFACE IN EACH LOT VARIES DEPENDING ON INITIAL QUALITY AGE TRAFFIC LOAD AND MAINTENANCE HISTORY. LOTS WILL NEED REPAIR WITHIN THREE YEARS.; Summary of all existing site conditions. Remove and replace existing process water sanitary sewer and H2O lines where required. This estimate assumes the need for replacing this older infrastructure to these buildings. This estimate contains pavement patching and resurfacing with some base replacement and undercut at a few locations. Estimate includes exterior electrical components replacement such as site lighting and general maintenance. Estimate captures ADA on exterior of buildings and includes sidewalk repairs. Estimate also includes repair of sediment pond which has filled in over the years.	REPAIR APPROPRIATELY FOR CONDITION OF ASPHALT SURFACE. PATCH CRACKS AND BROKEN AREAS OR REMOVE PART OF SURFACE TO ACHIEVE A SOUND BASE. PAVE A NEW WEARING SURFACE SUITABLE FOR TYPE OF VEHICLE TRAFFIC. SOME LOTS NEED REPAIR AND A REJUVENATION COATING TO EXTEND LIFE UNTIL REPAVING IS NEEDED OR FUNDED. REPAINT ALL MARKINGS AND STRIPES.	11509600
TOTAL		HEALTH SCIENCES CAMPUS HARDSCAPE	\$11,509,600.00
HEART INSTITUTE BLDG			
32065	existing public small bathrooms are worn and require remodel. Bathrooms are small and are heavily used by the public in a few areas.;	Remodel Bathrooms and replace with durable finishes. Estimate based on \$220.00 sf costs with a total of 750 sf for the bathrooms. Estimate includes Owner contingency and designer fees.	189750
32066	The exterior caulking has deteriorated and should be replaced around all flashing at the counter flashing. Estimate includes \$7 lf materials and labor 5% for Owner Contingency and 10% for Designer fees.;	Remove existing sealant clean substrate and replace with new approved sealant according to manufacturer's recommendations.	8050

D_NO	Description	Recommended Correction	Cost
HEART INSTITUTE BLDG			
32067	Existing carpet is worn and requires replacement. Costs include new carpet underlayment and substrate prep. ;	Replace existing carpet with new carpeting underlayment and verify appropriate conditions for adhesive bond to substrate. Estimate includes 1 000 sy of carpet 15% for Owner contingency and Designer fees.	51570
		TOTAL	HEART INSTITUTE BLDG
			\$249,370.00
LEO JENKINS CANCER CTR 390(FA#138)			
32001	The deficiencies are as follows: The building needs a new HVAC system to replace an aging system requiring excessive maintenance with an energy efficient system with DDC controls booster pumps and new underground piping. The existing domestic water system needs a booster pump to increase the pressure from the city main. The building needs a sprinkler system and fire pump for life safety. The existing gang restroom need to be renovated and brought up to ADA standards. The underground steam piping system needs to be replaced due to near end of life and maintenance needed.;	The corrections are as follows: Replace the HVAC system as the existing system is aging system requiring excessive maintenance needs an energy efficient system with DDC controls booster pumps and new underground piping. The existing domestic water system needs a booster pump to increase the pressure from the city main. Add a sprinkler system and fire pump for life safety. The existing gang restroom need to be renovated and brought up to ADA standards. The underground steam piping system needs to be replaced due to near end of life and maintenance needed.	2952300

D_NO	Description	Recommended Correction	Cost
LEO JENKINS CANCER CTR 390(FA#138)			
32069	REPLACE Approx 12 000 SF OF WINDOWS WITH THERMAL BREAK FRAMES INSULATED GLASS WITH LOW E COATING. REPAINT LINTELS WHERE NEEDED. ESTIMATE INCLUDES 15% FOR CONTINGENCY AND DESIGNER FEES.;	REPLACE 12 000 SF OF WINDOWS WITH THERMAL BREAK FRAMES INSULATED GLASS WITH LOW E COATING. REPAINT LINTELS RE-FLASH AND SEAL ALL PENETRATIONS.	1242000
6804	BRICK PAVERS IN COURTYARD ARE SLICK WHEN WET. CONCRETE STEPS ARE IN POOR CONDITION.;; Additional costs related to drainage and landscaping inserted as time has progressed.	INSTALL CONCRETE PAVERS AND CONSTRUCT NEW STEPS.	36000
6809	CANOPY AT ENTRANCE IS TOO LOW FOR TRANSPORT VANS RESCUE VEHICLES AND AMBULANCES. NON-AMBULATORY PATIENTS MUST BE TRANSPORTED FROM THE PARKING AREA AND EXPOSED TO RAIN SLEET SNOW. THE ENTRANCE / LOBBY IS TOO SMALL. AIRLOCK IS TOO SMALL AND DIFFICULT TO USE. THE ENTIRE AREA IS DIFFICULT TO NEGOTIATE BY PATIENTS IN WHEEL CHAIRS AND EXTREMELY DIFFICULT TO NAVIGATE WITH GURNEYS AND ROLLING BEDS.;; Same comments as above revised to reflect the current costs inflation.	DEMOLISH CANOPY. REVISE / REDESIGN THE ENTIRE ENTRANCE AIRLOCK LOBBY AND RECEPTION AREA TO FACILITATE PROPER USAGE. COST ESTIMATE ASSUMES ADEQUATE WORK TO PROVIDE A LONG TERM SOLUTION AND ASSUMES SIGNIFICANT RECONFIGURATION AND POSSIBLE ADDITIONAL CONSTRUCTION.	480000
6812	SOME EXTERIOR DOORS AND HARDWARE WILL SOON BE NEAR END OF USEFUL LIFE. SOME INTERIOR DOOR HARDWARE SHOULD BE REPLACED. NOTE - FRONT ENTRANCE COVERED BY SEPARATE DEFICIENCY REPORT.;; Costs revised for current market conditions.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED. REPLACE INTERIOR DOOR HARDWARE WHERE NEEDED.	55000

D_NO	Description	Recommended Correction	Cost
		TOTAL LEO JENKINS CANCER CTR 390(FA#138)	\$4,765,300.00
LIFE SCIENCE BLDG #88(FA#131) & ADDITION			
32077	Complete building renovation \$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.;	Renovate entire structure.	20412400
		TOTAL LIFE SCIENCE BLDG #88(FA#131) & ADDITION	\$20,412,400.00

D_NO	Description	Recommended Correction	Cost
MEDICAL HEATING FACILITY #89(FA#32)			
32007	<p>The deficiencies are as follows: The Medical Central Energy Plant needs a new condensate tank sized properly for the usage as the current one is not and needs to be replaced. The CEP Bldg gets flooded when it rains and needs the drains cleaned out plus a sump pump to discharge the water away from the facility. A new deareator tank is needed to replace one smaller than required with the existing one to be used as additional tank storage . (4) new chillers are needed to replace aging chillers needing extensive maintenance with new pumps / piping and VFD's. (4) cooling towers are needed to replace systems that are inadegaute and reaching end of life. DDC controls are needed for the entire system for energy savings and remote control/monitoring. The concrete pad under the chiller is cracked and setteling.;</p>	<p>Corrections to the deficiencies are as follows: The Medical Central Energy Plant needs a new condensate tank sized properly for the usage as the current is inadegaute and needs to be replaced. The CEP Bldg gets flooded when it rains and needs the drains cleaned out plus a sump pump to discharge the water away from the facility. A new deareator tank is needed to replace one smaller than required with the existing one to be used as additional tank storage . (4) new chillers are needed to replace aging chillers needing extensive maintenance with new pumps / piping and VFD's. (4) cooling towers are needed to replace systems that are inadegaute and reaching end of life. DDC controls are needed for the entire system for energy savings and remote control/monitoring. Replace the concrete pad under the chiller is cracked and setteling.</p>	4547000

D_NO	Description	Recommended Correction	Cost
MEDICAL HEATING FACILITY #89(FA#32)			
6611	COMBINED ARCH DEFICIENCIES LIST: Replace single ply roofing. Install epoxy flooring in aforementioned industrial areas. Replace carpet and VCT floor finishes in common areas where offices are located. Replace (4) roll up vehicle doors. Replace (8) ext metal doors with hw. Paint Ext canopy. Pricing includes owner contingency and designer fees.; COMBINED ARCH DEFICIENCIES LIST: Replace single ply roofing. Install epoxy flooring in aforementioned industrial areas. Replace carpet and VCT floor finishes in common areas where offices are located. Replace (4) roll up vehicle doors. Replace (8) ext metal doors with hw. Paint Ext canopy. Pricing includes owner contingency and designer fees.	Repair and replace the following items within the next 3 years: COMBINED ARCH DEFICIENCIES LIST: Replace single ply roofing. Install epoxy flooring in aforementioned industrial areas. Replace carpet and VCT floor finishes in common areas where offices are located. Replace (4) roll up vehicle doors. Replace (8) ext metal doors with hw. Paint Ext canopy. Pricing includes owner contingency and designer fees.	302000
TOTAL			\$4,849,000.00
MEDICAL PAVILION # 6			
32088	Complete building renovation . \$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 and is reflected in above costs. ;	Renovate existing structure.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. Building wasn't 100% occupied verify with owner long term plans before proceeding.	915600
TOTAL			\$915,600.00

D_NO	Description	Recommended Correction	Cost	
MRI UNIT #96(FA#174)				
32002	The deficiencies are as follows: Remove the existing HVAC equipment that is run off of the Campus Chillers and add a separate system for energy efficiency and controls within the patient areas. New controls ductwork is needed with demo of all the existing equipment. The attic also needs additional insulation for energy efficiency and replacing areas that are damaged.;	The correction to the deficiencies are as follows: Remove the existing HVAC equipment that is run off of the Campus Chillers and add a separate system for energy efficiency and controls within the patient areas. Add new controls and ductwork with demo of all the existing equipment. The attic also needs additional insulation for energy efficiency and replacing areas that are damaged.	69600	
32095	Arch Deficiency List: Ext glazing and double doors are worn and require replacement. There appears to be differential settling occurring in the corridor. Conduct a structural study to investigate. Replace the worn carpeting. Estimate includes 15% Owner contingency and Designer fees.;	Replace the Ext glazing and double doors reflash insulate and caulk as required. Investigate differential settling occurring in the corridor. Replace the worn carpeting.	730200	
		TOTAL	MRI UNIT #96(FA#174)	\$799,800.00
PATIENT SERV.(MOAT) MODULAR A #132(FA#217)				
19948	THE EXISTING FIRE ALARM IS ALSO WIRED IN WITH THE BURGLAR ALARM SYSTEM. THESE SYSTEMS SHOULD BE COMPLETELY SEPARATE. ; The existing outdated system is combined with an intrusion system and should be a separate stand alone system.	RECOMMEND INSTALL A NEW FIRE ALARM SYSTEM THAT REPORTS TO A MANNED 24 HOUR STATION.	23040	

D_NO	Description	Recommended Correction	Cost
PATIENT SERV.(MOAT) MODULAR A #132(FA#217)			
32009	The deficiencies are as follows: The HVAC system needs to be replaced due to the existing system is aging / requiring excessive maintenance. The restrooms need to be updated to ADA standards.;	Corrections to the deficiencies are as follows: The HVAC system needs to be replaced due to the existing system is aging / requiring excessive maintenance. The restrooms need to be updated to ADA standards replacing commodes rails faucets floor tile..	51500
32097	Owner may wish to dispose of this building confirm with master plan. Complete modular building Interior renovation Cost Estimate includes revising/updating all interior finishes. M E P & FP Systems were estimated separately. Estimate contains 5% for Owner Contingency & 10% for Design fees.;	Renovate int finishes of existing modular building. This includes revising/updating all interior finishes. Estimate contains 5% for Owner Contingency & 10% for Design fees.	828000
6834	SINGLE PLY ROOF IS NEARING END OF LIFE; Same comments as above confirm if Owner will keep this structure or demo.	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.	55000
TOTAL		PATIENT SERV.(MOAT) MODULAR A #132(FA#217)	\$957,540.00

D_NO	Description	Recommended Correction	Cost
PHYSICIANS QUADRANGLE BLDG M #118(FA#156)			
32098	Complete building renovation. Cost Estimate includes revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees.;	Renovate building renovation. Revise/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees.	721900
		TOTAL	PHYSICIANS QUADRANGLE BLDG M #118(FA#156)
			\$721,900.00
PHYSICIANS QUADRANGLE BLDG N #119(FA#147)			
32101	Complete building renovation. \$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. ;	Renovate building. Revising/updating all interior exterior finishes M E P & FP Systems. Estimate contains 5% for Owner Contingency & 10% for Design fees.	823000
		TOTAL	PHYSICIANS QUADRANGLE BLDG N #119(FA#147)
			\$823,000.00
ROSS HALL (SCHOOL OF DENTAL MEDICINE)			
31998	The deficiencies are as follows: The current boiler needs to be being sized incorrectly and also replaced due to aging / maintenance issues the system needs new controls to be energy efficient and have remote monitoring.;	Corrections to the deficiencies are as follows: Replace the current boiler as it is sized incorrectly in addition to aging / maintenance issues the system also needs new controls to be energy efficient and have remote monitoring.	516300
		TOTAL	ROSS HALL (SCHOOL OF DENTAL MEDICINE)
			\$516,300.00

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
ECU SCHOOL OF MEDICINE WEST RESEARCH CAMPUS			
COASTAL STUDIES ANNEX			
31805	Building has no fire alarm protection.;	Install new wiring and devices for complete fire alarm system	18500
31954	The deficiencies are as follows: Renovate Restroom amd shower for code and ADA compliance. Repair / repalce 300 sq ft of torn / damaged insulation on the ceiling and wall. Add a 50 gallon water heater to replace one that is nearing end of life. Replace electric utility heaters with (2) ceiling mounted electric heaters as current ones are past end of life. Add sprinkler system for life safety and protection of state assets.;	Corrections for deficiencies are as follows: Renovate Restroom amd shower for code and ADA compliance. Repair / repalce 300 sq ft of torn / damaged insulation on the ceiling and wall. Add a 50 gallon water heater to replace one that is nearing end of life. Replace electric utility heaters with (2) ceiling mounted electric heaters as current ones are past end of life. Add sprinkler system for life safety and protection of state assets.	53700
4116	WALLS HAVE BEEN REPAINTED HOWEVER GALVANIZED COATING ON WALL PANELS ALONG BASE OF WALLS HAS DETERIORATED AND PANELS ARE RUSTED.; Revised costs from 2007 for inflation.	CUT OUT DAMAGED STEEL PANELS AT BASE OF WALL PATCH AND ADD FLASHING TO ENTIRE PERIMETER.	8000

D_NO	Description	Recommended Correction	Cost
COASTAL STUDIES ANNEX			
4117	CONCRETE FLOOR SLAB IS CRACKED AND UNEVEN DUE TO SETTLEMENT.; Revised for costs escalation and includes expansion joints material placement.	CUT OUT DAMAGED AREAS OF FLOOR SLAB AND REPLACE.	20000
9315	GALVANIZED COATING ON WALLS HAS DETERIORATED AND METAL IS RUSTING. METAL WALL HAVE ALSO BEEN DAMAGED BY VEHICLE AND EQUIPMENT STRIKES.; Revised for inflation costs.	REPAIR AND COAT METAL SIDING.	15000
		TOTAL	COASTAL STUDIES ANNEX
			\$115,200.00
WEST ACADEMIC BUILDING			
22422	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.; Fire alarm system does not meet the code requirements.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	97000

D_NO	Description	Recommended Correction	Cost
WEST ACADEMIC BUILDING			
31949	DEFICIENCIES ARE AS FOLLOWS: THE COPPER WATER LINES HAVE JOINTS SOLDERED WITH A SOLDER CONTAINING LEAD WHICH IS NOT ALLOWED TODAY AND SHOULD BE REPLACED. THE BUILDING NEEDS A SPRINKLER SYSTEM. (2) NEW CHILLERS AND PUMPS ARE NEEDED TO REPLACE EXISTING CHILLERS THAT ARE LEAKING REFRIGERANT AND HARD TO MAINTAIN WITH THE SYSTEMS BEING VERY OLD. (2) NEW GAS BOILERS / PIPING ARE NEEDED AS THE EXISTING ARE NEAR END OF LIFE AND NOT ENERGY EFFICIENT. THE RESTROOM NEED TO BE UPDATED TO THE LASTEST CODE AND ADA STANDARDS.;	TO CORRECT THE DEFICIENCIES: THE COPPER WATER LINES HAVE JOINTS SOLDERED WITH A SOLDER CONTAINING LEAD WHICH IS NOT ALLOWED TODAY AND SHOULD BE REPLACED. ADD A SPRINKLER SYSTEM TO MEET CODE. ADD (2) NEW CHILLERS AND PUMPS ARE NEEDED TO REPLACE EXISTING CHILLERS THAT ARE LEAKING REFRIGERANT AND HARD TO MAINTAIN WITH THE SYSTEMS BEING VERY OLD. ADD (2) NEW GAS BOILERS / PIPING AS THE EXISTING SYSTEMS ARE NEAR END OF LIFE AND NOT ENERGY EFFICIENT. THE RESTROOM NEED TO BE UPDATED TO THE LASTEST CODE AND ADA STANDARDS. ADD (4) OUTSIDE HEAT PUMPS AND (1) MINISPLIT SYSTEM TO REPLACE SYSTEMS THAT ARE NEARING END OF LIFE.	1229800
32106	Architectural Summary: Building needs to be brought up to code. However this may be a historically significant i.e. national historic register property with special conditions or requirements? The costs estimated were for \$125 sf. Note Mechanical and Electrical are separated. The roofing glazing all int finishes require updating. Add 30% to all costs if historical property also note abatement may be required for this property.;	Revise and replace all interior finishes. Estimate includes 15% for Owner contingency and designer fees.	3471800
TOTAL		WEST ACADEMIC BUILDING	\$4,798,600.00

D_NO	Description	Recommended Correction	Cost
WEST CAMPUS STORAGE			
16988	CURRENTLY THERE IS NO FIRE ALARM SYSTEM OR SPRINKLER IN THIS FACILITY AS WELL AS THE COASTAL STUDIES ANNEX(#6) LOCATED ADJACENT TO IT. WITH THESE FACILITIES BEING LOCATED FAR FROM OTHER STRUCTURES A FIRE ALARM SYSTEM WOULD SERVE WELL IN EARLY NOTIFICATION OF AN ALARM CONDITION. IF POSSIBLE WHEN THE WEST ACADEMIC FACILITY RECEIVES A FIRE ALARM UPGRADE THIS NEW SYSTEM MIGHT COULD SERVE THESE OTHER TWO STAND-ALONE STRUCTURES.; Building still has no fire alarm system.	RECOMMEND INSTALLING FIRE ALARM DETECTION DEVICES IN THE COASTAL STUDIES ANNEX AND THE WEST CAMPUS STORAGE FACILITIES. DURING DESIGN IT CAN BE DETERMINED IF IT IS FEASIBLE TO POWER THESE DEVICES FROM THE WEST ACADEMIC BUILDING.	18500
31956	The deficiencies are as follows: Repair / Replace 300 sq ft of torn / damaged insulation on the ceiling and wall. Add infrared electric utility heaters (2) ceiling mounted electric heaters to heat building. Add (2) exhaust fans to replace two that are near end of life requiring excessive maintenance. Add sprinkler system for life safety and protection of state assets.;	To correct the deficiencies: Repair / Replace 300 sq ft of torn / damaged insulation on the ceiling and wall. Add infrared electric utility heaters (2) ceiling mounted electric heaters to heat building. Add (2) exhaust fans to replace two that are near end of life requiring excessive maintenance. Add sprinkler system for life safety and protection of state assets.	43200
4120	WALLS HAVE BEEN REPAINTED; HOWEVER GALVANIZED COATING ON WALL PANELS ALONG BASE OF WALLS HAS DETERIORATED AND PANELS ARE RUSTED.; Revised for inflation	CUT OUT DAMAGED STEEL PANELS AT BASE OF WALL PATCH AND ADD FLASHING TO ENTIRE PERIMETER.	8100

D_NO	Description	Recommended Correction	Cost
WEST CAMPUS STORAGE			
9316	GALVANIZED COATING ON WALLS AND ROOF HAS DETERIORATED AND METAL IS RUSTING. METAL WALL HAVE ALSO BEEN DAMAGED BY VEHICLE AND EQUIPMENT STRIKES.; Revised for inflation	REPAIR AND COAT METAL SIDING AND ROOF.	20000
	TOTAL	WEST CAMPUS STORAGE	\$89,800.00
		TOTAL	\$806,742,495.00