

# EAST CAROLINA UNIVERSITY

## GREENVILLE CENTRE

ASSET CODE: GCTR

FACILITY CONDITION ANALYSIS

OCTOBER 30, 2009





EAST CAROLINA UNIVERSITY  
Facility Condition Analysis

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# FACILITY CONDITION ANALYSIS

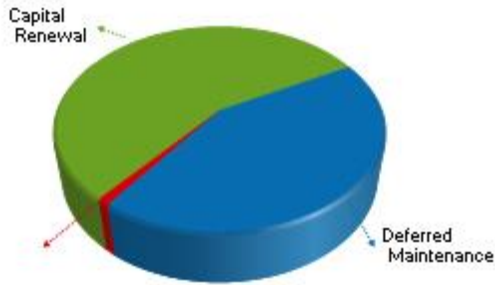
## SECTION 1

### GENERAL ASSET INFORMATION



### EXECUTIVE SUMMARY - GREENVILLE CENTRE

#### PROJECT COSTS BY CLASSIFICATION



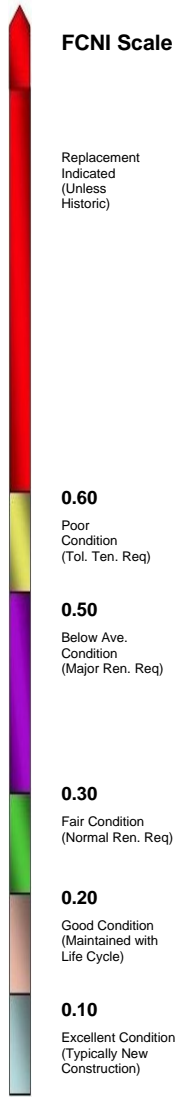
**Building Code:** GCTR  
**Building Name:** GREENVILLE CENTRE  
**Year Built:** 1991  
**Building Use:** Office / Administrative  
**Square Feet:** 35,289

#### Project Costs by Priority

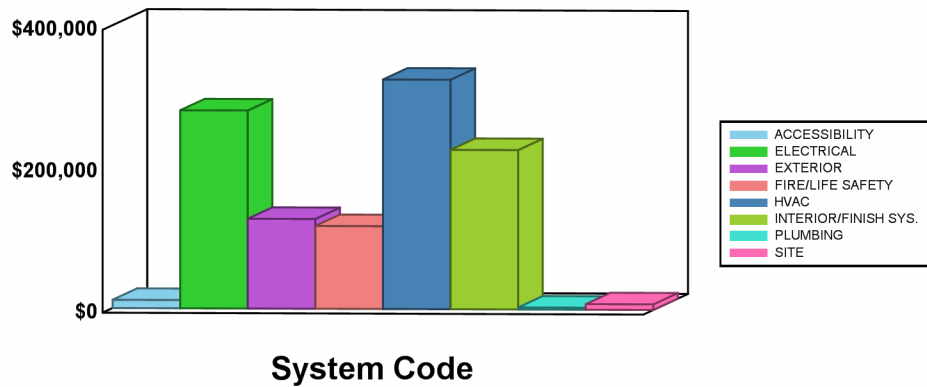
Priority 1:	\$0
Priority 2:	\$0
Priority 3:	\$1,083,974
Priority 4:	\$11,746
<b>Total Project Costs:</b>	<b>\$1,095,720</b>

**Facility Replacement Cost: \$9,374,000**

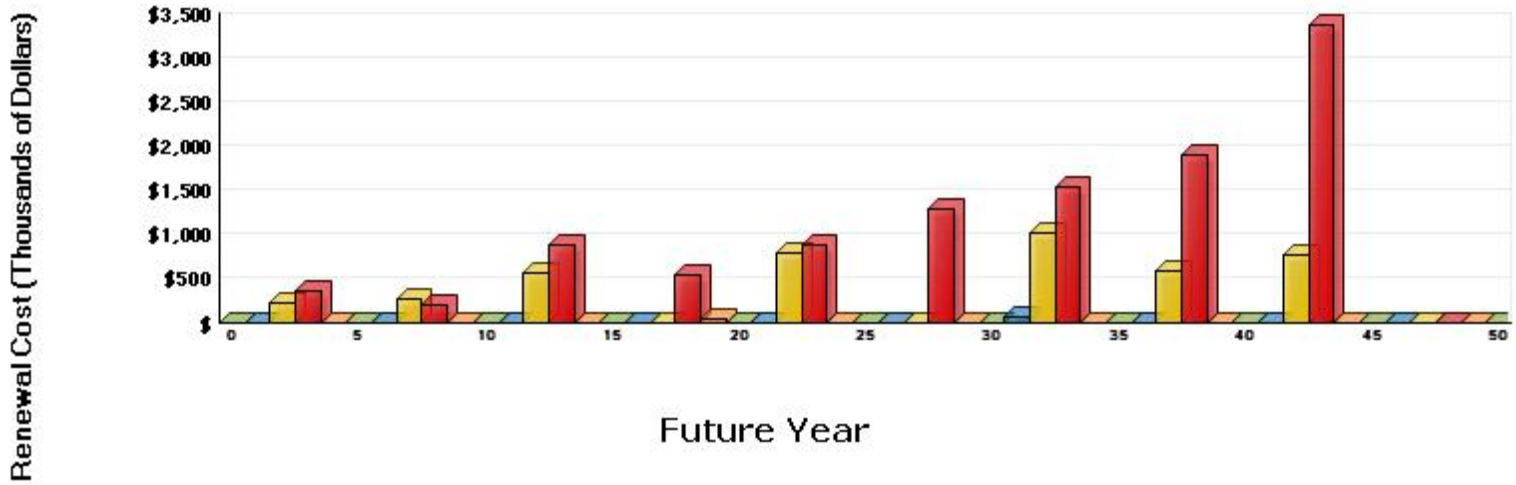
**Facility Condition Needs Index (FCNI): 0.12**  
 (Project Costs / Replacement Cost)



#### PROJECT COSTS BY SYSTEM CODE



#### LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



**Average Annual Renewal Cost Per SqFt \$3.78**





## B. ASSET SUMMARY

The Greenville Centre was originally constructed as a private commercial office building in 1991 and has since become the property of East Carolina University. The building is located off campus on the southern side of Greenville. It is rectangular in design, with a flat, aggregate ballasted membrane roof and brick masonry facades. This building contains 35,289 gross square feet of area on two levels of office and support space, all above grade. This facility has a slab-on-grade foundation. The bearing wall and steel superstructure supports corrugated metal deck and cast-in-place lightweight concrete floor systems.

The information for this report was gathered during a site visit that concluded on September 14, 2009.

### SITE

The building sits on a flat parcel of land in a suburban setting. Landscaping consists of ornamental planting beds, shrubbery, specimen trees, and areas of turf. Vehicular access is from the east, with parking on both the east and west sides. The parking lots on either side of the structure lead to a sidewalk system that serves all entrances. The concrete pedestrian sidewalks are in overall good condition. The asphalt paving systems are also in good condition but are anticipated to need minor sealcoating to maintain a quality surface.

### EXTERIOR STRUCTURE

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements has caused some staining and possible weakening of the expansion joints. Cleaning and selective expansion material repairs are recommended to restore the aesthetics and integrity of the building envelope.

The exterior windows and doors are all dual-pane glazing with metal frames. They are original to the facility and in good condition. Based on the expected life cycle of these components, these windows and doors should remain satisfactory over the next ten years.

The roof is the original 1991 single-ply membrane application and is recommended for replacement. Stress conditions around the seams and / or at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application.

### INTERIOR FINISHES / SYSTEMS

Carpet is the primary flooring application. Most offices and corridors are carpeted. Break rooms and other support areas generally have vinyl floor tile finishes, and restrooms have ceramic tile. The first floor lobby also has twelve-inch ceramic tile flooring. Most of the interior flooring was replaced in the last five to ten years and is in good condition. However, carpet finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Painted wall finishes were also reapplied within the last five to ten years and are in good condition. However, due to expected wear, repainting is recommended with the next ten years. Most of the ceiling finishes are fairly new suspended grid, acoustical tile applications in the office areas, with painted ceilings in the lobby and restroom areas. The ceiling finishes are in good condition, and no upgrade is recommended at this time.

## ACCESSIBILITY

As a result of the latest renovations in the facility, accessibility improvements have been incorporated into the remodeled interior space. Restrooms, door hardware, room signage, handrails, and elevator controls have all been improved over the original installations and are ADA compliant. However, single level drinking fountains are still present. The installation of dual level, refrigerated drinking fountains is recommended to comply with ADA requirements.

## HEALTH

Based on the date of original construction and latest renovations, it is highly unlikely that lead paint or asbestos-containing materials are present. No lead paint or suspected asbestos was observed during the inspection. The lead paint and asbestos health risks are extremely minimal, but workers 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 with regard to fire rating, and there are no compromises involving doors, partitions, elevators lobbies, or stairs. The facility is served by a zoned fire alarm system that was installed in 1991. The system utilizes smoke detectors and pull stations for activation, while old style fire alarm strobes are present for notification. It is recommended that the existing system be replaced with a modern fire alarm system that includes a point addressable, Class A, supervised fire alarm panel with battery backup and an annunciator. It should also include pull stations, audible / visible devices, smoke detectors, and heat detectors. Include a dial-up device or transponder to notify an applicable receiving fire station of trouble or activation. Design and install the system in accordance with current NFPA and ADA requirements.

The facility is protected by an automatic fire sprinkler system with sprinkler heads that appear to be showing signs of age. The statistical life cycle for a sprinkler head is approximately twenty years. Scale can accumulate inside the head and cause it to malfunction when needed. Modern glass bulb sprinkler heads have quicker response times. It is recommended that the sprinkler heads be replaced to ensure the proper protection is available.

The exit signs in this facility are illuminated with fluorescent lamps and have battery backup power. Emergency lighting is available through unitary fixtures with battery backup power. Replace the existing exit signage and emergency lighting throughout the building, and install new exit signs and emergency lights as needed. The new units should have individual battery packs for backup power. LED type exit signs are recommended, because they are energy efficient and require minimal maintenance.

## HVAC

The facility is heated and cooled by rooftop HVAC equipment. There are two package units manufactured by Carrier that were installed in 1991. The equipment utilizes DX refrigerant and natural gas to heat and cool the facility. The package units each serve a floor. Additional HVAC equipment is present in the form of two condensing units that serve select areas. The condensing units are original to the construction of the facility. All of the HVAC equipment is showing signs of age and is recommended for replacement. Install equipment of the latest technology.

## ELECTRICAL

Power is supplied to the facility at a rate of 480/277 volts by a transformer located off-site. The 480/277 volt power is distributed by Siemens switchgear that was installed in 1991 and is rated for a 1,000 amp electrical service. All of the main electrical distribution system components are serviceable and will likely remain so throughout the scope of this report.

The secondary electrical system consists of panelboards and transformers. Power is fed at a rate 480/277 volts to mechanical and lighting loads or to dry-type transformers. The transformers reduce power to 120/208 volts for distribution to general purpose loads. The electrical system was manufactured by Siemens in 1991. Overall, the system appears to be in good condition. However, it is recommended that minor deficiencies be rectified. Such remedies include, but are not limited to, installing additional circuits, replacing worn switches and receptacles, replacing circuit breakers, and updating panel directories.

The interior spaces of this facility are illuminated by fixtures that utilize compact and T8 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications with open-cell parabolic diffusers. Energy-efficient ballasts and lamps were retrofitted into the light fixtures. The lighting system is currently sufficient. However, it should be anticipated that it will require replacement within the scope of this analysis. Specify energy-efficient light fixtures, and install occupancy sensors where possible. It is also recommended that the unitary emergency lighting fixtures be removed and that their functionality be incorporated into the new interior lighting systems.

The exterior areas adjacent to the building are illuminated by building-mounted HID and compact fluorescent fixtures. Additional lighting is provided by pole-mounted fixtures located on-site. The exterior lighting is currently in good condition and appears to be a combination of new and original equipment. It is recommended that all building-mounted fixtures be replaced with high efficiency fixtures.

## PLUMBING

The domestic water supply is fed to the facility from a main shutoff valve located on-site. Copper piping is then utilized to distribute water throughout the facility. Sanitary waste and stormwater piping consists mainly of cast-iron, no-hub piping, with some plastic piping applications. The domestic water supply and drain systems appear to be in good condition at this time.

The plumbing fixtures are ceramic and stainless steel and utilize manual flush valves and faucets. The fixtures appear to be in good condition, with no observed deterioration. The plumbing fixtures should continue to provide sufficient service within this report. No projects are recommended.

Domestic water is heated by an electric, residential-grade water heater that has served beyond its expected life cycle. To provide a reliable source of hot water, it is recommended that this unit be replaced. Additionally, the instantaneous, point-of-use, electric water heater serving the break should be replaced in the next ten years.

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 14, 2009

**INSPECTION TEAM PERSONNEL:**

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

**FACILITY CONTACTS:**

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

**REPORT DEVELOPMENT:**

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

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

## D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

### 1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

## 2. PROJECT CLASSIFICATION

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

## 3. PROJECT SUBCLASS TYPE

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

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

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

Example:

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

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

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

### PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

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

### PRIORITY 2 - Potentially Critical (Year One)

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

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

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

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

### PRIORITY 4 - Recommended (Years Six to Ten)

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

## 6. COST SUMMARIES AND TOTALS

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

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

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

#### Global Markup Percentages

#### R.S. MEANS

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



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

Example:

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

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

**8. PHOTO NUMBER** (Shown in Section 6)

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

Example: 0001006e

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

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

<b>CATEGORY CODE</b>	<b>SYSTEM DESCRIPTION</b>
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
<b>SYSTEM DESCRIPTION: ACCESSIBILITY</b>			
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.
<b>SYSTEM DESCRIPTION: ELECTRICAL</b>			
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.
<b>SYSTEM DESCRIPTION: EXTERIOR</b>			
ES1A	FOUNDATION/FOOTING	STRUCTURE	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, piles including crack repairs, shoring & pointing
ES1B	FOUNDATION/FOOTING	DAMP/PROOFING/DEWATERING	Foundation/footing waterproofing work including, damp proofing, dewatering, insulation, etc.
ES2A	COLUMNS/BEAMS/WALLS	STRUCTURE	Structural work to primary load-bearing structural components aside from floors including columns, beams, bearing walls, lintels, arches, etc.
ES2B	COLUMNS/BEAMS/WALLS	FINISH	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components including masonry/pointing, expansion joints, efflorescence & stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	FLOOR	STRUCTURE	Work concerning the structural integrity of the load supporting floors both exposed and unexposed including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	ROOF	REPAIR	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total) including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	ROOF	REPLACEMENT	Work involving total refurbishment of roofing system including related component rehab.
ES5A	FENESTRATIONS	DOORS	Work on exterior exit/access door including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	FENESTRATIONS	WINDOWS	Work on exterior fenestration closure & related components including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.
ES6A	GENERAL	ATTACHED STRUCTURE	Work on attached exterior structure components not normally considered in above categories including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	GENERAL	AREAWAYS	Work on attached grade level or below structural features including subterranean light wells, areaways, basement access stairs, etc.
ES6C	GENERAL	TRIM	Work on ornamental exterior (generally non-structural) elements including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.
ES6D	GENERAL	SUPERSTRUCTURE	Finish and structural work on non-standard structures with exposed load-bearing elements such as stadiums, bag houses, bleachers, freestanding towers, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
ES6E	GENERAL	OTHER	Any exterior work not specifically categorized elsewhere including finish and structural work on freestanding boiler stacks.
<b>SYSTEM DESCRIPTION: FIRE / LIFE SAFETY</b>			
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.
<b>SYSTEM DESCRIPTION: HEALTH</b>			
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.
<b>SYSTEM DESCRIPTION: HVAC</b>			
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.
<b>SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS</b>			
IS1A	FLOOR	FINISHES-DRY	R & R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum & tile, marble, terrazzo, rubber flooring, underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	FLOOR	FINISHES-WET	Flooring finish/underlayment work in predominantly "wet" areas including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	PARTITIONS	STRUCTURE	Structural work on full height permanent interior partitions including wood/metal stud & drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	PARTITIONS	FINISHES	Work on full height permanent interior partitions including R & R to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	CEILINGS	REPAIR	Repair of interior ceilings (<40% of total) including tiles, gypsum board, plaster, paint, etc.
IS3B	CEILINGS	REPLACEMENT	Major refurbishments (>40% of total) to interior ceiling systems including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.
IS4A	DOORS	GENERAL	Any work on interior non-fire rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	STAIRS	FINISH	Any finish restorative work to stair tower walking surfaces including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	GENERAL	MOLDING	R & R to interior trim/molding systems including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	GENERAL	CABINETY	R & R work to interior casework systems including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems including toilet partitions, urinal/vanity screens, etc.
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere including light coves, phone booths, interior light wells, etc.
<b>SYSTEM DESCRIPTION: PLUMBING</b>			

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.
<b>SYSTEM DESCRIPTION: SITE</b>			
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.
<b>SYSTEM DESCRIPTION: SECURITY SYSTEMS</b>			
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.
<b>SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION</b>			
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  
 GCTR : GREENVILLE CENTRE**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	0	0	11,746	11,746
EL	ELECTRICAL	0	0	280,053	0	280,053
ES	EXTERIOR	0	0	126,963	0	126,963
FS	FIRE/LIFE SAFETY	0	0	117,125	0	117,125
HV	HVAC	0	0	324,567	0	324,567
IS	INTERIOR/FINISH SYS.	0	0	225,415	0	225,415
PL	PLUMBING	0	0	1,950	0	1,950
SI	SITE	0	0	7,900	0	7,900
	<b>TOTALS</b>	0	0	1,083,974	11,746	1,095,720

<b>Facility Replacement Cost</b>	<b>\$9,374,000</b>
<b>Facility Condition Needs Index</b>	<b>0.12</b>

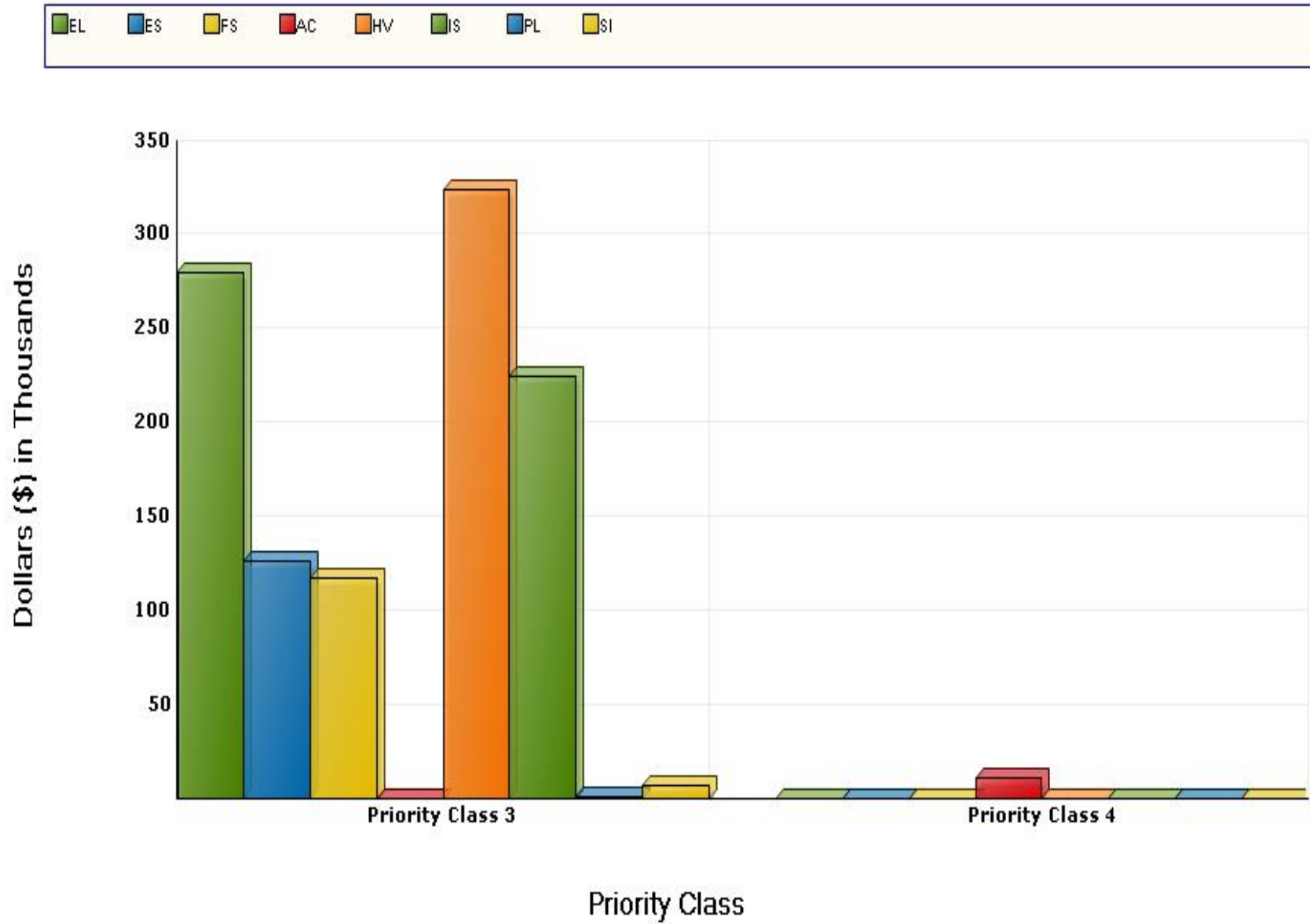
<b>Gross Square Feet</b>	<b>35,289</b>
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<b>Total Cost Per Square Foot</b>	<b>\$31.05</b>
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# FACILITY CONDITION ANALYSIS

## System Code by Priority Class

GCTR : GREENVILLE CENTRE



**Detailed Project Totals  
 Facility Condition Analysis  
 System Code by Project Class  
 GCTR : GREENVILLE CENTRE**

System Code	System Description	Project Classes				Subtotal
		Capital Renewal	Deferred Maintenance	FCAP	Plant Adaption	
AC	ACCESSIBILITY	0	0	0	11,746	11,746
EL	ELECTRICAL	262,600	17,453	0	0	280,053
ES	EXTERIOR	0	126,963	0	0	126,963
FS	FIRE/LIFE SAFETY	117,125	0	0	0	117,125
HV	HVAC	0	324,567	0	0	324,567
IS	INTERIOR/FINISH SYS.	225,415	0	0	0	225,415
PL	PLUMBING	0	1,950	0	0	1,950
SI	SITE	7,900	0	0	0	7,900
	<b>TOTALS</b>	613,041	470,933	0	11,746	1,095,720

<b>Facility Replacement Cost</b>	<b>\$9,374,000</b>
<b>Facility Condition Needs Index</b>	<b>0.12</b>

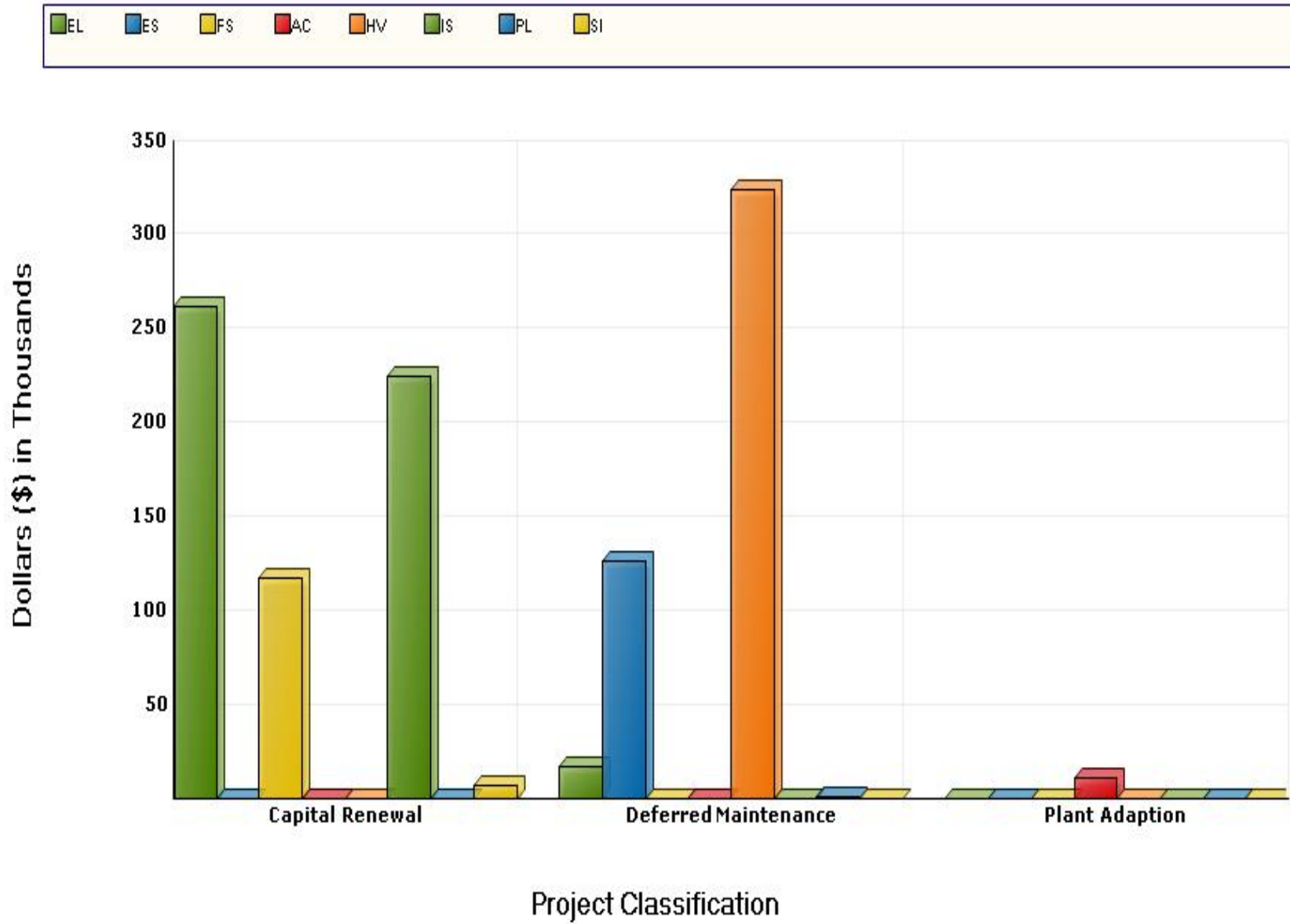
<b>Gross Square Feet</b>	<b>35,289</b>
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<b>Total Cost Per Square Foot</b>	<b>\$31.05</b>
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# FACILITY CONDITION ANALYSIS

## System Code by Project Class

GCTR : GREENVILLE CENTRE



**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Class by Priority Class**  
**GCTR : GREENVILLE CENTRE**

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	613,041	0	613,041
Deferred Maintenance	0	0	470,933	0	470,933
Plant Adaption	0	0	0	11,746	11,746
<b>TOTALS</b>	0	0	1,083,974	11,746	1,095,720

Facility Replacement Cost	\$9,374,000
Facility Condition Needs Index	0.12

Gross Square Feet	35,289
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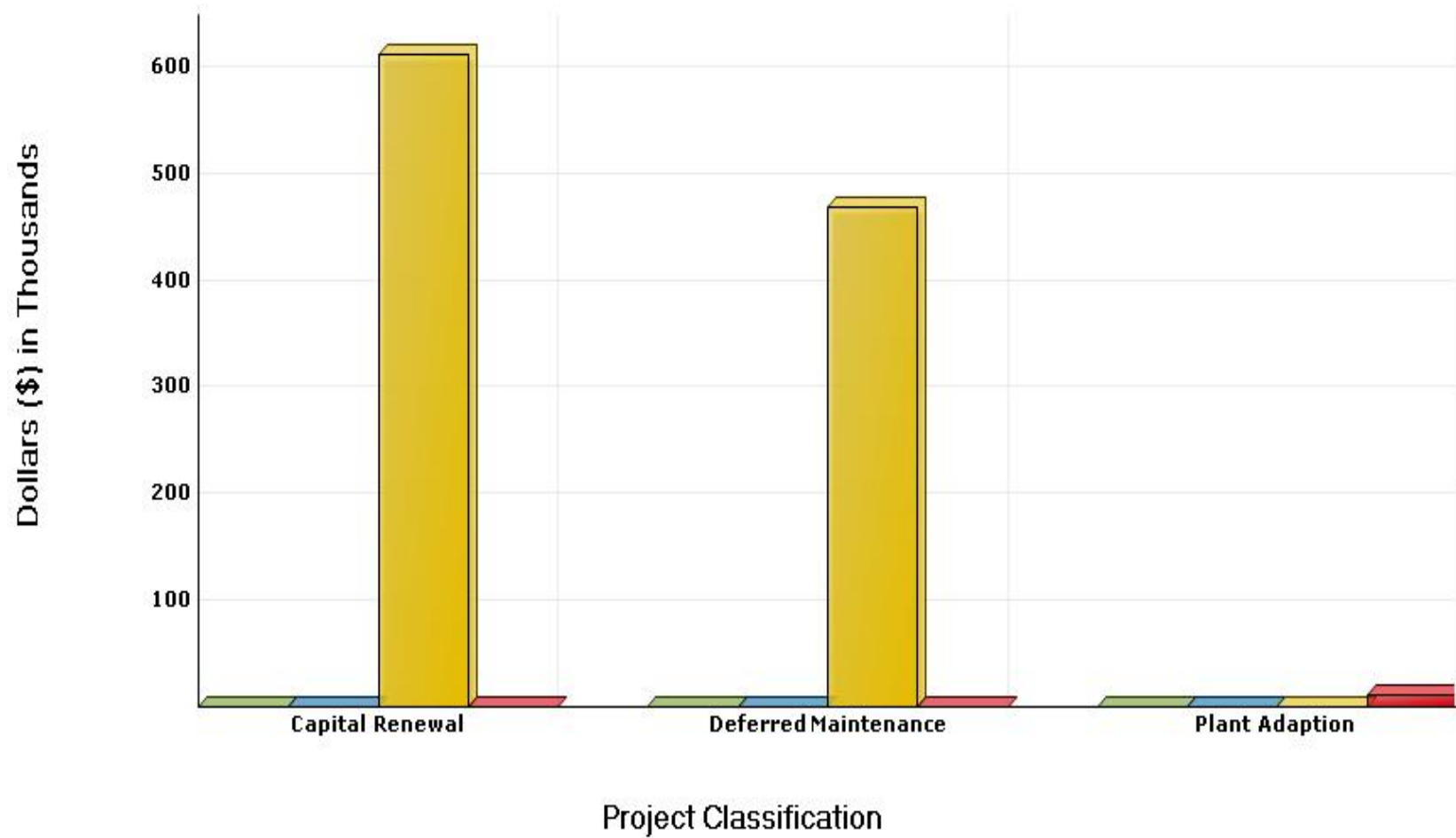
Total Cost Per Square Foot	\$31.05
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# FACILITY CONDITION ANALYSIS

## Project Class by Priority Class

GCTR : GREENVILLE CENTRE



Detailed Project Summary  
Facility Condition Analysis  
**Priority Class - Priority Sequence**  
GCTR : GREENVILLE CENTRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	GCTRFS01	3	1	FIRE ALARM SYSTEM REPLACEMENT	81,593	13,055	94,648
FS3A	GCTRFS02	3	2	REPLACE SPRINKLER HEADS	11,441	1,831	13,272
FS1A	GCTRFS03	3	3	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	7,935	1,270	9,205
ES4B	GCTRES02	3	4	MEMBRANE ROOF REPLACEMENT	101,607	16,257	117,864
ES2B	GCTRES01	3	5	CLEAN AND MAINTAIN BRICK VENEER	7,844	1,255	9,099
HV3A	GCTRHV01	3	6	REPLACE UNITARY HVAC SYSTEMS	279,799	44,768	324,567
EL3B	GCTREL02	3	7	ELECTRICAL SYSTEM REPAIRS	15,046	2,407	17,453
EL4B	GCTREL01	3	8	INTERIOR LIGHTING UPGRADE	224,834	35,974	260,808
EL4A	GCTREL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,545	247	1,792
IS1A	GCTRIS01	3	10	REFINISH FLOORING	146,919	23,507	170,426
IS2B	GCTRIS02	3	11	REFINISH WALLS	47,405	7,585	54,989
PL1E	GCTRPL01	3	12	DOMESTIC WATER HEATER REPLACEMENT	1,681	269	1,950
SI4A	GCTRSI01	3	13	SITE PAVING UPGRADES	6,811	1,090	7,900
<b>Totals for Priority Class 3</b>					<b>934,460</b>	<b>149,514</b>	<b>1,083,974</b>
AC4A	GCTRAC01	4	14	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,126	1,620	11,746
<b>Totals for Priority Class 4</b>					<b>10,126</b>	<b>1,620</b>	<b>11,746</b>
<b>Grand Total:</b>					<b>944,586</b>	<b>151,134</b>	<b>1,095,720</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Cost Range**  
GCTR : GREENVILLE CENTRE

<b>Cat. Code</b>	<b>Project Number</b>	<b>Pri Cls</b>	<b>Pri Seq</b>	<b>Project Title</b>	<b>Construction Cost</b>	<b>Professional Fee</b>	<b>Total Cost</b>
FS2A	GCTRFS01	3	1	FIRE ALARM SYSTEM REPLACEMENT	81,593	13,055	94,648
FS3A	GCTRFS02	3	2	REPLACE SPRINKLER HEADS	11,441	1,831	13,272
FS1A	GCTRFS03	3	3	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	7,935	1,270	9,205
EL3B	GCTREL02	3	7	ELECTRICAL SYSTEM REPAIRS	15,046	2,407	17,453
EL4A	GCTREL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,545	247	1,792
PL1E	GCTRPL01	3	12	DOMESTIC WATER HEATER REPLACEMENT	1,681	269	1,950
ES2B	GCTRES01	3	5	CLEAN AND MAINTAIN BRICK VENEER	7,844	1,255	9,099
IS2B	GCTRIS02	3	11	REFINISH WALLS	47,405	7,585	54,989
SI4A	GCTRSI01	3	13	SITE PAVING UPGRADES	6,811	1,090	7,900
<b>Totals for Priority Class 3</b>					<b>181,301</b>	<b>29,008</b>	<b>210,309</b>
AC4A	GCTRAC01	4	14	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,126	1,620	11,746
<b>Totals for Priority Class 4</b>					<b>10,126</b>	<b>1,620</b>	<b>11,746</b>
<b>Grand Totals for Projects &lt; 100,000</b>					<b>191,427</b>	<b>30,628</b>	<b>222,055</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Cost Range**  
 GCTR : GREENVILLE CENTRE

<b>Cat. Code</b>	<b>Project Number</b>	<b>Pri Cls</b>	<b>Pri Seq</b>	<b>Project Title</b>	<b>Construction Cost</b>	<b>Professional Fee</b>	<b>Total Cost</b>
HV3A	GCTRHV01	3	6	REPLACE UNITARY HVAC SYSTEMS	279,799	44,768	324,567
EL4B	GCTREL01	3	8	INTERIOR LIGHTING UPGRADE	224,834	35,974	260,808
ES4B	GCTRES02	3	4	MEMBRANE ROOF REPLACEMENT	101,607	16,257	117,864
IS1A	GCTRIS01	3	10	REFINISH FLOORING	146,919	23,507	170,426
<b>Totals for Priority Class 3</b>					<b>753,159</b>	<b>120,505</b>	<b>873,665</b>
<b>Grand Totals for Projects &gt;= 100,000 and &lt; 500,000</b>					<b>753,159</b>	<b>120,505</b>	<b>873,665</b>
<b>Grand Totals For All Projects:</b>					<b>944,586</b>	<b>151,134</b>	<b>1,095,720</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Classification**  
GCTR : GREENVILLE CENTRE

<b>Cat Code</b>	<b>Project Number</b>	<b>Pri. Seq.</b>	<b>Project Classification</b>	<b>Pri. Cls</b>	<b>Project Title</b>	<b>Total Cost</b>
FS2A	GCTRFS01	1	Capital Renewal	3	FIRE ALARM SYSTEM REPLACEMENT	94,648
FS3A	GCTRFS02	2	Capital Renewal	3	REPLACE SPRINKLER HEADS	13,272
FS1A	GCTRFS03	3	Capital Renewal	3	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	9,205
EL4B	GCTREL01	8	Capital Renewal	3	INTERIOR LIGHTING UPGRADE	260,808
EL4A	GCTREL03	9	Capital Renewal	3	EXTERIOR LIGHTING REPLACEMENT	1,792
IS1A	GCTRIS01	10	Capital Renewal	3	REFINISH FLOORING	170,426
IS2B	GCTRIS02	11	Capital Renewal	3	REFINISH WALLS	54,989
SI4A	GCTRSI01	13	Capital Renewal	3	SITE PAVING UPGRADES	7,900
<b>Totals for Capital Renewal</b>						<b>613,041</b>
ES4B	GCTRES02	4	Deferred Maintenance	3	MEMBRANE ROOF REPLACEMENT	117,864
ES2B	GCTRES01	5	Deferred Maintenance	3	CLEAN AND MAINTAIN BRICK VENEER	9,099
HV3A	GCTRHV01	6	Deferred Maintenance	3	REPLACE UNITARY HVAC SYSTEMS	324,567
EL3B	GCTREL02	7	Deferred Maintenance	3	ELECTRICAL SYSTEM REPAIRS	17,453
PL1E	GCTRPL01	12	Deferred Maintenance	3	DOMESTIC WATER HEATER REPLACEMENT	1,950
<b>Totals for Deferred Maintenance</b>						<b>470,933</b>
AC4A	GCTRAC01	14	Plant Adaption	4	INTERIOR AMENITY ACCESSIBILITY UPGRADES	11,746
<b>Totals for Plant Adaption</b>						<b>11,746</b>
<b>Grand Total:</b>						<b>1,095,720</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Energy Conservation**  
 GCTR : GREENVILLE CENTRE

<b>Cat Code</b>	<b>Project Number</b>	<b>Pri Cls</b>	<b>Pri Seq</b>	<b>Project Title</b>	<b>Total Cost</b>	<b>Annual Savings</b>	<b>Simple Payback</b>
FS1A	GCTRFS03	3	3	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	9,205	150	61.37
ES4B	GCTRES02	3	4	MEMBRANE ROOF REPLACEMENT	117,864	1,600	73.66
EL4B	GCTREL01	3	8	INTERIOR LIGHTING UPGRADE	260,808	10,800	24.15
EL4A	GCTREL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,792	70	25.6
<b>Totals for Priority Class 3</b>					<b>389,669</b>	<b>12,620</b>	<b>30.88</b>
<b>Grand Total:</b>					<b>389,669</b>	<b>12,620</b>	<b>30.88</b>

Detailed Project Summary  
Facility Condition Analysis  
Category/System Code  
GCTR : GREENVILLE CENTRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	GCTRAC01	4	14	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,126	1,620	11,746
<b>Totals for System Code: ACCESSIBILITY</b>					<b>10,126</b>	<b>1,620</b>	<b>11,746</b>
EL3B	GCTREL02	3	7	ELECTRICAL SYSTEM REPAIRS	15,046	2,407	17,453
EL4B	GCTREL01	3	8	INTERIOR LIGHTING UPGRADE	224,834	35,974	260,808
EL4A	GCTREL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,545	247	1,792
<b>Totals for System Code: ELECTRICAL</b>					<b>241,425</b>	<b>38,628</b>	<b>280,053</b>
ES4B	GCTRES02	3	4	MEMBRANE ROOF REPLACEMENT	101,607	16,257	117,864
ES2B	GCTRES01	3	5	CLEAN AND MAINTAIN BRICK VENEER	7,844	1,255	9,099
<b>Totals for System Code: EXTERIOR</b>					<b>109,451</b>	<b>17,512</b>	<b>126,963</b>
FS2A	GCTRFS01	3	1	FIRE ALARM SYSTEM REPLACEMENT	81,593	13,055	94,648
FS3A	GCTRFS02	3	2	REPLACE SPRINKLER HEADS	11,441	1,831	13,272
FS1A	GCTRFS03	3	3	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	7,935	1,270	9,205
<b>Totals for System Code: FIRE/LIFE SAFETY</b>					<b>100,970</b>	<b>16,155</b>	<b>117,125</b>
HV3A	GCTRHV01	3	6	REPLACE UNITARY HVAC SYSTEMS	279,799	44,768	324,567
<b>Totals for System Code: HVAC</b>					<b>279,799</b>	<b>44,768</b>	<b>324,567</b>
IS1A	GCTRIS01	3	10	REFINISH FLOORING	146,919	23,507	170,426
IS2B	GCTRIS02	3	11	REFINISH WALLS	47,405	7,585	54,989
<b>Totals for System Code: INTERIOR/FINISH SYS.</b>					<b>194,323</b>	<b>31,092</b>	<b>225,415</b>
PL1E	GCTRPL01	3	12	DOMESTIC WATER HEATER REPLACEMENT	1,681	269	1,950
<b>Totals for System Code: PLUMBING</b>					<b>1,681</b>	<b>269</b>	<b>1,950</b>
SI4A	GCTRSI01	3	13	SITE PAVING UPGRADES	6,811	1,090	7,900
<b>Totals for System Code: SITE</b>					<b>6,811</b>	<b>1,090</b>	<b>7,900</b>
<b>Grand Total:</b>					<b>944,586</b>	<b>151,134</b>	<b>1,095,720</b>





FACILITY CONDITION ANALYSIS

**SECTION 3**

SPECIFIC PROJECT DETAILS  
ILLUSTRATING DESCRIPTION / COST

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRF01	<b>Title:</b>	FIRE ALARM SYSTEM REPLACEMENT
<b>Priority Sequence:</b>	1		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	FS2A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	DETECTION ALARM
		<b>Element:</b>	GENERAL
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	702.1	
	NFPA	1, 101	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**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**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRF01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	35,289	\$1.46	\$51,522	\$0.89	\$31,407	\$82,929
<b>Project Totals:</b>				<b>\$51,522</b>		<b>\$31,407</b>	<b>\$82,929</b>

<b>Material/Labor Cost</b>		\$82,929
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<u>\$67,994</u>
<b>General Contractor Mark Up at 20.0%</b>	+	<u>\$13,599</u>
<b>Construction Cost</b>		<u>\$81,593</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$13,055</u>
<b>Total Project Cost</b>		<u><b>\$94,648</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRF02	<b>Title:</b>	REPLACE SPRINKLER HEADS
<b>Priority Sequence:</b>	2		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	FS3A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	SUPPRESSION
		<b>Element:</b>	SPRINKLERS
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NFPA	1, 13, 13D, 101	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**Project Description**

The sprinkler heads are recommended for replacement. The statistical life cycle for a sprinkler head is approximately twenty years. During this time, scale can accumulate inside the head and cause it to malfunction when needed. It is recommended that the aging sprinkler heads be replaced to ensure that proper protection is available.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRF02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Fire sprinkler head replacement	SF	35,289	\$0.09	\$3,176	\$0.35	\$12,351	\$15,527
<b>Project Totals:</b>				<b>\$3,176</b>		<b>\$12,351</b>	<b>\$15,527</b>

<b>Material/Labor Cost</b>		<b>\$15,527</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<u>\$9,534</u>
<b>General Contractor Mark Up at 20.0%</b>	+	<u>\$1,907</u>
<b>Construction Cost</b>		<u>\$11,441</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$1,831</u>
<b>Total Project Cost</b>		<u><b>\$13,272</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRF03	<b>Title:</b>	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS
<b>Priority Sequence:</b>	3		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	FS1A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	LIGHTING
		<b>Element:</b>	EGRESS LTG./EXIT SIGNAGE
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Energy Conservation	\$150	
<b>Code Application:</b>	NFPA	101-47	
	IBC	1011	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**Project Description**

Replace the existing exit signage and emergency lighting throughout the building. Install new exit signs and emergency lights as needed. The new units should have individual battery packs for backup power. LED type exit signs are recommended, because they are energy efficient and require minimal maintenance. Remove the existing unitary emergency lights, and incorporate this functionality into the standard lighting systems. This can be accomplished as part of the proposed interior lighting upgrade.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRF03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Replacement of existing exit signs with new battery pack LED exit signs	EA	18	\$132	\$2,376	\$142	\$2,556	\$4,932
Replacement of existing battery pack emergency lights	EA	14	\$134	\$1,876	\$142	\$1,988	\$3,864
<b>Project Totals:</b>				<b>\$4,252</b>		<b>\$4,544</b>	<b>\$8,796</b>

<b>Material/Labor Cost</b>		<b>\$8,796</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$6,613</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$1,323</b>
<b>Construction Cost</b>		<b>\$7,935</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$1,270</b>
<b>Total Project Cost</b>		<b>\$9,205</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRES02	<b>Title:</b>	MEMBRANE ROOF REPLACEMENT
<b>Priority Sequence:</b>	4		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES4B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	ROOF
		<b>Element:</b>	REPLACEMENT
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Energy Conservation	\$1,600	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	10/12/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

The roof is the original 1991 single-ply membrane application and is recommended for replacement. Stress conditions around the seams and / or at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRES02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Membrane roof	SF	18,000	\$3.79	\$68,220	\$1.73	\$31,140	\$99,360
<b>Project Totals:</b>				<b>\$68,220</b>		<b>\$31,140</b>	<b>\$99,360</b>

<b>Material/Labor Cost</b>		<b>\$99,360</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<u>\$84,672</u>
<b>General Contractor Mark Up at 20.0%</b>	+	<u>\$16,934</u>
<b>Construction Cost</b>		<u>\$101,607</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$16,257</u>
<b>Total Project Cost</b>		<u><b>\$117,864</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRES01	<b>Title:</b>	CLEAN AND MAINTAIN BRICK VENEER
<b>Priority Sequence:</b>	5		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES2B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	COLUMNS/BEAMS/WALLS
		<b>Element:</b>	FINISH
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	10/12/2009		
<b>Project Location:</b>	Building-wide: Floor(s) 1		

**Project Description**

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements has caused some staining and possible weakening of the expansion joints. Cleaning and selective expansion material repairs are recommended to restore the aesthetics and integrity of the building envelope.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRES01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Cleaning and surface preparation	SF	9,000	\$0.11	\$990	\$0.22	\$1,980	\$2,970
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	900	\$2.45	\$2,205	\$4.99	\$4,491	\$6,696
<b>Project Totals:</b>				<b>\$3,195</b>		<b>\$6,471</b>	<b>\$9,666</b>

<b>Material/Labor Cost</b>		<b>\$9,666</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$6,537</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$1,307</b>
<b>Construction Cost</b>		<b>\$7,844</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$1,255</b>
<b>Total Project Cost</b>		<b>\$9,099</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRHV01	<b>Title:</b>	REPLACE UNITARY HVAC SYSTEMS
<b>Priority Sequence:</b>	6		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	HV3A	<b>System:</b>	HVAC
		<b>Component:</b>	HEATING/COOLING
		<b>Element:</b>	SYSTEM RETROFIT/REPLACE
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, R		

**Project Description**

This facility is served by unitary HVAC systems that include split and packaged applications. These systems are recommended for replacement with new systems that are of the latest energy-efficient design. The project cost includes controls, related ductwork, electrical connections, and testing and balancing of the downstream air distribution system for the package units. For the split systems, the project cost includes a condensing unit, evaporator fan unit, refrigeration piping, controls, and connections.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRHV01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Rooftop package unit, controls, all connections, demolition of existing unit	TON	120	\$1,200	\$144,000	\$1,090	\$130,800	\$274,800
Air distribution system test and balance	SF	35,289	\$0.06	\$2,117	\$0.35	\$12,351	\$14,468
Replace split DX air conditioning system	TON	8	\$1,196	\$9,567	\$720	\$5,761	\$15,328
<b>Project Totals:</b>				<b>\$155,684</b>		<b>\$148,912</b>	<b>\$304,596</b>

<b>Material/Labor Cost</b>		<b>\$304,596</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$233,166</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$46,633</b>
<b>Construction Cost</b>		<b>\$279,799</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$44,768</b>
<b>Total Project Cost</b>		<b>\$324,567</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTREL02	<b>Title:</b>	ELECTRICAL SYSTEM REPAIRS
<b>Priority Sequence:</b>	7		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL3B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	SECONDARY DISTRIBUTION
		<b>Element:</b>	DISTRIBUTION NETWORK
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	Articles 100, 210, 410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**Project Description**

Aging devices, including wall switches and receptacles, are potential shock and fire hazards. Replace all worn or damaged switches, receptacles, and cover plates. Install GFCI receptacles where required by code. Test power panels for proper operation, replacing faulty breakers as needed. Update power panel directories for circuit identification.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTREL02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Switches, receptacles, cover plates, breakers, miscellaneous materials	SF	35,289	\$0.20	\$7,058	\$0.30	\$10,587	\$17,645
<b>Project Totals:</b>				<b>\$7,058</b>		<b>\$10,587</b>	<b>\$17,645</b>

<b>Material/Labor Cost</b>		\$17,645
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<u>\$12,538</u>
<b>General Contractor Mark Up at 20.0%</b>	+	<u>\$2,508</u>
<b>Construction Cost</b>		<u>\$15,046</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,407</u>
<b>Total Project Cost</b>		<u><u>\$17,453</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTREL01	<b>Title:</b>	INTERIOR LIGHTING UPGRADE
<b>Priority Sequence:</b>	8		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	INTERIOR LIGHTING
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Energy Conservation	\$10,800	
<b>Code Application:</b>	NEC	Articles 210, 410	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**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**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTREL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	35,289	\$3.25	\$114,689	\$3.97	\$140,097	\$254,787
<b>Project Totals:</b>				<b>\$114,689</b>		<b>\$140,097</b>	<b>\$254,787</b>

<b>Material/Labor Cost</b>		<b>\$254,787</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$187,362</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$37,472</b>
<b>Construction Cost</b>		<b>\$224,834</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$35,974</b>
<b>Total Project Cost</b>		<b>\$260,808</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTREL03	<b>Title:</b>	EXTERIOR LIGHTING REPLACEMENT
<b>Priority Sequence:</b>	9		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	EXTERIOR LIGHTING
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Energy Conservation	\$70	
<b>Code Application:</b>	NEC	410	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Building-wide: Floor(s) 1, 2, R		

**Project Description**

The exterior areas adjacent to the building are illuminated by building-mounted HID and compact fluorescent fixtures. Additional lighting is provided by pole-mounted fixtures located on-site. The exterior lighting is currently in good condition and appears to be a combination of new and original equipment. It is recommended that all building-mounted fixtures be replaced with high efficiency fixtures.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTREL03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
HID wall-mount fixture and demolition of existing fixture	EA	1	\$406	\$406	\$190	\$190	\$596
Compact fluorescent, recessed exterior light and demolition of existing light	EA	4	\$143	\$572	\$100	\$400	\$972
<b>Project Totals:</b>				<b>\$978</b>		<b>\$590</b>	<b>\$1,568</b>

<b>Material/Labor Cost</b>		<b>\$1,568</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$1,288</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$258</b>
<b>Construction Cost</b>		<b>\$1,545</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$247</b>
<b>Total Project Cost</b>		<b>\$1,792</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRIS01	<b>Title:</b>	REFINISH FLOORING
<b>Priority Sequence:</b>	10		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS1A	<b>System:</b>	INTERIOR/FINISH SYS.
		<b>Component:</b>	FLOOR
		<b>Element:</b>	FINISHES-DRY
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/12/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**Project Description**

Most interior floor applications in the facility were replaced in the last five to ten years. However, due to expected life cycle depletion, carpet finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRIS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Carpet	SF	19,060	\$5.36	\$102,162	\$2.00	\$38,120	\$140,282
<b>Project Totals:</b>				<b>\$102,162</b>		<b>\$38,120</b>	<b>\$140,282</b>

<b>Material/Labor Cost</b>		<b>\$140,282</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<u>\$122,432</u>
<b>General Contractor Mark Up at 20.0%</b>	+	<u>\$24,486</u>
<b>Construction Cost</b>		<u>\$146,919</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$23,507</u>
<b>Total Project Cost</b>		<u><b>\$170,426</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRIS02	<b>Title:</b>	REFINISH WALLS
<b>Priority Sequence:</b>	11		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS2B	<b>System:</b>	INTERIOR/FINISH SYS.
		<b>Component:</b>	PARTITIONS
		<b>Element:</b>	FINISHES

<b>Building Code:</b>	GCTR
<b>Building Name:</b>	GREENVILLE CENTRE
<b>Subclass/Savings:</b>	Not Applicable

<b>Code Application:</b>	Not Applicable
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<b>Project Class:</b>	Capital Renewal
<b>Project Date:</b>	10/12/2009

<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2
--------------------------	---------------------------

**Project Description**

Painted wall finishes were reapplied within the last five to ten years and are in good condition. However, due to expected wear, repainting is recommended with the next ten years.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRIS02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Standard wall finish (paint, wall covering, etc.)	SF	67,330	\$0.17	\$11,446	\$0.81	\$54,537	\$65,983
<b>Project Totals:</b>				<b>\$11,446</b>		<b>\$54,537</b>	<b>\$65,983</b>

<b>Material/Labor Cost</b>		\$65,983
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<u>\$39,504</u>
<b>General Contractor Mark Up at 20.0%</b>	+	<u>\$7,901</u>
<b>Construction Cost</b>		<u>\$47,405</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$7,585</u>
<b>Total Project Cost</b>		<u><b>\$54,989</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRPL01	<b>Title:</b>	DOMESTIC WATER HEATER REPLACEMENT
<b>Priority Sequence:</b>	12		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	PL1E	<b>System:</b>	PLUMBING
		<b>Component:</b>	DOMESTIC WATER
		<b>Element:</b>	HEATING
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	IPC	Chapters 5, 607	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	10/9/2009		
<b>Project Location:</b>	Item Only: Floor(s) 1, 2		

**Project Description**

Domestic water is heated by an electric, residential-grade water heater that has served beyond its expected life cycle. To provide a reliable source of hot water, it is recommended that this unit be replaced. Additionally, the instantaneous, point-of-use, electric water heater serving the break should be replaced in the next ten years.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRPL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Electric, residential-grade water heater replacement, including demolition	GAL	30	\$22.87	\$686	\$23.71	\$711	\$1,397
Electric, point-of-use water heater, all connections, demolition	EA	1	\$272	\$272	\$138	\$138	\$410
<b>Project Totals:</b>				<b>\$958</b>		<b>\$850</b>	<b>\$1,808</b>

<b>Material/Labor Cost</b>		<b>\$1,808</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$1,401</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$280</b>
<b>Construction Cost</b>		<b>\$1,681</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$269</b>
<b>Total Project Cost</b>		<b>\$1,950</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRSI01	<b>Title:</b>	SITE PAVING UPGRADES
<b>Priority Sequence:</b>	13		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	SI4A	<b>System:</b>	SITE
		<b>Component:</b>	GENERAL
		<b>Element:</b>	OTHER
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	502	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	10/12/2009		
<b>Project Location:</b>	Undefined: Floor(s) 1		

**Project Description**

The concrete pedestrian sidewalk systems are in overall good condition and pose little liability to the owner. The asphalt paving systems are in good condition but are anticipated to need minor sealcoating in order to maintain a quality surface.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRSI01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Vehicular paving wear course sealcoat and striping allowance	SY	4,225	\$0.85	\$3,591	\$0.95	\$4,014	\$7,605
<b>Project Totals:</b>				<b>\$3,591</b>		<b>\$4,014</b>	<b>\$7,605</b>

<b>Material/Labor Cost</b>		<b>\$7,605</b>
<b>Material Index</b>		<b>100.7%</b>
<b>Labor Index</b>		<b>51.3%</b>
<b>Material/Labor Indexed Cost</b>		<b>\$5,675</b>
<b>General Contractor Mark Up at 20.0%</b>	<b>+</b>	<b>\$1,135</b>
<b>Construction Cost</b>		<b>\$6,811</b>
<b>Professional Fees at 16.0%</b>	<b>+</b>	<b>\$1,090</b>
<b>Total Project Cost</b>		<b>\$7,900</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Description**

<b>Project Number:</b>	GCTRAC01	<b>Title:</b>	INTERIOR AMENITY ACCESSIBILITY UPGRADES
<b>Priority Sequence:</b>	14		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	AC4A	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	GENERAL
		<b>Element:</b>	FUNCTIONAL SPACE MOD.
<b>Building Code:</b>	GCTR		
<b>Building Name:</b>	GREENVILLE CENTRE		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	211, 602	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	10/12/2009		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2		

**Project Description**

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configurations of select drinking fountains are barriers to accessibility. All single level, refrigerated drinking fountains should be replaced with dual level units.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
GCTR : GREENVILLE CENTRE

**Project Cost**

**Project Number:** GCTRAC01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Dual level drinking fountain	EA	2	\$1,216	\$2,432	\$374	\$748	\$3,180
Alcove construction including finishes	EA	2	\$877	\$1,754	\$3,742	\$7,484	\$9,238
<b>Project Totals:</b>				<b>\$4,186</b>		<b>\$8,232</b>	<b>\$12,418</b>

<b>Material/Labor Cost</b>		<b>\$12,418</b>
<b>Material Index</b>		100.7%
<b>Labor Index</b>		51.3%
<b>Material/Labor Indexed Cost</b>		<b>\$8,438</b>
<b>General Contractor Mark Up at 20.0%</b>	+	<b>\$1,688</b>
<b>Construction Cost</b>		<b>\$10,126</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$1,620</b>
<b>Total Project Cost</b>		<b>\$11,746</b>



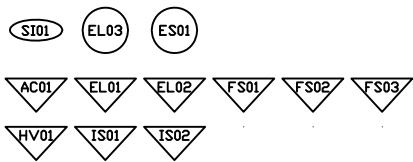
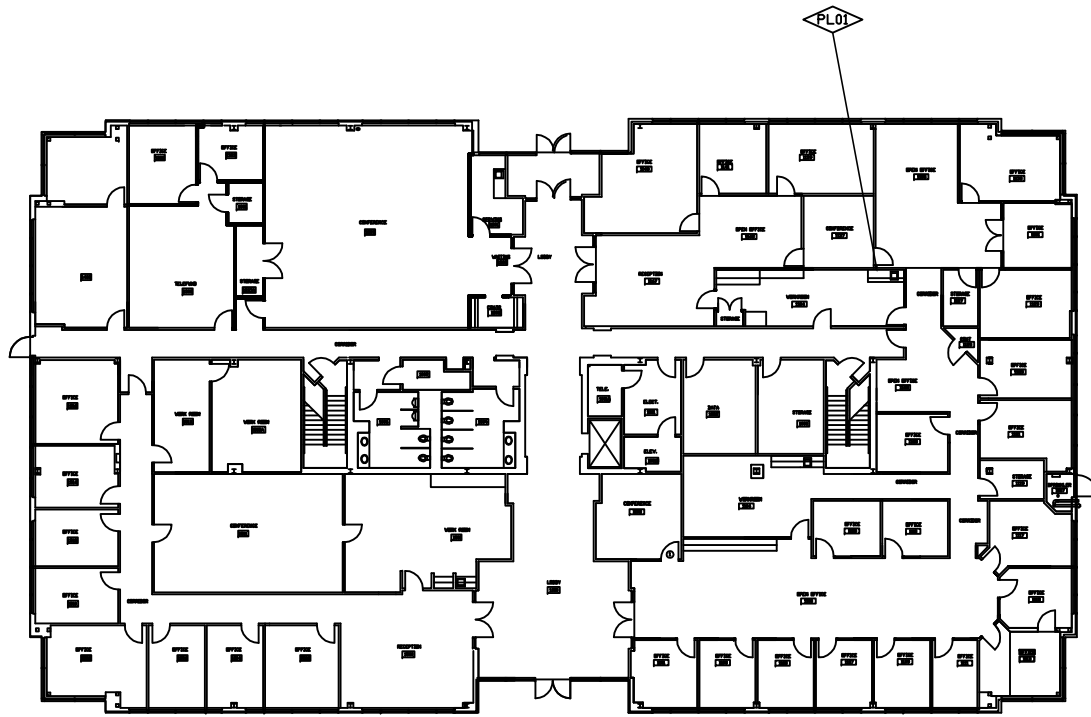
FACILITY CONDITION ANALYSIS

**SECTION 4**

**DRAWINGS  
AND PROJECT LOCATIONS**







GREENVILLE  
CENTRE

BLDG NO. GCTR



FACILITY  
CONDITION  
ANALYSIS

2165 West Park Court  
Suite N  
Stone Mountain GA 30087  
770.879.7376

PROJECT NUMBER  
APPLIES TO  
ONE ROOM ONLY

PROJECT NUMBER  
APPLIES TO  
ONE ITEM ONLY

PROJECT NUMBER  
APPLIES TO  
ENTIRE BUILDING

PROJECT NUMBER  
APPLIES TO  
ENTIRE FLOOR

PROJECT NUMBER  
APPLIES TO A SITUATION  
OF UNDEFINED EXTENTS

PROJECT NUMBER  
APPLIES TO AREA  
AS NOTED

Date: 10/15/09

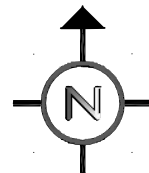
Drawn by: J.T.V.

Project No. 09-041

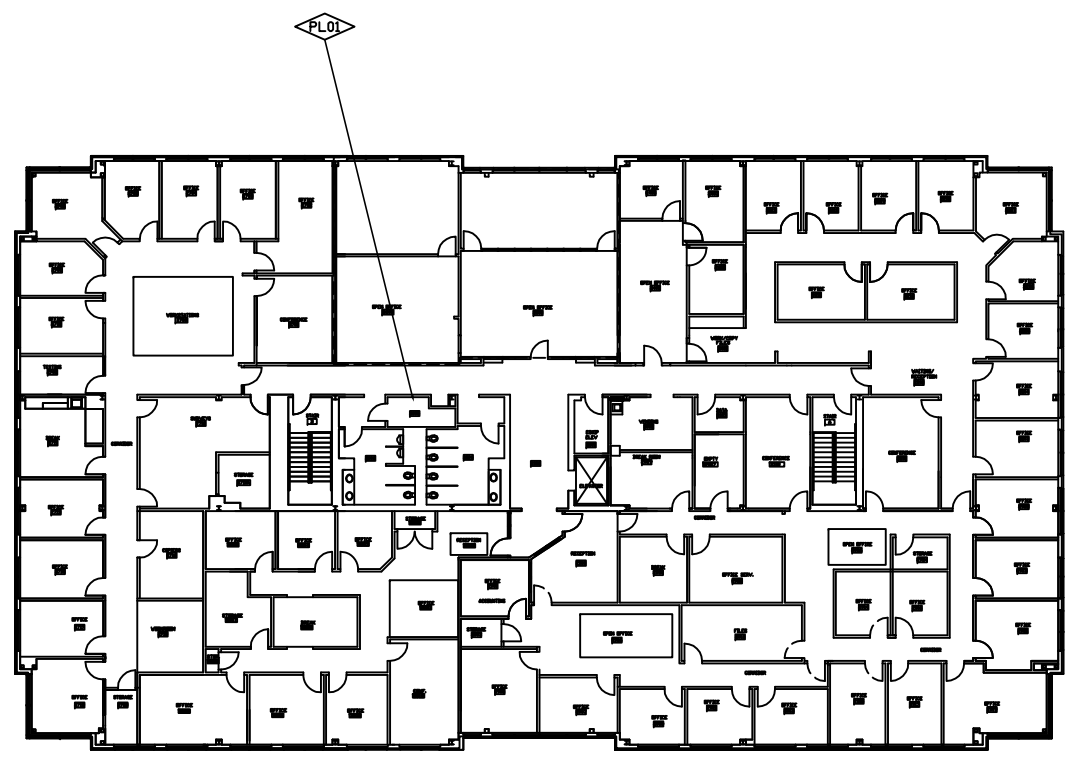
FIRST  
FLOOR  
PLAN

Sheet No.

1 of 2



ROOF  
ES02 HV01



AC01 EL01 EL02 FS01 FS02 FS03  
HV01 IS01 IS02

GREENVILLE  
CENTRE

BLDG NO. GCTR



FACILITY  
CONDITION  
ANALYSIS

2165 West Park Court  
Suite N  
Stone Mountain GA 30087  
770.879.7376

PROJECT NUMBER  
APPLIES TO  
ONE ROOM ONLY

PROJECT NUMBER  
APPLIES TO  
ONE ITEM ONLY

PROJECT NUMBER  
APPLIES TO  
ENTIRE BUILDING

PROJECT NUMBER  
APPLIES TO  
ENTIRE FLOOR

PROJECT NUMBER  
APPLIES TO A SITUATION  
OF UNDEFINED EXTENTS

PROJECT NUMBER  
APPLIES TO AREA  
AS NOTED

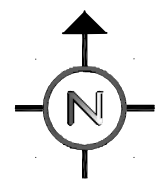
Date: 10/15/09

Drawn by: J.T.V.

Project No. 09-041

SECOND  
FLOOR  
PLAN

Sheet No.  
2 of 2



FACILITY CONDITION ANALYSIS

**SECTION 5**

LIFE CYCLE MODEL SUMMARY  
AND PROJECTIONS



**Life Cycle Model**  
**Building Component Summary**  
**GCTR : GREENVILLE CENTRE**

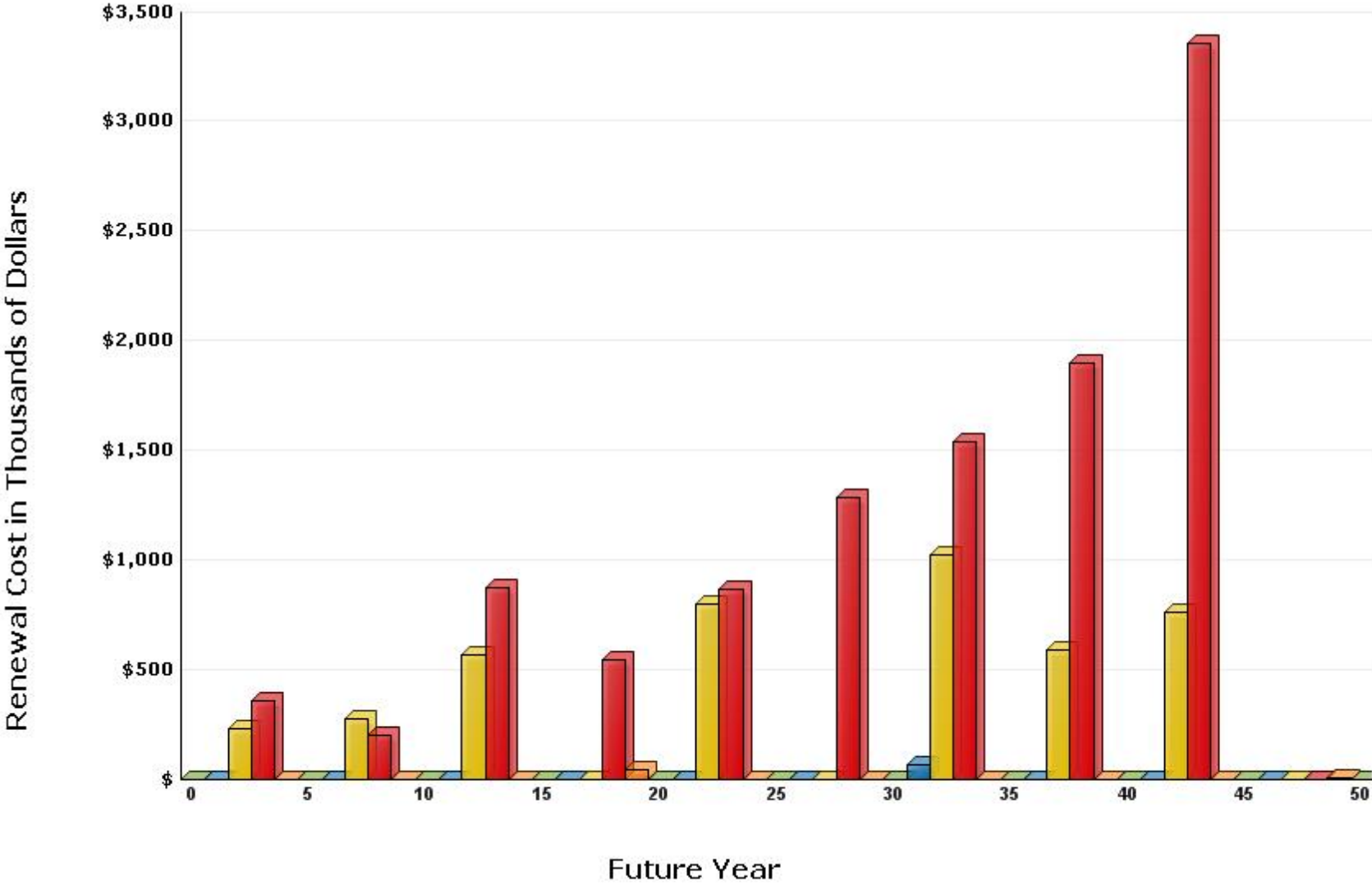
<b>Uniformat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Complex Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
B2010	EXTERIOR FINISH RENEWAL	8,900	SF	\$1.30	.31	\$3,597	1991	10
B2020	STANDARD GLAZING AND CURTAIN WALL	5,940	SF	\$104.04		\$617,977	1991	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	6	LEAF	\$4,311.24		\$25,867	2000	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	\$2,863.29		\$5,727	1991	40
B3010	MEMBRANE ROOF	18,000	SF	\$6.41		\$115,322	1991	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	30	LEAF	\$783.68		\$23,510	1991	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	85	LEAF	\$1,489.06		\$126,570	1991	35
C1020	INTERIOR DOOR HARDWARE	85	EA	\$423.04		\$35,959	1991	15
C1020	INTERIOR DOOR HARDWARE	30	EA	\$423.04		\$12,691	1991	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	67,330	SF	\$0.80		\$53,934	2000	10
C3010	PREMIUM WALL FINISH (EPOXY, TILE, WOOD PANEL, ETC.)	7,480	SF	\$5.87		\$43,878	2000	20
C3020	CARPET	19,060	SF	\$8.75		\$166,708	2000	10
C3020	VINYL FLOOR TILE	7,940	SF	\$6.59		\$52,308	2000	15
C3020	CERAMIC FLOOR TILE	4,760	SF	\$17.36		\$82,645	2000	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	28,580	SF	\$4.99		\$142,700	2000	15
C3030	PAINTED CEILING FINISH APPLICATION	3,180	SF	\$0.80		\$2,547	2000	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	\$158,628.64		\$158,629	1991	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	\$26,616.80		\$26,617	1991	12
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	35,289	SF	\$2.85		\$100,694	1991	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	35,289	SF	\$2.03		\$71,635	1991	35
D2020	WATER HEATER (RES., ELEC.)	30	GAL	\$47.95		\$1,438	1991	10
D2020	WATER HEATER (ELECTRIC, INSTANTANEOUS)	1	EA	\$469.64		\$470	1991	10
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	35,289	SF	\$3.08		\$108,760	1991	40
D3030	ROOFTOP HVAC UNIT	120	TON	\$2,415.23		\$289,827	1991	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	1	EA	\$2,768.62		\$2,769	1991	20
D3040	ELECTRIC UNIT HEATER (10 KW)	1	EA	\$1,255.64		\$1,256	1991	22
D3050	SPLIT DX SYSTEM	3	TON	\$2,143.89		\$6,432	1991	15
D3050	SPLIT DX SYSTEM	5	TON	\$2,143.89		\$10,719	1991	15
D4010	FIRE SPRINKLER SYSTEM	35,289	SF	\$6.86		\$242,121	1991	80

**Life Cycle Model  
Building Component Summary  
GCTR : GREENVILLE CENTRE**

<b>Unifomat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Complex Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
D4010	FIRE SPRINKLER HEADS	35,289	SF	\$0.38		\$13,309	1991	20
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	35,289	SF	\$11.82		\$416,985	1991	50
D5010	ELECTRICAL SWITCHGEAR 277/480V	1,000	AMP	\$39.56		\$39,564	1991	20
D5010	TRANSFORMER, DRY, 480-208V (30-150 KVA)	262	KVA	\$96.00		\$25,151	1991	30
D5020	EMERGENCY LIGHT (BATTERY)	14	EA	\$283.62		\$3,971	1991	20
D5020	EXIT SIGNS (BATTERY)	18	EA	\$280.76		\$5,054	1991	20
D5020	EXTERIOR LIGHT (HID)	1	EA	\$689.58		\$690	1991	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	35,289	SF	\$7.24		\$255,363	1991	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	35,289	SF	\$2.61		\$92,266	1991	15
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	4	LOT	\$5,940.22		<u>\$23,761</u>	2000	20
						<b>\$3,409,421</b>		

# Life Cycle Model Expenditure Projections

GCTR : GREENVILLE CENTRE



Average Annual Renewal Cost Per SqFt \$3.78





FACILITY CONDITION ANALYSIS

**SECTION 6**

PHOTOGRAPHIC LOG



**Photo Log - Facility Condition  
Analysis**

**GCTR : GREENVILLE CENTRE**

<b>Photo ID No</b>	<b>Description</b>	<b>Location</b>	<b>Date</b>
GCTR001a	Aggregate ballasted membrane roof	Roof	9/14/2009
GCTR001e	Condensing unit	Roof	9/14/2009
GCTR002a	Aggregate ballasted membrane roof	Roof	9/14/2009
GCTR002e	Package air handling unit	Roof	9/14/2009
GCTR003a	Single level water fountain	Second floor	9/14/2009
GCTR003e	Package air handling unit and condensing unit	Roof	9/14/2009
GCTR004a	Algae and mold buildup on exterior brick masonry	Exterior	9/14/2009
GCTR004e	Exhaust fan	Roof	9/14/2009
GCTR005a	Exterior brick masonry and dual-pane windows	North exterior	9/14/2009
GCTR005e	Water heater	Second floor, janitor's closet	9/14/2009
GCTR006a	Exterior brick masonry and dual-pane windows	East exterior	9/14/2009
GCTR006e	Service sink	Second floor, janitor's closet	9/14/2009
GCTR007a	Exterior brick masonry and dual-pane windows	West exterior	9/14/2009
GCTR007e	Lavatories and GFCI receptacle	Second floor, restroom	9/14/2009
GCTR008a	Exterior brick masonry and dual-pane windows	South exterior	9/14/2009
GCTR008e	Drain piping	Second floor, restroom	9/14/2009
GCTR009e	Water closet	Second floor, restroom	9/14/2009
GCTR010e	Urinals	Second floor, restroom	9/14/2009
GCTR011e	Interior lighting and fire alarm devices	Second floor, corridor	9/14/2009
GCTR012e	Water heater	First floor, room 1124	9/14/2009
GCTR013e	Fire alarm panel	First floor, corridor	9/14/2009
GCTR014e	Main incoming electrical	First floor, room 1001	9/14/2009
GCTR015e	Fire alarm panel	First floor, room 1001	9/14/2009
GCTR016e	Secondary electrical panels	First floor, room 1001	9/14/2009
GCTR017e	Elevator machine and controller	First floor, room 1001B	9/14/2009
GCTR018e	Interior lighting	First floor, office	9/14/2009
GCTR019e	Interior lighting and exit signage	First floor, lobby	9/14/2009
GCTR020e	Exterior lighting	Site	9/14/2009
GCTR021e	Exterior lighting	Exterior	9/14/2009

Facility Condition Analysis - Photo Log



GCTR001A.jpg



GCTR001E.jpg



GCTR002A.jpg



GCTR002E.jpg



GCTR003A.jpg



GCTR003E.jpg



GCTR004A.jpg



GCTR004E.jpg



GCTR005A.jpg



GCTR005E.jpg



GCTR006A.jpg



GCTR006E.jpg



GCTR007A.jpg



GCTR007E.jpg



GCTR008A.jpg



GCTR008E.jpg



GCTR009E.jpg



GCTR010E.jpg



GCTR011E.jpg



GCTR012E.jpg

Facility Condition Analysis - Photo Log



GCTR013E.jpg



GCTR014E.jpg



GCTR015E.jpg



GCTR016E.jpg



GCTR017E.jpg



GCTR018E.jpg



GCTR019E.jpg



GCTR020E.jpg



GCTR021E.jpg