EAST CAROLINA UNIVERSITY

PHYSICIANS QUAD C

ASSET CODE: PHQC

FACILITY CONDITION ANALYSIS

NOVEMBER 2, 2009





EAST CAROLINA UNIVERSITY Facility Condition Analysis

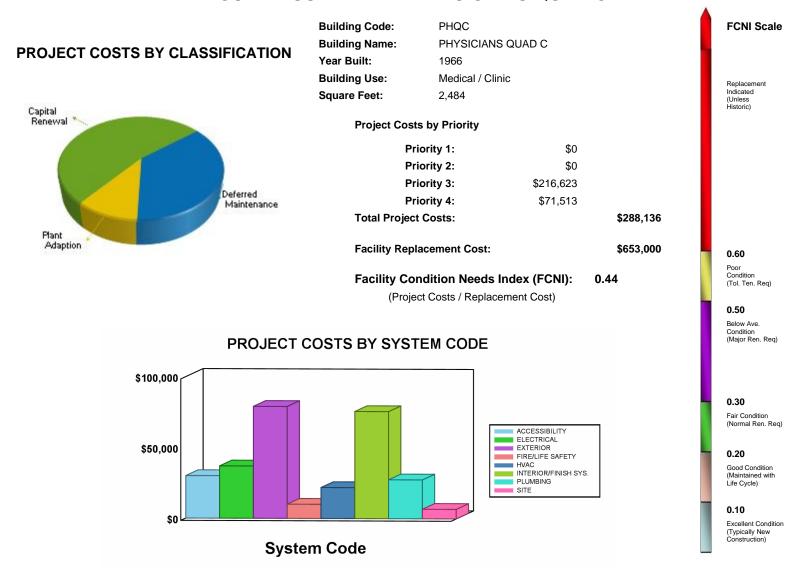
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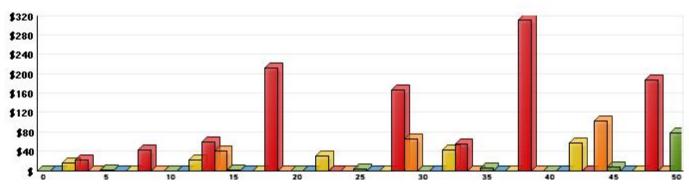


GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - PHYSICIANS QUAD C



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Future Year

Average Annual Renewal Cost Per SqFt \$5.28



B. ASSET SUMMARY

Built in 1966, Physicians Quad C is a single-story medical clinic office with a small attic. The building has a concrete structure on a slab-on-grade foundation. The exterior has brick facades and a pitched, asphalt shingle roof. Physicians Quad C totals 2,484 square feet and is located at the Health Science Campus of East Carolina University in Greenville, North Carolina.

The information in this report was gathered during a site visit that concluded on September 2, 2009.

SITE

Landscaping around the building consists of grassy lawns, ornamental shrubs, and some mature trees. The landscaping is in average condition, but should outlast the ten-year scope of this report with routine maintenance. Pedestrian paving systems are also in overall average condition, but will need to be replaced in the next ten years. New systems, including excavation, grading, base compaction, and paving, are recommended.

EXTERIOR STRUCTURE

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

Exterior doors are older wood units at the east and south entrances. It is recommended that aged and inefficient primary entrance doors be replaced. The replacement units should maintain the architectural design aspects of this facility and should be modern, energy-efficient applications.

The lobby windows are a dual-pane, aluminum system from 2003. The remaining glazing in the building consists of original wood-framed, single-pane units. It is recommended that the single-pane windows be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

It is recommended that the asphalt shingle roofing system be replaced. The existing stress conditions will lead to failure if left unattended. Replace the stressed roof and flashing with an architectural-grade asphalt shingle application. Replace the gutters and downspouts as well. Repair of the soffit systems around the exterior facades will also be needed.

INTERIOR FINISHES / SYSTEMS

This building has carpet, vinyl tile, and ceramic tile floors, vinyl wall covering, and adhered acoustical tile ceilings. These interior finish applications vary in age and condition from area to area. Carpet, wall, and

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ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. The ceramic and vinyl tile floors will be replaced as part of the recommended restroom renovation.

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

ACCESSIBILITY

Access to the building is provided by at-grade entrances on the east and south facades. Once inside, there are no transitions in floor level to prevent access throughout the first floor. The attic area consists of a mechanical space and is not accessible to the public or clinic workers. Doors are equipped with knob hardware and non-compliant signage. Hardware and signage are being upgraded as part of a building-wide interior door upgrade. Several additional amenities are recommended for upgrade to comply with modern accessibility legislation.

The configurations of the break room kitchenette and the single level drinking fountain are barriers to accessibility. To comply with current ADA requirements, the installation of wheelchair accessible kitchenette cabinetry and a dual level drinking fountain is recommended where applicable.

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

HEALTH

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

FIRE / LIFE SAFETY

The paths of egress in this building are adequate with regard to fire rating. However, recommended door replacements should include units with the proper fire rating. Fire / life safety protection within the structure is limited. The zoned fire alarm system is equipped with outdated opaque strobes and audible annunciator units. Smoke detectors are lacking in the egress corridors or unoccupied rooms, such as mechanical, electrical, and storage rooms, janitor's closets, etc. The fire alarm system is at the end of its useful service life, and renewal is recommended within the next three years. Also, emergency exits are not properly identified, and emergency egress lighting is not available. To improve occupant safety, install battery pack emergency egress lighting and battery backup LED exit signs.

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This facility is not protected by any form of automatic fire suppression. Manual, dry chemical fire extinguishers are available for immediate use. Due to the small building footprint, the installation of an automatic fire suppression system is not required or recommended.

HVAC

Heating and cooling for this medical clinic is provided by two 1992 vintage split DX systems equipped with electric duct heaters. Both units are located in the second floor attic area and are in fair operable condition. However, they are anticipated to become maintenance intensive with age. Complete renewal of the split DX systems and air-cooled condensing units is recommended within the next five years.

ELECTRICAL

High voltage from the utility company is reduced to 120/240 volt, two-phase power via a service entrance transformer located on-site. The related 225 amp main electrical panel resides in corridor 103 and has been in service for over forty years. Additionally, the electrical distribution network supplies 120/240 volt power throughout the building. Aging components, such as the circuit breakers, serve as potential fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification. Budgetary consideration is allocated for renewal of the building electrical system within the next five years.

The current lighting configuration consists of lay-in and surface-mounted, T12 fluorescent fixtures and aging incandescent fixtures. Based on life cycle depletion, the replacement of all interior fixtures is recommended. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation.

Nighttime illumination is provided by two discolored wall-mounted HID fixtures installed in the early 1990s. Due to the daytime inspection, the illumination level was not easily verified. Based on their present location, there appears to be a sufficient quantity of fixtures. Due to life cycle depletion, a formal cost estimate was created for lighting renewal within the next five years.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater is conveyed by cast-iron, bell-and-spigot piping with copper runouts. 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 also recommended for replacement. This action is detailed in the proposed restroom accessibility renovation.

EAST CAROLINA UNIVERSITY Facility Condition Analysis Section One



Domestic hot water is served by a 2003 vintage, electric domestic water heater that is in good condition. However, it will reach the end of its useful service life within the ten-year scope of this report and will require an upgrade.

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



C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 2, 2009

INSPECTION TEAM PERSONNEL:

<u>NAME</u>	<u>POSITION</u>	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

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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 = Deferred Maintenance / Modernization +

<u>Capital Renewal + Plant Adaption</u>

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. <u>Plant / Program Adaption</u>: 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. <u>Deferred Maintenance</u>: 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. <u>Capital Renewal:</u> 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. <u>Energy Conservation</u>: 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 CLA	SS 1
CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	0001HV04	01
PL1D	0001PL02	02
	DDIODITY OL A	00.0
	PRIORITY CLA	<u>55 2</u>
CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	0001IS06	03
EL4C	0001EL03	04



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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

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

PRIORITY 2 - Potentially Critical (Year One)

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

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

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

Global Markup Percentages		R.S. MEANS
Local Labor Index: Local Materials Index:	51.3 % 100.7 %	of National Average of National average
General Contractor Markup: Professional Fees:	20.0 % 16.0 %	Contractor profit & overhead, bonds & insurance 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

- 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.

EAST CAROLINA UNIVERSITY

Facility Condition Analysis

Section One -



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

CATEG	ORY	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 DE	SCRIPTION: 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 DE	SCRIPTION: 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 DI	ESCRIPTION: 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 of			
LSGL	GLINEIVAL	OTTLER	freestanding boiler stacks.			
SYSTEM D	ESCRIPTION: FIRE / LIFE SAFE	TY				
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 other dangerous materials/supplies including vented flammables storage cabinets, holding pens/rocages, 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 D	ESCRIPTION: HEALTH					
HE1A	ENVIRONMENTAL CONTROL	EQUIPMENT AND ENCLOSURES	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.			
HE1B	ENVIRONMENTAL CONTROL	OTHER	General environmental control problems not catalogued elsewhere.			
HE2A	PEST CONTROL	GENERAL	Includes all measures necessary to control and destroy insects, rodents and other pests.			
HE3A	REFUSE	GENERAL	Issues related to the collection, handling and disposal of refuse.			
HE4A	SANITATION EQUIPMENT	LABORATORY AND PROCESS	Includes autoclaves, cage washers, steam cleaners, etc.			
HE5A	FOOD SERVICE	KITCHEN EQUIPMENT	Includes ranges, grilles, cookers, sculleries, etc.			
HE5B	FOOD SERVICE	COLD STORAGE	Includes the cold storage room and all associated refrigeration equipment.			
		•				



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



	CATEGORY CODE REPORT					
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION			
		UPGRADE				
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.			
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.			
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water including boilers and related components.			
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.			
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water including chillers and related components.			
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.			
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, replacement of utility system access chambers.			
HV7F	INFRASTRUCTURE	OTHER	HVAC infrastructure issues not specifically categorized elsewhere.			
HV8A	GENERAL	CFC COMPLIANCE	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.			
HV8B	GENERAL	OTHER	HVAC issues not catalogued elsewhere.			
SYSTEM D	ESCRIPTION: INTERIOR FINI	SHES / 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 D	ESCRIPTION: PLUMBING					



	CATEGORY CODE REPORT					
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION			
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.			
PL1B	DOMESTIC WATER	PUMPS	Domestic water booster pumps, circulating pumps, related controls, etc.			
PL1C	DOMESTIC WATER	STORAGE/ TREATMENT	Equipment or vessels for storage or treatment of domestic water.			
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.			
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters including gas, oil, and electric water heaters, shell and tube heat exchangers, tank type and instantaneous.			
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.			
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures including sinks, drinking fountains, water closets, urinals, etc.			
PL1H	DOMESTIC WATER	CONSERVATION	Alternations made to the water distribution system to conserve water.			
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices including backflow preventers, vacuum breakers, etc.			
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.			
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater including sewage ejectors and other sump systems.			
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.			
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/ TREATMENT	Storage and treatment of potable water for distribution.			
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/ TREATMENT	Storage and treatment of industrial water for distribution.			
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems, sanitary sewer systems; including combined systems.			
PL4D	INFRASTRUCTURE	STORM WATER COLLECTION	Storm water collection systems, storm sewer systems; storm water only.			
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.			
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.			
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.			
SYSTEM DE	ESCRIPTION: 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 DE	ESCRIPTION: SECURITY SYSTE	EMS				
SS1A	LIGHTING	EXTERIOR	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.			



	CATEGORY CODE REPORT					
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION			
SS2A	SITE	FENCING	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.			
SS2B	SITE	GENERAL	Hidden areas due to foliage, fencing, parking, walls, etc.			
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.			
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two way speakers, reliability, redundancy, etc.			
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.			
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.			
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.			
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off campus housing and class locations, etc.			
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.			
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.			
SYSTEM DE	ESCRIPTION: VERTICAL TRANS	SPORTATION				
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.			



DETAILED PROJECT SUMMARIES AND TOTALS

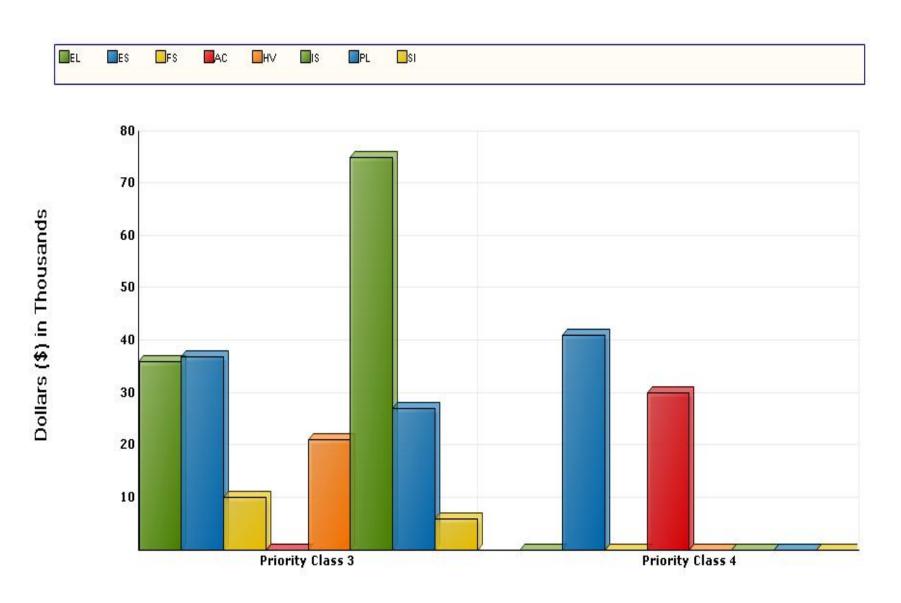
Detailed Project Totals Facility Condition Analysis System Code by Priority Class

System			Pric	ority Classes		
Code	System Description	1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	30,054	30,054
EL	ELECTRICAL	0	0	36,977	0	36,977
ES	EXTERIOR	0	0	37,683	41,460	79,142
FS	FIRE/LIFE SAFETY	0	0	10,057	0	10,057
HV	HVAC	0	0	21,905	0	21,905
IS	INTERIOR/FINISH SYS.	0	0	75,723	0	75,723
PL	PLUMBING	0	0	27,515	0	27,515
SI	SITE	0	0	6,762	0	6,762
	TOTALS	0	0	216,623	71,513	288,136

Facility Replacement Cost	\$653,000
Facility Condition Needs Index	0.44

Gross Square Feet 2,484	Total Cost Per Square Foot \$116.	00
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System Code by Priority Class



Priority Class

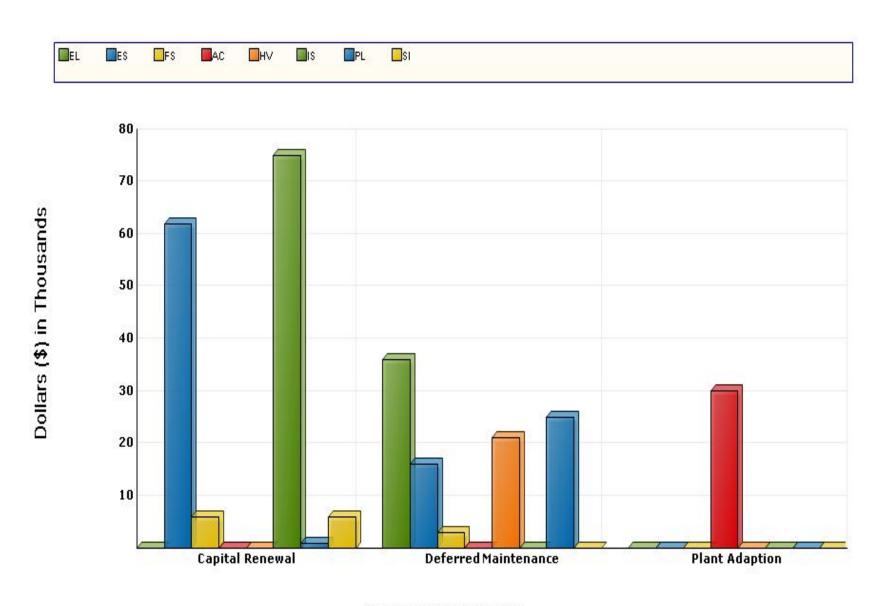
Detailed Project Totals Facility Condition Analysis System Code by Project Class

		Project Classes				
System Code	System Description	Captial Renewal	Deferred Maintenance	FCAP	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	0	30,054	30,054
EL	ELECTRICAL	0	36,977	0	0	36,977
ES	EXTERIOR	62,275	16,868	0	0	79,142
FS	FIRE/LIFE SAFETY	6,662	3,394	0	0	10,057
HV	HVAC	0	21,905	0	0	21,905
ıs	INTERIOR/FINISH SYS.	75,723	0	0	0	75,723
PL	PLUMBING	1,960	25,555	0	0	27,515
SI	SITE	6,762	0	0	0	6,762
	TOTALS	153,382	104,700	0	30,054	288,136

Facility Replacement Cost	\$653,000
Facility Condition Needs Index	0.44

Gross Square Feet 2,48		Total Cost Per Square Foot	\$116.00
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System Code by Project Class



Project Classification

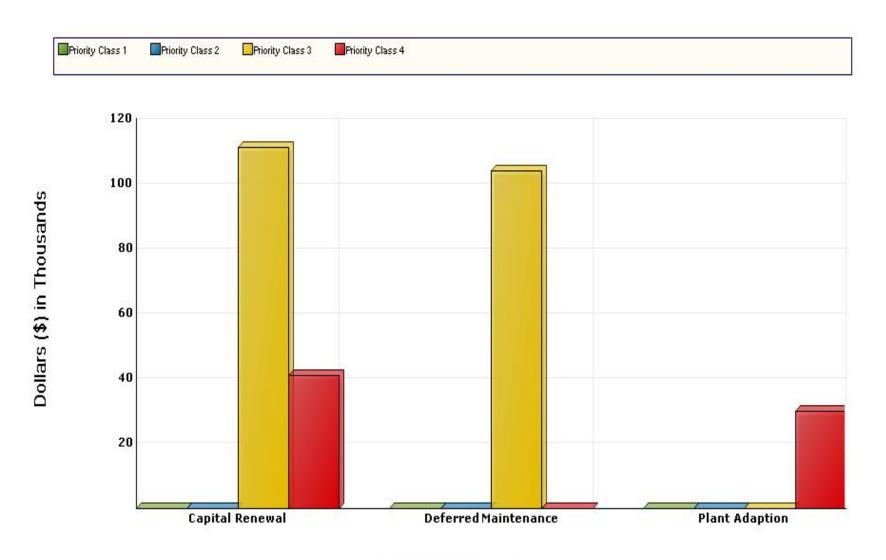
Detailed Project Summary Facility Condition Analysis Project Class by Priority Class

	Priority Classes							
Project Class	1	2	3	4	Subtotal			
Capital Renewal	0	0	111,923	41,460	153,382			
Deferred Maintenance	0	0	104,700	0	104,700			
Plant Adaption	0	0	0	30,054	30,054			
TOTALS	0	0	216,623	71,513	288,136			

Facility Replacement Cost	\$653,000
Facility Condition Needs Index	0.44

Gross Square Feet 2,48

Project Class by Priority Class



Project Classification

Detailed Project Summary Facility Condition Analysis

Priority Class - Priority Sequence

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS1A	PHQCFS02	3	1	INSTALL EXIT SIGNS AND EMERGENCY LIGHTING UNITS	2,926	468	3,394
FS2A	PHQCFS01	3	2	FIRE ALARM SYSTEM REPLACEMENT	5,743	919	6,662
ES5A	PHQCES02	3	3	EXTERIOR DOOR REPLACEMENT	10,862	1,738	12,600
ES2B	PHQCES01	3	4	RESTORE BRICK VENEER	3,679	589	4,267
ES4B	PHQCES04	3	5	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	17,944	2,871	20,815
HV3A	PHQCHV01	3	6	REPLACE SPLIT DX SYSTEMS	18,884	3,021	21,905
EL3B	PHQCEL02	3	7	UPGRADE BUILDING ELECTRICAL SYSTEM	23,784	3,805	27,589
EL4B	PHQCEL01	3	8	INTERIOR LIGHTING UPGRADE	6,878	1,100	7,978
EL4A	PHQCEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,215	194	1,410
IS1A	PHQCIS01	3	10	REFINISH FLOORING	14,569	2,331	16,900
IS2B	PHQCIS02	3	11	REFINISH WALLS	5,668	907	6,575
IS3B	PHQCIS03	3	12	REFINISH CEILINGS	8,309	1,329	9,638
IS4A	PHQCIS04	3	13	REPLACE INTERIOR DOORS	36,734	5,877	42,611
PL1A	PHQCPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	8,735	1,398	10,133
PL2A	PHQCPL03	3	15	DRAIN PIPING REPLACEMENT	13,295	2,127	15,422
PL1E	PHQCPL01	3	16	DOMESTIC WATER HEATER REPLACEMENT	1,689	270	1,960
SI4A	PHQCSI01	3	17	SITE PAVING UPGRADES	5,830	933	6,762
				Totals for Priority Class 3	186,744	29,879	216,623
AC4A	PHQCAC01	4	18	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,207	1,953	14,161
AC3E	PHQCAC02	4	19	RESTROOM RENOVATION	13,701	2,192	15,893
ES5B	PHQCES03	4	20	WINDOW REPLACEMENT	35,741	5,719	41,460
				Totals for Priority Class 4	61,650	9,864	71,513
				Grand Total:	248,393	39,743	288,136

Detailed Project Summary Facility Condition Analysis

Project Cost Range

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
ES2B	PHQCES01	3	4	RESTORE BRICK VENEER	3,679	589	4,267
ES5A	PHQCES02	3	3	EXTERIOR DOOR REPLACEMENT	10,862	1,738	12,600
ES4B	PHQCES04	3	5	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	17,944	2,871	20,815
IS1A	PHQCIS01	3	10	REFINISH FLOORING	14,569	2,331	16,900
IS2B	PHQCIS02	3	11	REFINISH WALLS	5,668	907	6,575
IS3B	PHQCIS03	3	12	REFINISH CEILINGS	8,309	1,329	9,638
IS4A	PHQCIS04	3	13	REPLACE INTERIOR DOORS	36,734	5,877	42,611
SI4A	PHQCSI01	3	17	SITE PAVING UPGRADES	5,830	933	6,762
FS2A	PHQCFS01	3	2	FIRE ALARM SYSTEM REPLACEMENT	5,743	919	6,662
FS1A	PHQCFS02	3	1	INSTALL EXIT SIGNS AND EMERGENCY LIGHTING UNITS	2,926	468	3,394
HV3A	PHQCHV01	3	6	REPLACE SPLIT DX SYSTEMS	18,884	3,021	21,905
EL4B	PHQCEL01	3	8	INTERIOR LIGHTING UPGRADE	6,878	1,100	7,978
EL3B	PHQCEL02	3	7	UPGRADE BUILDING ELECTRICAL SYSTEM	23,784	3,805	27,589
EL4A	PHQCEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,215	194	1,410
PL1E	PHQCPL01	3	16	DOMESTIC WATER HEATER REPLACEMENT	1,689	270	1,960
PL1A	PHQCPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	8,735	1,398	10,133
PL2A	PHQCPL03	3	15	DRAIN PIPING REPLACEMENT	13,295	2,127	15,422
				Totals for Priority Class 3	186,744	29,879	216,623
AC4A	PHQCAC01	4	18	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,207	1,953	14,161
AC3E	PHQCAC02	4	19	RESTROOM RENOVATION	13,701	2,192	15,893
ES5B	PHQCES03	4	20	WINDOW REPLACEMENT	35,741	5,719	41,460
				Totals for Priority Class 4	61,650	9,864	71,513
				Grand Totals for Projects < 100,000	248,393	39,743	288,136
				Grand Totals For All Projects:	248,393	39,743	288,136

Detailed Project Summary Facility Condition Analysis Project Classification

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
FS2A	PHQCFS01	2	Capital Renewal	3	FIRE ALARM SYSTEM REPLACEMENT	6,662
ES4B	PHQCES04	5	Capital Renewal	3	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	20,815
IS1A	PHQCIS01	10	Capital Renewal	3	REFINISH FLOORING	16,900
IS2B	PHQCIS02	11	Capital Renewal	3	REFINISH WALLS	6,575
IS3B	PHQCIS03	12	Capital Renewal	3	REFINISH CEILINGS	9,638
IS4A	PHQCIS04	13	Capital Renewal	3	REPLACE INTERIOR DOORS	42,611
PL1E	PHQCPL01	16	Capital Renewal	3	DOMESTIC WATER HEATER REPLACEMENT	1,960
SI4A	PHQCSI01	17	Capital Renewal	3	SITE PAVING UPGRADES	6,762
ES5B	PHQCES03	20	Capital Renewal	4	WINDOW REPLACEMENT	41,460
					Totals for Capital Renewal	153,382
FS1A	PHQCFS02	1	Deferred Maintenance	3	INSTALL EXIT SIGNS AND EMERGENCY LIGHTING UNITS	3,394
ES5A	PHQCES02	3	Deferred Maintenance	3	EXTERIOR DOOR REPLACEMENT	12,600
ES2B	PHQCES01	4	Deferred Maintenance	3	RESTORE BRICK VENEER	4,267
HV3A	PHQCHV01	6	Deferred Maintenance	3	REPLACE SPLIT DX SYSTEMS	21,905
EL3B	PHQCEL02	7	Deferred Maintenance	3	UPGRADE BUILDING ELECTRICAL SYSTEM	27,589
EL4B	PHQCEL01	8	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	7,978
EL4A	PHQCEL03	9	Deferred Maintenance	3	EXTERIOR LIGHTING REPLACEMENT	1,410
PL1A	PHQCPL02	14	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	10,133
PL2A	PHQCPL03	15	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	15,422
					Totals for Deferred Maintenance	104,700
AC4A	PHQCAC01	18	Plant Adaption	4	INTERIOR AMENITY ACCESSIBILITY UPGRADES	14,161
AC3E	PHQCAC02	19	Plant Adaption	4	RESTROOM RENOVATION	15,893
					Totals for Plant Adaption	30,054
					Grand Total:	288,136

Detailed Project Summary Facility Condition Analysis Energy Conservation

PHQC: PHYSICIANS QUAD C

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES4B	PHQCES04	3	5	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	20,815	200	104.08
EL4B	PHQCEL01	3	8	INTERIOR LIGHTING UPGRADE	7,978	630	12.66
EL4A	PHQCEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,410	130	10.84
				Totals for Priority Class 3	30,203	960	31.46
ES5B	PHQCES03	4	20	WINDOW REPLACEMENT	41,460	100	414.6
				Totals for Priority Class 4	41,460	100	414.6
				Grand Total:	71,662	1,060	67.61

Detailed Project Summary Facility Condition Analysis Category/System Code

PHQC: PHYSICIANS QUAD C

Cat. Code	Project Number		Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	PHQCAC01	4	18	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,207	1,953	14,161
AC3E	PHQCAC02	4	19	RESTROOM RENOVATION	13,701	2,192	15,893
				Totals for System Code: ACCESSIBILITY	25,908	4,145	30,054
EL3B	PHQCEL02	3	7	UPGRADE BUILDING ELECTRICAL SYSTEM	23,784	3,805	27,589
EL4B	PHQCEL01	3	8	INTERIOR LIGHTING UPGRADE	6,878	1,100	7,978
EL4A	PHQCEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,215	194	1,410
				Totals for System Code: ELECTRICAL	31,877	5,100	36,977
ES5A	PHQCES02	3	3	EXTERIOR DOOR REPLACEMENT	10,862	1,738	12,600
ES2B	PHQCES01	3	4	RESTORE BRICK VENEER	3,679	589	4,267
ES4B	PHQCES04	3	5	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	17,944	2,871	20,815
ES5B	PHQCES03	4	20	WINDOW REPLACEMENT	35,741	5,719	41,460
				Totals for System Code: EXTERIOR	68,226	10,916	79,142
FS1A	PHQCFS02	3	1	INSTALL EXIT SIGNS AND EMERGENCY LIGHTING UNITS	2,926	468	3,394
FS2A	PHQCFS01	3	2	FIRE ALARM SYSTEM REPLACEMENT	5,743	919	6,662
				Totals for System Code: FIRE/LIFE SAFETY	8,669	1,387	10,057
HV3A	PHQCHV01	3	6	REPLACE SPLIT DX SYSTEMS	18,884	3,021	21,905
				Totals for System Code: HVAC	18,884	3,021	21,905
IS1A	PHQCIS01	3	10	REFINISH FLOORING	14,569	2,331	16,900
IS2B	PHQCIS02	3	11	REFINISH WALLS	5,668	907	6,575
IS3B	PHQCIS03	3	12	REFINISH CEILINGS	8,309	1,329	9,638
IS4A	PHQCIS04	3	13	REPLACE INTERIOR DOORS	36,734	5,877	42,611
				Totals for System Code: INTERIOR/FINISH SYS.	65,279	10,445	75,723
PL1A	PHQCPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	8,735	1,398	10,133
PL2A	PHQCPL03	3	15	DRAIN PIPING REPLACEMENT	13,295	2,127	15,422
PL1E	PHQCPL01	3	16	DOMESTIC WATER HEATER REPLACEMENT	1,689	270	1,960
				Totals for System Code: PLUMBING	23,720	3,795	27,515
SI4A	PHQCSI01	3	17	SITE PAVING UPGRADES	5,830	933	6,762
				Totals for System Code: SITE	5,830	933	6,762
				Grand Total:	248,393	39,743	288,136

FACILITY CONDITION ANALYSIS



SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCFS02 Title: INSTALL EXIT SIGNS AND EMERGENCY

LIGHTING UNITS

Priority Sequence: 1

Priority Class: 3

Category Code: FS1A System: FIRE/LIFE SAFETY

Component: LIGHTING

Element: EGRESS LTG./EXIT SIGNAGE

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: NFPA 101-47

IBC 1011

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

There are no exit signs in this facility. To provide a safe path of egress in the event of an emergency, it is recommended that exit signs be installed. Specify units with LED illumination and battery backup power. Additionally, install battery backup, dual beam emergency egress lighting to illuminate the path of egress for building occupants.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCFS02

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of new battery pack LED exit signs, including all connections	EA	4	\$184	\$736	\$231	\$924	\$1,660
Installation of new battery pack, dual beam, emergency lighting units including all connections	EA	4	\$186	\$744	\$231	\$924	\$1,668
Project Totals	:			\$1,480		\$1,848	\$3,328

Material/Labor Cost		\$3,328
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$2,438
General Contractor Mark Up at 20.0%	+	\$488
Construction Cost		\$2,926
Professional Fees at 16.0%	+	\$468
Total Project Cost		\$3,394

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCFS01 Title: FIRE ALARM SYSTEM REPLACEMENT

Priority Sequence: 2

Priority Class: 3

Category Code: FS2A System: FIRE/LIFE SAFETY

Component: DETECTION ALARM

Element: GENERAL

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: ADAAG 702.1

NFPA 1, 101

Project Class: Capital Renewal

Project Date: 10/12/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

Upgrade the existing fire alarm system with a modern application. Specify a point addressable supervised main fire alarm panel with an annunciator. This work includes pull stations, audible and visible alarms, smoke and heat detectors, and a wiring network. Install all devices in accordance with current NFPA and ADA requirements. The system should be monitored to report activation or trouble to an applicable receiving station.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCFS01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	2,484	\$1.46	\$3,627	\$0.89	\$2,211	\$5,837
Project Totals	3:			\$3,627		\$2,211	\$5,837

Material/Labor Cost		\$5,837
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$4,786
General Contractor Mark Up at 20.0%	+	\$957
Construction Cost		\$5,743
Professional Fees at 16.0%	+	\$919
Total Project Cost		\$6,662

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCES02 Title: EXTERIOR DOOR REPLACEMENT

Priority Sequence: 3

Priority Class: 3

Category Code: ES5A System: EXTERIOR

Component: FENESTRATIONS

Element: DOORS

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Deferred Maintenance

Project Date: 10/5/2009

Project

Location: Building-wide: Floor(s) 1

Project Description

Exterior doors are older wood units at the east and south entrances. It is recommended that aged and inefficient primary entrance doors be replaced. The replacement units should maintain the architectural design aspects of this facility and should be modern, energy-efficient applications.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCES02

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High traffic door system	LEAF	3	\$1,978	\$5,934	\$1,999	\$5,997	\$11,931
Proje	ct Totals:			\$5,934		\$5,997	\$11,931

Total Project Cost		\$12,600
Professional Fees at 16.0%	+	\$1,738
Construction Cost		\$10,862
General Contractor Mark Up at 20.0%	+	\$1,810
Material/Labor Indexed Cost		\$9,052
Labor Index		51.3%
Material Index		100.7%
Material/Labor Cost		\$11,931

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCES01 Title: RESTORE BRICK VENEER

Priority Sequence: 4

Priority Class: 3

Category Code: ES2B System: EXTERIOR

Component: COLUMNS/BEAMS/WALLS

Element: FINISH

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Deferred Maintenance

Project Date: 10/5/2009

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.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCES01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	2,240	\$0.11	\$246	\$0.22	\$493	\$739
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	224	\$2.45	\$549	\$4.99	\$1,118	\$1,667
Applied finish or sealant	SF	2,240	\$0.22	\$493	\$0.82	\$1,837	\$2,330
Project Totals):	1	1	\$1,288		\$3,447	\$4,735

Material/Labor Cost		\$4,735
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$3,066
General Contractor Mark Up at 20.0%	+	\$613
Construction Cost		\$3,679
Professional Fees at 16.0%	+	\$589
Total Project Cost		\$4,267

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCES04 Title: PITCHED ASPHALT SHINGLE ROOF

REPLACEMENT

Priority Sequence: 5

Priority Class: 3

Category Code: ES4B System: EXTERIOR

Component: ROOF

Element: REPLACEMENT

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Energy Conservation \$200

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) R

Project Description

It is recommended that the asphalt shingle roofing system be replaced. The existing stress conditions will lead to failure if left unattended. Replace the stressed roof and flashing with an architectural-grade asphalt shingle application. Replace the gutters and downspouts as well. Repair of the soffit systems around the exterior facades will also be needed.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCES04

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fiberglass / asphalt shingle roof	SF	2,480	\$2.86	\$7,093	\$3.14	\$7,787	\$14,880
Standard metal gutter system based on total linear feet of gutters and downspouts	LF	190	\$2.60	\$494	\$8.36	\$1,588	\$2,082
Soffit repair	LOT	1	\$1,875	\$1,875	\$1,200	\$1,200	\$3,075
Project Totals	S:			\$9,462		\$10,576	\$20,037

Material/Labor Cost		\$20,037
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$14,953
General Contractor Mark Up at 20.0%	+	\$2,991
Construction Cost		\$17,944
Professional Fees at 16.0%	+	\$2,871
Total Project Cost		\$20,815

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCHV01 Title: REPLACE SPLIT DX SYSTEMS

Priority Sequence: 6

Priority Class: 3

Category Code: HV3A System: HVAC

Component: HEATING/COOLING

Element: SYSTEM RETROFIT/REPLACE

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: ASHRAE 62-2004

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

Location: Item Only: Floor(s) 1, 2

Project Description

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

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCHV01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace split DX air conditioning system	TON	10	\$1,196	\$11,959	\$720	\$7,201	\$19,160
Project Totals	:			\$11.959		\$7.201	\$19.160

Material Index		100.7%
Waterial Hidex		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$15,737
General Contractor Mark Up at 20.0%	+	\$3,147
Construction Cost		\$18,884
Professional Fees at 16.0%	+	\$3,021
Total Project Cost		\$21,905

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCEL02 Title: UPGRADE BUILDING ELECTRICAL SYSTEM

Priority Sequence: 7

Priority Class: 3

Category Code: EL3B System: ELECTRICAL

Component: SECONDARY DISTRIBUTION

Element: DISTRIBUTION NETWORK

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

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

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

The building receives 120/240 volt, two-phase, three-wire power from the local utility company. The main 225 amp electrical panel and electrical distribution network have been in service for over forty years. 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.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCEL02

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	2,484	\$4.49	\$11,153	\$6.74	\$16,742	\$27,895
Project Totals	:			\$11,153		\$16,742	\$27,895

Material/Labor Cost		\$27,895
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$19,820
General Contractor Mark Up at 20.0%	+	\$3,964
Construction Cost		\$23,784
Professional Fees at 16.0%	+	\$3,805
Total Project Cost		\$27,589

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCEL01 Title: INTERIOR LIGHTING UPGRADE

Priority Sequence: 8

Priority Class: 3

Category Code: EL4B System: ELECTRICAL

Component: DEVICES AND FIXTURES

Element: INTERIOR LIGHTING

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Energy Conservation \$630

Code Application: NEC Articles 210, 410

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

Location: Floor-wide: Floor(s) 1

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.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCEL01

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	2,484	\$1.41	\$3,502	\$1.73	\$4,297	\$7,800
Project Tota	ls:			\$3,502		\$4,297	\$7,800

Total Project Cost		\$7,978
Professional Fees at 16.0%	+	\$1,100
Construction Cost		\$6,878
General Contractor Mark Up at 20.0%	+	\$1,146
Material/Labor Indexed Cost		\$5,731
Labor Index		51.3%
Material Index		100.7%
Material/Labor Cost		\$7,792

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCEL03 Title: EXTERIOR LIGHTING REPLACEMENT

Priority Sequence: 9

Priority Class: 3

Category Code: EL4A System: ELECTRICAL

Component: DEVICES AND FIXTURES

Element: EXTERIOR LIGHTING

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Energy Conservation \$130

Code Application: NEC 410

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

Location: Building-wide: Floor(s) 1

Project Description

Exterior lighting upgrades are recommended. Specify high efficiency fixtures with photocells for lighting control.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCEL03

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	2	\$406	\$812	\$190	\$380	\$1,192
Project Totals	 }:	,		\$812		\$380	\$1,192

Material/Labor Cost		\$1,192
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$1,013
General Contractor Mark Up at 20.0%	+	\$203
Construction Cost		\$1,215
Professional Fees at 16.0%	+	\$194
Total Project Cost		\$1,410

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCIS01 Title: REFINISH FLOORING

Priority Sequence: 10

Priority Class: 3

Category Code: IS1A System: INTERIOR/FINISH SYS.

Component: FLOOR

Element: FINISHES-DRY

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

Interior floors are primarily carpeted. The applications vary in age and condition from area to area. Floor finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCIS01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	1,890	\$5.36	\$10,130	\$2.00	\$3,780	\$13,910
	Project Totals:			\$10,130		\$3,780	\$13,910

Total Project Cost		\$16,900
Professional Fees at 16.0%	+	\$2,331
Construction Cost		\$14,569
General Contractor Mark Up at 20.0%	+	\$2,428
Material/Labor Indexed Cost		\$12,140
Labor Index		51.3%
Material Index		100.7%
Material/Labor Cost		\$13,910

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCIS02 Title: REFINISH WALLS

Priority Sequence: 11

Priority Class: 3

Category Code: IS2B System: INTERIOR/FINISH SYS.

Component: PARTITIONS

Element: FINISHES

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

Interior wall finishes consist of vinyl wall covering. The applications vary in age and condition from area to area. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCIS02

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	8,050	\$0.17	\$1,369	\$0.81	\$6,521	\$7,889
Project Totals:	:	-		\$1.369		\$6.521	\$7.889

Material/Labor Cost		\$7,889
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$4,723
General Contractor Mark Up at 20.0%	+	\$945
Construction Cost		\$5,668
Professional Fees at 16.0%	+	\$907
Total Project Cost		\$6,575

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCIS03 Title: REFINISH CEILINGS

Priority Sequence: 12

Priority Class: 3

Category Code: IS3B System: INTERIOR/FINISH SYS.

Component: CEILINGS

Element: REPLACEMENT

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

Ceiling finishes are adhered acoustical tile. The applications vary in age and condition from area to area. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCIS03

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	1,890	\$2.12	\$4,007	\$2.98	\$5,632	\$9,639
Project 1	otals:			\$4,007		\$5,632	\$9,639

Total Project Cost		\$9,638
Professional Fees at 16.0%	+	\$1,329
Construction Cost		\$8,309
General Contractor Mark Up at 20.0%	+	\$1,385
Material/Labor Indexed Cost		\$6,924
Labor Index		51.3%
Material Index		100.7%
Material/Labor Cost		\$9,639

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCIS04 Title: REPLACE INTERIOR DOORS

Priority Sequence: 13

Priority Class: 3

Category Code: IS4A System: INTERIOR/FINISH SYS.

Component: DOORS

Element: GENERAL

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

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

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCIS04

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rated door and rated metal frame, including all hardware and accessible signage	EA	28	\$672	\$18,816	\$812	\$22,736	\$41,552
Project Tota	ls:			\$18,816	,	\$22,736	\$41,552

Material/Labor Cost		\$41,552
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$30,611
General Contractor Mark Up at 20.0%	+	\$6,122
Construction Cost		\$36,734
Professional Fees at 16.0%	+	\$5,877
Total Project Cost		\$42,611

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCPL02 Title: WATER SUPPLY PIPING REPLACEMENT

Priority Sequence: 14

Priority Class: 3

Category Code: PL1A System: PLUMBING

Component: DOMESTIC WATER

Element: PIPING NETWORK

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: IPC Chapter 6

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

Replace water supply and process piping as needed throughout the facility. Remove the aging water supply and process piping. Install new copper water supply piping with fiberglass insulation. Provide isolation valves, pressure regulators, shock absorbers, and backflow prevention devices in appropriate areas. Install new process piping as needed such as gas lines, vacuum lines, compressed air lines, purified water lines, process steam lines, etc., along with related isolation valves and gas cocks. Clearly label exposed piping for identification of the conveyed fluids and gases.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCPL02

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Water and specialty pipe and fittings, valves, backflow prevention devices, insulation, hangers, labels, demolition, and cut and patching materials	SF	2,484	\$1.28	\$3,180	\$3.20	\$7,949	\$11,128
Project Tota	ıls:			\$3,180		\$7,949	\$11,128

Material/Labor Cost		\$11,128
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$7,280
General Contractor Mark Up at 20.0%	+	\$1,456
Construction Cost		\$8,735
Professional Fees at 16.0%	+	\$1,398
Total Project Cost		\$10,133

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCPL03 Title: DRAIN PIPING REPLACEMENT

Priority Sequence: 15

Priority Class: 3

Category Code: PL2A System: PLUMBING

Component: WASTEWATER

Element: PIPING NETWORK

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: IPC Chapters 7-12

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project

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

Project Description

Replacement of the aging drain piping is recommended throughout the facility. Failure to replace the old drain piping systems 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 to convey normal wastes. Install corrosion resistant pipe and fittings for acid wastes. Install new floor drains, roof drains, and traps.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCPL03

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron, copper, and corrosion resistant pipe and fittings, hangers, floor / roof drains, traps, demolition, and cut and patching materials	SF	2,484	\$2.04	\$5,067	\$4.69	\$11,650	\$16,717
Project Totals:				\$5,067		\$11,650	\$16,717

Material/Labor Cost		\$16,717
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$11,079
General Contractor Mark Up at 20.0%	+	\$2,216
Construction Cost		\$13,295
Professional Fees at 16.0%	+	\$2,127
Total Project Cost		\$15,422

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCPL01 Title: DOMESTIC WATER HEATER REPLACEMENT

Priority Sequence: 16

Priority Class: 3

Category Code: PL1E System: PLUMBING

Component: DOMESTIC WATER

Element: HEATING

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: IPC Chapters 5, 607

Project Class: Capital Renewal

Project Date: 10/12/2009

Project

Location: Item Only: Floor(s) 2

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.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCPL01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Electric, residential-grade water heater replacement, including demolition	GAL	40	\$22.87	\$915	\$23.71	\$948	\$1,863
Project Total	 s:			\$915		\$948	\$1.863

Material/Labor Cost		\$1,863
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$1,408
General Contractor Mark Up at 20.0%	+	\$282
Construction Cost		\$1,689
Professional Fees at 16.0%	+	\$270
Total Project Cost		\$1,960

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCSI01 Title: SITE PAVING UPGRADES

Priority Sequence: 17

Priority Class: 3

Category Code: SI4A System: SITE

Component: GENERAL

Element: OTHER

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Undefined: Floor(s) 1

Project Description

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

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCSI01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete pedestrian paving	SF	1,000	\$2.97	\$2,970	\$3.64	\$3,640	\$6,610
Project	Totals:			\$2,970		\$3,640	\$6,610

Material/Labor Cost		\$6,610
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$4,858
General Contractor Mark Up at 20.0%	+	\$972
Construction Cost		\$5,830
Professional Fees at 16.0%	+	\$933
Total Project Cost		\$6,762

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCAC01 Title: INTERIOR AMENITY ACCESSIBILITY

UPGRADES

Priority Sequence: 18

Priority Class: 4

Category Code: AC4A System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: ADAAG 211, 602, 804

Project Class: Plant Adaption

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configurations of the break room kitchenette and the single level drinking fountain are barriers to accessibility. To comply with current ADA requirements, the installation of wheelchair accessible kitchenette cabinetry and a dual level drinking fountain is recommended where applicable.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCAC01

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchenette unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,894	\$4,894	\$1,999	\$1,999	\$6,893
Dual level drinking fountain	EA	1	\$1,216	\$1,216	\$374	\$374	\$1,590
Alcove construction including finishes	EA	1	\$877	\$877	\$3,742	\$3,742	\$4,619
Project Totals	:	'	,	\$6,987	,	\$6,115	\$13,102

Material/Labor Cost		\$13,102
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$10,173
General Contractor Mark Up at 20.0%	+	\$2,035
Construction Cost		\$12,207
Professional Fees at 16.0%	+	\$1,953
Total Project Cost		\$14,161

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCAC02 Title: RESTROOM RENOVATION

Priority Sequence: 19

Priority Class: 4

Category Code: AC3E System: ACCESSIBILITY

Component: INTERIOR PATH OF TRAVEL

Element: RESTROOMS/BATHROOMS

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Not Applicable

Code Application: ADAAG 604, 605, 606, 607, 608

Project Class: Plant Adaption

Project Date: 10/5/2009

Project

Location: Floor-wide: Floor(s) 1

Project Description

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

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCAC02

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	4	\$1,969	\$7,876	\$1,699	\$6,796	\$14,672
Project Totals	:			\$7,876		\$6,796	\$14,672

Material/Labor Cost		\$14,672
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$11,417
General Contractor Mark Up at 20.0%	+	\$2,284
Construction Cost		\$13,701
Professional Fees at 16.0%	+	\$2,192
Total Project Cost		\$15,893

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Description

Project Number: PHQCES03 Title: WINDOW REPLACEMENT

Priority Sequence: 20

Priority Class: 4

Category Code: ES5B System: EXTERIOR

Component: FENESTRATIONS

Element: WINDOWS

Building Code: PHQC

Building Name: PHYSICIANS QUAD C

Subclass/Savings: Energy Conservation \$100

Code Application: Not Applicable

Project Class: Capital Renewal

Project Date: 10/5/2009

Project

Location: Building-wide: Floor(s) 1

Project Description

The lobby windows are a dual-pane, aluminum system from 2003. The remaining glazing in the building consists of original wood-framed, single-pane units. It is recommended that the single-pane windows be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Facility Condition Analysis Section Three

PHQC: PHYSICIANS QUAD C

Project Cost

Project Number: PHQCES03

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Typical standard glazing applications	SF	390	\$57.27	\$22,335	\$36.45	\$14,216	\$36,551
Project Tota	ls:			\$22,335		\$14,216	\$36,551

Total Project Cost		\$41,460
Professional Fees at 16.0%	+	\$5,719
Construction Cost		\$35,741
General Contractor Mark Up at 20.0%	+	\$5,957
Material/Labor Indexed Cost		\$29,784
Labor Index		51.3%
Material Index		100.7%
Material/Labor Cost		\$36,551

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

ROOF ES04



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PHYSICIANS QUAD C

BLDG NO. PHQC



CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court Suite N Stone Mountain GA 30087 770.879.7376

OJECT NUMBER

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO

ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER

APPLIES TO AREA AS NOTED

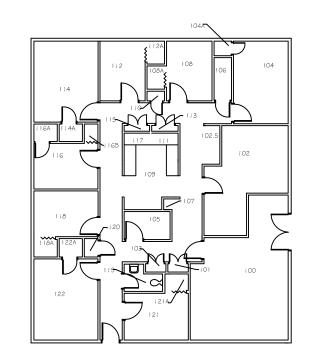
Date: 10/30/09 Drawn by: J.T.V.

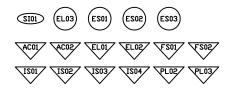
Project No. 09-041

FIRST FLOOR PLAN

Sheet No.

1 of 1







FACILITY CONDITION ANALYSIS

SECTION 5

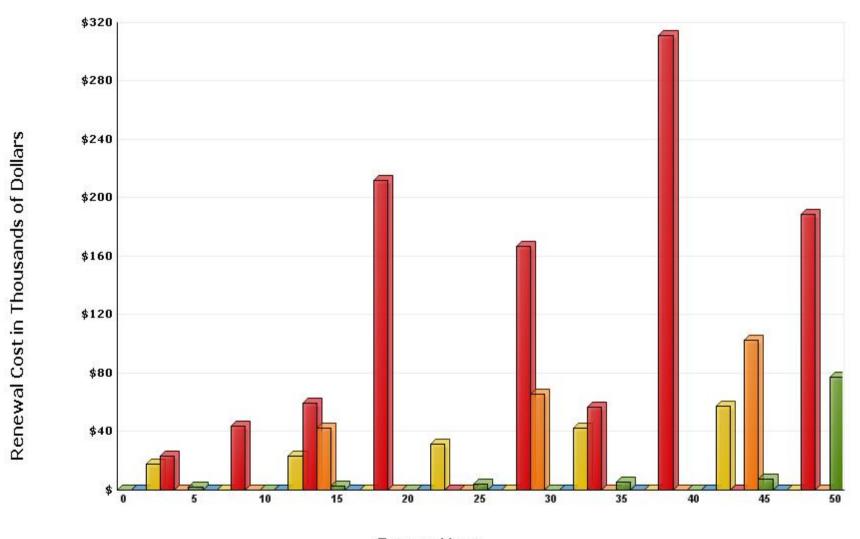
LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model
Building Component Summary
PHQC: PHYSICIANS QUAD C

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	2,240	SF	\$1.30	.31	\$905	1966	10
B2020	STANDARD GLAZING AND CURTAIN WALL	390	SF	\$104.04		\$40,574	1966	55
B2020	STANDARD GLAZING AND CURTAIN WALL	170	SF	\$104.04		\$17,686	2003	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	3	LEAF	\$4,311.24		\$12,934	1966	20
B3010	FIBERGLASS / ASPHALT SHINGLE ROOF	2,480	SF	\$6.13		\$15,198	1966	30
B3010	STANDARD METAL GUTTER SYSTEM	190	LF	\$9.80		\$1,862	1966	30
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	28	LEAF	\$1,489.06		\$41,694	1966	35
C1020	INTERIOR DOOR HARDWARE	28	EA	\$423.04		\$11,845	1966	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	8,050	SF	\$0.80		\$6,448	1966	10
C3020	CARPET	1,890	SF	\$8.75		\$16,531	1990	10
C3030	ACOUSTICAL TILE CEILING SYSTEM	1,890	SF	\$4.99		\$9,437	1966	15
D2010	PLUMBING FIXTURES - MEDICAL / CLINIC	2,484	SF	\$5.61		\$13,937	1966	35
D2020	WATER / PROCESS PIPING - MEDICAL / CLINIC	2,484	SF	\$3.99		\$9,908	1966	35
D2020	WATER HEATER (RES., ELEC.)	40	GAL	\$47.95		\$1,918	2003	10
D2030	DRAIN PIPING - MEDICAL / CLINIC	2,484	SF	\$6.06		\$15,059	1966	40
D3050	SPLIT DX SYSTEM	10	TON	\$2,143.89		\$21,439	1992	15
D5010	ELECTRICAL SYSTEM - MEDICAL / CLINIC	2,484	SF	\$10.88		\$27,019	1966	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	225	AMP	\$32.96		\$7,417	1966	20
D5020	EXTERIOR LIGHT (HID)	2	EA	\$689.58		\$1,379	1966	20
D5020	LIGHTING - MEDICAL / CLINIC	2,484	SF	\$20.54		\$51,021	1966	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	2,484	SF	\$2.61		\$6,495	1992	15
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	1	LOT	\$5,940.22		\$5,940	1966	20
						\$336,646		

Life Cycle Model Expenditure Projections

PHQC: PHYSICIANS QUAD C



Future Year

Average Annual Renewal Cost Per SqFt \$5.28

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

PHQC: PHYSICIANS QUAD C

Photo ID No	Description	Location	Date
PHQC001a	Roof detail	Roof	9/2/2009
PHQC001e	Discolored HID exterior fixture	Exterior	9/2/2009
PHQC002a	Interior finishes of lobby	First floor	9/2/2009
PHQC002e	Condensing units	Exterior	9/2/2009
PHQC003a	Interior corridor finishes	First floor	9/2/2009
PHQC003e	Outdated thermostat	Hallway	9/2/2009
PHQC004a	Break room sink	First floor	9/2/2009
PHQC004e	Main electrical panel	Hallway 103	9/2/2009
PHQC005a	Restroom design	First floor	9/2/2009
PHQC005e	T12 lighting fixture	Egress corridor	9/2/2009
PHQC006a	Restroom design	First floor	9/2/2009
PHQC006e	Opaque strobe	Egress corridor	9/2/2009
PHQC007a	Window detail in lobby	First floor	9/2/2009
PHQC007e	Electric domestic hot water heater	Attic	9/2/2009
PHQC008a	Window detail in remaining area	First floor	9/2/2009
PHQC008e	Split DX system with electric heat (Unit #2)	Attic	9/2/2009
PHQC009a	East facade	Exterior elevation	9/2/2009
PHQC009e	Split DX system with electric heat (Unit #1)	Attic	9/2/2009
PHQC010a	East facade	Exterior elevation	9/2/2009
PHQC010e	Cast iron storm drain piping	Attic	9/2/2009
PHQC011a	East facade	Exterior elevation	9/2/2009
PHQC011e	Discolored HID exterior fixture	Exterior	9/2/2009
PHQC012a	North facade	Exterior elevation	9/2/2009
PHQC013a	West facade	Exterior elevation	9/2/2009
PHQC014a	South facade	Exterior elevation	9/2/2009

Facility Condition Analysis - Photo Log









PHQC001A.jpg

PHQC001E.jpg

PHQC002A.jpg

PHQC002E.jpg









PHQC003A.jpg

PHQC003E.jpg

PHQC004A.jpg

PHQC004E.jpg









PHQC005A.jpg

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PHQC006A.jpg

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PHQC008A.jpg

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PHQC009A.jpg

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PHQC010A.jpg

PHQC010E.jpg

Facility Condition Analysis - Photo Log









PHQC011A.jpg

PHQC011E.jpg

PHQC012A.jpg

PHQC013A.jpg



PHQC014A.jpg