EAST CAROLINA UNIVERSITY

MCGINNIS THEATRE

ASSET CODE: MCGI

FACILITY CONDITION ANALYSIS

DECEMBER 28, 2009

ISES CORPORATION

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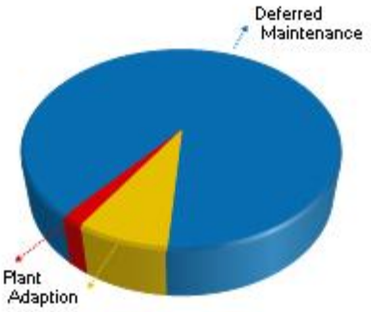
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - MCGINNIS THEATRE

PROJECT COSTS BY CLASSIFICATION



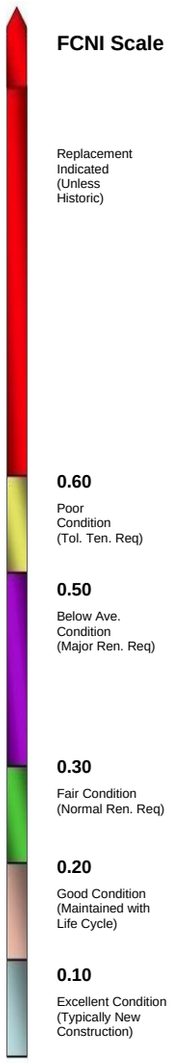
Building Code:	MCGI
Building Name:	MCGINNIS THEATRE
Year Built:	1951
Building Use:	Theater / Auditorium
Square Feet:	26,692

Project Costs by Priority

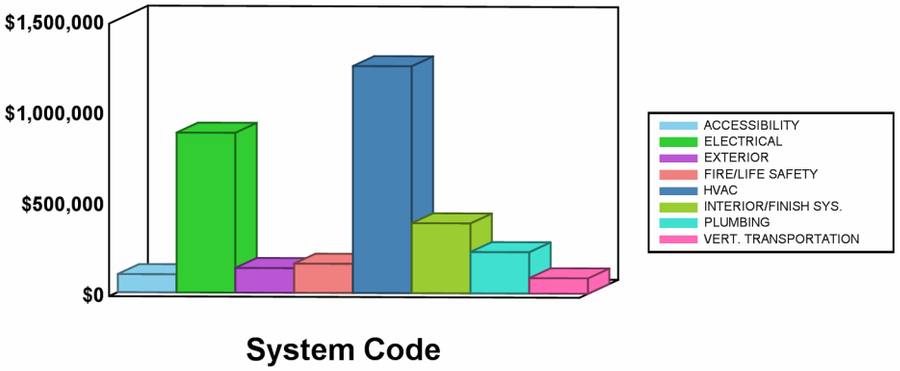
Priority 1:	$0	
Priority 2:	$147,297	
Priority 3:	$2,975,659	
Priority 4:	$100,070	
Total Project Costs:		**$3,223,026**
Facility Replacement Cost:		**$7,691,000**

Facility Condition Needs Index (FCNI): 0.42

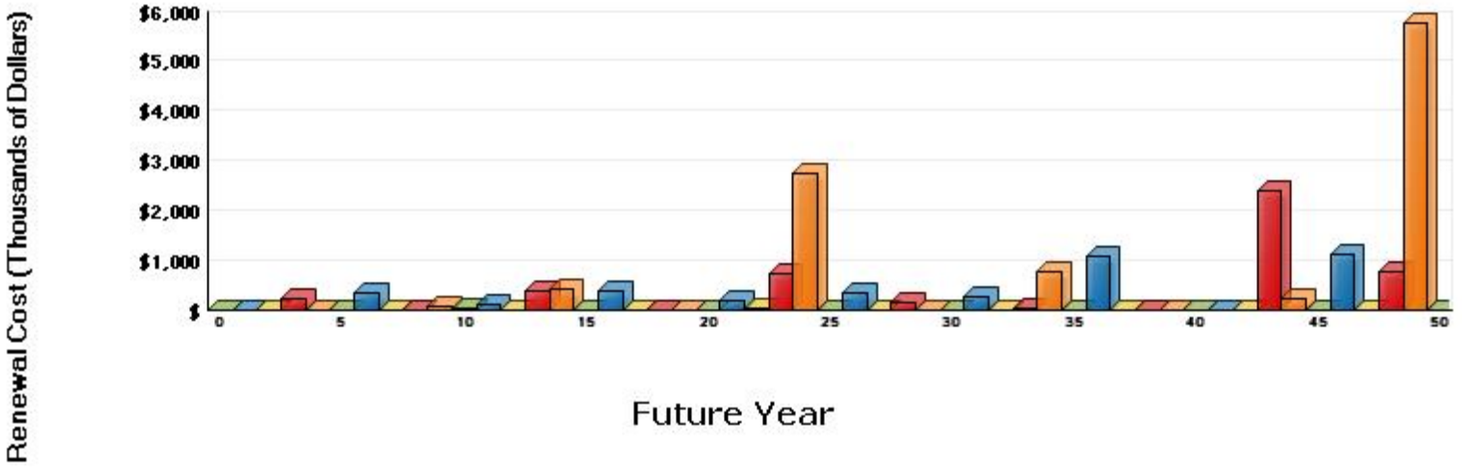
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $5.21

B. ASSET SUMMARY

The McGinnis Theatre is located on the East Carolina University campus in Greenville, North Carolina. Constructed in 1951, this Modern International style facility includes three stories above-grade and a full basement. It is a graduated rectangular-shaped facility supported by a reinforced concrete basement foundation. Totaling 26,692 gross square feet, the facility is predominately utilized as a theater space but also includes classrooms and dressing rooms.

Information for this report was gathered during a site visit that concluded on September 2, 2009.

SITE

The building sits on a flat parcel of land. Landscaping consists of ornamental planting beds, shrubbery, specimen trees, and areas of turf. Vehicular access is from the north via Beckwith Drive. The building is served by a parking lot north of the structure that leads to a sidewalk system serving all entrances. The site is in overall good condition and does not require anything more than routine maintenance.

EXTERIOR STRUCTURE

The roof is comprised of flat and gabled sections. The flat sections are covered with single-ply membrane roofing, while the gabled sections have asphalt shingles. It is recommended that both roofing systems be replaced. The existing stress conditions will lead to failure if left unattended. Replace the stressed roofing and flashing with similar applications.

The exterior closure consists of brick and precast concrete panels. While the brick and concrete panels are fundamentally sound, exposure to the elements has caused some deterioration of the mortar joints and expansion joints. Cleaning, surface preparation, selective repairs, and applied finish or penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

The metal frame window systems have thermal-pane glazing and are properly maintaining the building envelope and environment. There are no required window upgrades at this time. The main building entrance has metal-frame glass doors, while the secondary entrances have hollow metal service doors. There is also an overhead door at the loading dock. It is recommended that aged and inefficient primary and secondary entrance, service, and overhead roll-up doors be replaced. The replacement doors should maintain the architectural design aspects of the facility and be modern, energy-efficient units.

INTERIOR FINISHES / SYSTEMS

The wall finishes are generally painted sheetrock and in fair condition, with minor damage and finish discoloration. Ceilings are a combination of painted sheetrock and suspended acoustical tile systems and are also in fair condition, with minor areas of damaged tile and discoloration. Floor finishes are typically carpet, vinyl tile, or ceramic tile and are not expected to outlast the scope of this assessment. 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.

ACCESSIBILITY

Compliant parking spaces in the north lot lead to curb cuts and a sidewalk system serving all entrances. The north first floor entrance is wheelchair accessible and leads to a compliant elevator system that serves floors one and two. There are men's and women's public restrooms that are fully accessible. The fixtures and finishes in the dressing room restrooms, however, appear to be original to the year of construction, including the showers. The fixtures are dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation to the dressing room restrooms, including new fixtures, finishes, and accessories, is recommended. Doors are equipped with lever hardware and the appropriate pictorial and Braille signage.

There are deficient exterior railing systems that do not meet current ADA requirements. Accessibility legislation requires that building entrances be accessible. To comply with this legislation, it is recommended that ADA compliant, painted metal handrails be installed at all entrances as required.

There are five single level drinking fountains on the first and second floors of the building. Building amenities are required to be generally accessible to all persons. The single level drinking fountain configuration is a barrier to accessibility. All single level drinking fountains should be replaced with dual level, refrigerated units.

HEALTH

Based on the age of this facility, it is likely that lead paint or asbestos-containing materials (ACM) were used in the original construction, although no physical testing or sampling was performed. No lead paint or suspected asbestos was observed during the inspection of this building. The lead paint and asbestos health risks are extremely minimal, but workers during any and all remodeling should be made aware of the potential hazards of working with such materials. There were no reports or evidence of pest or insect infestations.

FIRE / LIFE SAFETY

The paths of egress in this building are adequate with regard to fire rating. There are no compromises involving partitions, elevators lobbies, or stairs. There are four sets of interior stairs, with one serving the control room above the lobby. The metal handrail and guardrail systems at these stairs do not comply with current design standards. Walls rails are lacking, handrails are not the approved profile, and newel posts interrupt the switchback stair gripping surfaces. Also, the guardrails typically have openings that do not comply with the 4 inch sphere test, and upper landing guardrails are not 42 inches high. Retrofit new guardrails and handrails in each of the stair segments as appropriate to resolve the design discrepancies.

This facility is protected by a central fire alarm system. The point addressable fire alarm control panel was manufactured by Simplex and is located in mechanical room 111. The devices that serve this

system include manual pull stations, audible / visible devices, and smoke detectors. The fire alarm system is adequate and in good condition. With proper testing and maintenance, it will outlast the purview of this analysis.

A portion of this facility is protected by an automatic fire suppression system. Manual, dry chemical fire extinguishers are available in the balance of the building. To reduce overall liability and potential for loss, it is recommended that the fire sprinkler system be extended to serve unprotected areas. Cost has also been included for replacement of the existing sprinkler heads.

Exit signs are illuminated with fluorescent lamps and are connected to the emergency power network. Emergency lighting is available through standard interior light fixtures that are connected to the emergency power network. 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.

HVAC

This facility is on the campus steam loop. Hot water is circulated as the heating medium. Two local air-cooled chillers generate chilled water for building cooling. These systems have a capacity of 40 tons and were manufactured by Carrier. They have served beyond their intended life cycles and are recommended for replacement.

This facility is served by a forced-air HVAC system with single-zone air handling units that have hot water heating coils and chilled water cooling coils. The ventilation system delivers 100 percent outside air to specific interior spaces. The air distribution network furnishes constant volume air to the occupied spaces. The controls for this system are a combination of digital and pneumatic, with variable frequency drives (VFDs) having been recently added to one of the air handling units.

The main components of the HVAC system have aged beyond their statistical life cycles. The system is inefficient compared to modern standards. It is recommended that the existing HVAC system be upgraded.

ELECTRICAL

An oil-filled S&C transformer rated for 150 kVA service steps the incoming power down from 12,470 volts to 120/208 for building distribution. Power is then distributed by General Electric switchgear rated for 2,000 amp service. It should be anticipated that the 120/208 volt main distribution panel and switchgear will require replacement within the scope of this report.

The electrical distribution network supplies 120/208 volt power throughout. Panels were manufactured by Square D or General Electric and installed either at the time of original construction or during the 1982 addition. The electrical devices are aged and visibly worn, and the system is undersized to support the current needs of the occupants. To maintain reliable service throughout the facility, it is recommended that the electrical distribution network be upgraded.

The interior spaces are illuminated primarily by compact and T8 fluorescent fixtures. The fixtures are predominantly surface-mounted applications with acrylic lenses. Energy-efficient ballasts and lamps are

retrofitted into original fixtures, but there are still some T12 fluorescent lamps in service. Some fixtures are also still fitted with inefficient incandescent lamps. Lenses are aged and present a dim aesthetic, and some lenses are worn or missing. The interior lighting has generally served beyond its expected life cycle and is recommended for replacement. Specify energy-efficient fixtures, and install occupancy sensors where possible.

The exterior areas adjacent to the building are illuminated by building-mounted HID, compact fluorescent, and stanchion-mounted fixtures. These systems are aged and weathered and should be replaced within the scope of this analysis. Install new energy-efficient fixtures, and place them on photocell activation.

Emergency power is produced by a local diesel-fired generator. This unit has a capacity of 180 kW, generates 120/208 volt power, and was manufactured by Kohler. It has served beyond its intended life cycle and should be replaced to provide reliable emergency power to critical building systems.

PLUMBING

Potable water for the original portion of this facility is distributed via a galvanized steel piping network. Sanitary waste and stormwater piping is of cast-iron, bell-and-spigot construction with galvanized steel 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.

Potable water for the 1982 addition is supplied through a copper piping network. The drain piping is of cast-iron, bell-and-spigot construction with copper run-outs. The drain piping network is adequate and does not currently require any projects. However, the supply piping network will require replacement within the scope of this analysis. Domestic water is heated by an electric, commercial-grade water heater. This unit is adequate and in good condition. It will likely outlast 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 2, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

NAME	POSITION
William Bagwell	Associate Vice Chancellor, Campus Operations

REPORT DEVELOPMENT:

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

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).

B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.

C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

PRIORITY CLASS 1

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

PRIORITY CLASS 2

CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	0001IS06	03
EL4C	0001EL03	04

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:
a. return a facility to normal operation
b. stop accelerated deterioration
c. correct a cited safety hazard

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:
a. intermittent interruptions
b. rapid deterioration
c. potential safety hazards

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

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

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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

Building Number	Photo Sequence	Arch / Eng / VT
0001	006	e

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

CATEGORY CODE			SYSTEM DESCRIPTION
AC1A	-	AC4B	ACCESSIBILITY
EL1A	-	EL8A	ELECTRICAL
ES1A	-	ES6E	EXTERIOR STRUCTURE
FS1A	-	FS6A	FIRE / LIFE SAFETY
HE1A	-	HE7A	HEALTH
HV1A	-	HV8B	HVAC
IS1A	-	IS6D	INTERIOR FINISHES / SYSTEMS
PL1A	-	PL5A	PLUMBING
SI1A	-	SI4A	SITE
SS1A	-	SS7A	SECURITY SYSTEMS
VT1A	-	VT7A	VERTICAL TRANSPORTATION

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

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

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

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

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

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

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

FACILITY CONDITION ANALYSIS

SECTION 2

DETAILED PROJECT SUMMARIES AND TOTALS

Detailed Project Totals
Facility Condition Analysis
System Code by Priority Class
MCGI : MCGINNIS THEATRE

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	100,070	100,070
EL	ELECTRICAL	0	0	879,520	0	879,520
ES	EXTERIOR	0	0	135,896	0	135,896
FS	FIRE/LIFE SAFETY	0	147,297	13,331	0	160,628
HV	HVAC	0	0	1,248,868	0	1,248,868
IS	INTERIOR/FINISH SYS.	0	0	385,165	0	385,165
PL	PLUMBING	0	0	227,879	0	227,879
VT	VERT. TRANSPORTATION	0	0	85,000	0	85,000
	TOTALS	0	147,297	2,975,659	100,070	3,223,026

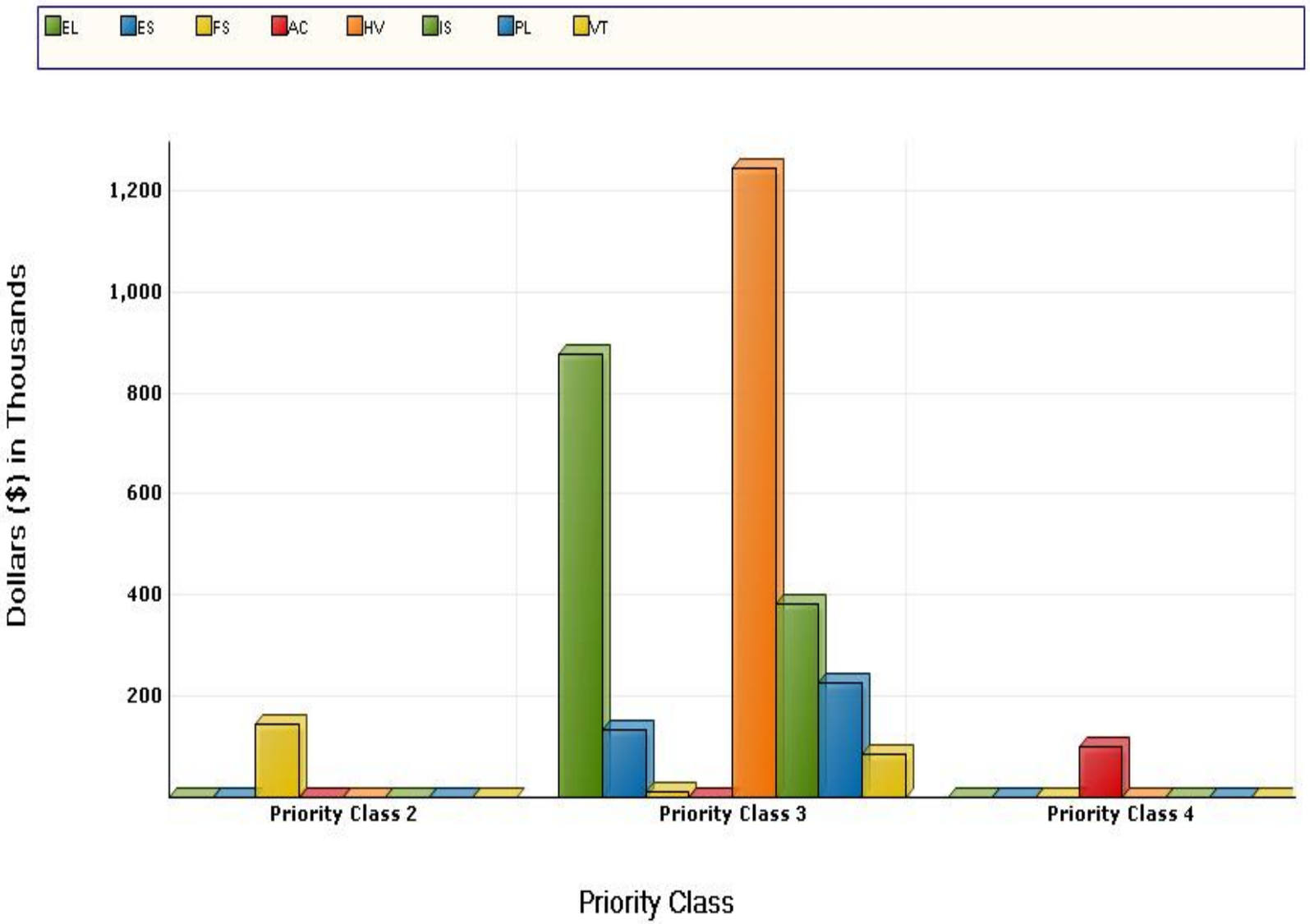
Facility Replacement Cost	$7,691,000
Facility Condition Needs Index	0.42

Gross Square Feet	26,692	**Total Cost Per Square Foot**	$120.75

FACILITY CONDITION ANALYSIS

System Code by Priority Class

MCGI : MCGINNIS THEATRE



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
MCGI : MCGINNIS THEATRE

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	100,070	100,070
EL	ELECTRICAL	62,091	817,429	0	879,520
ES	EXTERIOR	0	135,896	0	135,896
FS	FIRE/LIFE SAFETY	0	3,679	156,949	160,628
HV	HVAC	0	1,248,868	0	1,248,868
IS	INTERIOR/FINISH SYS.	0	385,165	0	385,165
PL	PLUMBING	0	227,879	0	227,879
VT	VERT. TRANSPORTATION	0	85,000	0	85,000
	TOTALS	62,091	2,903,916	257,019	3,223,026

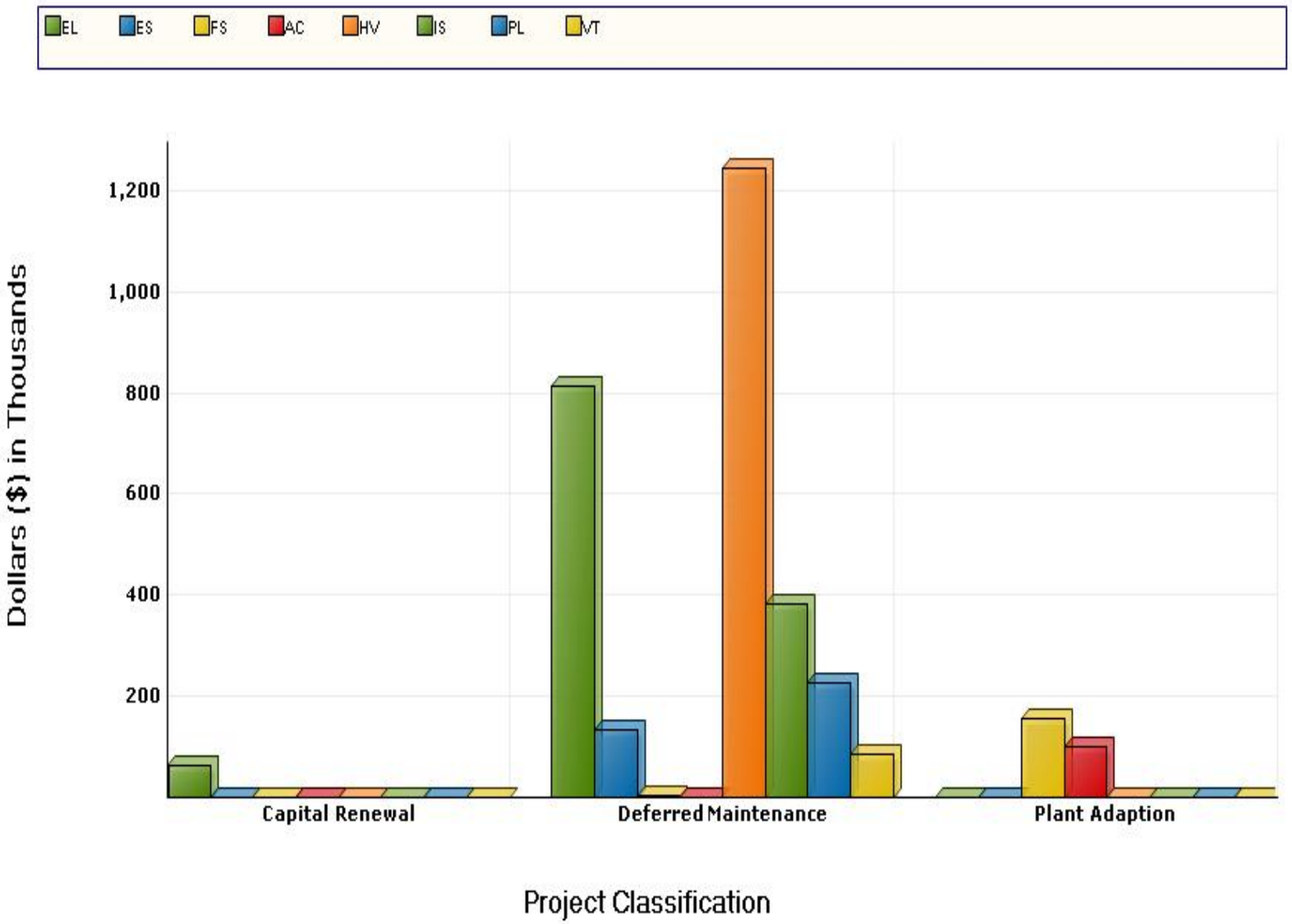
Facility Replacement Cost	$7,691,000
Facility Condition Needs Index	0.42

Gross Square Feet	26,692	**Total Cost Per Square Foot**	$120.75

FACILITY CONDITION ANALYSIS

System Code by Project Class

MCGI : MCGINNIS THEATRE



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
MCGI : MCGINNIS THEATRE

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	62,091	0	62,091
Deferred Maintenance	0	0	2,903,916	0	2,903,916
Plant Adaption	0	147,297	9,652	100,070	257,019
TOTALS	0	147,297	2,975,659	100,070	3,223,026

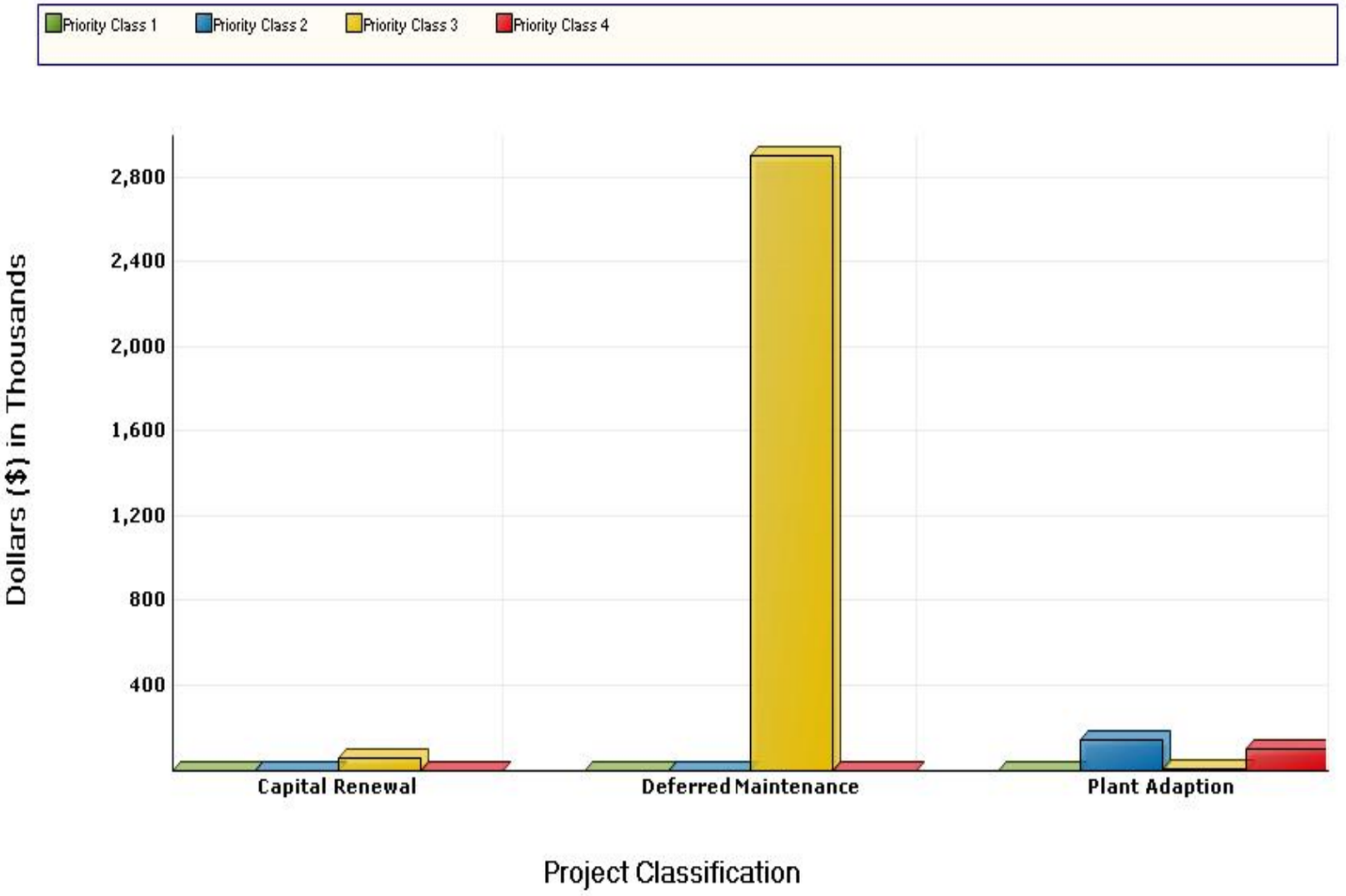
Facility Replacement Cost	$7,691,000
Facility Condition Needs Index	0.42

Gross Square Feet	26,692	**Total Cost Per Square Foot**	$120.75

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

MCGI : MCGINNIS THEATRE



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	MCGIFS01	2	1	FIRE SPRINKLER SYSTEM EXTENSION	126,981	20,317	147,297
				Totals for Priority Class 2	**126,981**	**20,317**	**147,297**
FS5E	MCGIFS03	3	2	STAIR SAFETY UPGRADES	8,320	1,331	9,652
FS1A	MCGIFS02	3	3	REPLACE EXIT SIGNS	3,172	507	3,679
ES4B	MCGIES04	3	4	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	33,843	5,415	39,258
ES4B	MCGIES05	3	5	MEMBRANE ROOF REPLACEMENT	11,798	1,888	13,685
ES5A	MCGIES03	3	6	EXTERIOR DOOR REPLACEMENT	55,893	8,943	64,836
ES2B	MCGIES01	3	7	RESTORE BRICK VENEER	11,709	1,873	13,583
ES2B	MCGIES02	3	8	RESTORE CONCRETE FINISH	3,909	625	4,534
HV3A	MCGIHV01	3	9	HVAC SYSTEM REPLACEMENT	976,676	156,268	1,132,944
HV2A	MCGIHV02	3	10	REPLACE AIR-COOLED CHILLER	99,934	15,989	115,924
EL5A	MCGIEL01	3	11	REPLACE EMERGENCY GENERATOR	178,200	28,512	206,712
EL3B	MCGIEL04	3	12	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	350,352	56,056	406,408
EL4B	MCGIEL03	3	13	INTERIOR LIGHTING UPGRADE	152,357	24,377	176,735
EL4A	MCGIEL05	3	14	EXTERIOR LIGHTING REPLACEMENT	23,771	3,803	27,574
EL2A	MCGIEL02	3	15	REPLACE 120/208 VOLT SWITCHGEAR	53,527	8,564	62,091
IS1A	MCGIIS01	3	16	REFINISH FLOORING	210,142	33,623	243,765
IS2B	MCGIIS02	3	17	REFINISH WALLS	16,869	2,699	19,568
IS3B	MCGIIS03	3	18	REFINISH CEILINGS	26,375	4,220	30,595
IS4A	MCGIIS04	3	19	REPLACE INTERIOR DOORS	78,653	12,584	91,237
PL1A	MCGIPL01	3	20	WATER SUPPLY PIPING REPLACEMENT	90,118	14,419	104,537
PL2A	MCGIPL02	3	21	DRAIN PIPING REPLACEMENT	106,329	17,013	123,342
VT7A	MCGIVT01	3	22	UPGRADE ELEVATOR NO. 1	85,000	0	85,000
				Totals for Priority Class 3	**2,576,947**	**398,712**	**2,975,659**
AC2A	MCGIAC01	4	23	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,899	464	3,362
AC4A	MCGIAC02	4	24	DRINKING FOUNTAIN UPGRADES	25,315	4,050	29,365
AC3E	MCGIAC03	4	25	DRESSING ROOM RESTROOM RENOVATIONS	58,053	9,289	67,342
				Totals for Priority Class 4	**86,267**	**13,803**	**100,070**
				Grand Total:	**2,790,195**	**432,831**	**3,223,026**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
VT7A	MCGIVT01	3	22	UPGRADE ELEVATOR NO. 1	85,000	0	85,000
FS1A	MCGIFS02	3	3	REPLACE EXIT SIGNS	3,172	507	3,679
EL2A	MCGIEL02	3	15	REPLACE 120/208 VOLT SWITCHGEAR	53,527	8,564	62,091
EL4A	MCGIEL05	3	14	EXTERIOR LIGHTING REPLACEMENT	23,771	3,803	27,574
ES2B	MCGIES01	3	7	RESTORE BRICK VENEER	11,709	1,873	13,583
ES2B	MCGIES02	3	8	RESTORE CONCRETE FINISH	3,909	625	4,534
ES5A	MCGIES03	3	6	EXTERIOR DOOR REPLACEMENT	55,893	8,943	64,836
ES4B	MCGIES04	3	4	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	33,843	5,415	39,258
ES4B	MCGIES05	3	5	MEMBRANE ROOF REPLACEMENT	11,798	1,888	13,685
FS5E	MCGIFS03	3	2	STAIR SAFETY UPGRADES	8,320	1,331	9,652
IS2B	MCGIIS02	3	17	REFINISH WALLS	16,869	2,699	19,568
IS3B	MCGIIS03	3	18	REFINISH CEILINGS	26,375	4,220	30,595
IS4A	MCGIIS04	3	19	REPLACE INTERIOR DOORS	78,653	12,584	91,237
				Totals for Priority Class 3	**412,838**	**52,454**	**465,292**
AC2A	MCGIAC01	4	23	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,899	464	3,362
AC4A	MCGIAC02	4	24	DRINKING FOUNTAIN UPGRADES	25,315	4,050	29,365
AC3E	MCGIAC03	4	25	DRESSING ROOM RESTROOM RENOVATIONS	58,053	9,289	67,342
				Totals for Priority Class 4	**86,267**	**13,803**	**100,070**
				Grand Totals for Projects < 100,000	**499,105**	**66,257**	**565,362**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	MCGIFS01	2	1	FIRE SPRINKLER SYSTEM EXTENSION	126,981	20,317	147,297
				Totals for Priority Class 2	**126,981**	**20,317**	**147,297**
HV2A	MCGIHV02	3	10	REPLACE AIR-COOLED CHILLER	99,934	15,989	115,924
EL5A	MCGIEL01	3	11	REPLACE EMERGENCY GENERATOR	178,200	28,512	206,712
EL4B	MCGIEL03	3	13	INTERIOR LIGHTING UPGRADE	152,357	24,377	176,735
EL3B	MCGIEL04	3	12	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	350,352	56,056	406,408
PL1A	MCGIPL01	3	20	WATER SUPPLY PIPING REPLACEMENT	90,118	14,419	104,537
PL2A	MCGIPL02	3	21	DRAIN PIPING REPLACEMENT	106,329	17,013	123,342
IS1A	MCGIIS01	3	16	REFINISH FLOORING	210,142	33,623	243,765
				Totals for Priority Class 3	**1,187,433**	**189,989**	**1,377,423**
				Grand Totals for Projects >= 100,000 and < 500,000	**1,314,414**	**210,306**	**1,524,720**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
HV3A	MCGIHV01	3	9	HVAC SYSTEM REPLACEMENT	976,676	156,268	1,132,944
				Totals for Priority Class 3	**976,676**	**156,268**	**1,132,944**
				Grand Totals for Projects >= 500,000	**976,676**	**156,268**	**1,132,944**
				Grand Totals For All Projects:	**2,790,195**	**432,831**	**3,223,026**

Detailed Project Summary

Facility Condition Analysis

Project Classification

MCGI : MCGINNIS THEATRE

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
EL2A	MCGIEL02	15	Capital Renewal	3	REPLACE 120/208 VOLT SWITCHGEAR	62,091
					Totals for Capital Renewal	**62,091**
FS1A	MCGIFS02	3	Deferred Maintenance	3	REPLACE EXIT SIGNS	3,679
ES4B	MCGIES04	4	Deferred Maintenance	3	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	39,258
ES4B	MCGIES05	5	Deferred Maintenance	3	MEMBRANE ROOF REPLACEMENT	13,685
ES5A	MCGIES03	6	Deferred Maintenance	3	EXTERIOR DOOR REPLACEMENT	64,836
ES2B	MCGIES01	7	Deferred Maintenance	3	RESTORE BRICK VENEER	13,583
ES2B	MCGIES02	8	Deferred Maintenance	3	RESTORE CONCRETE FINISH	4,534
HV3A	MCGIHV01	9	Deferred Maintenance	3	HVAC SYSTEM REPLACEMENT	1,132,944
HV2A	MCGIHV02	10	Deferred Maintenance	3	REPLACE AIR-COOLED CHILLER	115,924
EL5A	MCGIEL01	11	Deferred Maintenance	3	REPLACE EMERGENCY GENERATOR	206,712
EL3B	MCGIEL04	12	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	406,408
EL4B	MCGIEL03	13	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	176,735
EL4A	MCGIEL05	14	Deferred Maintenance	3	EXTERIOR LIGHTING REPLACEMENT	27,574
IS1A	MCGIIS01	16	Deferred Maintenance	3	REFINISH FLOORING	243,765
IS2B	MCGIIS02	17	Deferred Maintenance	3	REFINISH WALLS	19,568
IS3B	MCGIIS03	18	Deferred Maintenance	3	REFINISH CEILINGS	30,595
IS4A	MCGIIS04	19	Deferred Maintenance	3	REPLACE INTERIOR DOORS	91,237
PL1A	MCGIPL01	20	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	104,537
PL2A	MCGIPL02	21	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	123,342
VT7A	MCGIVT01	22	Deferred Maintenance	3	UPGRADE ELEVATOR NO. 1	85,000
					Totals for Deferred Maintenance	**2,903,916**
FS3A	MCGIFS01	1	Plant Adaption	2	FIRE SPRINKLER SYSTEM EXTENSION	147,297
FS5E	MCGIFS03	2	Plant Adaption	3	STAIR SAFETY UPGRADES	9,652
AC2A	MCGIAC01	23	Plant Adaption	4	BUILDING ENTRY ACCESSIBILITY UPGRADES	3,362
AC4A	MCGIAC02	24	Plant Adaption	4	DRINKING FOUNTAIN UPGRADES	29,365
AC3E	MCGIAC03	25	Plant Adaption	4	DRESSING ROOM RESTROOM RENOVATIONS	67,342
					Totals for Plant Adaption	**257,019**
					Grand Total:	**3,223,026**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

MCGI : MCGINNIS THEATRE

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
FS1A	MCGIFS02	3	3	REPLACE EXIT SIGNS	3,679	180	20.44
ES4B	MCGIES04	3	4	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	39,258	500	78.52
ES4B	MCGIES05	3	5	MEMBRANE ROOF REPLACEMENT	13,685	200	68.43
HV3A	MCGIHV01	3	9	HVAC SYSTEM REPLACEMENT	1,132,944	10,610	106.78
EL4B	MCGIEL03	3	13	INTERIOR LIGHTING UPGRADE	176,735	6,810	25.95
EL4A	MCGIEL05	3	14	EXTERIOR LIGHTING REPLACEMENT	27,574	390	70.7
				Totals for Priority Class 3	**1,393,875**	**18,690**	**74.58**
				Grand Total:	**1,393,875**	**18,690**	**74.58**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	MCGIAC01	4	23	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,899	464	3,362
AC4A	MCGIAC02	4	24	DRINKING FOUNTAIN UPGRADES	25,315	4,050	29,365
AC3E	MCGIAC03	4	25	DRESSING ROOM RESTROOM RENOVATIONS	58,053	9,289	67,342
				Totals for System Code: ACCESSIBILITY	**86,267**	**13,803**	**100,070**
EL5A	MCGIEL01	3	11	REPLACE EMERGENCY GENERATOR	178,200	28,512	206,712
EL3B	MCGIEL04	3	12	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	350,352	56,056	406,408
EL4B	MCGIEL03	3	13	INTERIOR LIGHTING UPGRADE	152,357	24,377	176,735
EL4A	MCGIEL05	3	14	EXTERIOR LIGHTING REPLACEMENT	23,771	3,803	27,574
EL2A	MCGIEL02	3	15	REPLACE 120/208 VOLT SWITCHGEAR	53,527	8,564	62,091
				Totals for System Code: ELECTRICAL	**758,207**	**121,313**	**879,520**
ES4B	MCGIES04	3	4	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	33,843	5,415	39,258
ES4B	MCGIES05	3	5	MEMBRANE ROOF REPLACEMENT	11,798	1,888	13,685
ES5A	MCGIES03	3	6	EXTERIOR DOOR REPLACEMENT	55,893	8,943	64,836
ES2B	MCGIES01	3	7	RESTORE BRICK VENEER	11,709	1,873	13,583
ES2B	MCGIES02	3	8	RESTORE CONCRETE FINISH	3,909	625	4,534
				Totals for System Code: EXTERIOR	**117,152**	**18,744**	**135,896**
FS3A	MCGIFS01	2	1	FIRE SPRINKLER SYSTEM EXTENSION	126,981	20,317	147,297
FS5E	MCGIFS03	3	2	STAIR SAFETY UPGRADES	8,320	1,331	9,652
FS1A	MCGIFS02	3	3	REPLACE EXIT SIGNS	3,172	507	3,679
				Totals for System Code: FIRE/LIFE SAFETY	**138,472**	**22,156**	**160,628**
HV3A	MCGIHV01	3	9	HVAC SYSTEM REPLACEMENT	976,676	156,268	1,132,944
HV2A	MCGIHV02	3	10	REPLACE AIR-COOLED CHILLER	99,934	15,989	115,924
				Totals for System Code: HVAC	**1,076,610**	**172,258**	**1,248,868**
IS1A	MCGIIS01	3	16	REFINISH FLOORING	210,142	33,623	243,765
IS2B	MCGIIS02	3	17	REFINISH WALLS	16,869	2,699	19,568
IS3B	MCGIIS03	3	18	REFINISH CEILINGS	26,375	4,220	30,595
IS4A	MCGIIS04	3	19	REPLACE INTERIOR DOORS	78,653	12,584	91,237
				Totals for System Code: INTERIOR/FINISH SYS.	**332,039**	**53,126**	**385,165**
PL1A	MCGIPL01	3	20	WATER SUPPLY PIPING REPLACEMENT	90,118	14,419	104,537
PL2A	MCGIPL02	3	21	DRAIN PIPING REPLACEMENT	106,329	17,013	123,342
				Totals for System Code: PLUMBING	**196,447**	**31,432**	**227,879**
VT7A	MCGIVT01	3	22	UPGRADE ELEVATOR NO. 1	85,000	0	85,000

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
				Totals for System Code: VERT. TRANSPORTATION	**85,000**		**85,000**
				Grand Total:	**2,790,195**	**432,831**	**3,223,026**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIFS01	**Title:**	FIRE SPRINKLER SYSTEM EXTENSION
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
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, B

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIFS01

Task Cost Estimate

Task Description	Unit	Qnty	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	20,692	$3.08	$63,731	$3.77	$78,009	$141,740
Fire sprinkler head replacement	SF	6,000	$0.09	$540	$0.35	$2,100	$2,640
Project Totals:				**$64,271**		**$80,109**	**$144,380**

Material/Labor Cost		$144,380
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$105,817
General Contractor Mark Up at 20.0%	+	$21,163
Construction Cost		$126,981
Professional Fees at 16.0%	+	$20,317
Total Project Cost		**$147,297**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIFS03	**Title:**	STAIR SAFETY UPGRADES
Priority Sequence:	2		
Priority Class:	3		
Category Code:	FS5E	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING

Building Code:	MCGI
Building Name:	MCGINNIS THEATRE
Subclass/Savings:	Not Applicable

Code Application:	IBC	1003.3
	ADAAG	505

Project Class:	Plant Adaption
Project Date:	11/11/2009
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B

Project Description

The metal handrail and guardrail systems at these stairs do not comply with current design standards. Walls rails are lacking, handrails are not the approved profile, and newel posts interrupt the switchback stair gripping surfaces. Also, the guardrails typically have openings that do not comply with the 4 inch sphere test, and upper landing guardrails are not 42 inches high. Retrofit new guardrails and handrails in each of the stair segments as appropriate to resolve the design discrepancies.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIFS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handrail / guardrail system per floor	FLR	4	$1,297	$5,188	$833	$3,332	$8,520
Project Totals:				**$5,188**		**$3,332**	**$8,520**

Material/Labor Cost		$8,520
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$6,934
General Contractor Mark Up at 20.0%	+	$1,387
Construction Cost		$8,320
Professional Fees at 16.0%	+	$1,331
Total Project Cost		**$9,652**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIFS02	**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:	MCGI	
Building Name:	MCGINNIS THEATRE	
Subclass/Savings:	Energy Conservation	$180

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, B

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
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIFS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement of existing exit signs with LED units	EA	22	$76.00	$1,672	$85.00	$1,870	$3,542
Project Totals:				**$1,672**		**$1,870**	**$3,542**

Material/Labor Cost		$3,542
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$2,643
General Contractor Mark Up at 20.0%	+	$529
Construction Cost		$3,172
Professional Fees at 16.0%	+	$507
Total Project Cost		**$3,679**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIES04	**Title:**	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Energy Conservation $500		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

It is recommended that the asphalt shingle roofing system be replaced. The existing stress conditions will lead to failure if left unattended. Replace the stressed roof and flashing with an architectural-grade asphalt shingle application.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIES04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fiberglass / asphalt shingle roof	SF	6,280	$2.86	$17,961	$3.14	$19,719	$37,680
Project Totals:				**$17,961**		**$19,719**	**$37,680**

Material/Labor Cost		$37,680
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$28,202
General Contractor Mark Up at 20.0%	+	$5,641
Construction Cost		$33,843
Professional Fees at 16.0%	+	$5,415
Total Project Cost		**$39,258**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIES05	**Title:**	MEMBRANE ROOF REPLACEMENT
Priority Sequence:	5		
Priority Class:	3		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Energy Conservation $200		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

It is recommended that the single-ply membrane 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
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIES05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Membrane roof	SF	2,090	$3.79	$7,921	$1.73	$3,616	$11,537
Project Totals:				**$7,921**		**$3,616**	**$11,537**

Material/Labor Cost		$11,537
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$9,831
General Contractor Mark Up at 20.0%	+	$1,966
Construction Cost		$11,798
Professional Fees at 16.0%	+	$1,888
Total Project Cost		**$13,685**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIES03	**Title:**	EXTERIOR DOOR REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	ES5A	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	DOORS
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The main building entrance has metal-frame glass doors, while the secondary entrances have hollow metal service doors. There is also an overhead door at the loading dock. It is recommended that aged and inefficient primary and secondary entrance, service, and overhead roll-up doors be replaced. The replacement doors should maintain the architectural design aspects of the facility and be modern, energy-efficient units.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High traffic door system	LEAF	4	$1,978	$7,912	$1,999	$7,996	$15,908
Low traffic door system	LEAF	18	$1,031	$18,558	$1,250	$22,500	$41,058
Commercial-grade overhead garage door	EA	1	$2,551	$2,551	$3,332	$3,332	$5,883
Project Totals:				**$29,021**		**$33,828**	**$62,849**

Material/Labor Cost		$62,849
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$46,578
General Contractor Mark Up at 20.0%	+	$9,316
Construction Cost		$55,893
Professional Fees at 16.0%	+	$8,943
Total Project Cost		**$64,836**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIES01	**Title:**	RESTORE BRICK VENEER
Priority Sequence:	7		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
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
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	7,130	$0.11	$784	$0.22	$1,569	$2,353
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	713	$2.45	$1,747	$4.99	$3,558	$5,305
Applied finish or sealant	SF	7,130	$0.22	$1,569	$0.82	$5,847	$7,415
Project Totals:				**$4,100**		**$10,973**	**$15,073**

Material/Labor Cost		$15,073
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$9,758
General Contractor Mark Up at 20.0%	+	$1,952
Construction Cost		$11,709
Professional Fees at 16.0%	+	$1,873
Total Project Cost		**$13,583**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIES02	**Title:**	RESTORE CONCRETE FINISH
Priority Sequence:	8		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The concrete exterior has become visibly soiled, and the construction joints are failing. Cleaning, surface preparation, selective repairs, and applied finish upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	2,380	$0.11	$262	$0.22	$524	$785
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	238	$2.45	$583	$4.99	$1,188	$1,771
Applied finish or sealant	SF	2,380	$0.22	$524	$0.82	$1,952	$2,475
Project Totals:				**$1,369**		**$3,663**	**$5,031**

Material/Labor Cost		$5,031
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$3,257
General Contractor Mark Up at 20.0%	+	$651
Construction Cost		$3,909
Professional Fees at 16.0%	+	$625
Total Project Cost		**$4,534**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIHV01	**Title:**	HVAC SYSTEM REPLACEMENT
Priority Sequence:	9		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Energy Conservation $10,610		
Code Application:	ASHRAE 62-2004		
Project Class:	Deferred Maintenance		
Project Date:	10/20/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B, R		

Project Description

A complete redesign and replacement of the HVAC system is recommended. Demolish and dispose of existing equipment. Install a new modern HVAC system with 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.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIHV01

Task Cost Estimate

Task Description	Unit	Qnty	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	26,692	$18.66	$498,073	$22.81	$608,845	$1,106,917
Project Totals:				**$498,073**		**$608,845**	**$1,106,917**

Material/Labor Cost		$1,106,917
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$813,896
General Contractor Mark Up at 20.0%	+	$162,779
Construction Cost		$976,676
Professional Fees at 16.0%	+	$156,268
Total Project Cost		**$1,132,944**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIHV02	**Title:**	REPLACE AIR-COOLED CHILLER
Priority Sequence:	10		
Priority Class:	3		
Category Code:	HV2A	**System:**	HVAC
		Component:	COOLING
		Element:	CHILLERS/CONTROLS
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 15-2004		
Project Class:	Deferred Maintenance		
Project Date:	10/20/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIHV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Air-cooled chiller replacement and removal of existing unit	TON	90	$797	$71,769	$238	$21,457	$93,226
Project Totals:				**$71,769**		**$21,457**	**$93,226**

Material/Labor Cost		$93,226
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$83,278
General Contractor Mark Up at 20.0%	+	$16,656
Construction Cost		$99,934
Professional Fees at 16.0%	+	$15,989
Total Project Cost		**$115,924**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIEL01	**Title:**	REPLACE EMERGENCY GENERATOR
Priority Sequence:	11		
Priority Class:	3		
Category Code:	EL5A	**System:**	ELECTRICAL
		Component:	EMERGENCY POWER SYSTEM
		Element:	GENERATION/DISTRIBUTION
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
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 demolition of the 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.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIEL01

Task Cost Estimate

Task Description	Unit	Qnty	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	180	$724	$130,320	$187	$33,660	$163,980
Project Totals:				**$130,320**		**$33,660**	**$163,980**

Material/Labor Cost		$163,980
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$148,500
General Contractor Mark Up at 20.0%	+	$29,700
Construction Cost		$178,200
Professional Fees at 16.0%	+	$28,512
Total Project Cost		**$206,712**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIEL04	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	12		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		

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

Project Class: Deferred Maintenance

Project Date: 10/20/2009

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

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIEL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	26,692	$6.16	$164,423	$9.23	$246,367	$410,790
Project Totals:				**$164,423**		**$246,367**	**$410,790**

Material/Labor Cost		$410,790
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$291,960
General Contractor Mark Up at 20.0%	+	$58,392
Construction Cost		$350,352
Professional Fees at 16.0%	+	$56,056
Total Project Cost		**$406,408**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIEL03	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	13		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Energy Conservation $6,810		
Code Application:	NEC Articles 210, 410		
Project Class:	Deferred Maintenance		
Project Date:	10/20/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIEL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	26,692	$2.91	$77,674	$3.56	$95,024	$172,697
Project Totals:				**$77,674**		**$95,024**	**$172,697**

Material/Labor Cost		$172,697
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$126,965
General Contractor Mark Up at 20.0%	+	$25,393
Construction Cost		$152,357
Professional Fees at 16.0%	+	$24,377
Total Project Cost		**$176,735**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIEL05	**Title:**	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	14		
Priority Class:	3		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Energy Conservation $390		
Code Application:	NEC 410		
Project Class:	Deferred Maintenance		
Project Date:	10/20/2009		
Project Location:	Building-wide: Floor(s) 1, 2, 3, B, R		

Project Description

The exterior areas adjacent to the building are illuminated by building-mounted HID, compact fluorescent, and stanchion-mounted fixtures. These systems are aged and weathered and should be replaced within the scope of this analysis. Install new energy-efficient fixtures, and place them on photocell activation.

Project Cost

Project Number: MCGIEL05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture and demolition of existing fixture	EA	6	$406	$2,436	$190	$1,140	$3,576
Compact fluorescent, recessed exterior light and demolition of existing light	EA	10	$143	$1,430	$100	$1,000	$2,430
Replace lighting stanchion, including fixture, 30 foot	EA	4	$2,662	$10,648	$1,996	$7,984	$18,632
Project Totals:				**$14,514**		**$10,124**	**$24,638**

Material/Labor Cost		$24,638
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$19,809
General Contractor Mark Up at 20.0%	+	$3,962
Construction Cost		$23,771
Professional Fees at 16.0%	+	$3,803
Total Project Cost		**$27,574**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIEL02	**Title:**	REPLACE 120/208 VOLT SWITCHGEAR
Priority Sequence:	15		
Priority Class:	3		
Category Code:	EL2A	**System:**	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 230		
Project Class:	Capital Renewal		
Project Date:	10/20/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

The 120/208 volt switchgear is recommended for replacement. The existing aged circuit breakers could serve as fire hazards should they fail to interrupt a circuit in an overload or short circuit condition. The switchgear should be replaced in its entirety. New switchgear components should include a ground fault main circuit breaker, digital metering for remote control / monitoring, and transient surge protection.

Project Cost

Project Number: MCGIEL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
120/208 V switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	2,000	$15.52	$31,040	$13.01	$26,020	$57,060
Project Totals:				**$31,040**		**$26,020**	**$57,060**

Material/Labor Cost		$57,060
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$44,606
General Contractor Mark Up at 20.0%	+	$8,921
Construction Cost		$53,527
Professional Fees at 16.0%	+	$8,564
Total Project Cost		**$62,091**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	16		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Floor finishes are typically carpet, vinyl tile, or ceramic tile and are not expected to outlast the scope of this assessment. Floor finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Project Cost

Project Number: MCGIIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	17,190	$5.36	$92,138	$2.00	$34,380	$126,518
Vinyl floor tile	SF	3,680	$3.53	$12,990	$2.50	$9,200	$22,190
Ceramic tile	SF	3,680	$7.24	$26,643	$10.63	$39,118	$65,762
Project Totals:				**$131,772**		**$82,698**	**$214,470**

Material/Labor Cost		$214,470
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$175,119
General Contractor Mark Up at 20.0%	+	$35,024
Construction Cost		$210,142
Professional Fees at 16.0%	+	$33,623
Total Project Cost		**$243,765**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIIS02	**Title:**	REFINISH WALLS
Priority Sequence:	17		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

The wall finishes are generally painted sheetrock and in fair condition, with minor damage and finish discoloration. 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
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIIS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	23,960	$0.17	$4,073	$0.81	$19,408	$23,481
Project Totals:				**$4,073**		**$19,408**	**$23,481**

Material/Labor Cost		$23,481
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$14,058
General Contractor Mark Up at 20.0%	+	$2,812
Construction Cost		$16,869
Professional Fees at 16.0%	+	$2,699
Total Project Cost		**$19,568**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	18		
Priority Class:	3		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Ceilings are a combination of painted sheetrock and suspended acoustical tile systems and are in fair condition, with minor areas of damaged tile and discoloration. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Project Cost

Project Number: MCGIIS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	2,460	$2.12	$5,215	$2.98	$7,331	$12,546
Painted ceiling finish application	SF	22,100	$0.17	$3,757	$0.81	$17,901	$21,658
Project Totals:				**$8,972**		**$25,232**	**$34,204**

Material/Labor Cost		$34,204
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$21,979
General Contractor Mark Up at 20.0%	+	$4,396
Construction Cost		$26,375
Professional Fees at 16.0%	+	$4,220
Total Project Cost		**$30,595**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIIS04	**Title:**	REPLACE INTERIOR DOORS
Priority Sequence:	19		
Priority Class:	3		
Category Code:	IS4A	**System:**	INTERIOR/FINISH SYS.
		Component:	DOORS
		Element:	GENERAL
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

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.

Project Cost

Project Number: MCGIIS04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Interior door and frame installation, with all hardware and accessible signage	EA	17	$370	$6,290	$396	$6,732	$13,022
Rated door and rated metal frame, including all hardware and accessible signage	EA	51	$672	$34,272	$812	$41,412	$75,684
Project Totals:				**$40,562**		**$48,144**	**$88,706**

Material/Labor Cost		$88,706
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$65,544
General Contractor Mark Up at 20.0%	+	$13,109
Construction Cost		$78,653
Professional Fees at 16.0%	+	$12,584
Total Project Cost		**$91,237**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIPL01	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	20		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		
Project Class:	Deferred Maintenance		
Project Date:	10/20/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

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

Project Cost

Project Number: MCGIPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	26,692	$1.23	$32,831	$3.07	$81,944	$114,776
Project Totals:				**$32,831**		**$81,944**	**$114,776**

Material/Labor Cost		$114,776
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$75,098
General Contractor Mark Up at 20.0%	+	$15,020
Construction Cost		$90,118
Professional Fees at 16.0%	+	$14,419
Total Project Cost		**$104,537**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIPL02	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	21		
Priority Class:	3		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 7-11

Project Class: Deferred Maintenance

Project Date: 10/20/2009

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

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIPL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	20,692	$1.96	$40,556	$4.50	$93,114	$133,670
Project Totals:				**$40,556**		**$93,114**	**$133,670**

Material/Labor Cost		$133,670
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$88,608
General Contractor Mark Up at 20.0%	+	$17,722
Construction Cost		$106,329
Professional Fees at 16.0%	+	$17,013
Total Project Cost		**$123,342**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIVT01	**Title:**	UPGRADE ELEVATOR NO. 1
Priority Sequence:	22		
Priority Class:	3		
Category Code:	VT7A	**System:**	VERT. TRANSPORTATION
		Component:	GENERAL
		Element:	OTHER
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
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

Replace pumping unit complete, motor, pump, valve, controller, door operator, door hangers, tracks, rollers, related door hardware, interlocks, car operating panel, signal fixtures, and refurbish car interior.

Work By Others

1. HVAC in machine room.
2. Provide new main line feeders with “Green” ground wire.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIVT01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Client-reported cost to upgrade elevator	EA	1	$85,000	$85,000	$0.00	$	$85,000
Project Totals:				**$85,000**		**$**	**$85,000**

Material/Labor Cost	$85,000
Material Index	100.7%
Labor Index	51.3%
Material/Labor Indexed Cost	$85,000
No GCM Required	
Construction Cost	$85,000
No Professional Fees Required	
Total Project Cost	**$85,000**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIAC01	**Title:**	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:	23		
Priority Class:	4		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 403.6, 505

Project Class:	Plant Adaption
Project Date:	11/11/2009
Project Location:	Undefined: Floor(s) 1

Project Description

There are deficient exterior railing systems that do not meet current ADA requirements. Accessibility legislation requires that building entrances be accessible. To comply with this legislation, it is recommended that ADA compliant, painted metal handrails be installed at all entrances as required.

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Cost

Project Number: MCGIAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	35	$50.50	$1,768	$35.40	$1,239	$3,007
Project Totals:				**$1,768**		**$1,239**	**$3,007**

Material/Labor Cost		$3,007
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$2,415
General Contractor Mark Up at 20.0%	+	$483
Construction Cost		$2,899
Professional Fees at 16.0%	+	$464
Total Project Cost		**$3,362**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIAC02	**Title:**	DRINKING FOUNTAIN UPGRADES
Priority Sequence:	24		
Priority Class:	4		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 211, 602

Project Class:	Plant Adaption
Project Date:	11/11/2009
Project Location:	Floor-wide: Floor(s) 1, 2

Project Description

There are five single level drinking fountains on the first and second floors of the building. Building amenities are required to be generally accessible to all persons. The single level drinking fountain configuration is a barrier to accessibility. All single level drinking fountains should be replaced with dual level, refrigerated units.

Project Cost

Project Number: MCGIAC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	5	$1,216	$6,080	$374	$1,870	$7,950
Alcove construction including finishes	EA	5	$877	$4,385	$3,742	$18,710	$23,095
Project Totals:				**$10,465**		**$20,580**	**$31,045**

Material/Labor Cost		$31,045
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$21,096
General Contractor Mark Up at 20.0%	+	$4,219
Construction Cost		$25,315
Professional Fees at 16.0%	+	$4,050
Total Project Cost		**$29,365**

Specific Project Details

Facility Condition Analysis
Section Three
MCGI : MCGINNIS THEATRE

Project Description

Project Number:	MCGIAC03	**Title:**	DRESSING ROOM RESTROOM RENOVATIONS
Priority Sequence:	25		
Priority Class:	4		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	MCGI		
Building Name:	MCGINNIS THEATRE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	604, 605, 606, 607

Project Class:	Plant Adaption
Project Date:	12/22/2009
Project Location:	Room Only: Floor(s) 1 Room(s) 128, 129

Project Description

The fixtures and finishes in the dressing room restrooms, including the showers, appear to be original to the year of construction. The fixtures are dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, and accessories, is recommended in these two restrooms.

Project Cost

Project Number: MCGIAC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Restroom renovation allowance, including fixtures, showers, finishes, and accessories	FIXT	10	$3,500	$35,000	$2,560	$25,600	$60,600
Project Totals:				**$35,000**		**$25,600**	**$60,600**

Material/Labor Cost		$60,600
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$48,378
General Contractor Mark Up at 20.0%	+	$9,676
Construction Cost		$58,053
Professional Fees at 16.0%	+	$9,289
Total Project Cost		**$67,342**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY

ROOF

ES04 ES05 HV01

BASEMENT

EL03 EL04 FS01 FS02 FS03 IS01
IS02 IS03 IS04 HV01 PL01 PL02

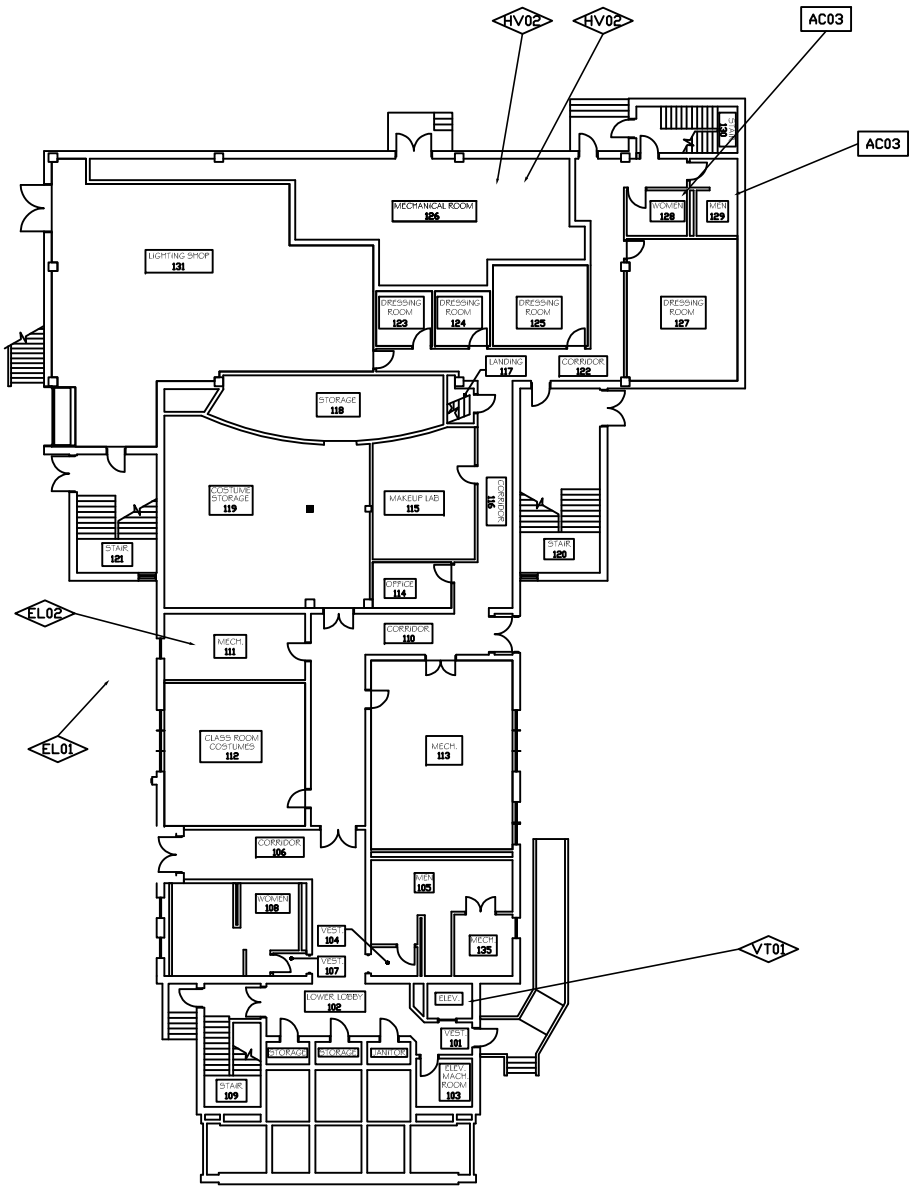
SECOND

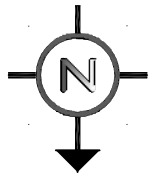
AC02 EL03 EL04 FS01 FS02 FS03
HV01 IS01 IS02 IS03 IS04 PL01
PL02

THIRD

EL03 EL04 FS01 FS02 FS03 IS01
IS02 IS03 IS04 HV01 PL01 PL02

AC01 EL05 ES01 ES02 ES03
AC02 EL03 EL04 FS01 FS02 FS03
HV01 IS01 IS02 IS03 IS04 PL01
PL02





MCGINNIS
THEATRE

BLDG NO. MCGI

ISES CORPORATION

FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/11/09
Drawn by: J.T.V.
Project No. 09-041

FIRST FLOOR PLAN

Sheet No.
1 of 1

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model
Building Component Summary
MCGI : MCGINNIS THEATRE

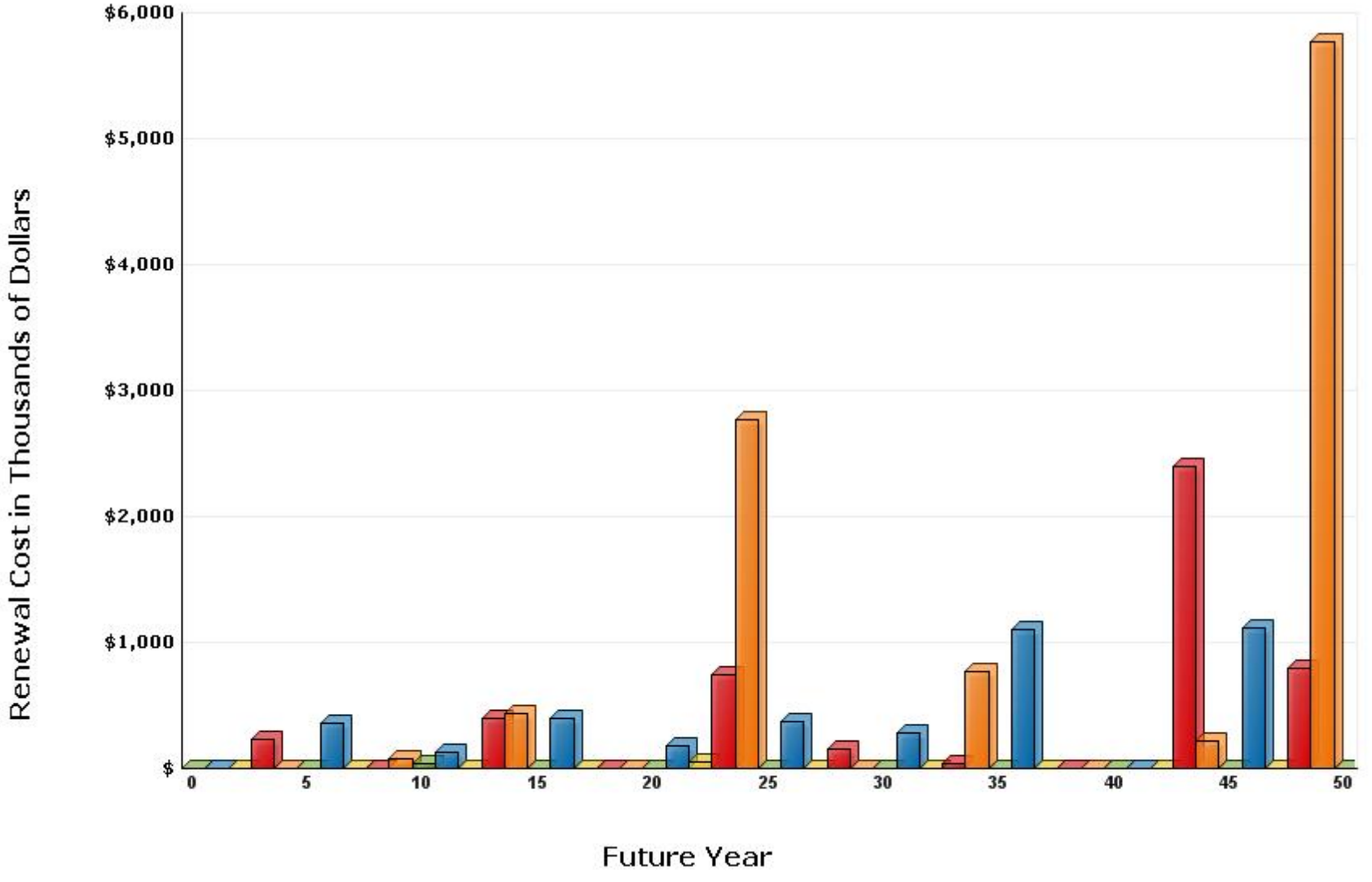
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	2,380	SF	$1.30		$3,103	1951	10
B2010	EXTERIOR FINISH RENEWAL	7,130	SF	$1.30	.31	$2,881	1951	10
B2020	STANDARD GLAZING AND CURTAIN WALL	1,060	SF	$104.04		$110,279	1984	55
B2030	OVERHEAD GARAGE DOOR	1	EA	$7,425.74		$7,426	1951	30
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	4	LEAF	$4,311.24		$17,245	1951	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	18	LEAF	$2,863.29		$51,539	1951	40
B3010	FIBERGLASS / ASPHALT SHINGLE ROOF	6,280	SF	$6.13		$38,484	1984	30
B3010	MEMBRANE ROOF	2,090	SF	$6.41		$13,390	1984	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	17	LEAF	$783.68		$13,323	1984	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	51	LEAF	$1,489.06		$75,942	1984	35
C1020	INTERIOR DOOR HARDWARE	51	EA	$423.04		$21,575	1984	15
C1020	INTERIOR DOOR HARDWARE	17	EA	$423.04		$7,192	1984	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	23,960	SF	$0.80		$19,193	1984	10
C3020	CARPET	17,190	SF	$8.75		$150,352	1984	10
C3020	VINYL FLOOR TILE	3,680	SF	$6.59		$24,243	1984	15
C3020	CERAMIC FLOOR TILE	3,680	SF	$17.36		$63,894	1984	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	2,460	SF	$4.99		$12,283	1984	15
C3030	PAINTED CEILING FINISH APPLICATION	22,100	SF	$0.80		$17,703	1984	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$158,628.64		$158,629	1982	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$26,616.80		$26,617	1982	12
D2010	PLUMBING FIXTURES - THEATER / AUDITORIUM	20,692	SF	$5.39		$111,481	1951	35
D2010	PLUMBING FIXTURES - THEATER / AUDITORIUM	6,000	SF	$5.39		$32,326	1982	35
D2020	WATER PIPING - THEATER / AUDITORIUM	20,692	SF	$3.84		$79,483	1951	35
D2020	WATER PIPING - THEATER / AUDITORIUM	6,000	SF	$3.84		$23,047	1982	35
D2020	WATER HEATER (COMMERCIAL, ELECTRIC)	80	GAL	$144.38		$11,550	2004	20
D2030	DRAIN PIPING - THEATER / AUDITORIUM	20,692	SF	$5.83		$120,704	1951	40
D2030	DRAIN PIPING - THEATER / AUDITORIUM	6,000	SF	$5.83		$35,000	1982	40
D3030	CHILLER - AIR COOLED (UP TO 60 TONS)	80	TON	$1,818.80		$145,504	1982	20
D3040	FUME HOOD INCLUDING MECH. SYS	1	SYS	$41,216.93		$41,217	1951	20
D3040	HVAC SYSTEM - THEATER / AUDITORIUM	26,692	SF	$41.54		$1,108,702	1982	25

Life Cycle Model
Building Component Summary
MCGI : MCGINNIS THEATRE

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D3050	THRU-WALL HEAT PUMP	1	TON	$3,549.67		$3,550	1982	10
D4010	FIRE SPRINKLER SYSTEM	6,000	SF	$6.86		$41,167	1982	80
D4010	FIRE SPRINKLER HEADS	6,000	SF	$0.38		$2,263	1982	20
D5010	ELECTRICAL SYSTEM - THEATER / AUDITORIUM	26,692	SF	$14.90		$397,771	1951	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	2,000	AMP	$32.96		$65,927	1982	20
D5020	EXIT SIGNS (CENTRAL POWER)	22	EA	$163.78		$3,603	1951	20
D5020	EXTERIOR LIGHT (HID)	6	EA	$689.58		$4,138	1951	20
D5020	LIGHTING - THEATER / AUDITORIUM	20,692	SF	$6.48		$133,997	1951	20
D5020	LIGHTING - THEATER / AUDITORIUM	6,000	SF	$6.48		$38,855	1982	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	26,692	SF	$2.61		$69,789	2006	15
D5040	GENERATOR, DIESEL (100-200 KW)	180	KW	$493.93		$88,907	1982	25
						$3,394,271		

Life Cycle Model Expenditure Projections

MCGI : MCGINNIS THEATRE



Average Annual Renewal Cost Per SqFt $5.21

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

MCGI : MCGINNIS THEATRE

Photo ID No	Description	Location	Date
MCGI001a	Roof finishes	Roof	9/1/2009
MCGI001e	Horn strobes, pull down devices, and LED exit signage	Basement exits (typical)	9/1/2009
MCGI002a	Single level drinking fountain	First floor, corridor	9/1/2009
MCGI002e	Onan emergency power transfer switch	Mechanical room 111	9/1/2009
MCGI003a	Shower without handheld showerhead	First floor, women's restroom 128	9/1/2009
MCGI003e	Simplex fire alarm control panel	Mechanical room 111	9/1/2009
MCGI004a	Painted metal guardrail at stage right exit stairs lacking sufficient infill	First floor, southeast exit stair	9/1/2009
MCGI004e	Kohler 180 kW emergency generator	South side of facility	9/1/2009
MCGI005a	Typical theater style seating	First floor, auditorium	9/1/2009
MCGI005e	Carrier air-cooled chiller	Mechanical room 126	9/1/2009
MCGI006a	Void	Void	9/1/2009
MCGI006e	Chilled water circulation pump	Mechanical room 126	9/1/2009
MCGI007a	Scarred stone entry plaza	Northwest corner site detail	9/1/2009
MCGI007e	Steam service / water to steam heat exchanger	Mechanical room 126	9/1/2009
MCGI008a	Exterior elevation	North facade	9/1/2009
MCGI008e	AHU-02 return fan	Mechanical room 126	9/1/2009
MCGI009a	Metal entry handrails lacking recommended end geometry and lack of wall handrails	North main entry steps	9/1/2009
MCGI009e	New VFD for AHU-02 return fan	Mechanical room 126	9/1/2009
MCGI010a	Exterior elevation	East facade	9/1/2009
MCGI010e	New VFD for AHU-02 supply fan	Mechanical room 126	9/1/2009
MCGI011a	East facade breezeway steps with painted metal handrails lacking the recommended end geometry	East facade	9/1/2009
MCGI011e	Reciprocating air compressor for HVAC pneumatic controls	Mechanical room 126	9/1/2009
MCGI012a	Exterior elevation	East facade	9/1/2009
MCGI012e	Original electrical distribution panel	Basement, hallway	9/1/2009
MCGI013a	Exterior elevation	South facade	9/1/2009
MCGI013e	Original fluorescent light fixtures retrofitted with T8	Basement, room 112	9/1/2009
MCGI014a	Exterior elevation	Northwest corner, stage tower	9/1/2009
MCGI014e	Original main distribution panel	Basement, room 112	9/1/2009
MCGI015a	Exterior elevation	Northwest corner	9/1/2009
MCGI015e	GE main distribution panel	Basement, room 111	9/1/2009

Photo Log - Facility Condition Analysis

MCGI : MCGINNIS THEATRE

Photo ID No	Description	Location	Date
MCGI016a	Exterior elevation	Northwest corner	9/1/2009
MCGI016e	Oil-filled service transformer	South side	9/1/2009
MCGI017a	Exterior elevation	West elevation	9/1/2009
MCGI017e	General Electric motor control center	Mechanical room 126	9/1/2009
MCGI018e	HID pole lighting	North side	9/1/2009
MCGI019e	Recessed fluorescent lighting with T8	Basement, corridor	9/1/2009
MCGI020e	Original electrical distribution panel	First floor, backstage	9/1/2009
MCGI021e	Recessed incandescent exterior lighting	East side	9/1/2009
MCGI022e	Mop sink	Basement, janitor's closet	9/1/2009
MCGI023e	Electric water heater	Mechanical room 111	9/1/2009
MCGI024e	Sprinkler service riser	Mechanical room 135	9/1/2009

MCGI001A.jpg

MCGI001E.jpg

MCGI002A.jpg

MCGI002E.jpg

MCGI003A.jpg

MCGI003E.jpg

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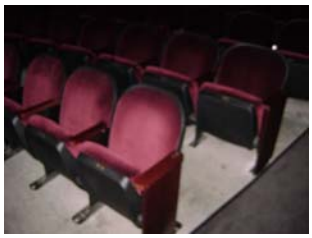

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