

2015 FCAP HSC BY NUMBER

Last Updated: *Wednesday, November 09, 2016*

D_NO	Building Name	Description	Recommended Correction	Cost
16988	WEST CAMPUS STORAGE	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
19944	ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)	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

D_NO	Building Name	Description	Recommended Correction	Cost
19945	ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)	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
19948	PATIENT SERV.(MOAT) MODULAR A #132(FA#217)	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
22422	WEST ACADEMIC BUILDING	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

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31805	COASTAL STUDIES ANNEX	Building has no fire alarm protection.;	Install new wiring and devices for complete fire alarm system	18500
31949	WEST ACADEMIC BUILDING	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

D_NO	Building Name	Description	Recommended Correction	Cost
31954	COASTAL STUDIES ANNEX	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
31956	WEST CAMPUS STORAGE	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
31998	ROSS HALL (SCHOOL OF DENTAL MEDICINE)	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

D_NO	Building Name	Description	Recommended Correction	Cost
32001	LEO JENKINS CANCER CTR 390(FA#138)	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
32002	MRI UNIT #96(FA#174)	The deficiencies are as follows: Remove the existing HVAC equipment that is run off of the Campus Chillers and add a separate system for energy efficiency and controls within the patient areas. New controls ductwork is needed with demo of all the existing equipment. The attic also needs additional insulation for energy efficiency and replacing areas that are damaged.;	The correction to the deficiencies are as follows: Remove the existing HVAC equipment that is run off of the Campus Chillers and add a separate system for energy efficiency and controls within the patient areas. Add new controls and ductwork with demo of all the existing equipment. The attic also needs additional insulation for energy efficiency and replacing areas that are damaged.	69600

D_NO	Building Name	Description	Recommended Correction	Cost
32003	BIOTECHNOLOGY BLDG #113(FA#173)	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

D_NO	Building Name	Description	Recommended Correction	Cost
32007	MEDICAL HEATING FACILITY #89(FA#32)	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 inadeqautet 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
32008	ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)	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

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32009	PATIENT SERV.(MOAT) MODULAR A #132(FA#217)	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
32049	ALLIED HEALTH NURSING & LIBRARY BLDG	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

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32053	ALUMNI DEVELOPMENT & INFO.(ADI BLDG)#109(FA#196)	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
32055	BIOTECHNOLOGY BLDG #113(FA#173)	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	BRODY MED.SCIENCE BLDG #15(FA#139)	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
32065	HEART INSTITUTE BLDG	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

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32066	HEART INSTITUTE BLDG	The exterior caulking has deteriorated and should be replaced around all flashing at the counter flashing. Estimate includes \$7 If 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
32069	LEO JENKINS CANCER CTR 390(FA#138)	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 REFLASH AND SEAL ALL PENETRATIONS.	1242000
32077	LIFE SCIENCE BLDG #88(FA#131) & ADDITION	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

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32088	MEDICAL PAVILION # 6	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	MRI UNIT #96(FA#174)	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
32097	PATIENT SERV.(MOAT) MODULAR A #132(FA#217)	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
32098	PHYSICIANS QUADRANGLE BLDG M #118(FA#156)	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

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32101	PHYSICIANS QUADRANGLE BLDG N #119(FA#147)	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
32106	WEST ACADEMIC BUILDING	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
4116	COASTAL STUDIES ANNEX	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
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
4120	WEST CAMPUS STORAGE	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

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6611	MEDICAL HEATING FACILITY #89(FA#32)	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
6614	CENTRAL UTILITY PLANT #89	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

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6626	BRODY MED.SCIENCE BLDG #15	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
6804	LEO JENKINS CANCER CTR 390(FA#138)	BRICK PAVERS IN COURTYARD ARE SLICK WHEN WET. CONCRETE STEPS ARE IN POOR CONDITION.;	INSTALL CONCRETE PAVERS AND CONSTRUCT NEW STEPS.	36000

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6809	LEO JENKINS CANCER CTR 390(FA#138)	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
6834	PATIENT SERV.(MOAT) MODULAR A #132(FA#217)	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

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6852	HEALTH SCIENCES CAMPUS HARDCAPE	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
9315	COASTAL STUDIES ANNEX	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
9316	WEST CAMPUS STORAGE	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

\$183,817,543.00