

EAST CAROLINA UNIVERSITY

JENKINS FINE ARTS CENTER

ASSET CODE: JENK

FACILITY CONDITION ANALYSIS

DECEMBER 8, 2009



EAST CAROLINA UNIVERSITY
Facility Condition Analysis

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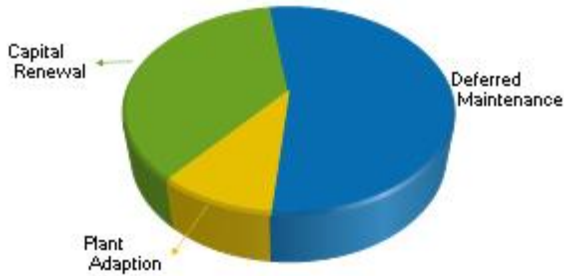
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - JENKINS FINE ARTS CENTER

PROJECT COSTS BY CLASSIFICATION



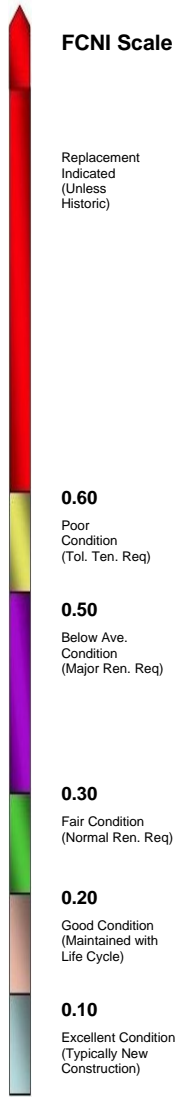
Building Code: JENK
Building Name: JENKINS FINE ARTS CENTER
Year Built: 1977
Building Use: Classroom / Academic
Square Feet: 109,994

Project Costs by Priority

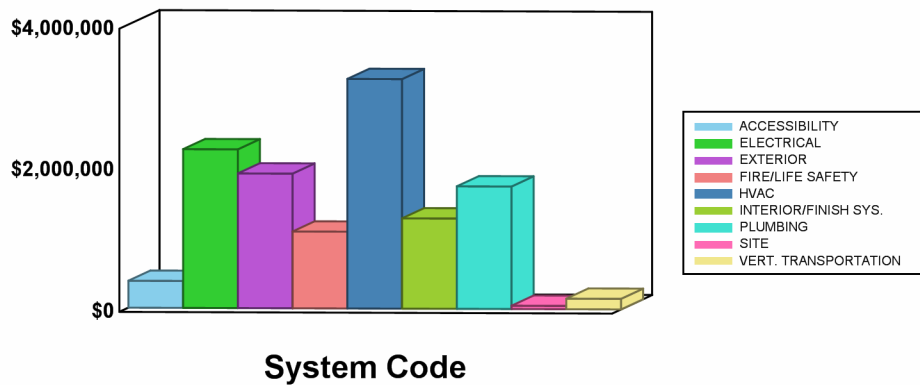
Priority 1: \$10,909
Priority 2: \$771,004
Priority 3: \$7,476,756
Priority 4: \$3,799,253
Total Project Costs: **\$12,057,922**

Facility Replacement Cost: **\$31,383,000**

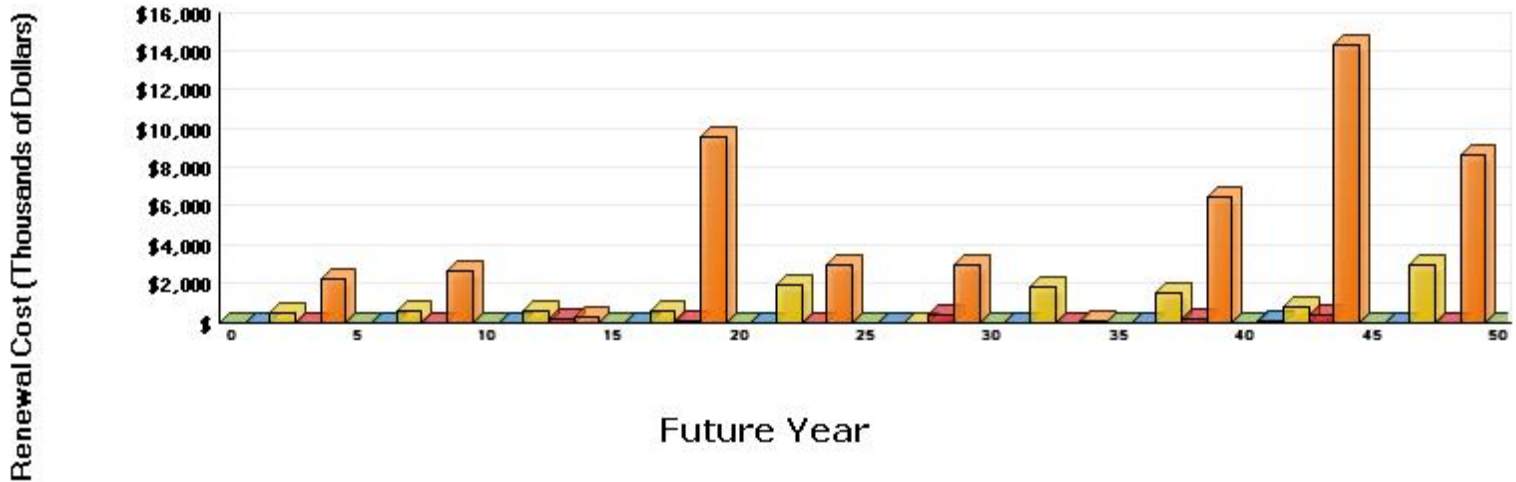
Facility Condition Needs Index (FCNI): 0.38
 (Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt \$4.78

B. ASSET SUMMARY

Built in 1977, the Jenkins Fine Arts Center is a three-story classroom building. It has a concrete structure on a slab-on-grade foundation. The exterior finishes consist of brick and painted metal facades and built-up and single-ply membrane roof systems. The building houses offices, classrooms, auditoriums, and studios for the Fine Arts Department. The Jenkins Fine Arts Center totals 109,994 square feet and is located at the main campus of East Carolina University in Greenville, North Carolina.

The information in this report was gathered during a site visit that concluded on September 3, 2009.

SITE

Landscaping around the building consists of grassy lawns, ornamental shrubs, and some mature trees. It is in average condition but should outlast the ten-year scope of this report with routine maintenance. Pedestrian paving systems are in overall average condition, and will need replacement in the next ten years. New systems, including excavation, grading, base compaction, and paving, are recommended. Vehicular paving systems are in good condition and should not require an upgrade in the next ten years.

EXTERIOR STRUCTURE

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements has caused some deterioration of the mortar joints and expansion joints. Cleaning, surface preparation, selective repairs, and applied finish or penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope. Also, the exterior metal siding is showing signs of wear, and the paint is peeling in many areas. Repaint the metal siding to restore the aesthetics and integrity of the building envelope.

It is recommended that the built-up roofing system be replaced. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application.

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

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

Water infiltration was noticed around the windows in several locations. The metal-framed windows are recommended for replacement. The new windows should retain the architectural aesthetic of the building and incorporate modern energy-efficient features, such as thermal panes. Replacement of windowsills and trim may also be necessary as part of the overall effort.

INTERIOR FINISHES / SYSTEMS

Interior floor finishes include carpet, vinyl tile, concrete, and hardwood. Interior wall finishes are painted plaster or concrete. Ceiling finishes include lay-in, acoustical tile and painted ceilings. The interior finish applications vary in age and condition. Floor, wall, and ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

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

The fixed seating in the second floor auditorium is worn and should be upgraded. Replace this seating with new folding fixed seats in a similar row configuration. Ensure that ADA requirements are followed with the new seating layout.

ACCESSIBILITY

Access to the building is provided by at-grade entrances on the north and south facades. Once inside, a single passenger elevator provides wheelchair access to each floor. The design of the building allows transitions between floors via a series of ramps as well. Interior doors are equipped with knob hardware in most areas. Door hardware and Braille signage will be included as part of a building-wide Interior project to replace the interior doors.

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

Building amenities are required to be generally accessible to all persons. The configurations of break room kitchenettes and drinking fountains are barriers to accessibility. The installation of wheelchair accessible kitchenette cabinetry is recommended where applicable, along with dual level, refrigerated drinking fountains.

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The stage in the second floor auditorium is not wheelchair accessible. In order to provide adequate access, it is recommended that a wheelchair lift be installed at the stage.

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

HEALTH

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

FIRE / LIFE SAFETY

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

Fire / life safety protection within the structure is provided by an addressable Simplex 4100U fire alarm system assessed to have been installed within the past ten years. The fire alarm system is equipped with combination audible annunciators, xenon strobes, smoke detectors, and fire pulls. It is anticipated that the fire alarm system will reach the end of its useful service life within the next five years, and complete system upgrade is recommended.

This facility is not protected by any form of automatic fire suppression. Manual, dry chemical fire extinguishers are available for immediate use. To reduce overall liability and potential for loss, it is recommended that an automatic fire suppression system be installed throughout the facility.

Emergency exits are indicated by outdated LED type exit signs connected to the emergency power network. A few modern edge-lit LED units were observed in the renovated gallery area. The exit signs are at the end of their useful service life, and renewal is recommended within the next five years. Replace the existing exit signs with modern, efficient LED units, and install additional exit signs to comply with current NFPA life safety codes.

The path of egress is illuminated by select interior light fixtures connected to the generator. Because of the daytime inspection, the emergency egress illumination level was not easily identified. It is assumed that there is sufficient emergency egress lighting, since no deficiencies were reported.

HVAC

The primary heating medium is steam supplied from the central plant. The low pressure steam is reduced to heating hot water via two hot water heat exchangers located in mechanical room 144. Outdated base-mounted hot water pumps circulate the heating hot water to the hot water reheat boxes for the various air handling units. Steam condensate is returned to the central plant by an aging condensate return unit.

Chilled water is the primary cooling media and is provided by the Trane centrifugal chiller installed in approximately 2005. A base-mounted, 30 horsepower secondary chilled water pump circulates chilled water to the air handler cooling coils. It is equipped with a variable frequency drive. Heat rejection for the chilled water system is served by an aging Marley cooling tower. It is situated near the pottery area at the southwest corner of the building. The clay and dust particulates have reduced the life cycle of this cooling tower. The heating and cooling equipment, excluding the chiller, have been in service for over

twenty years and will reach the end of their useful service life within the next five years. Replacement of the heat exchangers, condensate return unit, and hot / condenser water pumps is recommended. Project cost is allocated in the overall HVAC recommendation addressed below. A separate estimate is allocated for the replacement of the cooling tower.

Air distribution throughout the structure is provided by two variable air volume Carrier and McQuay air handling units. The air handler supply and return fans are equipped with ABB variable frequency drives. The third floor 1980s addition is served by a relatively new McQuay rooftop unit installed in approximately 2002. Building exhaust is provided by multiple centrifugal, utility, and through-wall exhaust fans of various ages and conditions. Building automation is provided by an outdated, hybrid pneumatic Johnson Control System. The air distribution equipment is in fair operating condition, considering it has been in service since the late 1970s. The HVAC equipment is anticipated to become inefficient and maintenance intensive with age. A complete upgrade of the HVAC system is recommended. The cost estimate excludes the areas served by the McQuay rooftop unit.

ELECTRICAL

High voltage from the utility company is reduced to 277/480 volt, three-phase building service via an original 500 kW liquid service entrance transformer located at the south courtyard. The related 800 amp Square D switchboard is located in mechanical room 114 and has been in service since 1980. It is at the end of its useful service life and recommended for replacement. A 750 kW service entrance transformer installed in 2006 provides the 120/208 volt power throughout the building. The related 2,500 amp switchboard was not easily identified and was reported to be in good condition.

Aging components, such as the circuit breakers, serve as potential fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification. Budgetary consideration is allocated for renewal of the building electrical system within the next ten years.

Emergency power for this facility is produced by an outdated, Onan diesel-fired emergency generator. This unit has a capacity of approximately 20 kW and generates 277/480 volt power. The generator is undersized for the facility and has served beyond its intended life cycle. Scheduled renewal is recommended in order to provide reliable emergency power to the critical systems in this facility. The cost estimate is based on a 75 kW diesel emergency generator.

The current lighting configuration consists primarily of lay-in / surface-mounted, T12 fluorescent fixtures. New lighting fixtures were observed in the gallery area and select upgraded offices and classrooms. Based on life cycle depletion, the replacement of most of the interior fixtures is recommended. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation. The cost is based on approximately 90 percent of the building footprint.

Nighttime illumination is provided by approximately sixteen wall-mounted HID fixtures installed in the mid-1980s. Due to the daytime inspection, the illumination level was not easily identified. Based on their present location, the fixtures appear to be sufficient quantity. However, because of life cycle depletion, a formal cost estimate was created for an exterior lighting upgrade within the next five years.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater is conveyed by cast-iron, no-hub piping construction with copper run-outs. The supply and drain piping networks are aged and should be replaced. Failure to undertake such upgrades will likely lead to leaks, drainage issues, and other problems that will require costly maintenance. The plumbing fixtures are recommended for replacement. This action is detailed in the proposed restroom renovation.

Domestic water is heated by a steam to hot water heat exchanger. This unit is approaching the end of its expected life cycle and will require replacement within the scope of this analysis. Building program processes are supported by a central compressed air system that has served to the point where reliability is a concern. Replace the system in order to maintain reliable service to building occupants.

A duplex sump pump system facilitates the drainage of stormwater from this facility. This system is currently serviceable. However, it should be anticipated that it will require replacement within the purview of this analysis.

VERTICAL TRANSPORTATION

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

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

C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 3, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

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

REPORT DEVELOPMENT:

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

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

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

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

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

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

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

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

PRIORITY 2 - Potentially Critical (Year One)

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

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

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

Global Markup Percentages

R.S. MEANS

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

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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

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

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

CATEGORY CODE

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

SYSTEM DESCRIPTION

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

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

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

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

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

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

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

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

FACILITY CONDITION ANALYSIS

SECTION 2

DETAILED PROJECT SUMMARIES
AND TOTALS

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Priority Class
 JENK : JENKINS FINE ARTS CENTER**

| System Code | System Description | Priority Classes | | | | Subtotal |
|-------------|----------------------|------------------|---------|-----------|-----------|------------|
| | | 1 | 2 | 3 | 4 | |
| AC | ACCESSIBILITY | 0 | 0 | 0 | 381,142 | 381,142 |
| EL | ELECTRICAL | 0 | 0 | 741,861 | 1,500,670 | 2,242,531 |
| ES | EXTERIOR | 0 | 0 | 1,902,330 | 0 | 1,902,330 |
| FS | FIRE/LIFE SAFETY | 10,909 | 771,004 | 302,707 | 0 | 1,084,620 |
| HV | HVAC | 0 | 0 | 3,242,531 | 0 | 3,242,531 |
| IS | INTERIOR/FINISH SYS. | 0 | 0 | 961,530 | 314,632 | 1,276,162 |
| PL | PLUMBING | 0 | 0 | 128,324 | 1,602,809 | 1,731,134 |
| SI | SITE | 0 | 0 | 47,473 | 0 | 47,473 |
| VT | VERT. TRANSPORTATION | 0 | 0 | 150,000 | 0 | 150,000 |
| | TOTALS | 10,909 | 771,004 | 7,476,756 | 3,799,253 | 12,057,922 |

| | |
|---------------------------------------|---------------------|
| Facility Replacement Cost | \$31,383,000 |
| Facility Condition Needs Index | 0.38 |

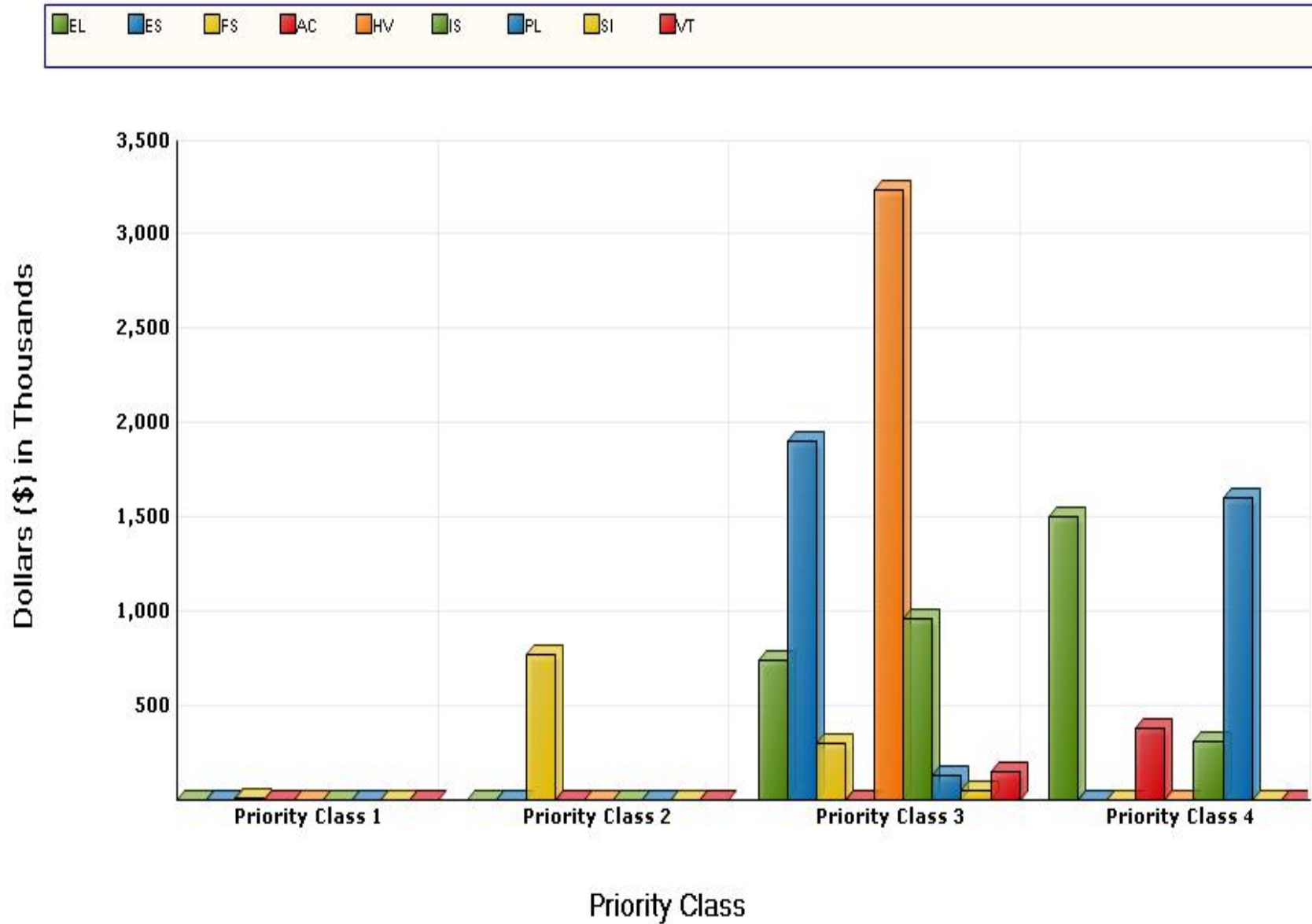
| | |
|--------------------------|----------------|
| Gross Square Feet | 109,994 |
|--------------------------|----------------|

| | |
|-----------------------------------|-----------------|
| Total Cost Per Square Foot | \$109.62 |
|-----------------------------------|-----------------|

FACILITY CONDITION ANALYSIS

System Code by Priority Class

JENK : JENKINS FINE ARTS CENTER



**Detailed Project Totals
 Facility Condition Analysis
 System Code by Project Class
 JENK : JENKINS FINE ARTS CENTER**

| System Code | System Description | Project Classes | | | Subtotal |
|-------------|----------------------|-----------------|----------------------|----------------|------------|
| | | Capital Renewal | Deferred Maintenance | Plant Adaption | |
| AC | ACCESSIBILITY | 0 | 0 | 381,142 | 381,142 |
| EL | ELECTRICAL | 1,500,670 | 741,861 | 0 | 2,242,531 |
| ES | EXTERIOR | 222,003 | 1,680,327 | 0 | 1,902,330 |
| FS | FIRE/LIFE SAFETY | 295,014 | 7,693 | 781,913 | 1,084,620 |
| HV | HVAC | 0 | 3,242,531 | 0 | 3,242,531 |
| IS | INTERIOR/FINISH SYS. | 764,831 | 511,331 | 0 | 1,276,162 |
| PL | PLUMBING | 1,602,809 | 128,324 | 0 | 1,731,134 |
| SI | SITE | 47,473 | 0 | 0 | 47,473 |
| VT | VERT. TRANSPORTATION | 0 | 150,000 | 0 | 150,000 |
| | TOTALS | 4,432,801 | 6,462,067 | 1,163,055 | 12,057,922 |

| | |
|---------------------------------------|---------------------|
| Facility Replacement Cost | \$31,383,000 |
| Facility Condition Needs Index | 0.38 |

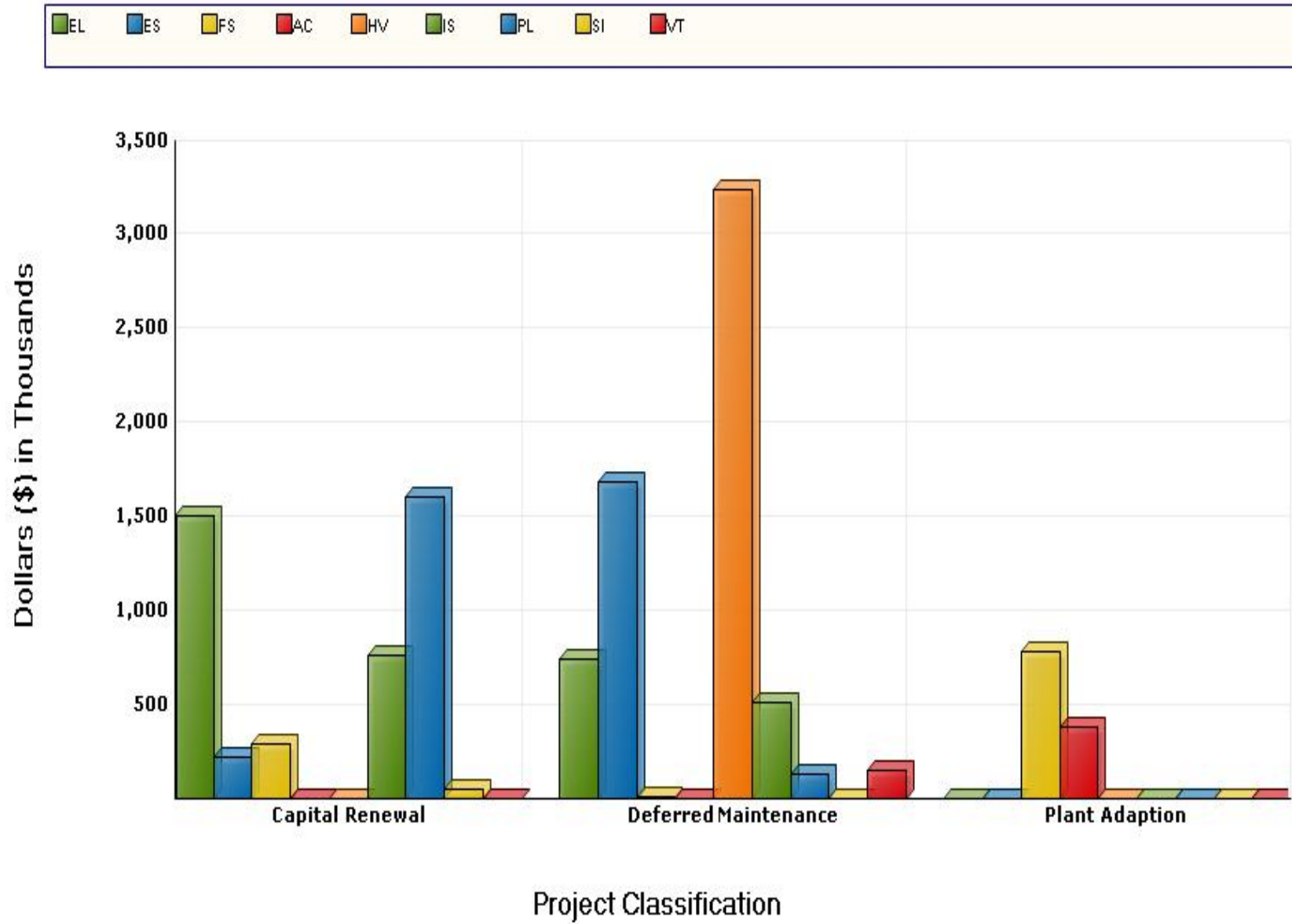
| | |
|--------------------------|----------------|
| Gross Square Feet | 109,994 |
|--------------------------|----------------|

| | |
|-----------------------------------|-----------------|
| Total Cost Per Square Foot | \$109.62 |
|-----------------------------------|-----------------|

FACILITY CONDITION ANALYSIS

System Code by Project Class

JENK : JENKINS FINE ARTS CENTER



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
JENK : JENKINS FINE ARTS CENTER

| Project Class | Priority Classes | | | | Subtotal |
|----------------------|------------------|---------|-----------|-----------|------------|
| | 1 | 2 | 3 | 4 | |
| Capital Renewal | 0 | 0 | 1,014,689 | 3,418,112 | 4,432,801 |
| Deferred Maintenance | 0 | 0 | 6,462,067 | 0 | 6,462,067 |
| Plant Adaption | 10,909 | 771,004 | 0 | 381,142 | 1,163,055 |
| TOTALS | 10,909 | 771,004 | 7,476,756 | 3,799,253 | 12,057,922 |

| | |
|--------------------------------|--------------|
| Facility Replacement Cost | \$31,383,000 |
| Facility Condition Needs Index | 0.38 |

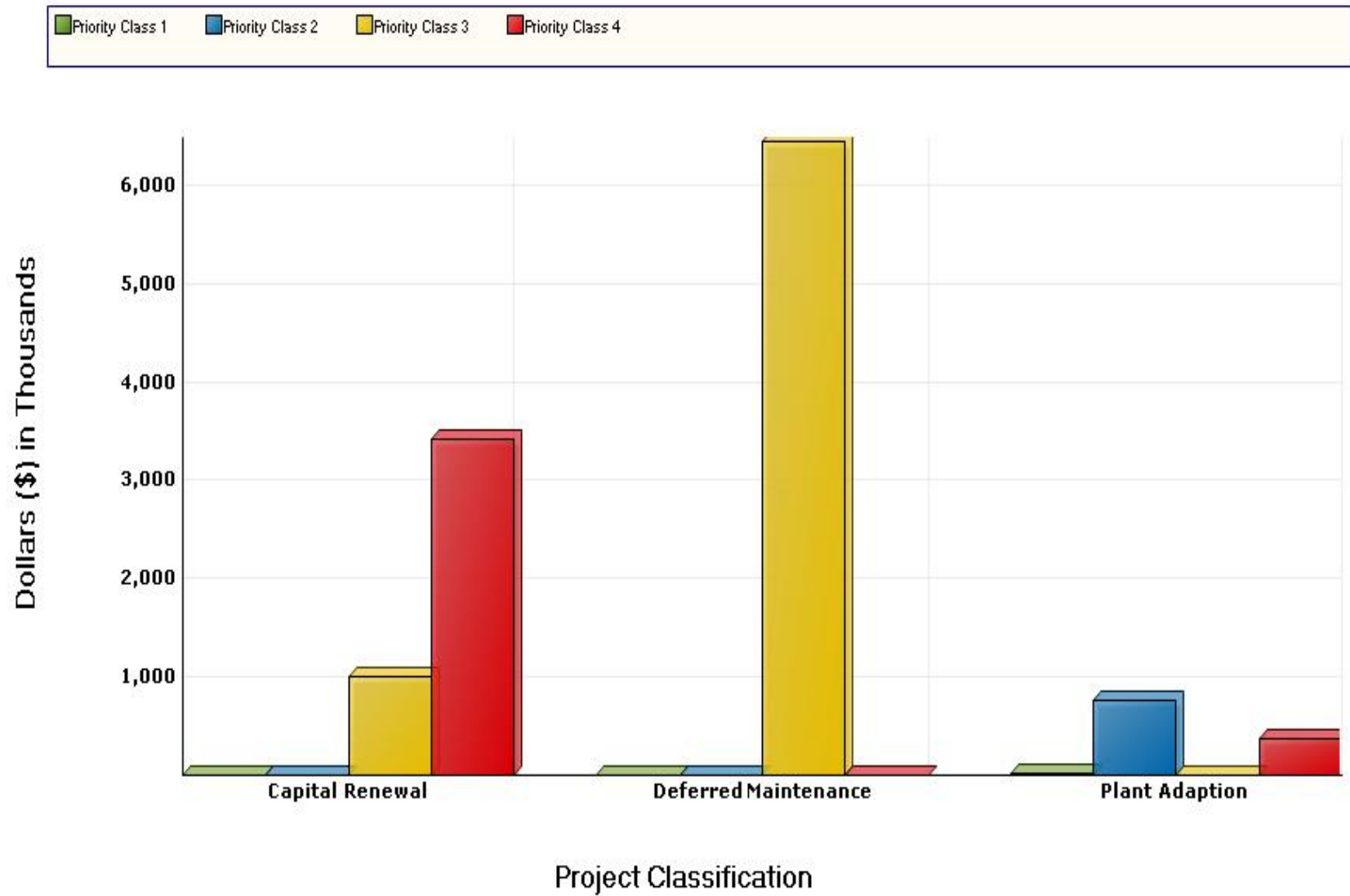
| | |
|-------------------|---------|
| Gross Square Feet | 109,994 |
|-------------------|---------|

| | |
|----------------------------|----------|
| Total Cost Per Square Foot | \$109.62 |
|----------------------------|----------|

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

JENK : JENKINS FINE ARTS CENTER



Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|------------------------------------|-----------------------|----------------|----------------|---|--------------------------|-------------------------|-------------------|
| FS5C | JENKFS01 | 1 | 1 | ELIMINATE FIRE RATING COMPROMISES | 9,404 | 1,505 | 10,909 |
| Totals for Priority Class 1 | | | | | 9,404 | 1,505 | 10,909 |
| FS3A | JENKFS03 | 2 | 2 | FIRE SPRINKLER SYSTEM INSTALLATION | 664,659 | 106,345 | 771,004 |
| Totals for Priority Class 2 | | | | | 664,659 | 106,345 | 771,004 |
| FS1A | JENKFS04 | 3 | 3 | REPLACE EXIT SIGNS | 6,632 | 1,061 | 7,693 |
| FS2A | JENKFS02 | 3 | 4 | FIRE ALARM SYSTEM REPLACEMENT | 254,322 | 40,692 | 295,014 |
| ES4B | JENKES05 | 3 | 5 | BUILT-UP ROOF REPLACEMENT | 97,376 | 15,580 | 112,956 |
| ES5B | JENKES04 | 3 | 6 | WINDOW REPLACEMENT | 1,313,254 | 210,121 | 1,523,375 |
| ES2B | JENKES01 | 3 | 7 | RESTORE BRICK VENEER | 32,796 | 5,247 | 38,043 |
| ES2B | JENKES02 | 3 | 8 | EXTERIOR SIDING REPLACEMENT | 5,132 | 821 | 5,954 |
| ES4B | JENKES06 | 3 | 9 | MEMBRANE ROOF REPLACEMENT | 113,856 | 18,217 | 132,073 |
| ES5A | JENKES03 | 3 | 10 | EXTERIOR DOOR REPLACEMENT | 77,526 | 12,404 | 89,930 |
| HV3A | JENKHV01 | 3 | 11 | HVAC SYSTEM REPLACEMENT | 2,701,683 | 432,269 | 3,133,953 |
| HV2B | JENKHV02 | 3 | 12 | COOLING TOWER REPLACEMENT | 93,602 | 14,976 | 108,578 |
| EL5A | JENKEL01 | 3 | 13 | REPLACE EMERGENCY GENERATOR | 32,652 | 5,224 | 37,877 |
| EL2A | JENKEL02 | 3 | 14 | REPLACE 277/480 VOLT SWITCHGEAR | 51,376 | 8,220 | 59,596 |
| EL4B | JENKEL03 | 3 | 15 | INTERIOR LIGHTING UPGRADE | 545,786 | 87,326 | 633,112 |
| EL4A | JENKEL05 | 3 | 16 | EXTERIOR LIGHTING REPLACEMENT | 9,721 | 1,555 | 11,277 |
| IS4A | JENKIS04 | 3 | 17 | REPLACE INTERIOR DOORS | 440,802 | 70,528 | 511,331 |
| IS1A | JENKIS01 | 3 | 18 | REFINISH FLOORING | 226,266 | 36,203 | 262,469 |
| IS2B | JENKIS02 | 3 | 19 | REFINISH WALLS | 100,519 | 16,083 | 116,602 |
| IS6D | JENKIS05 | 3 | 20 | FIXED SEATING UPGRADE | 61,317 | 9,811 | 71,128 |
| PL1E | JENKPL01 | 3 | 21 | UPGRADE DOMESTIC HOT WATER HEAT EXCHANGER | 15,039 | 2,406 | 17,445 |
| PL2B | JENKPL04 | 3 | 22 | REPLACE SUMP PUMP UNIT | 7,286 | 1,166 | 8,452 |
| PL3A | JENKPL05 | 3 | 23 | REPLACE PROCESS AIR COMPRESSOR | 88,300 | 14,128 | 102,428 |
| SI4A | JENKSI01 | 3 | 24 | SITE PAVING UPGRADES | 40,925 | 6,548 | 47,473 |
| VT7A | JENKVT01 | 3 | 25 | UPGRADE ELEVATOR NO. 1 (STATE NO. 8644) | 75,000 | 0 | 75,000 |
| VT7A | JENKVT02 | 3 | 26 | UPGRADE ELEVATOR NO. 1 (STATE NO. 7721) | 75,000 | 0 | 75,000 |
| Totals for Priority Class 3 | | | | | 6,466,169 | 1,010,587 | 7,476,756 |

Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|------------------------------------|-----------------------|----------------|----------------|---|--------------------------|-------------------------|-------------------|
| AC2A | JENKAC01 | 4 | 27 | BUILDING ENTRY ACCESSIBILITY UPGRADES | 8,282 | 1,325 | 9,607 |
| AC4A | JENKAC02 | 4 | 28 | INTERIOR AMENITY ACCESSIBILITY UPGRADES | 54,793 | 8,767 | 63,560 |
| AC3E | JENKAC04 | 4 | 29 | RESTROOM RENOVATION | 184,963 | 29,594 | 214,557 |
| AC4B | JENKAC03 | 4 | 30 | AUDITORIUM ACCESSIBILITY UPGRADES | 11,372 | 1,820 | 13,192 |
| AC3B | JENKAC05 | 4 | 31 | STAIR SAFETY UPGRADES | 69,161 | 11,066 | 80,227 |
| EL3B | JENKEL04 | 4 | 32 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 1,293,681 | 206,989 | 1,500,670 |
| IS3B | JENKIS03 | 4 | 33 | REFINISH CEILINGS | 271,234 | 43,398 | 314,632 |
| PL1A | JENKPL02 | 4 | 34 | WATER SUPPLY PIPING REPLACEMENT | 547,993 | 87,679 | 635,672 |
| PL2A | JENKPL03 | 4 | 35 | DRAIN PIPING REPLACEMENT | 833,739 | 133,398 | 967,137 |
| Totals for Priority Class 4 | | | | | 3,275,218 | 524,035 | 3,799,253 |
| Grand Total: | | | | | 10,415,450 | 1,642,472 | 12,057,922 |

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|---|----------------|---------|---------|---|-------------------|------------------|----------------|
| FS5C | JENKFS01 | 1 | 1 | ELIMINATE FIRE RATING COMPROMISES | 9,404 | 1,505 | 10,909 |
| Totals for Priority Class 1 | | | | | 9,404 | 1,505 | 10,909 |
| ES2B | JENKES01 | 3 | 7 | RESTORE BRICK VENEER | 32,796 | 5,247 | 38,043 |
| ES2B | JENKES02 | 3 | 8 | EXTERIOR SIDING REPLACEMENT | 5,132 | 821 | 5,954 |
| ES5A | JENKES03 | 3 | 10 | EXTERIOR DOOR REPLACEMENT | 77,526 | 12,404 | 89,930 |
| IS6D | JENKIS05 | 3 | 20 | FIXED SEATING UPGRADE | 61,317 | 9,811 | 71,128 |
| SI4A | JENKSI01 | 3 | 24 | SITE PAVING UPGRADES | 40,925 | 6,548 | 47,473 |
| VT7A | JENKVT01 | 3 | 25 | UPGRADE ELEVATOR NO. 1 (STATE NO. 8644) | 75,000 | 0 | 75,000 |
| VT7A | JENKVT02 | 3 | 26 | UPGRADE ELEVATOR NO. 1 (STATE NO. 7721) | 75,000 | 0 | 75,000 |
| FS1A | JENKFS04 | 3 | 3 | REPLACE EXIT SIGNS | 6,632 | 1,061 | 7,693 |
| EL5A | JENKEL01 | 3 | 13 | REPLACE EMERGENCY GENERATOR | 32,652 | 5,224 | 37,877 |
| EL2A | JENKEL02 | 3 | 14 | REPLACE 277/480 VOLT SWITCHGEAR | 51,376 | 8,220 | 59,596 |
| EL4A | JENKEL05 | 3 | 16 | EXTERIOR LIGHTING REPLACEMENT | 9,721 | 1,555 | 11,277 |
| PL1E | JENKPL01 | 3 | 21 | UPGRADE DOMESTIC HOT WATER HEAT EXCHANGER | 15,039 | 2,406 | 17,445 |
| PL2B | JENKPL04 | 3 | 22 | REPLACE SUMP PUMP UNIT | 7,286 | 1,166 | 8,452 |
| Totals for Priority Class 3 | | | | | 490,402 | 54,464 | 544,866 |
| AC2A | JENKAC01 | 4 | 27 | BUILDING ENTRY ACCESSIBILITY UPGRADES | 8,282 | 1,325 | 9,607 |
| AC4A | JENKAC02 | 4 | 28 | INTERIOR AMENITY ACCESSIBILITY UPGRADES | 54,793 | 8,767 | 63,560 |
| AC4B | JENKAC03 | 4 | 30 | AUDITORIUM ACCESSIBILITY UPGRADES | 11,372 | 1,820 | 13,192 |
| AC3B | JENKAC05 | 4 | 31 | STAIR SAFETY UPGRADES | 69,161 | 11,066 | 80,227 |
| Totals for Priority Class 4 | | | | | 143,607 | 22,977 | 166,585 |
| Grand Totals for Projects < 100,000 | | | | | 643,413 | 78,946 | 722,359 |

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|---|----------------|---------|---------|--------------------------------|-------------------|------------------|------------------|
| ES4B | JENKES05 | 3 | 5 | BUILT-UP ROOF REPLACEMENT | 97,376 | 15,580 | 112,956 |
| ES4B | JENKES06 | 3 | 9 | MEMBRANE ROOF REPLACEMENT | 113,856 | 18,217 | 132,073 |
| IS1A | JENKIS01 | 3 | 18 | REFINISH FLOORING | 226,266 | 36,203 | 262,469 |
| IS2B | JENKIS02 | 3 | 19 | REFINISH WALLS | 100,519 | 16,083 | 116,602 |
| FS2A | JENKFS02 | 3 | 4 | FIRE ALARM SYSTEM REPLACEMENT | 254,322 | 40,692 | 295,014 |
| HV2B | JENKHV02 | 3 | 12 | COOLING TOWER REPLACEMENT | 93,602 | 14,976 | 108,578 |
| PL3A | JENKPL05 | 3 | 23 | REPLACE PROCESS AIR COMPRESSOR | 88,300 | 14,128 | 102,428 |
| Totals for Priority Class 3 | | | | | 974,241 | 155,879 | 1,130,120 |
| AC3E | JENKAC04 | 4 | 29 | RESTROOM RENOVATION | 184,963 | 29,594 | 214,557 |
| IS3B | JENKIS03 | 4 | 33 | REFINISH CEILINGS | 271,234 | 43,398 | 314,632 |
| Totals for Priority Class 4 | | | | | 456,198 | 72,992 | 529,189 |
| Grand Totals for Projects >= 100,000 and < 500,000 | | | | | 1,430,439 | 228,870 | 1,659,309 |

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|--|----------------|---------|---------|---|-------------------|------------------|-------------------|
| FS3A | JENKFS03 | 2 | 2 | FIRE SPRINKLER SYSTEM INSTALLATION | 664,659 | 106,345 | 771,004 |
| Totals for Priority Class 2 | | | | | 664,659 | 106,345 | 771,004 |
| ES5B | JENKES04 | 3 | 6 | WINDOW REPLACEMENT | 1,313,254 | 210,121 | 1,523,375 |
| IS4A | JENKIS04 | 3 | 17 | REPLACE INTERIOR DOORS | 440,802 | 70,528 | 511,331 |
| HV3A | JENKHV01 | 3 | 11 | HVAC SYSTEM REPLACEMENT | 2,701,683 | 432,269 | 3,133,953 |
| EL4B | JENKEL03 | 3 | 15 | INTERIOR LIGHTING UPGRADE | 545,786 | 87,326 | 633,112 |
| Totals for Priority Class 3 | | | | | 5,001,526 | 800,244 | 5,801,770 |
| EL3B | JENKEL04 | 4 | 32 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 1,293,681 | 206,989 | 1,500,670 |
| PL1A | JENKPL02 | 4 | 34 | WATER SUPPLY PIPING REPLACEMENT | 547,993 | 87,679 | 635,672 |
| PL2A | JENKPL03 | 4 | 35 | DRAIN PIPING REPLACEMENT | 833,739 | 133,398 | 967,137 |
| Totals for Priority Class 4 | | | | | 2,675,414 | 428,066 | 3,103,480 |
| Grand Totals for Projects >= 500,000 | | | | | 8,341,598 | 1,334,656 | 9,676,254 |
| Grand Totals For All Projects: | | | | | 10,415,450 | 1,642,472 | 12,057,922 |

Detailed Project Summary
Facility Condition Analysis
Project Classification
JENK : JENKINS FINE ARTS CENTER

| Cat Code | Project Number | Pri. Seq. | Project Classification | Pri. Cls | Project Title | Total Cost |
|-----------------------------------|----------------|-----------|------------------------|----------|---|------------------|
| FS2A | JENKFS02 | 4 | Capital Renewal | 3 | FIRE ALARM SYSTEM REPLACEMENT | 295,014 |
| ES4B | JENKES06 | 9 | Capital Renewal | 3 | MEMBRANE ROOF REPLACEMENT | 132,073 |
| ES5A | JENKES03 | 10 | Capital Renewal | 3 | EXTERIOR DOOR REPLACEMENT | 89,930 |
| IS1A | JENKIS01 | 18 | Capital Renewal | 3 | REFINISH FLOORING | 262,469 |
| IS2B | JENKIS02 | 19 | Capital Renewal | 3 | REFINISH WALLS | 116,602 |
| IS6D | JENKIS05 | 20 | Capital Renewal | 3 | FIXED SEATING UPGRADE | 71,128 |
| SI4A | JENKSI01 | 24 | Capital Renewal | 3 | SITE PAVING UPGRADES | 47,473 |
| EL3B | JENKEL04 | 32 | Capital Renewal | 4 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 1,500,670 |
| IS3B | JENKIS03 | 33 | Capital Renewal | 4 | REFINISH CEILINGS | 314,632 |
| PL1A | JENKPL02 | 34 | Capital Renewal | 4 | WATER SUPPLY PIPING REPLACEMENT | 635,672 |
| PL2A | JENKPL03 | 35 | Capital Renewal | 4 | DRAIN PIPING REPLACEMENT | 967,137 |
| Totals for Capital Renewal | | | | | | 4,432,801 |
| FS1A | JENKFS04 | 3 | Deferred Maintenance | 3 | REPLACE EXIT SIGNS | 7,693 |
| ES4B | JENKES05 | 5 | Deferred Maintenance | 3 | BUILT-UP ROOF REPLACEMENT | 112,956 |
| ES5B | JENKES04 | 6 | Deferred Maintenance | 3 | WINDOW REPLACEMENT | 1,523,375 |
| ES2B | JENKES01 | 7 | Deferred Maintenance | 3 | RESTORE BRICK VENEER | 38,043 |
| ES2B | JENKES02 | 8 | Deferred Maintenance | 3 | EXTERIOR SIDING REPLACEMENT | 5,954 |
| HV3A | JENKHV01 | 11 | Deferred Maintenance | 3 | HVAC SYSTEM REPLACEMENT | 3,133,953 |
| HV2B | JENKHV02 | 12 | Deferred Maintenance | 3 | COOLING TOWER REPLACEMENT | 108,578 |
| EL5A | JENKEL01 | 13 | Deferred Maintenance | 3 | REPLACE EMERGENCY GENERATOR | 37,877 |
| EL2A | JENKEL02 | 14 | Deferred Maintenance | 3 | REPLACE 277/480 VOLT SWITCHGEAR | 59,596 |
| EL4B | JENKEL03 | 15 | Deferred Maintenance | 3 | INTERIOR LIGHTING UPGRADE | 633,112 |
| EL4A | JENKEL05 | 16 | Deferred Maintenance | 3 | EXTERIOR LIGHTING REPLACEMENT | 11,277 |
| IS4A | JENKIS04 | 17 | Deferred Maintenance | 3 | REPLACE INTERIOR DOORS | 511,331 |
| PL1E | JENKPL01 | 21 | Deferred Maintenance | 3 | UPGRADE DOMESTIC HOT WATER HEAT EXCHANGER | 17,445 |
| PL2B | JENKPL04 | 22 | Deferred Maintenance | 3 | REPLACE SUMP PUMP UNIT | 8,452 |
| PL3A | JENKPL05 | 23 | Deferred Maintenance | 3 | REPLACE PROCESS AIR COMPRESSOR | 102,428 |
| VT7A | JENKVT01 | 25 | Deferred Maintenance | 3 | UPGRADE ELEVATOR NO. 1 (STATE NO. 8644) | 75,000 |

Detailed Project Summary
Facility Condition Analysis
Project Classification
 JENK : JENKINS FINE ARTS CENTER

| Cat Code | Project Number | Pri. Seq. | Project Classification | Pri. Cls | Project Title | Total Cost |
|--|----------------|-----------|------------------------|----------|---|-------------------|
| VT7A | JENKVT02 | 26 | Deferred Maintenance | 3 | UPGRADE ELEVATOR NO. 1 (STATE NO. 7721) | 75,000 |
| Totals for Deferred Maintenance | | | | | | 6,462,067 |
| FS5C | JENKFS01 | 1 | Plant Adaption | 1 | ELIMINATE FIRE RATING COMPROMISES | 10,909 |
| FS3A | JENKFS03 | 2 | Plant Adaption | 2 | FIRE SPRINKLER SYSTEM INSTALLATION | 771,004 |
| AC2A | JENKAC01 | 27 | Plant Adaption | 4 | BUILDING ENTRY ACCESSIBILITY UPGRADES | 9,607 |
| AC4A | JENKAC02 | 28 | Plant Adaption | 4 | INTERIOR AMENITY ACCESSIBILITY UPGRADES | 63,560 |
| AC3E | JENKAC04 | 29 | Plant Adaption | 4 | RESTROOM RENOVATION | 214,557 |
| AC4B | JENKAC03 | 30 | Plant Adaption | 4 | AUDITORIUM ACCESSIBILITY UPGRADES | 13,192 |
| AC3B | JENKAC05 | 31 | Plant Adaption | 4 | STAIR SAFETY UPGRADES | 80,227 |
| Totals for Plant Adaption | | | | | | 1,163,055 |
| Grand Total: | | | | | | 12,057,922 |

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
 JENK : JENKINS FINE ARTS CENTER

| Cat Code | Project Number | Pri Cls | Pri Seq | Project Title | Total Cost | Annual Savings | Simple Payback |
|------------------------------------|-----------------------|----------------|----------------|-------------------------------|-------------------|-----------------------|-----------------------|
| FS1A | JENKFS04 | 3 | 3 | REPLACE EXIT SIGNS | 7,693 | 380 | 20.24 |
| ES4B | JENKES05 | 3 | 5 | BUILT-UP ROOF REPLACEMENT | 112,956 | 1,400 | 80.68 |
| ES5B | JENKES04 | 3 | 6 | WINDOW REPLACEMENT | 1,523,375 | 3,100 | 491.41 |
| ES4B | JENKES06 | 3 | 9 | MEMBRANE ROOF REPLACEMENT | 132,073 | 1,800 | 73.37 |
| HV3A | JENKHV01 | 3 | 11 | HVAC SYSTEM REPLACEMENT | 3,133,953 | 56,610 | 55.36 |
| EL4B | JENKEL03 | 3 | 15 | INTERIOR LIGHTING UPGRADE | 633,112 | 30,290 | 20.9 |
| EL4A | JENKEL05 | 3 | 16 | EXTERIOR LIGHTING REPLACEMENT | 11,277 | 1,050 | 10.74 |
| Totals for Priority Class 3 | | | | | 5,554,437 | 94,630 | 58.7 |
| Grand Total: | | | | | 5,554,437 | 94,630 | 58.7 |

Detailed Project Summary
Facility Condition Analysis
Category/System Code
JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|---|----------------|---------|---------|---|-------------------|------------------|------------------|
| AC2A | JENKAC01 | 4 | 27 | BUILDING ENTRY ACCESSIBILITY UPGRADES | 8,282 | 1,325 | 9,607 |
| AC4A | JENKAC02 | 4 | 28 | INTERIOR AMENITY ACCESSIBILITY UPGRADES | 54,793 | 8,767 | 63,560 |
| AC3E | JENKAC04 | 4 | 29 | RESTROOM RENOVATION | 184,963 | 29,594 | 214,557 |
| AC4B | JENKAC03 | 4 | 30 | AUDITORIUM ACCESSIBILITY UPGRADES | 11,372 | 1,820 | 13,192 |
| AC3B | JENKAC05 | 4 | 31 | STAIR SAFETY UPGRADES | 69,161 | 11,066 | 80,227 |
| Totals for System Code: ACCESSIBILITY | | | | | 328,571 | 52,571 | 381,142 |
| EL5A | JENKEL01 | 3 | 13 | REPLACE EMERGENCY GENERATOR | 32,652 | 5,224 | 37,877 |
| EL2A | JENKEL02 | 3 | 14 | REPLACE 277/480 VOLT SWITCHGEAR | 51,376 | 8,220 | 59,596 |
| EL4B | JENKEL03 | 3 | 15 | INTERIOR LIGHTING UPGRADE | 545,786 | 87,326 | 633,112 |
| EL4A | JENKEL05 | 3 | 16 | EXTERIOR LIGHTING REPLACEMENT | 9,721 | 1,555 | 11,277 |
| EL3B | JENKEL04 | 4 | 32 | UPGRADE ELECTRICAL DISTRIBUTION NETWORK | 1,293,681 | 206,989 | 1,500,670 |
| Totals for System Code: ELECTRICAL | | | | | 1,933,217 | 309,315 | 2,242,531 |
| ES4B | JENKES05 | 3 | 5 | BUILT-UP ROOF REPLACEMENT | 97,376 | 15,580 | 112,956 |
| ES5B | JENKES04 | 3 | 6 | WINDOW REPLACEMENT | 1,313,254 | 210,121 | 1,523,375 |
| ES2B | JENKES01 | 3 | 7 | RESTORE BRICK VENEER | 32,796 | 5,247 | 38,043 |
| ES2B | JENKES02 | 3 | 8 | EXTERIOR SIDING REPLACEMENT | 5,132 | 821 | 5,954 |
| ES4B | JENKES06 | 3 | 9 | MEMBRANE ROOF REPLACEMENT | 113,856 | 18,217 | 132,073 |
| ES5A | JENKES03 | 3 | 10 | EXTERIOR DOOR REPLACEMENT | 77,526 | 12,404 | 89,930 |
| Totals for System Code: EXTERIOR | | | | | 1,639,940 | 262,390 | 1,902,330 |
| FS5C | JENKFS01 | 1 | 1 | ELIMINATE FIRE RATING COMPROMISES | 9,404 | 1,505 | 10,909 |
| FS3A | JENKFS03 | 2 | 2 | FIRE SPRINKLER SYSTEM INSTALLATION | 664,659 | 106,345 | 771,004 |
| FS1A | JENKFS04 | 3 | 3 | REPLACE EXIT SIGNS | 6,632 | 1,061 | 7,693 |
| FS2A | JENKFS02 | 3 | 4 | FIRE ALARM SYSTEM REPLACEMENT | 254,322 | 40,692 | 295,014 |
| Totals for System Code: FIRE/LIFE SAFETY | | | | | 935,017 | 149,603 | 1,084,620 |
| HV3A | JENKHV01 | 3 | 11 | HVAC SYSTEM REPLACEMENT | 2,701,683 | 432,269 | 3,133,953 |
| HV2B | JENKHV02 | 3 | 12 | COOLING TOWER REPLACEMENT | 93,602 | 14,976 | 108,578 |
| Totals for System Code: HVAC | | | | | 2,795,285 | 447,246 | 3,242,531 |
| IS4A | JENKIS04 | 3 | 17 | REPLACE INTERIOR DOORS | 440,802 | 70,528 | 511,331 |
| IS1A | JENKIS01 | 3 | 18 | REFINISH FLOORING | 226,266 | 36,203 | 262,469 |
| IS2B | JENKIS02 | 3 | 19 | REFINISH WALLS | 100,519 | 16,083 | 116,602 |
| IS6D | JENKIS05 | 3 | 20 | FIXED SEATING UPGRADE | 61,317 | 9,811 | 71,128 |

Detailed Project Summary
Facility Condition Analysis
Category/System Code
JENK : JENKINS FINE ARTS CENTER

| Cat. Code | Project Number | Pri Cls | Pri Seq | Project Title | Construction Cost | Professional Fee | Total Cost |
|---|----------------|---------|---------|---|-------------------|------------------|-------------------|
| IS3B | JENKIS03 | 4 | 33 | REFINISH CEILINGS | 271,234 | 43,398 | 314,632 |
| Totals for System Code: INTERIOR/FINISH SYS. | | | | | 1,100,140 | 176,022 | 1,276,162 |
| PL1E | JENKPL01 | 3 | 21 | UPGRADE DOMESTIC HOT WATER HEAT EXCHANGER | 15,039 | 2,406 | 17,445 |
| PL2B | JENKPL04 | 3 | 22 | REPLACE SUMP PUMP UNIT | 7,286 | 1,166 | 8,452 |
| PL3A | JENKPL05 | 3 | 23 | REPLACE PROCESS AIR COMPRESSOR | 88,300 | 14,128 | 102,428 |
| PL1A | JENKPL02 | 4 | 34 | WATER SUPPLY PIPING REPLACEMENT | 547,993 | 87,679 | 635,672 |
| PL2A | JENKPL03 | 4 | 35 | DRAIN PIPING REPLACEMENT | 833,739 | 133,398 | 967,137 |
| Totals for System Code: PLUMBING | | | | | 1,492,357 | 238,777 | 1,731,134 |
| SI4A | JENKSI01 | 3 | 24 | SITE PAVING UPGRADES | 40,925 | 6,548 | 47,473 |
| Totals for System Code: SITE | | | | | 40,925 | 6,548 | 47,473 |
| VT7A | JENKVT01 | 3 | 25 | UPGRADE ELEVATOR NO. 1 (STATE NO. 8644) | 75,000 | 0 | 75,000 |
| VT7A | JENKVT02 | 3 | 26 | UPGRADE ELEVATOR NO. 1 (STATE NO. 7721) | 75,000 | 0 | 75,000 |
| Totals for System Code: VERT. TRANSPORTATION | | | | | 150,000 | | 150,000 |
| Grand Total: | | | | | 10,415,450 | 1,642,472 | 12,057,922 |

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|-----------------------------------|
| Project Number: | JENKFS01 | Title: | ELIMINATE FIRE RATING COMPROMISES |
| Priority Sequence: | 1 | | |
| Priority Class: | 1 | | |
| Category Code: | FS5C | System: | FIRE/LIFE SAFETY |
| | | Component: | EGRESS PATH |
| | | Element: | SEPARATION RATING |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IBC | 711.3 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKFS01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Minor passive firestopping efforts | SF | 109,990 | \$0.03 | \$3,300 | \$0.08 | \$8,799 | \$12,099 |
| Project Totals: | | | | \$3,300 | | \$8,799 | \$12,099 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$12,099 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$7,837 |
| General Contractor Mark Up at 20.0% | + | \$1,567 |
| Construction Cost | | \$9,404 |
| Professional Fees at 16.0% | + | \$1,505 |
| Total Project Cost | | \$10,909 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|------------------------------------|
| Project Number: | JENKFS03 | Title: | FIRE SPRINKLER SYSTEM INSTALLATION |
| Priority Sequence: | 2 | | |
| Priority Class: | 2 | | |
| Category Code: | FS3A | System: | FIRE/LIFE SAFETY |
| | | Component: | SUPPRESSION |
| | | Element: | SPRINKLERS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | NFPA | 1, 13, 13R, 101 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKFS03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc. | SF | 109,994 | \$3.08 | \$338,782 | \$3.77 | \$414,677 | \$753,459 |
| Project Totals: | | | | \$338,782 | | \$414,677 | \$753,459 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$753,459 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$553,882 |
| General Contractor Mark Up at 20.0% | + | \$110,777 |
| Construction Cost | | \$664,659 |
| Professional Fees at 16.0% | + | \$106,345 |
| Total Project Cost | | \$771,004 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|--------------------------|
| Project Number: | JENKFS04 | Title: | REPLACE EXIT SIGNS |
| Priority Sequence: | 3 | | |
| Priority Class: | 3 | | |
| Category Code: | FS1A | System: | FIRE/LIFE SAFETY |
| | | Component: | LIGHTING |
| | | Element: | EGRESS LTG./EXIT SIGNAGE |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$380 | |
| Code Application: | NFPA | 101-47 | |
| | IBC | 1011 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKFS04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Replacement of existing exit signs with LED units | EA | 46 | \$76.00 | \$3,496 | \$85.00 | \$3,910 | \$7,406 |
| Project Totals: | | | | \$3,496 | | \$3,910 | \$7,406 |

| | | |
|--|----------|----------------|
| Material/Labor Cost | | \$7,406 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$5,526 |
| General Contractor Mark Up at 20.0% | + | \$1,105 |
| Construction Cost | | \$6,632 |
| Professional Fees at 16.0% | + | \$1,061 |
| Total Project Cost | | \$7,693 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|-------------------------------|
| Project Number: | JENKFS02 | Title: | FIRE ALARM SYSTEM REPLACEMENT |
| Priority Sequence: | 4 | | |
| Priority Class: | 3 | | |
| Category Code: | FS2A | System: | FIRE/LIFE SAFETY |
| | | Component: | DETECTION ALARM |
| | | Element: | GENERAL |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 702.1 | |
| | NFPA | 1, 101 | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

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
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKFS02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials | SF | 109,994 | \$1.46 | \$160,591 | \$0.89 | \$97,895 | \$258,486 |
| Project Totals: | | | | \$160,591 | | \$97,895 | \$258,486 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$258,486 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$211,935 |
| General Contractor Mark Up at 20.0% | + | \$42,387 |
| Construction Cost | | \$254,322 |
| Professional Fees at 16.0% | + | \$40,692 |
| Total Project Cost | | \$295,014 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---------------------------|
| Project Number: | JENKES05 | Title: | BUILT-UP ROOF REPLACEMENT |
| Priority Sequence: | 5 | | |
| Priority Class: | 3 | | |
| Category Code: | ES4B | System: | EXTERIOR |
| | | Component: | ROOF |
| | | Element: | REPLACEMENT |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$1,400 | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Floor-wide: Floor(s) R | | |

Project Description

It is recommended that the built-up roofing system be replaced. The existing stress conditions around the seams and 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
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKES05

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Built-up roof | SF | 16,500 | \$3.06 | \$50,490 | \$3.58 | \$59,070 | \$109,560 |
| Project Totals: | | | | \$50,490 | | \$59,070 | \$109,560 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$109,560 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$81,146</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$16,229</u> |
| Construction Cost | | <u>\$97,376</u> |
| Professional Fees at 16.0% | + | <u>\$15,580</u> |
| Total Project Cost | | <u><u>\$112,956</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|---------------------------|-------------------|--------------------|
| Project Number: | JENKES04 | Title: | WINDOW REPLACEMENT |
| Priority Sequence: | 6 | | |
| Priority Class: | 3 | | |
| Category Code: | ES5B | System: | EXTERIOR |
| | | Component: | FENESTRATIONS |
| | | Element: | WINDOWS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$3,100 | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKES04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|--------------------|
| Typical standard glazing applications | SF | 14,330 | \$57.27 | \$820,679 | \$36.45 | \$522,329 | \$1,343,008 |
| Project Totals: | | | | \$820,679 | | \$522,329 | \$1,343,008 |

| | | |
|--|---|---------------------------|
| Material/Labor Cost | | \$1,343,008 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$1,094,378</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$218,876</u> |
| Construction Cost | | <u>\$1,313,254</u> |
| Professional Fees at 16.0% | + | <u>\$210,121</u> |
| Total Project Cost | | <u><u>\$1,523,375</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|---------------------------|-------------------|----------------------|
| Project Number: | JENKES01 | Title: | RESTORE BRICK VENEER |
| Priority Sequence: | 7 | | |
| Priority Class: | 3 | | |
| Category Code: | ES2B | System: | EXTERIOR |
| | | Component: | COLUMNS/BEAMS/WALLS |
| | | Element: | FINISH |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKES01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Cleaning and surface preparation | SF | 19,970 | \$0.11 | \$2,197 | \$0.22 | \$4,393 | \$6,590 |
| Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope) | LF | 1,997 | \$2.45 | \$4,893 | \$4.99 | \$9,965 | \$14,858 |
| Applied finish or sealant | SF | 19,970 | \$0.22 | \$4,393 | \$0.82 | \$16,375 | \$20,769 |
| Project Totals: | | | | \$11,483 | | \$30,734 | \$42,217 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$42,217 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$27,330 |
| General Contractor Mark Up at 20.0% | + | \$5,466 |
| Construction Cost | | \$32,796 |
| Professional Fees at 16.0% | + | \$5,247 |
| Total Project Cost | | \$38,043 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|----------|-------------------|-----------------------------|
| Project Number: | JENKES02 | Title: | EXTERIOR SIDING REPLACEMENT |
| Priority Sequence: | 8 | | |
| Priority Class: | 3 | | |
| Category Code: | ES2B | System: | EXTERIOR |
| | | Component: | COLUMNS/BEAMS/WALLS |
| | | Element: | FINISH |

| | |
|--------------------------|--------------------------|
| Building Code: | JENK |
| Building Name: | JENKINS FINE ARTS CENTER |
| Subclass/Savings: | Not Applicable |

Code Application: Not Applicable

| | |
|-----------------------|----------------------|
| Project Class: | Deferred Maintenance |
| Project Date: | 10/8/2009 |

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

Project Description

The exterior metal siding is showing signs of wear, and the paint is peeling in many areas. Repaint the metal siding to restore the aesthetics and integrity of the building envelope.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKES02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Applied finish | SF | 6,660 | \$0.22 | \$1,465 | \$0.82 | \$5,461 | \$6,926 |
| Project Totals: | | | | \$1,465 | | \$5,461 | \$6,926 |

| | | |
|--|---|-----------------------|
| Material/Labor Cost | | \$6,926 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$4,277</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$855</u> |
| Construction Cost | | <u>\$5,132</u> |
| Professional Fees at 16.0% | + | <u>\$821</u> |
| Total Project Cost | | <u>\$5,954</u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---------------------------|
| Project Number: | JENKES06 | Title: | MEMBRANE ROOF REPLACEMENT |
| Priority Sequence: | 9 | | |
| Priority Class: | 3 | | |
| Category Code: | ES4B | System: | EXTERIOR |
| | | Component: | ROOF |
| | | Element: | REPLACEMENT |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$1,800 | |
| Code Application: | Not Applicable | | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Floor-wide: Floor(s) R | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKES06

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Membrane roof | SF | 20,170 | \$3.79 | \$76,444 | \$1.73 | \$34,894 | \$111,338 |
| Project Totals: | | | | \$76,444 | | \$34,894 | \$111,338 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$111,338 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$94,880</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$18,976</u> |
| Construction Cost | | <u>\$113,856</u> |
| Professional Fees at 16.0% | + | <u>\$18,217</u> |
| Total Project Cost | | <u>\$132,073</u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|---------------------------|-------------------|---------------------------|
| Project Number: | JENKES03 | Title: | EXTERIOR DOOR REPLACEMENT |
| Priority Sequence: | 10 | | |
| Priority Class: | 3 | | |
| Category Code: | ES5A | System: | EXTERIOR |
| | | Component: | FENESTRATIONS |
| | | Element: | DOORS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKES03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| High traffic door system | LEAF | 8 | \$1,978 | \$15,824 | \$1,999 | \$15,992 | \$31,816 |
| Low traffic door system | LEAF | 19 | \$1,031 | \$19,589 | \$1,250 | \$23,750 | \$43,339 |
| Commercial-grade overhead garage door | EA | 2 | \$2,551 | \$5,102 | \$3,332 | \$6,664 | \$11,766 |
| Project Totals: | | | | \$40,515 | | \$46,406 | \$86,921 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$86,921 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$64,605 |
| General Contractor Mark Up at 20.0% | + | \$12,921 |
| Construction Cost | | \$77,526 |
| Professional Fees at 16.0% | + | \$12,404 |
| Total Project Cost | | \$89,930 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|---------------------------------|-------------------|-------------------------|
| Project Number: | JENKHV01 | Title: | HVAC SYSTEM REPLACEMENT |
| Priority Sequence: | 11 | | |
| Priority Class: | 3 | | |
| Category Code: | HV3A | System: | HVAC |
| | | Component: | HEATING/COOLING |
| | | Element: | SYSTEM RETROFIT/REPLACE |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$56,610 | |
| Code Application: | ASHRAE | 62-2004 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3, R | | |

Project Description

A complete redesign and replacement of the HVAC system is recommended. Demolish and dispose of existing equipment. Install a new modern HVAC system with variable air volume and constant volume air distribution as needed. This includes new air handlers, exhaust fans, ductwork, terminal units, heat exchangers, pumps, piping, controls, and related electrical components. Specify direct digital controls for the new equipment. Incorporate variable frequency drives into the new HVAC design as applicable. Cost excludes the third floor areas served by the 2002 rooftop McQuay air handling unit.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKHV01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|--------------------|
| Air handlers, exhaust fans, ductwork, VAVs, VFDs, DDCs, heat exchangers, pumps, piping, electrical connections, and demolition of existing equipment | SF | 99,994 | \$13.78 | \$1,377,917 | \$16.84 | \$1,683,899 | \$3,061,816 |
| Project Totals: | | | | \$1,377,917 | | \$1,683,899 | \$3,061,816 |

| | | |
|--|---|--------------------|
| Material/Labor Cost | | \$3,061,816 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$2,251,403 |
| General Contractor Mark Up at 20.0% | + | \$450,281 |
| Construction Cost | | \$2,701,683 |
| Professional Fees at 16.0% | + | \$432,269 |
| Total Project Cost | | \$3,133,953 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---------------------------|
| Project Number: | JENKHV02 | Title: | COOLING TOWER REPLACEMENT |
| Priority Sequence: | 12 | | |
| Priority Class: | 3 | | |
| Category Code: | HV2B | System: | HVAC |
| | | Component: | COOLING |
| | | Element: | HEAT REJECTION |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

The existing cooling tower is recommended for replacement. Install a new cooling tower, including piping, balancing valves, controls, programming, and start-up.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKHV02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|------|-----|--------------------|---------------------|-----------------|------------------|-----------------|
| Replace cooling tower, to include demolition of existing unit | TON | 575 | \$104 | \$59,708 | \$60.60 | \$34,845 | \$94,553 |
| Project Totals: | | | | \$59,708 | | \$34,845 | \$94,553 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$94,553 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$78,001 |
| General Contractor Mark Up at 20.0% | + | \$15,600 |
| Construction Cost | | \$93,602 |
| Professional Fees at 16.0% | + | \$14,976 |
| Total Project Cost | | \$108,578 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|-----------------------------|
| Project Number: | JENKEL01 | Title: | REPLACE EMERGENCY GENERATOR |
| Priority Sequence: | 13 | | |
| Priority Class: | 3 | | |
| Category Code: | EL5A | System: | ELECTRICAL |
| | | Component: | EMERGENCY POWER SYSTEM |
| | | Element: | GENERATION/DISTRIBUTION |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | NEC | Article 700 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Replace the existing emergency generator set with an appropriately sized unit based on current facility requirements. Replacement costs include the demolition of existing equipment and installation of a new generator, automatic transfer switches (ATS), diesel fuel tank, battery and charger, exhaust system, and necessary electrical connections. Specify a diesel-fired unit unless otherwise directed by local standards. Cost estimate is based on a 75 kW, diesel emergency generator.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKEL01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Diesel generator set, including fuel tank, battery, charger, exhaust, automatic transfer switches | KW | 75 | \$318 | \$23,850 | \$83.00 | \$6,225 | \$30,075 |
| Project Totals: | | | | \$23,850 | | \$6,225 | \$30,075 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$30,075 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$27,210 |
| General Contractor Mark Up at 20.0% | + | \$5,442 |
| Construction Cost | | \$32,652 |
| Professional Fees at 16.0% | + | \$5,224 |
| Total Project Cost | | \$37,877 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---------------------------------|
| Project Number: | JENKEL02 | Title: | REPLACE 277/480 VOLT SWITCHGEAR |
| Priority Sequence: | 14 | | |
| Priority Class: | 3 | | |
| Category Code: | EL2A | System: | ELECTRICAL |
| | | Component: | MAIN DISTRIBUTION PANELS |
| | | Element: | CONDITION UPGRADE |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | NEC | Article 230 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

The original Square D, 277/480 volt, 800 amp switchgear is recommended for replacement. The existing aged circuit breakers could serve as fire hazards should they fail to interrupt a circuit in an overload or short circuit condition. The switchgear should be replaced in its entirety. New switchgear components should include a ground fault main circuit breaker, digital metering for remote control / monitoring, and transient surge protection. Cost estimate is based on a larger capacity unit.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKEL02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| 277/480 V switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment | AMP | 1,600 | \$18.62 | \$29,792 | \$15.61 | \$24,976 | \$54,768 |
| Project Totals: | | | | \$29,792 | | \$24,976 | \$54,768 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$54,768 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$42,813 |
| General Contractor Mark Up at 20.0% | + | \$8,563 |
| Construction Cost | | \$51,376 |
| Professional Fees at 16.0% | + | \$8,220 |
| Total Project Cost | | \$59,596 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|---------------------------|
| Project Number: | JENKEL03 | Title: | INTERIOR LIGHTING UPGRADE |
| Priority Sequence: | 15 | | |
| Priority Class: | 3 | | |
| Category Code: | EL4B | System: | ELECTRICAL |
| | | Component: | DEVICES AND FIXTURES |
| | | Element: | INTERIOR LIGHTING |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$30,290 | |
| Code Application: | NEC | Articles 210, 410 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

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. Cost estimate is based on approximately 90 percent of the building square footage.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKEL03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting | SF | 98,995 | \$2.81 | \$278,176 | \$3.44 | \$340,543 | \$618,719 |
| Project Totals: | | | | \$278,176 | | \$340,543 | \$618,719 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$618,719 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$454,822 |
| General Contractor Mark Up at 20.0% | + | \$90,964 |
| Construction Cost | | \$545,786 |
| Professional Fees at 16.0% | + | \$87,326 |
| Total Project Cost | | \$633,112 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|---------------------------|-------------------|-------------------------------|
| Project Number: | JENKEL05 | Title: | EXTERIOR LIGHTING REPLACEMENT |
| Priority Sequence: | 16 | | |
| Priority Class: | 3 | | |
| Category Code: | EL4A | System: | ELECTRICAL |
| | | Component: | DEVICES AND FIXTURES |
| | | Element: | EXTERIOR LIGHTING |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Energy Conservation | \$1,050 | |
| Code Application: | NEC | 410 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Building-wide: Floor(s) 1 | | |

Project Description

Nighttime illumination is provided by approximately sixteen wall-mounted HID fixtures installed in the mid-1980s. Due to the daytime inspection, the illumination level was not easily identified. Based on their present location, the fixtures appear to be sufficient quantity. However, because of life cycle depletion, a formal cost estimate was created for an exterior lighting upgrade within the next five years.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKEL05

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| HID wall-mount fixture and demolition of existing fixture | EA | 16 | \$406 | \$6,496 | \$190 | \$3,040 | \$9,536 |
| Project Totals: | | | | \$6,496 | | \$3,040 | \$9,536 |

| | | |
|--|----------|-----------------|
| Material/Labor Cost | | \$9,536 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$8,101 |
| General Contractor Mark Up at 20.0% | + | \$1,620 |
| Construction Cost | | \$9,721 |
| Professional Fees at 16.0% | + | \$1,555 |
| Total Project Cost | | \$11,277 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|------------------------|
| Project Number: | JENKIS04 | Title: | REPLACE INTERIOR DOORS |
| Priority Sequence: | 17 | | |
| Priority Class: | 3 | | |
| Category Code: | IS4A | System: | INTERIOR/FINISH SYS. |
| | | Component: | DOORS |
| | | Element: | GENERAL |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |

Project Class: Deferred Maintenance
Project Date: 10/8/2009

Project Location: Floor-wide: Floor(s) 1, 2, 3

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKIS04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Rated door and rated metal frame, including all hardware and accessible signage | EA | 336 | \$672 | \$225,792 | \$812 | \$272,832 | \$498,624 |
| Project Totals: | | | | \$225,792 | | \$272,832 | \$498,624 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$498,624 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$367,335 |
| General Contractor Mark Up at 20.0% | + | \$73,467 |
| Construction Cost | | \$440,802 |
| Professional Fees at 16.0% | + | \$70,528 |
| Total Project Cost | | \$511,331 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|----------|-------------------|----------------------|
| Project Number: | JENKIS01 | Title: | REFINISH FLOORING |
| Priority Sequence: | 18 | | |
| Priority Class: | 3 | | |
| Category Code: | IS1A | System: | INTERIOR/FINISH SYS. |
| | | Component: | FLOOR |
| | | Element: | FINISHES-DRY |

| | |
|--------------------------|--------------------------|
| Building Code: | JENK |
| Building Name: | JENKINS FINE ARTS CENTER |
| Subclass/Savings: | Not Applicable |

Code Application: Not Applicable

| | |
|-----------------------|-----------------|
| Project Class: | Capital Renewal |
| Project Date: | 10/8/2009 |

| | |
|--------------------------|------------------------------|
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 |
|--------------------------|------------------------------|

Project Description

Interior floor finishes include carpet, vinyl tile, concrete, and hardwood. The applications vary in age and condition. Carpet and vinyl tile upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKIS01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Carpet | SF | 11,710 | \$5.36 | \$62,766 | \$2.00 | \$23,420 | \$86,186 |
| Vinyl floor tile | SF | 23,430 | \$3.53 | \$82,708 | \$2.50 | \$58,575 | \$141,283 |
| Project Totals: | | | | \$145,474 | | \$81,995 | \$227,469 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$227,469 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$188,555 |
| General Contractor Mark Up at 20.0% | + | \$37,711 |
| Construction Cost | | \$226,266 |
| Professional Fees at 16.0% | + | \$36,203 |
| Total Project Cost | | \$262,469 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|----------|-------------------|----------------------|
| Project Number: | JENKIS02 | Title: | REFINISH WALLS |
| Priority Sequence: | 19 | | |
| Priority Class: | 3 | | |
| Category Code: | IS2B | System: | INTERIOR/FINISH SYS. |
| | | Component: | PARTITIONS |
| | | Element: | FINISHES |

| | |
|--------------------------|--------------------------|
| Building Code: | JENK |
| Building Name: | JENKINS FINE ARTS CENTER |
| Subclass/Savings: | Not Applicable |

Code Application: Not Applicable

| | |
|-----------------------|-----------------|
| Project Class: | Capital Renewal |
| Project Date: | 10/8/2009 |

| | |
|--------------------------|------------------------------|
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 |
|--------------------------|------------------------------|

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKIS02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Standard wall finish (paint, wall covering, etc.) | SF | 142,770 | \$0.17 | \$24,271 | \$0.81 | \$115,644 | \$139,915 |
| Project Totals: | | | | \$24,271 | | \$115,644 | \$139,915 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$139,915 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$83,766 |
| General Contractor Mark Up at 20.0% | + | \$16,753 |
| Construction Cost | | \$100,519 |
| Professional Fees at 16.0% | + | \$16,083 |
| Total Project Cost | | \$116,602 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|-----------------------|
| Project Number: | JENKIS05 | Title: | FIXED SEATING UPGRADE |
| Priority Sequence: | 20 | | |
| Priority Class: | 3 | | |
| Category Code: | IS6D | System: | INTERIOR/FINISH SYS. |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Undefined: Floor(s) 2 | | |

Project Description

The fixed seating in the second floor auditorium is worn and should be upgraded. Replace this seating with new folding fixed seats in a similar row configuration. Ensure that ADA requirements are followed with the new seating layout.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKIS05

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Basic, upholstered, folding, and fixed seating | EA | 250 | \$160 | \$40,000 | \$84.35 | \$21,088 | \$61,088 |
| Project Totals: | | | | \$40,000 | | \$21,088 | \$61,088 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$61,088 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$51,098</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$10,220</u> |
| Construction Cost | | <u>\$61,317</u> |
| Professional Fees at 16.0% | + | <u>\$9,811</u> |
| Total Project Cost | | <u>\$71,128</u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---|
| Project Number: | JENKPL01 | Title: | UPGRADE DOMESTIC HOT WATER HEAT EXCHANGER |
| Priority Sequence: | 21 | | |
| Priority Class: | 3 | | |
| Category Code: | PL1E | System: | PLUMBING |
| | | Component: | DOMESTIC WATER |
| | | Element: | HEATING |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Replacement of the domestic hot water converter is recommended. With age, heat exchanger efficiency is reduced by internal tube scaling. Internal wear will eventually lead to failure, allowing contaminants to enter the water system. Remove the existing system. Install a new heat exchanger, pumps, piping, and controls as needed.

Specific Project Details
Facility Condition Analysis
Section Three
 JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKPL01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Heat exchanger, pumps, piping, valves, controls, insulation, and demolition | GPM | 48 | \$183 | \$8,789 | \$150 | \$7,177 | \$15,966 |
| Project Totals: | | | | \$8,789 | | \$7,177 | \$15,966 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$15,966 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$12,532</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$2,506</u> |
| Construction Cost | | <u>\$15,039</u> |
| Professional Fees at 16.0% | + | <u>\$2,406</u> |
| Total Project Cost | | <u>\$17,445</u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|------------------------|
| Project Number: | JENKPL04 | Title: | REPLACE SUMP PUMP UNIT |
| Priority Sequence: | 22 | | |
| Priority Class: | 3 | | |
| Category Code: | PL2B | System: | PLUMBING |
| | | Component: | WASTEWATER |
| | | Element: | PUMPS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | 712 | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Replacement of the sump pump system is recommended. Remove the existing pump assembly. Install a new duplex sump pump system, including pit, pumps, alternating controls, alarms, piping, and electrical connections.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKPL04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Sump pump system, including pit, pumps, controls, connections, and demolition of existing system | SYS | 1 | \$4,440 | \$4,440 | \$3,120 | \$3,120 | \$7,560 |
| Project Totals: | | | | \$4,440 | | \$3,120 | \$7,560 |

| | | |
|--|---|----------------|
| Material/Labor Cost | | \$7,560 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$6,072 |
| General Contractor Mark Up at 20.0% | + | \$1,214 |
| Construction Cost | | \$7,286 |
| Professional Fees at 16.0% | + | \$1,166 |
| Total Project Cost | | \$8,452 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|--------------------------------|
| Project Number: | JENKPL05 | Title: | REPLACE PROCESS AIR COMPRESSOR |
| Priority Sequence: | 23 | | |
| Priority Class: | 3 | | |
| Category Code: | PL3A | System: | PLUMBING |
| | | Component: | SPECIAL SYSTEMS |
| | | Element: | PROCESS GAS/FLUIDS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Building program processes are supported by a central compressed air system that has served to the point where reliability is a concern. Replace the system in order to maintain reliable service to building occupants.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKPL05

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Process duplex air compressor system with air dryer, all connections, demolition, and disposal fees | HP | 20 | \$3,190 | \$63,800 | \$910 | \$18,200 | \$82,000 |
| Project Totals: | | | | \$63,800 | | \$18,200 | \$82,000 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$82,000 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$73,583 |
| General Contractor Mark Up at 20.0% | + | \$14,717 |
| Construction Cost | | \$88,300 |
| Professional Fees at 16.0% | + | \$14,128 |
| Total Project Cost | | \$102,428 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|----------------------|
| Project Number: | JENKSI01 | Title: | SITE PAVING UPGRADES |
| Priority Sequence: | 24 | | |
| Priority Class: | 3 | | |
| Category Code: | SI4A | System: | SITE |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Undefined: Floor(s) 1 | | |

Project Description

Pedestrian paving systems are in overall average condition, but will need replacement in the next ten years. New systems, including excavation, grading, base compaction, and paving, are recommended.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKSI01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|----------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Concrete pedestrian paving | SF | 7,020 | \$2.97 | \$20,849 | \$3.64 | \$25,553 | \$46,402 |
| Project Totals: | | | | \$20,849 | | \$25,553 | \$46,402 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$46,402 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$34,104</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$6,821</u> |
| Construction Cost | | <u>\$40,925</u> |
| Professional Fees at 16.0% | + | <u>\$6,548</u> |
| Total Project Cost | | <u><u>\$47,473</u></u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---|
| Project Number: | JENKVT01 | Title: | UPGRADE ELEVATOR NO. 1 (STATE NO. 8644) |
| Priority Sequence: | 25 | | |
| Priority Class: | 3 | | |
| Category Code: | VT7A | System: | VERT. TRANSPORTATION |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/12/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Recommend a complete modernization of the elevator. Replace the pumping unit complete with motor, pump, valve, controller, door operator, door hangers, tracks, rollers, related hardware, car operating panel, signal fixtures, and refurbish the car interior.

Work By Others

1. HVAC in the machine room.
2. Provide new main line feeders with a "Green" ground.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKVT01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Client-reported cost to modernize elevator | EA | 1 | \$75,000 | \$75,000 | \$0.00 | \$ | \$75,000 |
| Project Totals: | | | | \$75,000 | | \$ | \$75,000 |

| | |
|--------------------------------------|-----------------|
| Material/Labor Cost | \$75,000 |
| Material Index | 100.7% |
| Labor Index | 51.3% |
| Material/Labor Indexed Cost | \$75,000 |
| No GCM Required | |
| Construction Cost | \$75,000 |
| No Professional Fees Required | |
| Total Project Cost | \$75,000 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|---|
| Project Number: | JENKVT02 | Title: | UPGRADE ELEVATOR NO. 1 (STATE NO. 7721) |
| Priority Sequence: | 26 | | |
| Priority Class: | 3 | | |
| Category Code: | VT7A | System: | VERT. TRANSPORTATION |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | Not Applicable | | |
| Project Class: | Deferred Maintenance | | |
| Project Date: | 10/12/2009 | | |
| Project Location: | Item Only: Floor(s) 1 | | |

Project Description

Recommend a complete modernization of the elevator. Replace the pumping unit complete with motor, pump, valve, controller, door operator, door hangers, tracks, rollers, related door hardware, car operating panel signal fixtures, and refurbish the car interior.

Work By Others

1. HVAC in the machine room.
2. Provide new main line feeders with a "Green" ground.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKVT02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Client-reported cost to modernize elevator | EA | 1 | \$75,000 | \$75,000 | \$0.00 | \$ | \$75,000 |
| Project Totals: | | | | \$75,000 | | \$ | \$75,000 |

| | |
|--------------------------------------|-----------------|
| Material/Labor Cost | \$75,000 |
| Material Index | 100.7% |
| Labor Index | 51.3% |
| Material/Labor Indexed Cost | \$75,000 |
| No GCM Required | |
| Construction Cost | \$75,000 |
| No Professional Fees Required | |
| Total Project Cost | \$75,000 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|--|
| Project Number: | JENKAC01 | Title: | BUILDING ENTRY ACCESSIBILITY UPGRADES |
| Priority Sequence: | 27 | | |
| Priority Class: | 4 | | |
| Category Code: | AC2A | System: | ACCESSIBILITY |
| | | Component: | BUILDING ENTRY |
| | | Element: | GENERAL |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 403.6, 505 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Undefined: Floor(s) 1 | | |

Project Description

Current legislation related to accessibility requires that building entrances be wheelchair accessible. To comply with the intent of this legislation, it is recommended that ADA compliant, painted metal handrails be installed at all site stairs and ramps as required.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKAC01

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Wall-mounted handrail system, painted | LF | 100 | \$50.50 | \$5,050 | \$35.40 | \$3,540 | \$8,590 |
| Project Totals: | | | | \$5,050 | | \$3,540 | \$8,590 |

| | | |
|--|---|----------------|
| Material/Labor Cost | | \$8,590 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$6,901 |
| General Contractor Mark Up at 20.0% | + | \$1,380 |
| Construction Cost | | \$8,282 |
| Professional Fees at 16.0% | + | \$1,325 |
| Total Project Cost | | \$9,607 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|---|
| Project Number: | JENKAC02 | Title: | INTERIOR AMENITY ACCESSIBILITY UPGRADES |
| Priority Sequence: | 28 | | |
| Priority Class: | 4 | | |
| Category Code: | AC4A | System: | ACCESSIBILITY |
| | | Component: | GENERAL |
| | | Element: | FUNCTIONAL SPACE MOD. |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 211, 602, 804 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

Building amenities are required to be generally accessible to all persons. The configurations of break room kitchenettes and drinking fountains are barriers to accessibility. The installation of wheelchair accessible kitchenette cabinetry is recommended where applicable, along with dual level, refrigerated drinking fountains.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKAC02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| ADA compliant kitchenette unit with base cabinetry, overhead cabinetry, and amenities | SYS | 2 | \$4,894 | \$9,788 | \$1,999 | \$3,998 | \$13,786 |
| Dual level drinking fountain | EA | 8 | \$1,216 | \$9,728 | \$374 | \$2,992 | \$12,720 |
| Alcove construction including finishes | EA | 8 | \$877 | \$7,016 | \$3,742 | \$29,936 | \$36,952 |
| Project Totals: | | | | \$26,532 | | \$36,926 | \$63,458 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$63,458 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$45,661 |
| General Contractor Mark Up at 20.0% | + | \$9,132 |
| Construction Cost | | \$54,793 |
| Professional Fees at 16.0% | + | \$8,767 |
| Total Project Cost | | \$63,560 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|----------------------------|-------------------------|-------------------------|
| Project Number: | JENKAC04 | Title: | RESTROOM RENOVATION |
| Priority Sequence: | 29 | | |
| Priority Class: | 4 | | |
| Category Code: | AC3E | System: | ACCESSIBILITY |
| | | Component: | INTERIOR PATH OF TRAVEL |
| | | Element: | RESTROOMS/BATHROOMS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 604, 605, 606, 607, 608 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1,2,3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKAC04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary (assumes 55 square feet of restroom area per fixture) | FIXT | 54 | \$1,969 | \$106,326 | \$1,699 | \$91,746 | \$198,072 |
| Project Totals: | | | | \$106,326 | | \$91,746 | \$198,072 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$198,072 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$154,136 |
| General Contractor Mark Up at 20.0% | + | \$30,827 |
| Construction Cost | | \$184,963 |
| Professional Fees at 16.0% | + | \$29,594 |
| Total Project Cost | | \$214,557 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|--------------------------|-------------------|-----------------------------------|
| Project Number: | JENKAC03 | Title: | AUDITORIUM ACCESSIBILITY UPGRADES |
| Priority Sequence: | 30 | | |
| Priority Class: | 4 | | |
| Category Code: | AC4B | System: | ACCESSIBILITY |
| | | Component: | GENERAL |
| | | Element: | OTHER |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | ADAAG | 806 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Undefined: Floor(s) 2 | | |

Project Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The stage in the second floor auditorium is not wheelchair accessible. In order to provide adequate access, it is recommended that a wheelchair lift be installed at the stage.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKAC03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Stage wheelchair lift | SYS | 1 | \$7,289 | \$7,289 | \$4,165 | \$4,165 | \$11,454 |
| Project Totals: | | | | \$7,289 | | \$4,165 | \$11,454 |

| | | |
|--|---|-----------------|
| Material/Labor Cost | | \$11,454 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$9,477 |
| General Contractor Mark Up at 20.0% | + | \$1,895 |
| Construction Cost | | \$11,372 |
| Professional Fees at 16.0% | + | \$1,820 |
| Total Project Cost | | \$13,192 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|-------------------------|
| Project Number: | JENKAC05 | Title: | STAIR SAFETY UPGRADES |
| Priority Sequence: | 31 | | |
| Priority Class: | 4 | | |
| Category Code: | AC3B | System: | ACCESSIBILITY |
| | | Component: | INTERIOR PATH OF TRAVEL |
| | | Element: | STAIRS AND RAILINGS |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IBC | 1003.3 | |
| | ADAAG | 505 | |
| Project Class: | Plant Adaption | | |
| Project Date: | 10/8/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKAC05

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Wall-mounted handrail system per floor | FLR | 13 | \$573 | \$7,449 | \$521 | \$6,773 | \$14,222 |
| Center handrail / guardrail system per floor | FLR | 13 | \$1,297 | \$16,861 | \$833 | \$10,829 | \$27,690 |
| Stair tread and landing finish upgrades per floor | FLR | 13 | \$1,449 | \$18,837 | \$773 | \$10,049 | \$28,886 |
| Project Totals: | | | | \$43,147 | | \$27,651 | \$70,798 |

| | | |
|--|---|------------------------|
| Material/Labor Cost | | \$70,798 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$57,634</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$11,527</u> |
| Construction Cost | | <u>\$69,161</u> |
| Professional Fees at 16.0% | + | <u>\$11,066</u> |
| Total Project Cost | | <u>\$80,227</u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-----------------------------|---|
| Project Number: | JENKEL04 | Title: | UPGRADE ELECTRICAL DISTRIBUTION NETWORK |
| Priority Sequence: | 32 | | |
| Priority Class: | 4 | | |
| Category Code: | EL3B | System: | ELECTRICAL |
| | | Component: | SECONDARY DISTRIBUTION |
| | | Element: | DISTRIBUTION NETWORK |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | NEC | Articles 110, 210, 220, 230 | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

An upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKEL04

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|--------------------|
| Power panels, conductors, raceways, devices, demolition, and cut and patching materials | SF | 109,994 | \$5.52 | \$607,167 | \$8.27 | \$909,650 | \$1,516,817 |
| Project Totals: | | | | \$607,167 | | \$909,650 | \$1,516,817 |

| | | |
|--|---|--------------------|
| Material/Labor Cost | | \$1,516,817 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$1,078,068 |
| General Contractor Mark Up at 20.0% | + | \$215,614 |
| Construction Cost | | \$1,293,681 |
| Professional Fees at 16.0% | + | \$206,989 |
| Total Project Cost | | \$1,500,670 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|----------|-------------------|----------------------|
| Project Number: | JENKIS03 | Title: | REFINISH CEILINGS |
| Priority Sequence: | 33 | | |
| Priority Class: | 4 | | |
| Category Code: | IS3B | System: | INTERIOR/FINISH SYS. |
| | | Component: | CEILINGS |
| | | Element: | REPLACEMENT |

| | |
|--------------------------|--------------------------|
| Building Code: | JENK |
| Building Name: | JENKINS FINE ARTS CENTER |
| Subclass/Savings: | Not Applicable |

Code Application: Not Applicable

| | |
|-----------------------|-----------------|
| Project Class: | Capital Renewal |
| Project Date: | 10/8/2009 |

| | |
|--------------------------|------------------------------|
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 |
|--------------------------|------------------------------|

Project Description

Ceiling finishes include lay-in, acoustical tile and painted ceilings. The applications vary in age and condition. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKIS03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Acoustical tile ceiling system | SF | 58,570 | \$2.12 | \$124,168 | \$2.98 | \$174,539 | \$298,707 |
| Painted ceiling finish application | SF | 19,520 | \$0.17 | \$3,318 | \$0.81 | \$15,811 | \$19,130 |
| Project Totals: | | | | \$127,487 | | \$190,350 | \$317,837 |

| | | |
|--|---|-------------------------|
| Material/Labor Cost | | \$317,837 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | <u>\$226,029</u> |
| General Contractor Mark Up at 20.0% | + | <u>\$45,206</u> |
| Construction Cost | | <u>\$271,234</u> |
| Professional Fees at 16.0% | + | <u>\$43,398</u> |
| Total Project Cost | | <u>\$314,632</u> |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|---------------------------------|
| Project Number: | JENKPL02 | Title: | WATER SUPPLY PIPING REPLACEMENT |
| Priority Sequence: | 34 | | |
| Priority Class: | 4 | | |
| Category Code: | PL1A | System: | PLUMBING |
| | | Component: | DOMESTIC WATER |
| | | Element: | PIPING NETWORK |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | Chapter 6 | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKPL02

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials | SF | 109,994 | \$1.81 | \$199,089 | \$4.54 | \$499,373 | \$698,462 |
| Project Totals: | | | | \$199,089 | | \$499,373 | \$698,462 |

| | | |
|--|---|------------------|
| Material/Labor Cost | | \$698,462 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$456,661 |
| General Contractor Mark Up at 20.0% | + | \$91,332 |
| Construction Cost | | \$547,993 |
| Professional Fees at 16.0% | + | \$87,679 |
| Total Project Cost | | \$635,672 |

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Description

| | | | |
|---------------------------|------------------------------|-------------------|--------------------------|
| Project Number: | JENKPL03 | Title: | DRAIN PIPING REPLACEMENT |
| Priority Sequence: | 35 | | |
| Priority Class: | 4 | | |
| Category Code: | PL2A | System: | PLUMBING |
| | | Component: | WASTEWATER |
| | | Element: | PIPING NETWORK |
| Building Code: | JENK | | |
| Building Name: | JENKINS FINE ARTS CENTER | | |
| Subclass/Savings: | Not Applicable | | |
| Code Application: | IPC | Chapters 7-11 | |
| Project Class: | Capital Renewal | | |
| Project Date: | 10/20/2009 | | |
| Project Location: | Floor-wide: Floor(s) 1, 2, 3 | | |

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
JENK : JENKINS FINE ARTS CENTER

Project Cost

Project Number: JENKPL03

Task Cost Estimate

| Task Description | Unit | Qty | Material Unit Cost | Total Material Cost | Labor Unit Cost | Total Labor Cost | Total Cost |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|--------------------|
| Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials | SF | 109,994 | \$2.89 | \$317,883 | \$6.64 | \$730,360 | \$1,048,243 |
| Project Totals: | | | | \$317,883 | | \$730,360 | \$1,048,243 |

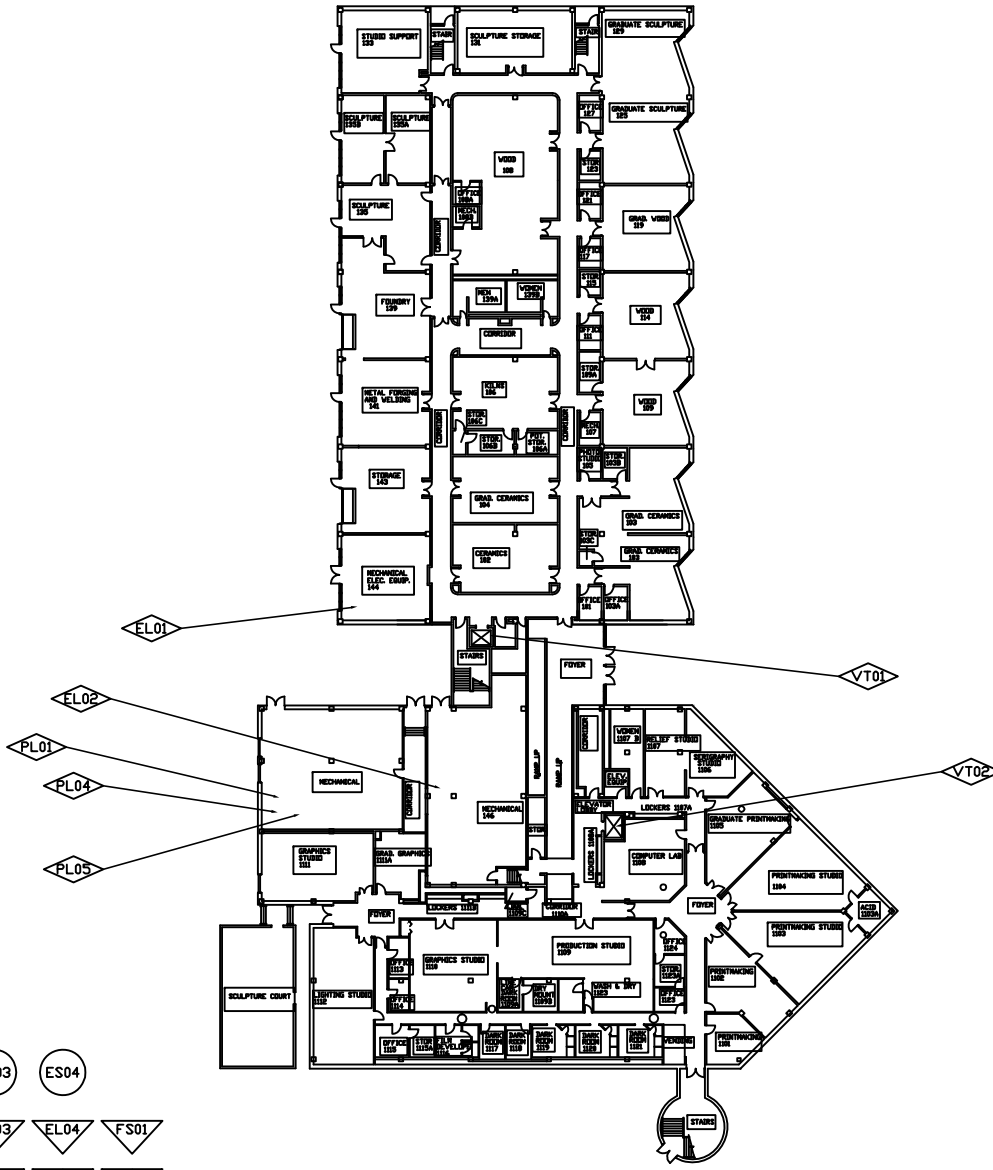
| | | |
|--|---|------------------|
| Material/Labor Cost | | \$1,048,243 |
| Material Index | | 100.7% |
| Labor Index | | 51.3% |
| Material/Labor Indexed Cost | | \$694,783 |
| General Contractor Mark Up at 20.0% | + | \$138,957 |
| Construction Cost | | \$833,739 |
| Professional Fees at 16.0% | + | \$133,398 |
| Total Project Cost | | \$967,137 |

FACILITY CONDITION ANALYSIS

SECTION 4

**DRAWINGS
AND PROJECT LOCATIONS**

HV02



- AC01 S101
- EL05 ES01 ES02 ES03 ES04
- AC02 AC04 AC05 EL03 EL04 FS01
- FS02 FS03 FS04 HV01 IS01 IS02
- IS03 IS04 PL02 PL03

JENKINS
FINE ARTS
CENTER

BLDG NO. JENK



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

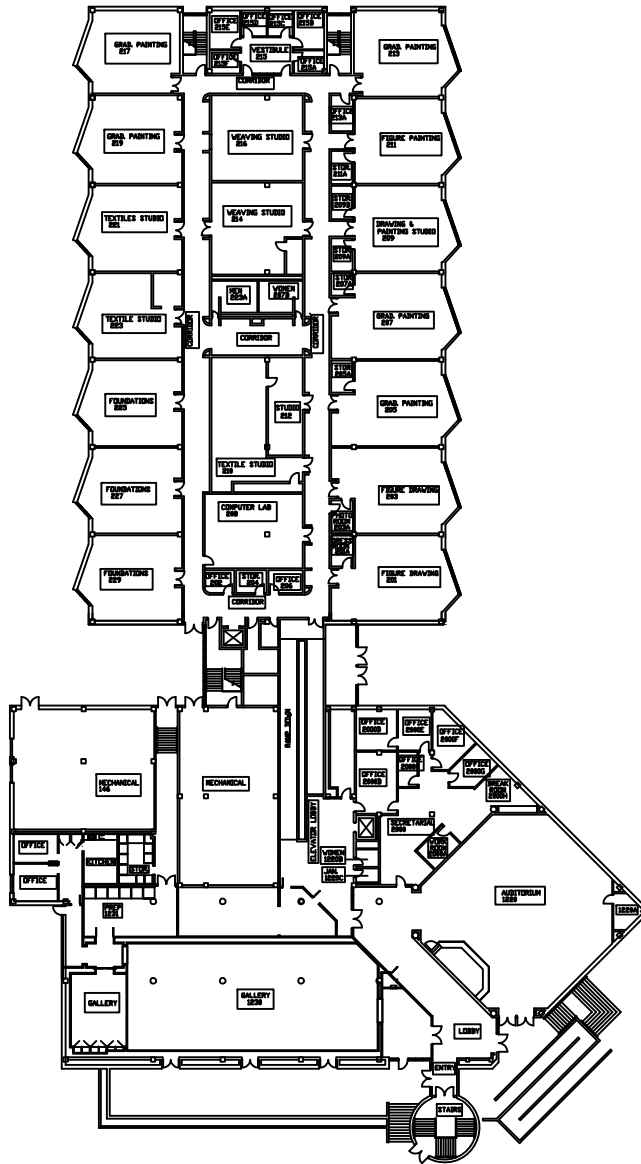
Date: 11/11/09

Drawn by: J.T.V.

Project No. 09-041

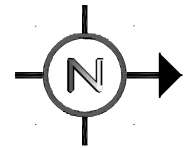
FIRST
FLOOR
PLAN

Sheet No.
1 of 3



AC03 IS05

- | | | | | | |
|------|------|------|------|------|------|
| AC02 | AC04 | AC05 | EL03 | EL04 | FS01 |
| FS02 | FS03 | FS04 | HV01 | IS01 | IS02 |
| IS03 | IS04 | PL02 | PL03 | | |



JENKINS
FINE ARTS
CENTER

BLDG NO. JENK



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

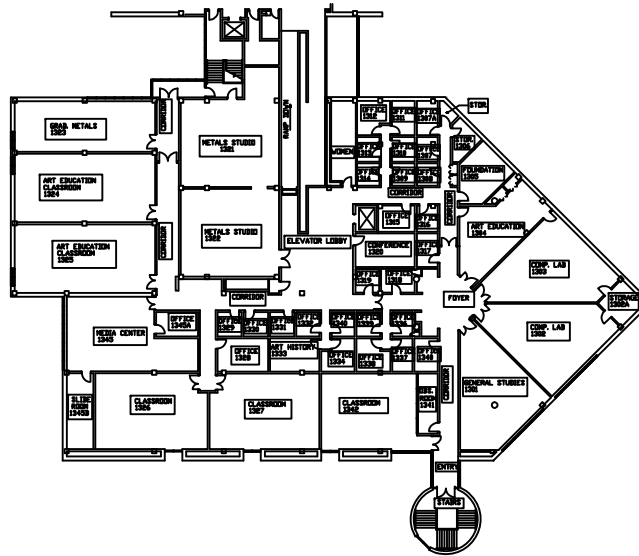
PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED

Date: 11/11/09
Drawn by: J.T.V.
Project No. 09-041

SECOND
FLOOR
PLAN

Sheet No.
2 of 3



JENKINS
FINE ARTS
CENTER

BLDG NO. JENK



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

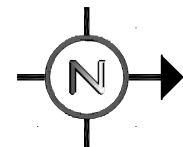
Date: 11/11/09

Drawn by: J.T.V.

Project No. 09-041

THIRD
FLOOR
PLAN

Sheet No.
3 of 3



FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY
AND PROJECTIONS

Life Cycle Model
Building Component Summary
JENK : JENKINS FINE ARTS CENTER

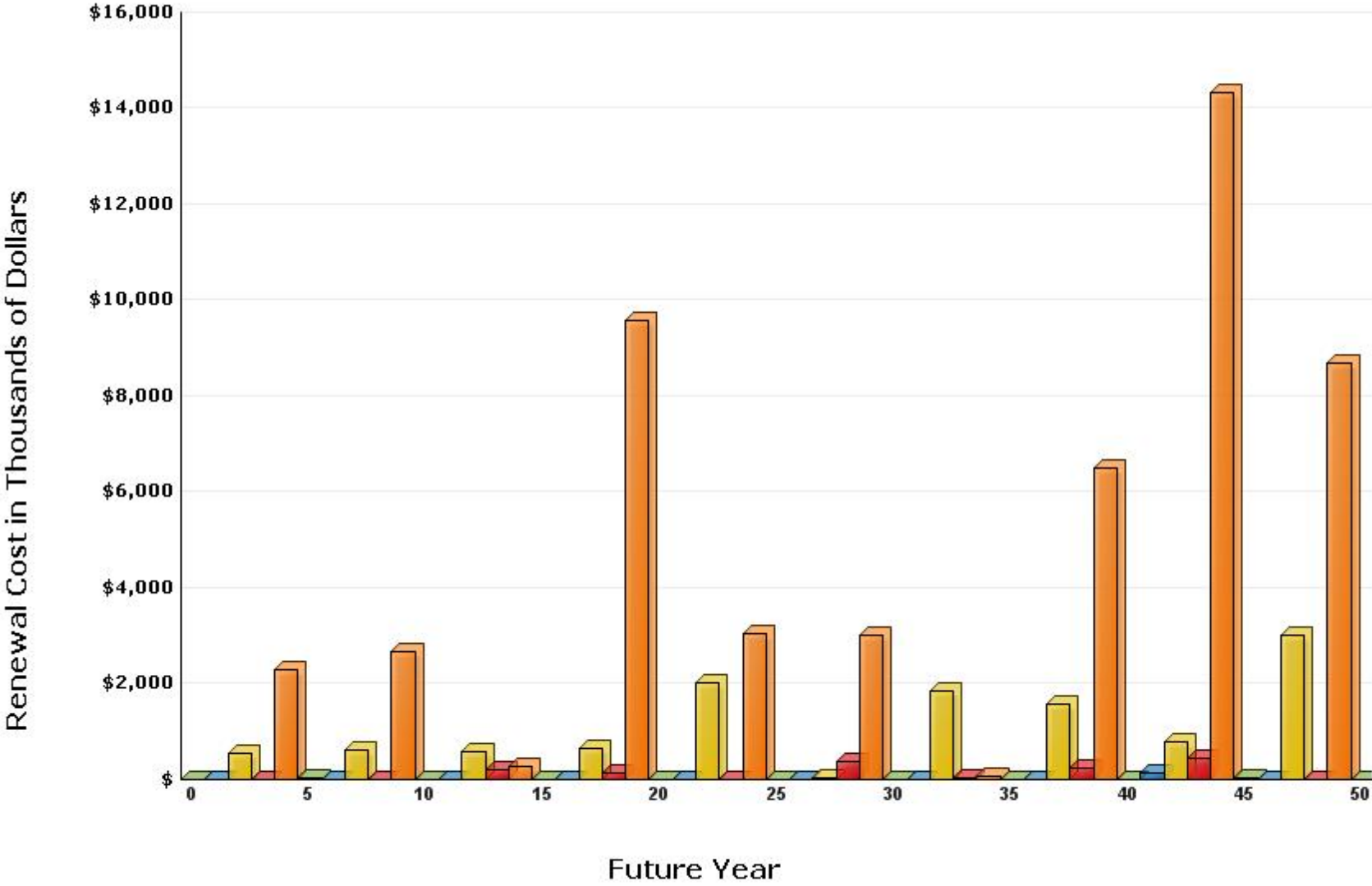
| Unifomat Code | Component Description | Qty | Units | Unit Cost | Complex Adj | Total Cost | Install Date | Life Exp |
|----------------------|---|------------|--------------|------------------|--------------------|-------------------|---------------------|-----------------|
| B2010 | EXTERIOR FINISH RENEWAL | 19,970 | SF | \$1.30 | .31 | \$8,070 | 1977 | 10 |
| B2010 | PAINTED METAL SIDING | 6,660 | SF | \$7.36 | | \$49,022 | 1977 | 35 |
| B2020 | STANDARD GLAZING AND CURTAIN WALL | 14,330 | SF | \$104.04 | | \$1,490,844 | 1977 | 55 |
| B2030 | OVERHEAD GARAGE DOOR | 2 | EA | \$7,425.74 | | \$14,851 | 1977 | 30 |
| B2030 | HIGH TRAFFIC EXTERIOR DOOR SYSTEM | 8 | LEAF | \$4,311.24 | | \$34,490 | 1977 | 20 |
| B2030 | LOW TRAFFIC EXTERIOR DOOR SYSTEM | 19 | LEAF | \$2,863.29 | | \$54,402 | 1977 | 40 |
| B3010 | BUILT-UP ROOF | 16,500 | SF | \$6.70 | | \$110,593 | 1977 | 20 |
| B3010 | MEMBRANE ROOF | 20,170 | SF | \$6.41 | | \$129,225 | 1991 | 15 |
| C1020 | RATED DOOR AND FRAME INCLUDING HARDWARE | 336 | LEAF | \$1,489.06 | | \$500,324 | 1977 | 35 |
| C1020 | INTERIOR DOOR HARDWARE | 336 | EA | \$423.04 | | \$142,142 | 1977 | 15 |
| C3010 | STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.) | 142,770 | SF | \$0.80 | | \$114,364 | 2000 | 10 |
| C3020 | CARPET | 11,710 | SF | \$8.75 | | \$102,421 | 2000 | 10 |
| C3020 | VINYL FLOOR TILE | 23,430 | SF | \$6.59 | | \$154,354 | 2000 | 15 |
| C3020 | RESURFACE AND SEAL CONCRETE OR TERRAZZO | 39,050 | SF | \$5.85 | | \$228,313 | 1977 | 50 |
| C3020 | HARDWOOD REPLACEMENT | 3,900 | SF | \$23.94 | | \$93,353 | 2005 | 50 |
| C3020 | SAND AND FINISH HARDWOOD FLOORING | 3,900 | SF | \$3.24 | | \$12,627 | 2005 | 15 |
| C3030 | ACOUSTICAL TILE CEILING SYSTEM | 58,570 | SF | \$4.99 | | \$292,441 | 2000 | 15 |
| C3030 | PAINTED CEILING FINISH APPLICATION | 19,520 | SF | \$0.80 | | \$15,636 | 2000 | 15 |
| D1010 | ELEVATOR MODERNIZATION - HYDRAULIC | 1 | EA | \$158,628.64 | | \$158,629 | 1977 | 25 |
| D1010 | ELEVATOR MODERNIZATION - HYDRAULIC | 1 | EA | \$158,628.64 | | \$158,629 | 1977 | 25 |
| D1010 | ELEVATOR CAB RENOVATION - PASSENGER | 1 | EA | \$26,616.80 | | \$26,617 | 1977 | 12 |
| D2010 | PLUMBING FIXTURES - CLASSROOM / ACADEMIC | 109,994 | SF | \$7.96 | | \$875,265 | 1977 | 35 |
| D2020 | WATER PIPING - CLASSROOM / ACADEMIC | 109,994 | SF | \$5.66 | | \$622,870 | 1977 | 35 |
| D2020 | WATER HEATER, SHELL AND TUBE HEAT EXCHANGER | 48 | GPM | \$355.69 | | \$17,073 | 1977 | 24 |
| D2030 | DRAIN PIPING - CLASSROOM / ACADEMIC | 109,994 | SF | \$8.60 | | \$945,402 | 1977 | 40 |
| D2030 | SUMP PUMP SYS (2 PUMPS, CONTROLS) | 1 | SYS | \$8,276.49 | | \$8,276 | 1977 | 20 |
| D2050 | AIR COMPRESSOR PACKAGE (AVERAGE SIZE) | 1 | SYS | \$6,456.49 | | \$6,456 | 1977 | 25 |
| D2050 | MED / LAB AIR COMPRESSOR SYS. INC. DRYER | 20 | HP | \$5,013.71 | | \$100,274 | 1977 | 20 |
| D3030 | CHILLER - WATER COOLED (200-1000 TONS) | 500 | TON | \$686.38 | | \$343,191 | 2005 | 25 |
| D3030 | COOLING TOWER (OVER 300 TONS) | 575 | TON | \$184.81 | | \$106,268 | 1980 | 20 |

Life Cycle Model
Building Component Summary
JENK : JENKINS FINE ARTS CENTER

| Unifomat Code | Component Description | Qty | Units | Unit Cost | Complex Adj | Total Cost | Install Date | Life Exp |
|----------------------|---|------------|--------------|------------------|--------------------|---------------------|---------------------|-----------------|
| D3040 | EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR | 11 | EA | \$2,768.62 | | \$30,455 | 2002 | 20 |
| D3040 | EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR | 8 | EA | \$2,768.62 | 1.5 | \$33,223 | 1980 | 20 |
| D3040 | EXHAUST FAN - UTILITY SET OR SIMILAR | 6 | EA | \$3,660.81 | | \$21,965 | 1977 | 20 |
| D3040 | EXHAUST FAN - UTILITY SET OR SIMILAR | 9 | EA | \$3,660.81 | | \$32,947 | 1980 | 20 |
| D3040 | EXHAUST FAN - PROPELLER TYPE OR SIMILAR | 2 | EA | \$1,357.34 | | \$2,715 | 1977 | 20 |
| D3040 | DUST COLLECTION SYSTEM | 1 | SYS | \$37,313.02 | | \$37,313 | 1990 | 25 |
| D3040 | HVAC SYSTEM - CLASSROOM / ACADEMIC | 99,994 | SF | \$30.67 | | \$3,066,777 | 1977 | 25 |
| D3040 | HVAC SYSTEM - CLASSROOM / ACADEMIC | 10,000 | SF | \$30.67 | | \$306,696 | 2002 | 25 |
| D3040 | BASE MTD. PUMP - 50 HP TO 150 HP | 30 | HP | \$782.99 | | \$23,490 | 2005 | 25 |
| D3040 | BASE MTD. PUMP - 50 HP TO 150 HP | 40 | HP | \$782.99 | | \$31,319 | 1977 | 25 |
| D3050 | SPLIT DX SYSTEM | 5 | TON | \$2,143.89 | | \$10,719 | 2007 | 15 |
| D5010 | ELECTRICAL SYSTEM - CLASSROOM / ACADEMIC | 109,994 | SF | \$13.35 | | \$1,468,333 | 1977 | 50 |
| D5010 | ELECTRICAL SWITCHGEAR 120/208V | 2,500 | AMP | \$32.96 | | \$82,409 | 2006 | 20 |
| D5010 | ELECTRICAL SWITCHGEAR 277/480V | 800 | AMP | \$39.56 | | \$31,651 | 1977 | 20 |
| D5010 | TRANSFORMER, OIL, 5-15KV (UP TO 500 KVA) | 500 | KVA | \$76.73 | | \$38,367 | 1977 | 30 |
| D5010 | TRANSFORMER, OIL, 5-15KV (500-1500 KVA) | 750 | KVA | \$47.02 | | \$35,265 | 2006 | 30 |
| D5010 | VARIABLE FREQUENCY DRIVE (OVER 50 HP) | 30 | HP | \$237.46 | | \$7,124 | 2005 | 12 |
| D5020 | EXIT SIGNS (CENTRAL POWER) | 46 | EA | \$163.78 | | \$7,534 | 1977 | 20 |
| D5020 | EXTERIOR LIGHT (HID) | 16 | EA | \$689.58 | | \$11,033 | 1977 | 20 |
| D5020 | LIGHTING - CLASSROOM / ACADEMIC | 98,995 | SF | \$6.26 | | \$619,476 | 1977 | 20 |
| D5020 | LIGHTING - CLASSROOM / ACADEMIC | 10,999 | SF | \$6.26 | | \$68,828 | 2005 | 20 |
| D5030 | FIRE ALARM SYSTEM, POINT ADDRESSABLE | 109,994 | SF | \$2.61 | | \$287,589 | 1995 | 15 |
| D5040 | GENERATOR, DIESEL (UP TO 50 KW) | 20 | KW | \$1,123.84 | | \$22,477 | 1977 | 25 |
| E2010 | KITCHENETTE UNIT WITH CABINETRY AND AMENITIES | 2 | LOT | \$5,940.22 | | \$11,880 | 1977 | 20 |
| E2010 | BASIC FOLDING FIXED SEATING | 250 | EA | \$278.95 | | \$69,737 | 1977 | 20 |
| | | | | | | \$13,275,747 | | |

Life Cycle Model Expenditure Projections

JENK : JENKINS FINE ARTS CENTER



Average Annual Renewal Cost Per SqFt \$4.78

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

**Photo Log - Facility Condition
Analysis
JENK : JENKINS FINE ARTS CENTER**

| Photo ID No | Description | Location | Date |
|--------------------|---|-------------------------------|-------------|
| JENK001a | Roof detail | Roof | 9/3/2009 |
| JENK001e | Notifier addressable fire alarm panel | First floor | 9/3/2009 |
| JENK002a | Roof detail | Roof | 9/3/2009 |
| JENK002e | Centrifugal roof exhaust fans | Roof | 9/3/2009 |
| JENK003a | Roof detail | Roof | 9/3/2009 |
| JENK003e | Carrier rooftop unit | Roof | 9/3/2009 |
| JENK004a | Roof detail | Roof | 9/3/2009 |
| JENK004e | Utility exhaust fan | Roof | 9/3/2009 |
| JENK005a | Roof detail | Roof | 9/3/2009 |
| JENK005e | 2002 McQuay rooftop unit | Roof | 9/3/2009 |
| JENK006a | Roof detail | Roof | 9/3/2009 |
| JENK006e | Fume hood exhaust fans | Roof | 9/3/2009 |
| JENK007a | Stairwell design | Third floor | 9/3/2009 |
| JENK007e | Paint booth exhaust fan | Roof | 9/3/2009 |
| JENK008a | Window detail | Third floor | 9/3/2009 |
| JENK008e | Original McQuay make-up air unit | Roof | 9/3/2009 |
| JENK009a | Interior door design | Third floor | 9/3/2009 |
| JENK009e | Original McQuay rooftop air handler | Roof | 9/3/2009 |
| JENK010a | Interior finishes | Third floor | 9/3/2009 |
| JENK010e | Timeworn LED exit sign | Third floor | 9/3/2009 |
| JENK011a | Corridor finishes | Third floor | 9/3/2009 |
| JENK011e | Xenon strobe and original bell-type annunciator | Third floor | 9/3/2009 |
| JENK012a | Stairwell design | Third floor | 9/3/2009 |
| JENK012e | Pneumatic thermostat | Third floor | 9/3/2009 |
| JENK013a | Interior ramp | Third floor | 9/3/2009 |
| JENK013e | Original Square D electrical panel | Third floor | 9/3/2009 |
| JENK014a | Ceiling detail | Third floor | 9/3/2009 |
| JENK014e | Hot water radiator | Third floor, women's restroom | 9/3/2009 |
| JENK015a | Corridor finishes | Second floor | 9/3/2009 |
| JENK015e | T12 fluorescent lighting | Second floor | 9/3/2009 |
| JENK016a | Single level drinking fountain | Second floor | 9/3/2009 |
| JENK016e | Reheat boxes | Above room 229 | 9/3/2009 |
| JENK017a | Telecom conduit | Second floor | 9/3/2009 |

**Photo Log - Facility Condition
Analysis
JENK : JENKINS FINE ARTS CENTER**

| Photo ID No | Description | Location | Date |
|--------------------|---|---------------------|-------------|
| JENK017e | Edge-lit LED exit sign | Second floor | 9/3/2009 |
| JENK018a | Studio finishes | Second floor | 9/3/2009 |
| JENK018e | Notifier addressable fire alarm annunciator | First floor, foyer | 9/3/2009 |
| JENK019a | Stairwell design | Second floor | 9/3/2009 |
| JENK019e | Original elevator motor controller | Elevator room 147 | 9/3/2009 |
| JENK020a | Studio finishes | Second floor | 9/3/2009 |
| JENK020e | Trane centrifugal chiller | Chiller room 144 | 9/3/2009 |
| JENK021a | Dual level drinking fountain | Second floor | 9/3/2009 |
| JENK021e | Air compressor for classroom use | Chiller room 144 | 9/3/2009 |
| JENK022a | Corridor finishes | Second floor | 9/3/2009 |
| JENK022e | ABB variable frequency drive | Chiller room 144 | 9/3/2009 |
| JENK023a | Office suite finishes | Second floor | 9/3/2009 |
| JENK023e | Original Onan emergency generator | Chiller room 144 | 9/3/2009 |
| JENK024a | Break room sink | Second floor | 9/3/2009 |
| JENK024e | Chilled water pump | Chiller room 144 | 9/3/2009 |
| JENK025a | Auditorium seating | Second floor | 9/3/2009 |
| JENK025e | Condenser water pump | Chiller room 144 | 9/3/2009 |
| JENK026a | Gallery finishes | Second floor | 9/3/2009 |
| JENK026e | Timeworn through-wall exhaust fan | Chiller room 144 | 9/3/2009 |
| JENK027a | Corridor finishes | First floor | 9/3/2009 |
| JENK027e | Dust collection unit | Wood shop 108 | 9/3/2009 |
| JENK028a | Water infiltration around windows | First floor | 9/3/2009 |
| JENK028e | Discolored light fixture | First floor | 9/3/2009 |
| JENK029a | Studio finishes | First floor | 9/3/2009 |
| JENK029e | Emergency eyewash | Photo lab 1109 | 9/3/2009 |
| JENK030a | Corridor finishes | First floor | 9/3/2009 |
| JENK030e | Original hydraulic elevator | Elevator room 1124 | 9/3/2009 |
| JENK031a | South courtyard | Exterior elevation | 9/3/2009 |
| JENK031e | Original built-up air handler | Mechanical room 146 | 9/3/2009 |
| JENK032a | South facade | Exterior elevation | 9/3/2009 |
| JENK032e | Control air compressor | Mechanical room 146 | 9/3/2009 |
| JENK033a | Paint damage on siding | Exterior elevation | 9/3/2009 |
| JENK033e | Original domestic hot water heat exchanger | Mechanical room 146 | 9/3/2009 |

**Photo Log - Facility Condition
Analysis
JENK : JENKINS FINE ARTS CENTER**

| Photo ID No | Description | Location | Date |
|--------------------|--|---------------------|-------------|
| JENK034a | South facade | Exterior elevation | 9/3/2009 |
| JENK034e | Aging condensate return unit | Mechanical room 146 | 9/3/2009 |
| JENK035a | South facade | Exterior elevation | 9/3/2009 |
| JENK035e | Original hot water pump | Mechanical room 146 | 9/3/2009 |
| JENK036a | South facade | Exterior elevation | 9/3/2009 |
| JENK036e | Outdated hot water heat exchanger | Mechanical room 146 | 9/3/2009 |
| JENK037a | South facade | Exterior elevation | 9/3/2009 |
| JENK037e | Variable frequency drive on return fan of AHU1 | Mechanical room 146 | 9/3/2009 |
| JENK038a | East facade | Exterior elevation | 9/3/2009 |
| JENK038e | Variable frequency drive on supply fan of AHU1 | Mechanical room 146 | 9/3/2009 |
| JENK039a | East facade | Exterior elevation | 9/3/2009 |
| JENK039e | Backflow preventers | Mechanical room 146 | 9/3/2009 |
| JENK040a | Steps to east entrance | Exterior elevation | 9/3/2009 |
| JENK040e | Original AHU2 | Mechanical room 146 | 9/3/2009 |
| JENK041a | East facade | Exterior elevation | 9/3/2009 |
| JENK041e | Original 800 amp main switchboard | Mechanical room 146 | 9/3/2009 |
| JENK042a | North facade | Exterior elevation | 9/3/2009 |
| JENK042e | Sump pump | Mechanical room 146 | 9/3/2009 |
| JENK043a | North facade | Exterior elevation | 9/3/2009 |
| JENK043e | HID exterior fixture | North facade | 9/3/2009 |
| JENK044a | North facade | Exterior elevation | 9/3/2009 |
| JENK044e | Timeworn cooling tower | Southwest exterior | 9/3/2009 |
| JENK045a | North facade | Exterior elevation | 9/3/2009 |
| JENK045e | Clogged cooling tower honeycomb | Southwest exterior | 9/3/2009 |
| JENK046a | North facade | Exterior elevation | 9/3/2009 |
| JENK046e | Condensing unit | Southeast exterior | 9/3/2009 |
| JENK047a | West facade | Exterior elevation | 9/3/2009 |
| JENK047e | Service entrance transformer | Courtyard | 9/3/2009 |

Facility Condition Analysis - Photo Log



JENK001A.jpg



JENK001E.jpg



JENK002A.jpg



JENK002E.jpg



JENK003A.jpg



JENK003E.jpg



JENK004A.jpg



JENK004E.jpg



JENK005A.jpg



JENK005E.jpg



JENK006A.jpg



JENK006E.jpg



JENK007A.jpg



JENK007E.jpg



JENK008A.jpg



JENK008E.jpg



JENK009A.jpg



JENK009E.jpg



JENK010A.jpg



JENK010E.jpg

Facility Condition Analysis - Photo Log



JENK011A.jpg



JENK011E.jpg



JENK012A.jpg



JENK012E.jpg



JENK013A.jpg



JENK013E.jpg



JENK014A.jpg



JENK014E.jpg



JENK015A.jpg



JENK015E.jpg



JENK016A.jpg



JENK016E.jpg



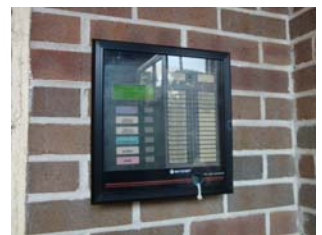
JENK017A.jpg



JENK017E.jpg



JENK018A.jpg



JENK018E.jpg



JENK019A.jpg



JENK019E.jpg



JENK020A.jpg



JENK020E.jpg

Facility Condition Analysis - Photo Log



JENK021A.jpg



JENK021E.jpg



JENK022A.jpg



JENK022E.jpg



JENK023A.jpg



JENK023E.jpg



JENK024A.jpg



JENK024E.jpg



JENK025A.jpg



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JENK026A.jpg



JENK026E.jpg



JENK027A.jpg



JENK027E.jpg



JENK028A.jpg



JENK028E.jpg



JENK029A.jpg



JENK029E.jpg



JENK030A.jpg



JENK030E.jpg

Facility Condition Analysis - Photo Log



JENK031A.jpg



JENK031E.jpg



JENK032A.jpg



JENK032E.jpg



JENK033A.jpg



JENK033E.jpg



JENK034A.jpg



JENK034E.jpg



JENK035A.jpg



JENK035E.jpg



JENK036A.jpg



JENK036E.jpg



JENK037A.jpg



JENK037E.jpg



JENK038A.jpg



JENK038E.jpg



JENK039A.jpg



JENK039E.jpg



JENK040A.jpg



JENK040E.jpg

Facility Condition Analysis - Photo Log



JENK041A.jpg



JENK041E.jpg



JENK042A.jpg



JENK042E.jpg



JENK043A.jpg



JENK043E.jpg



JENK044A.jpg



JENK044E.jpg



JENK045A.jpg



JENK045E.jpg



JENK046A.jpg



JENK046E.jpg



JENK047A.jpg



JENK047E.jpg