EAST CAROLINA UNIVERSITY

Facility Condition Assessment

East Carolina Neurology

Asset ECN

Inspected March 3, 2014

ISES CORPORATION

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FACILITY CONDITION ASSESSMENT

SECTION 1

ASSET OVERVIEW

EXECUTIVE SUMMARY - EAST CAROLINA NEUROLOGY

Building Code: ECN
Building Name: EAST CAROLINA NEUROLOGY
Year Built: 1999
Building Use: Medical / Clinic
Square Feet: 23,368

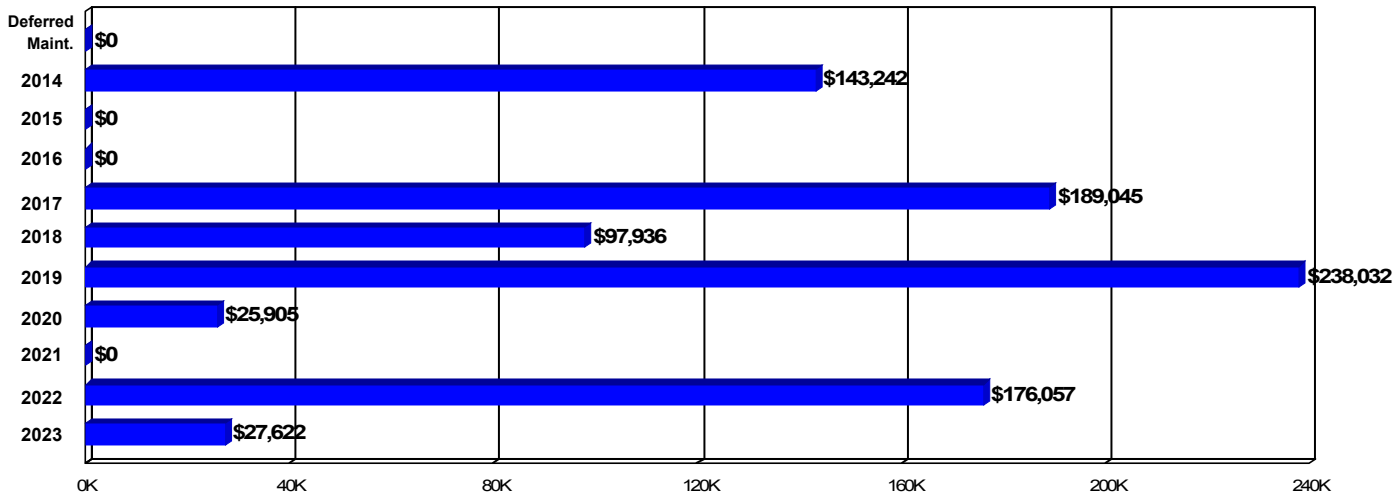
Non-Recurring Project Costs by Priority

Immediate:	$0
Critical:	$0
Non-Critical:	$252,840

Current Replacement Value: **$9,278,000**

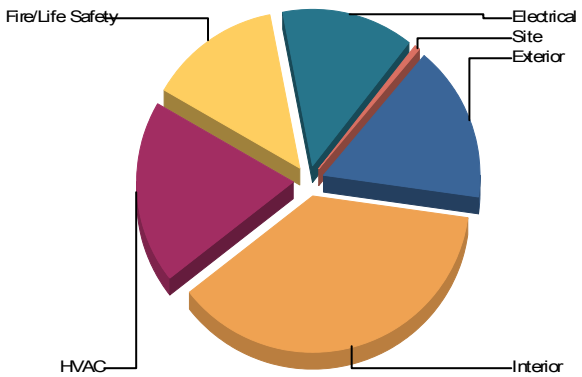
Total Non-Recurring Project Costs: **$252,840**

Recurring Component Replacement Cost By Year



Recurring Facilities Renewal Cost By System

Exterior	$145,127
Interior	$334,854
Plumbing	$0
HVAC	$167,791
Fire/Life Safety	$123,780
Electrical	$122,256
Site	$4,032
Conveying	$0
Equipment	$0
Total	$897,839



Non-Recurring Project Cost	$252,840
Deferred Maintenance Cost	$0
Projected Facility Renewal Cost	$897,839
Total 10-Year Facility Cost	$1,150,679

FCNI	FCI	10-Yr $/SqFt
0.12	0.000	$49.24

All costs shown as Present Value

ASSET SUMMARY

East Carolina Neurology is a partial two-story, 23,368 gross square foot, wood-framed structure built in 1999. An eastern two-story addition was built during 2005 and 2006. This medical clinic facility contains numerous administrative and medical office spaces, a significant number of examination rooms, and typical support areas such as nursing stations, the computer/IT room, waiting rooms, public and staff restrooms, mechanical/electrical spaces, and a break area. The building is located in a small office park just south of the Pitt County Hospital and the University Medical School and west of downtown Greenville, North Carolina. The brick and stone masonry building has a combination of both flat and pitched roof areas. The flat areas are covered in an adhered black membrane application. Asphalt shingles cover the gabled roofs. Windows and doors are dual pane glazing and aluminum frame construction. The building foundation appears to be a floating slab on grade. There is no basement or subterranean level associated with this facility. The building is fully accessible to those in wheelchairs and those with other disabilities.

The building has a main public entrance on the south side, with additional staff and emergency exits all around the building perimeter. The main entrance and the entrance on the northeast corner of the building are wheelchair accessible. The entire facility is surrounded by an asphalt parking lot with ample parking and sufficient accessible spaces.

The information for this report was collected during a site visit that concluded on March 3, 2014.

Site

Overall, the site is well maintained and visually appealing. The site landscaping is adequate and appropriate for existing building conditions. Generally, the site hardscape, which includes the concrete sidewalks and concrete curbs and gutters, is in good condition. The asphalt parking lot is generally also in good condition but has developed some minor cracking and surface deficiencies. A slurry sealcoat and restriping are necessary within the next five years to fill the minor surface cracks and prolong the pavement structure.

Exterior Structure

Both the flat mechanically adhered membrane roof system and most of the pitched asphalt shingle roofing are original and in mostly good condition. There is also a pitched asphalt shingle roof over the newer 2005-6 eastern addition that is also in good condition. The roof applications is being properly maintained and repaired as necessary. However, it is expected that all of the original roof areas will need replacement within the next ten years as they reach the end of their expected service lives. The brick and stone masonry exterior along with the EIFS siding around the main entrance canopy are in good condition and require no improvements or upgrades at this time.

The windows located in this facility are either large, inoperable, dual pane systems similar in style to storefront units or smaller, inoperable, dual pane windows. They are typically in good condition and are not expected to need any upgrades or replacements.

The exterior entrance doors are either aluminum and glass or hollow metal service type door applications. They appear to be original to the building construction and are in good condition. However, original door hardware is expected to need replacement within the next ten years.

Interior Finishes/Systems

The interior finishes within this facility are well maintained and generally in good condition. The facility is primarily finished with original carpeted floors and a few smaller areas of older vinyl tile. Most of the carpeting is worn and reaching the end of its service life. The original vinyl tile flooring should also be replaced within the next ten years. The painted and wallpapered walls are in good condition but will need renewal within the timeframe covered by this report. Suspended grid acoustical tile ceiling finishes are also in good condition and require no significant upgrades beyond routine cosmetic touch-ups. The interior doors are all properly rated, are in good condition, and have lever hardware. The original door hardware may require lifecycle renewal within the scope of this report.

Accessibility

The facility was constructed in 1999, after ADA legislation was enacted, and most accessibility requirements were addressed in the original design of the facility. Lever hardware is present on all doors, and the building has fully accessible public and staff restrooms and an accessible elevator. However, there are several additional recommendations to improve the accessibility of the facility.

Current legislation requires that building amenities be generally accessible to all persons. The single level drinking fountain is a barrier to accessibility and should be replaced with a dual level, accessible unit.

ADA legislation established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This facility has minimal signage. To comply with the intent of current legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. Additional signage should be installed where necessary to make this facility fully ADA compliant. This scope includes directional signage.

Current legislation regarding building accessibility by the handicapped 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. The existing stairwells have handrails only on the interior of the stair and not along the outer walls. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Health

No information was provided by the university pertaining to the presence of asbestos containing material (ACM). However, due to the age of this facility, it is highly unlikely that ACM or any other hazardous materials exist within. Therefore, no Health-related project is proposed.

Fire/Life Safety

Structural fire separations are maintained according to code requirements for new construction in all areas of this facility. The paths of egress in this building are adequate in regard to fire rating. There are no compromises involving doors, partitions, or stairs. No fire or life safety issues related to architectural features were observed during the inspection of this facility.

The building is served by an automatic fire alarm system manufactured by Notifier. The system incorporates smoke detectors and pull boxes for activation, and fire alarm strobes are present for notification. Newer fire alarm devices were observed in the addition. The fire alarm system is believed to be original and is nearing the end of its intended lifecycle.

Fire suppression is provided by manual, chemical type fire extinguishers mounted on the walls. While this should be a sufficient application, it is recommended that an automatic fire sprinkler system be installed because this is a medical environment. This will reduce liability for the property.

The path of egress is marked by exit signs that are believed to contain fluorescent or LED bulbs. Emergency lighting is provided by twin beam fixtures. The exit signs and emergency lights contain battery backup devices in the event of a power failure. The equipment was installed at different times, and newer units were observed in the addition. All original equipment is nearing the end of its intended lifecycle. The newer equipment should continue to serve the facility over the next ten years. Additionally, no exit sign was observed in the second floor conference room. It is recommended that one be installed during routine building maintenance.

HVAC

The facility is heated and cooled by split systems that consist of natural-gas fired furnaces and exterior condensing units. The majority of the equipment was manufactured by the Trane Corporation and installed in 1999 or 2005. The units vary in size and have capacities ranging from 1.5 tons to 6 tons. Refrigerant also varies from R-22 to HCFC-22 depending on when the units were installed. Overall, the equipment appears to be in adequate condition. The majority of the HVAC equipment is nearing the end of its intended life, but some newer units should continue to serve the facility over the next ten years.

Facility exhaust is provided in each restroom by a small odor fan. These units were installed in 1999 and appear to be in average condition. The fans should be considered for replacement within the next ten years. Additionally, a small through-the-roof fan serves the attic area of the addition. The unit appears to be in good condition.

Electrical

Power is fed to the facility from an onsite oil-filled transformer believed to be owned by the local utility. Power is then fed through a main panelboard rated at 1,000 amps supplying 120/208 volts. The unit was manufactured by Square D and installed in 1999. Power is fed to additional panelboards, which in turn energize circuits for mechanical, lighting, and general purpose loads. Three small dry-type transformers were observed in the facility or onsite and provide 480 volt power. These units are believed to serve select equipment to support the functions of the facility. The majority of the electrical equipment was installed in 1999, with the exception of equipment in the addition. Overall, the system appears to be in good condition.

The interior lighting consists of lay-in or surface-mounted fixtures lamped with T8 fluorescent bulbs. The equipment appears to be in good condition and provides an adequate lighting scheme. The fixtures were installed in 1999 or 2005. All original equipment will reach the end of its intended lifecycle over the next ten years.

The exterior lighting scheme consists of wall-mounted HID fixtures and can-type light fixtures located at select entryways. Additional lighting is provided by pole-mounted fixtures located onsite. While light fixtures appeared to be in good condition, some areas may not be illuminated during nighttime hours. The older fixtures are nearing the end of their intended lifecycle and should be replaced.

Plumbing

Domestic water enters the facility in the janitor's closet through a 1-1/2 inch pipe. Copper piping is then utilized to distribute water throughout the building. The drain piping that could be observed consisted of plastic piping. The supply and drain piping networks are considered to be original. Overall, the systems appear to be in adequate condition and should continue to serve the facility over the next ten years.

Domestic hot water is provided by one gas-fired, residential style water heater manufactured by A.O. Smith. The unit was installed in 2013 and has a tank capacity of 50 gallons. The water heater appears to be in good condition.

Plumbing fixtures are constructed of ceramic and stainless steel material and utilize hand-operated devices on flush valves and faucets. The fixtures appear to be in good condition and should continue to serve the facility over the scope of this report.

Vertical Transportation

The facility is served by one passenger hydraulic elevator with a travel of two floors. The unit was installed by ThyssenKrupp when the facility was constructed and has a rated capacity of 2,100 pounds. The elevator appears to be in good condition and was operating properly on the day of the inspection.

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, security, 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 (shown in Sections 3 and 4) represent correcting existing deficiencies and anticipated lifecycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function.

INSPECTION TEAM DATA

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Date of Inspection

March 3, 2014

Inspection Team Personnel

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John Holder	Senior Project Engineer	Mechanical, Electrical, Plumbing, Energy, Fire/Life Safety, Health
Carl Mason, PE, BSCP, M.ASCE	Senior Project Engineer	Interior Finishes, Exterior Structure, ADA Compliance, Site, Fire/Life Safety, Health

Client Contact

NAME	POSITION
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DEFINITIONS

The following information is a clarification of the Facility Condition Assessment report using example definitions.

Overview

Recurring and Non-Recurring Facility Renewal Costs

Facility renewal costs are divided into two main categories – recurring and non-recurring. Recurring costs are cyclical and consist primarily of major repairs to or replacement/rebuilding of facility systems and components (e.g., roof or HVAC system replacement at or past the end of its normal useful life). The tool for projecting the recurring renewal costs is the Lifecycle Component Inventory, which is explained in detail below. Non-recurring costs typically consist of modifications or repairs necessary to comply with fire/life safety or accessibility code requirements or to address isolated, non-recurring deficiencies that could negatively affect the structure of the facility or the systems and components within. For these non-recurring costs, projects have been developed and include estimated material and labor costs.

Facility Condition Needs Index (FCNI)

The FCNI provides a lifecycle cost comparison. It is a ratio of the sum of the recurring and non-recurring facilities renewal costs over ten years to the current replacement value of the asset. The current replacement value is based on replacement with current construction standards for the 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.

$$\text{FCNI} = \frac{\text{Non-Recurring Projects + 10-Year Recurring Component Renewal}}{\text{Current Replacement Value}}$$

Facility Condition Index (FCI)

The FCI is a ratio of the Deferred Maintenance facilities renewal costs to the current replacement value.

$$\text{FCI} = \frac{\text{Deferred Maintenance}}{\text{Current Replacement Value}}$$

Material and Labor Cost Factors and Additional Markups

The project costs are adjusted from the national averages to reflect conditions in Greenville using the R. S. Means City Cost Index for material and labor cost factors. The percentage adjustment of the national average is shown in the table below. Typical general contractor fees (which could include profit, overhead, bonds, and insurance) and professional fees (architect or engineer design fees and in-house design costs) are also included in the project costs.

GLOBAL MARKUP	%
Local Labor Index	51.3
Local Materials Index	100.7
General Contractor Markup	20.0
Professional Fees	16.0

Recurring Costs

Asset Component Inventory and Cost Projections

The Asset Component Inventory (starting on page 4.1.1) is based on industry standard lifecycle expectancies applied to an inventory of major building systems and major components within a facility. This is a list of all major systems and components within the facility. Each indicated component has the following associated information:

CATEGORY	DEFINITION
Uniformat Code	The standard Uniformat Code that applies to the component
Component Description	This line item describes the individual component
Identifier	Unique identifying information entered for a component as necessary
Quantity	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)
Complexity Adjustment	A factor utilize to adjust component replacement costs accordingly when it is anticipated that the actual cost will deviate from the average for that component
Total Cost	Unit cost multiplied by quantity, in today's dollars. Note that this is a one-time renewal/replacement cost
Install Date	Year that the component was or is estimated to have been installed. When this data is not available, it defaults to the year the asset was constructed
Life Expectancy	Average life expectancy for each individual component
Life Expectancy Adjustment	Utilized to adjust the first lifecycle of the component and to express when the next replacement should occur

The component listing forms the basis of the Recurring Component Renewal Schedule, which provides a year-by-year list of projected recurring renewal costs over the next ten years. Each individual component is assigned a replacement year based on lifecycles, and the costs for each item are in future year dollars. For items that are already past the end of their lifecycle, the replacement year is shown as Deferred Maintenance.

For a longer term perspective, the Recurring Component Expenditure Projections Graph presents recurring renewal cost projections over a 50-year period (starting from the date the report is run) based on each individual item's renewal cost and life span. Some components might require renewal several times within the 50-year model, while others might not occur at all. The vertical bars on the graph represent the accumulated total costs for each individual year. The average annual cost per gross square foot ($/GSF) is shown at the bottom of the graph. In this calculation, costs are not escalated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

Recurring Cost Classifications

- Deferred Maintenance
  Recurring repairs, generated by the Lifecycle Component Inventory, that are past due for completion but have not yet been accomplished as part of normal maintenance or capital repair efforts. Further deferral of such renewal 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 effect the needed repairs.

- Recurring Component Replacement
  Recurring renewal efforts, generated by the Lifecycle Component Inventory, that will be due within the scope of the assessment. These projects represent regular or normal facility maintenance, repair, or renovation that should be planned in the near future.

Non-Recurring Costs

As previously mentioned, modifications or repairs necessary to comply with fire/life safety or accessibility code requirements and those that address isolated, non-recurring deficiencies that could negatively affect the structure of the facility or the systems and components within are not included in the Lifecycle Component Inventory. For each such deficiency identified during the facility inspection, a project with an estimated cost to rectify said deficiency is recommended. These projects each have a unique identifier and are categorized by system type, priority, and classification, which are defined below. The costs in these projects are also indexed to local conditions and markups applied as the situation dictates.

Project Number

Each project has a unique number consisting of three elements, the asset identification number, system code, and a sequential number assigned by the FCA software. For example, the third fire/life safety project identified for asset 0001 would have a project number of 0001FS03 (0001 for the asset number, FS for fire/life safety, and 03 being the next sequential number for a fire/life safety project).

Project Classifications

- Plant/Program Adaption
  Non-recurring expenditures, stored in the Projects module, 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).

- Corrective Action
  Non-recurring expenditures, stored in the Projects module, for repairs needed to correct random and unpredictable deficiencies. Such projects are not related to aligning a building with codes or standards. Deficiencies classified as Corrective Action could have an effect on building aesthetics, safety, or usability.

Priority Classes

Recurring renewal needs do not receive individual prioritization, as the entire data set of needs in this category is year-based. Each separate component has a distinct need year, rendering further prioritization unnecessary. Each non-recurring renewal project, however, has a priority assigned to indicate the criticality of the recommended work. The prioritization utilized for this subset of the data is as follows.

- Priority 1 – Immediate

  Projects in this category require immediate action to:

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

- Priority 2 – Critical

  Projects in this category include actions that must be addressed in the short-term:

  a. repairs to prevent further deterioration
  b. improvements to facilities associated with critical accessibility needs
  c. potential safety hazards

- Priority 3 – Non-Critical

  Projects in this category include:

  a. improvements to facilities associated with non-critical accessibility needs
  b. actions to bring a facility into compliance with current building codes as grandfather clauses expire
  c. actions to improve the usability of a facility following an occupancy or use change

Category Codes

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

Refer to the Category Code Report starting on page 1.6.1.

Example: **Category Code = EL5A**	
EL	System Description
5	Component Description
A	Element Description

Priority Sequence

A Priority Sequence number is automatically assigned to each project to rank the projects in order of relative criticality and show the recommended execution order. This number is calculated based on the Priority Class and identified system of each project.

Example:

Priority Class	Category Code	Project Number	Priority Sequence
1	HV2C	0001HV04	01
1	PL1D	0001PL02	02
2	IS1E	0001IS06	03
2	EL4C	0001EL03	04

Project Subclass Type

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

Drawings/Project Locations

The drawings for this facility are marked with icons (see legend on plans) denoting the specific location(s) for each project. Within each icon are the last four characters of the respective project number (e.g., 0001IS01 is marked on the plan as IS01).

Photographs

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect (a) or engineer (e).

Example: **Photo Number: 0001006e**	
0001	Asset Number
006	Photo Sequence
e	Engineering Photo

CATEGORY CODE REPORT

ACCESSIBILITY

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
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 THE ADA.
AC3E	Interior Path of Travel	Restrooms/ Bathrooms	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that 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 that are integral to efficiency suites are catalogued here.
AC4B	General	Other	All accessibility issues not catalogued elsewhere.

ELECTRICAL

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
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 step-down 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.
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.

EXTERIOR STRUCTURE

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
ES1A	Foundation/ Footing	Structure	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, and piles, including crack repairs, shoring, and pointing
ES1B	Foundation/ Footing	Dampproofing/ 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 and 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 and 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 lightwells, 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.
ES6E	General	Other	Any exterior work not specifically categorized elsewhere, including finish and structural work on freestanding boiler stacks.

FIRE/LIFE SAFETY

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
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 sprinkler type automatic fire suppressions, including wet-pipe and 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.

HEALTH

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
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.
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.

HVAC

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
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 and 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 Upgrade	Replacement of HVAC control systems.
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, or 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.

INTERIOR FINISHES/SYSTEMS

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
IS1A	Floor	Finishes-Dry	R&R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum and tile, marble, terrazzo, rubber flooring, and 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 and 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	Cabinetry	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 lightwells, etc.

PLUMBING

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 and sanitary sewer systems, including combined systems.
PL4D	Infrastructure	Stormwater Collection	Stormwater collection systems and 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.

SITE

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
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.

SECURITY SYSTEMS

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS1A	Lighting	Exterior	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.
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.

VERTICAL TRANSPORTATION

CODE	Component Description	Element Description	DEFINITION
VT1A	Machine Room	General	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, and 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, and ventilation.
VT3A	Hoistway	General	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, and compensation.
VT4A	Hall Fixtures	General	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, and card/key access.
VT5A	Pit	General	Buffer(s), guards, sheaves, hydro packing, floor, lighting, and safety controls.
VT6A	Operating Conditions	General	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, and nudging.
VT7A	General	Other	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ASSESSMENT

SECTION 2

DETAILED COST SUMMARIES AND TOTALS

Detailed Facility Cost Summary

Facilities Renewal Budget Pro-Forma

ECN : EAST CAROLINA NEUROLOGY

	Non-Recurring Project Costs			Recurring Component Replacement Cost											
	Immediate	Critical	Non-Critical	Deferred Maint.	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Accessibility	0	0	15,310	0	0	0	0	0	0	0	0	0	0	0	$15,310
Exterior	0	0	0	0	0	0	0	0	0	145,127	0	0	0	0	$145,127
Interior	0	0	0	0	114,732	0	0	46,672	93,904	79,545	0	0	0	0	$334,854
Plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
HVAC	0	0	0	0	0	0	0	70,447	0	1,168	0	0	79,706	16,470	$167,791
Fire/Life Safety	0	0	237,530	0	28,510	0	0	71,926	0	12,192	0	0	0	11,152	$361,310
Electrical	0	0	0	0	0	0	0	0	0	0	25,905	0	96,351	0	$122,256
Site	0	0	0	0	0	0	0	0	4,032	0	0	0	0	0	$4,032
Conveying	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
	0	0	252,840	0	143,242	0	0	189,045	97,936	238,032	25,905	0	176,057	27,622	$1,150,679

Non-Recurring Project Cost	$252,840
Recurring Component Replacement Cost	$897,839
Total 10-Year Facility Cost	$1,150,679

CRV	$9,278,000
FCNI	0.12
FCI	0.00

Building SqFt.	23,368
10-Yr $ / SqFt	$49.24

All costs shown as Present Value

Detailed Facility Cost Summary
Facilities Renewal Needs by System
ECN : EAST CAROLINA NEUROLOGY

	Non-Recurring Project Costs	Recurring Component Replacement Cost	Total 10-Yr. Facility Renewal Costs
Accessibility	$15,310	$0	**$15,310**
Exterior	$0	$145,127	**$145,127**
Interior	$0	$334,854	**$334,854**
Plumbing	$0	$0	**$0**
HVAC	$0	$167,791	**$167,791**
Fire/Life Safety	$237,530	$123,780	**$361,310**
Electrical	$0	$122,256	**$122,256**
Site	$0	$4,032	**$4,032**
Conveying	$0	$0	**$0**
Equipment/Other	$0	$0	**$0**
	$252,840	**$897,839**	**$1,150,679**

All costs shown as Present Value

Detailed Facility Cost Summary
Facilities Renewal Plan
ECN : EAST CAROLINA NEUROLOGY

Non-Recurring Project Costs

Project Number	Title	Uniformat	Priority Class	Project Classifcation	Project Cost (Present Val.)
ECNFS01	FIRE SPRINKLER SYSTEM INSTALLATION	D4010	Year 2 - 5	Plant Adaption	237,530
ECNAC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADE	C1010	Year 2 - 5	Plant Adaption	2,211
ECNAC02	INTERIOR SIGNAGE UPGRADES	C1010	Year 2 - 5	Plant Adaption	10,464
ECNAC03	STAIR SAFETY UPGRADES	C2020	Year 2 - 5	Plant Adaption	2,635
					252,840

Recurring Component Replacement Cost

Component			Uniformat	Repl. Year	Repl. Cost (Present Val.)
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD		C3020	2014	$114,732
FA01	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER		D4030	2014	$28,510
IW01	WALL FINISH - PAINT, STANDARD		C3010	2017	$23,476
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD	ADDITION	C3020	2017	$23,196
HU42	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	D3050	2017	$1,647
HU42	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	D3050	2017	$5,490
HU42	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	D3050	2017	$32,940
HU42	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	D3050	2017	$6,176
HU43	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	D3050	2017	$5,760
HU43	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	D3050	2017	$4,608
HU43	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	D3050	2017	$13,825
FA02	FIRE ALARM SYSTEM - DEVICES		D4030	2017	$71,926
IW01	WALL FINISH - PAINT, STANDARD		C3010	2018	$93,904
SI06	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		G2020	2018	$4,032
RR03	ROOF - 1-PLY, ADHERED (EPDM, PIB, CSPE, PVC)	FLAT	B3010	2019	$76,978
RR13	ROOF - SHINGLE ASPHALT COMPOSITE, STANDARD	PITCHED	B3010	2019	$59,026
RR20	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	PITCHED	B3010	2019	$9,123
DR24	DOOR LOCK, COMMERCIAL-GRADE	EXT ORIGINAL	C1020	2019	$4,129
DR25	DOOR LOCK, RESIDENTIAL-GRADE	ORIG NON-RATED	C1020	2019	$14,783
DR25	DOOR LOCK, RESIDENTIAL-GRADE	ORIG RATED	C1020	2019	$859

IW09	WALL FINISH - WALL COVERING, ROLL		C3010	2019	$54,937
IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD		C3020	2019	$4,837
FN21	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY, 2.5" SP (<=30 HP)	RESTROOM FAN	D3040	2019	$1,168
EL02	EXIT SIGN - WITH BATTERY BACK-UP		D4030	2019	$7,030
EL04	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP		D4030	2019	$5,163
LE03	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		D5020	2020	$1,770
LE06	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 30-FOOT		D5020	2020	$22,360
LE07	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		D5020	2020	$1,483
LE08	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		D5020	2020	$292
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	D3030	2022	$13,013
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	D3030	2022	$16,267
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	D3030	2022	$6,507
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	D3030	2022	$6,507
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	D3030	2022	$37,413
LI11	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC		D5020	2022	$96,351
HU42	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	D3050	2023	$16,470
FA02	FIRE ALARM SYSTEM - DEVICES	ADDITION	D4030	2023	$11,152
					$897,839

All costs shown as Present Value

Detailed Project Summary

Facility Condition Assessment

Project Classification

ECN : EAST CAROLINA NEUROLOGY

Cat. Code	Project Number	Pri Seq	Project Classification	Pri Cls	Project Title	Construction Cost	Prof Fees	Actual Cost to Date	Remaining Cost
FS3A	ECNFS01	1	Plant Adaption	3	FIRE SPRINKLER SYSTEM INSTALLATION	204,767	32,763	0	237,530
AC3F	ECNAC01	2	Plant Adaption	3	DRINKING FOUNTAIN ACCESSIBILITY UPGRADE	1,906	305	0	2,211
AC3D	ECNAC02	3	Plant Adaption	3	INTERIOR SIGNAGE UPGRADES	9,021	1,443	0	10,464
AC3B	ECNAC03	4	Plant Adaption	3	STAIR SAFETY UPGRADES	2,271	363	0	2,635
			Totals for Plant Adaption			**217,966**	**34,875**	**0**	**252,840**
				Grand Total:		**217,966**	**34,875**	**0**	**252,840**

Detailed Project Summary

Facility Condition Assessment

Category/System Code Report

ECN : EAST CAROLINA NEUROLOGY

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fees	Actual Cost to Date	Remaining Cost
AC3F	ECNAC01	3	2	DRINKING FOUNTAIN ACCESSIBILITY UPGRADE	1,906	305	0	2,211
AC3D	ECNAC02	3	3	INTERIOR SIGNAGE UPGRADES	9,021	1,443	0	10,464
AC3B	ECNAC03	3	4	STAIR SAFETY UPGRADES	2,271	363	0	2,635
	Totals for System Code:			**ACCESSIBILITY**	**13,198**	**2,112**	**0**	**15,310**
FS3A	ECNFS01	3	1	FIRE SPRINKLER SYSTEM INSTALLATION	204,767	32,763	0	237,530
	Totals for System Code:			**FIRE/LIFE SAFETY**	**204,767**	**32,763**	**0**	**237,530**
				Grand Total:	**217,966**	**34,875**	**0**	**252,840**

FACILITY CONDITION ASSESSMENT

SECTION 3

SPECIFIC PROJECT DETAILS

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	ECNFS01	**Title:**	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	1		
Priority Class:	3		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	ECN		
Building Name:	EAST CAROLINA NEUROLOGY		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 1, 13, 13R, 101		
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Floor-wide: Floor(s) 1,2		

Project Description

As part of future renovation efforts, it is recommended that this facility be fully protected by an automatic, wet-pipe sprinkler system.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: ECNFS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	23,368	$4.47	$104,455	$5.46	$127,589	$232,044
	Project Totals:			**$104,455**		**$127,589**	**$232,044**

Material/Labor Cost		$232,044
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$170,639
General Contractor Mark Up at 20.0%	+	$34,128
Inflation	+	$0
Construction Cost		$204,767
Professional Fees at 16.0%	+	$32,763
Total Project Cost		**$237,530**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	ECNAC01	**Title:**	DRINKING FOUNTAIN ACCESSIBILITY UPGRADE
Priority Sequence:	2		
Priority Class:	3		
Category Code:	AC3F	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	ECN		
Building Name:	EAST CAROLINA NEUROLOGY		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 211, 602		
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

Current legislation requires that building amenities be generally accessible to all persons. The single level drinking fountain is a barrier to accessibility and should be replaced with a dual level, accessible unit.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: ECNAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	$1,364	$1,364	$419	$419	$1,783
Project Totals:				**$1,364**		**$419**	**$1,783**

Material/Labor Cost		$1,783
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$1,589
General Contractor Mark Up at 20.0%	+	$318
Inflation	+	$0
Construction Cost		$1,906
Professional Fees at 16.0%	+	$305
Total Project Cost		**$2,211**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	ECNAC02	**Title:**	INTERIOR SIGNAGE UPGRADES
Priority Sequence:	3		
Priority Class:	3		
Category Code:	AC3D	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	ECN		
Building Name:	EAST CAROLINA NEUROLOGY		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 703.1		
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Floor-wide: Floor(s) 1,2		

Project Description

ADA legislation established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This facility has minimal signage. To comply with the intent of current legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. Additional signage should be installed where necessary to make this facility fully ADA compliant. This scope includes directional signage.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: ECNAC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	109	$59.56	$6,492	$17.52	$1,910	$8,402
Project Totals:				**$6,492**		**$1,910**	**$8,402**

Material/Labor Cost		$8,402
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$7,517
General Contractor Mark Up at 20.0%	+	$1,503
Inflation	+	$0
Construction Cost		$9,021
Professional Fees at 16.0%	+	$1,443
Total Project Cost		**$10,464**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	ECNAC03	**Title:**	STAIR SAFETY UPGRADES
Priority Sequence:	4		
Priority Class:	3		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	ECN		
Building Name:	EAST CAROLINA NEUROLOGY		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 1003.3 ADAAG 505		
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Item Only: Floor(s) 1,2		

Project Description

Current legislation regarding building accessibility by the handicapped 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. The existing stairwells have handrails only on the interior of the stair and not along the outer walls. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: ECNAC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	2	$642	$1,285	$584	$1,168	$2,453
Project Totals:				**$1,285**		**$1,168**	**$2,453**

Material/Labor Cost		$2,453
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$1,893
General Contractor Mark Up at 20.0%	+	$379
Inflation	+	$0
Construction Cost		$2,271
Professional Fees at 16.0%	+	$363
Total Project Cost		**$2,635**

FACILITY CONDITION ASSESSMENT

SECTION 4

LIFECYCLE COMPONENT INVENTORY

Asset Component Inventory

ECN : EAST CAROLINA NEUROLOGY

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
B2010	WALL, EXTERIOR, MASONRY POINTING	BRICK	3,450	SF	$4.89		$16,857	1999	30	
B2010	WALL, EXTERIOR, MASONRY POINTING	STONE	250	SF	$4.89		$1,222	1999	30	
B2010	WALL, EXTERIOR, MASONRY POINTING	ADDITION-BRICK	990	SF	$4.89		$4,837	2006	30	
B2010	WALL, EXTERIOR, MASONRY POINTING	ADDITION-STONE	250	SF	$4.89		$1,222	2006	30	
B2010	WALL, EXTERIOR, EIFS		260	SF	$18.30		$4,759	1999	40	
B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD		1,470	SF	$117.21		$172,297	1999	40	
B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	ADDITION	260	SF	$117.21		$30,474	2006	40	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS		5	LEAF	$2,222.99		$11,115	1999	25	3
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL		2	LEAF	$1,636.47		$3,273	1999	40	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL		3	LEAF	$1,636.47		$4,909	2006	40	
B3010	ROOF - 1-PLY, ADHERED (EPDM, PIB, CSPE, PVC)	FLAT	5,000	SF	$5.13	3.00	$76,978	1999	20	
B3010	ROOF - SHINGLE ASPHALT COMPOSITE, STANDARD	PITCHED	16,500	SF	$3.58		$59,026	1999	18	2
B3010	ROOF - SHINGLE ASPHALT COMPOSITE, STANDARD	PITCHED ADDITION	2,500	SF	$3.58		$8,943	2005	18	5
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	PITCHED	740	LF	$12.33		$9,123	1999	20	
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	PITCHED ADDITION	290	LF	$12.33		$3,575	2005	20	
C1020	DOOR AND FRAME, INTERIOR, NON-RATED	ORIGINAL	86	LEAF	$1,701.07		$146,292	1999	40	
C1020	DOOR AND FRAME, INTERIOR, NON-RATED	ADDITION	14	LEAF	$1,701.07		$23,815	2005	40	
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED	ORIGINAL	5	LEAF	$3,027.66		$15,138	1999	40	
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED	ADDITION	4	LEAF	$3,027.66		$12,111	2005	40	
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXT ORIGINAL	7	EA	$589.83		$4,129	1999	20	
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXT ADDITION	3	EA	$589.83		$1,769	2006	20	
C1020	DOOR LOCK, RESIDENTIAL-GRADE	ORIG NON-RATED	86	EA	$171.89		$14,783	1999	20	
C1020	DOOR LOCK, RESIDENTIAL-GRADE	ADD NON-RATED	14	EA	$171.89		$2,406	2005	20	
C1020	DOOR LOCK, RESIDENTIAL-GRADE	ORIG RATED	5	EA	$171.89		$859	1999	20	

Asset Component Inventory

ECN : EAST CAROLINA NEUROLOGY

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
C1020	DOOR LOCK, RESIDENTIAL-GRADE	ADD RATED	4	EA	$171.89		$688	2005	20	
C3010	WALL FINISH - PAINT, STANDARD		64,360	SF	$1.46		$93,904	2006	12	
C3010	WALL FINISH - PAINT, STANDARD		16,090	SF	$1.46		$23,476	2005	12	
C3010	WALL FINISH - WALL COVERING, ROLL		14,200	SF	$3.87		$54,937	1999	20	
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD		11,500	SF	$9.98		$114,732	1999	12	3
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	ADDITION	2,325	SF	$9.98		$23,196	2005	12	
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		1,000	SF	$4.84		$4,837	1999	20	
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		1,500	SF	$4.84		$7,256	2005	20	
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY PREMIUM		1,000	SF	$50.04		$50,043	1999	40	
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY PREMIUM		75	SF	$50.04		$3,753	2005	40	
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		14,775	SF	$7.44		$109,976	1999	30	
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	ADDITION	3,000	SF	$7.44		$22,330	2005	30	
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	PASSENGER	1	EA	$222,822.10		$222,822	1999	25	
D1010	ELEVATOR CAB RENOVATION - PASSENGER	PASSENGER	1	EA	$37,388.01		$37,388	1999	12	13
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG		13	EA	$1,049.99		$13,650	1999	35	
D2010	PLUMBING FIXTURE - SINK, KITCHEN		7	EA	$1,733.33		$12,133	1999	35	
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY		1	EA	$1,430.14		$1,430	1999	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANK-TYPE		13	EA	$922.64		$11,994	1999	35	
D2020	SUPPLY PIPING SYSTEM - MEDICAL CLINIC		20,347	SF	$5.34	1.13	$122,723	1999	35	
D2020	SUPPLY PIPING SYSTEM - MEDICAL CLINIC	ADDITION	3,021	SF	$5.34	1.18	$19,027	2005	35	
D2020	WATER HEATER - RESIDENTIAL, GAS (45-55 GAL)	WATER HEATER	50	GAL	$35.73		$1,787	2013	20	
D2030	DRAIN PIPING SYSTEM - MEDICAL CLINIC		20,347	SF	$8.12	1.13	$186,584	1999	40	
D2030	DRAIN PIPING SYSTEM - MEDICAL CLINIC	ADDITION	3,021	SF	$8.12	1.18	$28,929	2005	40	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	8	TON	$1,626.65		$13,013	1999	23	

Asset Component Inventory

ECN : EAST CAROLINA NEUROLOGY

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	10	TON	$1,626.65		$16,267	1999	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	4	TON	$1,626.65		$6,507	1999	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	4	TON	$1,626.65		$6,507	1999	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	23	TON	$1,626.65		$37,413	1999	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	10	TON	$1,626.65		$16,267	2005	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	4	TON	$1,626.65		$6,507	2006	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	2	TON	$1,626.65		$3,253	2010	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	3	TON	$1,626.65		$4,880	2012	23	
D3030	DUCTLESS DX SPLIT SYSTEM (1-2 TON)	DUCTLESS SPLIT	2	TON	$1,773.08		$3,546	2005	23	
D3030	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DUCTLESS SPLIT	4	TON	$1,111.24		$4,445	2005	23	
D3040	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY, 2.5" SP (<=30 HP)	ATTIC FAN	1	HP	$1,168.23		$1,168	2005	20	
D3040	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY, 2.5" SP (<=30 HP)	RESTROOM FAN	1	HP	$1,168.23		$1,168	1999	20	
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	240	MBH	$68.63		$16,470	2005	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	24	MBH	$68.63		$1,647	2010	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	24	MBH	$68.63		$1,647	1999	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	80	MBH	$68.63		$5,490	1999	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	480	MBH	$68.63		$32,940	1999	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	90	MBH	$68.63		$6,176	1999	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	100	MBH	$57.60		$5,760	1999	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	80	MBH	$57.60		$4,608	1999	18	
D3050	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	240	MBH	$57.60		$13,825	1999	18	
D4030	EXIT SIGN - WITH BATTERY BACK-UP		14	EA	$502.11		$7,030	1999	20	
D4030	EXIT SIGN - WITH BATTERY BACK-UP	ADDITION	4	EA	$502.11		$2,008	2005	20	
D4030	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP		12	EA	$430.22		$5,163	1999	20	

Asset Component Inventory

ECN : EAST CAROLINA NEUROLOGY

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D4030	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	ADDITION	4	EA	$430.22		$1,721	2005	20	
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER		1	EA	$28,509.86		$28,510	1999	15	
D4030	FIRE ALARM SYSTEM - DEVICES		20,347	SF	$3.13	1.13	$71,926	1999	18	
D4030	FIRE ALARM SYSTEM - DEVICES	ADDITION	3,021	SF	$3.13	1.18	$11,152	2005	18	
D5010	ELECTRICAL DISTRIBUTION NETWORK - MEDICAL CLINIC		20,347	SF	$14.55	1.13	$334,462	1999	40	
D5010	ELECTRICAL DISTRIBUTION NETWORK - MEDICAL CLINIC	ADDITION	3,021	SF	$14.55	1.18	$51,856	2005	40	
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		10	EA	$176.99		$1,770	1999	15	6
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 30-FOOT		5	EA	$4,472.08		$22,360	1999	15	6
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		2	EA	$741.47		$1,483	1999	15	6
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		2	EA	$741.47		$1,483	2005	15	6
D5020	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		1	EA	$291.53		$292	1999	15	6
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC		20,347	SF	$4.19	1.13	$96,351	1999	20	3
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ADDITION	3,021	SF	$4.19	1.18	$14,939	2005	20	
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		1,500	SY	$2.69		$4,032	2006	7	5
							$2,663,546			

Recurring Component Renewal Schedule

ECN : EAST CAROLINA NEUROLOGY

No Projected Component Replacement Cost for Asset No. ECN for DM

Uniformat Code	Component Description	Qty	Units	2014 Replacement Cost	Year
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER	1	EA	$28,510	2014
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	11,500	SF	$114,732	2014
	Projected Component Replacement Cost for Asset No. ECN for 2014			**$143,242**	

No Projected Component Replacement Cost for Asset No. ECN for 2015

No Projected Component Replacement Cost for Asset No. ECN for 2016

Uniformat Code	Component Description		Qty	Units	2017 Replacement Cost	Year
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	24	MBH	$1,800	2017
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	80	MBH	$5,999	2017
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	480	MBH	$35,995	2017
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	90	MBH	$6,749	2017

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

D3050	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	100	MBH	$6,294	2017
D3050	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	80	MBH	$5,036	2017
D3050	FURNACE, OUTDOOR, NATURAL GAS (75-120 MBH)	FURNACE	240	MBH	$15,107	2017
D4030	FIRE ALARM SYSTEM - DEVICES		20,347	SF	$78,595	2017
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	ADDITION	2,325	SF	$25,347	2017
C3010	WALL FINISH - PAINT, STANDARD		16,090	SF	$25,653	2017
	Projected Component Replacement Cost for Asset No. ECN for 2017				**$206,574**	

Uniformat Code	Component Description	Qty	Units	2018 Replacement Cost	Year
C3010	WALL FINISH - PAINT, STANDARD	64,360	SF	$105,690	2018
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE	1,500	SY	$4,538	2018
	Projected Component Replacement Cost for Asset No. ECN for 2018			**$110,228**	

Uniformat Code	Component Description		Qty	Units	2019 Replacement Cost	Year
D4030	EXIT SIGN - WITH BATTERY BACK-UP		14	EA	$8,149	2019
D4030	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP		12	EA	$5,985	2019
D3040	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY, 2.5" SP (<=30 HP)	RESTROOM FAN	1	HP	$1,354	2019
B3010	ROOF - SHINGLE ASPHALT COMPOSITE, STANDARD	PITCHED	16,500	SF	$68,427	2019
B3010	ROOF - 1-PLY, ADHERED (EPDM, PIB, CSPE, PVC)	FLAT	5,000	SF	$89,239	2019
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	PITCHED	740	LF	$10,576	2019
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		1,000	SF	$5,608	2019
C3010	WALL FINISH - WALL COVERING, ROLL		14,200	SF	$63,687	2019
C1020	DOOR LOCK, RESIDENTIAL-GRADE	ORIG NON-RATED	86	EA	$17,137	2019

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

C1020	DOOR LOCK, RESIDENTIAL-GRADE	ORIG RATED	5	EA	$996	2019
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXT ORIGINAL	7	EA	$4,786	2019
	Projected Component Replacement Cost for Asset No. ECN for 2019				**$275,944**	

Uniformat Code	Component Description	Qty	Units	2020 Replacement Cost	Year
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)	10	EA	$2,113	2020
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 30-FOOT	5	EA	$26,700	2020
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)	2	EA	$1,771	2020
D5020	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)	1	EA	$348	2020
	Projected Component Replacement Cost for Asset No. ECN for 2020			**$30,932**	

No Projected Component Replacement Cost for Asset No. ECN for 2021

Uniformat Code	Component Description		Qty	Units	2022 Replacement Cost	Year
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC		20,347	SF	$122,055	2022
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	8	TON	$16,485	2022
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	10	TON	$20,606	2022
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	4	TON	$8,242	2022
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	4	TON	$8,242	2022
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	23	TON	$47,394	2022
	Projected Component Replacement Cost for Asset No. ECN for 2022				**$223,024**	

All costs shown as Future Value assuming a 3.00% average inflation rate

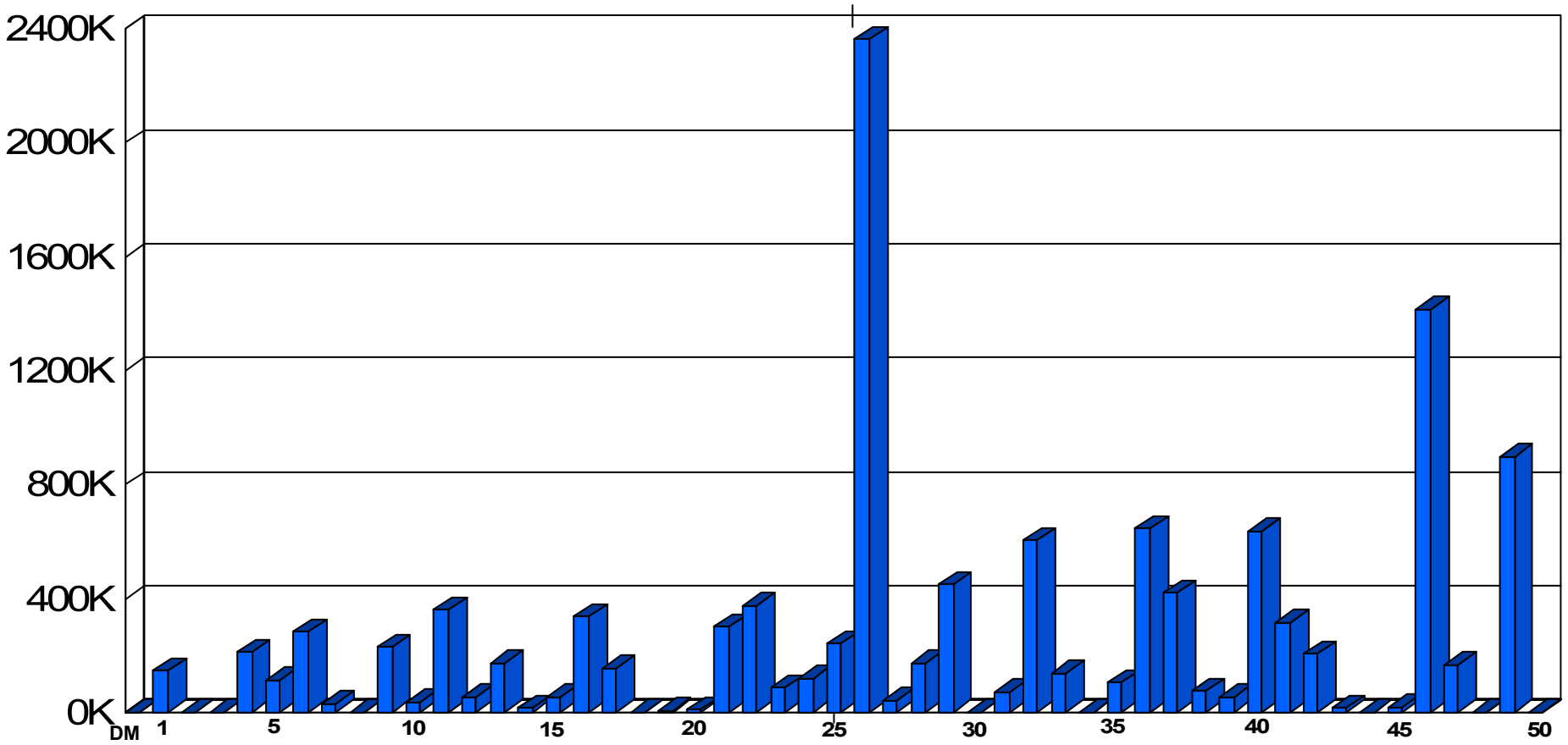
Recurring Component Renewal Schedule

Uniformat Code	Component Description		Qty	Units	2023 Replacement Cost	Year
D3050	FURNACE, OUTDOOR, NATURAL GAS (<=75 MBH)	FURNACE	240	MBH	$21,490	2023
D4030	FIRE ALARM SYSTEM - DEVICES	ADDITION	3,021	SF	$14,550	2023
	Projected Component Replacement Cost for Asset No. ECN for 2023				**$36,040**	

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Expenditure Projections

ECN : EAST CAROLINA NEUROLOGY



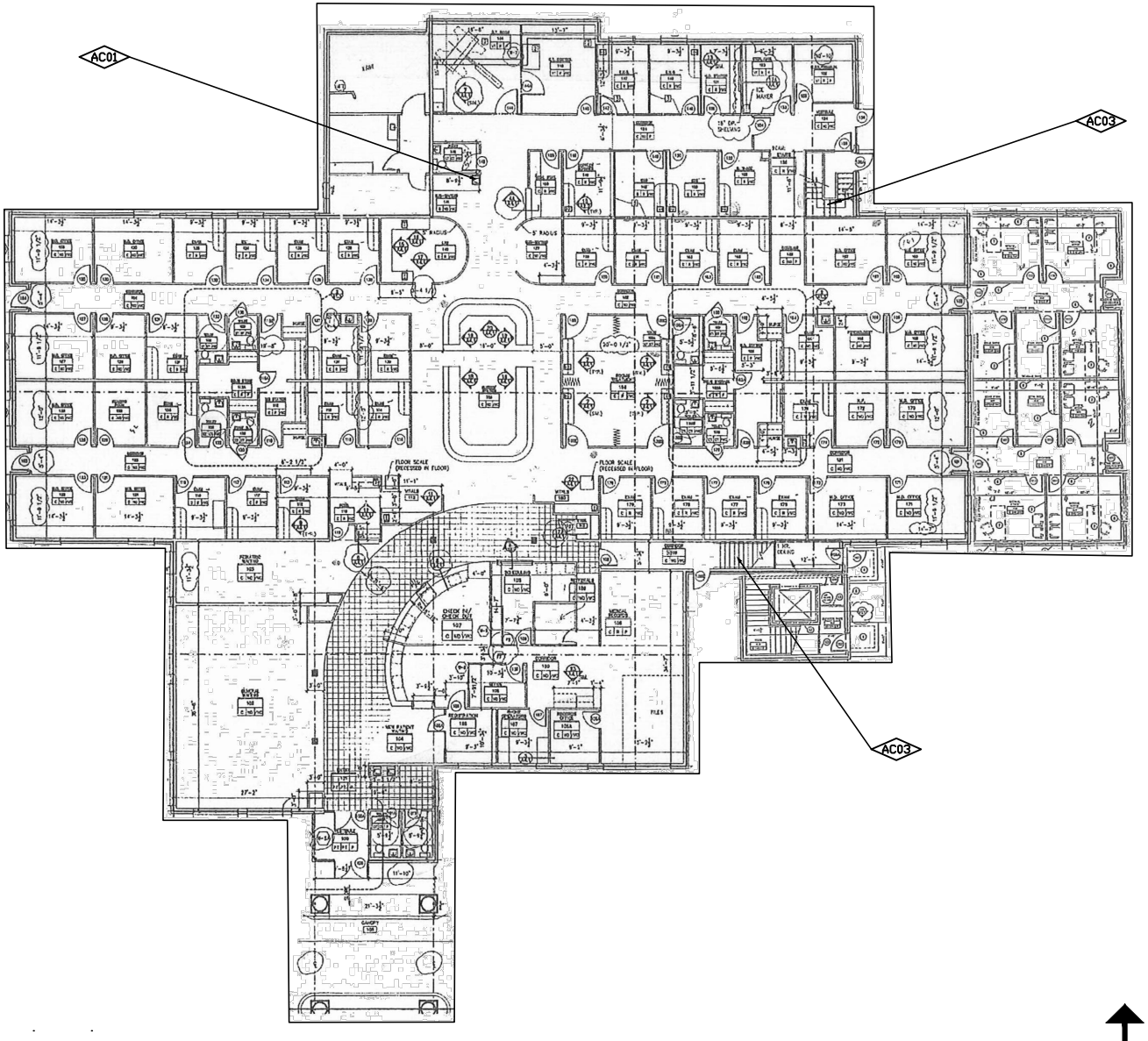
Average Annual Renewal Cost per SqFt $4.59

FACILITY CONDITION ASSESSMENT

SECTION 5

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



AC02 FS01

EAST CAROLINA NEUROLOGY

BLDG NO. ECN

ISES CORPORATION

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

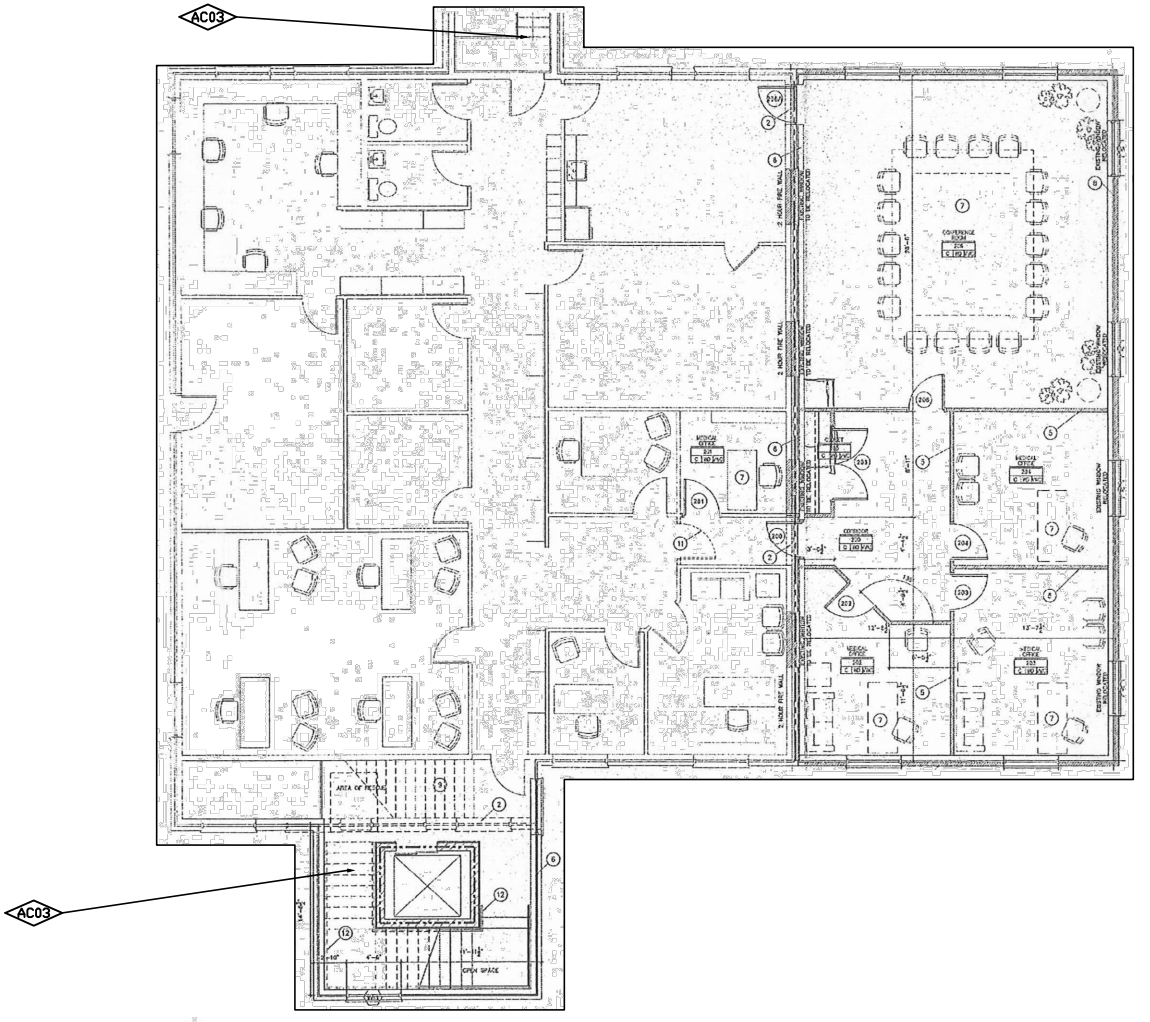
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 04/10/2014
Drawn by: T.C.
Project No. 14-009

FIRST FLOOR PLAN

Sheet No.
1 of 2

EAST CAROLINA UNIVERSITY



AC02 FS01

EAST CAROLINA
NEUROLOGY

BLDG NO. ECN

ISES CORPORATION

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: 04/10/2014
Drawn by: T.C.
Project No. 14-009

SECOND FLOOR PLAN

Sheet No.
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SECTION 6

PHOTOGRAPHS

Photo ID No.	Description	Location	Date
ECN001a	Carpeted floors, painted walls, and suspended grid ceiling systems	Second floor	03/03/2014
ECN001e	Car operating panel	Elevator cab	03/03/2014
ECN002a	Ceramic tile floor, wallpapered walls, and accessible fixtures	Second floor, restroom	03/03/2014
ECN002e	Exit sign, strobe, and pull station	Second floor, corridor	03/03/2014
ECN003a	Aged vinyl tile floor	Second floor, original section	03/03/2014
ECN003e	Interior lighting	Second floor, conference room	03/03/2014
ECN004a	Vinyl tile floor and original break room cabinetry	Room 209	03/03/2014
ECN004e	Thermostat	Second floor, conference room	03/03/2014
ECN005a	Rubberized flooring and treads and handrail only on one side	Typical stairwell	03/03/2014
ECN005e	Lavatory and water closet	Second floor, restroom	03/03/2014
ECN006a	Lever door hardware	Typical door hardware	03/03/2014
ECN006e	Odor fan	Second floor, restroom	03/03/2014
ECN007a	Aged vinyl tile floor	First floor	03/03/2014
ECN007e	Furnace	Attic	03/03/2014
ECN008a	Carpeted floors, painted walls, and suspended grid ceiling systems	First floor, original section	03/03/2014
ECN008e	Furnace	Attic	03/03/2014
ECN009a	Carpeted floors, painted walls, and suspended grid ceiling systems	First floor, addition	03/03/2014
ECN009e	Furnace	Attic	03/03/2014
ECN010a	Vinyl tile floor, painted walls, and suspended grid ceiling	First floor	03/03/2014
ECN010e	Insulation and ductwork	Attic	03/03/2014
ECN011a	Lever door hardware and lack of accessible signage	Typical door	03/03/2014
ECN011e	Furnace	Attic	03/03/2014
ECN012a	Single level water fountain	First floor	03/03/2014
ECN012e	Insulation and ductwork	Attic	03/03/2014
ECN013a	Ceramic tile floor, wallpapered walls, and accessible fixtures	First floor, restroom	03/03/2014
ECN013e	Furnace	Attic	03/03/2014
ECN014a	Carpeted floor, wallpapered walls, and suspended grid ceiling system	First floor, exam room	03/03/2014
ECN014e	Furnace	Attic	03/03/2014
ECN015a	Fire door propped open with holder	First floor, entering addition	03/03/2014

Photo ID No.	Description	Location	Date
ECN015e	Furnace	Attic	03/03/2014
ECN016a	Carpeted floor, wallpapered walls, and suspended grid ceiling system	First floor, exam room	03/03/2014
ECN016e	Furnace	Attic	03/03/2014
ECN017a	Ceramic tile floor and painted walls	First floor, waiting room	03/03/2014
ECN017e	Interior lighting	Second floor, storage room	03/03/2014
ECN018a	Carpeted floor, painted walls, and suspended grid ceiling system	First floor, central nurses station	03/03/2014
ECN018e	Furnace	Attic	03/03/2014
ECN019a	Ceramic tile and carpeted floors, painted walls, and suspended ceilings	First floor	03/03/2014
ECN019e	Exhaust fan	Attic	03/03/2014
ECN020a	Ceramic tile and carpeted floors, painted walls, and suspended ceilings	First floor	03/03/2014
ECN020e	Water heater	First floor, custodial room	03/03/2014
ECN021a	Worn and aged carpet	First floor	03/03/2014
ECN021e	Panelboards	First floor, electrical room	03/03/2014
ECN022a	Carpeted floor, painted walls, and suspended grid ceiling system	First floor, waiting room	03/03/2014
ECN022e	Transformers	First floor, electrical room	03/03/2014
ECN023a	Carpeted floor, painted walls, and suspended grid ceiling system	First floor, waiting room	03/03/2014
ECN023e	Panelboards	First floor, electrical room	03/03/2014
ECN024a	Ceramic tile floor, wallpapered walls, and accessible fixtures	First floor, restroom	03/03/2014
ECN024e	Lavatory and water closet	First floor, restroom	03/03/2014
ECN025a	Two water fountains on the same level	First floor	03/03/2014
ECN025e	Exit signs	First floor, corridor	03/03/2014
ECN026a	Stained ceiling tile	First floor	03/03/2014
ECN026e	Stainless steel sink	First floor, corridor	03/03/2014
ECN027a	Worn and aged carpet	First floor	03/03/2014
ECN027e	Interior lighting	First floor, waiting room	03/03/2014
ECN028a	Worn and aged carpet	First floor	03/03/2014
ECN028e	Exit sign and interior lighting	First floor, waiting room	03/03/2014
ECN029a	Carpeted floor, painted walls, and suspended grid ceiling system	First floor	03/03/2014
ECN029e	Lavatory and water closet	First floor, restroom	03/03/2014
ECN030a	Brick masonry exterior with EIFS accents around entrance and covered canopy	South main entrance	03/03/2014

Photo ID No.	Description	Location	Date
ECN030e	Fire alarm panel	First floor, main entryway	03/03/2014
ECN031a	Brick and stone masonry exterior walls with dual pane windows	South exterior	03/03/2014
ECN031e	Exterior lighting	Building exterior	03/03/2014
ECN032a	Brick and stone masonry exterior walls with dual pane windows	South exterior	03/03/2014
ECN032e	Condensing units	Site	03/03/2014
ECN033a	Brick and stone masonry exterior walls with dual pane windows	East exterior	03/03/2014
ECN033e	Exterior lighting	Building exterior	03/03/2014
ECN034a	Brick and stone masonry exterior walls with dual pane windows	Northeast entrance	03/03/2014
ECN034e	Gas regulator	Site	03/03/2014
ECN035a	Brick and stone masonry exterior walls with dual pane windows	North exterior	03/03/2014
ECN035e	Exterior lighting	Building exterior	03/03/2014
ECN036a	Asphalt single roof application	North exterior	03/03/2014
ECN036e	Exterior lighting	Building exterior	03/03/2014
ECN037a	Brick and stone masonry exterior walls with dual pane windows	North exterior	03/03/2014
ECN037e	Exterior lighting	Site	03/03/2014
ECN038a	Cracked asphalt pavement surrounding the facility	Site	03/03/2014
ECN038e	Condensing units	Site	03/03/2014
ECN039a	Brick and stone masonry exterior walls with dual pane windows	West exterior	03/03/2014
ECN039e	Condensing unit	Site	03/03/2014
ECN040a	Brick and stone masonry exterior walls with dual pane windows	Southwest corner	03/03/2014
ECN040e	Exterior lighting	Building exterior	03/03/2014
ECN041a	Brick masonry exterior with EIFS accents around entrance and covered canopy	South main entrance	03/03/2014
ECN041e	Exterior lighting	Building exterior	03/03/2014

Facility Condition Assessment - Photo Log

ECN001A.jpg

ECN001E.jpg

ECN002A.jpg

ECN002E.jpg

ECN003A.jpg

ECN003E.jpg

ECN004A.jpg

ECN004E.jpg

ECN005A.jpg

ECN005E.jpg

ECN006A.jpg

ECN006E.jpg

ECN007A.jpg

ECN007E.jpg

ECN008A.jpg

ECN008E.jpg

ECN009A.jpg

ECN009E.jpg

ECN010A.jpg

ECN010E.jpg

Facility Condition Assessment - Photo Log

ECN011A.jpg

ECN011E.jpg

ECN012A.jpg

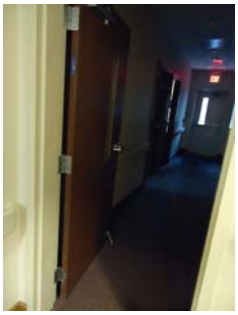
ECN012E.jpg

ECN013A.jpg

ECN013E.jpg

ECN014A.jpg

ECN014E.jpg



ECN015A.jpg

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ECN016A.jpg

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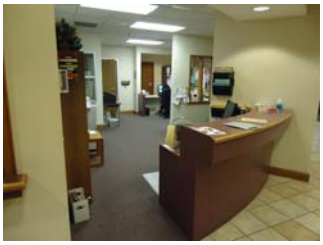
ECN019A.jpg

ECN019E.jpg



ECN020A.jpg

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Facility Condition Assessment - Photo Log

ECN021A.jpg

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ECN022A.jpg

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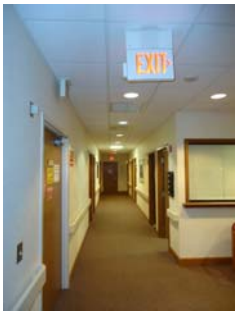
ECN023A.jpg

ECN023E.jpg

ECN024A.jpg

ECN024E.jpg

ECN025A.jpg



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ECN026A.jpg

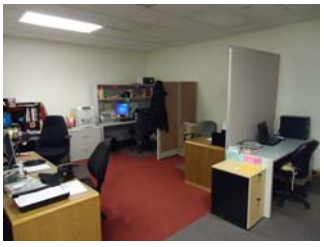
ECN026E.jpg

ECN027A.jpg

ECN027E.jpg

ECN028A.jpg

ECN028E.jpg



ECN029A.jpg

ECN029E.jpg

ECN030A.jpg

ECN030E.jpg

Facility Condition Assessment - Photo Log

ECN031A.jpg

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Facility Condition Assessment - Photo Log

ECN041A.jpg

ECN041E.jpg