

EAST CAROLINA UNIVERSITY

AUSTIN BUILDING

ASSET CODE: AUST

FACILITY CONDITION ANALYSIS

AUGUST 25, 2010



EAST CAROLINA UNIVERSITY
Facility Condition Analysis

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FACILITY CONDITION ANALYSIS

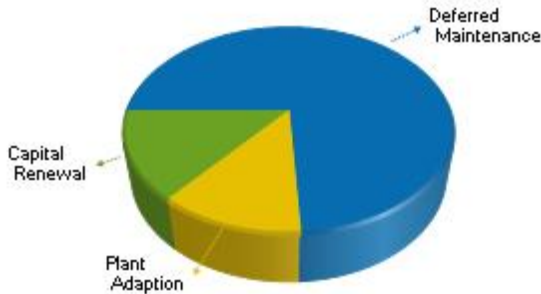
SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - AUSTIN BUILDING

Building Code: AUST
Building Name: AUSTIN BUILDING
Year Built: 1964
Building Use: Classroom / Academic
Square Feet: 63,866

PROJECT COSTS BY CLASSIFICATION

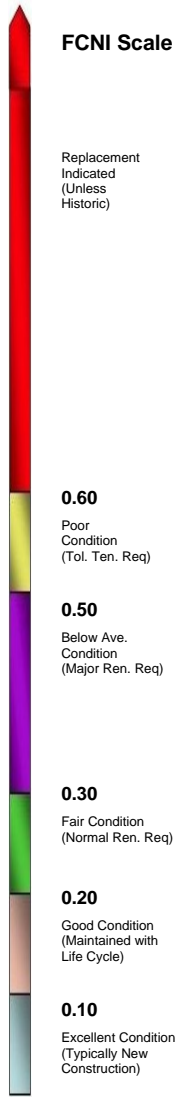


Project Costs by Priority

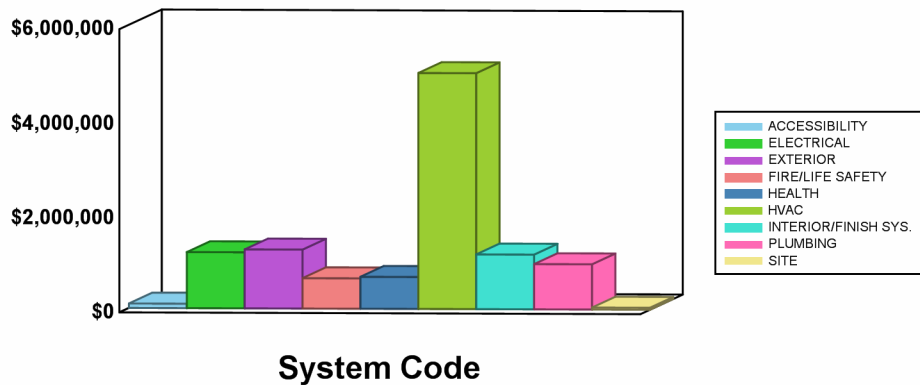
Priority 1: \$6,533
Priority 2: \$549,043
Priority 3: \$9,797,243
Priority 4: \$653,566
Total Project Costs: **\$11,006,385**

Facility Replacement Cost: **\$18,792,349**

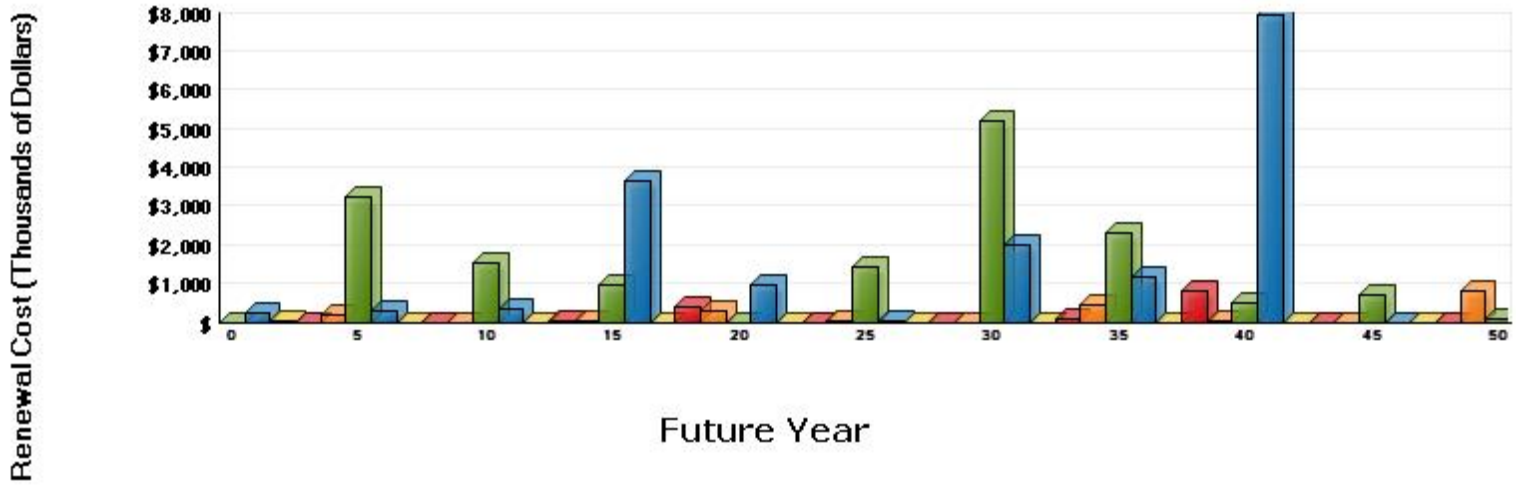
Facility Condition Needs Index (FCNI): 0.59
 (Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt \$5.40

B. ASSET SUMMARY

Built in 1964, the Austin Building is a classroom and office building with three floors and small mechanical basement. The building has a concrete structure on a slab-on-grade foundation and has a concrete vault for the mechanical space. The building exterior is brick, with a modified bitumen roof. A small addition was added on the west wing in the early 2000s to add a single passenger elevator. The Austin Building totals 63,866 square feet and is located at the main campus of East Carolina University in Greenville, North Carolina.

The information in this report was gathered during a site visit that concluded on September 8, 2009.

SITE

Landscaping around the building consists of grassy lawns, ornamental shrubs, and some mature trees. It is in average condition, but should outlast the ten-year scope of this report with routine maintenance. Pedestrian paving systems are in overall poor condition and represent a liability to the owner. New systems, including excavation, grading, base compaction, and paving, are recommended. Vehicular paving systems are shared with other facilities and not included in this report.

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.

The roof over this building is a modified bitumen system. It was reportedly installed in 2005 and should have at least twenty years of life. However, small areas of ponding noticed during the inspection should be remedied by the warranty company, but no replacement should be needed in the next ten years.

The metal windows are recommended for replacement. The new windows should retain the architectural aesthetic of the building and incorporate modern, energy-efficient features, such as thermal panes. Replacement of windowsills and trim may also necessary as part of the overall effort.

Exterior doors are metal-framed glass units at the primary entrances and painted metal at secondary and emergency exits. The doors appear to be in good condition and may have been replaced during the addition. Exterior door replacements should not be needed in the next ten years.

INTERIOR FINISHES / SYSTEMS

Interior floor finishes include carpet, vinyl tile, and ceramic tile. Walls are generally painted plaster or concrete, with ceramic tile in the restrooms. Ceiling finishes include lay-in, acoustical tile and painted

ceilings. Interior finishes vary in age and condition throughout the building. Floor, wall, and ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

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 signage are included in this effort.

Accessible single user restrooms have been created on each floor. The older restroom fixtures and finishes are mostly original to the year of construction. The fixtures are sound but aged and inefficient, and the finishes are outdated. A comprehensive restroom renovation, including new fixtures, finishes, partitions, accessories, and dual level drinking fountains, is recommended.

ACCESSIBILITY

Access to the building is provided by ramp systems on the north and west facades. Both entrances have been equipped with power assisted door openers. Once inside, a single passenger elevator provides wheelchair access to each floor. Accessible single user restrooms have been created on each floor, providing adequate amenities for occupants. Dual level drinking fountains have been installed on the east and west wings as well. The renovation of older restrooms and replacement of older single level drinking fountains are included as part of an interior upgrade. Doors are equipped with a mix of lever hardware and knob hardware, and Braille signage was found throughout the building. Because the doors are beginning to show significant signs of age, they are recommended to be replaced as part of an interior upgrade, which will also include door hardware and newer signage. A few additional accessibility upgrades are warranted to make this classroom building fully compliant with modern regulations.

Building entrances are required to be wheelchair accessible. To comply with the intent of accessibility legislation, it is recommended that ADA compliant, painted metal handrails be installed at all entrances with non-complaint handrails.

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread / riser angle). The finishes on the stairs have deteriorated or are otherwise unsafe. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing and finish upgrades.

HEALTH

Suspected asbestos-containing materials (ACMs) are believed to be present in the facility, including the piping insulation, spray-on fireproofing, and multiple interior finish systems. Future renovation efforts will need to include provisions to test and abate any and all ACM.

FIRE / LIFE SAFETY

Structural fire separations are not maintained according to code requirements for new construction in select areas of this facility. Primarily, data cabling has been routed with little regard for fire-rated separations. Intumescent passive firestopping and some minor structural separation repairs should be accomplished promptly. Also, the recommended interior door upgrade should include properly rated doors.

The facility is served by a modern addressable fire alarm system that was manufactured by Notifier Corporation. The fire alarm panel system is believed to have been installed in 1998. The system utilizes pull stations, heat detectors, smoke detectors, and duct smoke detectors for activation, while audible / visible strobes are present for notification. The fire alarm system is in good condition and provides adequate coverage. However, an upgrade should be considered in the next ten years. Design and install the system in accordance with current NFPA and ADA requirements.

This facility has manual chemical-type fire extinguishers and standpipe cabinets for fire suppression. It is recommended by the NFPA that buildings contain fire sprinkler systems. Light hazard, wet-pipe fire suppression, including piping, sprinkler heads (as required by code), and pipe bracing, should be installed throughout this structure. Install flow switches and sensors that interface with the current and recommended fire alarm system. This sprinkler installation will reduce overall liability and risk of loss.

The path of egress is marked with LED exit signs that provide adequate coverage. The units contain backup batteries in the event of a power failure. The exit signs appear to be in good condition, with no recommendations for the extent of this report.

Emergency lighting consists of individual twin beam, battery backup light fixtures located in corridors. The units appear to be in good condition and provide adequate coverage. No emergency lighting recommendations are warranted for the extent of this report.

HVAC

The facility is connected to the campus steam and chilled water loops. Steam is supplied to a heat exchanger in the main mechanical room that produces heating hot water. The hot water and chilled water are then circulated throughout the building by pumps to the associated HVAC equipment for heating or cooling. The heat exchangers and pumps appear to be nearing the end of their intended life cycle.

This facility is served by a forced-air HVAC system with original multizone air handling units manufactured by Carrier. The air handling units have hot water heating coils and chilled water cooling coils that have been replaced. The equipment supplies tempered air to the common and circulation areas. Fan coil units support the HVAC system by serving functional spaces. These units were installed in the last ten years. The controls for this system are a hybrid configuration of pneumatic temperature controls and direct digital utility modulation and monitoring. The direct digital controls were manufactured by Johnson Controls.

The components of the HVAC system have aged beyond their statistical life cycles. The system is inefficient compared to modern standards, with airflow issues due to the second floor air handler pulling air from two floors while serving only one floor. It is recommended that the existing HVAC system be renovated.

Supplemental HVAC is provided by split systems that serve the basement. They are controlled with electronic thermostats and appeared not to be in service during the inspection. In conjunction with the proposed HVAC system upgrade, it is recommended that these systems be removed and that the areas they serve be included on the central HVAC system.

Information technology network facilities in this building are served by computer room air conditioning units that incorporate DX cooling. These air conditioning systems are new and in good condition. With proper maintenance, they will serve beyond the outlook of this report.

ELECTRICAL

Power is fed to the facility through two oil-filled transformers located on-site. These units supply power at 480/277 volts for distribution through two main switchboards in the basement. One switchboard was manufactured by Square D and appears to be in good condition, with an installation date of 2002. The unit provides an electrical service of 800 amps. The second switchboard was installed when the facility was constructed. The unit was manufactured by General Electric and has an electrical service of 800 amps. The switchboard is aging and recommended for replacement.

The secondary electrical system consists of panelboards and dry-type transformers. Power is fed at a rate of 480/277 volts to mechanical and lighting loads. Additional power is fed to the dry-type transformers, which step voltage down to 120/208 volts for distribution to general purpose loads. The secondary electrical system was manufactured by General Electric and is original. The system is mostly showing signs of age, with some new panelboards present from renovation work. Overall, the secondary electrical system has served past its intended life cycle and should be replaced.

Interior lighting consists of lay-in and surface-mounted, T8 and T12 fluorescent fixtures, with some ceiling-mounted compact fluorescent lamps. Updates to the interior lighting have taken place over the last five years, but aged lighting is still present in approximately 40 percent of the building and should be replaced. Install occupancy sensors in the appropriate areas as needed to conserve energy.

The exterior areas adjacent to the building are illuminated by compact fluorescent fixtures that are aged and weathered. It is recommended that they be replaced within the scope of this analysis. Install new, energy-efficient fixtures, and place them on photocell activation.

Emergency power is provided by battery backup devices that serve life safety needs in the facility. It is recommended that an appropriately sized diesel emergency generator be installed. The work includes the installation of a diesel generator set, fuel tank, battery, charger, exhaust, and automatic transfer switches.

PLUMBING

The main incoming domestic water enters the facility at the north exterior. Backflow preventers sized at 2 inches each protect the water supply. Copper piping is utilized to distribute water throughout the facility. The system appears to mostly be original. It is recommended that the original or aged domestic water piping be replaced.

The drain piping network is cast-iron and contains bell-and-spigot and no-hub connections. The piping network appears to be a combination of new and aged piping, and repairs have taken place, indicating that the older piping is starting to fail. Remove the existing sanitary and storm drain piping. Install new cast-iron drain piping networks with copper run-outs to all fixtures. Also install new floor drains, roof drains, and traps as needed.

The plumbing fixtures are ceramic and stainless steel and utilize hands-free flush valves. Some fixtures have been updated and are in good condition. The remaining older fixtures should be replaced as part of a recommended general restroom renovation.

Domestic hot water is produced by an electric water heater with a capacity of 120 gallons. The equipment was manufactured by A.O. Smith and was installed in 1997. The unit should continue to provide adequate service to the facility. No project is recommended.

VERTICAL TRANSPORTATION

The University commissioned an outside contractor to perform an elevator condition study in 2009. The aforementioned study did not identify any deficiencies requiring capital funding.

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 8, 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	SYSTEM DESCRIPTION
AC1A - AC4B	ACCESSIBILITY
EL1A - EL8A	ELECTRICAL
ES1A - ES6E	EXTERIOR STRUCTURE
FS1A - FS6A	FIRE / LIFE SAFETY
HE1A - HE7A	HEALTH
HV1A - HV8B	HVAC
IS1A - IS6D	INTERIOR FINISHES / SYSTEMS
PL1A - PL5A	PLUMBING
SI1A - SI4A	SITE
SS1A - SS7A	SECURITY SYSTEMS
VT1A - VT7A	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
 AUST : AUSTIN BUILDING**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	0	0	94,536	94,536
EL	ELECTRICAL	0	87,361	1,100,113	0	1,187,474
ES	EXTERIOR	0	0	1,249,499	0	1,249,499
FS	FIRE/LIFE SAFETY	6,533	461,682	176,656	0	644,871
HE	HEALTH	0	0	678,070	0	678,070
HV	HVAC	0	0	5,000,000	0	5,000,000
IS	INTERIOR/FINISH SYS.	0	0	982,394	178,386	1,160,780
PL	PLUMBING	0	0	579,127	380,644	959,771
SI	SITE	0	0	31,384	0	31,384
	TOTALS	6,533	549,043	9,797,243	653,566	11,006,385

Facility Replacement Cost	\$18,792,349
Facility Condition Needs Index	0.59

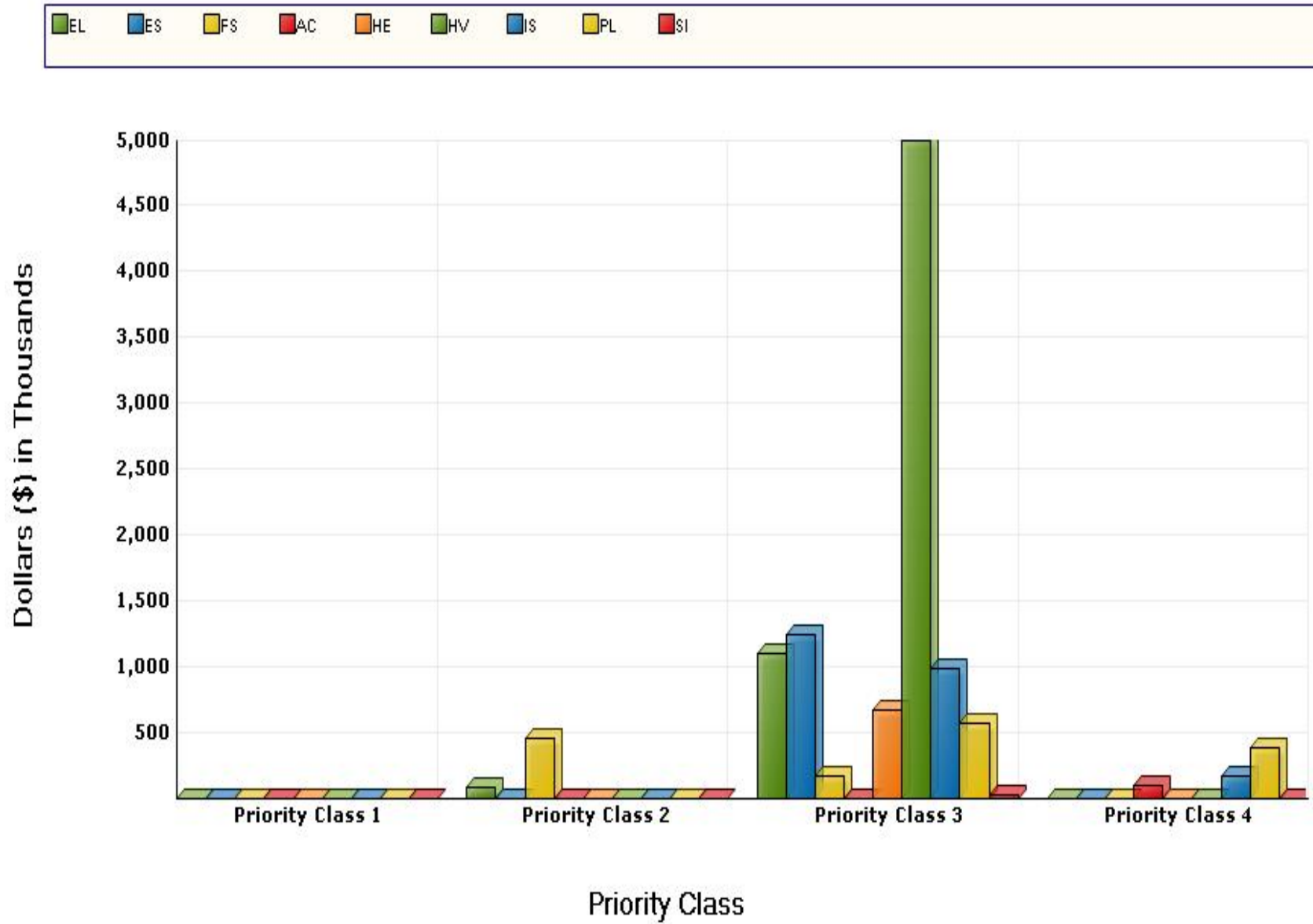
Gross Square Feet	63,866
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Total Cost Per Square Foot	\$172.34
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FACILITY CONDITION ANALYSIS

System Code by Priority Class

AUST : AUSTIN BUILDING



**Detailed Project Totals
 Facility Condition Analysis
 System Code by Project Class
 AUST : AUSTIN BUILDING**

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	94,536	94,536
EL	ELECTRICAL	0	1,100,113	87,361	1,187,474
ES	EXTERIOR	40,235	1,209,264	0	1,249,499
FS	FIRE/LIFE SAFETY	176,656	0	468,215	644,871
HE	HEALTH	0	0	678,070	678,070
HV	HVAC	0	5,000,000	0	5,000,000
IS	INTERIOR/FINISH SYS.	935,589	225,191	0	1,160,780
PL	PLUMBING	380,644	579,127	0	959,771
SI	SITE	0	31,384	0	31,384
	TOTALS	1,533,124	8,145,079	1,328,182	11,006,385

Facility Replacement Cost	\$18,792,349
Facility Condition Needs Index	0.59

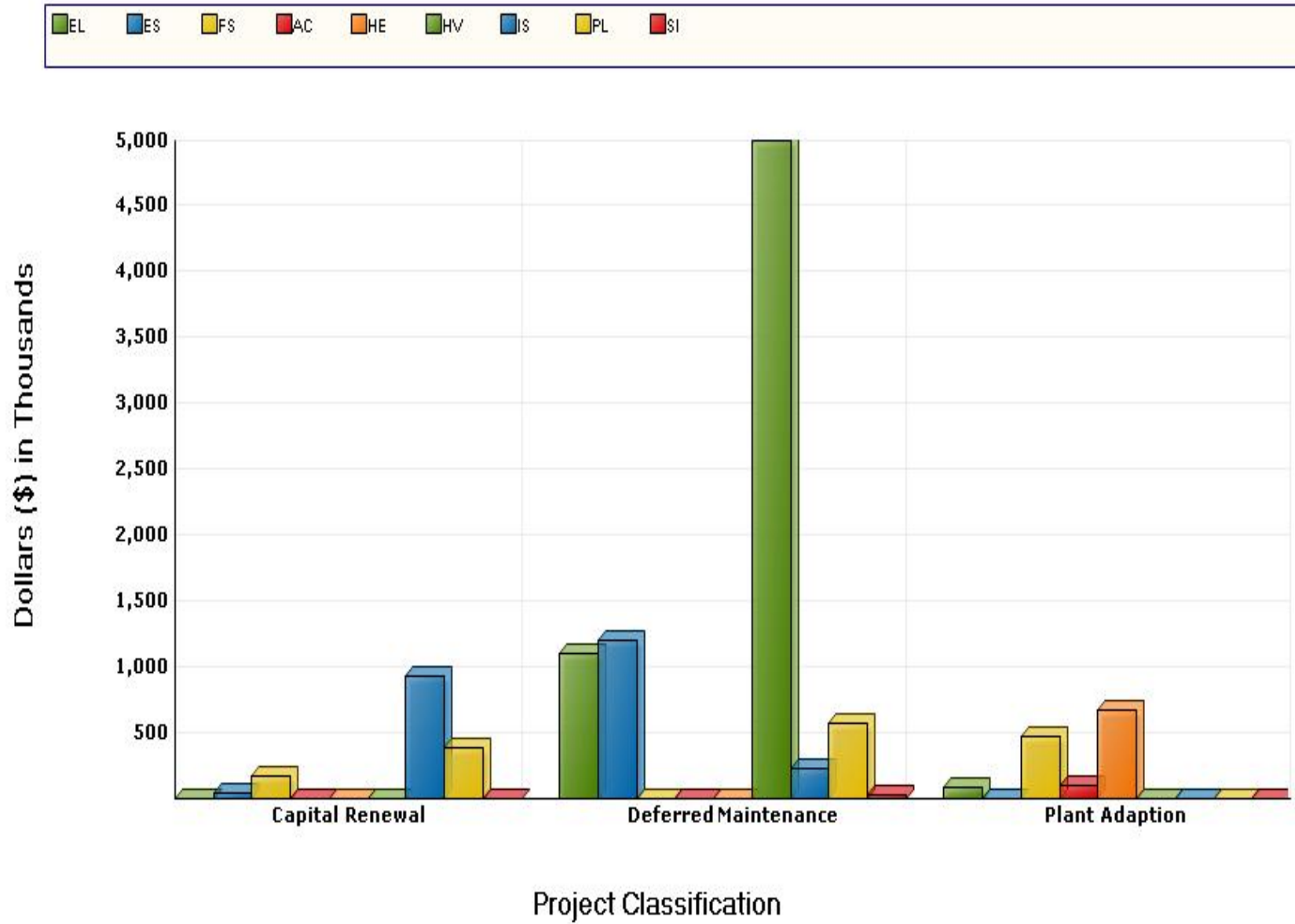
Gross Square Feet	63,866
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Total Cost Per Square Foot	\$172.34
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FACILITY CONDITION ANALYSIS

System Code by Project Class

AUST : AUSTIN BUILDING



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
AUST : AUSTIN BUILDING

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	974,094	559,030	1,533,124
Deferred Maintenance	0	0	8,145,079	0	8,145,079
Plant Adaption	6,533	549,043	678,070	94,536	1,328,182
TOTALS	6,533	549,043	9,797,243	653,566	11,006,385

Facility Replacement Cost	\$18,792,349
Facility Condition Needs Index	0.59

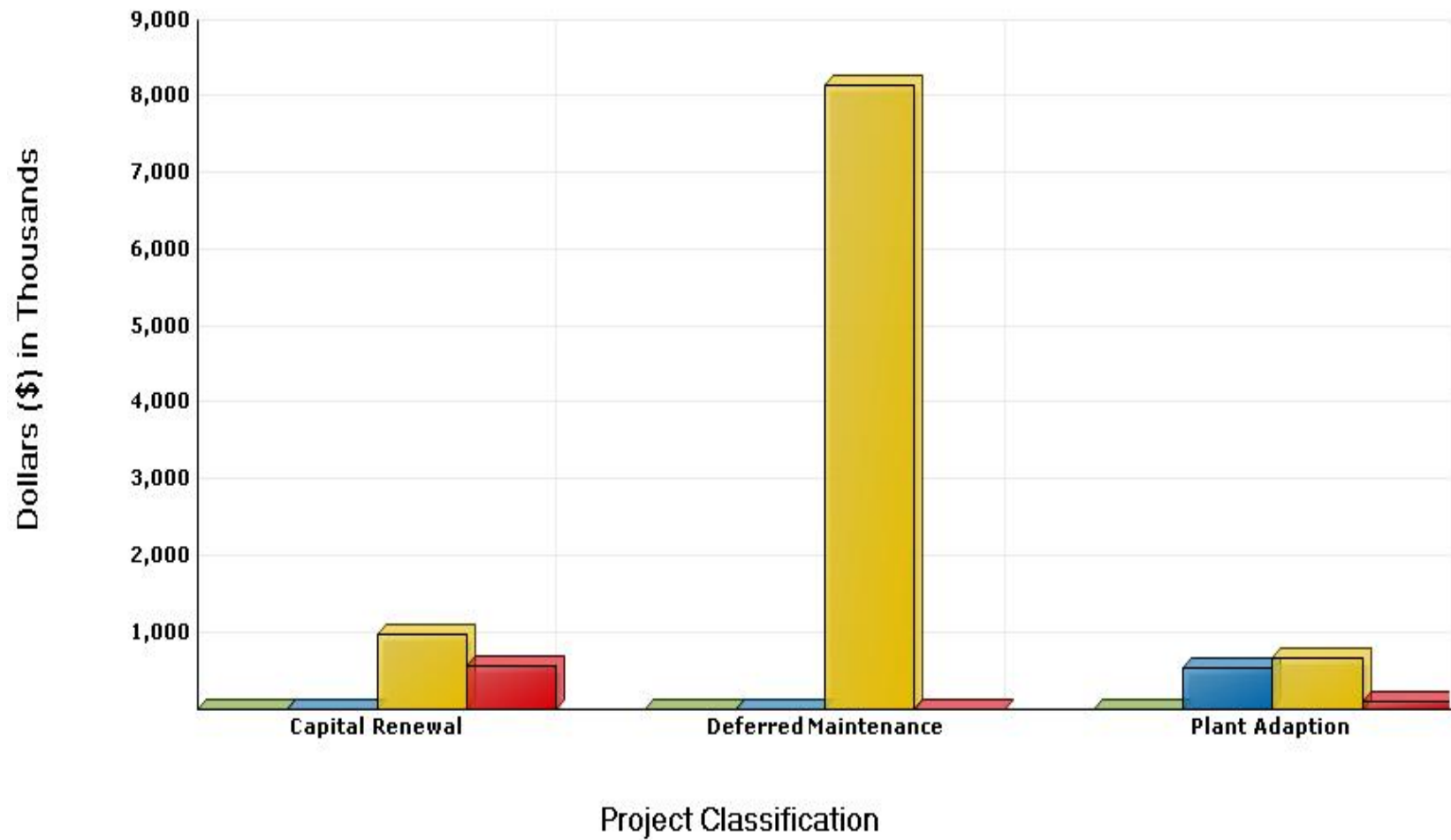
Gross Square Feet	63,866
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Total Cost Per Square Foot	\$172.34
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FACILITY CONDITION ANALYSIS

Project Class by Priority Class

AUST : AUSTIN BUILDING



Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
AUST : AUSTIN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5C	AUSTFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	5,632	901	6,533
Totals for Priority Class 1					5,632	901	6,533
FS3A	AUSTFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	398,001	63,680	461,682
EL5A	AUSTEL01	2	3	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	75,311	12,050	87,361
Totals for Priority Class 2					473,313	75,730	549,043
FS2A	AUSTFS01	3	4	FIRE ALARM SYSTEM REPLACEMENT	152,290	24,366	176,656
HE6F	AUSTHE01	3	5	INTERIOR ASBESTOS ABATEMENT	584,543	93,527	678,070
ES5B	AUSTES02	3	6	WINDOW REPLACEMENT	1,042,469	166,795	1,209,264
ES2B	AUSTES01	3	7	RESTORE BRICK VENEER	34,686	5,550	40,235
HV3A	AUSTHV01	3	8	HVAC SYSTEM REPLACEMENT	5,000,000	0	5,000,000
EL2A	AUSTEL02	3	9	REPLACE ELECTRICAL SWITCHGEAR DEVICE	26,492	4,239	30,731
EL3B	AUSTEL04	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	774,663	123,946	898,610
EL4B	AUSTEL03	3	11	INTERIOR LIGHTING UPGRADE	145,250	23,240	168,490
EL4A	AUSTEL05	3	12	EXTERIOR LIGHTING UPGRADE	1,968	315	2,283
IS6D	AUSTIS05	3	13	RESTROOM RENOVATION	194,131	31,061	225,191
IS1A	AUSTIS01	3	14	REFINISH FLOORING	307,092	49,135	356,227
IS2B	AUSTIS02	3	15	REFINISH WALLS	61,544	9,847	71,391
IS4A	AUSTIS04	3	16	REPLACE INTERIOR DOORS	284,125	45,460	329,585
PL2A	AUSTPL03	3	17	DRAIN PIPING REPLACEMENT	499,248	79,880	579,127
SI4A	AUSTSI01	3	18	SITE PAVING UPGRADES	27,055	4,329	31,384
Totals for Priority Class 3					9,135,555	661,689	9,797,243
AC2A	AUSTAC01	4	19	BUILDING ENTRY ACCESSIBILITY UPGRADES	15,658	2,505	18,163
AC3B	AUSTAC02	4	20	STAIR SAFETY UPGRADES	65,839	10,534	76,373
IS3B	AUSTIS03	4	21	REFINISH CEILINGS	153,781	24,605	178,386
PL1A	AUSTPL02	4	22	WATER SUPPLY PIPING REPLACEMENT	328,141	52,503	380,644
Totals for Priority Class 4					563,419	90,147	653,566
Grand Total:					10,177,918	828,467	11,006,385

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 AUST : AUSTIN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5C	AUSTFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	5,632	901	6,533
Totals for Priority Class 1					5,632	901	6,533
EL5A	AUSTEL01	2	3	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	75,311	12,050	87,361
Totals for Priority Class 2					75,311	12,050	87,361
EL2A	AUSTEL02	3	9	REPLACE ELECTRICAL SWITCHGEAR DEVICE	26,492	4,239	30,731
EL4A	AUSTEL05	3	12	EXTERIOR LIGHTING UPGRADE	1,968	315	2,283
ES2B	AUSTES01	3	7	RESTORE BRICK VENEER	34,686	5,550	40,235
IS2B	AUSTIS02	3	15	REFINISH WALLS	61,544	9,847	71,391
SI4A	AUSTSI01	3	18	SITE PAVING UPGRADES	27,055	4,329	31,384
Totals for Priority Class 3					151,745	24,279	176,024
AC2A	AUSTAC01	4	19	BUILDING ENTRY ACCESSIBILITY UPGRADES	15,658	2,505	18,163
AC3B	AUSTAC02	4	20	STAIR SAFETY UPGRADES	65,839	10,534	76,373
Totals for Priority Class 4					81,497	13,040	94,536
Grand Totals for Projects < 100,000					314,185	50,270	364,454

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 AUST : AUSTIN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	AUSTFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	398,001	63,680	461,682
Totals for Priority Class 2					398,001	63,680	461,682
FS2A	AUSTFS01	3	4	FIRE ALARM SYSTEM REPLACEMENT	152,290	24,366	176,656
EL4B	AUSTEL03	3	11	INTERIOR LIGHTING UPGRADE	145,250	23,240	168,490
IS1A	AUSTIS01	3	14	REFINISH FLOORING	307,092	49,135	356,227
IS4A	AUSTIS04	3	16	REPLACE INTERIOR DOORS	284,125	45,460	329,585
IS6D	AUSTIS05	3	13	RESTROOM RENOVATION	194,131	31,061	225,191
Totals for Priority Class 3					1,082,887	173,262	1,256,149
PL1A	AUSTPL02	4	22	WATER SUPPLY PIPING REPLACEMENT	328,141	52,503	380,644
IS3B	AUSTIS03	4	21	REFINISH CEILINGS	153,781	24,605	178,386
Totals for Priority Class 4					481,922	77,108	559,030
Grand Totals for Projects >= 100,000 and < 500,000					1,962,811	314,050	2,276,861

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 AUST : AUSTIN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
HV3A	AUSTHV01	3	8	HVAC SYSTEM REPLACEMENT	5,000,000	0	5,000,000
EL3B	AUSTEL04	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	774,663	123,946	898,610
PL2A	AUSTPL03	3	17	DRAIN PIPING REPLACEMENT	499,248	79,880	579,127
ES5B	AUSTES02	3	6	WINDOW REPLACEMENT	1,042,469	166,795	1,209,264
HE6F	AUSTHE01	3	5	INTERIOR ASBESTOS ABATEMENT	584,543	93,527	678,070
Totals for Priority Class 3					7,900,923	464,148	8,365,070
Grand Totals for Projects >= 500,000					7,900,923	464,148	8,365,070
Grand Totals For All Projects:					10,177,918	828,467	11,006,385

Detailed Project Summary
Facility Condition Analysis
Project Classification
AUST : AUSTIN BUILDING

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
FS2A	AUSTFS01	4	Capital Renewal	3	FIRE ALARM SYSTEM REPLACEMENT	176,656
ES2B	AUSTES01	7	Capital Renewal	3	RESTORE BRICK VENEER	40,235
IS1A	AUSTIS01	14	Capital Renewal	3	REFINISH FLOORING	356,227
IS2B	AUSTIS02	15	Capital Renewal	3	REFINISH WALLS	71,391
IS4A	AUSTIS04	16	Capital Renewal	3	REPLACE INTERIOR DOORS	329,585
IS3B	AUSTIS03	21	Capital Renewal	4	REFINISH CEILINGS	178,386
PL1A	AUSTPL02	22	Capital Renewal	4	WATER SUPPLY PIPING REPLACEMENT	380,644
Totals for Capital Renewal						1,533,124
ES5B	AUSTES02	6	Deferred Maintenance	3	WINDOW REPLACEMENT	1,209,264
HV3A	AUSTHV01	8	Deferred Maintenance	3	HVAC SYSTEM REPLACEMENT	5,000,000
EL2A	AUSTEL02	9	Deferred Maintenance	3	REPLACE ELECTRICAL SWITCHGEAR DEVICE	30,731
EL3B	AUSTEL04	10	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	898,610
EL4B	AUSTEL03	11	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	168,490
EL4A	AUSTEL05	12	Deferred Maintenance	3	EXTERIOR LIGHTING UPGRADE	2,283
IS6D	AUSTIS05	13	Deferred Maintenance	3	RESTROOM RENOVATION	225,191
PL2A	AUSTPL03	17	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	579,127
SI4A	AUSTSI01	18	Deferred Maintenance	3	SITE PAVING UPGRADES	31,384
Totals for Deferred Maintenance						8,145,079
FS5C	AUSTFS03	1	Plant Adaption	1	ELIMINATE FIRE RATING COMPROMISES	6,533
FS3A	AUSTFS02	2	Plant Adaption	2	FIRE SPRINKLER SYSTEM INSTALLATION	461,682
EL5A	AUSTEL01	3	Plant Adaption	2	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	87,361
HE6F	AUSTHE01	5	Plant Adaption	3	INTERIOR ASBESTOS ABATEMENT	678,070
AC2A	AUSTAC01	19	Plant Adaption	4	BUILDING ENTRY ACCESSIBILITY UPGRADES	18,163
AC3B	AUSTAC02	20	Plant Adaption	4	STAIR SAFETY UPGRADES	76,373
Totals for Plant Adaption						1,328,182
Grand Total:						11,006,385

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
 AUST : AUSTIN BUILDING

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES5B	AUSTES02	3	6	WINDOW REPLACEMENT	1,209,264	2,400	503.86
HV3A	AUSTHV01	3	8	HVAC SYSTEM REPLACEMENT	5,000,000	36,160	138.27
EL4B	AUSTEL03	3	11	INTERIOR LIGHTING UPGRADE	168,490	7,820	21.55
Totals for Priority Class 3					6,377,754	46,380	137.51
Grand Total:					6,377,754	46,380	137.51

Detailed Project Summary
Facility Condition Analysis
Category/System Code
AUST : AUSTIN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	AUSTAC01	4	19	BUILDING ENTRY ACCESSIBILITY UPGRADES	15,658	2,505	18,163
AC3B	AUSTAC02	4	20	STAIR SAFETY UPGRADES	65,839	10,534	76,373
Totals for System Code: ACCESSIBILITY					81,497	13,040	94,536
EL5A	AUSTEL01	2	3	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	75,311	12,050	87,361
EL2A	AUSTEL02	3	9	REPLACE ELECTRICAL SWITCHGEAR DEVICE	26,492	4,239	30,731
EL3B	AUSTEL04	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	774,663	123,946	898,610
EL4B	AUSTEL03	3	11	INTERIOR LIGHTING UPGRADE	145,250	23,240	168,490
EL4A	AUSTEL05	3	12	EXTERIOR LIGHTING UPGRADE	1,968	315	2,283
Totals for System Code: ELECTRICAL					1,023,685	163,790	1,187,474
ES5B	AUSTES02	3	6	WINDOW REPLACEMENT	1,042,469	166,795	1,209,264
ES2B	AUSTES01	3	7	RESTORE BRICK VENEER	34,686	5,550	40,235
Totals for System Code: EXTERIOR					1,077,155	172,345	1,249,499
FS5C	AUSTFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	5,632	901	6,533
FS3A	AUSTFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	398,001	63,680	461,682
FS2A	AUSTFS01	3	4	FIRE ALARM SYSTEM REPLACEMENT	152,290	24,366	176,656
Totals for System Code: FIRE/LIFE SAFETY					555,923	88,948	644,871
HE6F	AUSTHE01	3	5	INTERIOR ASBESTOS ABATEMENT	584,543	93,527	678,070
Totals for System Code: HEALTH					584,543	93,527	678,070
HV3A	AUSTHV01	3	8	HVAC SYSTEM REPLACEMENT	5,000,000	0	5,000,000
Totals for System Code: HVAC					5,000,000		5,000,000
IS6D	AUSTIS05	3	13	RESTROOM RENOVATION	194,131	31,061	225,191
IS1A	AUSTIS01	3	14	REFINISH FLOORING	307,092	49,135	356,227
IS2B	AUSTIS02	3	15	REFINISH WALLS	61,544	9,847	71,391
IS4A	AUSTIS04	3	16	REPLACE INTERIOR DOORS	284,125	45,460	329,585
IS3B	AUSTIS03	4	21	REFINISH CEILINGS	153,781	24,605	178,386
Totals for System Code: INTERIOR/FINISH SYS.					1,000,673	160,108	1,160,780
PL2A	AUSTPL03	3	17	DRAIN PIPING REPLACEMENT	499,248	79,880	579,127
PL1A	AUSTPL02	4	22	WATER SUPPLY PIPING REPLACEMENT	328,141	52,503	380,644
Totals for System Code: PLUMBING					827,389	132,382	959,771
SI4A	AUSTSI01	3	18	SITE PAVING UPGRADES	27,055	4,329	31,384
Totals for System Code: SITE					27,055	4,329	31,384

Detailed Project Summary
Facility Condition Analysis
Category/System Code
AUST : AUSTIN BUILDING

Grand Total:	10,177,918	828,467	11,006,385
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FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTFS03	Title:	ELIMINATE FIRE RATING COMPROMISES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5C	System:	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	SEPARATION RATING
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	711.3	
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Structural fire separations are not maintained according to code requirements for new construction in select areas of this facility. Primarily, data cabling has been routed with little regard for fire-rated separations. Intumescent passive firestopping and some minor structural separation repairs should be accomplished promptly.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTFS03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Minor passive firestopping efforts	SF	63,870	\$0.03	\$1,916	\$0.08	\$5,110	\$7,026
Project Totals:				\$1,916		\$5,110	\$7,026

Material/Labor Cost		\$7,026
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$4,551
General Contractor Mark Up at 20.0%	+	\$910
Inflation	+	\$171
Construction Cost		\$5,632
Professional Fees at 16.0%	+	\$901
Total Project Cost		\$6,533

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTFS02	Title:	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS3A	System:	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	1, 13, 13R, 101	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Install an automatic fire sprinkler system in unprotected areas throughout the facility. This includes piping, valves, sprinkler heads, and piping supports. Install flow switches and sensors to interface with the fire alarm system.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTFS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	63,866	\$3.08	\$196,707	\$3.77	\$240,775	\$437,482
Project Totals:				\$196,707		\$240,775	\$437,482

Material/Labor Cost		\$437,482
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$321,602
General Contractor Mark Up at 20.0%	+	\$64,320
Inflation	+	\$12,079
Construction Cost		\$398,001
Professional Fees at 16.0%	+	\$63,680
Total Project Cost		\$461,682

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTEL01	Title:	INSTALL EMERGENCY GENERATOR AND POWER NETWORK
Priority Sequence:	3		
Priority Class:	2		
Category Code:	EL5A	System:	ELECTRICAL
		Component:	EMERGENCY POWER SYSTEM
		Element:	GENERATION/DISTRIBUTION
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 700, 701, 702	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

The installation of an appropriately sized emergency natural gas-fired generator, associated automatic transfer switches (ATS), and an emergency distribution network is recommended in order to provide emergency power for the life safety and specific non-essential loads. Loads considered as life safety include egress lighting, exit signs, elevators, and fire alarm systems. Non-essential loads include HVAC equipment, refrigeration equipment, computer equipment, etc.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTEL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Generator, battery, charger, exhaust, transfer switches, all connections	KW	80	\$390	\$31,200	\$133	\$10,640	\$41,840
Emergency power network, to include power panels, raceways, all connections, and terminations	SF	63,866	\$0.22	\$14,051	\$0.30	\$19,160	\$33,210
Project Totals:				\$45,251		\$29,800	\$75,050

Material/Labor Cost		\$75,050
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$60,855
General Contractor Mark Up at 20.0%	+	\$12,171
Inflation	+	\$2,286
Construction Cost		\$75,311
Professional Fees at 16.0%	+	\$12,050
Total Project Cost		\$87,361

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTFS01	Title:	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	4		
Priority Class:	3		
Category Code:	FS2A	System:	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
	NFPA	1, 101	
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTFS01

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	63,866	\$1.46	\$93,244	\$0.89	\$56,841	\$150,085
Project Totals:				\$93,244		\$56,841	\$150,085

Material/Labor Cost		\$150,085
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$123,056
General Contractor Mark Up at 20.0%	+	\$24,611
Inflation	+	\$4,622
Construction Cost		\$152,290
Professional Fees at 16.0%	+	\$24,366
Total Project Cost		\$176,656

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTHE01	Title:	INTERIOR ASBESTOS ABATEMENT
Priority Sequence:	5		
Priority Class:	3		
Category Code:	HE6F	System:	HEALTH
		Component:	HAZARDOUS MATERIAL
		Element:	OTHER
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	EPA	40 CFR 61.M, 763	
	OSHA	29 CFR 1910.1001, 1926.1101	
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Suspected asbestos-containing materials (ACM) are believed to be present in the facility, including the piping insulation, spray-on fireproofing, and multiple interior finish systems. Future renovation efforts will need to include provisions to test and abate any and all ACM.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTHE01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Extensive asbestos remediation, including above-ceiling fireproofing, floor and wall mastic, and utility insulation	SF	31,930	\$8.75	\$279,388	\$11.66	\$372,304	\$651,691
Project Totals:				\$279,388		\$372,304	\$651,691

Material/Labor Cost		\$651,691
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$472,335
General Contractor Mark Up at 20.0%	+	\$94,467
Inflation	+	\$17,741
Construction Cost		\$584,543
Professional Fees at 16.0%	+	\$93,527
Total Project Cost		\$678,070

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTES02	Title:	WINDOW REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	ES5B	System:	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Energy Conservation	\$2,400	
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The metal windows are recommended for replacement. The new windows should retain the architectural aesthetic of the building and incorporate modern, energy-efficient features, such as thermal panes. Replacement of windowsills and trim may also necessary as part of the overall effort.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTES02

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	11,030	\$57.27	\$631,688	\$36.45	\$402,044	\$1,033,732
Project Totals:				\$631,688		\$402,044	\$1,033,732

Material/Labor Cost		\$1,033,732
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$842,358</u>
General Contractor Mark Up at 20.0%	+	\$168,472
Inflation	+	<u>\$31,639</u>
Construction Cost		\$1,042,469
Professional Fees at 16.0%	+	<u>\$166,795</u>
Total Project Cost		<u>\$1,209,264</u>

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTES01	Title:	RESTORE BRICK VENEER
Priority Sequence:	7		
Priority Class:	3		
Category Code:	ES2B	System:	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTES01

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	20,480	\$0.11	\$2,253	\$0.22	\$4,506	\$6,758
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	2,048	\$2.45	\$5,018	\$4.99	\$10,220	\$15,237
Applied finish or sealant	SF	20,480	\$0.22	\$4,506	\$0.82	\$16,794	\$21,299
Project Totals:				\$11,776		\$31,519	\$43,295

Material/Labor Cost		\$43,295
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$28,028
General Contractor Mark Up at 20.0%	+	\$5,606
Inflation	+	\$1,053
Construction Cost		\$34,686
Professional Fees at 16.0%	+	\$5,550
Total Project Cost		\$40,235

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTHV01	Title:	HVAC SYSTEM REPLACEMENT
Priority Sequence:	8		
Priority Class:	3		
Category Code:	HV3A	System:	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Energy Conservation	\$36,160	
Code Application:	ASHRAE	62-2004	
Project Class:	Deferred Maintenance		
Project Date:	8/25/2010		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B, R		

Project Description

A complete redesign and replacement of the HVAC system is recommended. Demolish and dispose of existing equipment. Install a new modern HVAC system with a VAV air distribution type system with direct digital controls.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTHV01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
VAV air distribution type system with DDCs (client provided pricing)	LOT	1	\$2,000,000	\$2,000,000	\$3,000,000	\$3,000,000	\$5,000,000
Project Totals:				\$2,000,000		\$3,000,000	\$5,000,000

Material/Labor Cost	\$5,000,000
Material Index	100.7%
Labor Index	51.3%
Material/Labor Indexed Cost	\$5,000,000
No GCM Required	
Construction Cost	\$5,000,000
No Professional Fees Required	
Total Project Cost	\$5,000,000

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTEL02	Title:	REPLACE ELECTRICAL SWITCHGEAR DEVICE
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL2A	System:	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Article 230	
Project Class:	Deferred Maintenance		
Project Date:	10/5/2009		
Project Location:	Item Only: Floor(s) B		

Project Description

The 277/480 volt switchgear is recommended for replacement. The existing aged circuit breakers could serve as fire hazards should they fail to interrupt a circuit in an overload or short circuit condition. The switchgear should be replaced in its entirety. New switchgear components should include a ground fault main circuit breaker, digital metering for remote control / monitoring, and transient surge protection.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTEL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
277/480 V switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	800	\$18.62	\$14,896	\$15.61	\$12,488	\$27,384
Project Totals:				\$14,896		\$12,488	\$27,384

Material/Labor Cost		\$27,384
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$21,407
General Contractor Mark Up at 20.0%	+	\$4,281
Inflation	+	\$804
Construction Cost		\$26,492
Professional Fees at 16.0%	+	\$4,239
Total Project Cost		\$30,731

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTEL04	Title:	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	10		
Priority Class:	3		
Category Code:	EL3B	System:	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 110, 210, 220, 230	
Project Class:	Deferred Maintenance		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTEL04

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	63,866	\$5.52	\$352,540	\$8.27	\$528,172	\$880,712
Project Totals:				\$352,540		\$528,172	\$880,712

Material/Labor Cost		\$880,712
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$625,960
General Contractor Mark Up at 20.0%	+	\$125,192
Inflation	+	\$23,511
Construction Cost		\$774,663
Professional Fees at 16.0%	+	\$123,946
Total Project Cost		\$898,610

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTEL03	Title:	INTERIOR LIGHTING UPGRADE
Priority Sequence:	11		
Priority Class:	3		
Category Code:	EL4B	System:	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Energy Conservation	\$7,820	
Code Application:	NEC	Articles 210, 410	
Project Class:	Deferred Maintenance		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Interior lighting consists of lay-in and surface-mounted, T8 and T12 fluorescent fixtures, with some ceiling-mounted compact fluorescent lamps. Updates to the interior lighting have taken place over the last five years, but aged lighting is still present in approximately 40 percent of the building and should be replaced. 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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTEL03

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	25,546	\$2.81	\$71,784	\$3.44	\$87,878	\$159,663
Project Totals:				\$71,784		\$87,878	\$159,663

Material/Labor Cost		\$159,663
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$117,368
General Contractor Mark Up at 20.0%	+	\$23,474
Inflation	+	\$4,408
Construction Cost		\$145,250
Professional Fees at 16.0%	+	\$23,240
Total Project Cost		\$168,490

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTEL05	Title:	EXTERIOR LIGHTING UPGRADE
Priority Sequence:	12		
Priority Class:	3		
Category Code:	EL4A	System:	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	410	
Project Class:	Deferred Maintenance		
Project Date:	10/5/2009		
Project Location:	Building-wide: Floor(s) 1, 2, 3, B, R		

Project Description

The exterior areas adjacent to the building are illuminated by compact fluorescent fixtures that are aged and weathered. It is recommended that they be replaced within the scope of this analysis. Install new, energy-efficient fixtures, and place them on photocell activation.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTEL05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Compact fluorescent, recessed exterior light and demolition of existing light	EA	4	\$143	\$572	\$100	\$400	\$972
Compact fluorescent, wall-mount exterior light and demolition of existing light	EA	4	\$131	\$524	\$137	\$548	\$1,072
Project Totals:				\$1,096		\$948	\$2,044

Material/Labor Cost		\$2,044
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$1,590
General Contractor Mark Up at 20.0%	+	\$318
Inflation	+	\$60
Construction Cost		\$1,968
Professional Fees at 16.0%	+	\$315
Total Project Cost		\$2,283

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTIS05	Title:	RESTROOM RENOVATION
Priority Sequence:	13		
Priority Class:	3		
Category Code:	IS6D	System:	INTERIOR/FINISH SYS.
		Component:	GENERAL
		Element:	OTHER
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Accessible single user restrooms have been created on each floor. The older restroom fixtures and finishes are mostly original to the year of construction. The fixtures are sound but aged and inefficient, and the finishes are outdated. A comprehensive restroom renovation, including new fixtures, finishes, partitions, accessories, and dual level drinking fountains, is recommended.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTIS05

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	52	\$1,969	\$102,388	\$1,699	\$88,348	\$190,736
Dual level drinking fountain	EA	2	\$1,216	\$2,432	\$374	\$748	\$3,180
Alcove construction	EA	2	\$877	\$1,754	\$3,742	\$7,484	\$9,238
Project Totals:				\$106,574		\$96,580	\$203,154

Material/Labor Cost		\$203,154
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$156,866
General Contractor Mark Up at 20.0%	+	\$31,373
Inflation	+	\$5,892
Construction Cost		\$194,131
Professional Fees at 16.0%	+	\$31,061
Total Project Cost		\$225,191

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTIS01	Title:	REFINISH FLOORING
Priority Sequence:	14		
Priority Class:	3		
Category Code:	IS1A	System:	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Interior floor finishes include carpet and vinyl tile. The applications vary in age and condition from area to area. Floor 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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTIS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	18,140	\$5.36	\$97,230	\$2.00	\$36,280	\$133,510
Vinyl floor tile	SF	27,210	\$3.53	\$96,051	\$2.50	\$68,025	\$164,076
Project Totals:				\$193,282		\$104,305	\$297,587

Material/Labor Cost		\$297,587
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$248,143
General Contractor Mark Up at 20.0%	+	\$49,629
Inflation	+	\$9,320
Construction Cost		\$307,092
Professional Fees at 16.0%	+	\$49,135
Total Project Cost		\$356,227

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTIS02	Title:	REFINISH WALLS
Priority Sequence:	15		
Priority Class:	3		
Category Code:	IS2B	System:	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Walls are generally painted plaster or concrete. The applications vary in age and condition from area to area. 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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTIS02

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	84,760	\$0.17	\$14,409	\$0.81	\$68,656	\$83,065
Project Totals:				\$14,409		\$68,656	\$83,065

Material/Labor Cost		\$83,065
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$49,730
General Contractor Mark Up at 20.0%	+	\$9,946
Inflation	+	\$1,868
Construction Cost		\$61,544
Professional Fees at 16.0%	+	\$9,847
Total Project Cost		\$71,391

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTIS04	Title:	REPLACE INTERIOR DOORS
Priority Sequence:	16		
Priority Class:	3		
Category Code:	IS4A	System:	INTERIOR/FINISH SYS.
		Component:	DOORS
		Element:	GENERAL
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

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 signage are included in this effort.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTIS04

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	210	\$672	\$141,120	\$812	\$170,520	\$311,640
Project Totals:				\$141,120		\$170,520	\$311,640

Material/Labor Cost		\$311,640
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$229,585
General Contractor Mark Up at 20.0%	+	\$45,917
Inflation	+	\$8,623
Construction Cost		\$284,125
Professional Fees at 16.0%	+	\$45,460
Total Project Cost		\$329,585

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTPL03	Title:	DRAIN PIPING REPLACEMENT
Priority Sequence:	17		
Priority Class:	3		
Category Code:	PL2A	System:	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 7-11	
Project Class:	Deferred Maintenance		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Replacement of the aging drain piping is recommended throughout the facility. Failure to replace the old piping 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. Install new floor drains, roof drains, and traps.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTPL03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	63,866	\$2.89	\$184,573	\$6.64	\$424,070	\$608,643
Project Totals:				\$184,573		\$424,070	\$608,643

Material/Labor Cost		\$608,643
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$403,413
General Contractor Mark Up at 20.0%	+	\$80,683
Inflation	+	\$15,152
Construction Cost		\$499,248
Professional Fees at 16.0%	+	\$79,880
Total Project Cost		\$579,127

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTSI01	Title:	SITE PAVING UPGRADES
Priority Sequence:	18		
Priority Class:	3		
Category Code:	SI4A	System:	SITE
		Component:	GENERAL
		Element:	OTHER
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

Pedestrian paving systems are in overall poor condition and represent a liability to the owner. New systems, including excavation, grading, base compaction, and paving, are recommended. Vehicular paving systems are shared with other facilities and not included in this report.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTSI01

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	4,500	\$2.97	\$13,365	\$3.64	\$16,380	\$29,745
Project Totals:				\$13,365		\$16,380	\$29,745

Material/Labor Cost		\$29,745
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$21,862</u>
General Contractor Mark Up at 20.0%	+	<u>\$4,372</u>
Inflation	+	<u>\$821</u>
Construction Cost		<u>\$27,055</u>
Professional Fees at 16.0%	+	<u>\$4,329</u>
Total Project Cost		<u>\$31,384</u>

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTAC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:	19		
Priority Class:	4		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 505	
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

Building entrances are required to be wheelchair accessible. To comply with the intent of accessibility legislation, it is recommended that ADA compliant, painted metal handrails be installed at all entrances with non-complaint handrails.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTAC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted (15 feet minimum)	LF	75	\$91.11	\$6,833	\$150	\$11,250	\$18,083
Project Totals:				\$6,833		\$11,250	\$18,083

Material/Labor Cost		\$18,083
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$12,652</u>
General Contractor Mark Up at 20.0%	+	<u>\$2,530</u>
Inflation	+	<u>\$475</u>
Construction Cost		<u>\$15,658</u>
Professional Fees at 16.0%	+	<u>\$2,505</u>
Total Project Cost		<u>\$18,163</u>

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTAC02	Title:	STAIR SAFETY UPGRADES
Priority Sequence:	20		
Priority Class:	4		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread / riser angle). The finishes on the stairs have deteriorated or are otherwise unsafe. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTAC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	12	\$573	\$6,876	\$521	\$6,252	\$13,128
Center handrail / guardrail system per floor	FLR	12	\$1,297	\$15,564	\$833	\$9,996	\$25,560
Stair tread and landing finish upgrades per floor	FLR	12	\$1,449	\$17,388	\$773	\$9,276	\$26,664
Project Totals:				\$39,828		\$25,524	\$65,352

Material/Labor Cost		\$65,352
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$53,201
General Contractor Mark Up at 20.0%	+	\$10,640
Inflation	+	\$1,998
Construction Cost		\$65,839
Professional Fees at 16.0%	+	\$10,534
Total Project Cost		\$76,373

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTIS03	Title:	REFINISH CEILINGS
Priority Sequence:	21		
Priority Class:	4		
Category Code:	IS3B	System:	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Ceiling finishes include lay-in acoustical tile and painted ceilings. The applications vary in age and condition. 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
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTIS03

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	31,740	\$2.12	\$67,289	\$2.98	\$94,585	\$161,874
Painted ceiling finish application	SF	13,600	\$0.17	\$2,312	\$0.81	\$11,016	\$13,328
Project Totals:				\$69,601		\$105,601	\$175,202

Material/Labor Cost		\$175,202
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$124,261
General Contractor Mark Up at 20.0%	+	\$24,852
Inflation	+	\$4,667
Construction Cost		\$153,781
Professional Fees at 16.0%	+	\$24,605
Total Project Cost		\$178,386

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Description

Project Number:	AUSTPL02	Title:	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	22		
Priority Class:	4		
Category Code:	PL1A	System:	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	AUST		
Building Name:	AUSTIN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapter 6	
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Replacement of the aging water piping network is recommended. Failure to replace the water piping will result in frequent leaks and escalating maintenance costs. Remove the existing water supply network. Install new copper water supply piping with fiberglass insulation. Install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers as needed.

Specific Project Details
Facility Condition Analysis
Section Three
AUST : AUSTIN BUILDING

Project Cost

Project Number: AUSTPL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	63,866	\$1.81	\$115,597	\$4.54	\$289,952	\$405,549
Project Totals:				\$115,597		\$289,952	\$405,549

Material/Labor Cost		\$405,549
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$265,152
General Contractor Mark Up at 20.0%	+	\$53,030
Inflation	+	\$9,959
Construction Cost		\$328,141
Professional Fees at 16.0%	+	\$52,503
Total Project Cost		\$380,644

FACILITY CONDITION ANALYSIS

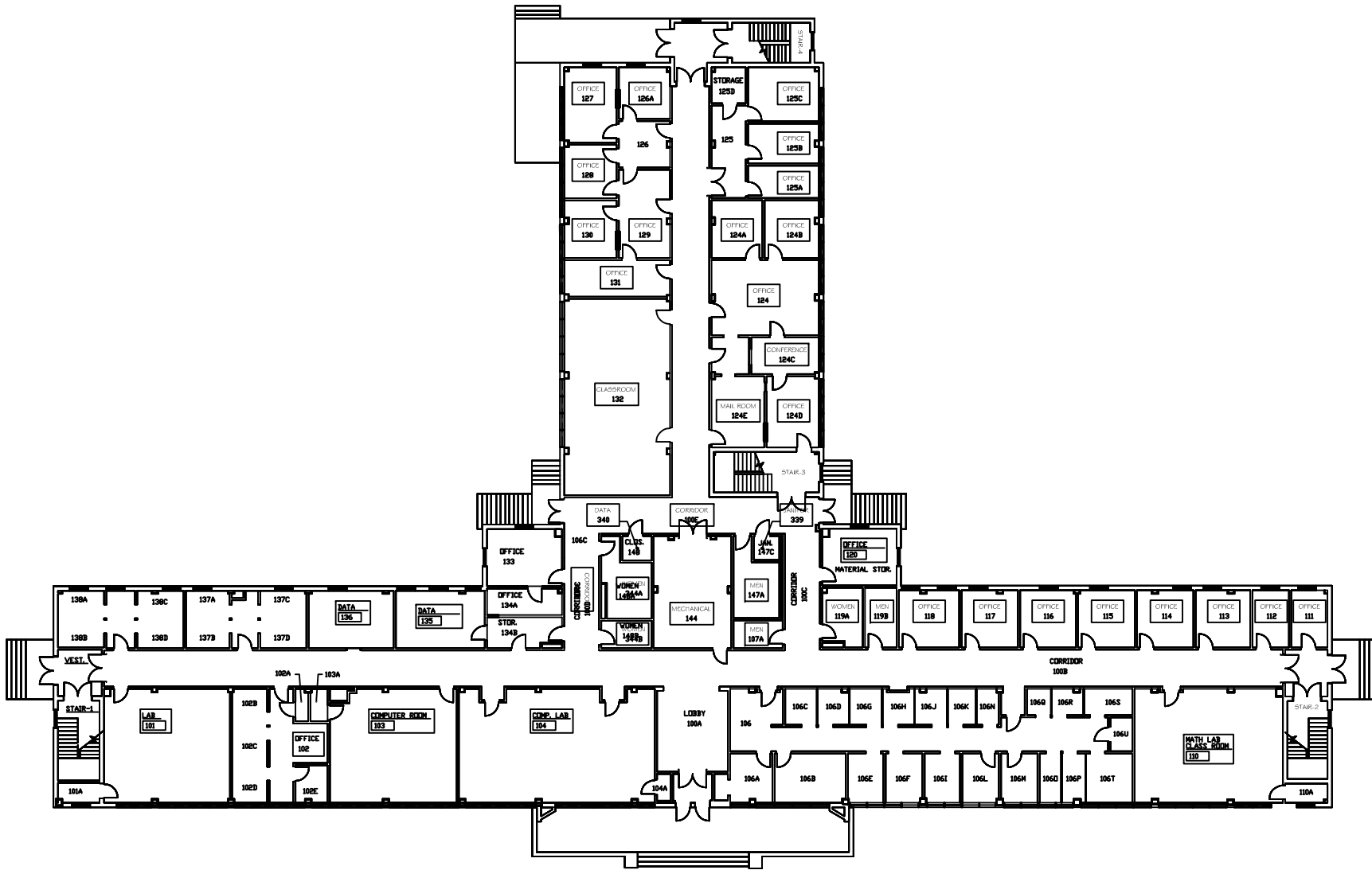
SECTION 4

**DRAWINGS
AND PROJECT LOCATIONS**



FACILITY
CONDITION
ANALYSIS

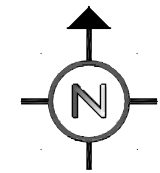
2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



- 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

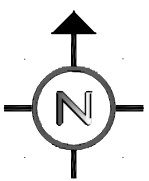
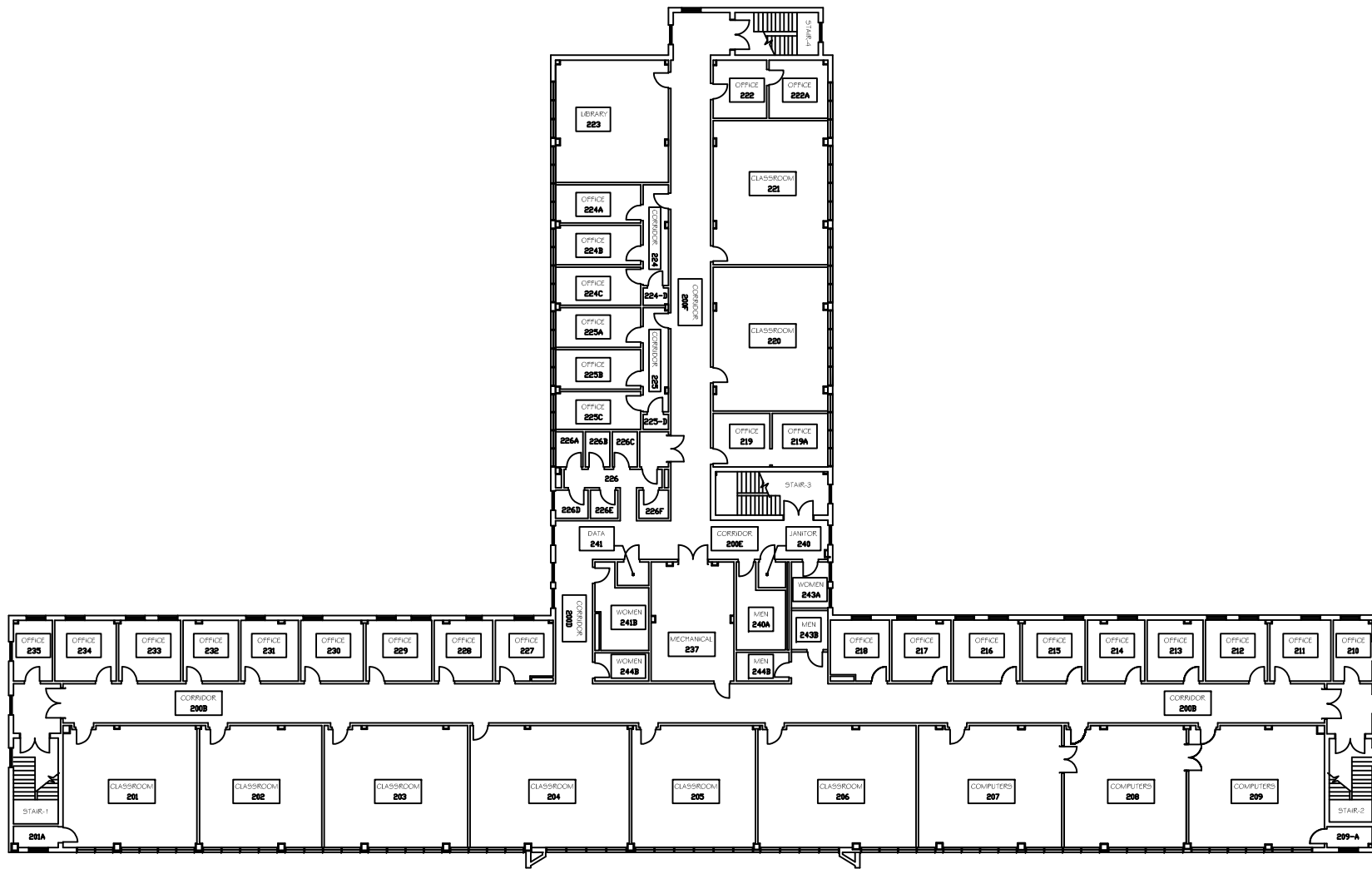
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- SI01
- EL05
- ES01
- ES02
- AC02
- EL01
- EL03
- EL04
- FS01
- FS02
- FS03
- HE01
- HV01
- IS01
- IS02
- IS03
- IS04
- IS05
- PL02
- PL03

- BASEMENT**
- EL01
 - EL03
 - EL04
 - FS01
 - FS02
 - HV01
 - PL02
 - PL03
 - EL02



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

FIRST FLOOR PLAN



AUSTIN BUILDING

BLDG NO. AUST



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

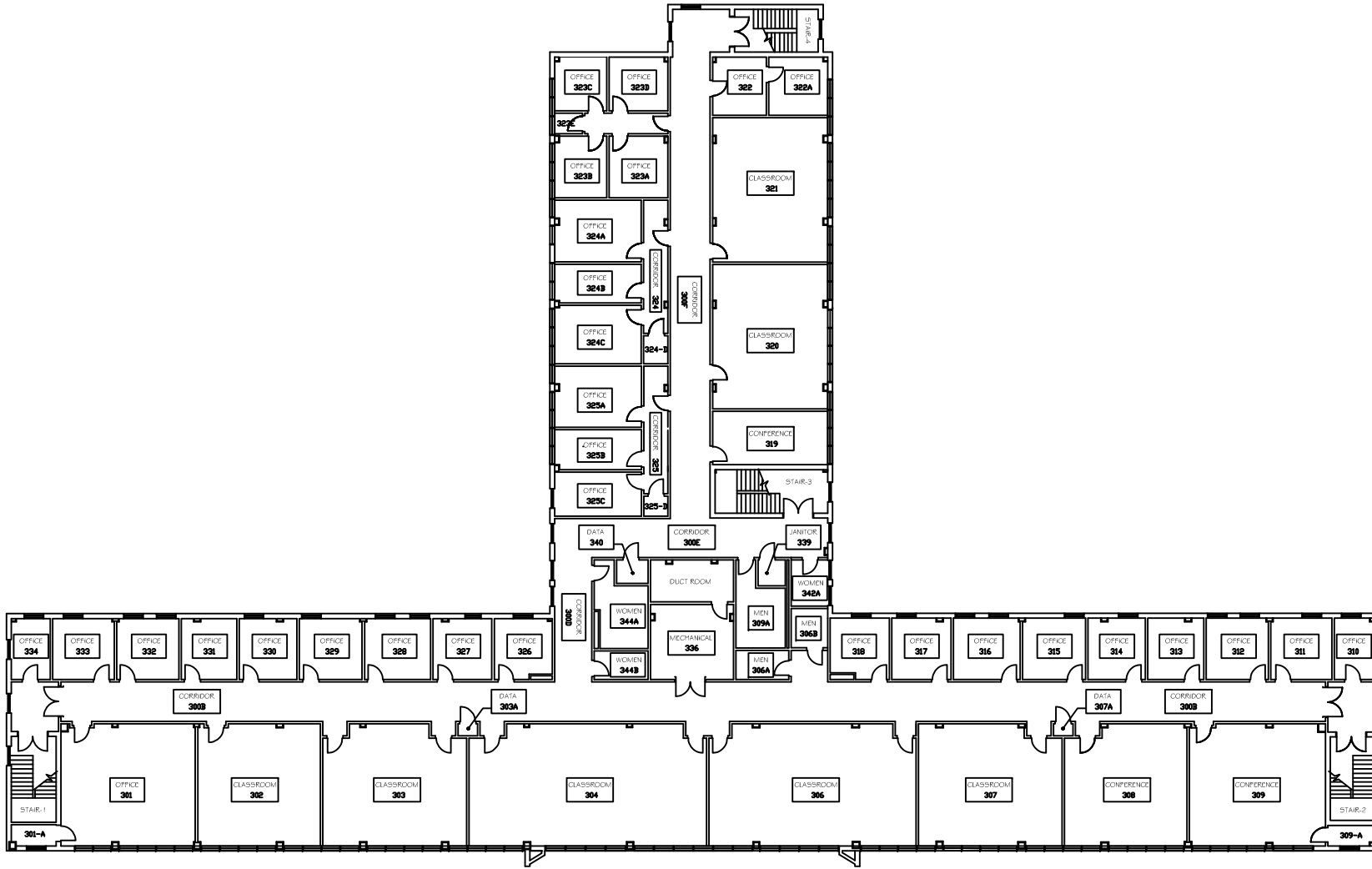
PROJECT NUMBER APPLIES TO AREA AS NOTED

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

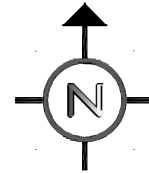
SECOND FLOOR PLAN

Sheet No. 2 of 3

ROOF
HV01



- AC02
- EL01
- EL03
- EL04
- FS01
- FS02
- FS03
- HE01
- HV01
- IS01
- IS02
- IS03
- IS04
- IS05
- PL02
- PL03



AUSTIN BUILDING

BLDG NO. AUST



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

THIRD FLOOR PLAN

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY
AND PROJECTIONS

**Life Cycle Model
Building Component Summary
AUST : AUSTIN BUILDING**

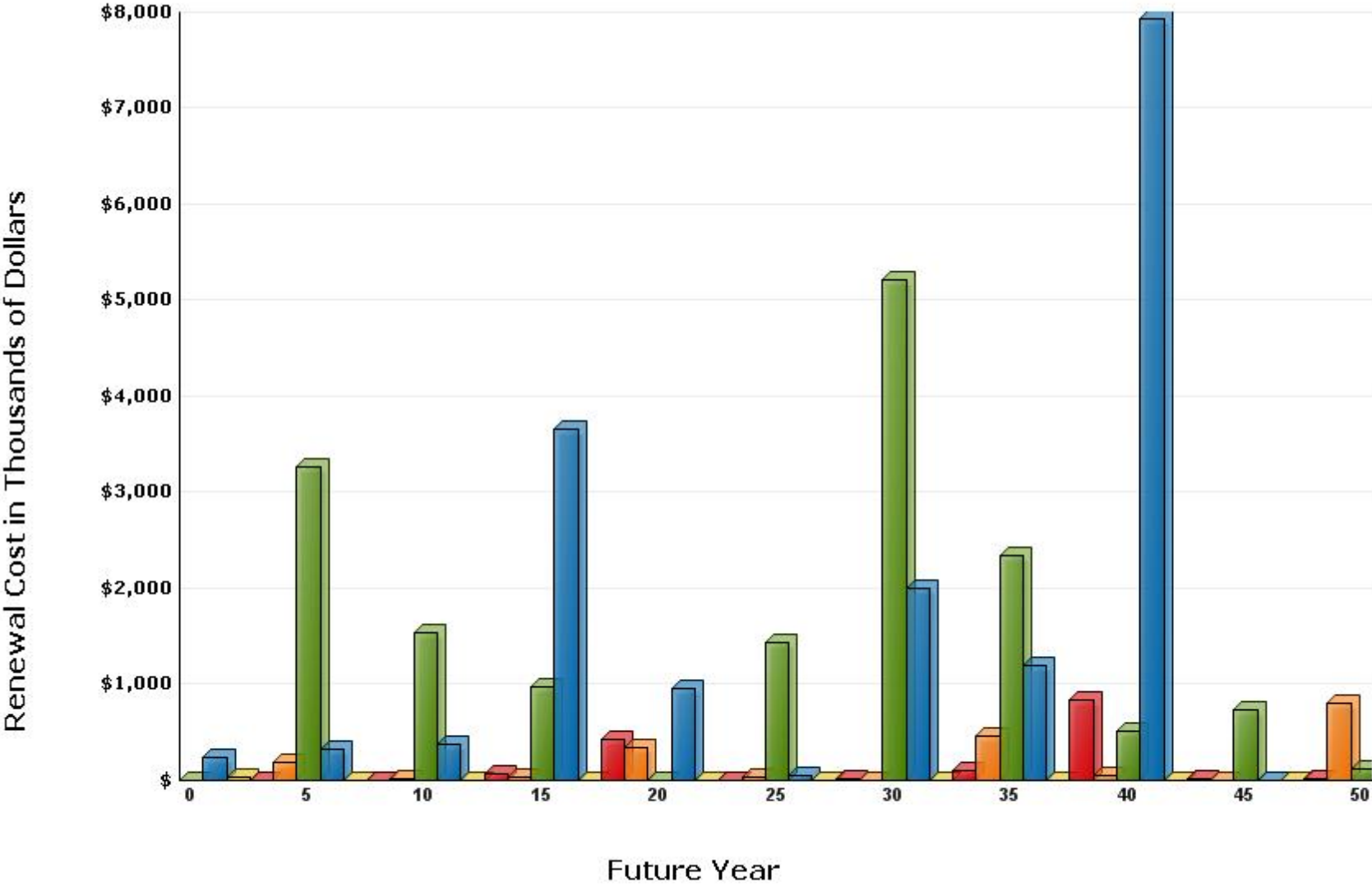
Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	20,480	SF	\$1.30	.31	\$8,276	1964	10
B2020	STANDARD GLAZING AND CURTAIN WALL	11,030	SF	\$104.04		\$1,147,524	1964	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	6	LEAF	\$4,311.24		\$25,867	2000	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	8	LEAF	\$2,863.29		\$22,906	2000	40
B3010	BUILT-UP ROOF	21,290	SF	\$6.70		\$142,699	2005	20
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	210	LEAF	\$1,489.06		\$312,703	1964	35
C1020	INTERIOR DOOR HARDWARE	210	EA	\$423.04		\$88,839	1964	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	84,760	SF	\$0.80		\$67,896	2000	10
C3020	CARPET	18,140	SF	\$8.75		\$158,661	2000	10
C3020	VINYL FLOOR TILE	13,605	SF	\$6.59		\$89,628	1964	15
C3020	VINYL FLOOR TILE	13,605	SF	\$6.59		\$89,628	2000	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	31,740	SF	\$4.99		\$158,478	2000	15
C3030	PAINTED CEILING FINISH APPLICATION	13,600	SF	\$0.80		\$10,894	2000	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	\$158,628.64		\$158,629	1999	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	\$26,616.80		\$26,617	1999	12
D2010	PLUMBING FIXTURES - CLASSROOM / ACADEMIC	63,866	SF	\$7.96		\$508,207	2005	35
D2020	WATER PIPING - CLASSROOM / ACADEMIC	63,866	SF	\$5.66		\$361,658	1964	35
D2020	WATER HEATER (RES., ELEC.)	120	GAL	\$47.95		\$5,754	1997	10
D2030	DRAIN PIPING - CLASSROOM / ACADEMIC	63,866	SF	\$8.60		\$548,930	1964	40
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	\$6,456.49		\$6,456	2002	25
D3040	CONDENSATE RECEIVER	1	SYS	\$9,504.01		\$9,504	1964	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	1	EA	\$2,768.62		\$2,769	1980	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	2	EA	\$2,768.62		\$5,537	1980	20
D3040	EXHAUST FAN - PROPELLER TYPE OR SIMILAR	1	EA	\$1,357.34		\$1,357	1964	20
D3040	HVAC SYSTEM - CLASSROOM / ACADEMIC	63,866	SF	\$30.67		\$1,958,745	1964	25
D3040	BASE MTD. PUMP - UP TO 15 HP	25	HP	\$3,175.77		\$79,394	1964	20
D3040	COMPUTER PACKAGE UNIT - CHILLED WATER	8	TON	\$2,263.63		\$18,109	2003	15
D3050	SPLIT DX SYSTEM	4	TON	\$2,143.89		\$8,576	1985	15
D4040	HALON - FM200 - INERGEN FIRE SUPPRESSION	613,110	CF	\$3.48		\$2,133,880	2000	25

**Life Cycle Model
Building Component Summary
AUST : AUSTIN BUILDING**

Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
D5010	ELECTRICAL SYSTEM - CLASSROOM / ACADEMIC	63,866	SF	\$13.35		\$852,561	1964	50
D5010	ELECTRICAL SWITCHGEAR 277/480V	800	AMP	\$39.56		\$31,651	1964	20
D5010	ELECTRICAL SWITCHGEAR 277/480V	800	AMP	\$39.56		\$31,651	2002	20
D5010	TRANSFORMER, OIL, 5-15KV (500-1500 KVA)	500	KVA	\$47.02		\$23,510	2000	30
D5010	TRANSFORMER, OIL, 5-15KV (500-1500 KVA)	500	KVA	\$47.02		\$23,510	1998	30
D5020	EMERGENCY LIGHT (BATTERY)	16	EA	\$283.62		\$4,538	2002	20
D5020	EXIT SIGNS (BATTERY)	20	EA	\$280.76		\$5,615	2002	20
D5020	LIGHTING - CLASSROOM / ACADEMIC	25,546	SF	\$6.26		\$159,858	1964	20
D5020	LIGHTING - CLASSROOM / ACADEMIC	38,320	SF	\$6.26		\$239,793	2007	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	63,866	SF	\$2.61		\$166,983	1998	15
E2010	KITCHENETTE UNIT WITH CABINETS AND AMENITIES	1	LOT	\$5,940.22		<u>\$5,940</u>	2000	20
						\$9,703,731		

Life Cycle Model Expenditure Projections

AUST : AUSTIN BUILDING



Average Annual Renewal Cost Per SqFt \$5.40

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

**Photo Log - Facility Condition
Analysis**

AUST : AUSTIN BUILDING

Photo ID No	Description	Location	Date
AUST001a	Roof detail	Roof	9/8/2009
AUST001e	Exhaust fan	Roof	9/8/2009
AUST002a	Roof detail	Roof	9/8/2009
AUST002e	Analog thermostat	Third floor, office 324A	9/8/2009
AUST003a	Roof detail	Roof	9/8/2009
AUST003e	Interior lighting and emergency lighting	Third floor, corridor	9/8/2009
AUST004a	Interior stairwell detail	Third floor	9/8/2009
AUST004e	Fire alarm strobe and smoke detector	Third floor, corridor	9/8/2009
AUST005a	Window detail	Third floor	9/8/2009
AUST005e	Exit sign and pull station	Third floor, corridor	9/8/2009
AUST006a	Interior corridor finishes	Third floor	9/8/2009
AUST006e	Lavatory and urinals	Third floor, restroom	9/8/2009
AUST007a	Door hardware and signage	Third floor	9/8/2009
AUST007e	Water closet	Third floor, restroom	9/8/2009
AUST008a	Door hardware and signage	Third floor	9/8/2009
AUST008e	Electric heat unit	Third floor, restroom	9/8/2009
AUST009a	Single level drinking fountain	Third floor	9/8/2009
AUST009e	Aged drain piping	Third floor, mechanical room 336	9/8/2009
AUST010a	Fire penetrations in telecom closet	Third floor	9/8/2009
AUST010e	Interior lighting	Second floor, room 201	9/8/2009
AUST011a	Interior corridor finishes	Third floor	9/8/2009
AUST011e	Electrical receptacles	Second floor, room 201	9/8/2009
AUST012a	Interior corridor finishes	Third floor	9/8/2009
AUST012e	Air handling unit	Second floor, mechanical room 237	9/8/2009
AUST013a	Office finishes	Third floor	9/8/2009
AUST013e	Fire alarm panel	First floor, corridor 100E	9/8/2009
AUST014a	Interior stairwell detail	Third floor	9/8/2009
AUST014e	Main incoming electrical	Basement, main mechanical room	9/8/2009
AUST015a	Classroom finishes	Second floor	9/8/2009
AUST015e	Dry-type transformer	Basement, main mechanical room	9/8/2009
AUST016a	Window detail	Second floor	9/8/2009

**Photo Log - Facility Condition
Analysis**

AUST : AUSTIN BUILDING

Photo ID No	Description	Location	Date
AUST016e	Water heater	Basement, main mechanical room	9/8/2009
AUST017a	Interior corridor finishes	Second floor	9/8/2009
AUST017e	Condensate return system	Basement, main mechanical room	9/8/2009
AUST018a	Interior corridor finishes	Second floor	9/8/2009
AUST018e	Heat exchanger	Basement, main mechanical room	9/8/2009
AUST019a	Break room sink	First floor	9/8/2009
AUST019e	Pump equipment	Basement, main mechanical room	9/8/2009
AUST020a	West facade	Exterior elevation	9/8/2009
AUST020e	Furnaces	Basement, main mechanical room	9/8/2009
AUST021a	West facade	Exterior elevation	9/8/2009
AUST021e	Air compressor	Basement, main mechanical room	9/8/2009
AUST022a	South facade	Exterior elevation	9/8/2009
AUST022e	HVAC controls	Basement, main mechanical room	9/8/2009
AUST023a	West addition	Exterior elevation	9/8/2009
AUST023e	Transformers and condensing units	Site	9/8/2009
AUST024a	West entry	Exterior elevation	9/8/2009
AUST024e	Elevator machine and controller	Elevator machine room	9/8/2009
AUST025a	North facade	Exterior elevation	9/8/2009
AUST025e	Ansul fire suppression system	Elevator machine room	9/8/2009
AUST026a	North facade	Exterior elevation	9/8/2009
AUST026e	Backflow preventers	Site	9/8/2009
AUST027a	North facade	Exterior elevation	9/8/2009
AUST027e	Package air handling equipment	Site	9/8/2009
AUST028a	East facade	Exterior elevation	9/8/2009
AUST028e	Condensing unit	Site	9/8/2009
AUST029a	East facade	Exterior elevation	9/8/2009
AUST029e	Exhaust fans	Exterior	9/8/2009
AUST030a	South facade	Exterior elevation	9/8/2009
AUST030e	Exterior lighting	Exterior	9/8/2009

**Photo Log - Facility Condition
Analysis**

AUST : AUSTIN BUILDING

Photo ID No	Description	Location	Date
AUST031a	South facade	Exterior elevation	9/8/2009

Facility Condition Analysis - Photo Log



AUST001A.jpg



AUST001E.jpg



AUST002A.jpg



AUST002E.jpg



AUST003A.jpg



AUST003E.jpg



AUST004A.jpg



AUST004E.jpg



AUST005A.jpg



AUST005E.jpg



AUST006A.jpg



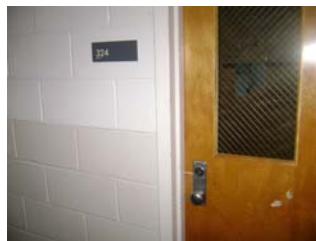
AUST006E.jpg



AUST007A.jpg



AUST007E.jpg



AUST008A.jpg



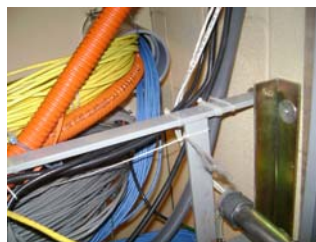
AUST008E.jpg



AUST009A.jpg



AUST009E.jpg



AUST010A.jpg



AUST010E.jpg

Facility Condition Analysis - Photo Log



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AUST017A.jpg



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AUST018A.jpg



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AUST019A.jpg



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AUST020A.jpg



AUST020E.jpg

Facility Condition Analysis - Photo Log



AUST021A.jpg



AUST021E.jpg



AUST022A.jpg



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AUST023A.jpg



AUST023E.jpg



AUST024A.jpg



AUST024E.jpg



AUST025A.jpg



AUST025E.jpg



AUST026A.jpg



AUST026E.jpg



AUST027A.jpg



AUST027E.jpg



AUST028A.jpg



AUST028E.jpg



AUST029A.jpg



AUST029E.jpg



AUST030A.jpg



AUST030E.jpg

Facility Condition Analysis - Photo Log



AUST031A.jpg