EAST CAROLINA UNIVERSITY

DOWDY-FICKLEN STADIUM

ASSET CODE: FICK

FACILITY CONDITION ANALYSIS

DECEMBER 3, 2009

ISES CORPORATION

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FACILITY CONDITION ANALYSIS

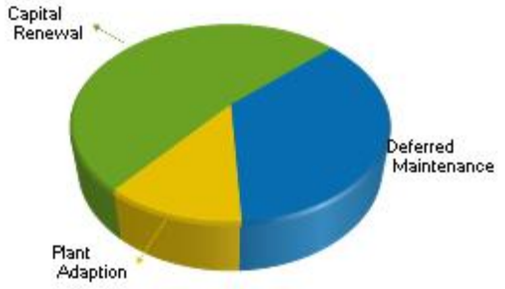
SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - DOWDY-FICKLEN STADIUM

Building Code: FICK
Building Name: DOWDY-FICKLEN STADIUM
Year Built: 1963
Building Use: Student Union
Square Feet: 58,819

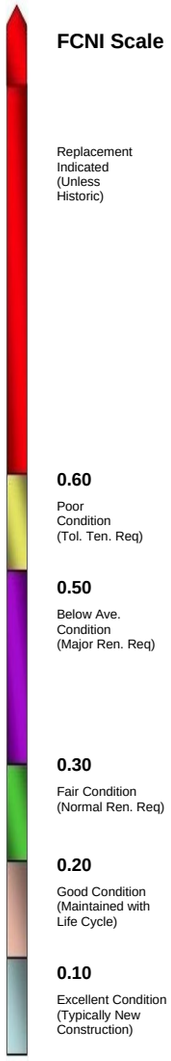
PROJECT COSTS BY CLASSIFICATION



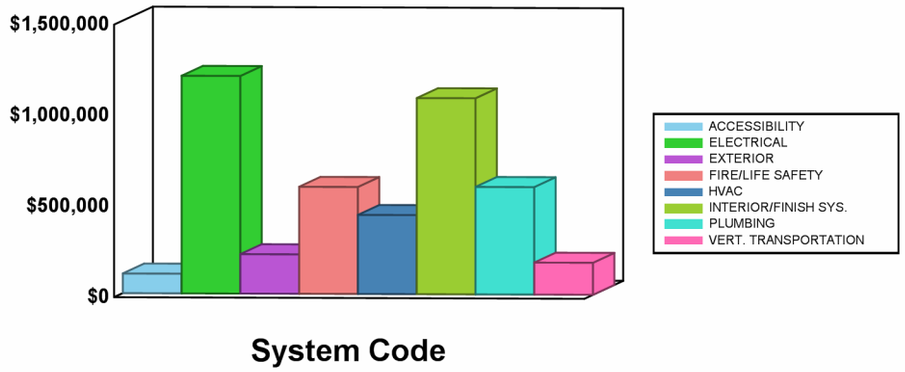
Project Costs by Priority

Priority 1:	$0
Priority 2:	$577,194
Priority 3:	$1,728,258
Priority 4:	$2,088,978
Total Project Costs:	**$4,394,430**
Facility Replacement Cost:	**$18,104,000**
Facility Condition Needs Index (FCNI):	**0.24**

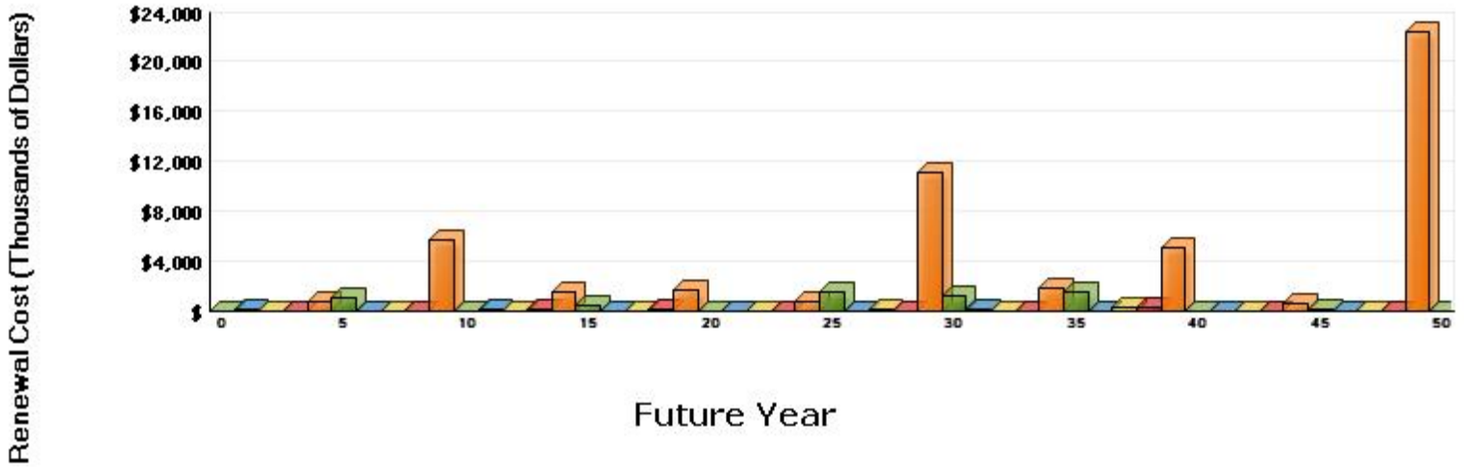
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $8.11

B. ASSET SUMMARY

Dowdy-Ficklen Stadium was originally constructed as the James Skinner Ficklen Memorial Stadium in 1963 and is located on the southern athletic campus of East Carolina University. The original stadium was only the southern grandstands constructed of a steel frame, a terraced concrete decked seating area, and a small press box. In 1968, the northern grandstands were built, bring the seating capacity to 20,000. During the late 1970s, the original press box was replaced with the existing four-level structure. In 1998, the northern reinforced concrete upper deck was completed, and a year later the northern club level seating and large lounge / dining area were opened. The current capacity of the renamed Dowdy-Ficklen Stadium is 43,000. Plans are in the works to enclose the eastern end zone and add an additional 7,000 seats in the next couple of years.

This open-air stadium contains 58,819 square feet of enclosed area. The ground level has original restrooms and concessions and provides access around the entire stadium. The south side press box has four levels, an A level with restrooms and some covered seating, a B level with press row, television and radio booths, and restrooms, a C level of coaches' boxes, and a rooftop D level for the camera operations. The northern side has the club level, with dining and covered seating for members of the Pirate Booster Club, and the concourse level with restrooms and concessions providing access and services for the upper deck. All levels and restrooms are handicapped accessible.

The information for this report was gathered during a site visit that concluded on September 16, 2009.

SITE

The football stadium sits on a flat parcel of land in a suburban campus setting. Landscaping consists of some ornamental planting beds, shrubbery, a few specimen trees, and areas of turf around the facility. Vehicular access is from the north off of Ficklen Drive, from the east off of Berkley Road, or from the south off of Charles Boulevard. There are large parking lots to the north and west of the structure leading to a sidewalk system that serves all entrances. There are designated handicapped parking spaces both to the north of the facility and to the south, with all entrances being at ground level and wheelchair accessible.

EXTERIOR STRUCTURE

Brick veneer is one of the primary exterior finishes used on the newer northern upper deck structure. While the brick is fundamentally sound, exposure to the elements has caused some staining and efflorescence. Cleaning and applied penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

The concrete exterior on the newer north side of the stadium has become visibly soiled, and the construction joints and expansion joints will need reapplying. Cleaning and applied joint upgrades are recommended to restore the aesthetics and integrity of the building envelope.

The exterior siding of the original masonry block concessions and restrooms on the ground level of both the north and south sides has a painted finish. Most of the finish is in good condition. However, it is

recommended that the finish be reapplied at least once over the next ten years. The steel superstructure of the original north and south stands also has a painted finish, which will also need reapplication in the next ten years.

Most roofs are either asphalt built-up systems or membrane roofs over the single story masonry block restrooms and concession structures. These roofs all have the concrete stands over them, and as a result, they should have long, extended service lives. All are in good condition, and no improvements are foreseen in the next ten years.

The only windows in the structure are the glass windows in the southern press box and the windows on the northern club level. These windows are dual pane applications that are in good condition and need no improvements at this time. The exterior doors are also in satisfactory condition.

INTERIOR FINISHES / SYSTEMS

Most interior floor finishes date back to the late 1990s. There is carpet in the northern club level and southern press box levels B and C. The restrooms in the southern press box have vinyl tile applications that are in good condition. The remaining floor areas are either sealed concrete or painted concrete. Even though the interiors are generally in good condition, floor finish upgrades for the carpet and the finished concrete are recommended.

The primary interior wall finish for all enclosed space is paint on either masonry block or sheetrock partitions. The applications vary in age, but most are in good condition. Painted wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Ceiling finish applications vary in age, type, and condition. There are newer suspended grid acoustical tile systems in the northern club level, northern upper deck concessions, and southern press box levels B and C. Press box level A has an old suspended grid, perforated tile ceiling system that is recommended for replacement. The remaining ceilings are either exposed concrete or the underside of the steel roof structure, all of which are generally painted. The ground level painted ceiling finish should be repainted, and the level A perforated tile system should be replaced as part of future cosmetic improvements or major comprehensive renovation efforts.

The restroom facilities on the ground level of both the north and south sides were constructed in the 1960s. The 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 for all ground level restrooms, including new fixtures, finishes, partitions, and accessories, is recommended.

All interior doors are either fairly new within the northern club and concourse levels or in good condition within the southern multi-level press box structure. Doors are properly rated, and no replacements are anticipated within the next ten years.

ACCESSIBILITY

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configurations of the drinking fountains on the south side of the stadium on the ground, B, and C levels are barriers to accessibility. All single level drinking fountains should be replaced with ADA compliant, dual level, refrigerated units.

Current legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have 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). Although the stairs on the south side accessing levels A, B, C, and D are compliant with the code enforced at the time of construction until a major renovation occurs, the stairwells are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

While the interior doors are suitable for ten future years of service, the knob actuated door hardware on the ground floor and the south side levels A, B, C, and D presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of current legislation, it is recommended that lever handle door hardware be installed on all doors that still have knobs.

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage, primarily on the ground level and the south side levels A, B, C, and D, be upgraded to conform to appropriate accessibility standards. This scope includes directional signage.

HEALTH

Based on the date of the original construction, it is highly possible that lead paint or asbestos containing materials were used in the construction of this facility. However, no suspected asbestos or lead paint was observed during the inspection of the building. The lead paint and asbestos health risks are minimal, but workers present during any and all remodeling should be made aware of the potential hazards of working with such materials.

FIRE / LIFE SAFETY

The paths of egress in this building are adequate in regard to fire rating. There are no compromises involving doors, partitions, elevators lobbies, or stairs. No fire or life safety issues related to architectural features were observed during the inspection of this facility.

The facility is served by a modern addressable fire alarm system that was manufactured by Simplex Corporation. The model 4100 fire alarm panel was installed in 1997. The system utilizes pull stations, smoke detectors, and duct smoke detectors for activation, and audible / visible strobes are present for notification. The fire alarm system appears to be in good condition. However, coverage is not complete.

The north concourse and club level areas are the only parts of the facility served by the fire alarm system. Since the fire alarm system is approaching the end of its intended life cycle, it is recommended that the system be upgraded. Include the remaining parts of the facility in the renovation.

The facility is partially protected by a wet-pipe fire sprinkler system. The system appears to be in good condition, but a recommendation to expand the system to the entire facility is warranted. Light hazard, wet-pipe fire suppression should be installed throughout the structure, including piping, sprinkler heads (as required by code), and pipe bracing. Install flow switches and sensors that interface with the recommended fire alarm system upgrade. Cost has been included in this project for the installation of a fire pump if necessary. Additionally, replace the sprinkler heads on the existing system.

The path of egress is marked with exit signs that appear to be in good condition. However, coverage may not be complete. The units are believed to have been installed in 1997. A replacement of the equipment will need to be considered in the future. Install additional exit signs as needed.

Emergency lighting is provided by twin beam emergency lights in select sections of the original facility, and the north concourse and club level areas have emergency lighting contained in overhead lighting. Coverage appears to be adequate. Emergency lighting should be placed in overhead light fixtures when interior lighting renovations take place. No additional recommendations are warranted at this time.

HVAC

Heating hot water is provided by two local boilers that supply the club level and part of the concourse. These natural gas units have a capacity of 500 MBH and were manufactured by Lochinvar. The boilers were installed in 1997 and appear to be in good condition. With proper maintenance, the units will outlast the scope of this report.

A local, air-cooled chiller generates chilled water for building cooling and serves the club level. This unit has a capacity of 100 tons and was manufactured by Carrier. This chiller was installed in 1997 and is nearing the end of its intended life cycle. Replace the chiller with a similar unit to ensure a proper flow of chilled water.

The club level of this facility is served by a forced air HVAC system with multi-zone air handling units manufactured by Trane. The equipment was installed in 1997. The air handling units have hot water heating coils and chilled water cooling coils. The air distribution network furnishes constant volume air to the occupied spaces. The system has direct digital controls (DDCs) that were manufactured by Johnson Controls.

The HVAC system is an adequate application for this part of the facility. However, it should be expected that the hot water heating pump will require replacement within the purview of this analysis. Install a similar unit with an associated variable speed drive.

Supplemental HVAC is provided by split systems and through-the-wall air conditioning units that serve select areas of the facility. These units utilize DX cooling, and the split systems incorporate natural gas heat. They are individually controlled with thermostats. The split systems and window units are currently in good condition. However, their scheduled replacement is recommended within the scope of this analysis. Additionally, it is recommended that self-contained air conditioning systems be placed in areas not currently cooled.

Select field seating areas and restrooms are served by radiant heat units, and mechanical spaces incorporate electric unit heaters. These systems appear to be in good condition and should continue to provide adequate service. No projects are recommended at this time. Facility exhaust is accomplished by mushroom style fans mounted on roofs and through-the-wall fans. These units are showing signs of age and are recommended for replacement. Install similar units.

ELECTRICAL

Power is fed to the facility by two oil-filled transformers located onsite. The units provide 480/277 volt power through two main switchgear devices. One unit is rated at 1,600 amps, and the second unit is rated at 2,000 amps. The equipment was installed within the last fifteen years and appears to be in good condition. No projects are recommended for the main electrical equipment within the scope of this report.

The secondary electrical consists of panelboards and dry type transformers. Power is fed at a rate of 480/277 volts to the panelboards for distribution 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 installed at various times. The north concourse and club level area systems were installed in 1997 and appear to be in good condition, with equipment properly encased and maintained. The press box system appears to be a 1978 installation, with some upgrades over time. The system for the remainder of the facility is considered to be original. It is recommended that the original or aged secondary electrical be replaced in a project representing approximately 60 percent of the facility.

The interior spaces of this facility are illuminated by fixtures that utilize compact, T8, and T12 fluorescent lamps. The fluorescent fixtures consist of lay-in, suspended, and can type applications. The interior lighting was installed at various construction dates or when renovations have taken place. The majority of the system has been in service for ten years or longer. The life cycle for this type of equipment is generally twenty years. Replace the interior lighting within the scope of this report. Specify energy-efficient light fixtures for the new interior lighting systems, and install occupancy sensors where possible. It is recommended that the unitary emergency lighting fixtures be removed and that their functionality be incorporated into the new interior lighting systems.

The exterior field lighting is provided by six lighting stands that contain metal halide lights. Each stand contains forty-five light fixtures. The lighting stands have seen upgrades over the years. However, the light fixtures are beginning to show signs of age. It is recommended that all aged light fixtures be replaced. Install similar equipment of the latest technology.

The exterior lighting scheme surrounding the facility consists of wall-mounted light fixtures and decorative hanging-style light fixtures. Additional lighting is provided by pole-mounted light fixtures located onsite. The overall exterior lighting scheme appears to provide adequate coverage for the facility. However, some of the light fixtures appear to be showing some signs of age. Replace all aged lighting to ensure a lighting scheme that promotes a safe environment.

Emergency power for this facility is produced by a diesel-fired emergency generator located onsite. The unit was manufactured by Caterpillar in 1999. The generator provides 480/277 volt power and has a capacity of 230 kW. Overall, the unit appears to be in good condition and is properly enclosed. This generator should remain a reliable source of standby power throughout scope of this report.

PLUMBING

The main incoming domestic water enters the facility on the west exterior. Two backflow preventers sized at 4 and 6 inches are present to protect the supply. Copper piping is then utilized to distribute water throughout the facility. The system is a combination of new and original equipment. The north concourse and club level areas were put in service in 1997, and the original part of the facility contains piping that is showing signs of age. It is recommended that all original piping be replaced in a project representing approximately 60 percent of the facility.

The drain piping network consists of cast-iron piping with bell-and-spigot and no-hub connections. The piping network appears to be a combination of new and aged piping. Aged piping is present in the original part of the facility, while new piping is present in the north concourse and club level areas. It is recommended that all original or aged piping be replaced, representing 60 percent of the facility. Remove the existing original sanitary and storm drain piping. Install new cast-iron drain piping networks with copper runouts to all fixtures. Install new floor drains, roof drains, and traps as needed.

The plumbing fixtures consist of ceramic and stainless steel construction. The equipment is a combination of new and aged units depending on the location within the facility. Some restrooms have been renovated within the last few years or were installed in 1997. The remaining units are original and showing signs of age. It is recommended that all original plumbing fixtures be replaced. This action is detailed in the proposed Interior Finishes / Systems restroom upgrade project.

Domestic hot water is heated by various units. Two natural gas boilers supply hot water to the visitors and umpire locker rooms. These units were installed in 2006 and appear to be in good condition. Another natural gas boiler manufactured by Raypack is present serving lockers rooms and was installed in 1997. This unit is beginning to show signs of age. Additionally, electric water heaters and small point-of-use water heaters are present to serve the club level, concourse, and press box areas. These units were installed at various times. It is recommended that all aged domestic water heating equipment be replaced. Install similar equipment.

A booster pump pack aids in the pressurization of the domestic water system in this building. This system is currently adequate. However, its scheduled replacement is recommended within the scope of this analysis. During the inspection, it was noted that one of the pumps was leaking.

VERTICAL TRANSPORTATION

The University commissioned an outside contractor to perform an elevator condition study in 2009. The capital project recommendations from this study have been included as projects in the ISES database.

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 16, 2009

INSPECTION TEAM PERSONNEL:

NAME	POSITION	SPECIALTY
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:

NAME	POSITION
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.

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

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:

PRIORITY CLASS 1

CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	0001HV04	01
PL1D	0001PL02	02

PRIORITY CLASS 2

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

Building Number	Photo Sequence	Arch / Eng / VT
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	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 & 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	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 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

FICK : DOWDY-FICKLEN STADIUM

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	35,238	73,251	108,490
EL	ELECTRICAL	0	0	856,123	341,395	1,197,518
ES	EXTERIOR	0	0	18,401	198,792	217,194
FS	FIRE/LIFE SAFETY	0	577,194	11,764	0	588,958
HV	HVAC	0	0	123,131	311,984	435,115
IS	INTERIOR/FINISH SYS.	0	0	0	1,079,293	1,079,293
PL	PLUMBING	0	0	507,375	84,263	591,638
VT	VERT. TRANSPORTATION	0	0	176,225	0	176,225
	TOTALS	0	577,194	1,728,258	2,088,978	4,394,430

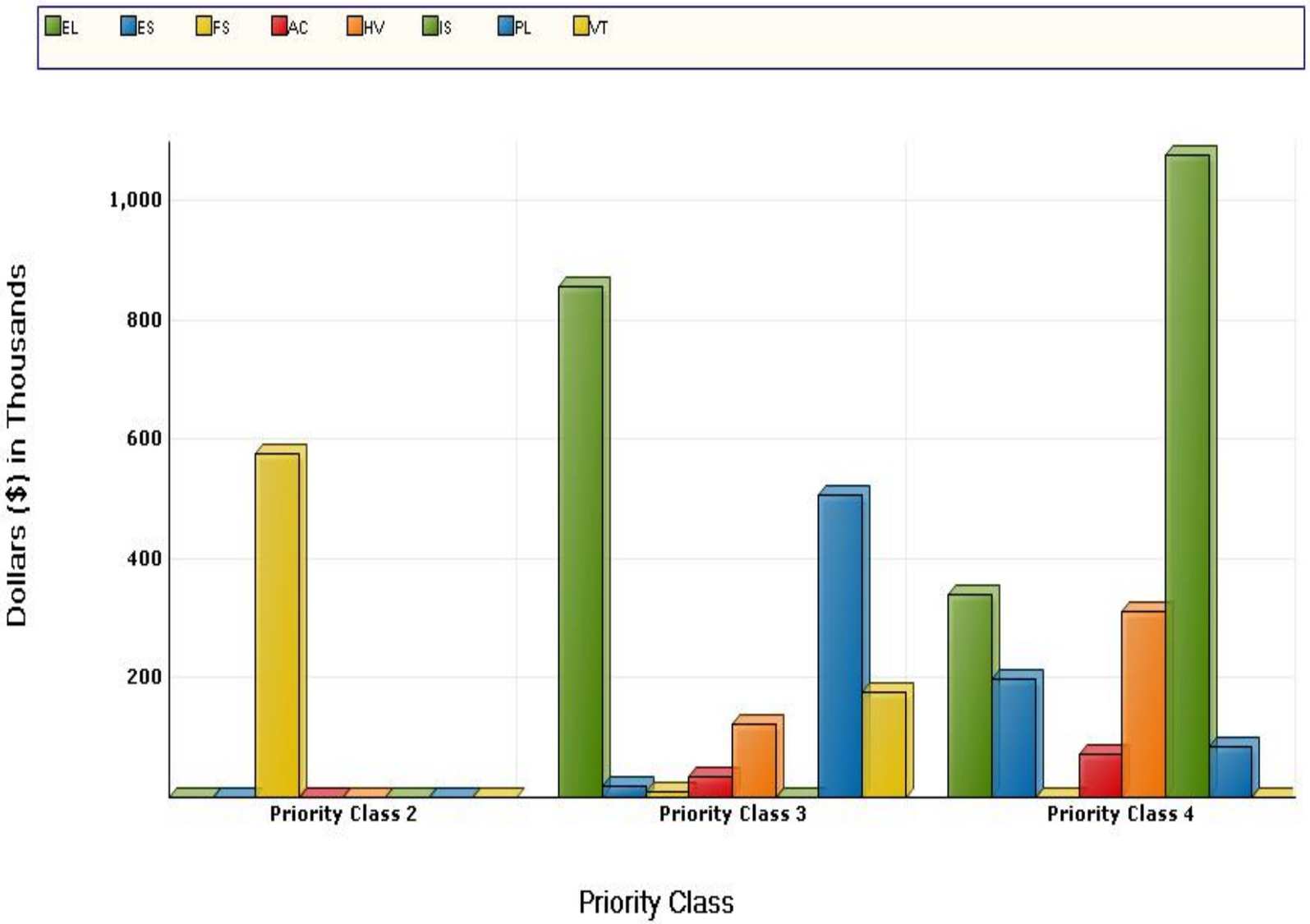
Facility Replacement Cost	$18,104,000
Facility Condition Needs Index	0.24

Gross Square Feet	58,819	**Total Cost Per Square Foot**	$74.71

FACILITY CONDITION ANALYSIS

System Code by Priority Class

FICK : DOWDY-FICKLEN STADIUM



Detailed Project Totals

Facility Condition Analysis

System Code by Project Class

FICK : DOWDY-FICKLEN STADIUM

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	108,490	108,490
EL	ELECTRICAL	341,395	856,123	0	1,197,518
ES	EXTERIOR	198,792	18,401	0	217,194
FS	FIRE/LIFE SAFETY	157,758	11,764	419,436	588,958
HV	HVAC	428,871	6,243	0	435,115
IS	INTERIOR/FINISH SYS.	1,079,293	0	0	1,079,293
PL	PLUMBING	84,263	507,375	0	591,638
VT	VERT. TRANSPORTATION	0	176,225	0	176,225
	TOTALS	2,290,372	1,576,132	527,926	4,394,430

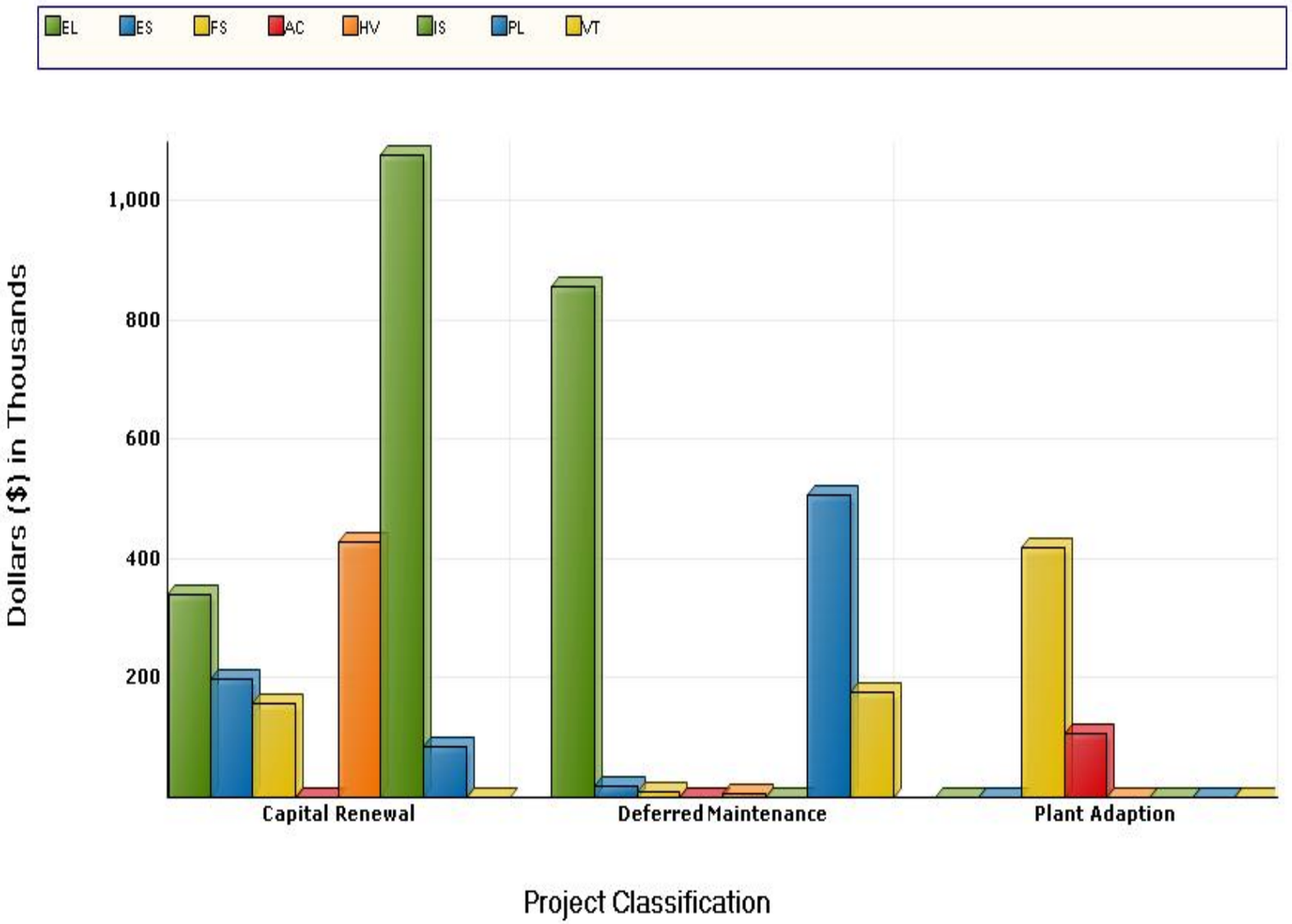
Facility Replacement Cost	$18,104,000
Facility Condition Needs Index	0.24

Gross Square Feet	58,819	**Total Cost Per Square Foot**	$74.71

FACILITY CONDITION ANALYSIS

System Code by Project Class

FICK : DOWDY-FICKLEN STADIUM



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
FICK : DOWDY-FICKLEN STADIUM

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	157,758	116,887	2,015,727	2,290,372
Deferred Maintenance	0	0	1,576,132	0	1,576,132
Plant Adaption	0	419,436	35,238	73,251	527,926
TOTALS	0	577,194	1,728,258	2,088,978	4,394,430

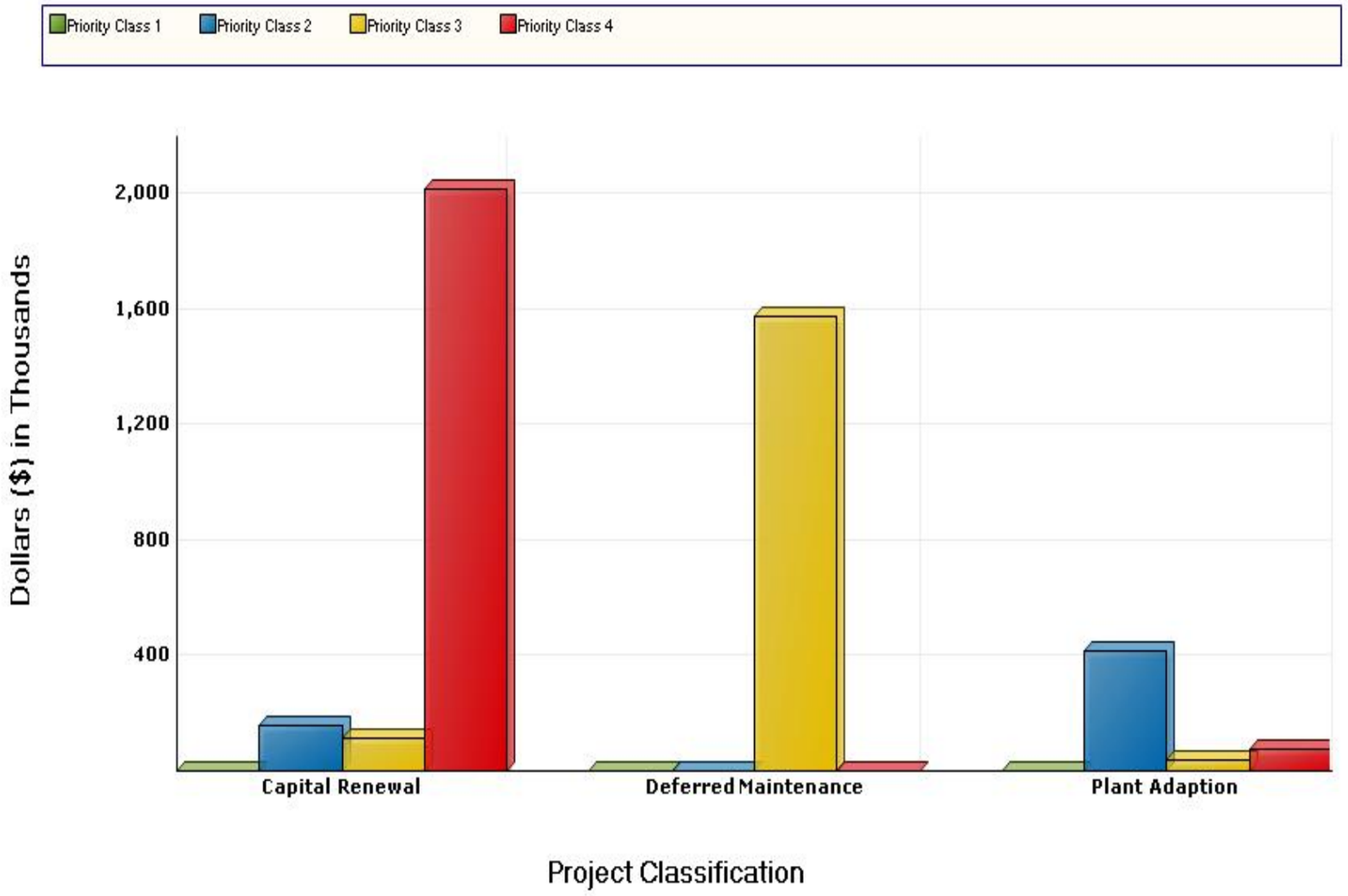
Facility Replacement Cost	$18,104,000
Facility Condition Needs Index	0.24

Gross Square Feet	58,819	**Total Cost Per Square Foot**	$74.71

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

FICK : DOWDY-FICKLEN STADIUM



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	FICKFS02	2	1	FIRE SPRINKLER SYSTEM EXTENSION	361,583	57,853	419,436
FS2A	FICKFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	135,998	21,760	157,758
				Totals for Priority Class 2	**497,581**	**79,613**	**577,194**
FS1A	FICKFS03	3	3	REPLACE AND ADD EXIT SIGNS	10,142	1,623	11,764
AC3F	FICKAC01	3	4	WATER FOUNTAIN ACCESSIBILITY UPGRADES	30,378	4,860	35,238
ES2B	FICKES02	3	5	RESTORE CONCRETE FINISH	15,863	2,538	18,401
HV2B	FICKHV04	3	6	MODULAR COOLING EQUIPMENT REPLACEMENT	5,382	861	6,243
HV3A	FICKHV02	3	7	REPLACE AND INSTALL AIR CONDITIONING UNITS	32,841	5,255	38,095
HV4B	FICKHV03	3	8	EXHAUST FAN REPLACEMENT	67,924	10,868	78,792
EL3B	FICKEL02	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	391,919	62,707	454,626
EL4B	FICKEL01	3	10	INTERIOR LIGHTING UPGRADE	346,118	55,379	401,496
PL1A	FICKPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	173,469	27,755	201,224
PL2A	FICKPL03	3	12	DRAIN PIPING REPLACEMENT	263,923	42,228	306,151
VT7A	FICKVT01	3	13	UPGRADE ELEVATOR NO. 1 (SOUTH)	176,225	0	176,225
				Totals for Priority Class 3	**1,514,184**	**214,074**	**1,728,258**
AC3B	FICKAC03	4	14	STAIR AND RAILING SAFETY UPGRADES	38,971	6,235	45,206
AC3C	FICKAC04	4	15	INTERIOR DOOR HARDWARE UPGRADES	18,642	2,983	21,625
AC3D	FICKAC02	4	16	ACCESSIBLE SIGNAGE UPGRADES	5,535	886	6,420
ES2B	FICKES01	4	17	RESTORE BRICK VENEER	31,688	5,070	36,758
ES2B	FICKES03	4	18	EXTERIOR REPAINTING OF STEEL AND CMU STRUCTURES	162,034	0	162,034
HV2A	FICKHV01	4	19	REPLACE AIR-COOLED CHILLER	237,716	38,035	275,751
HV5B	FICKHV05	4	20	PUMP REPLACEMENT	31,236	4,998	36,233
EL4A	FICKEL03	4	21	EXTERIOR LIGHTING REPLACEMENT	294,306	47,089	341,395
IS1A	FICKIS01	4	22	REFINISH FLOORING	147,241	0	147,241
IS2B	FICKIS02	4	23	REFINISH WALLS	56,325	9,012	65,337
IS3B	FICKIS03	4	24	REFINISH CEILINGS	38,497	6,159	44,656
IS6D	FICKIS04	4	25	RESTROOM RENOVATION	822,059	0	822,059
PL1E	FICKPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	64,824	10,372	75,195

Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
PL1B	FICKPL04	4	27	DOMESTIC WATER BOOSTER PUMP REPLACEMENT	7,817	1,251	9,067
				Totals for Priority Class 4	**1,956,889**	**132,089**	**2,088,978**
				Grand Total:	**3,968,654**	**425,775**	**4,394,430**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3F	FICKAC01	3	4	WATER FOUNTAIN ACCESSIBILITY UPGRADES	30,378	4,860	35,238
ES2B	FICKES02	3	5	RESTORE CONCRETE FINISH	15,863	2,538	18,401
FS1A	FICKFS03	3	3	REPLACE AND ADD EXIT SIGNS	10,142	1,623	11,764
HV3A	FICKHV02	3	7	REPLACE AND INSTALL AIR CONDITIONING UNITS	32,841	5,255	38,095
HV4B	FICKHV03	3	8	EXHAUST FAN REPLACEMENT	67,924	10,868	78,792
HV2B	FICKHV04	3	6	MODULAR COOLING EQUIPMENT REPLACEMENT	5,382	861	6,243
				Totals for Priority Class 3	**162,530**	**26,005**	**188,535**
AC3D	FICKAC02	4	16	ACCESSIBLE SIGNAGE UPGRADES	5,535	886	6,420
ES2B	FICKES01	4	17	RESTORE BRICK VENEER	31,688	5,070	36,758
IS2B	FICKIS02	4	23	REFINISH WALLS	56,325	9,012	65,337
IS3B	FICKIS03	4	24	REFINISH CEILINGS	38,497	6,159	44,656
AC3B	FICKAC03	4	14	STAIR AND RAILING SAFETY UPGRADES	38,971	6,235	45,206
AC3C	FICKAC04	4	15	INTERIOR DOOR HARDWARE UPGRADES	18,642	2,983	21,625
HV5B	FICKHV05	4	20	PUMP REPLACEMENT	31,236	4,998	36,233
PL1E	FICKPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	64,824	10,372	75,195
PL1B	FICKPL04	4	27	DOMESTIC WATER BOOSTER PUMP REPLACEMENT	7,817	1,251	9,067
				Totals for Priority Class 4	**293,534**	**46,965**	**340,499**
				Grand Totals for Projects < 100,000	**456,064**	**72,970**	**529,034**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	FICKFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	135,998	21,760	157,758
FS3A	FICKFS02	2	1	FIRE SPRINKLER SYSTEM EXTENSION	361,583	57,853	419,436
				Totals for Priority Class 2	**497,581**	**79,613**	**577,194**
VT7A	FICKVT01	3	13	UPGRADE ELEVATOR NO. 1 (SOUTH)	176,225	0	176,225
EL4B	FICKEL01	3	10	INTERIOR LIGHTING UPGRADE	346,118	55,379	401,496
EL3B	FICKEL02	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	391,919	62,707	454,626
PL1A	FICKPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	173,469	27,755	201,224
PL2A	FICKPL03	3	12	DRAIN PIPING REPLACEMENT	263,923	42,228	306,151
				Totals for Priority Class 3	**1,351,654**	**188,069**	**1,539,723**
ES2B	FICKES03	4	18	EXTERIOR REPAINTING OF STEEL AND CMU STRUCTURES	162,034	0	162,034
IS1A	FICKIS01	4	22	REFINISH FLOORING	147,241	0	147,241
HV2A	FICKHV01	4	19	REPLACE AIR-COOLED CHILLER	237,716	38,035	275,751
EL4A	FICKEL03	4	21	EXTERIOR LIGHTING REPLACEMENT	294,306	47,089	341,395
				Totals for Priority Class 4	**841,297**	**85,123**	**926,421**
				Grand Totals for Projects >= 100,000 and < 500,000	**2,690,532**	**352,805**	**3,043,337**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
IS6D	FICKIS04	4	25	RESTROOM RENOVATION	822,059	0	822,059
				Totals for Priority Class 4	**822,059**		**822,059**
				Grand Totals for Projects >= 500,000	**822,059**		**822,059**
				Grand Totals For All Projects:	**3,968,654**	**425,775**	**4,394,430**

Detailed Project Summary

Facility Condition Analysis

Project Classification

FICK : DOWDY-FICKLEN STADIUM

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
FS2A	FICKFS01	2	Capital Renewal	2	FIRE ALARM SYSTEM REPLACEMENT	157,758
HV3A	FICKHV02	7	Capital Renewal	3	REPLACE AND INSTALL AIR CONDITIONING UNITS	38,095
HV4B	FICKHV03	8	Capital Renewal	3	EXHAUST FAN REPLACEMENT	78,792
ES2B	FICKES01	17	Capital Renewal	4	RESTORE BRICK VENEER	36,758
ES2B	FICKES03	18	Capital Renewal	4	EXTERIOR REPAINTING OF STEEL AND CMU STRUCTURES	162,034
HV2A	FICKHV01	19	Capital Renewal	4	REPLACE AIR-COOLED CHILLER	275,751
HV5B	FICKHV05	20	Capital Renewal	4	PUMP REPLACEMENT	36,233
EL4A	FICKEL03	21	Capital Renewal	4	EXTERIOR LIGHTING REPLACEMENT	341,395
IS1A	FICKIS01	22	Capital Renewal	4	REFINISH FLOORING	147,241
IS2B	FICKIS02	23	Capital Renewal	4	REFINISH WALLS	65,337
IS3B	FICKIS03	24	Capital Renewal	4	REFINISH CEILINGS	44,656
IS6D	FICKIS04	25	Capital Renewal	4	RESTROOM RENOVATION	822,059
PL1E	FICKPL01	26	Capital Renewal	4	DOMESTIC WATER HEATER REPLACEMENT	75,195
PL1B	FICKPL04	27	Capital Renewal	4	DOMESTIC WATER BOOSTER PUMP REPLACEMENT	9,067
					Totals for Capital Renewal	**2,290,372**
FS1A	FICKFS03	3	Deferred Maintenance	3	REPLACE AND ADD EXIT SIGNS	11,764
ES2B	FICKES02	5	Deferred Maintenance	3	RESTORE CONCRETE FINISH	18,401
HV2B	FICKHV04	6	Deferred Maintenance	3	MODULAR COOLING EQUIPMENT REPLACEMENT	6,243
EL3B	FICKEL02	9	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	454,626
EL4B	FICKEL01	10	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	401,496
PL1A	FICKPL02	11	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	201,224
PL2A	FICKPL03	12	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	306,151
VT7A	FICKVT01	13	Deferred Maintenance	3	UPGRADE ELEVATOR NO. 1 (SOUTH)	176,225
					Totals for Deferred Maintenance	**1,576,132**
FS3A	FICKFS02	1	Plant Adaption	2	FIRE SPRINKLER SYSTEM EXTENSION	419,436
AC3F	FICKAC01	4	Plant Adaption	3	WATER FOUNTAIN ACCESSIBILITY UPGRADES	35,238
AC3B	FICKAC03	14	Plant Adaption	4	STAIR AND RAILING SAFETY UPGRADES	45,206
AC3C	FICKAC04	15	Plant Adaption	4	INTERIOR DOOR HARDWARE UPGRADES	21,625

Detailed Project Summary

Facility Condition Analysis

Project Classification

FICK : DOWDY-FICKLEN STADIUM

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
AC3D	FICKAC02	16	Plant Adaption	4	ACCESSIBLE SIGNAGE UPGRADES	6,420
					Totals for Plant Adaption	**527,926**
					Grand Total:	**4,394,430**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

FICK : DOWDY-FICKLEN STADIUM

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
FS1A	FICKFS03	3	3	REPLACE AND ADD EXIT SIGNS	11,764	250	47.06
EL4B	FICKEL01	3	10	INTERIOR LIGHTING UPGRADE	401,496	12,000	33.46
				Totals for Priority Class 3	**413,261**	**12,250**	**33.74**
EL4A	FICKEL03	4	21	EXTERIOR LIGHTING REPLACEMENT	341,395	650	525.22
				Totals for Priority Class 4	**341,395**	**650**	**525.22**
				Grand Total:	**754,655**	**12,900**	**58.5**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3F	FICKAC01	3	4	WATER FOUNTAIN ACCESSIBILITY UPGRADES	30,378	4,860	35,238
AC3B	FICKAC03	4	14	STAIR AND RAILING SAFETY UPGRADES	38,971	6,235	45,206
AC3C	FICKAC04	4	15	INTERIOR DOOR HARDWARE UPGRADES	18,642	2,983	21,625
AC3D	FICKAC02	4	16	ACCESSIBLE SIGNAGE UPGRADES	5,535	886	6,420
				Totals for System Code: ACCESSIBILITY	**93,526**	**14,964**	**108,490**
EL3B	FICKEL02	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	391,919	62,707	454,626
EL4B	FICKEL01	3	10	INTERIOR LIGHTING UPGRADE	346,118	55,379	401,496
EL4A	FICKEL03	4	21	EXTERIOR LIGHTING REPLACEMENT	294,306	47,089	341,395
				Totals for System Code: ELECTRICAL	**1,032,343**	**165,175**	**1,197,518**
ES2B	FICKES02	3	5	RESTORE CONCRETE FINISH	15,863	2,538	18,401
ES2B	FICKES01	4	17	RESTORE BRICK VENEER	31,688	5,070	36,758
ES2B	FICKES03	4	18	EXTERIOR REPAINTING OF STEEL AND CMU STRUCTURES	162,034	0	162,034
				Totals for System Code: EXTERIOR	**209,585**	**7,608**	**217,194**
FS3A	FICKFS02	2	1	FIRE SPRINKLER SYSTEM EXTENSION	361,583	57,853	419,436
FS2A	FICKFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	135,998	21,760	157,758
FS1A	FICKFS03	3	3	REPLACE AND ADD EXIT SIGNS	10,142	1,623	11,764
				Totals for System Code: FIRE/LIFE SAFETY	**507,723**	**81,236**	**588,958**
HV2B	FICKHV04	3	6	MODULAR COOLING EQUIPMENT REPLACEMENT	5,382	861	6,243
HV3A	FICKHV02	3	7	REPLACE AND INSTALL AIR CONDITIONING UNITS	32,841	5,255	38,095
HV4B	FICKHV03	3	8	EXHAUST FAN REPLACEMENT	67,924	10,868	78,792
HV2A	FICKHV01	4	19	REPLACE AIR-COOLED CHILLER	237,716	38,035	275,751
HV5B	FICKHV05	4	20	PUMP REPLACEMENT	31,236	4,998	36,233
				Totals for System Code: HVAC	**375,099**	**60,016**	**435,115**
IS1A	FICKIS01	4	22	REFINISH FLOORING	147,241	0	147,241
IS2B	FICKIS02	4	23	REFINISH WALLS	56,325	9,012	65,337
IS3B	FICKIS03	4	24	REFINISH CEILINGS	38,497	6,159	44,656
IS6D	FICKIS04	4	25	RESTROOM RENOVATION	822,059	0	822,059
				Totals for System Code: INTERIOR/FINISH SYS.	**1,064,122**	**15,172**	**1,079,293**
PL1A	FICKPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	173,469	27,755	201,224
PL2A	FICKPL03	3	12	DRAIN PIPING REPLACEMENT	263,923	42,228	306,151
PL1E	FICKPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	64,824	10,372	75,195

Detailed Project Summary

Facility Condition Analysis

Category/System Code

FICK : DOWDY-FICKLEN STADIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
PL1B	FICKPL04	4	27	DOMESTIC WATER BOOSTER PUMP REPLACEMENT	7,817	1,251	9,067
				Totals for System Code: PLUMBING	**510,033**	**81,605**	**591,638**
VT7A	FICKVT01	3	13	UPGRADE ELEVATOR NO. 1 (SOUTH)	176,225	0	176,225
				Totals for System Code: VERT. TRANSPORTATION	**176,225**		**176,225**
				Grand Total:	**3,968,654**	**425,775**	**4,394,430**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKFS02	**Title:**	FIRE SPRINKLER SYSTEM EXTENSION
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 1, 13, 13R, 101		
Project Class:	Plant Adaption		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) G, NC, NM, SA, SB, SC, SD		

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. Cost has been included in this project for the installation of a fire pump if necessary. Additionally, replace the sprinkler heads on the existing system.

Project Cost

Project Number: FICKFS02

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	34,819	$3.08	$107,243	$3.77	$131,268	$238,510
Fire pump, controls, piping, valves, and connections	GPM	1,000	$115	$115,410	$6.40	$6,400	$121,810
Fire sprinkler head replacement	SF	24,000	$0.09	$2,160	$0.35	$8,400	$10,560
Project Totals:				**$224,813**		**$146,068**	**$370,880**

Material/Labor Cost		$370,880
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$301,319
General Contractor Mark Up at 20.0%	+	$60,264
Construction Cost		$361,583
Professional Fees at 16.0%	+	$57,853
Total Project Cost		**$419,436**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKFS01	**Title:**	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL

Building Code:	FICK
Building Name:	DOWDY-FICKLEN STADIUM
Subclass/Savings:	Not Applicable

Code Application:	ADAAG	702.1
	NFPA	1, 101

Project Class:	Capital Renewal
Project Date:	11/2/2009
Project Location:	Floor-wide: Floor(s) G, NC, NM, SA, SB, SC, SD

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
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKFS01

Task Cost Estimate

Task Description	Unit	Qnty	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, and cut and patching materials	SF	58,819	$1.46	$85,876	$0.89	$52,349	$138,225
Project Totals:				**$85,876**		**$52,349**	**$138,225**

Material/Labor Cost		$138,225
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$113,332
General Contractor Mark Up at 20.0%	+	$22,666
Construction Cost		$135,998
Professional Fees at 16.0%	+	$21,760
Total Project Cost		**$157,758**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKFS03	**Title:**	REPLACE AND ADD EXIT SIGNS
Priority Sequence:	3		
Priority Class:	3		
Category Code:	FS1A	**System:**	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE

Building Code:	FICK	
Building Name:	DOWDY-FICKLEN STADIUM	
Subclass/Savings:	Energy Conservation	$250

Code Application:	NFPA	101-47
	IBC	1011

Project Class:	Deferred Maintenance
Project Date:	11/2/2009
Project Location:	Floor-wide: Floor(s) G, NC, NM, SA, SB, SC, SD

Project Description

Replace the existing exit signage throughout the building, and install new exit signs as needed. The new units should be connected to the emergency power network. LED type exit signs are recommended because they are energy efficient and require minimal maintenance.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKFS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement of existing exit signs with LED units	EA	30	$76.00	$2,280	$85.00	$2,550	$4,830
Installation of new LED exit signs, including all connections	EA	20	$123	$2,460	$231	$4,620	$7,080
Project Totals:				**$4,740**		**$7,170**	**$11,910**

Material/Labor Cost		$11,910
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$8,451
General Contractor Mark Up at 20.0%	+	$1,690
Construction Cost		$10,142
Professional Fees at 16.0%	+	$1,623
Total Project Cost		**$11,764**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKAC01	**Title:**	WATER FOUNTAIN ACCESSIBILITY UPGRADES
Priority Sequence:	4		
Priority Class:	3		
Category Code:	AC3F	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 211, 602		
Project Class:	Plant Adaption		
Project Date:	10/26/2009		
Project Location:	Floor-wide: Floor(s) G, SB, SC		

Project Description

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configurations of the drinking fountains on the south side of the stadium on the ground, B, and C levels are barriers to accessibility. All single level drinking fountains should be replaced with ADA compliant, dual level, refrigerated units.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKAC01

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	6	$1,216	$7,296	$374	$2,244	$9,540
Alcove construction, including finishes	EA	6	$877	$5,262	$3,742	$22,452	$27,714
Project Totals:				**$12,558**		**$24,696**	**$37,254**

Material/Labor Cost		$37,254
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$25,315
General Contractor Mark Up at 20.0%	+	$5,063
Construction Cost		$30,378
Professional Fees at 16.0%	+	$4,860
Total Project Cost		**$35,238**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKES02	**Title:**	RESTORE CONCRETE FINISH
Priority Sequence:	5		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/27/2009		
Project Location:	Building-wide: Floor(s) G		

Project Description

The concrete exterior has become visibly soiled, and the construction joints and expansion joints will need reapplying. Cleaning and applied joint upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	41,160	$0.11	$4,528	$0.22	$9,055	$13,583
Reapply construction and expansion joint seals	LF	1,500	$1.15	$1,725	$2.96	$4,440	$6,165
Project Totals:				**$6,253**		**$13,495**	**$19,748**

Material/Labor Cost		$19,748
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$13,219
General Contractor Mark Up at 20.0%	+	$2,644
Construction Cost		$15,863
Professional Fees at 16.0%	+	$2,538
Total Project Cost		**$18,401**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKHV04	**Title:**	MODULAR COOLING EQUIPMENT REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	HV2B	**System:**	HVAC
		Component:	COOLING
		Element:	HEAT REJECTION
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) SB, SC		

Project Description

The replacement of the existing through-wall air conditioners is recommended. Remove the existing units. Install new units of the latest energy-efficient design.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKHV04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Through-wall air conditioner, connections, and demolition	TON	4	$843	$3,372	$531	$2,124	$5,496
Project Totals:				**$3,372**		**$2,124**	**$5,496**

Material/Labor Cost		$5,496
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$4,485
General Contractor Mark Up at 20.0%	+	$897
Construction Cost		$5,382
Professional Fees at 16.0%	+	$861
Total Project Cost		**$6,243**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKHV02	**Title:**	REPLACE AND INSTALL AIR CONDITIONING UNITS
Priority Sequence:	7		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) G, SA, SB, SC, SD		

Project Description

Remove the existing split DX air conditioning systems, including condensing units, evaporator fan units, refrigeration piping, controls, and connections. Install new split DX systems of the latest energy-efficient design. Install self-contained air conditioning units in additional areas where needed.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKHV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace split DX air conditioning system	TON	6	$1,196	$7,175	$720	$4,321	$11,496
Self-contained single package air conditioning unit	TON	15	$1,067	$16,005	$235	$3,525	$19,530
Project Totals:				**$23,180**		**$7,846**	**$31,026**

Material/Labor Cost		$31,026
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$27,367
General Contractor Mark Up at 20.0%	+	$5,473
Construction Cost		$32,841
Professional Fees at 16.0%	+	$5,255
Total Project Cost		**$38,095**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKHV03	**Title:**	EXHAUST FAN REPLACEMENT
Priority Sequence:	8		
Priority Class:	3		
Category Code:	HV4B	**System:**	HVAC
		Component:	AIR MOVING/VENTILATION
		Element:	EXHAUST FANS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) G, SA, SB, SC, SD		

Project Description

The exhaust fans are recommended for replacement. The statistical life cycle for an exhaust fan is approximately twenty years. At or beyond this time, exhaust fans can incur high maintenance costs that justify replacement. Replace the existing fans with new units to include all electrical connections. Modify existing ductwork, as necessary, to accommodate the new fans.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKHV03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace centrifugal roof exhauster (medium size, belt-driven)	EA	7	$1,350	$9,450	$1,300	$9,100	$18,550
Replace propeller exhaust fan (medium size, belt-driven)	EA	7	$810	$5,670	$350	$2,450	$8,120
Replace exhaust system ductwork	CFM	14,000	$2.26	$31,640	$0.50	$7,000	$38,640
Project Totals:				**$46,760**		**$18,550**	**$65,310**

Material/Labor Cost		$65,310
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$56,603
General Contractor Mark Up at 20.0%	+	$11,321
Construction Cost		$67,924
Professional Fees at 16.0%	+	$10,868
Total Project Cost		**$78,792**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKEL02	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		

Code Application: NEC Articles 110, 210, 220, 230

Project Class: Deferred Maintenance

Project Date: 11/2/2009

Project Location: Floor-wide: Floor(s) G, SA, SB, SC, SD

Project Description

An upgrade of the original 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
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKEL02

Task Cost Estimate

Task Description	Unit	Qnty	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	34,819	$5.28	$183,844	$7.92	$275,766	$459,611
Project Totals:				**$183,844**		**$275,766**	**$459,611**

Material/Labor Cost		$459,611
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$326,599
General Contractor Mark Up at 20.0%	+	$65,320
Construction Cost		$391,919
Professional Fees at 16.0%	+	$62,707
Total Project Cost		**$454,626**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKEL01	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	10		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Energy Conservation $12,000		
Code Application:	NEC Articles 210, 410		
Project Class:	Deferred Maintenance		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) G, SA, SB, SC, SD		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKEL01

Task Cost Estimate

Task Description	Unit	Qnty	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	58,819	$3.00	$176,457	$3.67	$215,866	$392,323
Project Totals:				**$176,457**		**$215,866**	**$392,323**

Material/Labor Cost		$392,323
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$288,431
General Contractor Mark Up at 20.0%	+	$57,686
Construction Cost		$346,118
Professional Fees at 16.0%	+	$55,379
Total Project Cost		**$401,496**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKPL02	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	11		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		
Project Class:	Deferred Maintenance		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) G, SA, SB, SC, SD		

Project Description

The 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
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKPL02

Task Cost Estimate

Task Description	Unit	Qnty	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	34,819	$1.81	$63,022	$4.54	$158,078	$221,101
Project Totals:				**$63,022**		**$158,078**	**$221,101**

Material/Labor Cost		$221,101
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$144,558
General Contractor Mark Up at 20.0%	+	$28,912
Construction Cost		$173,469
Professional Fees at 16.0%	+	$27,755
Total Project Cost		**$201,224**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKPL03	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	12		
Priority Class:	3		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 7-11

Project Class: Deferred Maintenance

Project Date: 11/2/2009

Project Location: Floor-wide: Floor(s) G, SA, SB, SC, SD

Project Description

The 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 runouts to the fixtures. Install new floor drains, roof drains, and traps.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKPL03

Task Cost Estimate

Task Description	Unit	Qnty	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	34,819	$2.89	$100,627	$6.64	$231,198	$331,825
Project Totals:				**$100,627**		**$231,198**	**$331,825**

Material/Labor Cost		$331,825
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$219,936
General Contractor Mark Up at 20.0%	+	$43,987
Construction Cost		$263,923
Professional Fees at 16.0%	+	$42,228
Total Project Cost		**$306,151**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKVT01	**Title:**	UPGRADE ELEVATOR NO. 1 (SOUTH)
Priority Sequence:	13		
Priority Class:	3		
Category Code:	VT7A	**System:**	VERT. TRANSPORTATION
		Component:	GENERAL
		Element:	OTHER
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

Recommend a complete modernization of the elevator to include replacement of the machine, motor, motion / motor / operation controller, door operator, door hanger tracks, hanger rollers, hoistway doors, suspension ropes, roller guides, car operating panel, signal fixtures, and refurbish the car interior.

WORK BY OTHERS;

1. Smoke detectors at enclosed lobbies and elevator machine room. Heat detectors at lobbies open to outside.
2. HVAC system for elevator machine room.
Note: Main line elevator feeders are provided with a “green” ground wire.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKVT01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Client-reported cost to modernize elevator	EA	1	$175,000	$175,000	$0.00	$	$175,000
Project Totals:				**$175,000**		**$**	**$175,000**

Material/Labor Cost	$175,000
Material Index	100.7%
Labor Index	51.3%
Material/Labor Indexed Cost	$176,225
No GCM Required	
Construction Cost	$176,225
No Professional Fees Required	
Total Project Cost	**$176,225**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKAC03	**Title:**	STAIR AND RAILING SAFETY UPGRADES
Priority Sequence:	14		
Priority Class:	4		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		

Code Application:	IBC	1003.3
	ADAAG	505

Project Class:	Plant Adaption
Project Date:	10/28/2009
Project Location:	Floor-wide: Floor(s) G, SA, SB, SC, SD

Project Description

Current legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have 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). Although the stairs on the south side accessing levels A, B, C, and D are compliant with the code enforced at the time of construction until a major renovation occurs, the stairwells are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKAC03

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	16	$573	$9,168	$521	$8,336	$17,504
Railing system up to 42 inches high with pickets at 4-1/2 inches on center	LF	150	$107	$16,050	$36.45	$5,468	$21,518
Project Totals:				**$25,218**		**$13,804**	**$39,022**

Material/Labor Cost		$39,022
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$32,476
General Contractor Mark Up at 20.0%	+	$6,495
Construction Cost		$38,971
Professional Fees at 16.0%	+	$6,235
Total Project Cost		**$45,206**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKAC04	**Title:**	INTERIOR DOOR HARDWARE UPGRADES
Priority Sequence:	15		
Priority Class:	4		
Category Code:	AC3C	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 309.4		
Project Class:	Plant Adaption		
Project Date:	10/28/2009		
Project Location:	Floor-wide: Floor(s) G, SA, SB, SC, SD		

Project Description

While the interior doors are suitable for ten future years of service, the knob actuated door hardware on the ground floor and the south side levels A, B, C, and D presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of current legislation, it is recommended that lever handle door hardware be installed on all doors that still have knobs.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKAC04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	50	$273	$13,650	$69.77	$3,489	$17,139
Project Totals:				**$13,650**		**$3,489**	**$17,139**

Material/Labor Cost		$17,139
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$15,535
General Contractor Mark Up at 20.0%	+	$3,107
Construction Cost		$18,642
Professional Fees at 16.0%	+	$2,983
Total Project Cost		**$21,625**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKAC02	**Title:**	ACCESSIBLE SIGNAGE UPGRADES
Priority Sequence:	16		
Priority Class:	4		
Category Code:	AC3D	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 703.1

Project Class: Plant Adaption

Project Date: 10/27/2009

Project Location: Floor-wide: Floor(s) G, SA, SB, SC, SD

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKAC02

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	75	$53.11	$3,983	$15.62	$1,172	$5,155
Project Totals:				**$3,983**		**$1,172**	**$5,155**

Material/Labor Cost		$5,155
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$4,612
General Contractor Mark Up at 20.0%	+	$922
Construction Cost		$5,535
Professional Fees at 16.0%	+	$886
Total Project Cost		**$6,420**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKES01	**Title:**	RESTORE BRICK VENEER
Priority Sequence:	17		
Priority Class:	4		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/26/2009		
Project Location:	Building-wide: Floor(s) G		

Project Description

Brick veneer is one of the primary exterior finishes used on the newer northern upper deck structure. While the brick is fundamentally sound, exposure to the elements has caused some staining and efflorescence. Cleaning and applied penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	20,580	$0.11	$2,264	$0.22	$4,528	$6,791
Applied finish or sealant	SF	20,580	$0.22	$4,528	$0.82	$16,876	$21,403
Crane or man-lift rental	WK	2	$3,500	$7,000	$1,500	$3,000	$10,000
Project Totals:				**$13,791**		**$24,403**	**$38,195**

Material/Labor Cost		$38,195
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$26,407
General Contractor Mark Up at 20.0%	+	$5,281
Construction Cost		$31,688
Professional Fees at 16.0%	+	$5,070
Total Project Cost		**$36,758**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKES03	**Title:**	EXTERIOR REPAINTING OF STEEL AND CMU STRUCTURES
Priority Sequence:	18		
Priority Class:	4		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/27/2009		
Project Location:	Floor-wide: Floor(s) G		

Project Description

The exterior siding of the original masonry block concessions and restrooms has a painted finish. Most of the finish is in good condition. However, it is recommended that the finish be reapplied at least once over the next ten years. The steel superstructure also has a painted finish that will also need reapplication within the next ten years.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Painted concrete block structures and steel superstructure	SF	25,000	$3.01	$75,250	$4.62	$115,500	$190,750
Project Totals:				**$75,250**		**$115,500**	**$190,750**

Material/Labor Cost		$190,750
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$135,028
General Contractor Mark Up at 20.0%	+	$27,006
Construction Cost		$162,034
No Professional Fees Required		
Total Project Cost		**$162,034**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKHV01	**Title:**	REPLACE AIR-COOLED CHILLER
Priority Sequence:	19		
Priority Class:	4		
Category Code:	HV2A	**System:**	HVAC
		Component:	COOLING
		Element:	CHILLERS/CONTROLS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 15-2004		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Item Only: Floor(s) G		

Project Description

The existing air-cooled chiller is recommended for replacement. Remove the existing chiller. Install a new chiller, along with electrical connections and related controls and programming. Specify an energy-efficient replacement system that utilizes a non-CFC refrigerant.

Project Cost

Project Number: FICKHV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Air-cooled chiller replacement and removal of existing unit	TON	230	$761	$175,076	$185	$42,486	$217,562
Project Totals:				**$175,076**		**$42,486**	**$217,562**

Material/Labor Cost		$217,562
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$198,097
General Contractor Mark Up at 20.0%	+	$39,619
Construction Cost		$237,716
Professional Fees at 16.0%	+	$38,035
Total Project Cost		**$275,751**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKHV05	**Title:**	PUMP REPLACEMENT
Priority Sequence:	20		
Priority Class:	4		
Category Code:	HV5B	**System:**	HVAC
		Component:	STEAM/HYDRONIC DISTRIB.
		Element:	PUMPS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Item Only: Floor(s) G		

Project Description

The hot water heating pump is recommended for replacement. Remove the existing pump. Install a new pump assembly, including pump and motor, piping and electrical connections, strainer, valves, expansion joints, mounting, and hardware.

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKHV05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace base-mounted pump assembly (<15 HP)	HP	10	$1,779	$17,790	$1,052	$10,520	$28,310
Variable frequency drives (<10 hp)	HP	10	$234	$2,343	$70.00	$700	$3,043
Project Totals:				**$20,133**		**$11,220**	**$31,353**

Material/Labor Cost		$31,353
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$26,030
General Contractor Mark Up at 20.0%	+	$5,206
Construction Cost		$31,236
Professional Fees at 16.0%	+	$4,998
Total Project Cost		**$36,233**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKEL03	**Title:**	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	21		
Priority Class:	4		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Energy Conservation $650		
Code Application:	NEC 410		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Building-wide: Floor(s) G, NC, NM, SA, SB, SC, SD		

Project Description

Exterior lighting upgrades are recommended for the facility exterior and field. Replace exterior light fixtures as needed. Specify high efficiency fixtures with photocells for lighting control.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKEL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture and demolition of existing fixture	EA	10	$406	$4,060	$190	$1,900	$5,960
Metal halide light fixture and demolition of existing fixture	EA	270	$780	$210,600	$203	$54,810	$265,410
Project Totals:				**$214,660**		**$56,710**	**$271,370**

Material/Labor Cost		$271,370
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$245,255
General Contractor Mark Up at 20.0%	+	$49,051
Construction Cost		$294,306
Professional Fees at 16.0%	+	$47,089
Total Project Cost		**$341,395**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	22		
Priority Class:	4		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/25/2009		
Project Location:	Floor-wide: Floor(s) G, NC, NM, SA, SB, SC		

Project Description

Even though the interiors are generally in good condition, interior floor finish upgrades for the carpet and the finished concrete should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	11,170	$5.36	$59,871	$2.00	$22,340	$82,211
Refinish / reseal concrete floor finish application	SF	33,520	$1.00	$33,520	$1.00	$33,520	$67,040
Project Totals:				**$93,391**		**$55,860**	**$149,251**

Material/Labor Cost		$149,251
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$122,701
General Contractor Mark Up at 20.0%	+	$24,540
Construction Cost		$147,241
No Professional Fees Required		
Total Project Cost		**$147,241**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKIS02	**Title:**	REFINISH WALLS
Priority Sequence:	23		
Priority Class:	4		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/25/2009		
Project Location:	Floor-wide: Floor(s) G, NC, NM, SA, SB, SC		

Project Description

The primary interior wall finish for all enclosed space is paint on either masonry block or sheetrock partitions. The applications vary in age, but most are in good condition. Painted wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Project Cost

Project Number: FICKIS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	80,000	$0.17	$13,600	$0.81	$64,800	$78,400
Project Totals:				**$13,600**		**$64,800**	**$78,400**

Material/Labor Cost		$78,400
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$46,938
General Contractor Mark Up at 20.0%	+	$9,388
Construction Cost		$56,325
Professional Fees at 16.0%	+	$9,012
Total Project Cost		**$65,337**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	24		
Priority Class:	4		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/26/2009		
Project Location:	Floor-wide: Floor(s) G, SA		

Project Description

There are newer suspended grid acoustical tile systems in the northern club level, northern upper deck concessions, and southern press box levels B and C. Press box level A has an old suspended grid, perforated tile ceiling system that is recommended for replacement. The remaining ceilings are either exposed concrete or the underside of the steel roof structure, all of which are generally painted. The ground level painted ceiling finish should be repainted, and the level A perforated tile system should be replaced as part of future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKIS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	2,234	$4.00	$8,936	$2.98	$6,657	$15,593
Painted ceiling finish application	SF	33,520	$0.17	$5,698	$0.81	$27,151	$32,850
Project Totals:				**$14,634**		**$33,809**	**$48,443**

Material/Labor Cost		$48,443
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$32,081
General Contractor Mark Up at 20.0%	+	$6,416
Construction Cost		$38,497
Professional Fees at 16.0%	+	$6,159
Total Project Cost		**$44,656**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKIS04	**Title:**	RESTROOM RENOVATION
Priority Sequence:	25		
Priority Class:	4		
Category Code:	IS6D	**System:**	INTERIOR/FINISH SYS.
		Component:	GENERAL
		Element:	OTHER
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/27/2009		
Project Location:	Floor-wide: Floor(s) G		

Project Description

The restroom facilities on the ground level of both the north and south sides were constructed in the 1960s. The 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 for all ground level restrooms, including new fixtures, finishes, partitions, and accessories, is recommended.

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Cost

Project Number: FICKIS04

Task Cost Estimate

Task Description	Unit	Qnty	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	240	$1,969	$472,560	$1,699	$407,760	$880,320
Project Totals:				**$472,560**		**$407,760**	**$880,320**

Material/Labor Cost		$880,320
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$685,049
General Contractor Mark Up at 20.0%	+	$137,010
Construction Cost		$822,059
No Professional Fees Required		
Total Project Cost		**$822,059**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKPL01	**Title:**	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	26		
Priority Class:	4		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 5, 607

Project Class:	Capital Renewal
Project Date:	11/2/2009
Project Location:	Floor-wide: Floor(s) G, NC, NM, SA, SB, SC

Project Description

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

Project Cost

Project Number: FICKPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Gas-fired, commercial-grade water heater replacement, including demolition	GPH	970	$41.48	$40,236	$13.43	$13,027	$53,263
Electric, residential-grade water heater replacement, including demolition	GAL	135	$22.87	$3,087	$23.71	$3,201	$6,288
Electric point-of-use water heater, all connections, and demolition	EA	6	$272	$1,631	$138	$831	$2,462
Project Totals:				**$44,954**		**$17,059**	**$62,013**

Material/Labor Cost		$62,013
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$54,020
General Contractor Mark Up at 20.0%	+	$10,804
Construction Cost		$64,824
Professional Fees at 16.0%	+	$10,372
Total Project Cost		**$75,195**

Specific Project Details

Facility Condition Analysis
Section Three
FICK : DOWDY-FICKLEN STADIUM

Project Description

Project Number:	FICKPL04	**Title:**	DOMESTIC WATER BOOSTER PUMP REPLACEMENT
Priority Sequence:	27		
Priority Class:	4		
Category Code:	PL1B	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PUMPS
Building Code:	FICK		
Building Name:	DOWDY-FICKLEN STADIUM		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Item Only: Floor(s) G		

Project Description

The domestic water booster pump system will require replacement within the scope of this analysis. This work includes all pumps, motors, controllers, and connections. Specify a high efficiency system, and incorporate variable frequency drives, if possible.

Project Cost

Project Number: FICKPL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Domestic water booster pump system, including demolition of existing equipment	SYS	1	$5,730	$5,730	$1,450	$1,450	$7,180
Project Totals:				**$5,730**		**$1,450**	**$7,180**

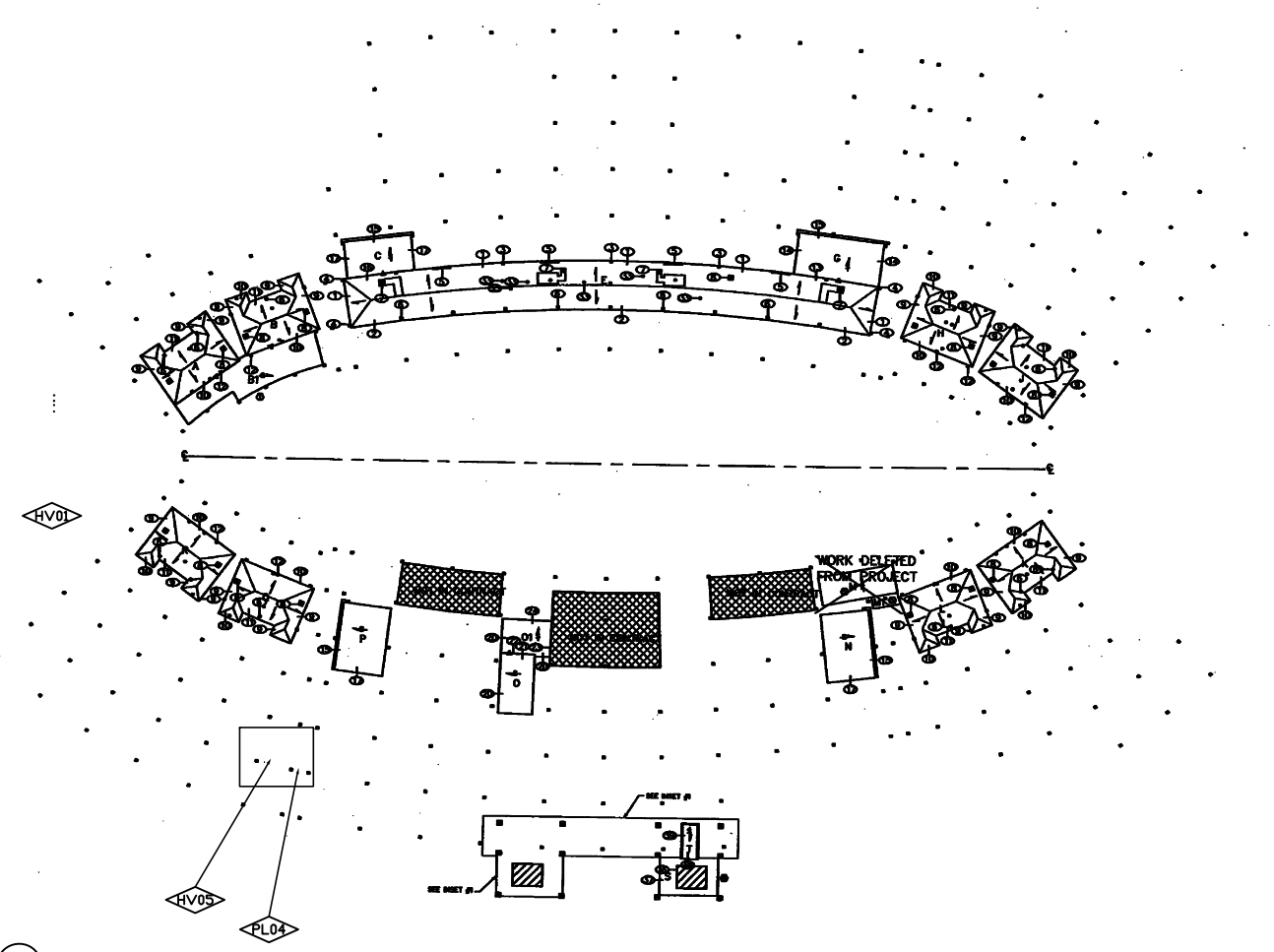
Material/Labor Cost		$7,180
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$6,514
General Contractor Mark Up at 20.0%	+	$1,303
Construction Cost		$7,817
Professional Fees at 16.0%	+	$1,251
Total Project Cost		**$9,067**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



EL03 ES01 ES02

AC01 AC02 AC03 AC04 EL01 EL02

ES03 FS01 FS02 FS03 HV02 HV03

IS01 IS02 IS03 IS04 PL01 PL02

PL03

DOWDY-FICKLEN STADIUM

BLDG NO. FICK

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

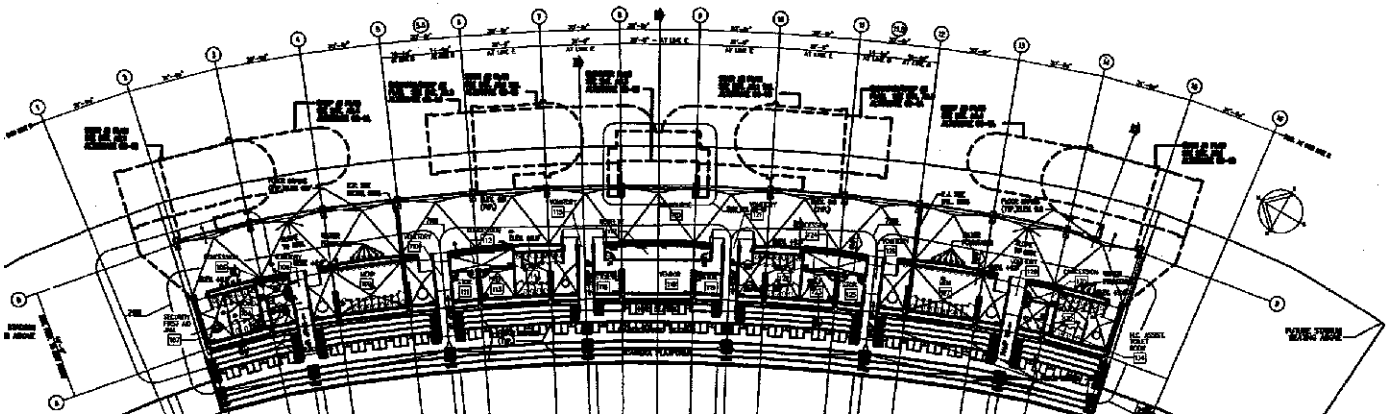
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

GROUND FLOOR PLAN

Sheet No.
1 of 7

EAST CAROLINA UNIVERSITY



FS01 FS02 FS03 IS01 IS02 PL01

DOWDY-FICKLEN
STADIUM

BLDG NO. FICK

ISES CORPORATION

FACILITY
CONDITION
ANALYSIS

2165 West Park Court
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PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

NORTH
CONCOURSE
PLAN

Sheet No.
2 of 7

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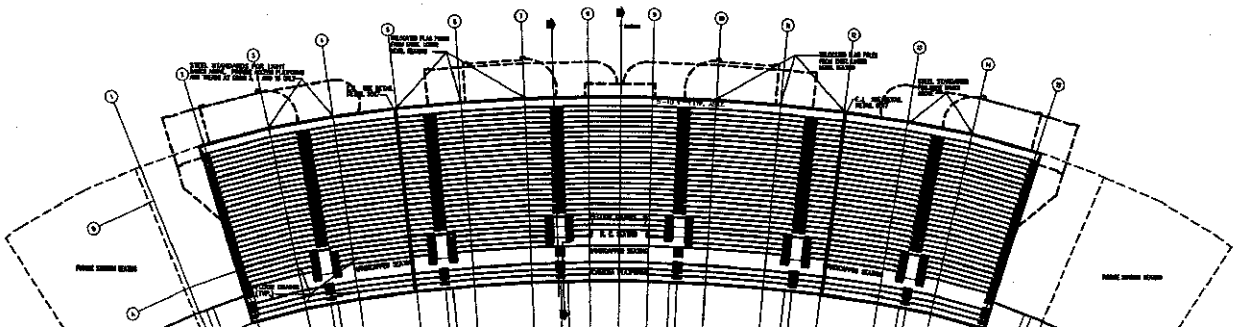

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DOWDY-FICKLEN
STADIUM

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FACILITY
CONDITION
ANALYSIS

2165 West Park Court
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Stone Mountain GA 30087
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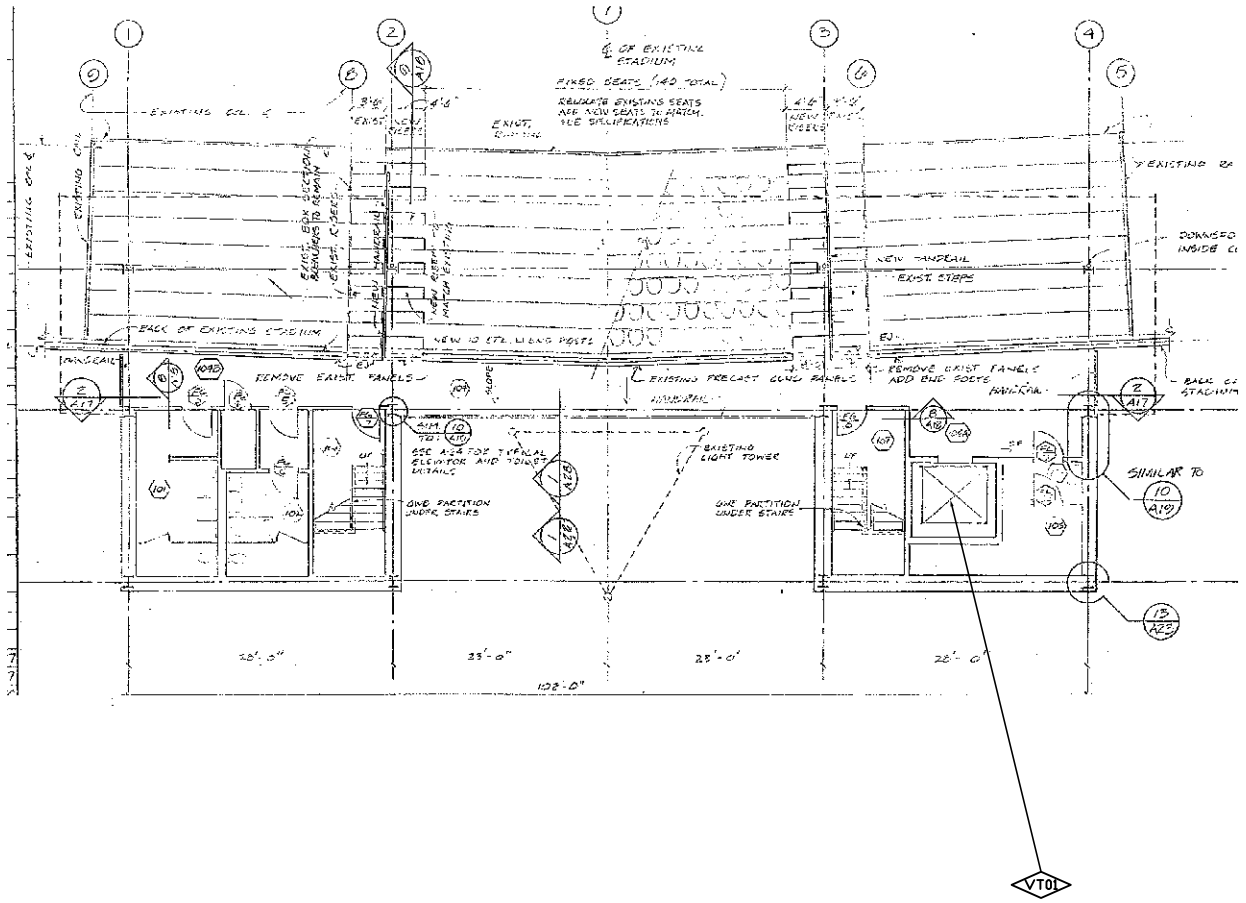
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

NORTH MEZZANINE PLAN

Sheet No.
3 of 7

EAST CAROLINA UNIVERSITY



AC02 AC03 AC04 EL01 EL02 FS01
FS02 FS03 HV02 HV03 IS01 IS02
IS03 PL01 PL02 PL03

DOWDY-FICKLEN STADIUM

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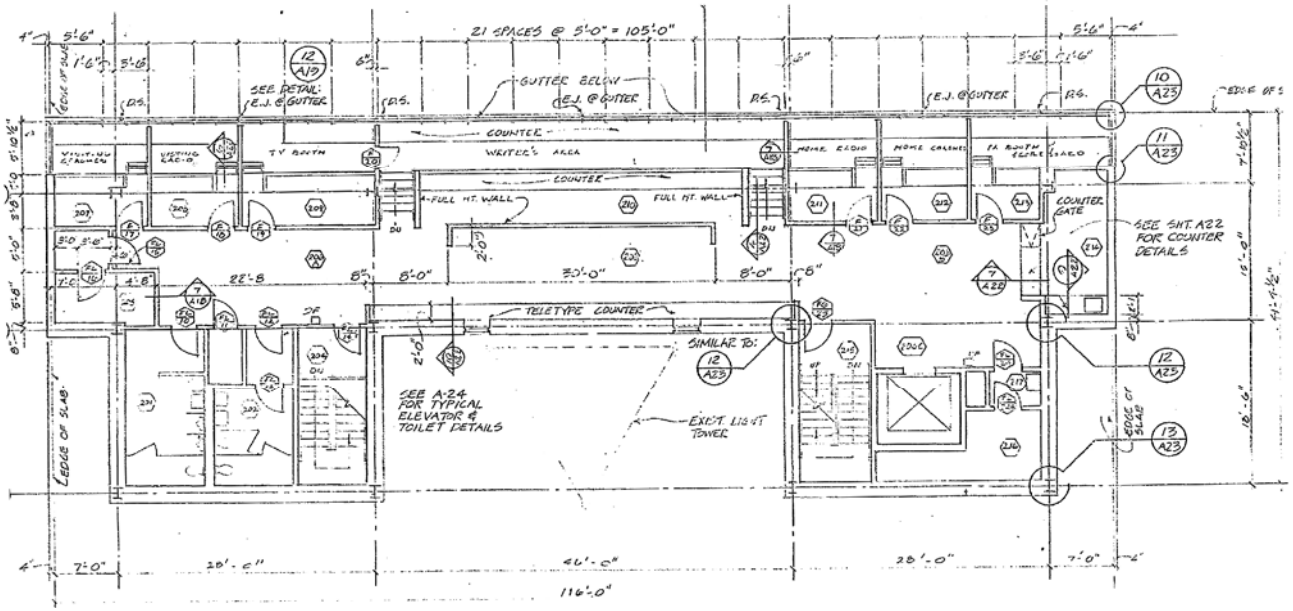
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

SOUTH LEVEL A PLAN

Sheet No.
4 of 7

EAST CAROLINA UNIVERSITY



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FS01 FS02 FS03 HV02 HV03 HV04
IS01 IS02 PL01 PL02 PL03

DOWDY-FICKLEN STADIUM

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FACILITY CONDITION ANALYSIS

2165 West Park Court
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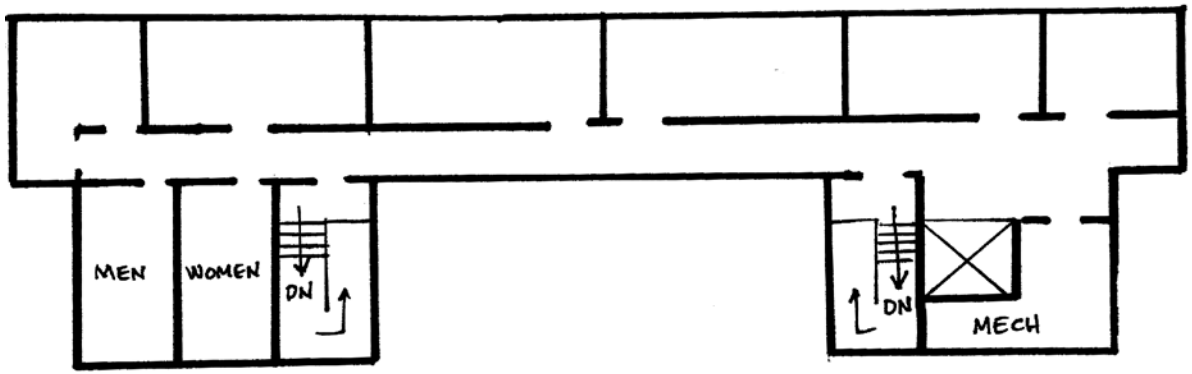
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

SOUTH LEVEL B PLAN

Sheet No.
5 of 7

EAST CAROLINA UNIVERSITY



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DOWDY-FICKLEN STADIUM

BLDG NO. FICK

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court
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770.879.7376

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PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

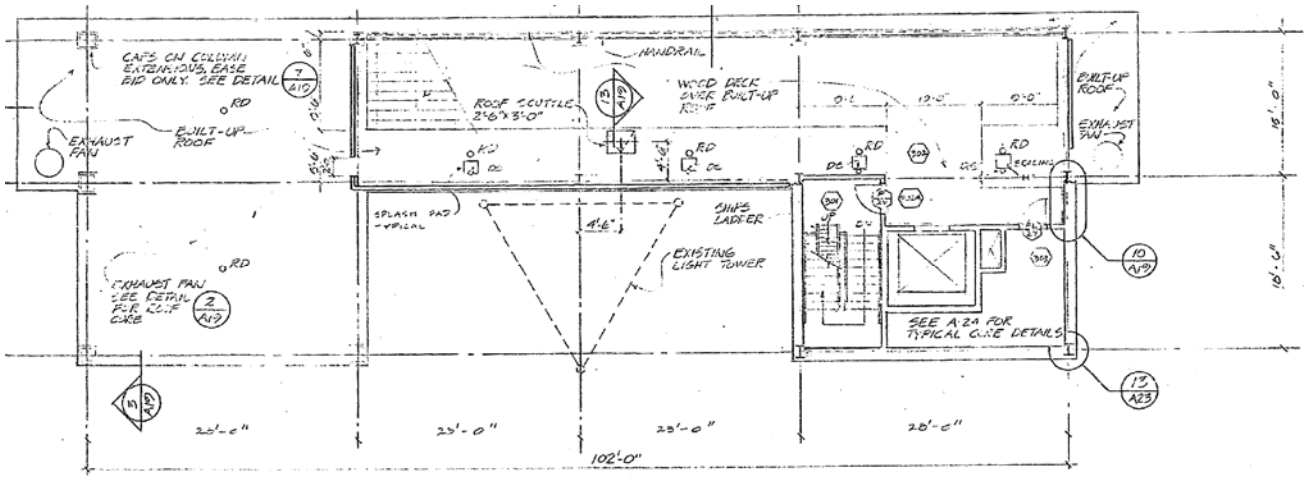
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

SOUTH LEVEL C PLAN

Sheet No.
6 of 7

EAST CAROLINA UNIVERSITY



AC02 AC03 AC04 EL01 EL02 FS01
FS02 FS03 HV02 HV03 IS01 IS02
PL02 PL03

DOWDY-FICKLEN STADIUM

BLDG NO. FICK

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PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/04/09
Drawn by: J.T.V.
Project No. 09-041

SOUTH LEVEL D PLAN

Sheet No.
7 of 7

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model

Building Component Summary

FICK : DOWDY-FICKLEN STADIUM

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	41,160	SF	$1.30		$53,656	1997	10
B2010	EXTERIOR FINISH RENEWAL	10,290	SF	$1.30	.31	$4,158	1963	10
B2010	EXTERIOR FINISH RENEWAL	10,290	SF	$1.30	.31	$4,158	1997	10
B2010	PAINTED METAL SIDING	20,580	SF	$7.36		$151,481	1963	35
B2020	STANDARD GLAZING AND CURTAIN WALL	1,680	SF	$104.04		$174,781	1997	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	25	LEAF	$4,311.24		$107,781	1997	20
B3010	BUILT-UP ROOF	25,000	SF	$6.70		$167,566	1997	20
B3010	MEMBRANE ROOF	25,000	SF	$6.41		$160,170	1997	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	25	LEAF	$783.68		$19,592	1997	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	50	LEAF	$1,489.06		$74,453	1967	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	25	LEAF	$1,489.06		$37,226	1997	35
C1020	INTERIOR DOOR HARDWARE	50	EA	$423.04		$21,152	1967	15
C1020	INTERIOR DOOR HARDWARE	25	EA	$423.04		$10,576	1997	15
C1020	INTERIOR DOOR HARDWARE	25	EA	$423.04		$10,576	1997	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	79,190	SF	$0.80		$63,434	1997	10
C3020	CARPET	11,170	SF	$8.75		$97,698	1997	10
C3020	EPOXY FLOOR FINISH APPLICATION	33,520	SF	$7.64		$256,019	1997	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	8,936	SF	$4.99		$44,618	1997	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	2,234	SF	$4.99		$11,154	1963	15
C3030	PAINTED CEILING FINISH APPLICATION	33,520	SF	$0.80		$26,851	1997	15
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	4	EA	$127,577.89		$510,312	1963	25
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	3	EA	$127,577.89		$382,734	1997	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$26,616.80		$26,617	1963	12
D1010	ELEVATOR CAB RENOVATION - PASSENGER	3	EA	$26,616.80		$79,850	1997	12
D2010	PLUMBING FIXTURES - STUDENT UNION	34,819	SF	$7.96		$277,068	1963	35
D2010	PLUMBING FIXTURES - STUDENT UNION	24,000	SF	$7.96		$190,977	1997	35
D2020	WATER PIPING - STUDENT UNION	34,819	SF	$5.66		$197,172	1963	35
D2020	WATER PIPING - STUDENT UNION	24,000	SF	$5.66		$135,906	1997	35
D2020	DOMESTIC WATER PRESSURE BOOSTER SYSTEM	1	SYS	$8,868.58		$8,869	1997	20
D2020	WATER HEATER (COMMERCIAL, GAS)	970	GPH	$66.28		$64,295	1999	20

Life Cycle Model
Building Component Summary
FICK : DOWDY-FICKLEN STADIUM

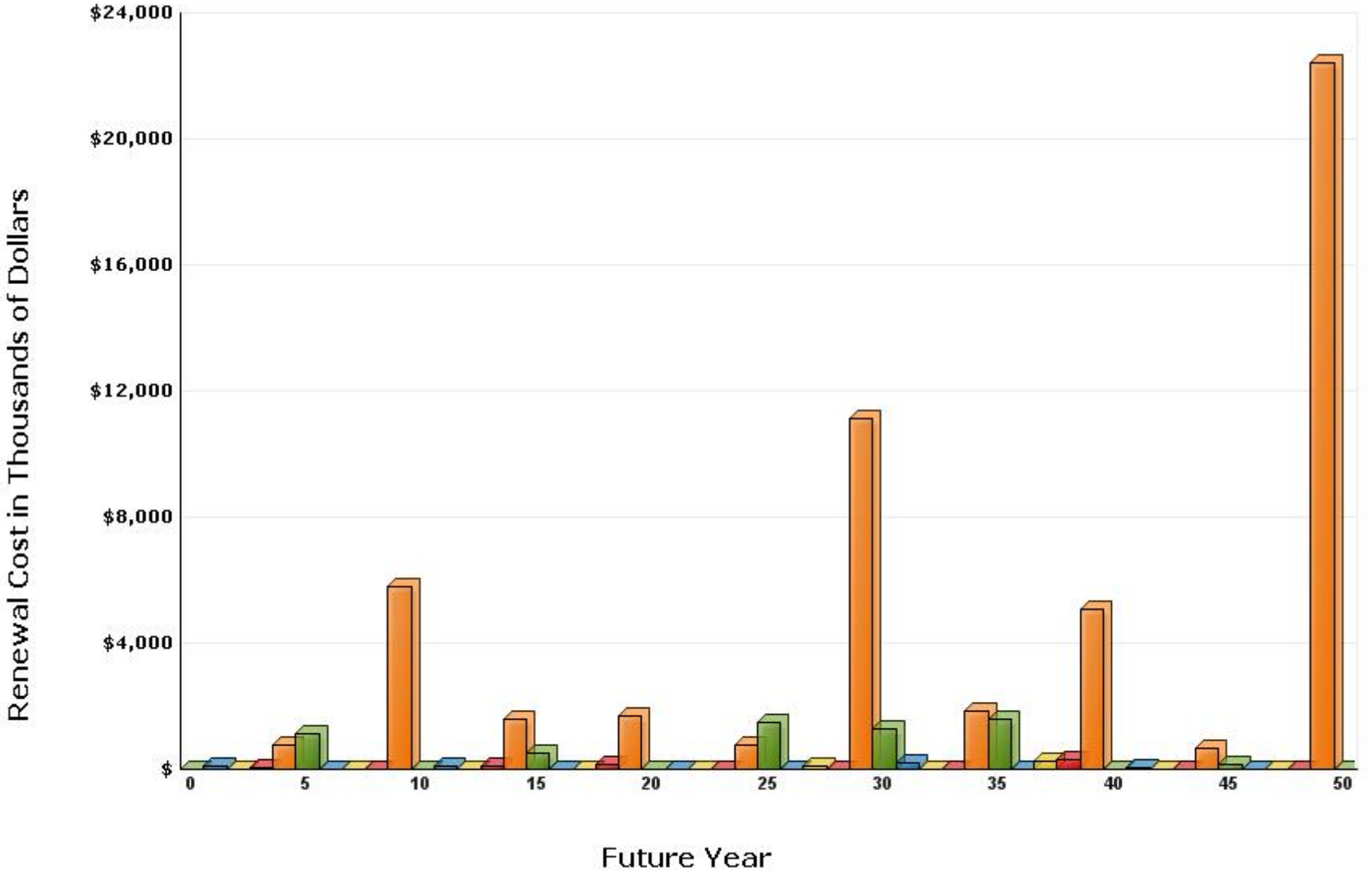
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D2020	WATER HEATER (COMMERCIAL, GAS)	740	GPH	$66.28		$49,050	2006	20
D2020	WATER HEATER (RES., ELEC.)	50	GAL	$47.95		$2,397	1999	10
D2020	WATER HEATER (RES., ELEC.)	65	GAL	$47.95		$3,117	2007	10
D2020	WATER HEATER (RES., ELEC.)	20	GAL	$47.95	.75	$719	1989	10
D2020	WATER HEATER (ELECTRIC, INSTANTANEOUS)	6	EA	$469.64		$2,818	1999	10
D2030	DRAIN PIPING - STUDENT UNION	34,819	SF	$8.60		$299,270	1963	40
D2030	DRAIN PIPING - STUDENT UNION	24,000	SF	$8.60		$206,281	1997	40
D3020	BOILER (UP TO 2000 MBH)	1,000	MBH	$56.73		$56,734	1997	30
D3030	CHILLER - AIR COOLED (OVER 100 TONS)	100	TON	$1,173.39		$117,339	1997	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	4	EA	$2,768.62		$11,074	1963	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	3	EA	$2,768.62		$8,306	1997	20
D3040	EXHAUST FAN - PROPELLER TYPE OR SIMILAR	7	EA	$1,357.34		$9,501	1963	20
D3040	ELECTRIC UNIT HEATER (10 KW)	5	EA	$1,255.64		$6,278	1997	22
D3040	HVAC SYSTEM - STUDENT UNION	18,000	SF	$28.79		$518,188	1997	25
D3040	BASE MTD. PUMP - UP TO 15 HP	10	HP	$3,175.77		$31,758	1997	20
D3050	SPLIT DX SYSTEM	2	TON	$2,143.89		$4,288	2006	15
D3050	SPLIT DX SYSTEM	3	TON	$2,143.89		$6,432	1990	15
D3050	SPLIT DX SYSTEM	2	TON	$2,143.89		$4,288	2004	15
D3050	SPLIT DX SYSTEM	2	TON	$2,143.89		$4,288	1994	15
D3050	THRU-WALL AC UNIT	4	TON	$1,528.27		$6,113	1995	10
D4010	FIRE SPRINKLER SYSTEM	24,000	SF	$6.86		$164,666	1997	80
D4010	FIRE SPRINKLER HEADS	24,000	SF	$0.38		$9,052	1997	20
D4010	FIRE PUMP - DIESEL (UP TO 1500 GPM)	400	GPM	$162.80		$65,120	1997	25
D5010	ELECTRICAL SYSTEM - STUDENT UNION	34,819	SF	$12.78		$444,834	1963	50
D5010	ELECTRICAL SYSTEM - STUDENT UNION	24,000	SF	$12.78		$306,614	1997	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	1,600	AMP	$32.96		$52,742	2006	20
D5010	ELECTRICAL SWITCHGEAR 277/480V	2,000	AMP	$39.56		$79,127	1997	20
D5010	TRANSFORMER, DRY, 480-208V (30-150 KVA)	262	KVA	$96.00		$25,151	1963	30
D5020	EMERGENCY LIGHT (BATTERY)	22	EA	$283.62		$6,240	1997	20

Life Cycle Model
Building Component Summary
FICK : DOWDY-FICKLEN STADIUM

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5020	EXIT SIGNS (CENTRAL POWER)	22	EA	$163.78		$3,603	1997	20
D5020	EXIT SIGNS (CENTRAL POWER)	8	EA	$163.78		$1,310	1963	20
D5020	EXTERIOR LIGHT (HID)	10	EA	$689.58		$6,896	1997	20
D5020	LIGHTING - STUDENT UNION	34,819	SF	$6.68		$232,717	1963	20
D5020	LIGHTING - STUDENT UNION	24,000	SF	$6.68		$160,407	1997	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	58,819	SF	$2.61		$153,788	1997	15
D5040	GENERATOR, DIESEL (200-500 KW)	230	KW	$377.78		$86,890	1997	25
E2010	BASIC FOLDING FIXED SEATING	42,000	EA	$278.95	.3	$3,514,746	1997	20
						$10,033,043		

Life Cycle Model Expenditure Projections

FICK : DOWDY-FICKLEN STADIUM



Average Annual Renewal Cost Per SqFt $8.11

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

FICK : DOWDY-FICKLEN STADIUM

Photo ID No	Description	Location	Date
FICK001a	Concrete upper and lower grandstands	Northern side of stadium	9/16/2009
FICK001e	Exhaust fan and condensing units	Roof	9/16/2009
FICK002a	Wooden decking constructed over built-up roof for camera operations	South side level D	9/16/2009
FICK002e	Interior lighting	South side level D, viewing area	9/16/2009
FICK003a	Aggregate ballasted built-up roof	South side level D	9/16/2009
FICK003e	Secondary electrical panel	South side level D, storage area	9/16/2009
FICK004a	Aluminum bench seating mounted on concrete	Southern grandstands	9/16/2009
FICK004e	Lavatories and urinals	South side level D, restroom	9/16/2009
FICK005a	Handrails lacing proper geometry and guardrail protection	Southern press box stairwells	9/16/2009
FICK005e	Water closet	South side level D, restroom	9/16/2009
FICK006a	Aluminum-framed windows and carpeted floors in coaches boxes	South side level C	9/16/2009
FICK006e	Drain piping	South side level D, stairway	9/16/2009
FICK007a	Carpeted floors, painted walls, and suspended grid ceilings	South side level C	9/16/2009
FICK007e	Service sink	South side level C, janitor's closet	9/16/2009
FICK008a	Water stained carpet	South side level C	9/16/2009
FICK008e	Interior lighting	South side level C, viewing area	9/16/2009
FICK009a	Stand-up single level drinking fountain	South side level C	9/16/2009
FICK009e	Elevator machine and controller	South side level A, elevator machine room	9/16/2009
FICK010a	Restroom sinks lacking accessible hardware	South side level C	9/16/2009
FICK010e	Interior lighting	South side level A, restroom	9/16/2009
FICK011a	Pirate carpet in press / radio / TV level	South side level B	9/16/2009
FICK011e	Lavatories	South side level A, restroom	9/16/2009
FICK012a	Stand-up single level drinking fountain	South side level B	9/16/2009
FICK012e	Water closet	South side level A, restroom	9/16/2009
FICK013a	Carpeted floors, painted walls, and suspended grid ceilings	South side level B	9/16/2009
FICK013e	Urinals	South side level A, restroom	9/16/2009
FICK014a	Old perforated suspended grid ceiling system	South side level A	9/16/2009
FICK014e	Heating equipment	South side level A, restroom	9/16/2009

Photo Log - Facility Condition Analysis

FICK : DOWDY-FICKLEN STADIUM

Photo ID No	Description	Location	Date
FICK015a	Sealed concrete floors and painted walls and ceilings	South side ground level, men's restroom	9/16/2009
FICK015e	Exhaust fan	South side level A, exterior	9/16/2009
FICK016a	Sealed concrete floors and painted walls and ceilings	South side ground level, men's restroom	9/16/2009
FICK016e	Transformer	Site	9/16/2009
FICK017a	Two drinking fountains on same level	South side ground level	9/16/2009
FICK017e	Elevator machines	North side level D, elevator machine room	9/16/2009
FICK018a	Painted masonry block exterior of restrooms below stands	South side ground level, western restrooms	9/16/2009
FICK018e	Water heater	North side level C, storage area	9/16/2009
FICK019a	Asphalt and concrete walking surface under stands	South side ground level	9/16/2009
FICK019e	Service sink	North side level C, janitor's closet	9/16/2009
FICK020a	Painted concrete floor in women's restroom	South side ground level, eastern restrooms	9/16/2009
FICK020e	Drain piping	North side level C, pipe chase	9/16/2009
FICK021a	Aged toilet and concrete sealed floor	South side ground level, eastern restrooms	9/16/2009
FICK021e	Exterior lighting	Level A, field area	9/16/2009
FICK022a	Older plumbing fixtures	South side ground level, eastern restrooms	9/16/2009
FICK022e	Exterior lighting	Level A, field area	9/16/2009
FICK023a	View from eastern end zone	Southern stands and press box	9/16/2009
FICK023e	Air handling equipment	North side level B, mechanical room	9/16/2009
FICK024a	Paint flaking off of underside of metal roof	North side ground level, eastern women's restroom	9/16/2009
FICK024e	Water heater	North side level B, mechanical room	9/16/2009
FICK025a	View of southern press box levels A, B, C, and D	From northern grandstands	9/16/2009
FICK025e	Interior lighting	North side level A	9/16/2009
FICK026a	Carpeted floors, painted walls, and suspended grid ceilings	Northern club level	9/16/2009
FICK026e	Exhaust fans	North side level A, exterior	9/16/2009
FICK027a	Water stained carpet	Northwestern club level	9/16/2009
FICK027e	Boiler	North side level A, mechanical room	9/16/2009

Photo Log - Facility Condition Analysis

FICK : DOWDY-FICKLEN STADIUM

Photo ID No	Description	Location	Date
FICK028a	Carpeted floors, painted walls, and player stalls in visitor's dressing room	North side ground level	9/16/2009
FICK028e	Fire alarm panels	North side level A, mechanical enclosure	9/16/2009
FICK029a	Painted steel superstructure under original stands	North side ground level	9/16/2009
FICK029e	Main electrical distribution equipment	North side level A, mechanical enclosure	9/16/2009
FICK030a	Reinforced concrete superstructure supporting concrete upper deck	North side ground level	9/16/2009
FICK030e	Emergency generator	Site	9/16/2009
FICK031a	Painted masonry block exterior of restrooms below stands	North side ground level	9/16/2009
FICK031e	Transformer	Site	9/16/2009
FICK032a	Exterior staining on concrete and effflorescence on brickwork	Northern grandstands	9/16/2009
FICK032e	Fire pump	North side level A, mechanical enclosure	9/16/2009
FICK033a	Effflorescence on brickwork	Northern grandstands, east stairwell	9/16/2009
FICK033e	Fire pump controller	North side level A, mechanical enclosure	9/16/2009
FICK034a	Exterior staining and effflorescence on brickwork	Northern grandstands, east stairwell	9/16/2009
FICK034e	Booster pump system	North side level A, mechanical enclosure	9/16/2009
FICK035a	Exterior staining and effflorescence on brickwork	Northern grandstands, ramp structure	9/16/2009
FICK035e	Compressor	North side level A, mechanical enclosure	9/16/2009
FICK036a	Some exterior staining on concrete	Northern grandstands, ramp structure	9/16/2009
FICK036e	Boilers	North side level A, mechanical enclosure	9/16/2009
FICK037a	Exterior view of stadium	Northern grandstands	9/16/2009
FICK037e	Pump equipment	North side level A, mechanical enclosure	9/16/2009
FICK038a	Exterior view of stadium	Northern grandstands	9/16/2009
FICK038e	Exterior lighting	Exterior	9/16/2009
FICK039a	Exterior view of stadium	Exterior	9/16/2009
FICK039e	Exterior lighting	Exterior	9/16/2009
FICK040e	Scoreboard	Site	9/16/2009

Photo Log - Facility Condition Analysis

FICK : DOWDY-FICKLEN STADIUM

Photo ID No	Description	Location	Date
FICK041e	Backflow preventer	Site	9/16/2009
FICK042e	Exterior lighting	Site	9/16/2009

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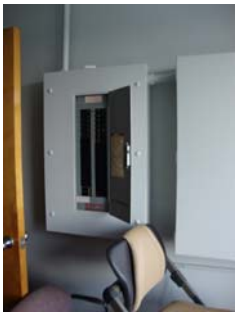
FICK001E.jpg

FICK002A.jpg

FICK002E.jpg

FICK003A.jpg



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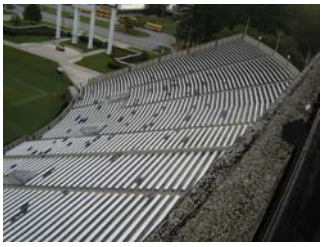

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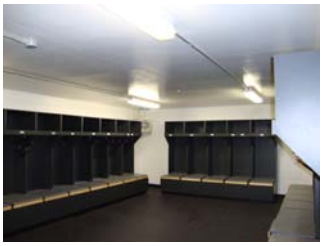

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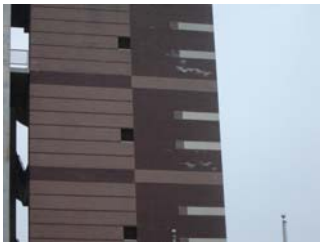

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