

EAST CAROLINA UNIVERSITY

HARDY BUILDING

ASSET CODE: B098

FACILITY CONDITION ANALYSIS

NOVEMBER 2, 2009



EAST CAROLINA UNIVERSITY
Facility Condition Analysis

TABLE OF CONTENTS

Section 1: GENERAL ASSET INFORMATION

A. Asset Executive Summary.....	1.1.1
B. Asset Summary.....	1.2.1
C. Inspection Team Data.....	1.3.1
D. Facility Condition Analysis - Definitions	1.4.1
1. Report Description	1.4.1
2. Project Classification.....	1.4.2
3. Project Subclass Type	1.4.2
4. Priority Class / Sequence	1.4.2
5. Priority Class	1.4.3
6. City Index Material / Labor Cost / Cost Summaries.....	1.4.3
7. Project Number	1.4.4
8. Photo Number	1.4.4
9. Life Cycle Cost Model Description and Definitions	1.4.4
10. Category Code	1.4.5
E. Category Code Report.....	1.5.1

Section 2: DETAILED PROJECT SUMMARIES AND TOTALS

A. Detailed Project Totals – Matrix with FCNI Data and Associated Charts	2.1.1
B. Detailed Projects by Priority Class / Priority Sequence	2.2.1
C. Detailed Projects by Cost within range [\$0 - < \$100,000]	2.3.1
D. Detailed Projects by Cost within range [≥ \$100,000 - < \$500,000].....	- - -
E. Detailed Projects by Cost within range [≥ \$500,000].....	- - -
F. Detailed Projects by Project Classification.....	2.4.1
G. Detailed Projects by Project Subclass - Energy Conservation.....	2.5.1
H. Detailed Projects by Category / System Code.....	2.6.1

Section 3: SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST 3.1.1

Section 4: DRAWINGS / PROJECT LOCATIONS

Section 5: LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

A. Building Component Summary.....	5.1.1
B. Expenditure Projections.....	5.2.1

Section 6: PHOTOGRAPHIC LOG 6.1.1

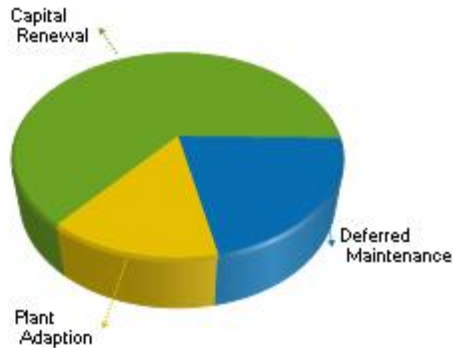
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - HARDY BUILDING

PROJECT COSTS BY CLASSIFICATION



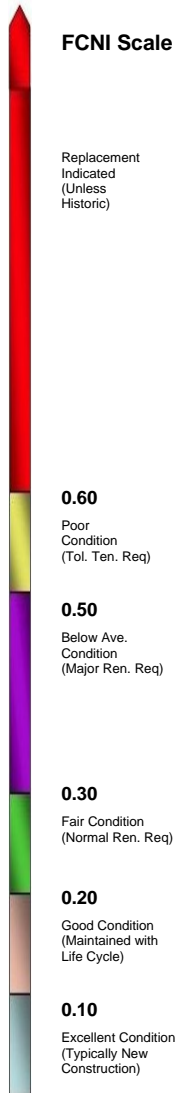
Building Code: B098
Building Name: HARDY BUILDING
Year Built: 1967
Building Use: Medical / Clinic
Square Feet: 4,220

Project Costs by Priority

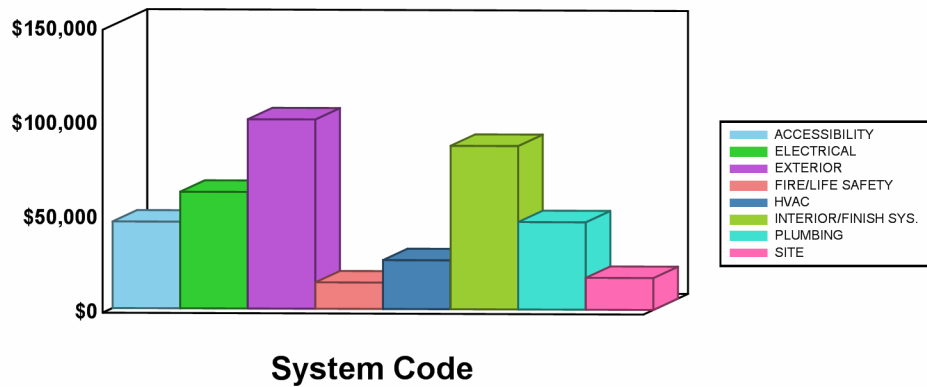
Priority 1:	\$0
Priority 2:	\$11,318
Priority 3:	\$207,821
Priority 4:	\$178,919
Total Project Costs:	\$398,058

Facility Replacement Cost: \$1,109,000

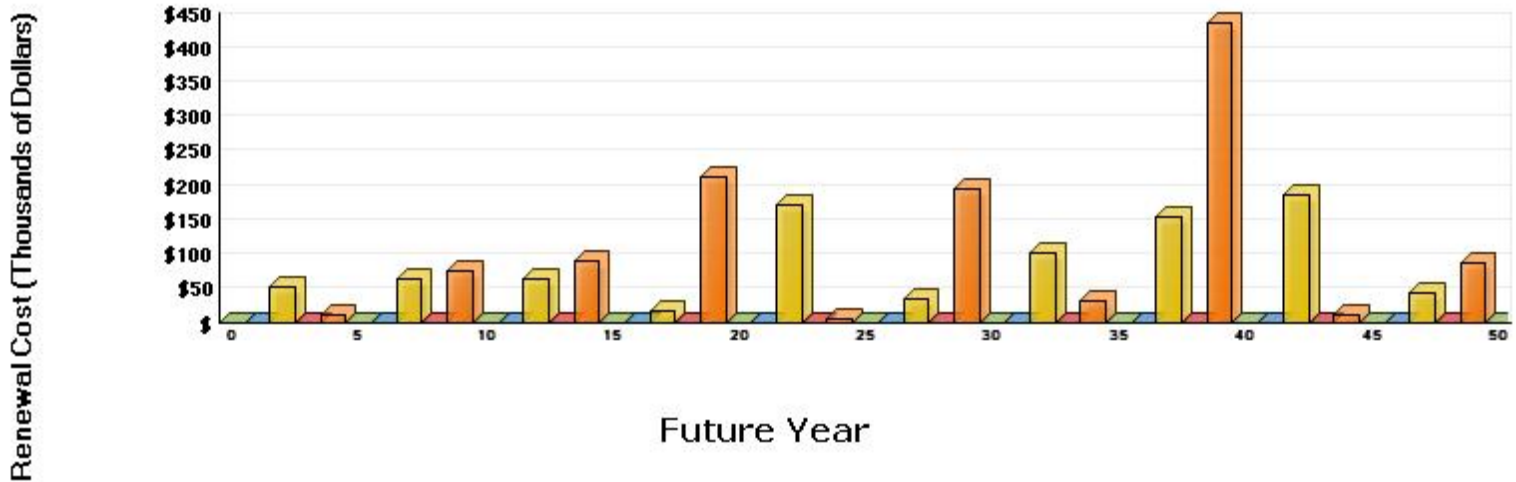
Facility Condition Needs Index (FCNI): 0.36
 (Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt \$4.38

B. ASSET SUMMARY

Built in 1967, the Hardy Building is a one-story medical clinic office. The building has a concrete structure on a slab-on-grade foundation. The exterior finishes consist of brick facades and a single-ply membrane roof. The Hardy Building totals 4,220 square feet and is located at the Health Science Campus of East Carolina University in Greenville, North Carolina.

The information in this report was gathered during a site visit that concluded on September 2, 2009.

SITE

Landscaping around the building consists of grassy lawns, ornamental shrubs, and some mature trees. Landscaping is in average condition, but should outlast the ten-year scope of this report with routine maintenance.

Pedestrian paving systems are in overall average condition, but will need replacement in the next ten years. New systems, including excavation, grading, base compaction, and paving, are recommended. Design the new paving to include wheelchair access to the south facade entrance.

EXTERIOR STRUCTURE

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements has caused some deterioration of the mortar joints and expansion joints. Cleaning, surface preparation, selective repairs, and applied finish or penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Replacement of the primary entrance doors is recommended. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications. Also, the building has single-pane, metal windows that should be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

The single-ply membrane roofing is not expected to outlast the scope of this analysis. Future budget modeling should include a provision for the replacement of all failing roofing systems. Replace this roof with a similar application.

INTERIOR FINISHES / SYSTEMS

Floors in this building are carpeted in most areas, with ceramic tile in restrooms. Walls are painted plaster, brick, and ceramic tile, and ceilings are lay-in, acoustical tile. The interior finish applications vary in age and condition from area to area. Carpet, wall, and ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. The ceramic tile walls and floors are recommended for replacement as part of general restroom renovations, and the brick walls will not require upgrades within the next ten years.

The condition of the interior door systems is such that door system replacements are recommended as part of a comprehensive renovation effort. Complete demolition of the door systems and replacement according to a code compliant plan to properly protect egress passages is recommended. Lever door hardware and Braille signage should be included in this effort.

ACCESSIBILITY

The west main entrance is accessed by a small set of steps that prevent wheelchair access. The south entry door is at grade and should provide wheelchair access. Currently, there is no wheelchair access to the pedestrian paving leading to the south facade. Paving upgrades recommended in the Site section of this report include providing wheelchair access to this entry point. Once inside, there are no transitions in floor level to prevent access throughout the building. Doors are equipped with knob hardware and non-compliant signage. Hardware and signage are being upgraded as part of a building-wide interior door upgrade. Several amenities are also recommended for upgrade to comply with modern accessibility legislation.

The configurations of the break room kitchenette and the drinking fountain are barriers to accessibility. The installation of wheelchair accessible kitchenette cabinetry and a dual level, refrigerated drinking fountain is recommended.

The restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is recommended. Restroom expansion may be necessary in order to meet modern minimum fixture counts and accessibility legislation.

HEALTH

There were no reports or evidence of any asbestos-containing material or lead based paint. No other health related issues were noted during the inspection.

FIRE / LIFE SAFETY

The paths of egress in this building are adequate with regard to fire rating. The recommended interior door replacement should include the installation of properly rated doors. Fire / life safety protection within the structure is limited. A zoned fire alarm system equipped with outdated combination opaque strobes and audible annunciator units was observed. There are two combination smoke / heat detectors in the east corridor and lobby areas. The fire alarm system is at the end of its useful service life, and renewal is recommended within the next year.

This facility is not protected by any form of automatic fire suppression. Manual, dry chemical fire extinguishers are available for immediate use. Due to the small building footprint, the installation of an automatic fire suppression system is not required or recommended.

Emergency exits are identified by a few outdated fluorescent exit signs. Additional exit signs should be installed in the northeast, northwest, and south corridor areas. Emergency egress lighting is not available

in this building. To improve occupant safety, install battery pack emergency egress lighting units and replace the original exit signs with battery backup LED signs. Install additional exit signs as recommended.

HVAC

Heating and cooling for this medical clinic is provided by two Carrier rooftop package units. Corrosion was observed on the condensing fins and exterior casings. Desired heating and cooling set points are manipulated by digital thermostats. The rooftop package units are at the end of their useful service life and anticipated to become maintenance intensive with age. Budgetary consideration is allocated for their replacement within the next five years.

ELECTRICAL

High voltage from the utility company is reduced to 120/240 volt, two-phase power via a service entrance transformer located on-site. The related 220 amp General Electric main electrical panel has been in service for over forty years. Additionally, the electrical distribution network supplies 120/240 volt power throughout the building. Aging components, such as the circuit breakers, serve as potential fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification. Budgetary consideration is allocated for the renewal of the building electrical system within the next five years.

The current lighting configuration consists of lay-in and surface-mounted, T12 fluorescent fixtures and aging incandescent fixtures. Based on life cycle depletion, the replacement of all interior fixtures is recommended. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation.

Nighttime illumination is provided by two HID exterior fixtures with visible corrosion. Due to the daytime inspection, the illumination level was not easily verified. Based on their present location, there appears to be a sufficient quantity of fixtures. A formal project was created to replace the timeworn HID exterior fixtures.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater is conveyed by cast-iron, bell-and-spigot piping with copper runouts. The supply and drain piping networks are aged and should be replaced. Failure to undertake such upgrades will likely lead to leaks, drainage issues, and other problems that will require costly maintenance. The plumbing fixtures are also recommended for replacement. This action is detailed in the proposed restroom accessibility renovation.

Domestic hot water is served by a 2002 vintage, electric domestic water heater. Although the unit is in good condition, it will reach the end of its useful service life within the ten-year scope of this report and will require an upgrade.

Note: The deficiencies outlined in this report were noted from a visual inspection. ISES engineers and architects developed projects with related costs that are needed over the next ten-year period to bring the facility to “like-new” condition. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information. However, existing fixed building components and systems were thoroughly inspected. The developed costs represent correcting existing deficiencies and anticipated life cycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function. Please refer to Section Three of this report for recommended Specific Project Details.

C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 2, 2009

INSPECTION TEAM PERSONNEL:

<u>NAME</u>	<u>POSITION</u>	<u>SPECIALTY</u>
Thomas Ferguson, AIA, LEED® AP	Project Architect	Interior Finishes / Exterior / ADA- Handicapped Accessibility / Site / Fire Safety / Life Safety / Health
Rob Gasaway, Q.E.I.	Facility Analyst	Interior Finishes / Exterior / ADA- Handicapped Accessibility / Site / Fire Safety / Life Safety / Health
John Holder, Q.E.I.	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Imelda Jordan	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
James Lewis	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Carl Mason, PE, BSCP	Project Engineer	Interior Finishes / Exterior / ADA- Handicapped Accessibility / Site / Fire Safety / Life Safety / Health
Paul Southwell	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Norm Teahan, RA, AIA, NCARB	Project Architect	Interior Finishes / Exterior / ADA- Handicapped Accessibility / Site / Fire Safety / Life Safety / Health

FACILITY CONTACTS:

<u>NAME</u>	<u>POSITION</u>
William Bagwell	Associate Vice Chancellor, Campus Operations

REPORT DEVELOPMENT:

Report Development by: ISES Corporation
2165 West Park Court
Suite N
Stone Mountain, GA 30087

Contact: Kyle Thompson, Project Manager
770-879-7376

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

The following information is a clarification of Asset Report Sections using example definitions.

1. REPORT DESCRIPTION

Section 1: Asset Executive Summary, Asset Summary, and General Report Information

Section 2: Detailed Project Summaries and Totals

- A. Detailed Project Totals – Matrix with FCNI Data and Associated Charts
- B. Detailed Projects by Priority Class / Priority Sequence
- C. Detailed Projects by Cost within range [\$0 - < \$100,000]
- D. Detailed Projects by Cost within range [≥ \$100,000 - < \$500,000]
- E. Detailed Projects by Cost within range [≥ \$500,000]
- F. Detailed Projects by Project Classification
- G. Detailed Projects by Project Rating Type - Energy Conservation
- H. Detailed Projects by Category / System Code

FCNI = Facility Condition Needs Index, Total Cost vs. Replacement Cost. The FCNI provides a life cycle cost comparison. Facility replacement cost is based on replacement with current construction standards for facility use type, and not original design parameters. This index gives the University a comparison within all buildings for identifying worst case / best case building conditions.

$$\text{FCNI} = \frac{\text{Deferred Maintenance / Modernization} + \text{Capital Renewal} + \text{Plant Adaption}}{\text{Plant / Facility Replacement Cost}}$$

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

The drawings for this facility are marked with ICONS (see legend), denoting the specific location(s) for each project. Within each ICON is the last four characters of the respective project number (e.g., 0001IS01 is marked on plan by IS01). There is one set of drawings marked with ICONS representing all priority classes (1, 2, 3, and 4).

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

- A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
- B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.
- C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

3. PROJECT SUBCLASS TYPE

- A. Energy Conservation: Projects with energy conservation opportunities, based on simple payback analysis.

4. PRIORITY SEQUENCE BY PRIORITY CLASS (Shown in Sections 2 and 3)

All projects are assigned both a Priority Sequence number and Priority Class number for categorizing and sorting projects based on criticality and recommended execution order.

Example:

	<u>PRIORITY CLASS 1</u>	
CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	0001HV04	01
PL1D	0001PL02	02

	<u>PRIORITY CLASS 2</u>	
CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	0001IS06	03
EL4C	0001EL03	04

5. PRIORITY CLASS (Shown in Sections 2 and 3)

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

- a. return a facility to normal operation
- b. stop accelerated deterioration
- c. correct a cited safety hazard

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:

- a. intermittent interruptions
- b. rapid deterioration
- c. potential safety hazards

PRIORITY 3 - Necessary - Not Yet Critical (Years Two to Five)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY 4 - Recommended (Years Six to Ten)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 4 projects will either improve overall usability and / or reduce long-term maintenance.

6. COST SUMMARIES AND TOTALS

The cost summaries and totals are illustrated by Detailed Projects sorted in multiple formats (shown in Sections 2 and 3).

City Index material / labor cost factors: (shown in Sections 2 and 3)

Cost factors are based on the Greenville City Index and are adjusted for material and labor cost factors (2009). Refer to the project related labor report found later in this section.

Global Markup Percentages

R.S. MEANS

Local Labor Index:	51.3 %	of National Average
Local Materials Index:	100.7 %	of National average
General Contractor Markup:	20.0 %	Contractor profit & overhead, bonds & insurance
Professional Fees:	16.0 %	Arch. / Eng. Firm design fees and in-house design cost

7. PROJECT NUMBER (Shown in Sections 2 and 3)

Example:

Project Number = 0001-EL-04 (unique for each independent project)

- 0001 - Building Identification Number
- EL - System Code, EL represents Electrical
- 04 - Sequential Assignment Project Number by Category / System

8. PHOTO NUMBER (Shown in Section 6)

A code shown on the Photographic Log identifies the building number, photo sequence, and architect, engineer, or vertical transportation.

Example: 0001006e

<u>Building Number</u>	<u>Photo Sequence</u>	<u>Arch / Eng / VT</u>
0001	006	e

9. LIFE CYCLE COST MODEL DESCRIPTION AND DEFINITIONS (Shown in Section 5)

Included in this report is a Life Cycle Cost Model. This model consists of two elements, one is the component listing (starting on page 5.1.1) and the other is the Life Cycle Cost Projections Graph (page 5.2.1). The component list is a summary of all major systems and components within the facility. Each indicated component has the following associated information:

Uniformat Code	This is the standard Uniformat Code that applies to the component
Component Description	This line item describes the individual component
Qty	The quantity of the listed component
Units	The unit of measure associated with the quantity
Unit Cost	The cost to replace each individual component unit (This cost is in today's dollars)
Total Cost	Unit cost multiplied by Quantity, also in today's dollars. Note that this is a one time renewal / replacement cost
Install Date	Year that the component was installed. Where this data is not available, it defaults to the year the asset was constructed
Life Exp	Average life expectancy for each individual component

The component listing forms the basis for the Life Cycle Cost Projections Graph shown on page 5.2.1. This graph represents a projection over a fifty-year period (starting from the date the report is run) of expected component renewals based on each individual item's renewal cost and life span. Some components might require renewal several times within the fifty-year model, while others might not occur at all. Each individual component is assigned a renewal year based on life cycles, and the costs for each item are inflated forward to the appropriate year. The vertical bars shown on the graph represent the accumulated (and inflated) total costs for each individual year. At the bottom of the graph, the average annual cost per gross square foot (\$/GSF) is shown for the facility. In this calculation, all costs are not inflated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

10. CATEGORY CODE (Shown in Sections 2 and 3)

Refer to the following Category Code Report.

Example: Category Code = EL5A

EL = System Description
5 = Component Description
A = Element Description

CATEGORY CODE

AC1A - AC4B
EL1A - EL8A
ES1A - ES6E
FS1A - FS6A
HE1A - HE7A
HV1A - HV8B
IS1A - IS6D
PL1A - PL5A
SI1A - SI4A
SS1A - SS7A
VT1A - VT7A

SYSTEM DESCRIPTION

ACCESSIBILITY
ELECTRICAL
EXTERIOR STRUCTURE
FIRE / LIFE SAFETY
HEALTH
HVAC
INTERIOR FINISHES / SYSTEMS
PLUMBING
SITE
SECURITY SYSTEMS
VERTICAL TRANSPORTATION

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SYSTEM DESCRIPTION: ACCESSIBILITY			
AC1A	SITE	STAIR AND RAILINGS	Includes exterior stairs and railings which are not part of the building entrance points.
AC1B	SITE	RAMPS AND WALKS	Includes sidewalks, grade change ramps (except for a building entrance), curb ramps, etc.
AC1C	SITE	PARKING	Designated parking spaces including striping, signage, access aisles and ramps, etc.
AC1D	SITE	TACTILE WARNINGS	Raised tactile warnings located at traffic crossing and elevation changes.
AC2A	BUILDING ENTRY	GENERAL	Covers all aspects of entry into the building itself including ramps, lifts, doors and hardware, power operators, etc.
AC3A	INTERIOR PATH OF TRAVEL	LIFTS/RAMPS/ELEVATORS	Interior lifts, ramps and elevators designed to accommodate level changes inside a building. Includes both installation and retrofitting.
AC3B	INTERIOR PATH OF TRAVEL	STAIRS AND RAILINGS	Upgrades to interior stairs and handrails for accessibility reasons.
AC3C	INTERIOR PATH OF TRAVEL	DOORS AND HARDWARE	Accessibility upgrades to the interior doors including widening, replacing hardware power, assisted operators, etc.
AC3D	INTERIOR PATH OF TRAVEL	SIGNAGE	Interior building signage upgrades for compliance with ADA.
AC3E	INTERIOR PATH OF TRAVEL	RESTROOMS/BATHROOMS	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms, which are an integral part of residential suites, are catalogued under HC4A.
AC3F	INTERIOR PATH OF TRAVEL	DRINKING FOUNTAINS	Upgrading/replacing drinking fountains for reasons of accessibility.
AC3G	INTERIOR PATH OF TRAVEL	PHONES	Replacement/modification of public access telephones.
AC4A	GENERAL	FUNCTIONAL SPACE MODIFICATIONS	This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms, which are integral to efficiency suites, are catalogued here.
AC4B	GENERAL	OTHER	All accessibility issues not catalogued elsewhere.
SYSTEM DESCRIPTION: ELECTRICAL			
EL1A	INCOMING SERVICE	TRANSFORMER	Main building service transformer.
EL1B	INCOMING SERVICE	DISCONNECTS	Main building disconnect and switchgear.
EL1C	INCOMING SERVICE	FEEDERS	Incoming service feeders. Complete incoming service upgrades, including transformers, feeders, and main distribution panels are catalogued here.
EL1D	INCOMING SERVICE	METERING	Installation of meters to record consumption and/or demand.
EL2A	MAIN DISTRIBUTION PANELS	CONDITION UPGRADE	Main distribution upgrade due to deficiencies in condition.
EL2B	MAIN DISTRIBUTION PANELS	CAPACITY UPGRADE	Main distribution upgrades due to inadequate capacity.
EL3A	SECONDARY DISTRIBUTION	STEP DOWN TRANSFORMERS	Secondary distribution stepdown and isolation transformers.
EL3B	SECONDARY DISTRIBUTION	DISTRIBUTION NETWORK	Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here.
EL3C	SECONDARY DISTRIBUTION	MOTOR CONTROLLERS	Mechanical equipment motor starters and control centers.
EL4A	DEVICES AND FIXTURES	EXTERIOR LIGHTING	Exterior building lighting fixtures including supply conductors and conduit.
EL4B	DEVICES AND FIXTURES	INTERIOR LIGHTING	Interior lighting fixtures (also system wide emergency lighting) including supply conductors and conduits.
EL4C	DEVICES AND FIXTURES	LIGHTING CONTROLLERS	Motion sensors, photocell controllers, lighting contactors, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection including GFCI receptacles and breakers.
EL4E	DEVICES AND FIXTURES	LIGHTNING PROTECTION	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	EMERGENCY POWER SYSTEM	GENERATION/DISTRIBUTION	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	SYSTEMS	UPS/DC POWER SUPPLY	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	INFRASTRUCTURE	ABOVE GROUND TRANSMISSION	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	INFRASTRUCTURE	UNDERGROUND TRANSMISSION	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	INFRASTRUCTURE	SUBSTATIONS	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	INFRASTRUCTURE	DISTRIBUTION SWITCHGEAR	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	INFRASTRUCTURE	AREA AND STREET LIGHTING	Area and street lighting systems including stanchions, fixtures, feeders, etc.
EL8A	GENERAL	OTHER	Electrical system components not catalogued elsewhere.
SYSTEM DESCRIPTION: EXTERIOR			
ES1A	FOUNDATION/FOOTING	STRUCTURE	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, piles including crack repairs, shoring & pointing
ES1B	FOUNDATION/FOOTING	DAMP/PROOFING/DEWATERING	Foundation/footing waterproofing work including, damp proofing, dewatering, insulation, etc.
ES2A	COLUMNS/BEAMS/WALLS	STRUCTURE	Structural work to primary load-bearing structural components aside from floors including columns, beams, bearing walls, lintels, arches, etc.
ES2B	COLUMNS/BEAMS/WALLS	FINISH	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components including masonry/pointing, expansion joints, efflorescence & stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	FLOOR	STRUCTURE	Work concerning the structural integrity of the load supporting floors both exposed and unexposed including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	ROOF	REPAIR	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total) including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	ROOF	REPLACEMENT	Work involving total refurbishment of roofing system including related component rehab.
ES5A	FENESTRATIONS	DOORS	Work on exterior exit/access door including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	FENESTRATIONS	WINDOWS	Work on exterior fenestration closure & related components including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.
ES6A	GENERAL	ATTACHED STRUCTURE	Work on attached exterior structure components not normally considered in above categories including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	GENERAL	AREAWAYS	Work on attached grade level or below structural features including subterranean light wells, areaways, basement access stairs, etc.
ES6C	GENERAL	TRIM	Work on ornamental exterior (generally non-structural) elements including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.
ES6D	GENERAL	SUPERSTRUCTURE	Finish and structural work on non-standard structures with exposed load-bearing elements such as stadiums, bag houses, bleachers, freestanding towers, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
ES6E	GENERAL	OTHER	Any exterior work not specifically categorized elsewhere including finish and structural work on freestanding boiler stacks.
SYSTEM DESCRIPTION: FIRE / LIFE SAFETY			
FS1A	LIGHTING	EGRESS LIGHTING/EXIT SIGNAGE	R & R work on exit signage and packaged AC/DC emergency lighting.
FS2A	DETECTION/ALARM	GENERAL	Repair or replacement of fire alarm/detection system/components including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	SUPPRESSION	SPRINKLERS	Repair or installation of water sprinklers type automatic fire suppressions including wet pipe & dry pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	SUPPRESSION	STANDPIPE/HOSE	Repair or installation of standpipe system or components including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	SUPPRESSION	EXTINGUISHERS	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	SUPPRESSION	OTHER	Other fire suppression items not specifically categorized elsewhere including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	HAZARDOUS MATERIALS	STORAGE ENVIRONMENT	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	HAZARDOUS MATERIALS	USER SAFETY	Improvements, repairs, installation, or testing of user safety equipment including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	EGRESS PATH	DESIGNATION	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	EGRESS PATH	DISTANCE/GEOMETRY	Work involving remediation of egress routing problems including elimination of dead end corridors, excessive egress distance modifications and egress routing inadequacies.
FS5C	EGRESS PATH	SEPARATION RATING	Restoration of required fire protective barriers including wall rating compromises, fire rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	EGRESS PATH	OBSTRUCTION	Clearance of items restricting the required egress routes.
FS5E	EGRESS PATH	STAIRS RAILING	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	EGRESS PATH	FIRE DOORS/HARDWARE	Installation/replacement/repair of fire doors and hardware including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	EGRESS PATH	FINISH/FURNITURE RATINGS	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	GENERAL	OTHER	Life/fire safety items not specifically categorized elsewhere.
SYSTEM DESCRIPTION: HEALTH			
HE1A	ENVIRONMENTAL CONTROL	EQUIPMENT AND ENCLOSURES	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.
HE1B	ENVIRONMENTAL CONTROL	OTHER	General environmental control problems not catalogued elsewhere.
HE2A	PEST CONTROL	GENERAL	Includes all measures necessary to control and destroy insects, rodents and other pests.
HE3A	REFUSE	GENERAL	Issues related to the collection, handling and disposal of refuse.
HE4A	SANITATION EQUIPMENT	LABORATORY AND PROCESS	Includes autoclaves, cage washers, steam cleaners, etc.
HE5A	FOOD SERVICE	KITCHEN EQUIPMENT	Includes ranges, grilles, cookers, sculleries, etc.
HE5B	FOOD SERVICE	COLD STORAGE	Includes the cold storage room and all associated refrigeration equipment.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE6A	HAZARDOUS MATERIAL	STRUCTURAL ASBESTOS	Testing, abatement and disposal of structural and building finish materials containing asbestos.
HE6B	HAZARDOUS MATERIAL	MECHANICAL ASBESTOS	Testing, abatement and disposal of mechanical insulation materials containing asbestos.
HE6C	HAZARDOUS MATERIAL	PCBs	Includes testing, demolition, disposal and cleanup of PCB contaminated substances.
HE6D	HAZARDOUS MATERIAL	FUEL STORAGE	Includes monitoring, removal and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	HAZARDOUS MATERIAL	LEAD PAINT	Testing, removal and disposal of lead-based paint systems.
HE6F	HAZARDOUS MATERIAL	OTHER	Handling, storage, and disposal of other hazardous materials.
HE7A	GENERAL	OTHER	Health related issues not catalogued elsewhere.
SYSTEM DESCRIPTION: HVAC			
HV1A	HEATING	BOILERS/STACKS/ CONTROLS	Boilers for heating purposes including their related stacks, flues, and controls.
HV1B	HEATING	RADIATORS/ CONVECTORS	Including cast iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	HEATING	FURNACE	Furnaces and their related controls, flues, etc.
HV1D	HEATING	FUEL SUPPLY/STORAGE	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	COOLING	CHILLERS/ CONTROLS	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	COOLING	HEAT REJECTION	Repair/replacement of cooling towers, dry coolers, air-cooling and heat rejection. (Includes connection of once-through system to cooling tower.)
HV3A	HEATING/COOLING	SYSTEM RETROFIT/ REPLACE	Replacement or major retrofit of HVAC systems.
HV3B	HEATING/COOLING	WATER TREATMENT	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	HEATING/COOLING	PACKAGE/SELF-CONTAINED UNITS	Repair/replacement of self-contained/package type units including stand up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	HEATING/COOLING	CONVENTIONAL SPLIT SYSTEMS	Repair, installation, or replacement of conventional split systems; both air conditioners and heat pumps including independent component replacements of compressors and condensers.
HV4A	AIR MOVING/ VENTILATION	AIR HANDLERS/ FAN UNITS	Includes air handlers & coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems or other specifically categorized systems.
HV4B	AIR MOVING/ VENTILATION	EXHAUST FANS	Exhaust fan systems including fans, range and fume hoods, controls, and related ductwork.
HV4C	AIR MOVING/ VENTILATION	OTHER FANS	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	AIR MOVING/ VENTILATION	AIR DISTRIBUTION NETWORK	Repair, replacement, or cleaning of air distribution network including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	STEAM/HYDRONIC DISTRIBUTION	PIPING NETWORK	Repair/replacement of piping networks for heating and cooling systems including pipe, fittings, insulation, related components, etc.
HV5B	STEAM/HYDRONIC DISTRIBUTION	PUMPS	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	STEAM/HYDRONIC DISTRIBUTION	HEAT EXCHANGERS	Including shell and tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	CONTROLS	COMPLETE SYSTEM	Replacement of HVAC control systems.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
		UPGRADE	
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water including boilers and related components.
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water including chillers and related components.
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, replacement of utility system access chambers.
HV7F	INFRASTRUCTURE	OTHER	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	GENERAL	CFC COMPLIANCE	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	GENERAL	OTHER	HVAC issues not catalogued elsewhere.
SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS			
IS1A	FLOOR	FINISHES-DRY	R & R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum & tile, marble, terrazzo, rubber flooring, underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	FLOOR	FINISHES-WET	Flooring finish/underlayment work in predominantly "wet" areas including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	PARTITIONS	STRUCTURE	Structural work on full height permanent interior partitions including wood/metal stud & drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	PARTITIONS	FINISHES	Work on full height permanent interior partitions including R & R to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	CEILINGS	REPAIR	Repair of interior ceilings (<40% of total) including tiles, gypsum board, plaster, paint, etc.
IS3B	CEILINGS	REPLACEMENT	Major refurbishments (>40% of total) to interior ceiling systems including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.
IS4A	DOORS	GENERAL	Any work on interior non-fire rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	STAIRS	FINISH	Any finish restorative work to stair tower walking surfaces including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	GENERAL	MOLDING	R & R to interior trim/molding systems including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	GENERAL	CABINETY	R & R work to interior casework systems including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems including toilet partitions, urinal/vanity screens, etc.
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere including light coves, phone booths, interior light wells, etc.
SYSTEM DESCRIPTION: PLUMBING			

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	DOMESTIC WATER	PUMPS	Domestic water booster pumps, circulating pumps, related controls, etc.
PL1C	DOMESTIC WATER	STORAGE/ TREATMENT	Equipment or vessels for storage or treatment of domestic water.
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters including gas, oil, and electric water heaters, shell and tube heat exchangers, tank type and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alternations made to the water distribution system to conserve water.
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices including backflow preventers, vacuum breakers, etc.
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater including sewage ejectors and other sump systems.
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/ TREATMENT	Storage and treatment of potable water for distribution.
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/ TREATMENT	Storage and treatment of industrial water for distribution.
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems, sanitary sewer systems; including combined systems.
PL4D	INFRASTRUCTURE	STORM WATER COLLECTION	Storm water collection systems, storm sewer systems; storm water only.
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.
SYSTEM DESCRIPTION: SITE			
SI1A	ACCESS	PEDESTRIAN	Paved pedestrian surfaces including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc.
SI1B	ACCESS	VEHICULAR	Paved vehicular surfaces including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc.
SI2A	LANDSCAPE	GRADE/FLORA	Landscape related work including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc.
SI3A	HARDSCAPE	STRUCTURE	Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc.
SI4A	GENERAL	OTHER	Other site work not specifically categorized elsewhere.
SYSTEM DESCRIPTION: SECURITY SYSTEMS			
SS1A	LIGHTING	EXTERIOR	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS2A	SITE	FENCING	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.
SS2B	SITE	GENERAL	Hidden areas due to foliage, fencing, parking, walls, etc.
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two way speakers, reliability, redundancy, etc.
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off campus housing and class locations, etc.
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.
SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION			
VT1A	MACHINE ROOM	GENERAL	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, floor.
VT2A	CAR	GENERAL	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, ventilation.
VT3A	HOISTWAY	GENERAL	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, compensation.
VT4A	HALL FIXTURES	GENERAL	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, card/key access.
VT5A	PIT	GENERAL	Buffer(s), guards, sheaves, hydro packing, floor, lighting, safety controls.
VT6A	OPERATING CONDITIONS	GENERAL	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, nudging.
VT7A	GENERAL	OTHER	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ANALYSIS

SECTION 2

**DETAILED PROJECT SUMMARIES
AND TOTALS**

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Priority Class
 B098 : HARDY BUILDING**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	0	0	45,947	45,947
EL	ELECTRICAL	0	0	14,964	46,871	61,834
ES	EXTERIOR	0	0	14,287	86,101	100,388
FS	FIRE/LIFE SAFETY	0	11,318	2,696	0	14,014
HV	HVAC	0	0	25,941	0	25,941
IS	INTERIOR/FINISH SYS.	0	0	86,673	0	86,673
PL	PLUMBING	0	0	46,355	0	46,355
SI	SITE	0	0	16,906	0	16,906
	TOTALS	0	11,318	207,821	178,919	398,058

Facility Replacement Cost	\$1,109,000
Facility Condition Needs Index	0.36

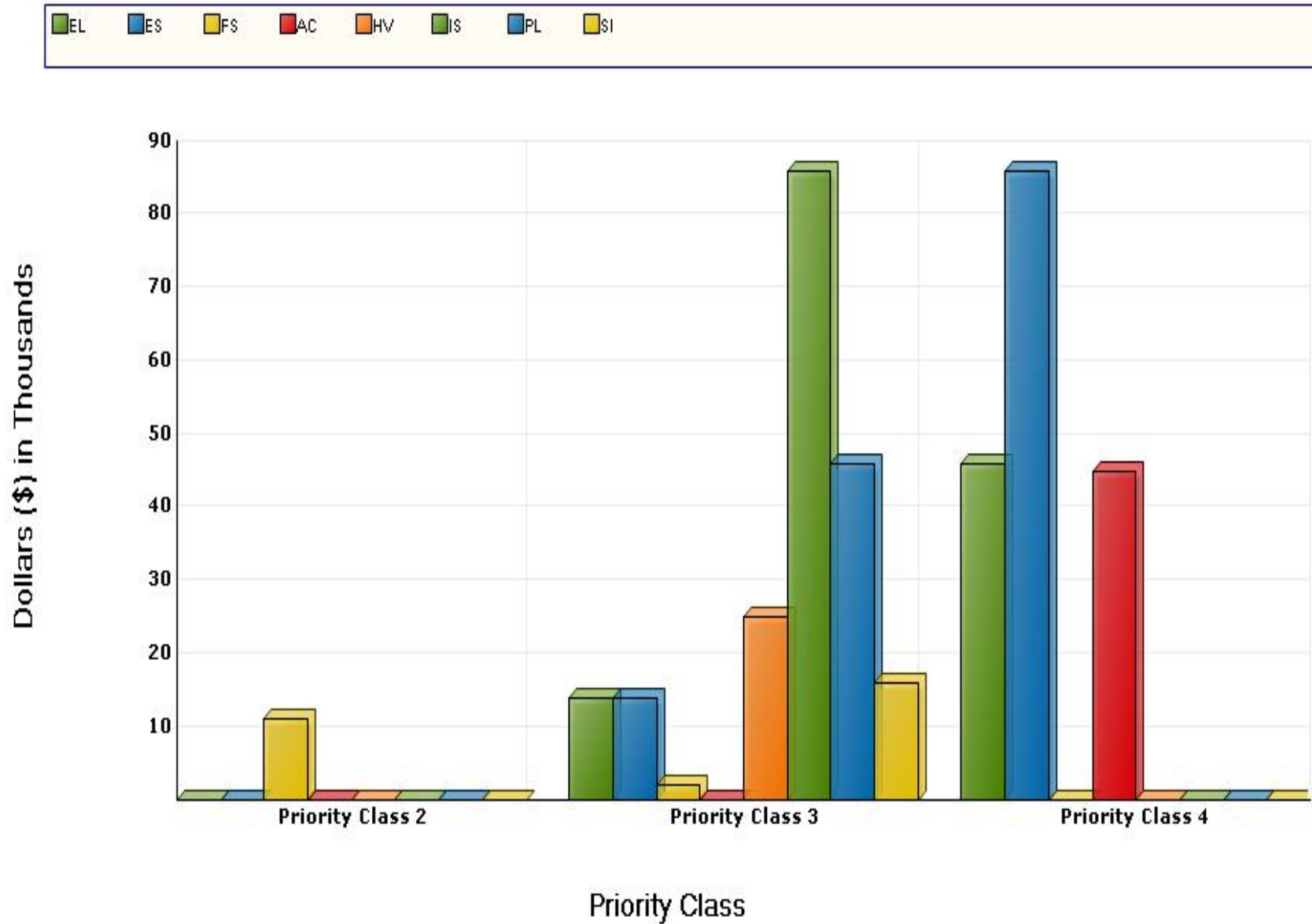
Gross Square Feet	4,220
--------------------------	--------------

Total Cost Per Square Foot	\$94.33
-----------------------------------	----------------

FACILITY CONDITION ANALYSIS

System Code by Priority Class

B098 : HARDY BUILDING



**Detailed Project Totals
 Facility Condition Analysis
 System Code by Project Class
 B098 : HARDY BUILDING**

System Code	System Description	Project Classes				Subtotal
		Capital Renewal	Deferred Maintenance	FCAP	Plant Adaption	
AC	ACCESSIBILITY	0	0	0	45,947	45,947
EL	ELECTRICAL	48,280	13,554	0	0	61,834
ES	EXTERIOR	100,388	0	0	0	100,388
FS	FIRE/LIFE SAFETY	0	2,696	0	11,318	14,014
HV	HVAC	0	25,941	0	0	25,941
IS	INTERIOR/FINISH SYS.	86,673	0	0	0	86,673
PL	PLUMBING	2,939	43,415	0	0	46,355
SI	SITE	16,906	0	0	0	16,906
	TOTALS	255,187	85,606	0	57,265	398,058

Facility Replacement Cost	\$1,109,000
Facility Condition Needs Index	0.36

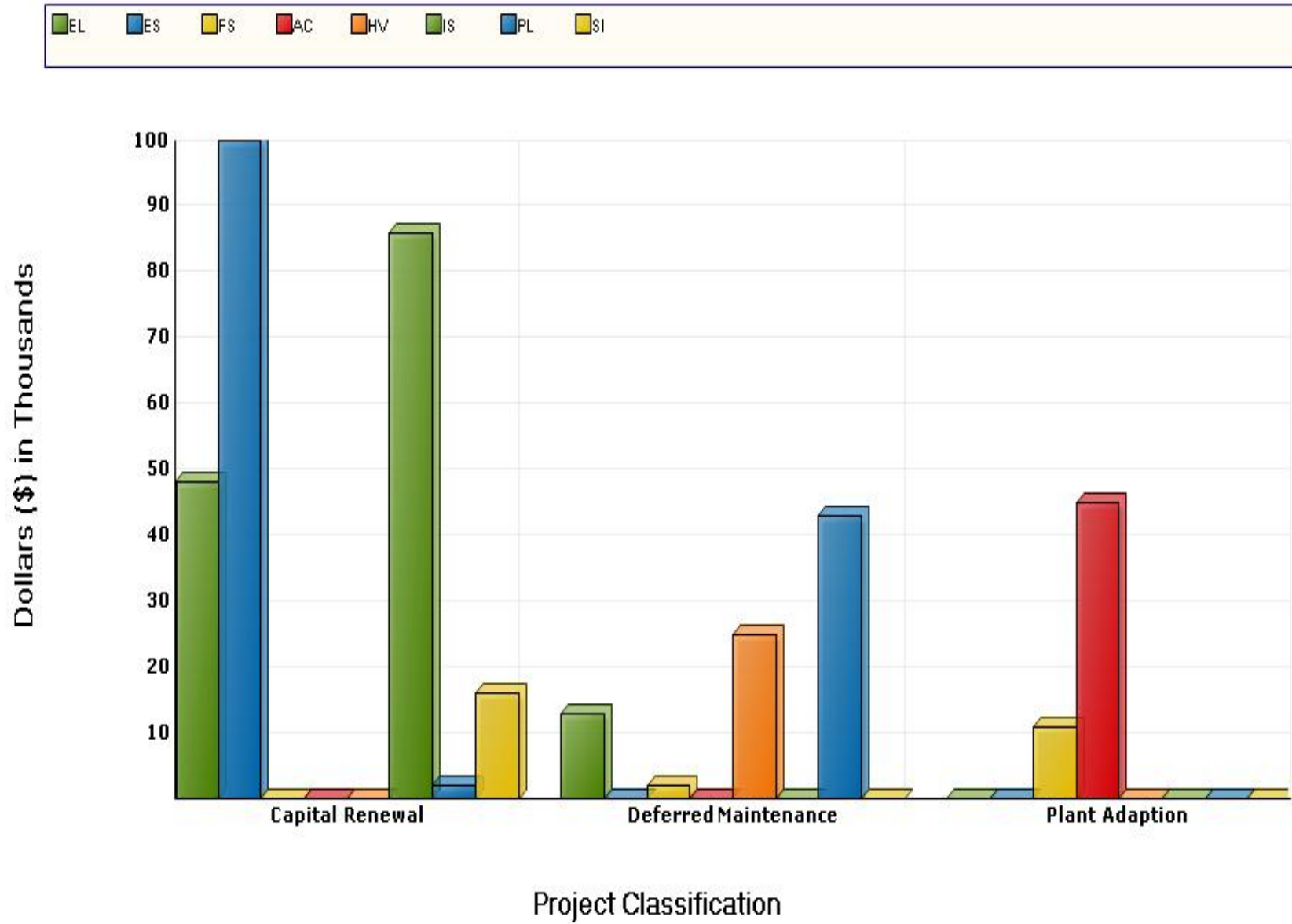
Gross Square Feet	4,220
--------------------------	--------------

Total Cost Per Square Foot	\$94.33
-----------------------------------	----------------

FACILITY CONDITION ANALYSIS

System Code by Project Class

B098 : HARDY BUILDING



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
B098 : HARDY BUILDING

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	122,215	132,972	255,187
Deferred Maintenance	0	0	85,606	0	85,606
Plant Adaption	0	11,318	0	45,947	57,265
TOTALS	0	11,318	207,821	178,919	398,058

Facility Replacement Cost	\$1,109,000
Facility Condition Needs Index	0.36

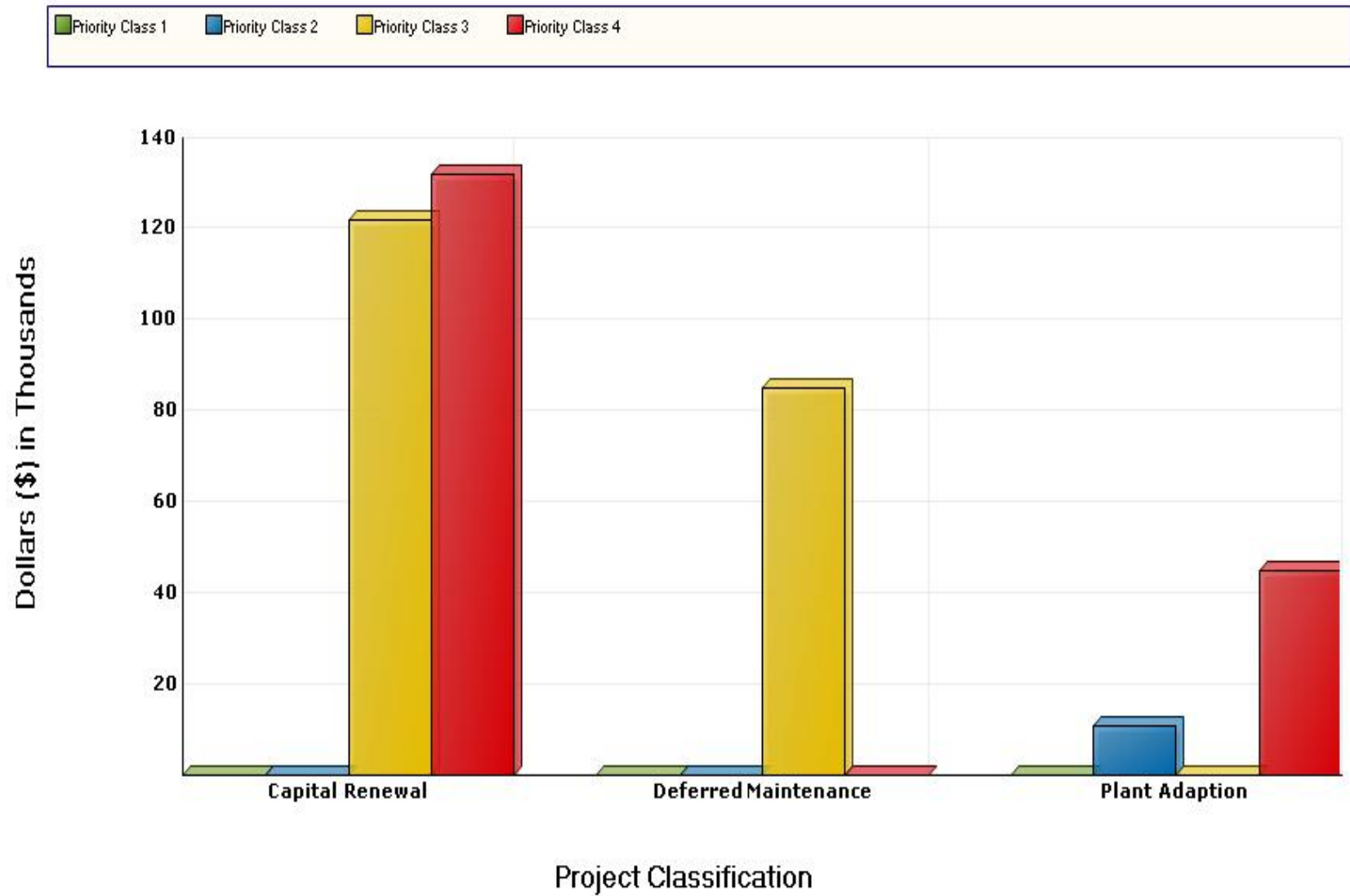
Gross Square Feet	4,220
-------------------	-------

Total Cost Per Square Foot	\$94.33
----------------------------	---------

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

B098 : HARDY BUILDING



Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
B098 : HARDY BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	B098FS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	9,757	1,561	11,318
Totals for Priority Class 2					9,757	1,561	11,318
FS1A	B098FS02	3	2	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	2,324	372	2,696
ES5A	B098ES02	3	3	EXTERIOR DOOR REPLACEMENT	7,242	1,159	8,400
ES2B	B098ES01	3	4	RESTORE BRICK VENEER	5,075	812	5,886
HV3A	B098HV01	3	5	REPLACE PACKAGED HVAC UNITS	22,363	3,578	25,941
EL4B	B098EL01	3	6	INTERIOR LIGHTING UPGRADE	11,684	1,870	13,554
EL4A	B098EL02	3	7	EXTERIOR LIGHTING REPLACEMENT	1,215	194	1,410
IS1A	B098IS01	3	8	REFINISH FLOORING	24,743	3,959	28,702
IS2B	B098IS02	3	9	REFINISH WALLS	9,625	1,540	11,164
IS3B	B098IS03	3	10	REFINISH CEILINGS	14,112	2,258	16,370
IS4A	B098IS04	3	11	REPLACE INTERIOR DOORS	26,238	4,198	30,436
PL1A	B098PL02	3	12	WATER SUPPLY PIPING REPLACEMENT	14,840	2,374	17,215
PL2A	B098PL03	3	13	DRAIN PIPING REPLACEMENT	22,587	3,614	26,201
PL1E	B098PL01	3	14	DOMESTIC WATER HEATER REPLACEMENT	2,534	405	2,939
SI4A	B098SI01	3	15	SITE PAVING UPGRADES	14,574	2,332	16,906
Totals for Priority Class 3					179,156	28,665	207,821
AC4A	B098AC01	4	16	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,207	1,953	14,161
AC3E	B098AC02	4	17	RESTROOM RENOVATION	27,402	4,384	31,786
ES4B	B098ES04	4	18	MEMBRANE ROOF REPLACEMENT	23,821	3,811	27,633
ES5B	B098ES03	4	19	WINDOW REPLACEMENT	50,404	8,065	58,469
EL3B	B098EL03	4	20	UPGRADE BUILDING ELECTRICAL SYSTEM	40,406	6,465	46,871
Totals for Priority Class 4					154,241	24,678	178,919
Grand Total:					343,154	54,905	398,058

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
B098 : HARDY BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	B098FS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	9,757	1,561	11,318
Totals for Priority Class 2					9,757	1,561	11,318
ES2B	B098ES01	3	4	RESTORE BRICK VENEER	5,075	812	5,886
ES5A	B098ES02	3	3	EXTERIOR DOOR REPLACEMENT	7,242	1,159	8,400
IS1A	B098IS01	3	8	REFINISH FLOORING	24,743	3,959	28,702
IS2B	B098IS02	3	9	REFINISH WALLS	9,625	1,540	11,164
IS3B	B098IS03	3	10	REFINISH CEILINGS	14,112	2,258	16,370
IS4A	B098IS04	3	11	REPLACE INTERIOR DOORS	26,238	4,198	30,436
SI4A	B098SI01	3	15	SITE PAVING UPGRADES	14,574	2,332	16,906
FS1A	B098FS02	3	2	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	2,324	372	2,696
HV3A	B098HV01	3	5	REPLACE PACKAGED HVAC UNITS	22,363	3,578	25,941
EL4B	B098EL01	3	6	INTERIOR LIGHTING UPGRADE	11,684	1,870	13,554
EL4A	B098EL02	3	7	EXTERIOR LIGHTING REPLACEMENT	1,215	194	1,410
PL1E	B098PL01	3	14	DOMESTIC WATER HEATER REPLACEMENT	2,534	405	2,939
PL1A	B098PL02	3	12	WATER SUPPLY PIPING REPLACEMENT	14,840	2,374	17,215
PL2A	B098PL03	3	13	DRAIN PIPING REPLACEMENT	22,587	3,614	26,201
Totals for Priority Class 3					179,156	28,665	207,821
AC4A	B098AC01	4	16	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,207	1,953	14,161
AC3E	B098AC02	4	17	RESTROOM RENOVATION	27,402	4,384	31,786
ES5B	B098ES03	4	19	WINDOW REPLACEMENT	50,404	8,065	58,469
ES4B	B098ES04	4	18	MEMBRANE ROOF REPLACEMENT	23,821	3,811	27,633
EL3B	B098EL03	4	20	UPGRADE BUILDING ELECTRICAL SYSTEM	40,406	6,465	46,871
Totals for Priority Class 4					154,241	24,678	178,919
Grand Totals for Projects < 100,000					343,154	54,905	398,058
Grand Totals For All Projects:					343,154	54,905	398,058

Detailed Project Summary
Facility Condition Analysis
Project Classification
B098 : HARDY BUILDING

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES5A	B098ES02	3	Capital Renewal	3	EXTERIOR DOOR REPLACEMENT	8,400
ES2B	B098ES01	4	Capital Renewal	3	RESTORE BRICK VENEER	5,886
EL4A	B098EL02	7	Capital Renewal	3	EXTERIOR LIGHTING REPLACEMENT	1,410
IS1A	B098IS01	8	Capital Renewal	3	REFINISH FLOORING	28,702
IS2B	B098IS02	9	Capital Renewal	3	REFINISH WALLS	11,164
IS3B	B098IS03	10	Capital Renewal	3	REFINISH CEILINGS	16,370
IS4A	B098IS04	11	Capital Renewal	3	REPLACE INTERIOR DOORS	30,436
PL1E	B098PL01	14	Capital Renewal	3	DOMESTIC WATER HEATER REPLACEMENT	2,939
SI4A	B098SI01	15	Capital Renewal	3	SITE PAVING UPGRADES	16,906
ES4B	B098ES04	18	Capital Renewal	4	MEMBRANE ROOF REPLACEMENT	27,633
ES5B	B098ES03	19	Capital Renewal	4	WINDOW REPLACEMENT	58,469
EL3B	B098EL03	20	Capital Renewal	4	UPGRADE BUILDING ELECTRICAL SYSTEM	46,871
Totals for Capital Renewal						255,187
FS1A	B098FS02	2	Deferred Maintenance	3	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	2,696
HV3A	B098HV01	5	Deferred Maintenance	3	REPLACE PACKAGED HVAC UNITS	25,941
EL4B	B098EL01	6	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	13,554
PL1A	B098PL02	12	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	17,215
PL2A	B098PL03	13	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	26,201
Totals for Deferred Maintenance						85,606
FS2A	B098FS01	1	Plant Adaption	2	FIRE ALARM SYSTEM REPLACEMENT	11,318
AC4A	B098AC01	16	Plant Adaption	4	INTERIOR AMENITY ACCESSIBILITY UPGRADES	14,161
AC3E	B098AC02	17	Plant Adaption	4	RESTROOM RENOVATION	31,786
Totals for Plant Adaption						57,265
Grand Total:						398,058

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
 B098 : HARDY BUILDING

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
FS1A	B098FS02	3	2	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	2,696	20	134.78
EL4B	B098EL01	3	6	INTERIOR LIGHTING UPGRADE	13,554	1,080	12.55
EL4A	B098EL02	3	7	EXTERIOR LIGHTING REPLACEMENT	1,410	130	10.84
Totals for Priority Class 3					17,659	1,230	14.36
ES4B	B098ES04	4	18	MEMBRANE ROOF REPLACEMENT	27,633	400	69.08
ES5B	B098ES03	4	19	WINDOW REPLACEMENT	58,469	100	584.69
Totals for Priority Class 4					86,101	500	172.2
Grand Total:					103,760	1,730	59.98

Detailed Project Summary
Facility Condition Analysis
Category/System Code
B098 : HARDY BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	B098AC01	4	16	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,207	1,953	14,161
AC3E	B098AC02	4	17	RESTROOM RENOVATION	27,402	4,384	31,786
Totals for System Code: ACCESSIBILITY					39,609	6,338	45,947
EL4B	B098EL01	3	6	INTERIOR LIGHTING UPGRADE	11,684	1,870	13,554
EL4A	B098EL02	3	7	EXTERIOR LIGHTING REPLACEMENT	1,215	194	1,410
EL3B	B098EL03	4	20	UPGRADE BUILDING ELECTRICAL SYSTEM	40,406	6,465	46,871
Totals for System Code: ELECTRICAL					53,306	8,529	61,834
ES5A	B098ES02	3	3	EXTERIOR DOOR REPLACEMENT	7,242	1,159	8,400
ES2B	B098ES01	3	4	RESTORE BRICK VENEER	5,075	812	5,886
ES4B	B098ES04	4	18	MEMBRANE ROOF REPLACEMENT	23,821	3,811	27,633
ES5B	B098ES03	4	19	WINDOW REPLACEMENT	50,404	8,065	58,469
Totals for System Code: EXTERIOR					86,541	13,847	100,388
FS2A	B098FS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	9,757	1,561	11,318
FS1A	B098FS02	3	2	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	2,324	372	2,696
Totals for System Code: FIRE/LIFE SAFETY					12,081	1,933	14,014
HV3A	B098HV01	3	5	REPLACE PACKAGED HVAC UNITS	22,363	3,578	25,941
Totals for System Code: HVAC					22,363	3,578	25,941
IS1A	B098IS01	3	8	REFINISH FLOORING	24,743	3,959	28,702
IS2B	B098IS02	3	9	REFINISH WALLS	9,625	1,540	11,164
IS3B	B098IS03	3	10	REFINISH CEILINGS	14,112	2,258	16,370
IS4A	B098IS04	3	11	REPLACE INTERIOR DOORS	26,238	4,198	30,436
Totals for System Code: INTERIOR/FINISH SYS.					74,718	11,955	86,673
PL1A	B098PL02	3	12	WATER SUPPLY PIPING REPLACEMENT	14,840	2,374	17,215
PL2A	B098PL03	3	13	DRAIN PIPING REPLACEMENT	22,587	3,614	26,201
PL1E	B098PL01	3	14	DOMESTIC WATER HEATER REPLACEMENT	2,534	405	2,939
Totals for System Code: PLUMBING					39,961	6,394	46,355
SI4A	B098SI01	3	15	SITE PAVING UPGRADES	14,574	2,332	16,906
Totals for System Code: SITE					14,574	2,332	16,906
Grand Total:					343,154	54,905	398,058

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098FS01	Title:	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS2A	System:	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
	NFPA	1, 101	
Project Class:	Plant Adaption		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Upgrade the existing fire alarm system with a modern application. Specify a point addressable supervised main fire alarm panel with an annunciator. This work includes pull stations, audible and visible alarms, smoke and heat detectors, and a wiring network. Install all devices in accordance with current NFPA and ADA requirements. The system should be monitored to report activation or trouble to an applicable receiving station.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098FS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	4,220	\$1.46	\$6,161	\$0.89	\$3,756	\$9,917
Project Totals:				\$6,161		\$3,756	\$9,917

Material/Labor Cost		\$9,917
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$8,131
General Contractor Mark Up at 20.0%	+	\$1,626
Construction Cost		\$9,757
Professional Fees at 16.0%	+	\$1,561
Total Project Cost		\$11,318

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098FS02	Title:	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS
Priority Sequence:	2		
Priority Class:	3		
Category Code:	FS1A	System:	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Energy Conservation	\$20	
Code Application:	NFPA	101-47	
	IBC	1011	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Replace the existing exit signage and emergency lighting throughout the building. Install new exit signs and emergency lights as needed. The new units should have individual battery packs for backup power. LED type exit signs are recommended, because they are energy efficient and require minimal maintenance.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098FS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement of existing exit signs with new battery pack LED exit signs	EA	2	\$132	\$264	\$142	\$284	\$548
Installation of new battery pack LED exit signs, including all connections	EA	2	\$184	\$368	\$231	\$462	\$830
Installation of new battery pack emergency lights, including all connections	EA	3	\$186	\$558	\$231	\$693	\$1,251
Project Totals:				\$1,190		\$1,439	\$2,629

Material/Labor Cost		\$2,629
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$1,937
General Contractor Mark Up at 20.0%	+	\$387
Construction Cost		\$2,324
Professional Fees at 16.0%	+	\$372
Total Project Cost		\$2,696

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098ES02	Title:	EXTERIOR DOOR REPLACEMENT
Priority Sequence:	3		
Priority Class:	3		
Category Code:	ES5A	System:	EXTERIOR
		Component:	FENESTRATIONS
		Element:	DOORS
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Replacement of the primary entrance doors is recommended. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098ES02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High traffic door system	LEAF	2	\$1,978	\$3,956	\$1,999	\$3,998	\$7,954
Project Totals:				\$3,956		\$3,998	\$7,954

Material/Labor Cost		\$7,954
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$6,035
General Contractor Mark Up at 20.0%	+	\$1,207
Construction Cost		\$7,242
Professional Fees at 16.0%	+	\$1,159
Total Project Cost		\$8,400

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098ES01	Title:	RESTORE BRICK VENEER
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES2B	System:	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements has caused some deterioration of the mortar joints and expansion joints. Cleaning, surface preparation, selective repairs, and applied finish or penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098ES01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	3,090	\$0.11	\$340	\$0.22	\$680	\$1,020
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	309	\$2.45	\$757	\$4.99	\$1,542	\$2,299
Applied finish or sealant	SF	3,090	\$0.22	\$680	\$0.82	\$2,534	\$3,214
Project Totals:				\$1,777		\$4,756	\$6,532

Material/Labor Cost		\$6,532
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$4,229
General Contractor Mark Up at 20.0%	+	\$846
Construction Cost		\$5,075
Professional Fees at 16.0%	+	\$812
Total Project Cost		\$5,886

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098HV01	Title:	REPLACE PACKAGED HVAC UNITS
Priority Sequence:	5		
Priority Class:	3		
Category Code:	HV3A	System:	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE	62-2004	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) R		

Project Description

Remove the existing packaged HVAC systems. Install new units of the latest energy-efficient design. The project cost includes controls, related ductwork, and electrical connections. Test and balance the downstream air distribution system upon completion.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098HV01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rooftop package unit, controls, all connections, demolition of existing unit	TON	10	\$1,200	\$12,000	\$1,090	\$10,900	\$22,900
Air distribution system test and balance	SF	4,000	\$0.06	\$240	\$0.35	\$1,400	\$1,640
Project Totals:				\$12,240		\$12,300	\$24,540

Material/Labor Cost		\$24,540
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$18,636</u>
General Contractor Mark Up at 20.0%	+	<u>\$3,727</u>
Construction Cost		<u>\$22,363</u>
Professional Fees at 16.0%	+	<u>\$3,578</u>
Total Project Cost		<u>\$25,941</u>

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098EL01	Title:	INTERIOR LIGHTING UPGRADE
Priority Sequence:	6		
Priority Class:	3		
Category Code:	EL4B	System:	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Energy Conservation	\$1,080	
Code Application:	NEC	Articles 210, 410	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

An interior lighting upgrade is recommended. Replace existing aged and / or inefficient light fixtures with modern fixtures of the latest energy-efficient design. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098EL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	4,220	\$1.41	\$5,950	\$1.73	\$7,301	\$13,251
Project Totals:				\$5,950		\$7,301	\$13,251

Material/Labor Cost		\$13,251
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$9,737</u>
General Contractor Mark Up at 20.0%	+	<u>\$1,947</u>
Construction Cost		<u>\$11,684</u>
Professional Fees at 16.0%	+	<u>\$1,870</u>
Total Project Cost		<u>\$13,554</u>

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098EL02	Title:	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	7		
Priority Class:	3		
Category Code:	EL4A	System:	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Energy Conservation	\$130	
Code Application:	NEC	410	
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Building-wide: Floor(s) 1, R		

Project Description

Exterior lighting upgrades are recommended. Specify high efficiency fixtures with photocells for lighting control.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098EL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture and demolition of existing fixture	EA	2	\$406	\$812	\$190	\$380	\$1,192
Project Totals:				\$812		\$380	\$1,192

Material/Labor Cost		\$1,192
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$1,013
General Contractor Mark Up at 20.0%	+	\$203
Construction Cost		\$1,215
Professional Fees at 16.0%	+	\$194
Total Project Cost		\$1,410

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098IS01	Title:	REFINISH FLOORING
Priority Sequence:	8		
Priority Class:	3		
Category Code:	IS1A	System:	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY

Building Code: B098
Building Name: HARDY BUILDING
Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal
Project Date: 10/5/2009

Project Location: Floor-wide: Floor(s) 1

Project Description

The carpeted flooring varies in age and condition from area to area. Carpet upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098IS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	3,210	\$5.36	\$17,206	\$2.00	\$6,420	\$23,626
Project Totals:				\$17,206		\$6,420	\$23,626

Material/Labor Cost		\$23,626
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$20,620</u>
General Contractor Mark Up at 20.0%	+	<u>\$4,124</u>
Construction Cost		<u>\$24,743</u>
Professional Fees at 16.0%	+	<u>\$3,959</u>
Total Project Cost		<u>\$28,702</u>

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098IS02	Title:	REFINISH WALLS
Priority Sequence:	9		
Priority Class:	3		
Category Code:	IS2B	System:	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Interior walls are painted plaster and vary in age and condition. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098IS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	13,670	\$0.17	\$2,324	\$0.81	\$11,073	\$13,397
Project Totals:				\$2,324		\$11,073	\$13,397

Material/Labor Cost		\$13,397
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$8,020
General Contractor Mark Up at 20.0%	+	\$1,604
Construction Cost		\$9,625
Professional Fees at 16.0%	+	\$1,540
Total Project Cost		\$11,164

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098IS03	Title:	REFINISH CEILINGS
Priority Sequence:	10		
Priority Class:	3		
Category Code:	IS3B	System:	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Ceiling finishes are lay-in, acoustical tile. These applications vary in age and condition from area to area. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098IS03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	3,210	\$2.12	\$6,805	\$2.98	\$9,566	\$16,371
Project Totals:				\$6,805		\$9,566	\$16,371

Material/Labor Cost		\$16,371
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$11,760</u>
General Contractor Mark Up at 20.0%	+	<u>\$2,352</u>
Construction Cost		<u>\$14,112</u>
Professional Fees at 16.0%	+	<u>\$2,258</u>
Total Project Cost		<u>\$16,370</u>

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098IS04	Title:	REPLACE INTERIOR DOORS
Priority Sequence:	11		
Priority Class:	3		
Category Code:	IS4A	System:	INTERIOR/FINISH SYS.
		Component:	DOORS
		Element:	GENERAL
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The condition of the interior door systems is such that door system replacements are recommended as part of a comprehensive renovation effort. Complete demolition of the door systems and replacement according to a code compliant plan to properly protect egress passages is recommended. Lever door hardware and Braille signage should be included in this effort.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098IS04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rated door and rated metal frame, including all hardware and accessible signage	EA	20	\$672	\$13,440	\$812	\$16,240	\$29,680
Project Totals:				\$13,440		\$16,240	\$29,680

Material/Labor Cost		\$29,680
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$21,865
General Contractor Mark Up at 20.0%	+	\$4,373
Construction Cost		\$26,238
Professional Fees at 16.0%	+	\$4,198
Total Project Cost		\$30,436

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098PL02	Title:	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	12		
Priority Class:	3		
Category Code:	PL1A	System:	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapter 6	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Replace water supply and process piping as needed throughout the facility. Remove the aging water supply and process piping. Install new copper water supply piping with fiberglass insulation. Provide isolation valves, pressure regulators, shock absorbers, and backflow prevention devices in appropriate areas. Install new process piping as needed such as gas lines, vacuum lines, compressed air lines, purified water lines, process steam lines, etc., along with related isolation valves and gas cocks. Clearly label exposed piping for identification of the conveyed fluids and gases.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098PL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Water and specialty pipe and fittings, valves, backflow prevention devices, insulation, hangers, labels, demolition, and cut and patching materials	SF	4,220	\$1.28	\$5,402	\$3.20	\$13,504	\$18,906
Project Totals:				\$5,402		\$13,504	\$18,906

Material/Labor Cost		\$18,906
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$12,367
General Contractor Mark Up at 20.0%	+	\$2,473
Construction Cost		\$14,840
Professional Fees at 16.0%	+	\$2,374
Total Project Cost		\$17,215

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098PL03	Title:	DRAIN PIPING REPLACEMENT
Priority Sequence:	13		
Priority Class:	3		
Category Code:	PL2A	System:	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 7-12	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Replacement of the aging drain piping is recommended throughout the facility. Failure to replace the old drain piping systems will result in frequent leaks and escalating maintenance costs. Remove sanitary and storm drain piping as needed. Install new cast-iron drain piping networks with copper run-outs to the fixtures to convey normal wastes. Install corrosion resistant pipe and fittings for acid wastes. Install new floor drains, roof drains, and traps.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098PL03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron, copper, and corrosion resistant pipe and fittings, hangers, floor / roof drains, traps, demolition, and cut and patching materials	SF	4,220	\$2.04	\$8,609	\$4.69	\$19,792	\$28,401
Project Totals:				\$8,609		\$19,792	\$28,401

Material/Labor Cost		\$28,401
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$18,822
General Contractor Mark Up at 20.0%	+	\$3,764
Construction Cost		\$22,587
Professional Fees at 16.0%	+	\$3,614
Total Project Cost		\$26,201

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098PL01	Title:	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	14		
Priority Class:	3		
Category Code:	PL1E	System:	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 5, 607	
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

Replacement of the domestic water heating equipment is recommended to maintain a reliable supply of domestic hot water. Remove old water heating equipment and related piping. Install new water heating equipment to meet the current needs of this facility.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098PL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Electric, residential-grade water heater replacement, including demolition	GAL	60	\$22.87	\$1,372	\$23.71	\$1,423	\$2,795
Project Totals:				\$1,372		\$1,423	\$2,795

Material/Labor Cost		\$2,795
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$2,112
General Contractor Mark Up at 20.0%	+	\$422
Construction Cost		\$2,534
Professional Fees at 16.0%	+	\$405
Total Project Cost		\$2,939

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098SI01	Title:	SITE PAVING UPGRADES
Priority Sequence:	15		
Priority Class:	3		
Category Code:	SI4A	System:	SITE
		Component:	GENERAL
		Element:	OTHER
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

Pedestrian paving systems are in overall average condition, but will need replacement in the next ten years. New systems, including excavation, grading, base compaction, and paving, are recommended. Design the new paving to include wheelchair access to the south facade entrance.

Specific Project Details
Facility Condition Analysis
Section Three
 B098 : HARDY BUILDING

Project Cost

Project Number: B098SI01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete pedestrian paving	SF	2,500	\$2.97	\$7,425	\$3.64	\$9,100	\$16,525
Project Totals:				\$7,425		\$9,100	\$16,525

Material/Labor Cost		\$16,525
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$12,145</u>
General Contractor Mark Up at 20.0%	+	<u>\$2,429</u>
Construction Cost		<u>\$14,574</u>
Professional Fees at 16.0%	+	<u>\$2,332</u>
Total Project Cost		<u>\$16,906</u>

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098AC01	Title:	INTERIOR AMENITY ACCESSIBILITY UPGRADES
Priority Sequence:	16		
Priority Class:	4		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configurations of the break room kitchenette and the drinking fountain are barriers to accessibility. The installation of wheelchair accessible kitchenette cabinetry and a dual level, refrigerated drinking fountain is recommended.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchenette unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,894	\$4,894	\$1,999	\$1,999	\$6,893
Dual level drinking fountain	EA	1	\$1,216	\$1,216	\$374	\$374	\$1,590
Alcove construction including finishes	EA	1	\$877	\$877	\$3,742	\$3,742	\$4,619
Project Totals:				\$6,987		\$6,115	\$13,102

Material/Labor Cost		\$13,102
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$10,173
General Contractor Mark Up at 20.0%	+	\$2,035
Construction Cost		\$12,207
Professional Fees at 16.0%	+	\$1,953
Total Project Cost		\$14,161

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098AC02	Title:	RESTROOM RENOVATION
Priority Sequence:	17		
Priority Class:	4		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606, 607, 608	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories is recommended. Restroom expansion may be necessary in order to meet modern minimum fixture counts and accessibility legislation.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary (assumes 55 square feet of restroom area per fixture)	FIXT	8	\$1,969	\$15,752	\$1,699	\$13,592	\$29,344
Project Totals:				\$15,752		\$13,592	\$29,344

Material/Labor Cost		\$29,344
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$22,835
General Contractor Mark Up at 20.0%	+	\$4,567
Construction Cost		\$27,402
Professional Fees at 16.0%	+	\$4,384
Total Project Cost		\$31,786

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098ES04	Title:	MEMBRANE ROOF REPLACEMENT
Priority Sequence:	18		
Priority Class:	4		
Category Code:	ES4B	System:	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Energy Conservation	\$400	
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

The single-ply membrane roofing system is not expected to outlast the scope of this analysis. Future budget modeling should include a provision for the replacement of all failing roofing systems. Replace this roof with a similar application.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098ES04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Membrane roof	SF	4,220	\$3.79	\$15,994	\$1.73	\$7,301	\$23,294
Project Totals:				\$15,994		\$7,301	\$23,294

Material/Labor Cost		\$23,294
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$19,851
General Contractor Mark Up at 20.0%	+	\$3,970
Construction Cost		\$23,821
Professional Fees at 16.0%	+	\$3,811
Total Project Cost		\$27,633

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098ES03	Title:	WINDOW REPLACEMENT
Priority Sequence:	19		
Priority Class:	4		
Category Code:	ES5B	System:	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Energy Conservation	\$100	
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The building has single-pane, metal windows that should be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary

Specific Project Details
Facility Condition Analysis
Section Three
 B098 : HARDY BUILDING

Project Cost

Project Number: B098ES03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Typical standard glazing applications	SF	550	\$57.27	\$31,499	\$36.45	\$20,048	\$51,546
Project Totals:				\$31,499		\$20,048	\$51,546

Material/Labor Cost		\$51,546
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$42,003
General Contractor Mark Up at 20.0%	+	\$8,401
Construction Cost		\$50,404
Professional Fees at 16.0%	+	\$8,065
Total Project Cost		\$58,469

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Description

Project Number:	B098EL03	Title:	UPGRADE BUILDING ELECTRICAL SYSTEM
Priority Sequence:	20		
Priority Class:	4		
Category Code:	EL3B	System:	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	B098		
Building Name:	HARDY BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 110, 210, 220, 230	
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The building receives 120/240 volt, two-phase, three-wire power from the local utility company. The main 220 amp GE electrical panel and electrical distribution network have been in service for over forty years. An upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification.

Specific Project Details
Facility Condition Analysis
Section Three
B098 : HARDY BUILDING

Project Cost

Project Number: B098EL03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	4,220	\$4.49	\$18,948	\$6.74	\$28,443	\$47,391
Project Totals:				\$18,948		\$28,443	\$47,391

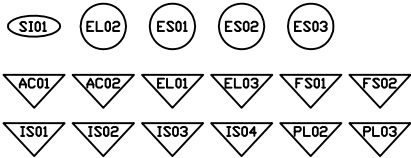
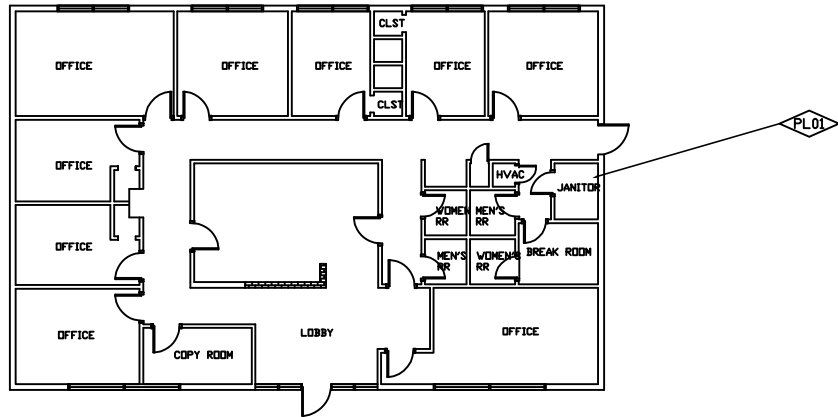
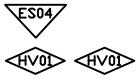
Material/Labor Cost		\$47,391
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$33,672
General Contractor Mark Up at 20.0%	+	\$6,734
Construction Cost		\$40,406
Professional Fees at 16.0%	+	\$6,465
Total Project Cost		\$46,871

FACILITY CONDITION ANALYSIS

SECTION 4

**DRAWINGS
AND PROJECT LOCATIONS**

ROOF









HARDY BUILDING

BLDG NO. B098



FACILITY
CONDITION
ANALYSIS

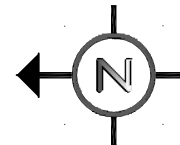
2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

-  PROJECT NUMBER APPLIES TO ONE ROOM ONLY
-  PROJECT NUMBER APPLIES TO ONE ITEM ONLY
-  PROJECT NUMBER APPLIES TO ENTIRE BUILDING
-  PROJECT NUMBER APPLIES TO ENTIRE FLOOR
-  PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS
-  PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 10/30/09
 Drawn by: J.T.V.
 Project No. 09-041

FIRST
FLOOR
PLAN

Sheet No.
1 of 1



FACILITY CONDITION ANALYSIS

SECTION 5

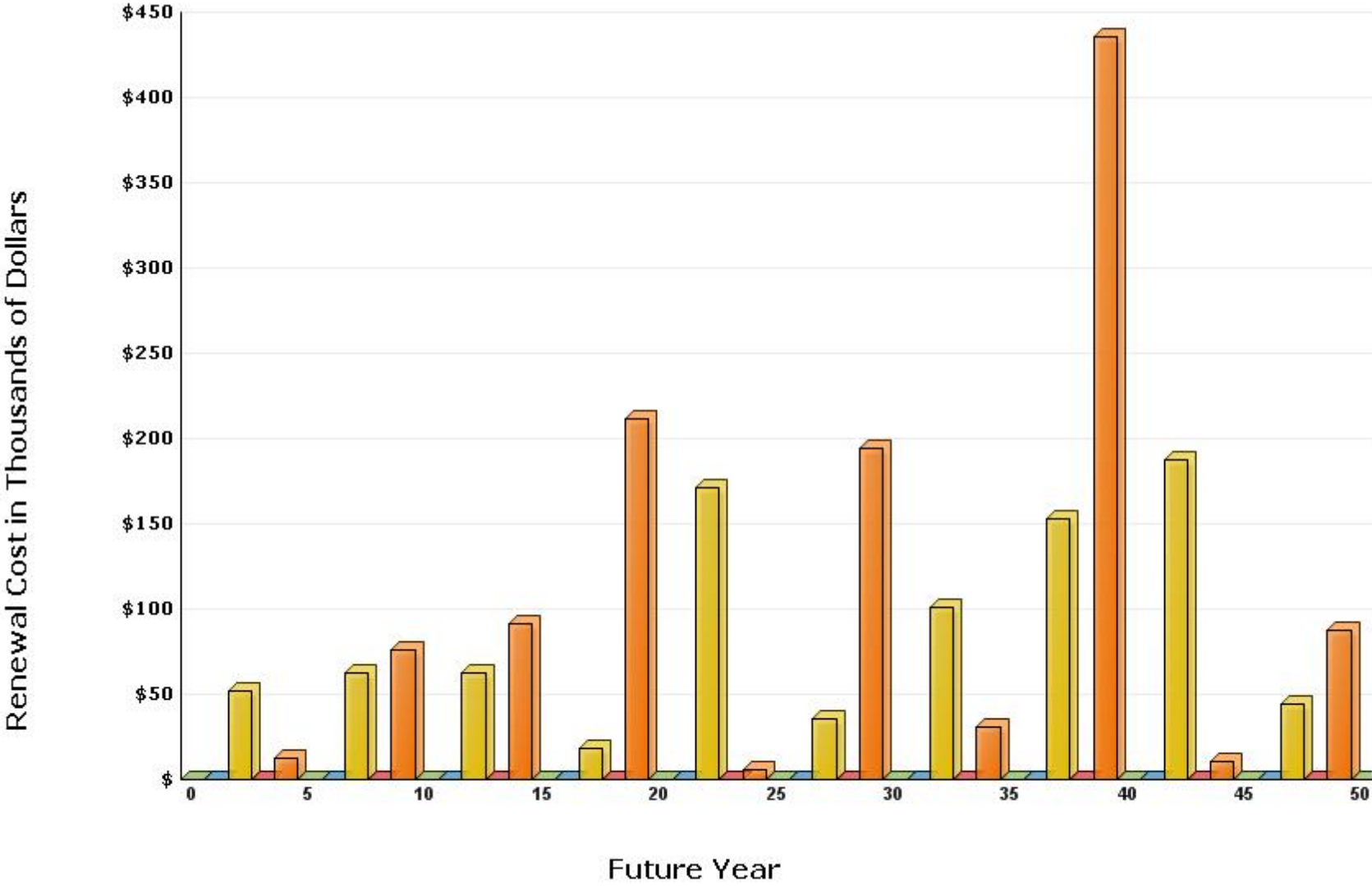
LIFE CYCLE MODEL SUMMARY
AND PROJECTIONS

**Life Cycle Model
Building Component Summary
B098 : HARDY BUILDING**

Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	3,090	SF	\$1.30	.31	\$1,249	1967	10
B2020	STANDARD GLAZING AND CURTAIN WALL	550	SF	\$104.04		\$57,220	1967	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	\$4,311.24		\$8,622	1990	20
B3010	MEMBRANE ROOF	4,220	SF	\$6.41		\$27,037	2000	15
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	20	LEAF	\$1,489.06		\$29,781	1967	35
C1020	INTERIOR DOOR HARDWARE	20	EA	\$423.04		\$8,461	1967	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	13,670	SF	\$0.80		\$10,950	1967	10
C3020	CARPET	3,210	SF	\$8.75		\$28,076	1990	10
C3030	ACOUSTICAL TILE CEILING SYSTEM	3,210	SF	\$4.99		\$16,028	1990	15
D2010	PLUMBING FIXTURES - MEDICAL / CLINIC	4,220	SF	\$5.61		\$23,677	1967	35
D2020	WATER / PROCESS PIPING - MEDICAL / CLINIC	4,220	SF	\$3.99		\$16,833	1967	35
D2020	WATER HEATER (RES., ELEC.)	60	GAL	\$47.95		\$2,877	2002	10
D2030	DRAIN PIPING - MEDICAL / CLINIC	4,220	SF	\$6.06		\$25,583	1967	40
D3030	ROOFTOP HVAC UNIT	10	TON	\$2,415.23		\$24,152	1985	15
D5010	ELECTRICAL SYSTEM - MEDICAL / CLINIC	4,220	SF	\$10.88		\$45,902	1967	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	200	AMP	\$32.96		\$6,593	1967	20
D5020	EXIT SIGNS (BATTERY)	2	EA	\$280.76		\$562	1967	20
D5020	EXTERIOR LIGHT (HID)	2	EA	\$689.58		\$1,379	1990	20
D5020	LIGHTING - MEDICAL / CLINIC	4,220	SF	\$20.54		\$86,679	1967	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	4,220	SF	\$2.61		\$11,034	1980	15
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	1	LOT	\$5,940.22		<u>\$5,940</u>	1967	20
						\$438,634		

Life Cycle Model Expenditure Projections

B098 : HARDY BUILDING



Average Annual Renewal Cost Per SqFt \$4.38

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

**Photo Log - Facility Condition
Analysis**

B098 : HARDY BUILDING

Photo ID No	Description	Location	Date
B098001a	Interior finishes in lobby	First floor	9/2/2009
B098001e	HID exterior fixture	South facade	9/2/2009
B098002a	Interior finishes in conference room	First floor	9/2/2009
B098002e	Timeworn Carrier package unit	Roof	9/2/2009
B098003a	Restroom fixtures	First floor	9/2/2009
B098003e	Outdated fluorescent exit sign	Entrance	9/2/2009
B098004a	Single level drinking fountain	First floor	9/2/2009
B098004e	Outdated combination smoke and heat detector	Corridor	9/2/2009
B098005a	Break room sink	First floor	9/2/2009
B098005e	Outdated opaque strobe and audible annunciator	Lobby	9/2/2009
B098006a	Interior finishes in corridor	First floor	9/2/2009
B098006e	Digital thermostat	Corridor	9/2/2009
B098007a	Interior finishes in corridor	First floor	9/2/2009
B098007e	Electric domestic water heater	Janitor closet	9/2/2009
B098008a	West facade	Exterior elevation	9/2/2009
B098008e	Original GE main 200 amp electrical panel	Janitor closet	9/2/2009
B098009a	West facade	Exterior elevation	9/2/2009
B098010a	West facade	Exterior elevation	9/2/2009
B098011a	North facade	Exterior elevation	9/2/2009
B098012a	East facade	Exterior elevation	9/2/2009
B098013a	South facade	Exterior elevation	9/2/2009
B098014a	Roof detail	Roof	9/2/2009
B098015a	Roof detail	Roof	9/2/2009

Facility Condition Analysis - Photo Log



B098001A.jpg



B098001E.jpg



B098002A.jpg



B098002E.jpg



B098003A.jpg



B098003E.jpg



B098004A.jpg



B098004E.jpg



B098005A.jpg



B098005E.jpg



B098006A.jpg



B098006E.jpg



B098007A.jpg



B098007E.jpg



B098008A.jpg



B098008E.jpg



B098009A.jpg



B098010A.jpg



B098011A.jpg



B098012A.jpg

Facility Condition Analysis - Photo Log



B098013A.jpg



B098014A.jpg



B098015A.jpg