

EAST CAROLINA UNIVERSITY

RIVERS ADDITION

ASSET CODE: RIVE2

FACILITY CONDITION ANALYSIS

DECEMBER 28, 2009



EAST CAROLINA UNIVERSITY
Facility Condition Analysis

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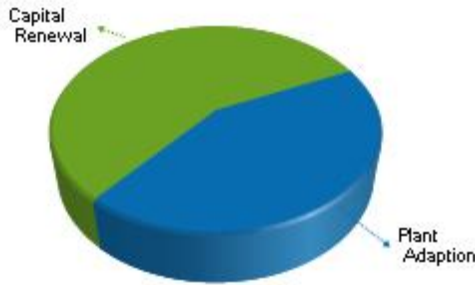
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - RIVERS ADDITION

PROJECT COSTS BY CLASSIFICATION



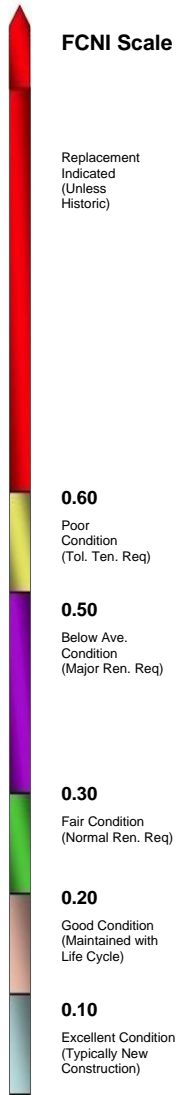
Building Code: RIVE2
Building Name: RIVERS ADDITION
Year Built: 2004
Building Use: Office / Administrative
Square Feet: 38,249

Project Costs by Priority

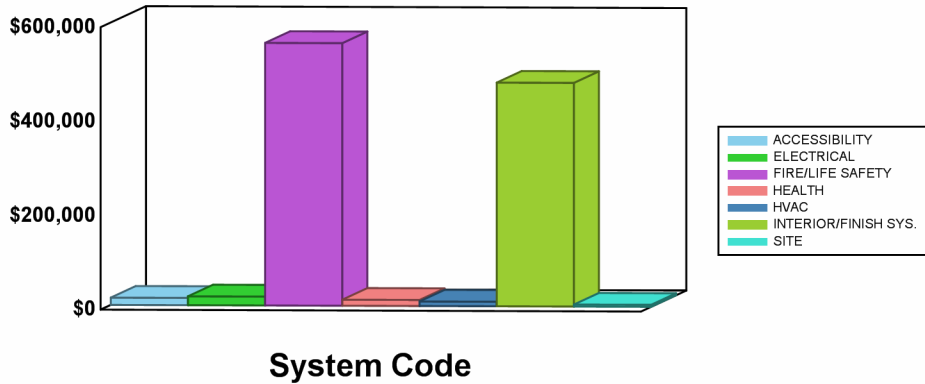
Priority 1:	\$187,184
Priority 2:	\$271,189
Priority 3:	\$316,803
Priority 4:	\$316,320
Total Project Costs:	\$1,091,496

Facility Replacement Cost: \$10,160,000

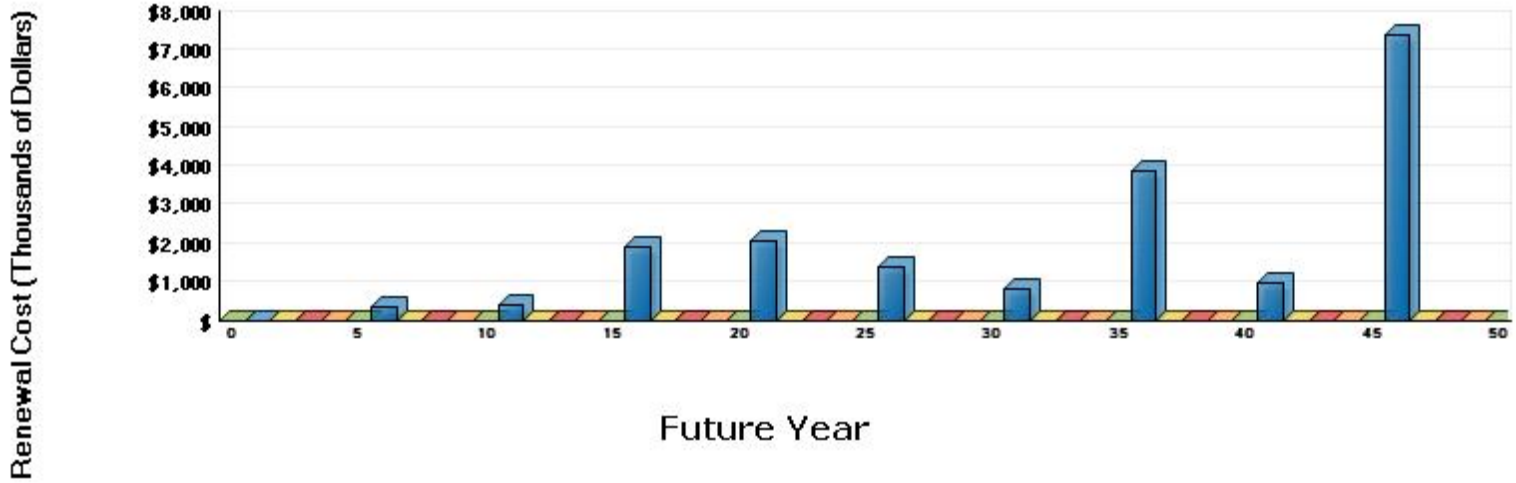
Facility Condition Needs Index (FCNI): 0.11
 (Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt \$3.87

B. ASSET SUMMARY

Built in 2004, the Rivers Addition is a three-story office building. This narrow, generally rectangular-shaped structure is “bent” near the middle of its length, creating a gently segmented boomerang footprint. This steel-framed structure is effectively the new west wing to the multi-wing Rivers Building, to which it is attached. Located at the eastern end of the northern portion of the East Carolina University campus in Greenville, North Carolina, the Rivers Addition has a listed area of 38,249 gross square feet.

The information for this report was gathered during an inspection conducted on September 1, 2009.

SITE

The landscaping on this relatively small, generally level site consists mostly of paving, with some turf, shrubs, specimen trees, and foundation planting all in overall good condition. The overall condition of the site is such that a modest landscaping project is warranted.

EXTERIOR STRUCTURE

This building has a brick veneer, with expressed stone trim at windows, doors, and the floor lines. There is a stair tower architectural feature at the south end of the structure, which is essentially five stories high, but that only serves the tower itself. The roof area on the stair tower and the main portion of this structure is a hipped, terra-cotta tile application. The two flat-roofed portions of this building at the middle of its east side is a built-up application. All of this roofing is in overall good condition, with no upgrade recommendations. Except for a few painted metal doors, the majority of the exterior doors are glass and aluminum units. Windows are fixed, insulating units in aluminum frames. No exterior door or window upgrades are proposed, beyond repainting the metal doors near the end of the next ten years. The relatively small amount of any probable exterior upgrade costs does not warrant any formal exterior category upgrades.

INTERIOR FINISHES / SYSTEMS

The building interior has a double-loaded central corridor on all three floors, with offices on both sides. All of the walls are floor-to-ceiling and painted. Ceilings in most spaces are lay-in, acoustical tile, but with some painted ceilings. Except for the terrazzo flooring in the corridor of the entry floor and the ceramic tile floors in the restrooms, virtually the entire remainder of the building is carpeted, including the tiered classroom. Carpeting, wall finish, and ceiling upgrades are recommended within the next ten years. The interior doors are new, and no upgrades are proposed.

Interior wall applications consist primarily of painted finishes that are in overall good condition. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

The interior floor finish applications vary from mostly carpet in offices and most corridors, terrazzo on the entry floor corridor, and ceramic tile in the restrooms all in overall good condition. Experience indicates

that carpeting installations in similar locations tend to need to be replaced within five to seven years. The replacement of this carpeting is recommended within the next two to five years. No other floor finish upgrades should be required within the next ten years.

Ceiling finish applications consist primarily of lay-in acoustical tile, with some applied finishes, all in overall good condition. Over the next ten years, some ceiling tile replacement and repainting will be necessary. Some ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

ACCESSIBILITY

There is a good deal of handicapped accessibility into and through this building. There are at-grade entrances, some entrances with wheelchair ramps, wheelchair accessible restrooms, ADA compliant elevators, lever door hardware, and mostly ADA compliant signage. A few accessibility upgrades are still recommended.

Current accessibility legislation requires that places of assembly be accessible to the handicapped. It is not apparent that there is an assistive listening system in this auditorium. It is recommended that a transmitter and headphone receiver sets be installed in the auditorium to accommodate those individuals that require audible assistance.

Accessibility legislation has established signage requirements for all permanent spaces in buildings. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. The word scope includes additional directional signage.

HEALTH

No information was provided by the University as to the presence of asbestos containing materials (ACM) within this building. With the young age of this structure, it is very unlikely that there are any ACMs, and no ACM abatement is proposed. There was no evidence of a presence of infestations by vermin or insects in this building.

Walk-in coolers / freezers are in service to support the needs of the food service facilities in this building. The mechanical systems serving these facilities are currently in good condition. However, it should be anticipated that the compressors will require replacement.

FIRE / LIFE SAFETY

This building appears to have been constructed in substantial compliance with building codes. The exits seem to be sufficient in number and location. No exit upgrades are proposed. However, most of the exit access corridor doors do not have obvious fire ratings. Complete demolition of the existing door systems and their replacement according to a code-compliant plan to properly protect egress passages is recommended where it cannot be determined that the existing exit access doors and door frames are rated.

The present floor plan arrangement has the elevator lobbies opening into the existing hall corridors. IBC 2000 states that elevators opening into a fire resistant corridor shall be provided with an elevator lobby at each floor containing such a corridor. This floor plan arrangement is no longer allowed. Because of the corridor plan, there does not appear to be a practical solution to create rated lobbies at the elevator.

This facility is protected by a central fire alarm system. The point addressable panel was manufactured by Simplex and is located in main lobby. The devices that serve this system include manual pull stations, audible / visible devices, and smoke detectors. The fire alarm system is approaching the end of its intended life cycle. It should be anticipated that it will require replacement within the scope of this analysis.

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

The exit signs in this facility are LED-illuminated and are connected to the emergency power network. Emergency lighting is available through standard interior light fixtures that are connected to the emergency power network. All egress lighting systems are adequate and in good condition. There are no related upgrades to recommend, at this time.

HVAC

This facility is on the campus steam loop. Hot water is circulated as the heating medium. The cooling medium is supplied by the campus chilled water loop. The HVAC system serving the stairwell areas is a four-pipe fan coil unit network. Minimal fresh air is introduced to these spaces. The common and circulatory areas are served by forced air systems. The air handling units have hot water heating coils and chilled water cooling coils. The ventilation system delivers 100 percent outside air to all of the interior spaces. The air distribution network furnishes variable air volume (VAV) to the occupied spaces. Hot water reheat coils are mounted in the duct. The controls for this system are a hybrid configuration, with pneumatic temperature controls and direct digital utility modulation and monitoring. The direct digital controls (DDC) were manufactured by Siemens.

The HVAC system is an adequate application for this facility. However, it should be expected that some of the associated components will require replacement within the purview of this analysis. The condensate receiver should be replaced.

The food service facilities in this building are served by exhaust hoods. These hoods and their associated mechanical components are new and in good condition. Sufficient makeup air is provided and the fire suppression systems are adequate. With diligent maintenance, they will outlast the scope of this report.

ELECTRICAL

An oil-filled transformer rated for 1,000 kVA service steps the incoming power down from 12,470 volt to 277/480 volt. The 277/480 volt power is distributed by a switchgear that is rated for 1,600 amps service and was manufactured by General Electric. The General Electric secondary transformers and are rated

collectively for 300 kVA service, steps the power down to 120/208 volts. A General Electric switchgear rated for 1,200 amps distributes the 120/208 volt power. All of the main electrical distribution system components are serviceable and will likely remain so throughout the scope of this report.

The electrical distribution network in this facility is a dual voltage configuration. 277/480 volt power is distributed to branch transformers that step the power down to 120/208 volt power. The lighting and major mechanical systems are supported by the 277/480 volt circuit. The panels were manufactured predominantly by General Electric. It should be anticipated that the electrical distribution network will require comprehensive, minor repairs within the scope of this report. Such remedies include, but are not limited to, installing additional circuits, replacing worn switches and receptacles, replacing circuit breakers, and updating panel directories.

The interior spaces of this facility are illuminated by fixtures that utilize compact and T8 fluorescent lamps. Most of the fluorescent lighting fixtures are recessed, compact applications. Occupancy sensors have been incorporated into the lighting systems. The interior lighting is in good condition and with proper care it will outlast the purview of this report.

The exterior areas adjacent to the building are illuminated by compact fluorescent fixtures. The exterior lighting systems are adequate and in good condition. It is probable that they will outlast the purview of this report. There are no exterior lighting projects to recommend, at this time.

Emergency power for this facility is produced by a local diesel-fired emergency generator. This Kohler unit has a capacity of 400 kW and generates 277/480 volt power. This generator is currently adequate and should remain a reliable source of stand-by power throughout the purview of this analysis.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and storm water piping is of cast-iron, bell-and-spigot construction with copper run-outs. The supply and drain piping networks are adequate and in good condition. They will likely provide reliable service throughout the scope of this analysis. The plumbing fixtures are in good working order and there are no condition related projects to recommend at this time. Duplex sump pump systems facilitate the drainage of storm water from this facility. This system is in good working order. With proper maintenance, it will outlast the purview of this report.

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 1, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

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

REPORT DEVELOPMENT:

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

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

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

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

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

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

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

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

PRIORITY 2 - Potentially Critical (Year One)

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

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

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

Global Markup Percentages

R.S. MEANS

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



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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

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

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

CATEGORY CODE

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

SYSTEM DESCRIPTION

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

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

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

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

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

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

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

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

FACILITY CONDITION ANALYSIS

SECTION 2

**DETAILED PROJECT SUMMARIES
AND TOTALS**

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Priority Class
 RIVE2 : RIVERS ADDITION**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	3,083	0	12,498	15,580
EL	ELECTRICAL	0	0	0	18,917	18,917
FS	FIRE/LIFE SAFETY	187,184	268,107	0	102,587	557,878
HE	HEALTH	0	0	0	12,934	12,934
HV	HVAC	0	0	0	9,705	9,705
IS	INTERIOR/FINISH SYS.	0	0	315,517	159,679	475,197
SI	SITE	0	0	1,286	0	1,286
	TOTALS	187,184	271,189	316,803	316,320	1,091,496

Facility Replacement Cost	\$10,160,000
Facility Condition Needs Index	0.11

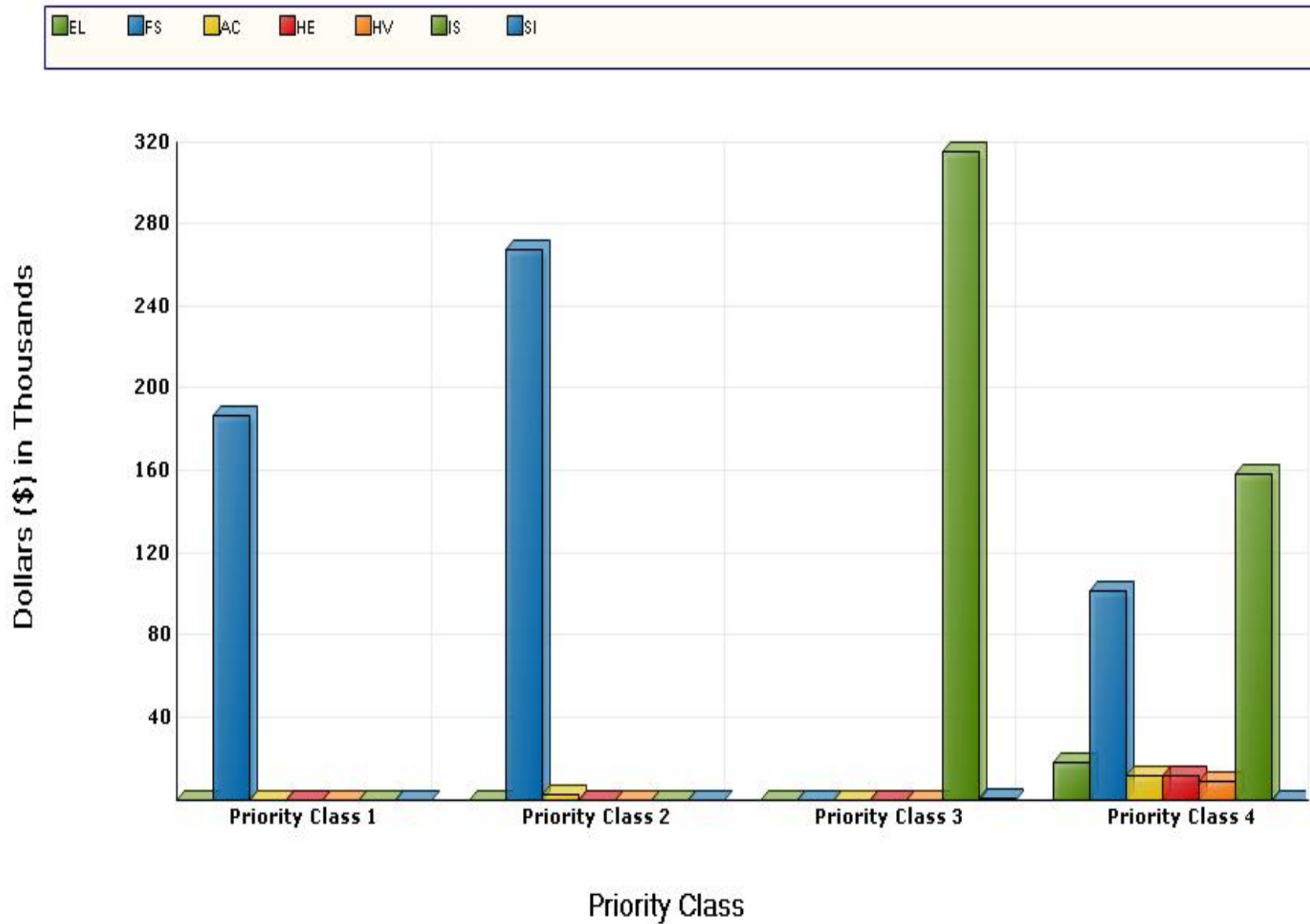
Gross Square Feet	38,249
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Total Cost Per Square Foot	\$28.54
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FACILITY CONDITION ANALYSIS

System Code by Priority Class

RIVE2 : RIVERS ADDITION



**Detailed Project Totals
 Facility Condition Analysis
 System Code by Project Class
 RIVE2 : RIVERS ADDITION**

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	15,580	15,580
EL	ELECTRICAL	18,917	0	0	18,917
FS	FIRE/LIFE SAFETY	102,587	0	455,290	557,878
HE	HEALTH	12,934	0	0	12,934
HV	HVAC	9,705	0	0	9,705
IS	INTERIOR/FINISH SYS.	475,197	0	0	475,197
SI	SITE	1,286	0	0	1,286
	TOTALS	620,625	0	470,871	1,091,496

Facility Replacement Cost	\$10,160,000
Facility Condition Needs Index	0.11

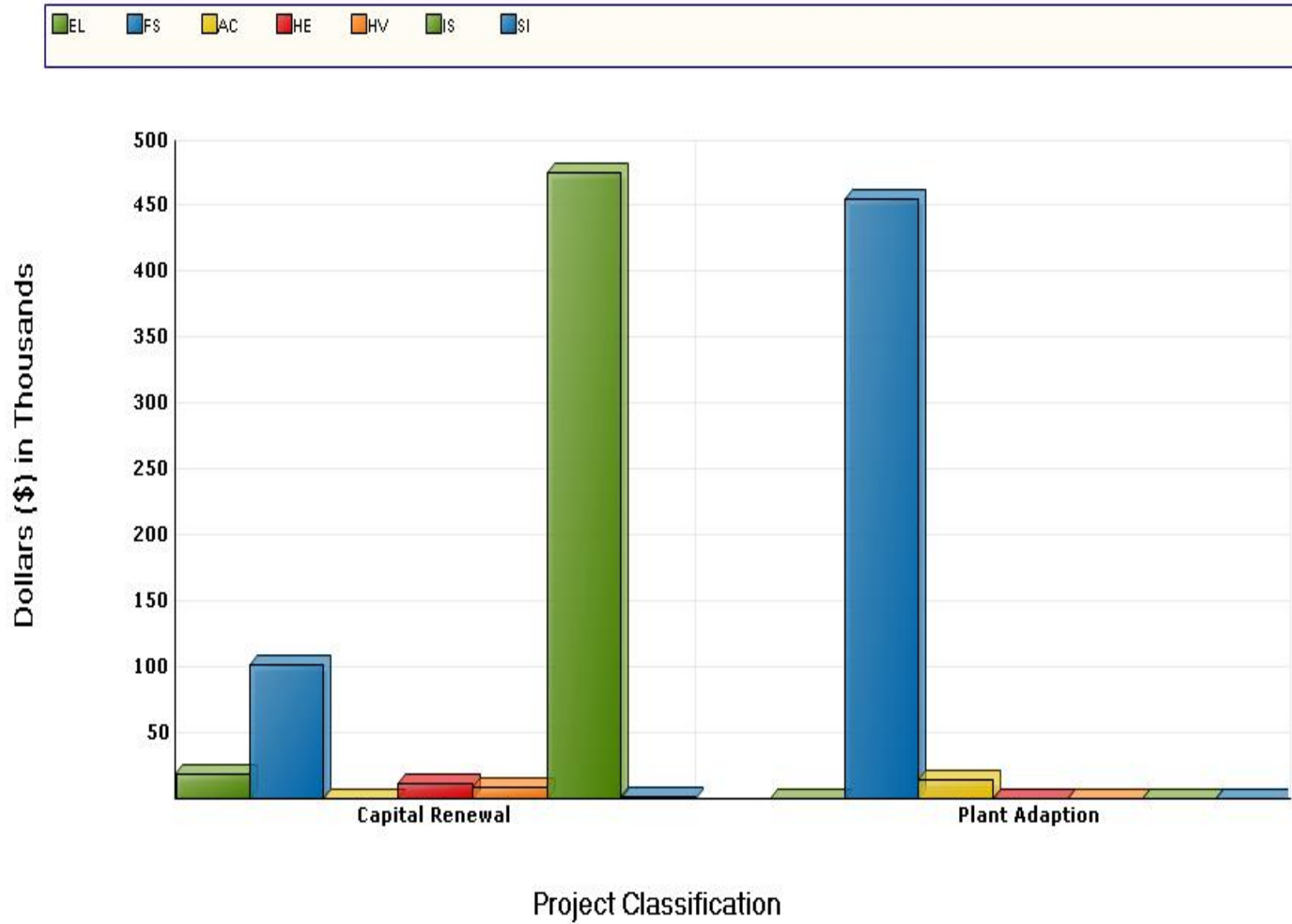
Gross Square Feet	38,249
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Total Cost Per Square Foot	\$28.54
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FACILITY CONDITION ANALYSIS

System Code by Project Class

RIVE2 : RIVERS ADDITION



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
RIVE2 : RIVERS ADDITION

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	316,803	303,822	620,625
Plant Adaption	187,184	271,189	0	12,498	470,871
TOTALS	187,184	271,189	316,803	316,320	1,091,496

Facility Replacement Cost	\$10,160,000
Facility Condition Needs Index	0.11

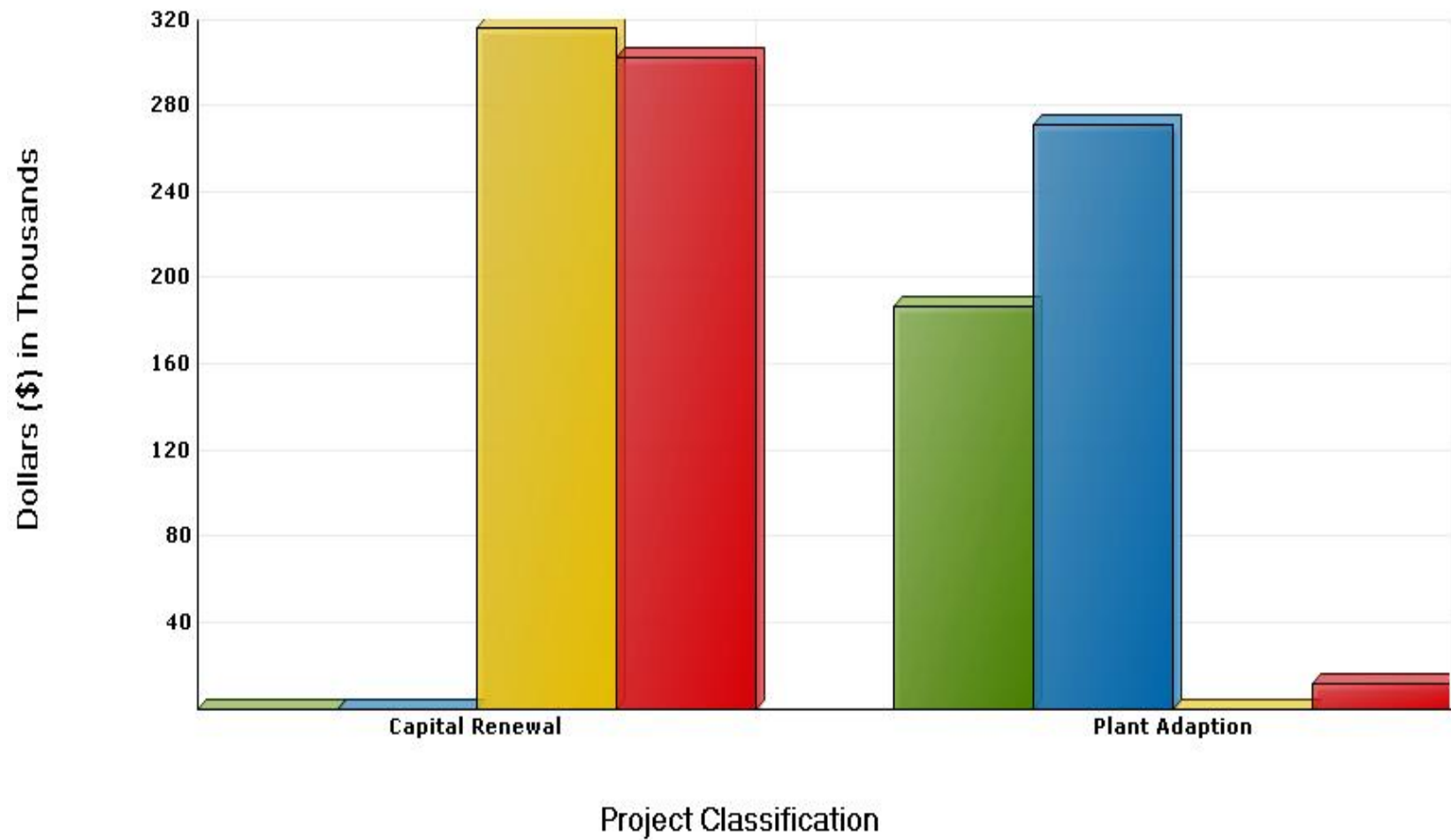
Gross Square Feet	38,249
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Total Cost Per Square Foot	\$28.54
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FACILITY CONDITION ANALYSIS

Project Class by Priority Class

RIVE2 : RIVERS ADDITION



Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
RIVE2 : RIVERS ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5F	RIVE2FS01	1	1	INTERIOR DOOR UPGRADES	161,365	25,818	187,184
Totals for Priority Class 1					161,365	25,818	187,184
FS3A	RIVE2FS03	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	231,127	36,980	268,107
AC4B	RIVE2AC01	2	3	AUDITORIUM ACCESSIBILITY UPGRADES	2,657	425	3,083
Totals for Priority Class 2					233,784	37,405	271,189
IS2B	RIVE2IS01	3	4	REFINISH WALLS	57,093	9,135	66,227
IS1A	RIVE2IS02	3	5	REFINISH FLOORING	214,905	34,385	249,290
SI2A	RIVE2SI01	3	6	LANDSCAPING UPGRADE	1,109	177	1,286
Totals for Priority Class 3					273,106	43,697	316,803
FS2A	RIVE2FS02	4	7	FIRE ALARM SYSTEM REPLACEMENT	88,437	14,150	102,587
HE1A	RIVE2HE01	4	8	FOOD SERVICE COLD BOX REFRIGERATION SYSTEM REPLACEMENT	11,150	1,784	12,934
AC3D	RIVE2AC02	4	9	UPGRADE BUILDING SIGNAGE PACKAGE	10,774	1,724	12,498
HV5B	RIVE2HV01	4	10	CONDENSATE RECEIVER REPLACEMENT	8,366	1,339	9,705
EL3B	RIVE2EL01	4	11	ELECTRICAL SYSTEM REPAIRS	16,308	2,609	18,917
IS3B	RIVE2IS03	4	12	CEILINGS FINISH UPGRADES	137,655	22,025	159,679
Totals for Priority Class 4					272,689	43,630	316,320
Grand Total:					940,945	150,551	1,091,496

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 RIVE2 : RIVERS ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4B	RIVE2AC01	2	3	AUDITORIUM ACCESSIBILITY UPGRADES	2,657	425	3,083
Totals for Priority Class 2					2,657	425	3,083
IS2B	RIVE2IS01	3	4	REFINISH WALLS	57,093	9,135	66,227
SI2A	RIVE2SI01	3	6	LANDSCAPING UPGRADE	1,109	177	1,286
Totals for Priority Class 3					58,201	9,312	67,513
AC3D	RIVE2AC02	4	9	UPGRADE BUILDING SIGNAGE PACKAGE	10,774	1,724	12,498
HE1A	RIVE2HE01	4	8	FOOD SERVICE COLD BOX REFRIGERATION SYSTEM REPLACEMENT	11,150	1,784	12,934
HV5B	RIVE2HV01	4	10	CONDENSATE RECEIVER REPLACEMENT	8,366	1,339	9,705
EL3B	RIVE2EL01	4	11	ELECTRICAL SYSTEM REPAIRS	16,308	2,609	18,917
Totals for Priority Class 4					46,597	7,456	54,053
Grand Totals for Projects < 100,000					107,456	17,193	124,649

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 RIVE2 : RIVERS ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5F	RIVE2FS01	1	1	INTERIOR DOOR UPGRADES	161,365	25,818	187,184
Totals for Priority Class 1					161,365	25,818	187,184
FS3A	RIVE2FS03	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	231,127	36,980	268,107
Totals for Priority Class 2					231,127	36,980	268,107
IS1A	RIVE2IS02	3	5	REFINISH FLOORING	214,905	34,385	249,290
Totals for Priority Class 3					214,905	34,385	249,290
IS3B	RIVE2IS03	4	12	CEILINGS FINISH UPGRADES	137,655	22,025	159,679
FS2A	RIVE2FS02	4	7	FIRE ALARM SYSTEM REPLACEMENT	88,437	14,150	102,587
Totals for Priority Class 4					226,092	36,175	262,267
Grand Totals for Projects >= 100,000 and < 500,000					833,489	133,358	966,847
Grand Totals For All Projects:					940,945	150,551	1,091,496

Detailed Project Summary
Facility Condition Analysis
Project Classification
RIVE2 : RIVERS ADDITION

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
IS2B	RIVE2IS01	4	Capital Renewal	3	REFINISH WALLS	66,227
IS1A	RIVE2IS02	5	Capital Renewal	3	REFINISH FLOORING	249,290
SI2A	RIVE2SI01	6	Capital Renewal	3	LANDSCAPING UPGRADE	1,286
FS2A	RIVE2FS02	7	Capital Renewal	4	FIRE ALARM SYSTEM REPLACEMENT	102,587
HE1A	RIVE2HE01	8	Capital Renewal	4	FOOD SERVICE COLD BOX REFRIGERATION SYSTEM REPLACEMENT	12,934
HV5B	RIVE2HV01	10	Capital Renewal	4	CONDENSATE RECEIVER REPLACEMENT	9,705
EL3B	RIVE2EL01	11	Capital Renewal	4	ELECTRICAL SYSTEM REPAIRS	18,917
IS3B	RIVE2IS03	12	Capital Renewal	4	CEILINGS FINISH UPGRADES	159,679
Totals for Capital Renewal						620,625
FS5F	RIVE2FS01	1	Plant Adaption	1	INTERIOR DOOR UPGRADES	187,184
FS3A	RIVE2FS03	2	Plant Adaption	2	FIRE SPRINKLER SYSTEM INSTALLATION	268,107
AC4B	RIVE2AC01	3	Plant Adaption	2	AUDITORIUM ACCESSIBILITY UPGRADES	3,083
AC3D	RIVE2AC02	9	Plant Adaption	4	UPGRADE BUILDING SIGNAGE PACKAGE	12,498
Totals for Plant Adaption						470,871
Grand Total:						1,091,496

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
RIVE2 : RIVERS ADDITION

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
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No Projects Meeting This Criteria Found

Totals for Priority Class

Grand Total:

Detailed Project Summary
Facility Condition Analysis
Category/System Code
RIVE2 : RIVERS ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4B	RIVE2AC01	2	3	AUDITORIUM ACCESSIBILITY UPGRADES	2,657	425	3,083
AC3D	RIVE2AC02	4	9	UPGRADE BUILDING SIGNAGE PACKAGE	10,774	1,724	12,498
Totals for System Code: ACCESSIBILITY					13,431	2,149	15,580
EL3B	RIVE2EL01	4	11	ELECTRICAL SYSTEM REPAIRS	16,308	2,609	18,917
Totals for System Code: ELECTRICAL					16,308	2,609	18,917
FS5F	RIVE2FS01	1	1	INTERIOR DOOR UPGRADES	161,365	25,818	187,184
FS3A	RIVE2FS03	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	231,127	36,980	268,107
FS2A	RIVE2FS02	4	7	FIRE ALARM SYSTEM REPLACEMENT	88,437	14,150	102,587
Totals for System Code: FIRE/LIFE SAFETY					480,929	76,949	557,878
HE1A	RIVE2HE01	4	8	FOOD SERVICE COLD BOX REFRIGERATION SYSTEM REPLACEMENT	11,150	1,784	12,934
Totals for System Code: HEALTH					11,150	1,784	12,934
HV5B	RIVE2HV01	4	10	CONDENSATE RECEIVER REPLACEMENT	8,366	1,339	9,705
Totals for System Code: HVAC					8,366	1,339	9,705
IS2B	RIVE2IS01	3	4	REFINISH WALLS	57,093	9,135	66,227
IS1A	RIVE2IS02	3	5	REFINISH FLOORING	214,905	34,385	249,290
IS3B	RIVE2IS03	4	12	CEILINGS FINISH UPGRADES	137,655	22,025	159,679
Totals for System Code: INTERIOR/FINISH SYS.					409,653	65,544	475,197
SI2A	RIVE2SI01	3	6	LANDSCAPING UPGRADE	1,109	177	1,286
Totals for System Code: SITE					1,109	177	1,286
Grand Total:					940,945	150,551	1,091,496

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2FS01	Title:	INTERIOR DOOR UPGRADES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5F	System:	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	FIRE DOORS/HARDWARE
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	713	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Most of the exit access corridor doors in this facility do not have obvious fire ratings. Complete demolition of the existing door systems and their replacement according to a code-compliant plan to properly protect egress passages is recommended where it can not be determined that the existing exit access doors and door frames are rated.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2FS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rated door and rated metal frame, including all hardware and accessible signage	LEAF	123	\$672	\$82,656	\$812	\$99,876	\$182,532
Project Totals:				\$82,656		\$99,876	\$182,532

Material/Labor Cost		\$182,532
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$134,471
General Contractor Mark Up at 20.0%	+	\$26,894
Construction Cost		\$161,365
Professional Fees at 16.0%	+	\$25,818
Total Project Cost		\$187,184

Specific Project Details

**Facility Condition Analysis
Section Three**

RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2FS03	Title:	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS3A	System:	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	1, 13, 13R, 101	
Project Class:	Plant Adaption		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2FS03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	38,249	\$3.08	\$117,807	\$3.77	\$144,199	\$262,006
Project Totals:				\$117,807		\$144,199	\$262,006

Material/Labor Cost		\$262,006
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$192,606
General Contractor Mark Up at 20.0%	+	\$38,521
Construction Cost		\$231,127
Professional Fees at 16.0%	+	\$36,980
Total Project Cost		\$268,107

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2AC01	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:	3		
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Room Only: Floor(s) 1		

Project Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. It is not apparent that there is an assistive listening system in this auditorium. It is recommended that a transmitter and headphone receiver sets be installed in the auditorium to accommodate those individuals that require audible assistance.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	1	\$1,520	\$1,520	\$1,333	\$1,333	\$2,853
Project Totals:				\$1,520		\$1,333	\$2,853

Material/Labor Cost		\$2,853
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$2,214
General Contractor Mark Up at 20.0%	+	\$443
Construction Cost		\$2,657
Professional Fees at 16.0%	+	\$425
Total Project Cost		\$3,083

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2IS01	Title:	REFINISH WALLS
Priority Sequence:	4		
Priority Class:	3		
Category Code:	IS2B	System:	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Interior wall finish applications consist primarily of paint, in overall good condition. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2IS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	81,090	\$0.17	\$13,785	\$0.81	\$65,683	\$79,468
Project Totals:				\$13,785		\$65,683	\$79,468

Material/Labor Cost		\$79,468
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$47,577
General Contractor Mark Up at 20.0%	+	\$9,515
Construction Cost		\$57,093
Professional Fees at 16.0%	+	\$9,135
Total Project Cost		\$66,227

Specific Project Details

**Facility Condition Analysis
Section Three**

RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2IS02	Title:	REFINISH FLOORING
Priority Sequence:	5		
Priority Class:	3		
Category Code:	IS1A	System:	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Interior floor finish applications vary from mostly carpet in offices and most corridors, terrazzo on the entry floor corridor, and ceramic tile in the restrooms, all in overall good condition. Experience indicates that carpeting installations in similar locations tend to need to be replaced within five to seven years. The replacement of this carpeting is recommended within the next two to five years. No other floor finish upgrades should be required within the next ten years.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2IS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	27,880	\$5.36	\$149,437	\$2.00	\$55,760	\$205,197
Project Totals:				\$149,437		\$55,760	\$205,197

Material/Labor Cost		\$205,197
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$179,088
General Contractor Mark Up at 20.0%	+	\$35,818
Construction Cost		\$214,905
Professional Fees at 16.0%	+	\$34,385
Total Project Cost		\$249,290

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2SI01	Title:	LANDSCAPING UPGRADE
Priority Sequence:	6		
Priority Class:	3		
Category Code:	SI2A	System:	SITE
		Component:	LANDSCAPE
		Element:	GRADE/FLORA
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
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

The landscaping on this relatively small, generally level site consists mostly of paving, with some turf, shrubs, specimen trees, and foundation planting, all in overall good condition. The overall condition of the site is such that a modest landscaping project is warranted.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2SI01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Trees, shrubs, planting soil, amendments, sand, fill, and sod	SF	500	\$1.04	\$520	\$1.56	\$780	\$1,300
Project Totals:				\$520		\$780	\$1,300

Material/Labor Cost		\$1,300
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$924
General Contractor Mark Up at 20.0%	+	\$185
Construction Cost		\$1,109
Professional Fees at 16.0%	+	\$177
Total Project Cost		\$1,286

Specific Project Details

**Facility Condition Analysis
Section Three**

RIVE2 : RIVERS ADDITION

Project Description

Project Number: RIVE2FS02 **Title:** FIRE ALARM SYSTEM REPLACEMENT

Priority Sequence: 7

Priority Class: 4

Category Code: FS2A

System: FIRE/LIFE SAFETY

Component: DETECTION ALARM

Element: GENERAL

Building Code: RIVE2

Building Name: RIVERS ADDITION

Subclass/Savings: Not Applicable

Code Application: ADAAG 702.1
NFPA 1, 101

Project Class: Capital Renewal

Project Date: 11/2/2009

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

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2FS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	38,249	\$1.46	\$55,844	\$0.89	\$34,042	\$89,885
Project Totals:				\$55,844		\$34,042	\$89,885

Material/Labor Cost		\$89,885
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$73,698</u>
General Contractor Mark Up at 20.0%	+	<u>\$14,740</u>
Construction Cost		<u>\$88,437</u>
Professional Fees at 16.0%	+	<u>\$14,150</u>
Total Project Cost		<u>\$102,587</u>

Specific Project Details

**Facility Condition Analysis
Section Three**

RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2HE01	Title:	FOOD SERVICE COLD BOX REFRIGERATION SYSTEM REPLACEMENT
Priority Sequence:	8		
Priority Class:	4		
Category Code:	HE1A	System:	HEALTH
		Component:	ENVIRONMENTAL CONTROL
		Element:	EQUIPMENT AND ENCLOSURES
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE	15-2004	
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Room Only: Floor(s) 1		

Project Description

Replacement of the food service walk-in cooler / freezer refrigeration systems is recommended. Remove the existing systems. Install new non-CFC/HCFC refrigerant based systems of the latest energy-efficient design.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2HE01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Refrigeration system, including compressor, evaporator unit, controls, refrigerant, and demolition of existing equipment	SYS	2	\$3,350	\$6,700	\$2,480	\$4,960	\$11,660
Project Totals:				\$6,700		\$4,960	\$11,660

Material/Labor Cost		\$11,660
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$9,291
General Contractor Mark Up at 20.0%	+	\$1,858
Construction Cost		\$11,150
Professional Fees at 16.0%	+	\$1,784
Total Project Cost		\$12,934

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2AC02	Title:	UPGRADE BUILDING SIGNAGE PACKAGE
Priority Sequence:	9		
Priority Class:	4		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Accessibility legislation has established signage requirements for all permanent spaces in buildings. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. The project scope includes additional directional signage.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	146	\$53.11	\$7,754	\$15.62	\$2,281	\$10,035
Project Totals:				\$7,754		\$2,281	\$10,035

Material/Labor Cost		\$10,035
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$8,978</u>
General Contractor Mark Up at 20.0%	+	<u>\$1,796</u>
Construction Cost		<u>\$10,774</u>
Professional Fees at 16.0%	+	<u>\$1,724</u>
Total Project Cost		<u>\$12,498</u>

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2HV01	Title:	CONDENSATE RECEIVER REPLACEMENT
Priority Sequence:	10		
Priority Class:	4		
Category Code:	HV5B	System:	HVAC
		Component:	STEAM/HYDRONIC DISTRIB.
		Element:	PUMPS
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

The condensate receivers serving the heating systems are at or approaching the ends of their intended life cycles. It is recommended that these units are replaced in order to preclude failure. Project cost includes the replacement of the pumps, receiver, and all connections.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2HV01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace the duplex condensate return applications	SYS	1	\$6,480	\$6,480	\$870	\$870	\$7,350
Project Totals:				\$6,480		\$870	\$7,350

Material/Labor Cost		\$7,350
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$6,972</u>
General Contractor Mark Up at 20.0%	+	<u>\$1,394</u>
Construction Cost		<u>\$8,366</u>
Professional Fees at 16.0%	+	<u>\$1,339</u>
Total Project Cost		<u>\$9,705</u>

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2EL01	Title:	ELECTRICAL SYSTEM REPAIRS
Priority Sequence:	11		
Priority Class:	4		
Category Code:	EL3B	System:	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 100, 210, 410	
Project Class:	Capital Renewal		
Project Date:	11/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2EL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Switches, receptacles, cover plates, breakers, and miscellaneous materials	SF	38,249	\$0.20	\$7,650	\$0.30	\$11,475	\$19,125
Project Totals:				\$7,650		\$11,475	\$19,125

Material/Labor Cost		\$19,125
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$13,590</u>
General Contractor Mark Up at 20.0%	+	<u>\$2,718</u>
Construction Cost		<u>\$16,308</u>
Professional Fees at 16.0%	+	<u>\$2,609</u>
Total Project Cost		<u>\$18,917</u>

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Description

Project Number:	RIVE2IS03	Title:	CEILINGS FINISH UPGRADES
Priority Sequence:	12		
Priority Class:	4		
Category Code:	IS3B	System:	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	RIVE2		
Building Name:	RIVERS ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/5/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Ceiling finish applications primarily consist of lay-in acoustical tile, with some applied finishes, all in overall good condition. Over the next ten years, some ceiling tile replacement and repainting will be necessary. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
RIVE2 : RIVERS ADDITION

Project Cost

Project Number: RIVE2IS03

Task Cost Estimate

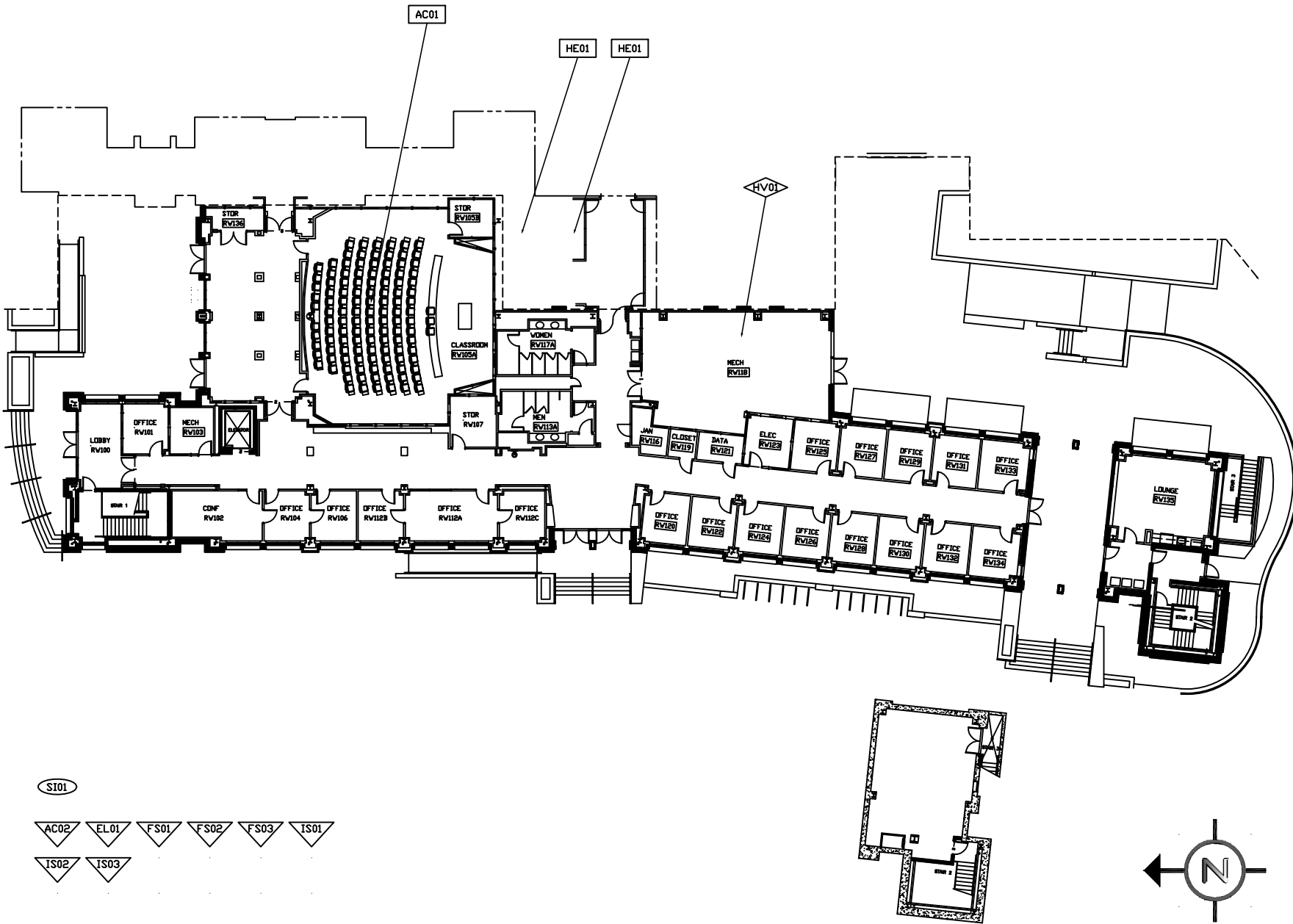
Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	30,980	\$2.12	\$65,678	\$2.98	\$92,320	\$157,998
Painted ceiling finish application	SF	2,070	\$0.17	\$352	\$0.81	\$1,677	\$2,029
Project Totals:				\$66,030		\$93,997	\$160,027

Material/Labor Cost		\$160,027
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$114,712
General Contractor Mark Up at 20.0%	+	\$22,942
Construction Cost		\$137,655
Professional Fees at 16.0%	+	\$22,025
Total Project Cost		\$159,679

FACILITY CONDITION ANALYSIS

SECTION 4

**DRAWINGS
AND PROJECT LOCATIONS**



FACILITY
 CONDITION
 ANALYSIS
 2165 West Park Court
 Suite N
 Stone Mountain GA 30087
 770.879.7376

- PROJECT NUMBER APPLIES TO ONE ROOM ONLY
- PROJECT NUMBER APPLIES TO ONE ITEM ONLY
- PROJECT NUMBER APPLIES TO ENTIRE BUILDING
- PROJECT NUMBER APPLIES TO ENTIRE FLOOR
- PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS
- PROJECT NUMBER APPLIES TO AREA AS NOTED

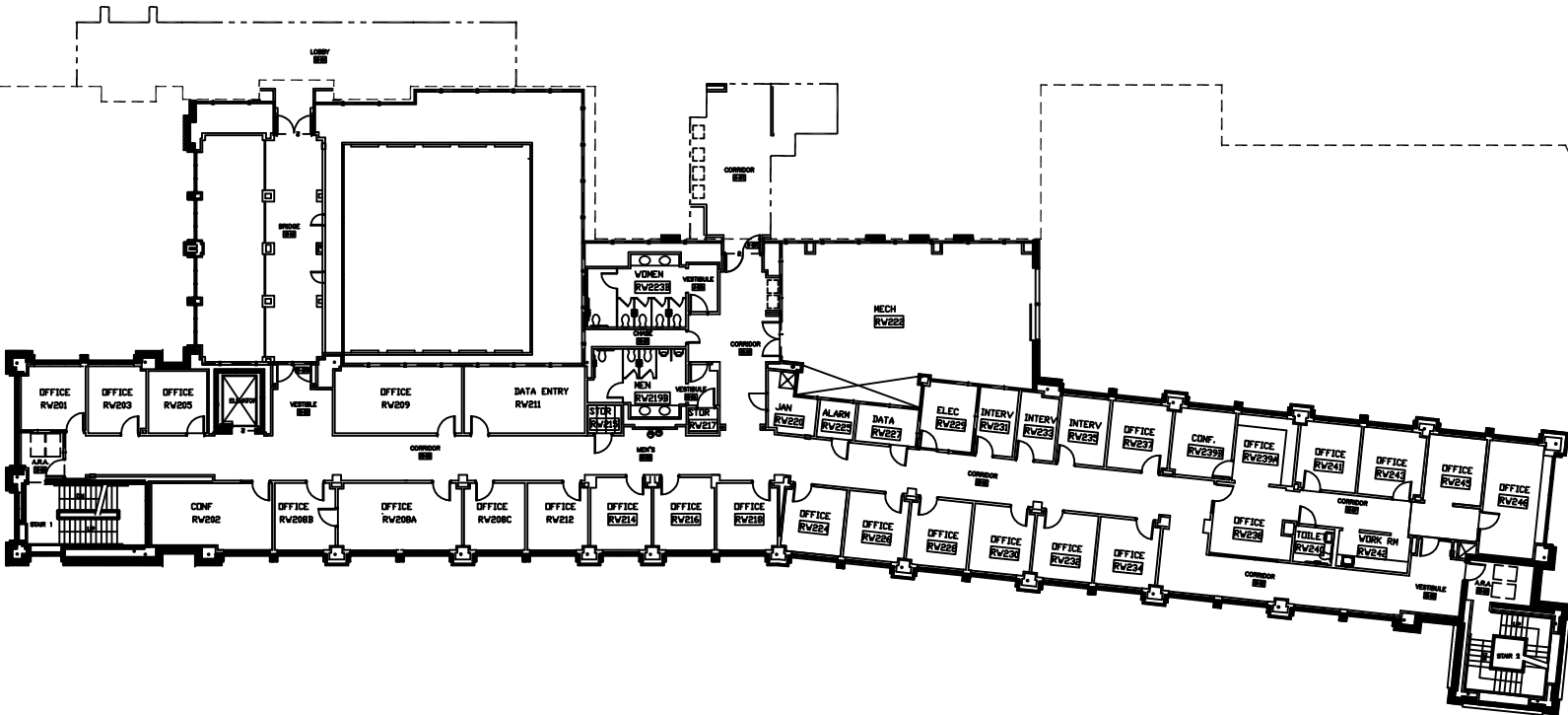
Date: 11/05/09
 Drawn by: J.T.V.
 Project No. 09-041







FIRST
 FLOOR
 PLAN

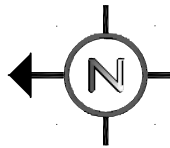
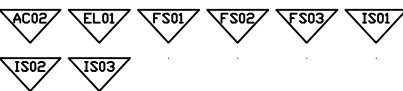


FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



-  PROJECT NUMBER APPLIES TO ONE ROOM ONLY
-  PROJECT NUMBER APPLIES TO ONE ITEM ONLY
-  PROJECT NUMBER APPLIES TO ENTIRE BUILDING
-  PROJECT NUMBER APPLIES TO ENTIRE FLOOR
-  PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS
-  PROJECT NUMBER APPLIES TO AREA AS NOTED



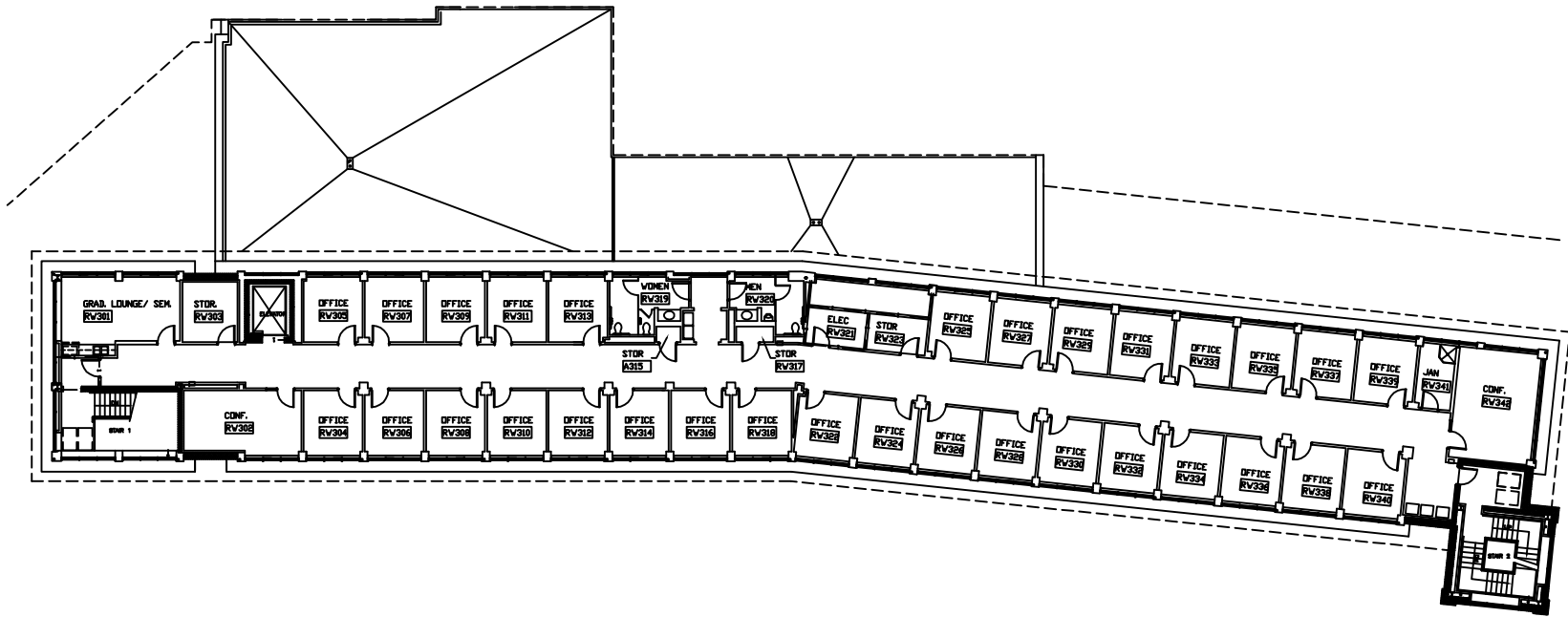
Date: 11/05/09
Drawn by: J.T.V.
Project No. 09-041

SECOND
FLOOR
PLAN



FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



PROJECT NUMBER
APPLIES TO
ONE ROOM ONLY

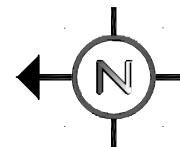
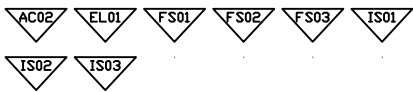
PROJECT NUMBER
APPLIES TO
ONE ITEM ONLY

PROJECT NUMBER
APPLIES TO
ENTIRE BUILDING

PROJECT NUMBER
APPLIES TO
ENTIRE FLOOR

PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED



Date: 11/05/09
Drawn by: J.T.V.
Project No. 09-041

THIRD
FLOOR
PLAN

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY
AND PROJECTIONS

**Life Cycle Model
Building Component Summary
RIVE2 : RIVERS ADDITION**

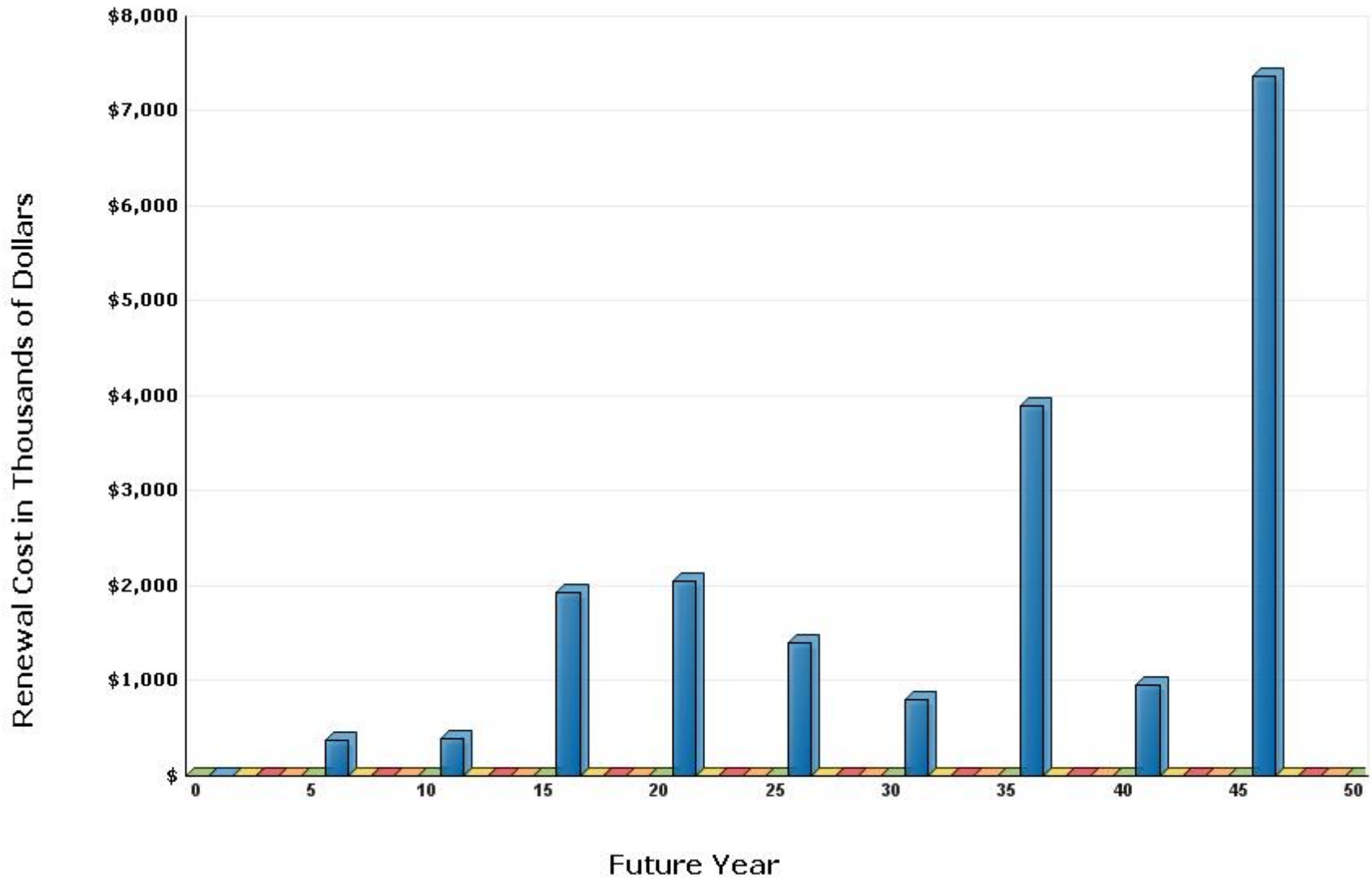
Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	2,030	SF	\$1.30		\$2,646	2004	10
B2010	EXTERIOR FINISH RENEWAL	14,890	SF	\$1.30	.31	\$6,017	2004	10
B2020	STANDARD GLAZING AND CURTAIN WALL	7,600	SF	\$104.04		\$790,678	2004	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	11	LEAF	\$4,311.24		\$47,424	2004	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	7	LEAF	\$2,863.29		\$20,043	2004	40
B3010	BUILT-UP ROOF	4,490	SF	\$6.70		\$30,095	2004	20
B3010	TILE ROOF	11,550	SF	\$19.15		\$221,140	2004	70
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	147	LEAF	\$783.68		\$115,201	2004	35
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	81,090	SF	\$0.80		\$64,956	2004	10
C3020	CARPET	27,880	SF	\$8.75		\$243,851	2004	10
C3020	CERAMIC FLOOR TILE	3,790	SF	\$17.36		\$65,803	2004	20
C3020	RESURFACE AND SEAL CONCRETE OR TERRAZZO	2,750	SF	\$5.85		\$16,078	2004	50
C3030	ACOUSTICAL TILE CEILING SYSTEM	32,700	SF	\$4.99		\$163,271	2004	15
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	38,249	SF	\$2.85		\$109,140	2004	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	38,249	SF	\$2.03		\$77,644	2004	35
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	38,249	SF	\$3.08		\$117,883	2004	40
D2030	SUMP PUMP SYS (2 PUMPS, CONTROLS)	1	SYS	\$8,276.49		\$8,276	2004	20
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	\$6,456.49		\$6,456	2004	25
D3030	COLD BOX REFRIGERATION SYSTEM	2	SYS	\$6,324.50		\$12,649	2004	15
D3040	CONDENSATE RECEIVER	1	SYS	\$9,504.01		\$9,504	2004	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	4	EA	\$2,768.62		\$11,074	2004	20
D3040	EXHAUST FAN - UTILITY SET OR SIMILAR	1	EA	\$3,660.81		\$3,661	2004	20
D3040	KITCHEN EXHAUST SYSTEM WITH MAKE-UP UNIT	2	SYS	\$54,113.61		\$108,227	2004	20
D3040	KITCHEN EXHAUST SYSTEM WITH MAKE-UP UNIT	2	SYS	\$54,113.61		\$108,227	2004	20
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	38,249	SF	\$24.80		\$948,667	2004	25
D3040	BASE MTD. PUMP - UP TO 15 HP	15	HP	\$3,175.77		\$47,637	2004	20
D3040	BASE MTD. PUMP - UP TO 15 HP	10	HP	\$3,175.77		\$31,758	2004	20
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	38,249	SF	\$11.82		\$451,961	2004	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	1,200	AMP	\$32.96		\$39,556	2004	20

**Life Cycle Model
Building Component Summary
RIVE2 : RIVERS ADDITION**

Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
D5010	ELECTRICAL SWITCHGEAR 277/480V	1,600	AMP	\$39.56		\$63,302	2004	20
D5010	TRANSFORMER, DRY, 480-208V (30-150 KVA)	262	KVA	\$96.00		\$25,151	2004	30
D5010	TRANSFORMER, DRY, 480-208V (OVER 150 KVA)	300	KVA	\$61.11		\$18,334	2004	30
D5020	EXIT SIGNS (CENTRAL POWER)	20	EA	\$163.78		\$3,276	2004	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	38,249	SF	\$7.24		\$276,783	2004	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	38,249	SF	\$2.61		\$100,005	2004	15
D5040	GENERATOR, DIESEL (200-500 KW)	400	KW	\$377.78		\$151,113	2004	25
E2010	STANDARD BASE OR WALL CABINETRY	30	LF	\$272.50		\$8,175	2004	20
E2010	BASIC FOLDING FIXED SEATING	121	EA	\$278.95		\$33,753	2004	20
F1020	ENVIRONMENTAL CHAMBER	160	SF	\$139.02		<u>\$22,243</u>	2004	35
						\$4,581,661		

Life Cycle Model Expenditure Projections

RIVE2 : RIVERS ADDITION



Average Annual Renewal Cost Per SqFt \$3.87

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

**Photo Log - Facility Condition
Analysis**

RIVE2 : RIVERS ADDITION

Photo ID No	Description	Location	Date
RIVE2001a	Void	Void	9/1/2009
RIVE2001e	Oil-filled, 12,470 volt pri, 277/480 volt sec, transformer	Adjacent to mechanical room RW118	9/1/2009
RIVE2002a	View looking southwest across east facade, south quarter Exterior elevation	Exterior elevation	9/1/2009
RIVE2002e	Natural gas meter / pressure reduction service	Adjacent to mechanical room RW118	9/1/2009
RIVE2003a	View looking northwest across east facade, northern three-quarters	Exterior elevation	9/1/2009
RIVE2003e	Diesel-fueled emergency generator	Adjacent to mechanical room RW118	9/1/2009
RIVE2004a	North facade	Exterior elevation	9/1/2009
RIVE2004e	Recessed compact fluorescent fixtures	Main lobby entrance	9/1/2009
RIVE2005a	View looking southeast along west facade	Exterior elevation	9/1/2009
RIVE2005e	Emergency power disconnects and signage	Adjacent to mechanical room RW118	9/1/2009
RIVE2006a	View of southeast corner	Exterior elevation	9/1/2009
RIVE2006e	General Electric building switchgear	Mechanical room RW118	9/1/2009
RIVE2007a	View looking northwest along east facade	Exterior elevation	9/1/2009
RIVE2007e	Air-cooled condensers for kitchen coolers	Southwest side of facility	9/1/2009
RIVE2008a	Typical seating	First floor, tiered lecture hall RW105A	9/1/2009
RIVE2008e	Kitchen hood and other equipment in teaching kitchen	First floor, room number unknown	9/1/2009
RIVE2009e	Kitchen equipment electrical breaker disconnects	First floor, room number unknown	9/1/2009
RIVE2010e	Fan coil unit	First floor, main entrance	9/1/2009
RIVE2011e	Simplex fire alarm annunciator panels / pull down device	First floor, main entrance	9/1/2009
RIVE2012e	Main electrical switchgear and buss duct	Mechanical room RW118	9/1/2009
RIVE2013e	General Electric distribution equipment	Mechanical room RW118	9/1/2009
RIVE2014e	Steam to water heat exchanger	Mechanical room RW118	9/1/2009
RIVE2015e	Duplex reciprocating air compressor	Mechanical room RW118	9/1/2009
RIVE2016e	Emergency power automatic transfer switch # 1	Mechanical room RW118	9/1/2009
RIVE2017e	Emergency power automatic transfer switch # 2	Mechanical room RW118	9/1/2009
RIVE2018e	HID bollard style exterior lighting	South side of the facility	9/1/2009
RIVE2019e	Wall-mounted HID exterior lighting	Main lobby entrance	9/1/2009
RIVE2020e	Carrier air handler, chill / hot water coils, AHU-3	Mechanical room RW118	9/1/2009

**Photo Log - Facility Condition
Analysis**

RIVE2 : RIVERS ADDITION

Photo ID No	Description	Location	Date
RIVE2021e	Air handler supply fan VFD	Mechanical room RW118	9/1/2009
RIVE2022e	HVAC DDC / pneumatic controls	Mechanical room RW118	9/1/2009
RIVE2023e	Dual-level drinking fountain	First floor, main hallway	9/1/2009
RIVE2024e	Kitchen exhaust hood fire protection system	First floor, room number unknown	9/1/2009
RIVE2025e	Carrier air handler, chill / hot water coils, AHU-1	Mechanical room RW103	9/1/2009
RIVE2026e	Carrier air handler, chill / hot water coils, AHU-2	Mechanical room RW222	9/1/2009
RIVE2027e	Oil separator servicing elevator pit	Mechanical room RW103	9/1/2009
RIVE2028e	Chill water circulation pumps (1 inoperative)	Mechanical room RW118	9/1/2009
RIVE2029e	Hot water circulation pumps	Mechanical room RW118	9/1/2009
RIVE2030e	Ground water sump pump	Mechanical room RW118	9/1/2009
RIVE2031e	Incoming steam service / pressure reduction station	Mechanical room RW118	9/1/2009
RIVE2032e	Hot water storage tank	Mechanical room RW118	9/1/2009
RIVE2033e	Steam to water heat exchanger	Mechanical room RW118	9/1/2009

Facility Condition Analysis - Photo Log



RIVE2001E.jpg



RIVE2002A.jpg



RIVE2002E.jpg



RIVE2003A.jpg



RIVE2003E.jpg



RIVE2004A.jpg



RIVE2004E.jpg



RIVE2005A.jpg



RIVE2005E.jpg



RIVE2006A.jpg



RIVE2006E.jpg



RIVE2007A.jpg



RIVE2007E.jpg



RIVE2008A.jpg



RIVE2008E.jpg



RIVE2009E.jpg



RIVE2010E.jpg



RIVE2011E.jpg



RIVE2012E.jpg



RIVE2013E.jpg

Facility Condition Analysis - Photo Log



RIVE2014E.jpg



RIVE2015E.jpg



RIVE2016E.jpg



RIVE2017E.jpg



RIVE2018E.jpg



RIVE2019E.jpg



RIVE2020E.jpg



RIVE2021E.jpg



RIVE2022E.jpg



RIVE2023E.jpg



RIVE2024E.jpg



RIVE2025E.jpg



RIVE2026E.jpg



RIVE2027E.jpg



RIVE2028E.jpg



RIVE2029E.jpg



RIVE2030E.jpg



RIVE2031E.jpg



RIVE2032E.jpg



RIVE2033E.jpg