

2015 FCAP E and G BY BUILDING

Last Updated: *Wednesday, November 09, 2016*

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
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

D_NO	Description	Recommended Correction	Cost
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
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
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

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

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

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**ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)****\$35,115,133.00****BIOTECHNOLOGY BLDG #113(FA#173)**

D_NO	Description	Recommended Correction	Cost
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
32015	The deficiencies are as follows: The HVAC system is aging and will reach end of life in approx 5 years therefore 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 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
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
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

D_NO	Description	Recommended Correction	Cost
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
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
32110	Interior finishes renovation. \$125SF Cost Estimate includes revising updating all interior finishes.;	Renovate replace existing worn interior finishes.	789100
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
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
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

D_NO	Description	Recommended Correction	Cost
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
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
32177	Int finishes need renovation and are worn. \$30 sf to replace finishes as needed.;	Renovate Int finishes	454020
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

D_NO

3967

Description

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.

Recommended Correction

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.

Cost

30000000

D_NO	Description	Recommended Correction	Cost
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
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
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
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

D_NO	Description	Recommended Correction	Cost
6626	THE STEAM AND CONDENSATE PIPING IS RUSTED LEAKING AND IS IN POOR CONDITION.;	REPLACE ALL DAMAGED STEAM AND CONDENSATE PIPING. THE MOST CRITICAL LINE TO REPLACE IS THE CONDENSATE LINE BETWEEN THE STEAM PLANT AND THE OLD LSB (VIVARIUM) BUILDING. LARGER MANHOLES OR WALKABLE TUNNELS ARE NEEDED.	2000000
6654	2 ORIGINAL PASSENGER ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS FOR ADA OPERATION AND MAINTENANCE. 2 PASSENGER ELEVATORS HAVE BEEN UPGRADED. ANOTHER ELEVATOR IS NEEDED IN EXISTING EMPTY SHAFT. 2 ORIGINAL FREIGHT ELEVATORS NEED UPGRADING.;	UPGRADE ELEVATORS AS NEEDED WITH NEW CONTROLS DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA AND OPERATIONAL GUIDELINES. UPGRADE TWO PASSENGER ELEVATORS TWO FREIGHT ELEVATORS AND STUDY IF ONE NEW PASSENGER ELEVATOR IS NEEDED.	1200000
TOTAL		BIOTECHNOLOGY BLDG #113(FA#173)	\$199,242,720.00
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
31805	Building has no fire alarm protection.;	Install new wiring and devices for complete fire alarm system	18500

D_NO

31932

Description

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.;

Recommended Correction

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.

Cost

374200

D_NO	Description	Recommended Correction	Cost
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
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
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
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

D_NO	Description	Recommended Correction	Cost
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
32538	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.";	Repair and Maintain existing	7018500

D_NO	Description	Recommended Correction	Cost
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 SURROUNDS.	11869600
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 SURROUNDS.	11869600
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
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
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
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
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

D_NO	Description	Recommended Correction	Cost
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
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.;	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
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.;	REPAIR APPROPRIATELY FOR CONDITION OF WALK OR DEMOLISH EXISTING WALKWAY AND CONSTRUCT NEW.	172000
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.;	REPLACE THE SECTIONS OF SEWER PIPE KNOWN TO BE DAMAGED BEYOND REPAIR.	1150400
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.;	PROVIDE BACKFLOW PREVENTERS TO MEET CURRENT STANDARDS. LOCATIONS FOR THIS EQUIPMENT ARE AVAILABLE FROM THE ECU UTILITIES MANAGER.	75000

D_NO	Description	Recommended Correction	Cost
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
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
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
6614	TWO OF THE EXISTING CHILLERS CHILLER #1 AND CHILLER #2 ARE APPROXIMATELY 21 YEARS OLD AND USE R-11 REFRIGERANT. THE CHILLERS ARE INEFFICIENT COMPARED TO MODERN EQUIPMENT AND THE CFC REFRIGERANT IS NO LONGER IN PRODUCTION AND WILL BE EXPENSIVE TO OBTAIN IN THE FUTURE.;	REPLACE CHILLER #1 AND CHILLER #2 WITH NEW ENERGY EFFICIENT CHILLERS WHICH USE NON-CFC R-123 REFRIGERANT.	1200000

D_NO	Description	Recommended Correction	Cost
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		COTANCHE BUILDING #164	\$80,212,000.00
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
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.-1	\$6,908,400.00
ECU-SOM MALENE G. IRONS BLDG #51(FA#104)			

D_NO	Description	Recommended Correction	Cost
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
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
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

D_NO	Description	Recommended Correction	Cost
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
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
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 MALENE G. IRONS BLDG #51(FA#104)	\$15,618,700.00
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
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

D_NO	Description	Recommended Correction	Cost
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
3969	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.	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.	13721400

D_NO	Description	Recommended Correction	Cost
3969	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.	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.	13721400
TOTAL		FINANCIAL SERVICES BLDG #133(FA#218)	\$27,580,425.00

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
32043	Building has no fire alarm system.; Building has no fire alarm system.	Add raceways wiring control panel and devices.	37452
32258	Complete Int building renovation. \$125SF Cost Estimate includes revising updating all interior finishes.;	Renovate int finishes	5094900

D_NO	Description	Recommended Correction	Cost
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		GREENVILLE CENTRE	\$11,740,452.00
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
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

D_NO	Description	Recommended Correction	Cost
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
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
32178	Building needs Fire Alarm system.;	Install new FA system including panel raceways wiring and devices.	77300
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
32260	Complete Building Renovation. \$125 sf costs used includes 15% for Owner contingency and Designer fees.;	Renovate building.	1004900
32261	Complete Building Renovation. used \$125 sf for current use. will require more if bldg program changes.;	Renovate building	981800
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
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
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

D_NO	Description	Recommended Correction	Cost
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
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

D_NO	Description	Recommended Correction	Cost
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
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

D_NO	Description	Recommended Correction	Cost
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
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

D_NO	Description	Recommended Correction	Cost
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		HARRIS BLDG #156(FA#241)	\$126,309,970.00
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
JENKINS FINE ART CENTER #14(FA#17)			

D_NO	Description	Recommended Correction	Cost
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
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
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

<i>D_NO</i>	<i>Description</i>	<i>Recommended Correction</i>	<i>Cost</i>
TOTAL		JENKINS FINE ART CENTER #14(FA#17)	\$29,973,460.00
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
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
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
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

D_NO	Description	Recommended Correction	Cost
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
TOTAL		LEO JENKINS CANCER CTR 390(FA#138)	\$25,177,700.00
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 exsiting 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 exsiting equipment. The attic also needs additional insulation for energy efficiency and replacing areas that are damaged.	69600

D_NO	Description	Recommended Correction	Cost
32007	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 inadeqaute 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.;	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 inadeqaute 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 inadeqaute 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.	4547000
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
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

D_NO	Description	Recommended Correction	Cost
32179	Building needs new Fire Alarm System.;	Install new FA panel raceways wiring and devices.	15148
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
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		MRI UNIT #96(FA#174)	\$7,079,548.00

OLD CAFETERIA #47(FA#50)

D_NO	Description	Recommended Correction	Cost
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
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
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

D_NO	Description	Recommended Correction	Cost
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
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
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)	\$2,502,440.00

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
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D_NO	Description	Recommended Correction	Cost
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
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

D_NO	Description	Recommended Correction	Cost
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		ROSS HALL (SCHOOL OF DENTAL MEDICINE)	\$44,678,300.00
STEAM PLANT #60(FA#35)			

D_NO

31941

Description

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.;

Recommended Correction

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 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.

Cost

1731400

D_NO	Description	Recommended Correction	Cost
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
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		STEAM PLANT #60(FA#35)	\$7,994,600.00

TAYLOR & SLAUGHTER ALUMNI CENTER #93(FA#132)

D_NO	Description	Recommended Correction	Cost
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

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
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
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
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
31956	The deficiencies are as follows: Repair / Replace 300 sq ft of torn / damaged insulation on the ceiling and wall. Add infared 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 infared 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

D_NO	Description	Recommended Correction	Cost
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
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

D_NO	Description	Recommended Correction	Cost
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
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
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
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
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
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
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
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		WRIGHT AUDITORIUM # 32W(FA#46)	\$22,538,832.00

YONGUE HOUSE & DETACHED GARAGE

D_NO	Description	Recommended Correction	Cost
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
TOTAL		YONGUE HOUSE & DETACHED GARAGE	\$35,600.00
		TOTAL	\$645,844,980.00