EAST CAROLINA UNIVERSITY

MESSICK THEATRE ARTS COMPLEX

ASSET CODE: MESS

FACILITY CONDITION ANALYSIS

DECEMBER 30, 2009

ISES CORPORATION

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FACILITY CONDITION ANALYSIS

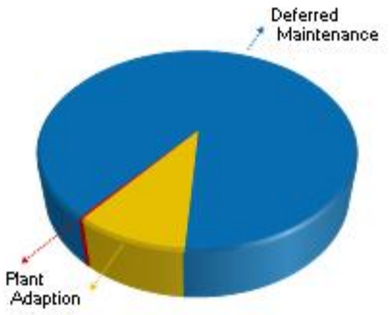
SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - MESSICK THEATRE ARTS COMPLEX

Building Code: MESS
Building Name: MESSICK THEATRE ARTS COMPLEX
Year Built: 1927
Building Use: Classroom / Academic
Square Feet: 35,038

PROJECT COSTS BY CLASSIFICATION

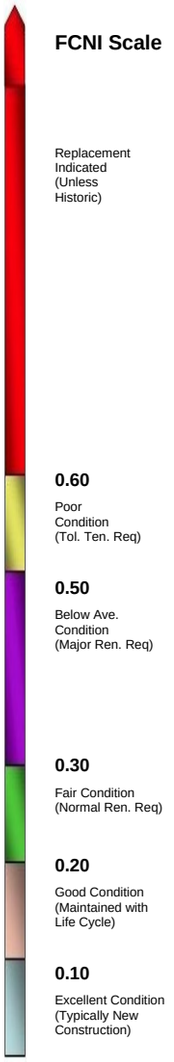


Project Costs by Priority

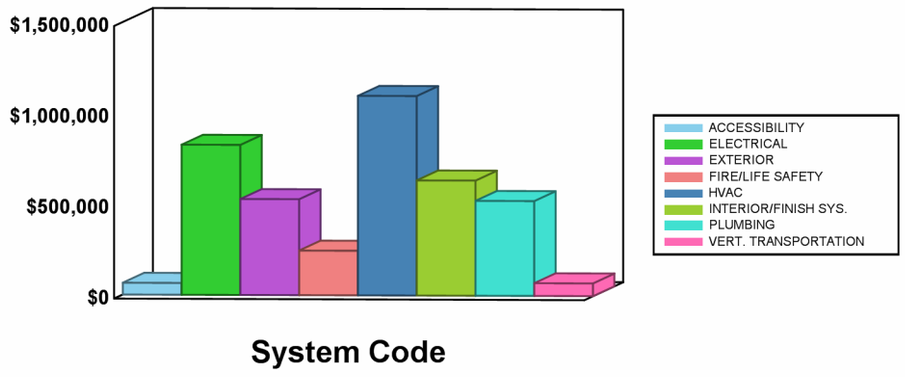
Priority 1:	$0
Priority 2:	$321,331
Priority 3:	$3,591,405
Priority 4:	$77,049
Total Project Costs:	**$3,989,785**

Facility Replacement Cost: **$9,997,000**

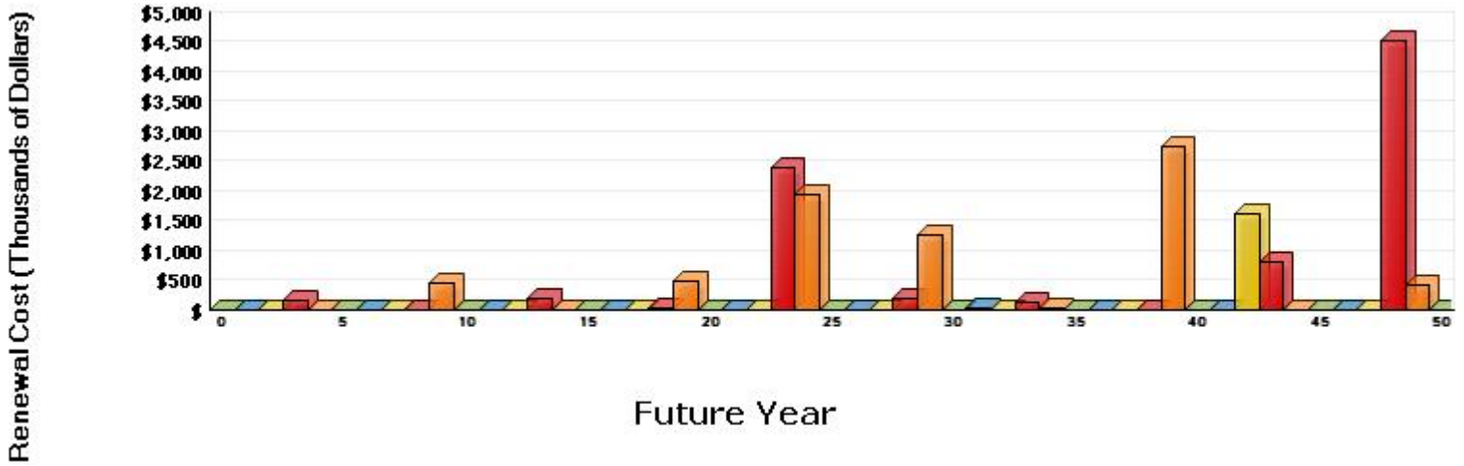
Facility Condition Needs Index (FCNI): **0.40**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $3.72

B. ASSET SUMMARY

The Messick Theatre Arts Center is located on the campus of East Carolina University in Greenville, North Carolina. Constructed in 1927, this Italian Renaissance style facility includes two stories above grade and a single-level full basement. This T-shaped facility is supported by a reinforced concrete basement foundation. Totaling 35,038 gross square feet, the facility is predominately utilized as studio theater space, with other use types that include classrooms and offices.

Information for this report was gathered during a site inspection that concluded on September 9, 2009.

SITE

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

EXTERIOR STRUCTURE

The gabled roof is covered with mission tiles. The mission tile is in good condition and is expected to exceed the scope of this inspection. There is a small section of roof that joins the three wings that is covered with a built-up application. It is recommended that the built-up roofing system be replaced. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application.

The exterior closure is comprised of brick. 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.

The metal frame window systems have single pane glazing. It is recommended that the single-pane metal frame window applications be upgraded to thermal-pane systems. Such double-pane systems will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

The main entrance of the building has metal-framed, glazed door units, and the secondary entrances have hollow metal service doors. There is also an overhead door located at the loading dock. It is recommended that aged and inefficient exterior door systems be replaced. This effort includes all primary and secondary entrance, service, and overhead roll-up doors. The replacement units should maintain the architectural design aspects of this facility. They should be modern, energy-efficient applications that will protect the interior of the building from the elements.

INTERIOR FINISHES / SYSTEMS

The wall finishes are generally finished with painted sheetrock. The interior walls were found to be in fair condition, with minor damage and finish discoloration. The ceiling systems consist of a combination of painted sheetrock and suspended, acoustical tile systems. The ceilings are in fair condition with minor damaged tile and discoloration. The floor finishes are typically carpet, vinyl tile, or ceramic tile. The materials used are not expected to outlast the scope of this assessment. Wall, ceiling, and floor 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 replacements are recommended as part of a comprehensive renovation effort. Complete demolition of the existing door systems and replacement according to a code-compliant plan to properly protect egress passages is recommended.

There are men's and women's restrooms on each floor that are partially compliant. The restroom fixtures and finishes are mostly original to the year of construction. The fixtures are sound but aged and inefficient. The finishes are outdated. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is recommended.

ACCESSIBILITY

Compliant parking spaces in the east lot lead to curb cuts and a sidewalk system that provides access to all entrances. The north entrance is wheelchair accessible and leads to a compliant elevator system that serves all floors. The doors are equipped with levered hardware and the appropriate pictorial and Braille signage.

There are five single-level drinking fountains located throughout the building. Present accessibility legislation requires that building amenities be generally accessible to all persons. The current configurations of the drinking fountains are barriers to accessibility. All the single-level, refrigerated drinking fountains should be replaced with dual-level units.

There are men's and women's restrooms on each floor that are partially compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is detailed in the Interior Finishes section of this report.

There are four sets of stairs that serve all floors of the building. Present legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guards must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread / riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guard design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

HEALTH

Based on the age of this facility, it is likely that lead paint or asbestos containing materials were used in the original construction. No physical testing or sampling was performed, and 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 path of egress is adequate with regards to the fire rating of corridor wall assemblies, floor slab assemblies, door assemblies, elevator lobbies, stair location, quantity and design. No fire or life safety issues related to the architectural features were observed during the inspection of this facility.

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 123. 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.

This facility is not protected by any form of automatic fire suppression system. Manual, dry chemical fire extinguishers are available. However, it is recommended that an automatic fire suppression system be retrofitted. Install an automatic fire sprinkler system in unprotected areas throughout the facility. This effort will reduce overall liability and potential for loss.

The exit signs in this facility are LED-illuminated and have battery backup power. Emergency lighting is available through unitary fixtures with battery back-up power. All the egress lighting systems are adequate and in good condition. There are no related upgrades to recommend at this time.

HVAC

This facility is on the campus steam loop. Hot water is circulated as the heating medium. The cooling medium is supplied by the campus chilled water loop. This facility is served by a forced-air HVAC system with single-zone air handling units. The air handling units 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 pneumatic and were manufactured by Contro-Systems Corp. The 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 renovated.

ELECTRICAL

A dry-type transformer that is rated for 300 kVA service steps the incoming power down from 12,470 volts to 120/208 volts for building distribution. It is then distributed by a Westinghouse switchgear that is estimated to be rated for 1,200 amp service. The electrical switchgear was not accessible at the time of the inspection, and the assumptions were made based on interviews and electrical equipment that was accessible. The 120/208 volt main distribution panel and switchgear are very old and recommended for replacement.

The electrical distribution network in this facility supplies 120/208 volt power throughout. The panels were predominantly manufactured by Westinghouse. The electrical devices in this facility are aged and visibly worn. The system is undersized to support the current needs of the occupants. In order to maintain reliable service throughout the facility, it is recommended that the electrical distribution network be upgraded.

Over half of the interior spaces of this facility are illuminated by fixtures that utilize compact and T8 fluorescent lamps. Most of the fluorescent lighting fixtures are recessed, compact applications. Energy-efficient ballasts and lamps were retrofitted into the light fixtures. However, there are still some T12 fluorescent lamps in service, and some fixtures are still fitted with inefficient, incandescent lamps. The lenses on the light fixtures are aged and present a dim aesthetic. 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 light fixtures for the new interior lighting systems, and install occupancy sensors where possible. It is recommended that the unitary emergency lighting fixtures be removed and their functionality incorporated into the new interior lighting systems.

The remaining interior spaces of this facility are illuminated by fixtures that utilize T12 fluorescent lamps. The fluorescent fixtures are predominantly surface-mounted applications with acrylic lenses. Some fixtures are still fitted with inefficient, incandescent lamps. The lenses on the light fixtures are aged and present a dim aesthetic. 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 light fixtures for the new interior lighting systems, 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 exterior lighting systems are aged and weathered. It is recommended that they be replaced within the scope of this analysis. Install new energy-efficient fixtures, and place them on photocell activation.

There is no central emergency power available in this facility. The installation of an appropriately-sized emergency, diesel-fired generator and associated emergency distribution network is recommended. This system should be sized to support all life safety and specific non-essential loads.

PLUMBING

Potable water is distributed throughout this facility via a galvanized steel piping network. Sanitary waste and storm water 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 addressed in the proposed restroom renovation detailed in the Interior Finishes section of this report. Domestic water for this facility is heated by an electric, commercial-grade water heater. This unit is approaching the end of its expected life cycle. It should be anticipated that it will require replacement within the scope 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 9, 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.
HE6A	HAZARDOUS MATERIAL	STRUCTURAL ASBESTOS	Testing, abatement and disposal of structural and building finish materials containing asbestos.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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 UPGRADE	Replacement of HVAC control systems.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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			
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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.
SS2A	SITE	FENCING	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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

MESS : MESSICK THEATRE ARTS COMPLEX

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	65,247	65,247
EL	ELECTRICAL	0	75,731	750,157	0	825,888
ES	EXTERIOR	0	0	528,127	0	528,127
FS	FIRE/LIFE SAFETY	0	245,599	0	0	245,599
HV	HVAC	0	0	1,098,140	0	1,098,140
IS	INTERIOR/FINISH SYS.	0	0	633,924	0	633,924
PL	PLUMBING	0	0	510,566	11,803	522,369
VT	VERT. TRANSPORTATION	0	0	70,490	0	70,490
	TOTALS	0	321,331	3,591,405	77,049	3,989,785

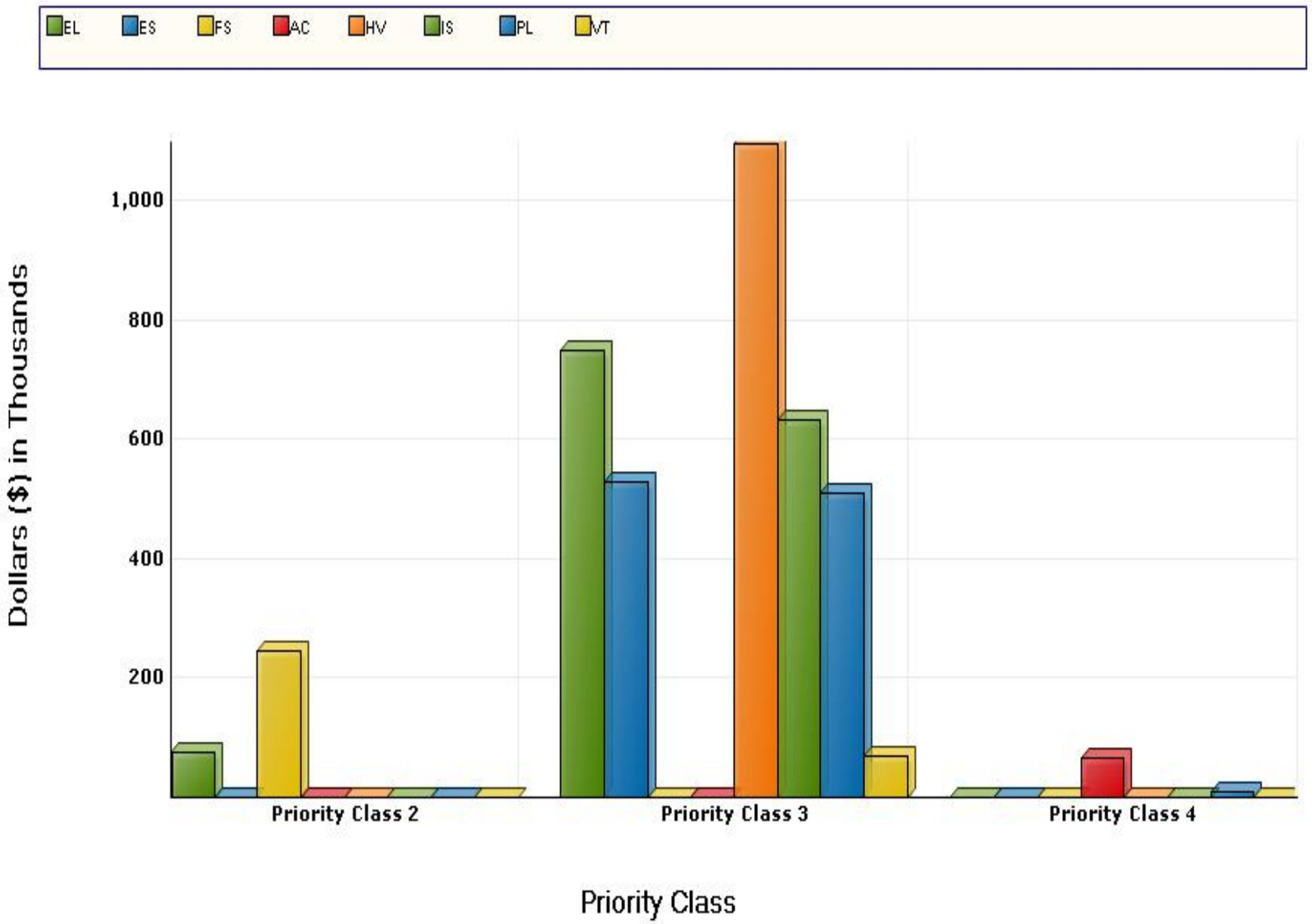
Facility Replacement Cost	$9,997,000
Facility Condition Needs Index	0.40

Gross Square Feet	35,038	**Total Cost Per Square Foot**	$113.87

FACILITY CONDITION ANALYSIS

System Code by Priority Class

MESS : MESSICK THEATRE ARTS COMPLEX



Detailed Project Totals

Facility Condition Analysis

System Code by Project Class

MESS : MESSICK THEATRE ARTS COMPLEX

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	65,247	65,247
EL	ELECTRICAL	0	750,157	75,731	825,888
ES	EXTERIOR	0	528,127	0	528,127
FS	FIRE/LIFE SAFETY	0	0	245,599	245,599
HV	HVAC	0	1,098,140	0	1,098,140
IS	INTERIOR/FINISH SYS.	0	633,924	0	633,924
PL	PLUMBING	11,803	510,566	0	522,369
VT	VERT. TRANSPORTATION	0	70,490	0	70,490
	TOTALS	11,803	3,591,405	386,577	3,989,785

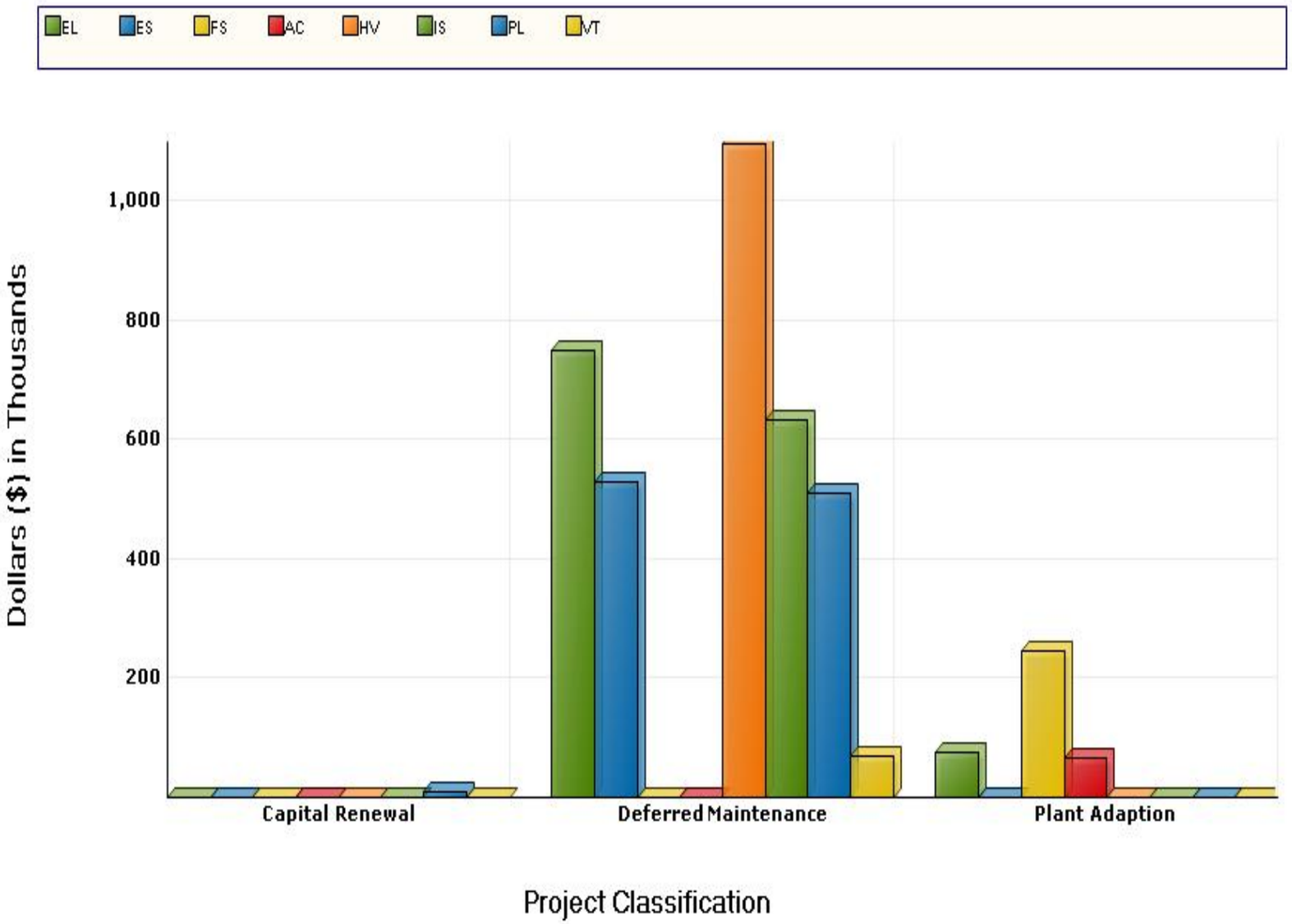
Facility Replacement Cost	$9,997,000
Facility Condition Needs Index	0.40

Gross Square Feet	35,038	**Total Cost Per Square Foot**	$113.87

FACILITY CONDITION ANALYSIS

System Code by Project Class

MESS : MESSICK THEATRE ARTS COMPLEX



Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MESS : MESSICK THEATRE ARTS COMPLEX

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	0	11,803	11,803
Deferred Maintenance	0	0	3,591,405	0	3,591,405
Plant Adaption	0	321,331	0	65,247	386,577
TOTALS	0	321,331	3,591,405	77,049	3,989,785

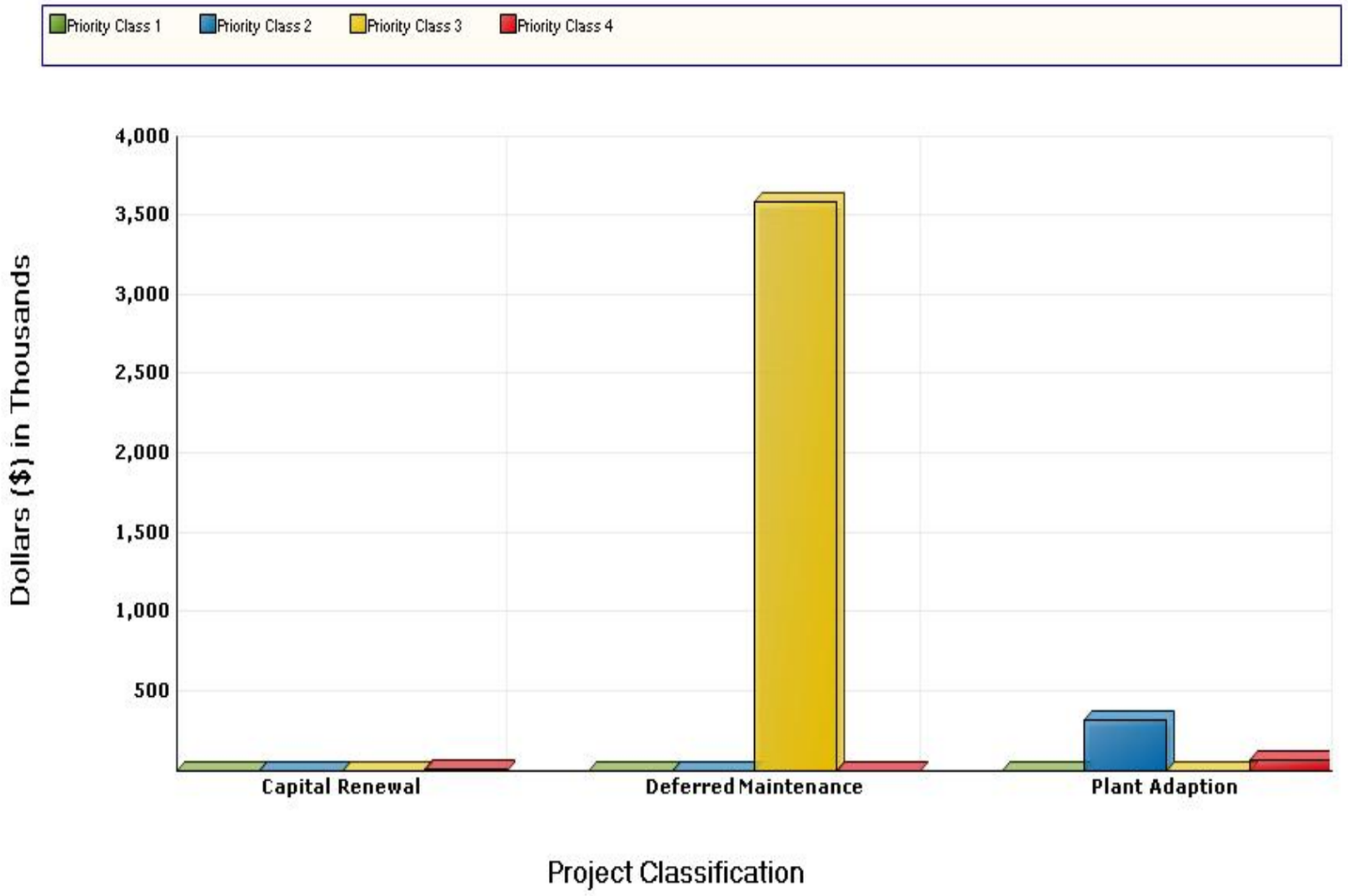
Facility Replacement Cost	$9,997,000
Facility Condition Needs Index	0.40

Gross Square Feet	35,038	**Total Cost Per Square Foot**	$113.87

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

MESS : MESSICK THEATRE ARTS COMPLEX



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

MESS : MESSICK THEATRE ARTS COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	MESSFS01	2	1	FIRE SPRINKLER SYSTEM INSTALLATION	211,724	33,876	245,599
EL5A	MESSEL01	2	2	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	65,286	10,446	75,731
				Totals for Priority Class 2	**277,009**	**44,321**	**321,331**
ES4B	MESSES04	3	3	BUILT-UP ROOF REPLACEMENT	14,754	2,361	17,115
ES5B	MESSES03	3	4	WINDOW REPLACEMENT	383,071	61,291	444,362
ES5A	MESSES02	3	5	EXTERIOR DOOR REPLACEMENT	44,714	7,154	51,868
ES2B	MESSES01	3	6	RESTORE BRICK VENEER	12,744	2,039	14,783
HV3A	MESSHV01	3	7	HVAC SYSTEM REPLACEMENT	946,673	151,468	1,098,140
EL2A	MESSEL02	3	8	REPLACE 120/208 VOLT SWITCHGEAR	32,116	5,139	37,255
EL3B	MESSEL04	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	412,095	65,935	478,030
EL4B	MESSEL03	3	10	INTERIOR LIGHTING UPGRADE	193,174	30,908	224,082
EL4A	MESSEL05	3	11	EXTERIOR LIGHTING REPLACEMENT	9,302	1,488	10,791
IS1A	MESSIS01	3	12	REFINISH FLOORING	110,211	17,634	127,844
IS2B	MESSIS02	3	13	REFINISH WALLS	36,611	5,858	42,469
IS3B	MESSIS03	3	14	REFINISH CEILINGS	100,186	16,030	116,216
IS4A	MESSIS04	3	15	REPLACE INTERIOR DOORS	203,571	32,571	236,143
IS6D	MESSIS05	3	16	RESTROOM RENOVATION	95,907	15,345	111,252
PL1A	MESSPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	174,560	27,930	202,490
PL2A	MESSPL03	3	18	DRAIN PIPING REPLACEMENT	265,583	42,493	308,076
VT7A	MESSVT01	3	19	UPGRADE ELEVATOR NO. 1	70,490	0	70,490
				Totals for Priority Class 3	**3,105,762**	**485,643**	**3,591,405**
AC3F	MESSAC01	4	20	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	25,315	4,050	29,365
AC3B	MESSAC02	4	21	STAIR SAFETY UPGRADES	30,932	4,949	35,881
PL1E	MESSPL01	4	22	DOMESTIC WATER HEATER REPLACEMENT	10,175	1,628	11,803
				Totals for Priority Class 4	**66,422**	**10,628**	**77,049**
				Grand Total:	**3,449,193**	**540,592**	**3,989,785**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

MESS : MESSICK THEATRE ARTS COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
EL5A	MESSEL01	2	2	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	65,286	10,446	75,731
				Totals for Priority Class 2	**65,286**	**10,446**	**75,731**
VT7A	MESSVT01	3	19	UPGRADE ELEVATOR NO. 1	70,490	0	70,490
EL2A	MESSEL02	3	8	REPLACE 120/208 VOLT SWITCHGEAR	32,116	5,139	37,255
EL4A	MESSEL05	3	11	EXTERIOR LIGHTING REPLACEMENT	9,302	1,488	10,791
ES2B	MESSES01	3	6	RESTORE BRICK VENEER	12,744	2,039	14,783
ES5A	MESSES02	3	5	EXTERIOR DOOR REPLACEMENT	44,714	7,154	51,868
ES4B	MESSES04	3	3	BUILT-UP ROOF REPLACEMENT	14,754	2,361	17,115
IS2B	MESSIS02	3	13	REFINISH WALLS	36,611	5,858	42,469
				Totals for Priority Class 3	**220,731**	**24,039**	**244,769**
PL1E	MESSPL01	4	22	DOMESTIC WATER HEATER REPLACEMENT	10,175	1,628	11,803
AC3F	MESSAC01	4	20	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	25,315	4,050	29,365
AC3B	MESSAC02	4	21	STAIR SAFETY UPGRADES	30,932	4,949	35,881
				Totals for Priority Class 4	**66,422**	**10,628**	**77,049**
				Grand Totals for Projects < 100,000	**352,438**	**45,112**	**397,550**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

MESS : MESSICK THEATRE ARTS COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	MESSFS01	2	1	FIRE SPRINKLER SYSTEM INSTALLATION	211,724	33,876	245,599
				Totals for Priority Class 2	**211,724**	**33,876**	**245,599**
EL4B	MESSEL03	3	10	INTERIOR LIGHTING UPGRADE	193,174	30,908	224,082
EL3B	MESSEL04	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	412,095	65,935	478,030
PL1A	MESSPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	174,560	27,930	202,490
PL2A	MESSPL03	3	18	DRAIN PIPING REPLACEMENT	265,583	42,493	308,076
ES5B	MESSES03	3	4	WINDOW REPLACEMENT	383,071	61,291	444,362
IS1A	MESSIS01	3	12	REFINISH FLOORING	110,211	17,634	127,844
IS3B	MESSIS03	3	14	REFINISH CEILINGS	100,186	16,030	116,216
IS4A	MESSIS04	3	15	REPLACE INTERIOR DOORS	203,571	32,571	236,143
IS6D	MESSIS05	3	16	RESTROOM RENOVATION	95,907	15,345	111,252
				Totals for Priority Class 3	**1,938,358**	**310,137**	**2,248,496**
				Grand Totals for Projects >= 100,000 and < 500,000	**2,150,082**	**344,013**	**2,494,095**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

MESS : MESSICK THEATRE ARTS COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
HV3A	MESSHV01	3	7	HVAC SYSTEM REPLACEMENT	946,673	151,468	1,098,140
				Totals for Priority Class 3	**946,673**	**151,468**	**1,098,140**
				Grand Totals for Projects >= 500,000	**946,673**	**151,468**	**1,098,140**
				Grand Totals For All Projects:	**3,449,193**	**540,592**	**3,989,785**

Detailed Project Summary

Facility Condition Analysis

Project Classification

MESS : MESSICK THEATRE ARTS COMPLEX

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
PL1E	MESSPL01	22	Capital Renewal	4	DOMESTIC WATER HEATER REPLACEMENT	11,803
					Totals for Capital Renewal	**11,803**
ES4B	MESSES04	3	Deferred Maintenance	3	BUILT-UP ROOF REPLACEMENT	17,115
ES5B	MESSES03	4	Deferred Maintenance	3	WINDOW REPLACEMENT	444,362
ES5A	MESSES02	5	Deferred Maintenance	3	EXTERIOR DOOR REPLACEMENT	51,868
ES2B	MESSES01	6	Deferred Maintenance	3	RESTORE BRICK VENEER	14,783
HV3A	MESSHV01	7	Deferred Maintenance	3	HVAC SYSTEM REPLACEMENT	1,098,140
EL2A	MESSEL02	8	Deferred Maintenance	3	REPLACE 120/208 VOLT SWITCHGEAR	37,255
EL3B	MESSEL04	9	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	478,030
EL4B	MESSEL03	10	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	224,082
EL4A	MESSEL05	11	Deferred Maintenance	3	EXTERIOR LIGHTING REPLACEMENT	10,791
IS1A	MESSIS01	12	Deferred Maintenance	3	REFINISH FLOORING	127,844
IS2B	MESSIS02	13	Deferred Maintenance	3	REFINISH WALLS	42,469
IS3B	MESSIS03	14	Deferred Maintenance	3	REFINISH CEILINGS	116,216
IS4A	MESSIS04	15	Deferred Maintenance	3	REPLACE INTERIOR DOORS	236,143
IS6D	MESSIS05	16	Deferred Maintenance	3	RESTROOM RENOVATION	111,252
PL1A	MESSPL02	17	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	202,490
PL2A	MESSPL03	18	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	308,076
VT7A	MESSVT01	19	Deferred Maintenance	3	UPGRADE ELEVATOR NO. 1	70,490
					Totals for Deferred Maintenance	**3,591,405**
FS3A	MESSFS01	1	Plant Adaption	2	FIRE SPRINKLER SYSTEM INSTALLATION	245,599
EL5A	MESSEL01	2	Plant Adaption	2	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	75,731
AC3F	MESSAC01	20	Plant Adaption	4	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	29,365
AC3B	MESSAC02	21	Plant Adaption	4	STAIR SAFETY UPGRADES	35,881
					Totals for Plant Adaption	**386,577**
					Grand Total:	**3,989,785**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

MESS : MESSICK THEATRE ARTS COMPLEX

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES4B	MESSES04	3	3	BUILT-UP ROOF REPLACEMENT	17,115	200	85.57
ES5B	MESSES03	3	4	WINDOW REPLACEMENT	444,362	900	493.74
HV3A	MESSHV01	3	7	HVAC SYSTEM REPLACEMENT	1,098,140	19,840	55.35
EL4B	MESSEL03	3	10	INTERIOR LIGHTING UPGRADE	224,082	10,720	20.9
EL4A	MESSEL05	3	11	EXTERIOR LIGHTING REPLACEMENT	10,791	260	41.5
				Totals for Priority Class 3	**1,794,489**	**31,920**	**56.22**
				Grand Total:	**1,794,489**	**31,920**	**56.22**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MESS : MESSICK THEATRE ARTS COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3F	MESSAC01	4	20	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	25,315	4,050	29,365
AC3B	MESSAC02	4	21	STAIR SAFETY UPGRADES	30,932	4,949	35,881
				Totals for System Code: ACCESSIBILITY	**56,247**	**9,000**	**65,247**
EL5A	MESSEL01	2	2	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	65,286	10,446	75,731
EL2A	MESSEL02	3	8	REPLACE 120/208 VOLT SWITCHGEAR	32,116	5,139	37,255
EL3B	MESSEL04	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	412,095	65,935	478,030
EL4B	MESSEL03	3	10	INTERIOR LIGHTING UPGRADE	193,174	30,908	224,082
EL4A	MESSEL05	3	11	EXTERIOR LIGHTING REPLACEMENT	9,302	1,488	10,791
				Totals for System Code: ELECTRICAL	**711,973**	**113,916**	**825,888**
ES4B	MESSES04	3	3	BUILT-UP ROOF REPLACEMENT	14,754	2,361	17,115
ES5B	MESSES03	3	4	WINDOW REPLACEMENT	383,071	61,291	444,362
ES5A	MESSES02	3	5	EXTERIOR DOOR REPLACEMENT	44,714	7,154	51,868
ES2B	MESSES01	3	6	RESTORE BRICK VENEER	12,744	2,039	14,783
				Totals for System Code: EXTERIOR	**455,282**	**72,845**	**528,127**
FS3A	MESSFS01	2	1	FIRE SPRINKLER SYSTEM INSTALLATION	211,724	33,876	245,599
				Totals for System Code: FIRE/LIFE SAFETY	**211,724**	**33,876**	**245,599**
HV3A	MESSHV01	3	7	HVAC SYSTEM REPLACEMENT	946,673	151,468	1,098,140
				Totals for System Code: HVAC	**946,673**	**151,468**	**1,098,140**
IS1A	MESSIS01	3	12	REFINISH FLOORING	110,211	17,634	127,844
IS2B	MESSIS02	3	13	REFINISH WALLS	36,611	5,858	42,469
IS3B	MESSIS03	3	14	REFINISH CEILINGS	100,186	16,030	116,216
IS4A	MESSIS04	3	15	REPLACE INTERIOR DOORS	203,571	32,571	236,143
IS6D	MESSIS05	3	16	RESTROOM RENOVATION	95,907	15,345	111,252
				Totals for System Code: INTERIOR/FINISH SYS.	**546,486**	**87,438**	**633,924**
PL1A	MESSPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	174,560	27,930	202,490
PL2A	MESSPL03	3	18	DRAIN PIPING REPLACEMENT	265,583	42,493	308,076
PL1E	MESSPL01	4	22	DOMESTIC WATER HEATER REPLACEMENT	10,175	1,628	11,803
				Totals for System Code: PLUMBING	**450,318**	**72,051**	**522,369**
VT7A	MESSVT01	3	19	UPGRADE ELEVATOR NO. 1	70,490	0	70,490
				Totals for System Code: VERT. TRANSPORTATION	**70,490**		**70,490**
				Grand Total:	**3,449,193**	**540,592**	**3,989,785**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSFS01	**Title:**	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		

Code Application: NFPA 1, 13, 13R, 101

Project Class: Plant Adaption

Project Date: 10/16/2009

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

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.

Project Cost

Project Number: MESSFS01

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	35,038	$3.08	$107,917	$3.77	$132,093	$240,010
Project Totals:				**$107,917**		**$132,093**	**$240,010**

Material/Labor Cost		$240,072
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$176,436
General Contractor Mark Up at 20.0%	+	$35,287
Construction Cost		$211,724
Professional Fees at 16.0%	+	$33,876
Total Project Cost		**$245,599**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSEL01	**Title:**	INSTALL EMERGENCY GENERATOR AND POWER NETWORK
Priority Sequence:	2		
Priority Class:	2		
Category Code:	EL5A	**System:**	ELECTRICAL
		Component:	EMERGENCY POWER SYSTEM
		Element:	GENERATION/DISTRIBUTION
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	NEC 700, 701, 702		
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

The installation of an appropriately-sized emergency, diesel-fired generator, associated automatic transfer switches (ATS), and an emergency distribution network is recommended in order to provide emergency power for the life safety and specific non-essential loads. Loads considered as life safety include egress lighting, exit signs, elevators, and fire alarm systems. Non-essential loads include HVAC equipment, refrigeration equipment, computer equipment, etc.

Project Cost

Project Number: MESSEL01

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, and automatic transfer switches	KW	50	$724	$36,200	$187	$9,350	$45,550
Emergency power network to include power panels, raceways, and all connections and terminations	SF	35,038	$0.22	$7,708	$0.30	$10,511	$18,220
Project Totals:				**$43,908**		**$19,861**	**$63,770**

Material/Labor Cost		$63,770
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$54,405
General Contractor Mark Up at 20.0%	+	$10,881
Construction Cost		$65,286
Professional Fees at 16.0%	+	$10,446
Total Project Cost		**$75,731**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSES04	**Title:**	BUILT-UP ROOF REPLACEMENT
Priority Sequence:	3		
Priority Class:	3		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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 built-up roofing system be replaced. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application.

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSES04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Built-up roof	SF	2,500	$3.06	$7,650	$3.58	$8,950	$16,600
Project Totals:				**$7,650**		**$8,950**	**$16,600**

Material/Labor Cost		$16,609
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$12,295
General Contractor Mark Up at 20.0%	+	$2,459
Construction Cost		$14,754
Professional Fees at 16.0%	+	$2,361
Total Project Cost		**$17,115**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSES03	**Title:**	WINDOW REPLACEMENT
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES5B	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS

Building Code:	MESS	
Building Name:	MESSICK THEATRE ARTS COMPLEX	
Subclass/Savings:	Energy Conservation	$900

Code Application: Not Applicable

Project Class: Deferred Maintenance

Project Date: 11/11/2009

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

Project Description

It is recommended that the single-pane, wood-framed window applications be upgraded to thermal-pane systems. Such double-pane systems will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Typical standard glazing applications	SF	4,180	$57.27	$239,389	$36.45	$152,361	$391,750
Project Totals:				**$239,389**		**$152,361**	**$391,750**

Material/Labor Cost		$391,750
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$319,226
General Contractor Mark Up at 20.0%	+	$63,845
Construction Cost		$383,071
Professional Fees at 16.0%	+	$61,291
Total Project Cost		**$444,362**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSES02	**Title:**	EXTERIOR DOOR REPLACEMENT
Priority Sequence:	5		
Priority Class:	3		
Category Code:	ES5A	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	DOORS
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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

It is recommended that aged and inefficient exterior door systems be replaced. This project includes the primary and secondary entrance and service doors. The replacement units should maintain the architectural design aspects of this facility. They should be modern, energy-efficient applications that will protect the interior of the building from the elements.

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSES02

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	15	$1,031	$15,465	$1,250	$18,750	$34,215
Project Totals:				**$23,377**		**$26,746**	**$50,123**

Material/Labor Cost		$50,123
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$37,261
General Contractor Mark Up at 20.0%	+	$7,452
Construction Cost		$44,714
Professional Fees at 16.0%	+	$7,154
Total Project Cost		**$51,868**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSES01	**Title:**	RESTORE BRICK VENEER
Priority Sequence:	6		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSES01

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	7,760	$0.11	$854	$0.22	$1,707	$2,561
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	776	$2.45	$1,901	$4.99	$3,872	$5,773
Applied finish or sealant	SF	7,760	$0.22	$1,707	$0.82	$6,363	$8,070
Project Totals:				**$4,462**		**$11,943**	**$16,405**

Material/Labor Cost		$16,436
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$10,620
General Contractor Mark Up at 20.0%	+	$2,124
Construction Cost		$12,744
Professional Fees at 16.0%	+	$2,039
Total Project Cost		**$14,783**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSHV01	**Title:**	HVAC SYSTEM REPLACEMENT
Priority Sequence:	7		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Energy Conservation $19,840		
Code Application:	ASHRAE 62-2004		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 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 (VAV) 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 (DDCs) for the new equipment. Incorporate variable frequency drives (VFDs) into the new HVAC design as applicable.

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSHV01

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	35,038	$13.78	$482,824	$16.84	$590,040	$1,072,864
Project Totals:				**$482,824**		**$590,040**	**$1,072,864**

Material/Labor Cost		$1,072,864
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$788,894
General Contractor Mark Up at 20.0%	+	$157,779
Construction Cost		$946,673
Professional Fees at 16.0%	+	$151,468
Total Project Cost		**$1,098,140**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSEL02	**Title:**	REPLACE 120/208 VOLT SWITCHGEAR
Priority Sequence:	8		
Priority Class:	3		
Category Code:	EL2A	**System:**	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 230		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
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 existing 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.

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSEL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
120/208 volt switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	1,200	$15.52	$18,624	$13.01	$15,612	$34,236
Project Totals:				**$18,624**		**$15,612**	**$34,236**

Material/Labor Cost		$34,236
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$26,763
General Contractor Mark Up at 20.0%	+	$5,353
Construction Cost		$32,116
Professional Fees at 16.0%	+	$5,139
Total Project Cost		**$37,255**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSEL04	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		

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

Project Class: Deferred Maintenance

Project Date: 10/16/2009

Project Location: Floor-wide: Floor(s) 1, 2, 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
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSEL04

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	35,038	$5.52	$193,410	$8.27	$289,764	$483,174
Project Totals:				**$193,410**		**$289,764**	**$483,174**

Material/Labor Cost		$483,174
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$343,413
General Contractor Mark Up at 20.0%	+	$68,683
Construction Cost		$412,095
Professional Fees at 16.0%	+	$65,935
Total Project Cost		**$478,030**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSEL03	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	10		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Energy Conservation $10,720		
Code Application:	NEC Articles 210, 410		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) B,1,2		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSEL03

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	35,038	$2.81	$98,457	$3.44	$120,531	$218,988
Project Totals:				**$98,457**		**$120,531**	**$218,988**

Material/Labor Cost		$218,910
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$160,978
General Contractor Mark Up at 20.0%	+	$32,196
Construction Cost		$193,174
Professional Fees at 16.0%	+	$30,908
Total Project Cost		**$224,082**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSEL05	**Title:**	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	11		
Priority Class:	3		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Energy Conservation $260		
Code Application:	NEC 410		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Building-wide: Floor(s) B,1,2,R		

Project Description

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

Project Cost

Project Number: MESSEL05

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	4	$406	$1,624	$190	$760	$2,384
Compact fluorescent, wall-mount exterior light and demolition of existing light	EA	10	$131	$1,310	$137	$1,370	$2,680
Replace lighting stanchion, including fixture, 30 foot	EA	1	$2,662	$2,662	$1,996	$1,996	$4,658
Project Totals:				**$5,596**		**$4,126**	**$9,722**

Material/Labor Cost		$9,722
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$7,752
General Contractor Mark Up at 20.0%	+	$1,550
Construction Cost		$9,302
Professional Fees at 16.0%	+	$1,488
Total Project Cost		**$10,791**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	12		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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, B		

Project Description

Floor finishes are typically carpet, vinyl tile, or ceramic tile. The materials used 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.

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	6,220	$5.36	$33,339	$2.00	$12,440	$45,779
Vinyl floor tile	SF	7,460	$3.53	$26,334	$2.50	$18,650	$44,984
Ceramic tile	SF	1,240	$7.24	$8,978	$10.63	$13,181	$22,159
Project Totals:				**$68,651**		**$44,271**	**$112,922**

Material/Labor Cost		$112,922
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$91,842
General Contractor Mark Up at 20.0%	+	$18,368
Construction Cost		$110,211
Professional Fees at 16.0%	+	$17,634
Total Project Cost		**$127,844**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSIS02	**Title:**	REFINISH WALLS
Priority Sequence:	13		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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, B		

Project Description

The wall finishes are generally finished with painted sheetrock. The interior walls were found to be 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
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSIS02

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	52,000	$0.17	$8,840	$0.81	$42,120	$50,960
Project Totals:				**$8,840**		**$42,120**	**$50,960**

Material/Labor Cost		$50,960
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$30,509
General Contractor Mark Up at 20.0%	+	$6,102
Construction Cost		$36,611
Professional Fees at 16.0%	+	$5,858
Total Project Cost		**$42,469**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	14		
Priority Class:	3		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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, B		

Project Description

The ceiling systems consist of a combination of painted sheetrock and suspended, acoustical tile systems. The ceilings were found to be in fair condition, with minor 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: MESSIS03

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	22,390	$2.12	$47,467	$2.98	$66,722	$114,189
Painted ceiling finish application	SF	2,490	$0.17	$423	$0.81	$2,017	$2,440
Project Totals:				**$47,890**		**$68,739**	**$116,629**

Material/Labor Cost		$116,629
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$83,488
General Contractor Mark Up at 20.0%	+	$16,698
Construction Cost		$100,186
Professional Fees at 16.0%	+	$16,030
Total Project Cost		**$116,216**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSIS04	**Title:**	REPLACE INTERIOR DOORS
Priority Sequence:	15		
Priority Class:	3		
Category Code:	IS4A	**System:**	INTERIOR/FINISH SYS.
		Component:	DOORS
		Element:	GENERAL
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 309.4, 703.1

Project Class: Deferred Maintenance

Project Date: 11/11/2009

Project Location: Floor-wide: Floor(s) 1, 2, 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 existing door systems and replacement according to a code compliant plan to properly protect egress passages is recommended.

Project Cost

Project Number: MESSIS04

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	44	$370	$16,280	$396	$17,424	$33,704
Rated door and rated metal frame, including all hardware and accessible signage	EA	132	$672	$88,704	$812	$107,184	$195,888
Project Totals:				**$104,984**		**$124,608**	**$229,592**

Material/Labor Cost		$229,592
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$169,643
General Contractor Mark Up at 20.0%	+	$33,929
Construction Cost		$203,571
Professional Fees at 16.0%	+	$32,571
Total Project Cost		**$236,143**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSIS05	**Title:**	RESTROOM RENOVATION
Priority Sequence:	16		
Priority Class:	3		
Category Code:	IS6D	**System:**	INTERIOR/FINISH SYS.
		Component:	GENERAL
		Element:	OTHER
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 604, 605, 606		
Project Class:	Deferred Maintenance		
Project Date:	11/11/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

The restroom fixtures and finishes are mostly original to the year of construction. The fixtures are sound but aged and inefficient. The finishes are outdated. A comprehensive restroom renovation including new fixtures, finishes, partitions, accessories, and dual level drinking fountains is recommended.

Project Cost

Project Number: MESSIS05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary (assumes 55 square feet of restroom area per fixture)	FIXT	28	$1,969	$55,132	$1,699	$47,572	$102,704
Project Totals:				**$55,132**		**$47,572**	**$102,704**

Material/Labor Cost		$102,704
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$79,922
General Contractor Mark Up at 20.0%	+	$15,984
Construction Cost		$95,907
Professional Fees at 16.0%	+	$15,345
Total Project Cost		**$111,252**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSPL02	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	17		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) B,1,2		

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: MESSPL02

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	35,038	$1.81	$63,419	$4.54	$159,073	$222,491
Project Totals:				**$63,419**		**$159,073**	**$222,491**

Material/Labor Cost		$222,544
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$145,467
General Contractor Mark Up at 20.0%	+	$29,093
Construction Cost		$174,560
Professional Fees at 16.0%	+	$27,930
Total Project Cost		**$202,490**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSPL03	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	18		
Priority Class:	3		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 7-11

Project Class: Deferred Maintenance

Project Date: 10/16/2009

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

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.

Project Cost

Project Number: MESSPL03

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	35,038	$2.89	$101,260	$6.64	$232,652	$333,912
Project Totals:				**$101,260**		**$232,652**	**$333,912**

Material/Labor Cost		$333,816
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$221,319
General Contractor Mark Up at 20.0%	+	$44,264
Construction Cost		$265,583
Professional Fees at 16.0%	+	$42,493
Total Project Cost		**$308,076**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSVT01	**Title:**	UPGRADE ELEVATOR NO. 1
Priority Sequence:	19		
Priority Class:	3		
Category Code:	VT7A	**System:**	VERT. TRANSPORTATION
		Component:	GENERAL
		Element:	OTHER
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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, and door locks. Refurbish the car interior.

Work by Others:

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

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSVT01

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	$70,000	$70,000	$0.00	$	$70,000
Project Totals:				**$70,000**		**$**	**$70,000**

Material/Labor Cost	$70,000
Material Index	100.7%
Labor Index	51.3%
Material/Labor Indexed Cost	$70,490
No GCM Required	
Construction Cost	$70,490
No Professional Fees Required	
Total Project Cost	**$70,490**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSAC01	**Title:**	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES
Priority Sequence:	20		
Priority Class:	4		
Category Code:	AC3F	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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

Present accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the drinking fountains is a barrier to accessibility. All single-level, refrigerated drinking fountains should be replaced with dual-level units.

Project Cost

Project Number: MESSAC01

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
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSAC02	**Title:**	STAIR SAFETY UPGRADES
Priority Sequence:	21		
Priority Class:	4		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
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, B

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Cost

Project Number: MESSAC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	10	$573	$5,730	$521	$5,210	$10,940
Center handrail / guardrail system per floor	FLR	10	$1,297	$12,970	$833	$8,330	$21,300
Project Totals:				**$18,700**		**$13,540**	**$32,240**

Material/Labor Cost		$32,240
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$25,777
General Contractor Mark Up at 20.0%	+	$5,155
Construction Cost		$30,932
Professional Fees at 16.0%	+	$4,949
Total Project Cost		**$35,881**

Specific Project Details

Facility Condition Analysis
Section Three
MESS : MESSICK THEATRE ARTS COMPLEX

Project Description

Project Number:	MESSPL01	**Title:**	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	22		
Priority Class:	4		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	MESS		
Building Name:	MESSICK THEATRE ARTS COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapters 5, 607		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

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

Project Cost

Project Number: MESSPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Electric, commercial-grade water heater replacement, including demolition	GAL	80	$100	$8,034	$9.46	$757	$8,791
Project Totals:				**$8,034**		**$757**	**$8,791**

Material/Labor Cost		$8,791
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$8,479
General Contractor Mark Up at 20.0%	+	$1,696
Construction Cost		$10,175
Professional Fees at 16.0%	+	$1,628
Total Project Cost		**$11,803**

FACILITY CONDITION ANALYSIS

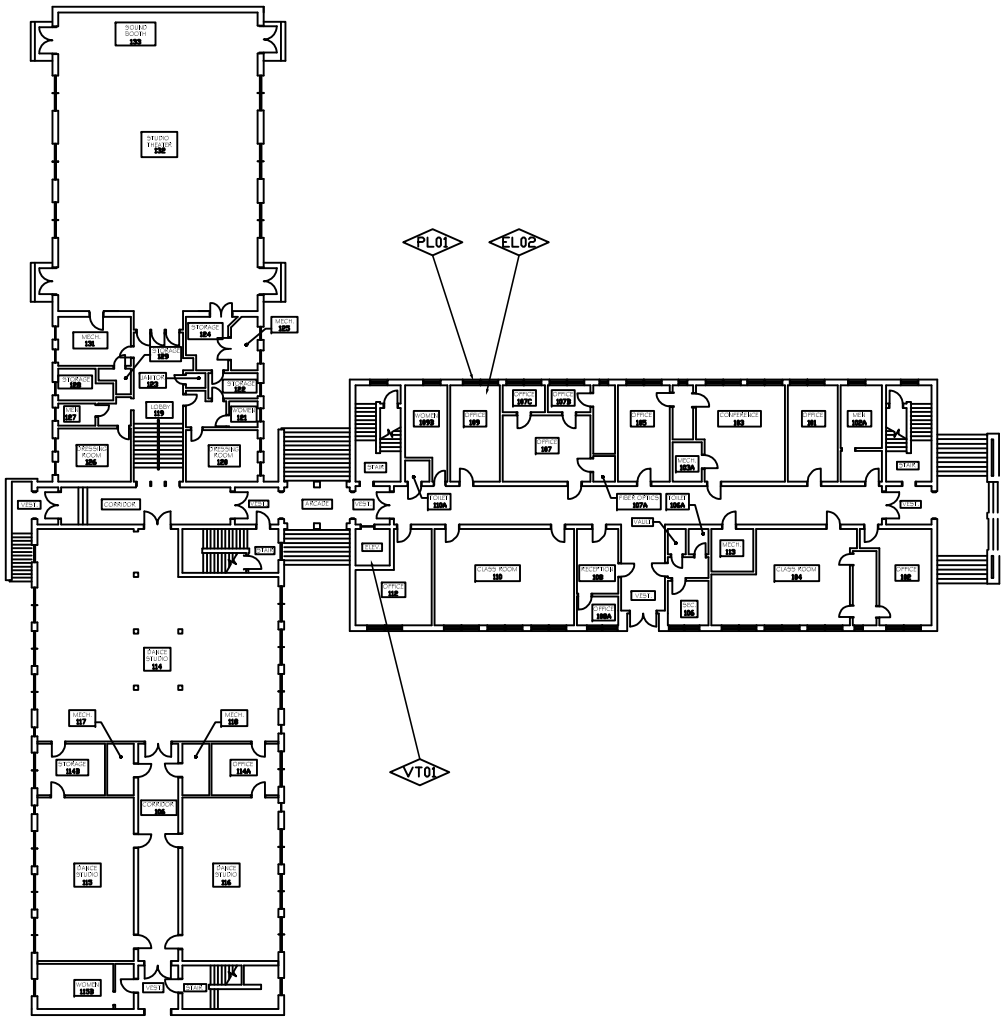
SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY

ROOF

ES04 HV01



EL05 ES01 ES02 ES03

AC01 AC02 EL01 EL03 EL04 FS01

HV01 IS01 IS02 IS03 IS04 IS05

PL02 PL03

BASEMENT

AC02 EL01 EL03 EL04 FS01 IS01

IS02 IS03 IS04 HV01 PL02 PL03

SECOND

AC01 AC02 EL01 EL03 EL04 FS01

HV01 IS01 IS02 IS03 IS04 IS05

PL02 PL03

N

MESSICK THEATRE
ARTS COMPLEX

BLDG NO. MESS

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

MESS : MESSICK THEATRE ARTS COMPLEX

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	7,760	SF	$1.30	.31	$3,136	1927	10
B2020	STANDARD GLAZING AND CURTAIN WALL	4,180	SF	$104.04		$434,873	1927	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	4	LEAF	$4,311.24		$17,245	1927	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	15	LEAF	$2,863.29		$42,949	1927	40
B3010	BUILT-UP ROOF	2,500	SF	$6.70		$16,757	1927	20
B3010	TILE ROOF	14,180	SF	$19.15		$271,495	1994	70
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	44	LEAF	$783.68		$34,482	1927	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	132	LEAF	$1,489.06		$196,556	1927	35
C1020	INTERIOR DOOR HARDWARE	132	EA	$423.04		$55,842	1927	15
C1020	INTERIOR DOOR HARDWARE	44	EA	$423.04		$18,614	1927	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	52,000	SF	$0.80		$41,654	1927	10
C3020	CARPET	6,220	SF	$8.75		$54,403	1927	10
C3020	VINYL FLOOR TILE	7,460	SF	$6.59		$49,146	1927	15
C3020	CERAMIC FLOOR TILE	1,240	SF	$17.36		$21,529	1927	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	22,390	SF	$4.99		$111,793	1927	15
C3030	PAINTED CEILING FINISH APPLICATION	2,490	SF	$0.80		$1,995	1927	15
D2010	PLUMBING FIXTURES - CLASSROOM / ACADEMIC	35,038	SF	$7.96		$278,811	1927	35
D2020	WATER PIPING - CLASSROOM / ACADEMIC	35,038	SF	$5.66		$198,412	1927	35
D2020	WATER HEATER (COMMERCIAL, ELECTRIC)	80	GAL	$144.38		$11,550	1999	20
D2030	DRAIN PIPING - CLASSROOM / ACADEMIC	35,038	SF	$8.60		$301,153	1927	40
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	$6,456.49		$6,456	1981	25
D3040	CONDENSATE RECEIVER	1	SYS	$9,504.01		$9,504	1981	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	2	EA	$2,768.62		$5,537	1981	20
D3040	HVAC SYSTEM - CLASSROOM / ACADEMIC	35,038	SF	$30.67		$1,074,602	1981	25
D3040	BASE MTD. PUMP - UP TO 15 HP	5	HP	$3,175.77		$15,879	1981	20
D3040	BASE MTD. PUMP - UP TO 15 HP	5	HP	$3,175.77		$15,879	1981	20
D5010	ELECTRICAL SYSTEM - CLASSROOM / ACADEMIC	35,038	SF	$13.35		$467,730	1950	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	1,200	AMP	$32.96		$39,556	1951	20
D5020	EMERGENCY LIGHT (BATTERY)	5	EA	$283.62		$1,418	2002	20

Life Cycle Model

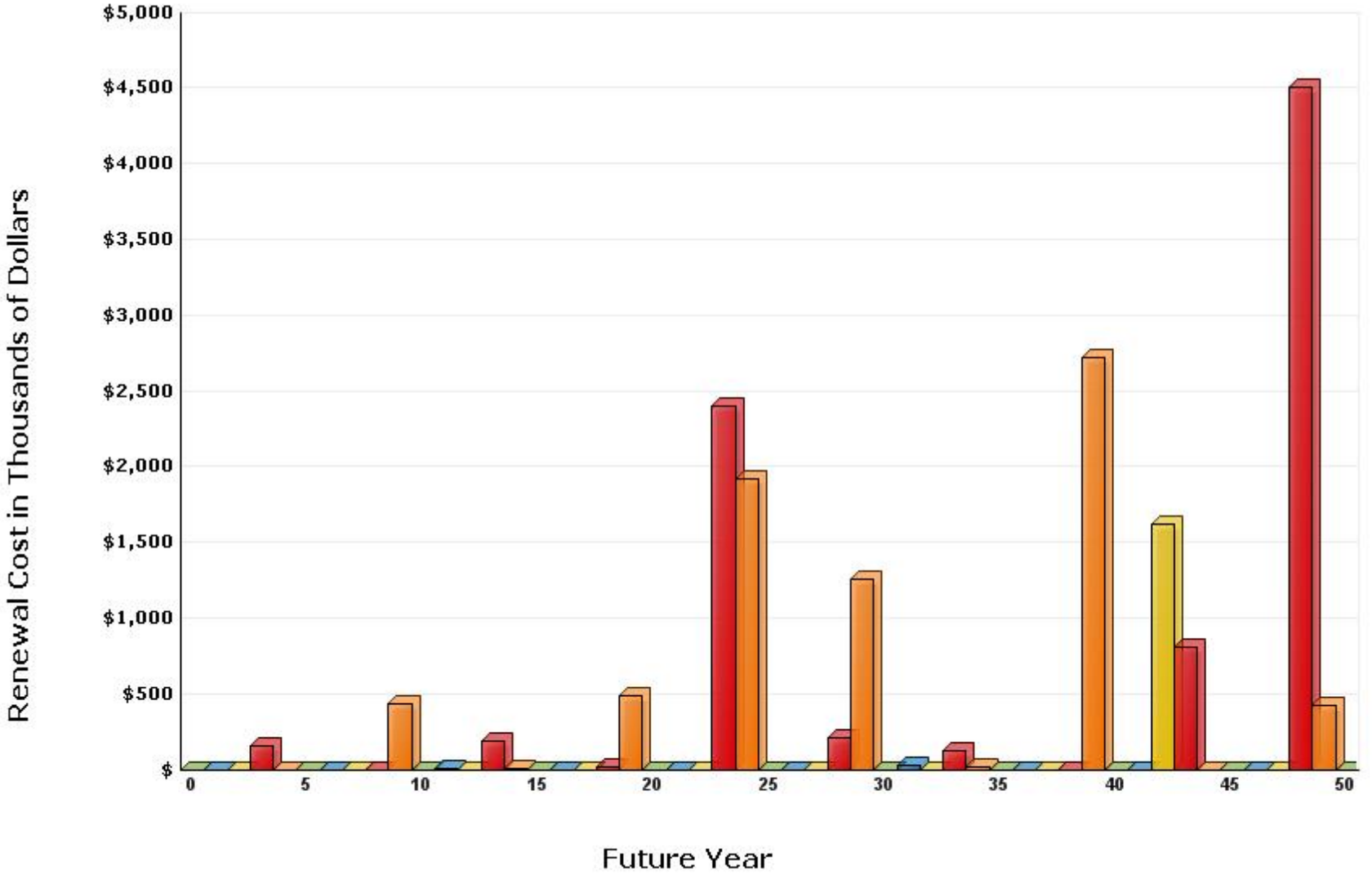
Building Component Summary

MESS : MESSICK THEATRE ARTS COMPLEX

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5020	EXIT SIGNS (BATTERY)	16	EA	$280.76		$4,492	2002	20
D5020	EXTERIOR LIGHT (HID)	4	EA	$689.58		$2,758	1951	20
D5020	LIGHTING - CLASSROOM / ACADEMIC	20,038	SF	$6.26		$125,391	1927	20
D5020	LIGHTING - CLASSROOM / ACADEMIC	15,000	SF	$6.26		$93,865	1951	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	35,038	SF	$2.61		$91,610	2006	15
						$4,117,070		

Life Cycle Model Expenditure Projections

MESS : MESSICK THEATRE ARTS COMPLEX



Average Annual Renewal Cost Per SqFt $3.72

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

MESS : MESSICK THEATRE ARTS COMPLEX

Photo ID No	Description	Location	Date
MESS001a	Painted concrete block guardrail that is too low and painted wood handrail lacking the recommended end geometry	Southwest, stair tower	9/1/2009
MESS001e	LED exit signage with battery backup	Typical for all exits	9/1/2009
MESS002a	Single-level drinking fountain	Second floor, east wing, corridor	9/1/2009
MESS002e	Horn strobe and smoke detection devices	Typical for hallways	9/1/2009
MESS003a	Roof finishes	Roof	9/1/2009
MESS003e	Simplex fire alarm control panel	Mechanical room 123	9/1/2009
MESS004a	Roof finishes and exterior finishes	Roof	9/1/2009
MESS004e	Roof-mounted turbine and centrifugal exhausters	Roof, south end	9/1/2009
MESS005a	Lack of wheelchair access to north entrance interior steps and one wood handrail lacking recommended end geometry	First floor, east wing	9/1/2009
MESS005e	Air handler AHU - 011, chill / hot water coils	Mechanical room 217	9/1/2009
MESS006a	Typically steep, short ramp up into dance studio	First floor, dance studio 116	9/1/2009
MESS006e	Air handler AHU - 010, chill / hot water coils	Mechanical room 218	9/1/2009
MESS007a	Exterior elevation	Southeast wing	9/1/2009
MESS007e	Air handler AHU - 008, chill / hot water coils	Mechanical room 219	9/1/2009
MESS008a	Exterior elevation	Southeast wing	9/1/2009
MESS008e	Incoming steam with steam-to-water heat exchanger	Mechanical room 111	9/1/2009
MESS009a	Exterior elevation	Northeast wing	9/1/2009
MESS009e	Five hp hot water circulation pump	Mechanical room 111	9/1/2009
MESS010a	Typically aging wood windows	East facade, northeast wing	9/1/2009
MESS010e	HVAC pneumatic controls by Contro-Systems Corp	Mechanical room 111	9/1/2009
MESS011a	Exterior elevation showing painted metal handrails that lack recommended end geometry	Northeast corner, northeast wing	9/1/2009
MESS011e	Incoming copper water service	Mechanical room 111	9/1/2009
MESS012a	Exterior elevation	Northwest corner, northeast wing	9/1/2009
MESS012e	Hot water, fractional hp circulation pumps	Mechanical room 111	9/1/2009
MESS013a	Exterior elevation	Southwest, across north facade, west wing	9/1/2009
MESS013e	Cast-iron, bell-and-spigot drain piping	Crawl space, mechanical room 111	9/1/2009
MESS014a	Exterior elevation	Northwest corner, west wing	9/1/2009
MESS014e	Hot water cartridge filter system	Mechanical room 111	9/1/2009

Photo Log - Facility Condition Analysis

MESS : MESSICK THEATRE ARTS COMPLEX

Photo ID No	Description	Location	Date
MESS015a	Exterior elevation	Northeast, along south facade, west wing	9/1/2009
MESS015e	Air handler AHU - 008, chill / hot water coils	Mechanical room 123	9/1/2009
MESS016a	Roof finishes	Roof	9/1/2009
MESS016e	Air handler AHU - 003, chill / hot water coils	Mechanical room off of office 103	9/1/2009
MESS017e	Air handler AHU - 007, chill / hot water coils	Mechanical room 118	9/1/2009
MESS018e	Air handler AHU - 005, chill / hot water coils	Mechanical room 117	9/1/2009
MESS019e	Air handler AHU - 006, chill / hot water coils	Mechanical room 117	9/1/2009
MESS020e	Air handler, Trane Climate Changer, chill / hot water coils	Mechanical room 125	9/1/2009
MESS021e	Air handler AHU - 013, chill / hot water coils	Mechanical room 131	9/1/2009
MESS022e	Air handler AHU - 014, chill / hot water coils	Mechanical room 131	9/1/2009
MESS023e	Fluorescent, 48 inch, two tube, T12 light fixtures	Second floor, hallway connector	9/1/2009
MESS024e	Westinghouse Panel 2LPZ2 distribution panel	Second floor, hallway	9/1/2009
MESS025e	Conduit over 10 feet without support between wings	Entering east wing at north entrance	9/1/2009
MESS026e	Surface-mounted, incandescent light fixture	Typical at all building entrances	9/1/2009
MESS027e	Wall-mounted HPS wallpacks	Typical at all building elevations	9/1/2009
MESS028e	Twenty foot pole-mounted light fixture	North side of building	9/1/2009
MESS029e	Urinals	Men's restroom, room 215A	9/1/2009
MESS030e	Water closet	Men's restroom, room 215A	9/1/2009
MESS031e	Vanity lavatories	Men's restroom, room 215A	9/1/2009
MESS032e	Electric, 82 gallon hot water heater	Mechanical room 111	9/1/2009
MESS033e	Mop sink with original equipment	North wing, west corner	9/1/2009

MESS001A.jpg

MESS001E.jpg

MESS002A.jpg

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MESS003A.jpg

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