

# EAST CAROLINA UNIVERSITY

## SLAY HALL

ASSET CODE: SLAY

FACILITY CONDITION ANALYSIS

DECEMBER 12, 2009





EAST CAROLINA UNIVERSITY  
Facility Condition Analysis

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# FACILITY CONDITION ANALYSIS

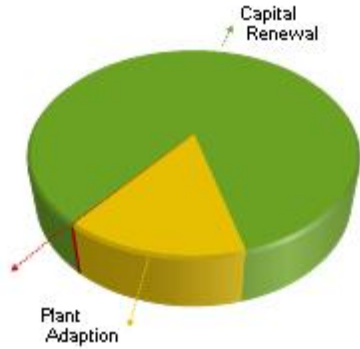
## SECTION 1

### GENERAL ASSET INFORMATION



### EXECUTIVE SUMMARY - SLAY HALL

#### PROJECT COSTS BY CLASSIFICATION



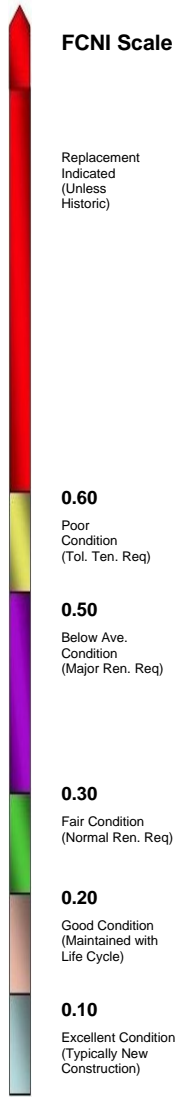
**Building Code:** SLAY  
**Building Name:** SLAY HALL  
**Year Built:** 1949  
**Building Use:** Office / Administrative  
**Square Feet:** 34,269

#### Project Costs by Priority

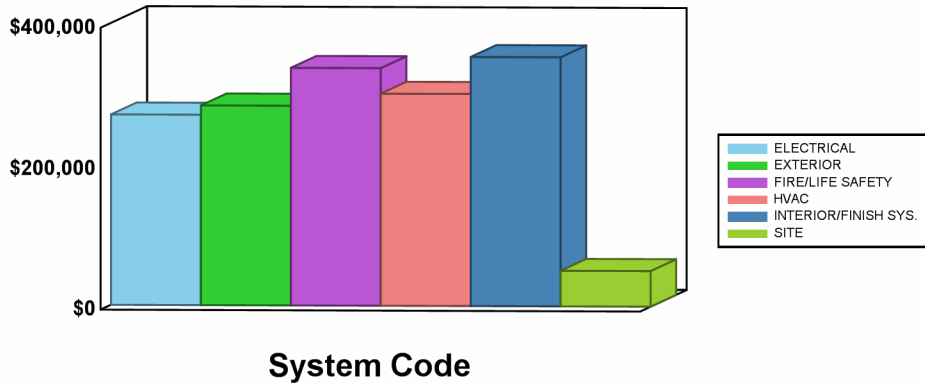
|                             |                    |
|-----------------------------|--------------------|
| Priority 1:                 | \$3,399            |
| Priority 2:                 | \$240,209          |
| Priority 3:                 | \$505,091          |
| Priority 4:                 | \$847,148          |
| <b>Total Project Costs:</b> | <b>\$1,595,848</b> |

**Facility Replacement Cost: \$9,103,000**

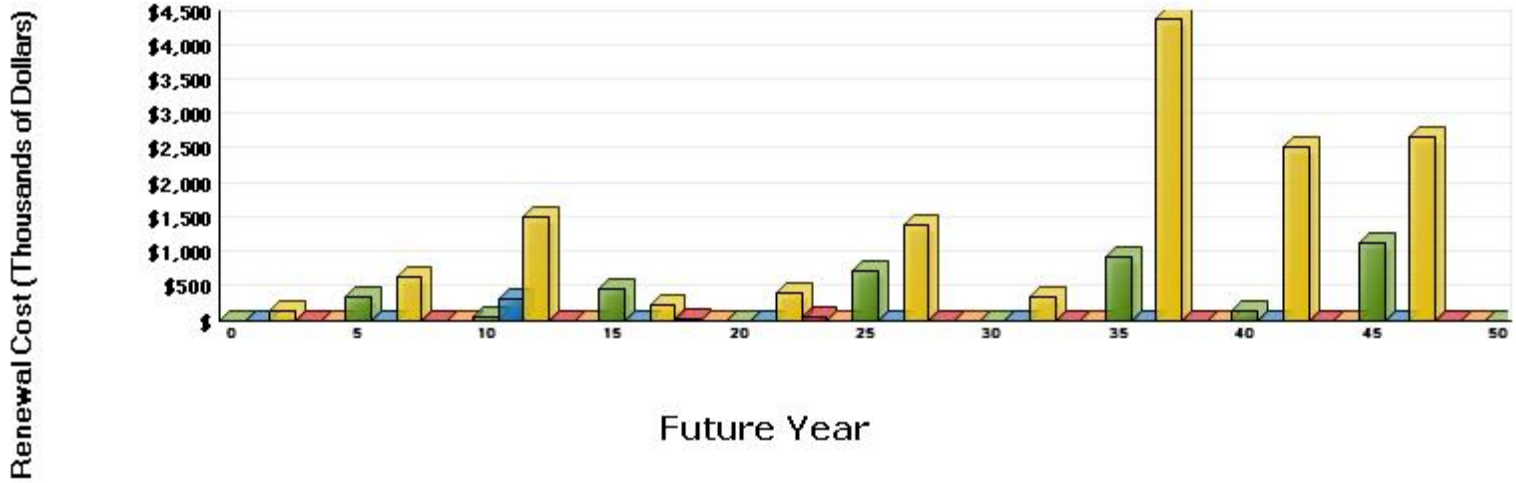
**Facility Condition Needs Index (FCNI): 0.18**  
 (Project Costs / Replacement Cost)



#### PROJECT COSTS BY SYSTEM CODE



#### LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



**Average Annual Renewal Cost Per SqFt \$4.45**





## B. ASSET SUMMARY

Originally built as a dormitory in 1949, Slay Hall is a three-story, with partial mechanical basement office building. In 1995, the building underwent a major renovation, including a north lobby area addition, new windows, exterior doors, elevator, and accessible restroom and interior amenities. In 2003, the building was switched to an administrative building and houses several office areas for various departments. The building is constructed of a concrete structure on a concrete vault basement. The exterior finishes consist of brick facades and a pitched, clay tile and flat single-ply roof system. The building is C shaped with offices on all floors. The renovated dorm-style bathrooms remain unchanged on the east and west wings. Slay Hall totals 34,269 square feet and is located at the main campus of East Carolina University in Greenville, North Carolina.

The information in this report was gathered during a site visit that concluded on September 8, 2009.

### SITE

Landscaping around the building consists of grassy lawns, ornamental shrubs, and some mature trees. Landscaping is in average condition, but should last the ten-year scope of this report with routine maintenance.

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

### 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.

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

The clay tile roofing system is original to the 1949 construction and has been patched in many areas, but appears to be still leaking. The roof is nearing the end of its expected service life. Complete replacement of this roof is recommended. Install a new clay tile roofing system and salvage any of the current tiles that are fit for reuse.

Replacements are recommended for the exterior door systems. This project includes only the metal-framed glass primary entrance doors. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications that will protect the interior of the building from the elements. Exterior windows were replaced in 1995 with dual-pane glazing in metal frames. The windows are in good condition and should last the ten-year scope of this report.

## INTERIOR FINISHES / SYSTEMS

Interior floor finishes include carpet and vinyl tile. 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.

Interior wall and ceiling finishes consist of painted plaster walls and ceilings. These applications vary in age and condition. Upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. Interior doors were found in good condition during the inspection. Doors are equipped with lever hardware and Braille signage. No interior door replacements should be needed in the next ten years.

## ACCESSIBILITY

Access to the building is provided by wheelchair ramps on the north and west facades. Once inside, a single passenger elevator provides access to each floor. Restrooms were remodeled in 1995 and meet modern requirement. Interior stairs, door hardware, drinking fountains, and breakroom sinks were all part of the renovation and also meet current standards. No accessibility upgrades are needed at this time.

## HEALTH

There were no reports or evidence of any asbestos containing material (ACM) 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 regarding fire rating. Structural fire separations are not maintained according to code requirements for new construction in select areas of this facility. Primarily, data cabling has been routed with little regard for fire-rated separations. Intumescent passive firestopping and some minor structural separation repairs should be accomplished promptly.

This facility is protected by a central fire alarm system that was installed in 1995. The point addressable system utilizes pull stations, heat detectors, smoke detectors, and duct smoke detectors for activation, while audible / visible strobes are present for notification. The fire alarm system appears to be in good condition and provide adequate coverage. However, based on age it should be anticipated that it will require replacement within the scope of this analysis.

This facility incorporates manual chemical-type fire extinguishers and standpipe cabinets for fire suppression. It is recommended by the NFPA that buildings contain fire sprinkler systems. Light hazard, wet-pipe fire suppression should be installed throughout the structure, including piping, sprinkler heads (as required by code), and pipe bracing. Install flow switches and sensors that interface with the present fire alarm system. This installation will reduce overall liability and risk of loss.

The exit signs in this facility are LED-illuminated and are connected to the emergency power network. The units are a combination of new and aged equipment. Emergency lighting is available through standard interior light fixtures with battery back-up ballasts. Replace the aged exit signage throughout

the building. Install new exit signs as needed. The new units should be connected to the emergency power network. LED-type exit signs are recommended because they are energy-efficient and require minimal maintenance.

## HVAC

The facility is connected to the campus steam water loop. Steam is supplied to a heat exchanger in the basement mechanical room, which produce heating hot water. The hot water is then circulated throughout the building by pumps to the associated HVAC equipment to heat the facility. The heat exchangers and pumps appear to be in good condition. However, based on age a replacement should be considered in the next ten years.

A local, air-cooled chiller manufactured by Trane generates chilled water for building cooling. This unit is believed to have a capacity rating of 150 tons. The chiller was installed in 1995 as part of the building wide renovation. The unit appears to be in good condition with no issues to report. This chiller is near the end of its intended life cycle and is recommended for replacement

This facility is served by a forced air HVAC system with multi-zone air handling units. The HVAC system serving the functional spaces is a four-pipe fan coil unit network. Minimal fresh air is introduced to the interior spaces. The air handling units have hot water heating coils and chilled water cooling coils. The air distribution network furnishes constant volume air to the occupied spaces. 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 scope of this analysis. The condensate receiver should be replaced. It is recommended that the exhaust fans be replaced due to life cycle depletion. .

## ELECTRICAL

Power is supplied to the facility at a rate of 480/277 volts from an oil-filled transformer located on site. The unit is rated at 750 kVA. A main disconnect panel receives the power for distribution within the facility. The panel was manufactured by Square D with a 400 amp electrical service. The main incoming electrical equipment was installed in 1995 and appears to be in good condition. All of the main electrical distribution system components are serviceable, and will likely remain so throughout the scope of this report.

The secondary electrical consists of a dry-type transformer and panelboards located in the basement. Power is either fed directly from the main disconnect panel or stepped down to 120/208 volts for distribution through secondary panelboards. The electrical equipment provides service for mechanical, lighting, and general purpose loads. The system was installed in 1995 and appears to be in good condition. Panelboards were noted to be properly encased, while directories appeared in order. Wiring or conduit that could be seen appeared to be properly enclosed or supported. GFCI receptacles were

observed in wet locations. It should be anticipated that the electrical distribution network will require 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.

Interior lighting consists of surface-mounted fixtures that contain T8 or T12 fluorescent fixtures, with some wall-mounted compact fluorescent lamps. Light levels in corridors and office rooms are generally adequate, but fixtures are aged despite recent retrofits with fluorescent lamps. The interior lighting should be upgraded throughout the building. Replace existing applications with modern fixtures and install additional fixtures as needed to provide adequate light levels. Install occupancy sensors in appropriate areas as needed to conserve energy.

The exterior lighting consists of wall-mounted HID light fixtures placed at all entrances. Additional lighting is provided by pole-mounted light fixtures located on the site. While the inspection was performed during daylight hours, the lighting scheme appears to provide adequate coverage for the facility.

Emergency power for this facility is produced by a diesel-fired emergency generator located on site. The unit was manufactured by Detroit Diesel in 1995. The generator provides 480/277 volt power with a capacity of 150 kW. Overall, the unit appears to be in good condition and properly enclosed. This generator should remain a reliable source of stand-by power throughout scope of this report.

## PLUMBING

The domestic water supply is fed to the facility on the basement level. A backflow preventer is present to protect the supply from cross contamination. Copper piping is then utilized to distribute water throughout the facility. The domestic water supply system appears to be in good condition at this time with renovation work that was completed in 1995.

Sanitary waste and stormwater piping consists mainly of cast-iron, no-hub piping, with some plastic piping applications. The system appears to be in good condition and no deterioration or leaks were observed or noted during the inspection. No projects are recommended for the sanitary waste and stormwater piping network within the scope of this report.

The plumbing fixtures consist of ceramic construction. The units appear to be in good condition, with no observed deterioration. The plumbing fixtures should continue to provide sufficient service within this report. No projects are recommended.

The domestic hot water is produced by a steam driven water heater located in the mechanical room on the basement floor. The unit was manufactured by Aereco, with an approximate installation of 2002. The water heater appears to be in good condition, with no obvious issues to report. No projects are recommended for the domestic hot water equipment within the scope of this report.

## VERTICAL TRANSPORTATION

The University commissioned an outside contractor to perform an elevator condition study in 2009. The aforementioned study did not identify any deficiencies requiring capital funding.

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 8, 2009

**INSPECTION TEAM PERSONNEL:**

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

**FACILITY CONTACTS:**

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

**REPORT DEVELOPMENT:**

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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   |
| <b>SYSTEM DESCRIPTION: ACCESSIBILITY</b> |                          |                                |  |
| 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.   |
| <b>SYSTEM DESCRIPTION: ELECTRICAL</b>    |                          |                                |  |
| 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.   |
| <b>SYSTEM DESCRIPTION: EXTERIOR</b> |                        |                           |  |
| 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.  |
| <b>SYSTEM DESCRIPTION: FIRE / LIFE SAFETY</b> |                       |                              |   |
| 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.  |
| <b>SYSTEM DESCRIPTION: HEALTH</b>             |                       |                              |   |
| 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.  |
| <b>SYSTEM DESCRIPTION: HVAC</b> |                                |                                 |  |
| HV1A                            | HEATING                        | BOILERS/STACKS/<br>CONTROLS     | Boilers for heating purposes including their related stacks, flues, and controls.  |
| HV1B                            | HEATING                        | RADIATORS/<br>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/<br>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/<br>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<br>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<br>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/<br>VENTILATION     | AIR HANDLERS/<br>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/<br>VENTILATION     | EXHAUST FANS                    | Exhaust fan systems including fans, range and fume hoods, controls, and related ductwork.  |
| HV4C                            | AIR MOVING/<br>VENTILATION     | OTHER FANS                      | Supply, return, or any other fans not incorporated into a component categorized elsewhere.   |
| HV4D                            | AIR MOVING/<br>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<br>DISTRIBUTION | PIPING NETWORK                  | Repair/replacement of piping networks for heating and cooling systems including pipe, fittings, insulation, related components, etc.   |
| HV5B                            | STEAM/HYDRONIC<br>DISTRIBUTION | PUMPS                           | Repair or replacement of pumps used in heating and cooling systems, related control components, etc.   |
| HV5C                            | STEAM/HYDRONIC<br>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.  |
| <b>SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS</b> |                       |                              |  |
| 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.  |
| <b>SYSTEM DESCRIPTION: PLUMBING</b>                    |                       |                              |  |



| 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/<br>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/<br>TREATMENT            | Storage and treatment of potable water for distribution.  |
| PL4B  | INFRASTRUCTURE        | INDUSTRIAL WATER<br>DISTRIBUTION/<br>TREATMENT | Storage and treatment of industrial water for distribution.   |
| PL4C  | INFRASTRUCTURE        | SANITARY WATER<br>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<br>DISTRIBUTION                  | Potable water distribution network.   |
| PL4F  | INFRASTRUCTURE        | WASTEWATER TREATMENT                           | Wastewater treatment plants, associated equipment, etc.   |
| PL5A  | GENERAL               | OTHER  | Plumbing issues not categorized elsewhere.  |
| <b>SYSTEM DESCRIPTION: SITE</b>             |                       |  |   |
| 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.   |
| <b>SYSTEM DESCRIPTION: SECURITY SYSTEMS</b> |                       |  |   |
| 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.   |
| <b>SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION</b> |                       |                     |   |
| 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  
 SLAY : SLAY HALL**

| System Code | System Description   | Priority Classes |         |         |         | Subtotal  |
|-------------|----------------------|------------------|---------|---------|---------|-----------|
|             |                      | 1                | 2       | 3       | 4       |           |
| EL          | ELECTRICAL           | 0                | 0       | 16,949  | 253,269 | 270,218   |
| ES          | EXTERIOR             | 0                | 0       | 56,563  | 226,845 | 283,408   |
| FS          | FIRE/LIFE SAFETY     | 3,399            | 240,209 | 93,585  | 0       | 337,193   |
| HV          | HVAC                 | 0                | 0       | 9,705   | 291,279 | 300,983   |
| IS          | INTERIOR/FINISH SYS. | 0                | 0       | 328,290 | 25,187  | 353,478   |
| SI          | SITE                 | 0                | 0       | 0       | 50,567  | 50,567    |
|             | <b>TOTALS</b>        | 3,399            | 240,209 | 505,091 | 847,148 | 1,595,848 |

|                                       |                    |
|---------------------------------------|--------------------|
| <b>Facility Replacement Cost</b>      | <b>\$9,103,000</b> |
| <b>Facility Condition Needs Index</b> | <b>0.18</b>        |

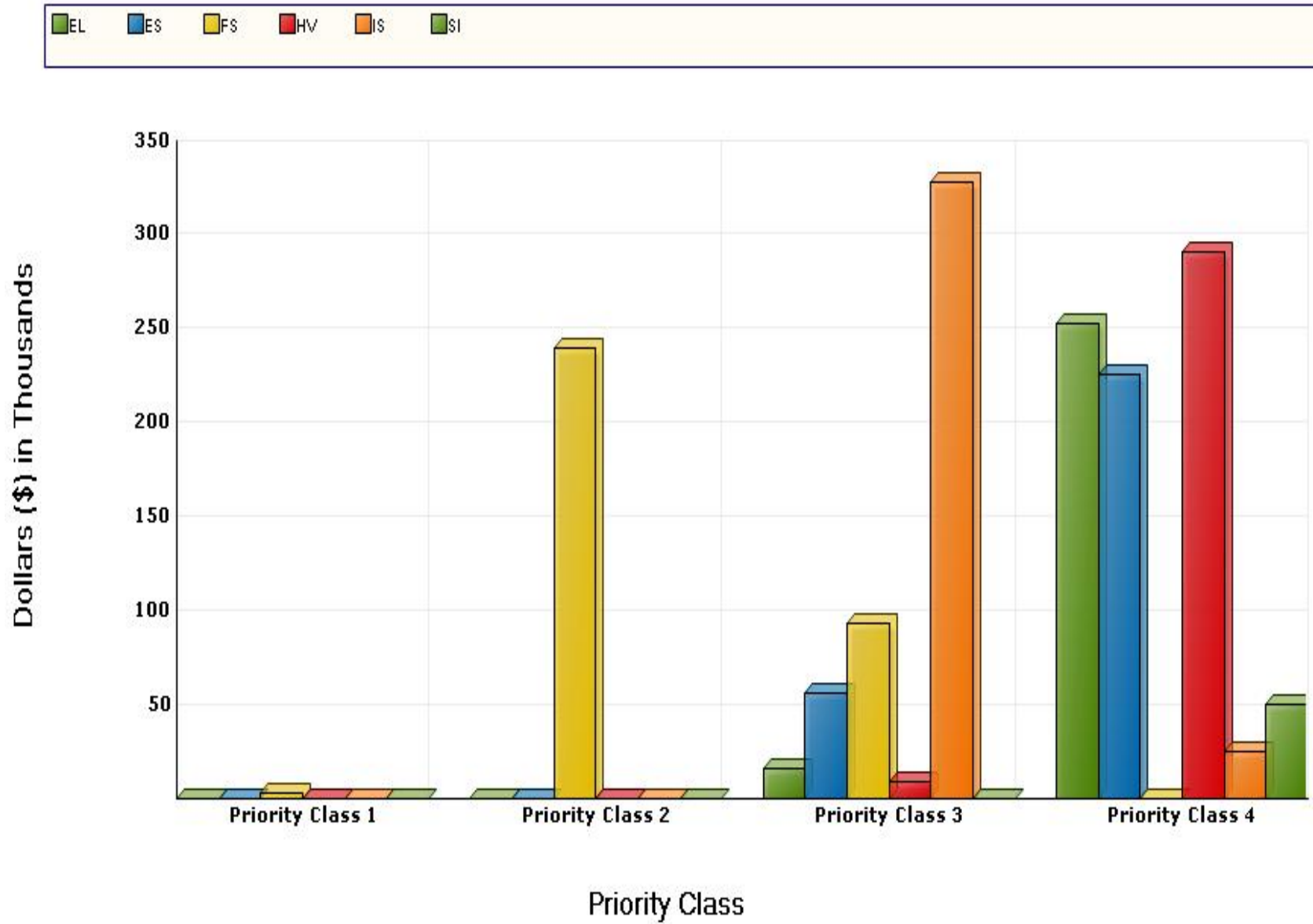
|                          |               |
|--------------------------|---------------|
| <b>Gross Square Feet</b> | <b>34,269</b> |
|--------------------------|---------------|

|                                   |                |
|-----------------------------------|----------------|
| <b>Total Cost Per Square Foot</b> | <b>\$46.57</b> |
|-----------------------------------|----------------|

# FACILITY CONDITION ANALYSIS

## System Code by Priority Class

SLAY : SLAY HALL



**Detailed Project Totals  
Facility Condition Analysis  
System Code by Project Class  
SLAY : SLAY HALL**

| System Code | System Description   | Project Classes |                      |                | Subtotal  |
|-------------|----------------------|-----------------|----------------------|----------------|-----------|
|             |                      | Capital Renewal | Deferred Maintenance | Plant Adaption |           |
| EL          | ELECTRICAL           | 270,218         | 0                    | 0              | 270,218   |
| ES          | EXTERIOR             | 283,408         | 0                    | 0              | 283,408   |
| FS          | FIRE/LIFE SAFETY     | 91,913          | 1,672                | 243,608        | 337,193   |
| HV          | HVAC                 | 300,983         | 0                    | 0              | 300,983   |
| IS          | INTERIOR/FINISH SYS. | 353,478         | 0                    | 0              | 353,478   |
| SI          | SITE                 | 50,567          | 0                    | 0              | 50,567    |
|             | <b>TOTALS</b>        | 1,350,567       | 1,672                | 243,608        | 1,595,848 |

|                                       |                    |
|---------------------------------------|--------------------|
| <b>Facility Replacement Cost</b>      | <b>\$9,103,000</b> |
| <b>Facility Condition Needs Index</b> | <b>0.18</b>        |

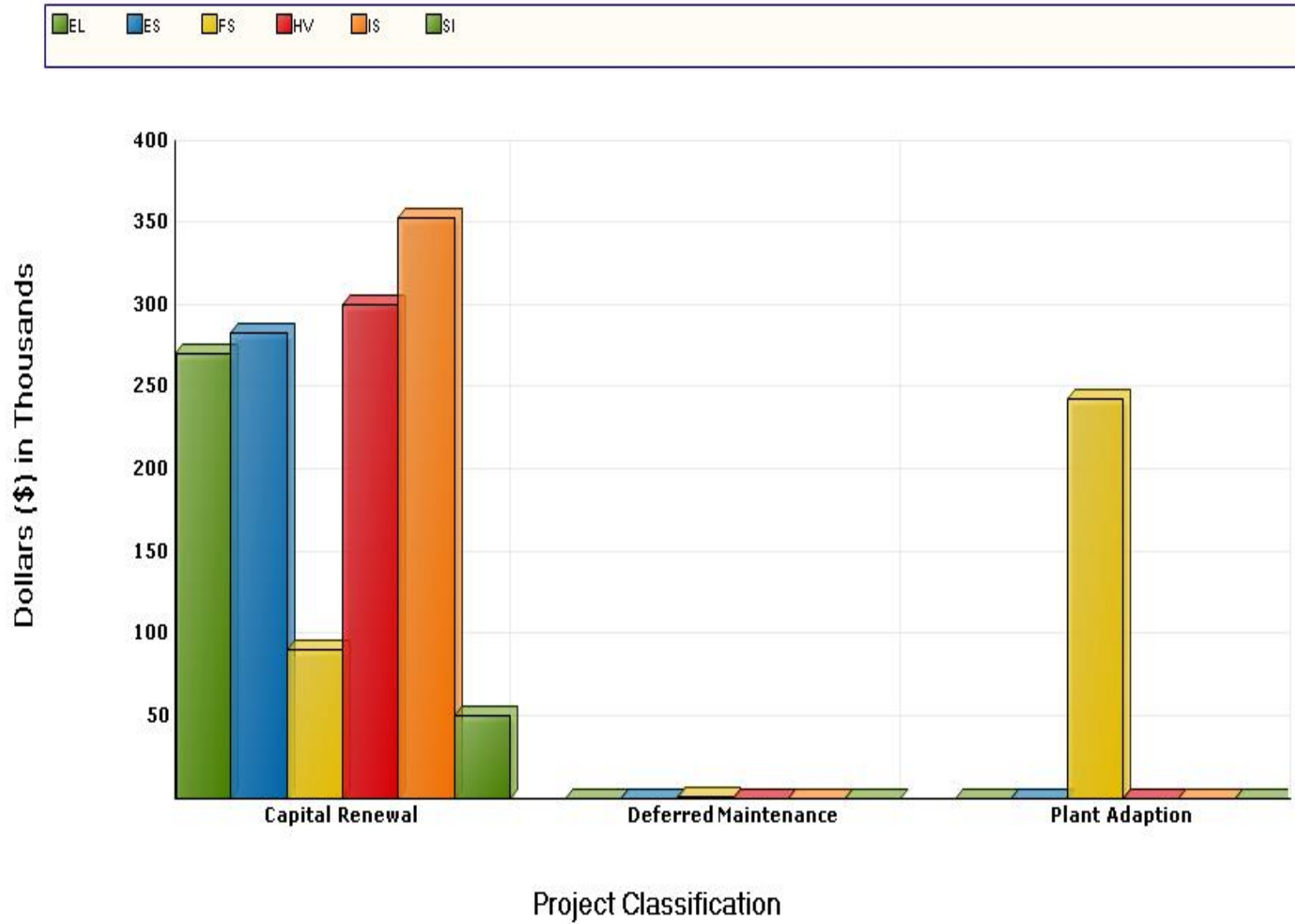
|                          |               |
|--------------------------|---------------|
| <b>Gross Square Feet</b> | <b>34,269</b> |
|--------------------------|---------------|

|                                   |                |
|-----------------------------------|----------------|
| <b>Total Cost Per Square Foot</b> | <b>\$46.57</b> |
|-----------------------------------|----------------|

# FACILITY CONDITION ANALYSIS

## System Code by Project Class

SLAY : SLAY HALL



**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Class by Priority Class**  
**SLAY : SLAY HALL**

| Project Class        | Priority Classes |         |         |         | Subtotal  |
|----------------------|------------------|---------|---------|---------|-----------|
|                      | 1                | 2       | 3       | 4       |           |
| Capital Renewal      | 0                | 0       | 503,419 | 847,148 | 1,350,567 |
| Deferred Maintenance | 0                | 0       | 1,672   | 0       | 1,672     |
| Plant Adaption       | 3,399            | 240,209 | 0       | 0       | 243,608   |
| <b>TOTALS</b>        | 3,399            | 240,209 | 505,091 | 847,148 | 1,595,848 |

|                                |             |
|--------------------------------|-------------|
| Facility Replacement Cost      | \$9,103,000 |
| Facility Condition Needs Index | 0.18        |

|                   |        |
|-------------------|--------|
| Gross Square Feet | 34,269 |
|-------------------|--------|

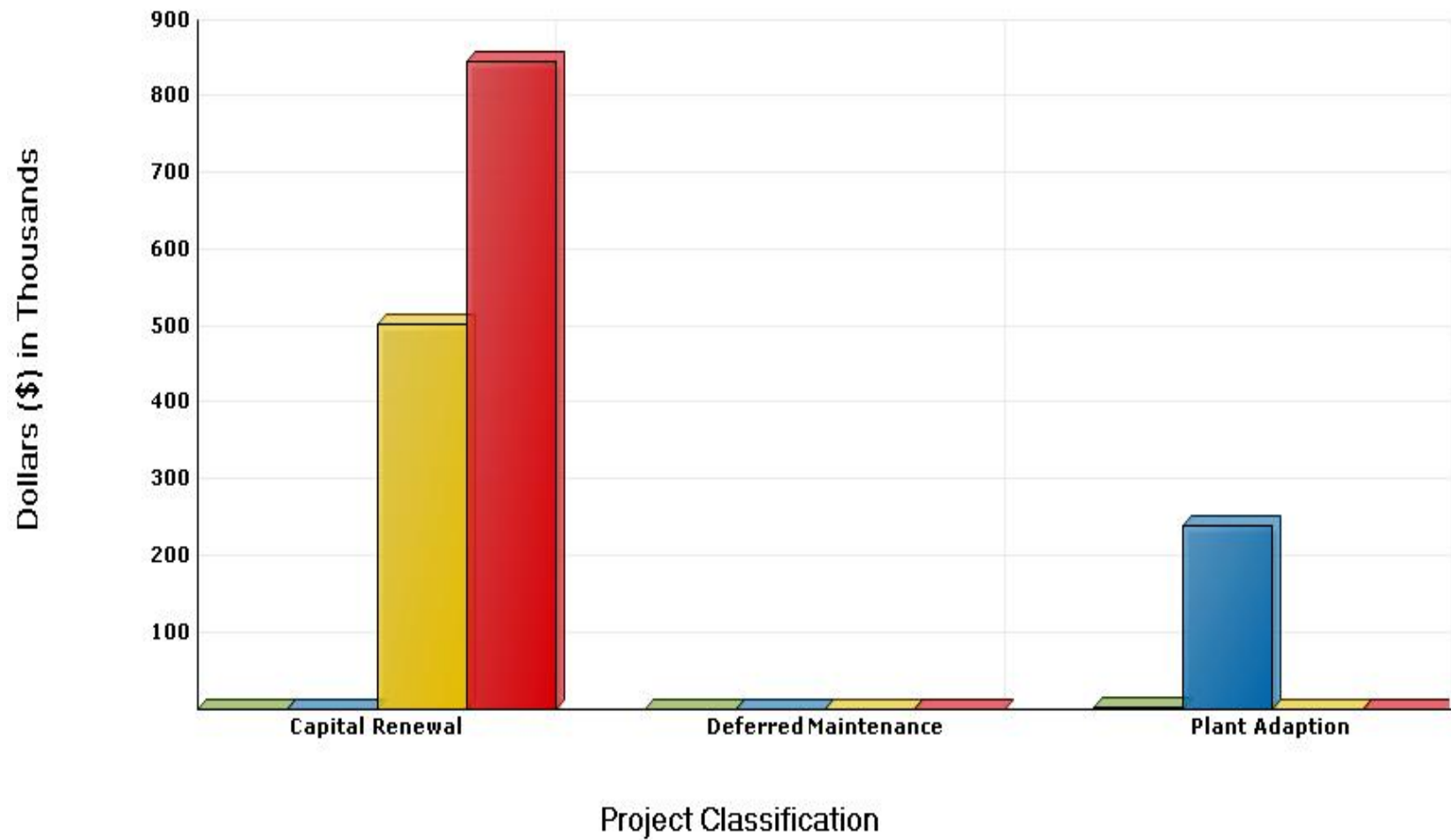
|                            |         |
|----------------------------|---------|
| Total Cost Per Square Foot | \$46.57 |
|----------------------------|---------|



# FACILITY CONDITION ANALYSIS

## Project Class by Priority Class

SLAY : SLAY HALL



Detailed Project Summary  
Facility Condition Analysis  
**Priority Class - Priority Sequence**  
SLAY : SLAY HALL

| Cat. Code                          | Project Number | Pri Cls | Pri Seq | Project Title                      | Construction Cost | Professional Fee | Total Cost       |
|------------------------------------|----------------|---------|---------|------------------------------------|-------------------|------------------|------------------|
| FS5C                               | SLAYFS04       | 1       | 1       | ELIMINATE FIRE RATING COMPROMISES  | 2,930             | 469              | 3,399            |
| <b>Totals for Priority Class 1</b> |                |         |         |                                    | <b>2,930</b>      | <b>469</b>       | <b>3,399</b>     |
| FS3A                               | SLAYFS02       | 2       | 2       | FIRE SPRINKLER SYSTEM INSTALLATION | 207,077           | 33,132           | 240,209          |
| <b>Totals for Priority Class 2</b> |                |         |         |                                    | <b>207,077</b>    | <b>33,132</b>    | <b>240,209</b>   |
| FS1A                               | SLAYFS03       | 3       | 3       | REPLACE EXIT SIGNS                 | 1,442             | 231              | 1,672            |
| FS2A                               | SLAYFS01       | 3       | 4       | FIRE ALARM SYSTEM REPLACEMENT      | 79,235            | 12,678           | 91,913           |
| ES4B                               | SLAYES03       | 3       | 5       | MEMBRANE ROOF REPLACEMENT          | 15,128            | 2,421            | 17,549           |
| ES2B                               | SLAYES01       | 3       | 6       | RESTORE BRICK VENEER               | 33,633            | 5,381            | 39,014           |
| HV5B                               | SLAYHV05       | 3       | 7       | CONDENSATE RECEIVER REPLACEMENT    | 8,366             | 1,339            | 9,705            |
| EL3B                               | SLAYEL02       | 3       | 8       | ELECTRICAL SYSTEM REPAIRS          | 14,611            | 2,338            | 16,949           |
| IS1A                               | SLAYIS01       | 3       | 9       | REFINISH FLOORING                  | 231,859           | 37,097           | 268,956          |
| IS2B                               | SLAYIS02       | 3       | 10      | REFINISH WALLS                     | 51,150            | 8,184            | 59,334           |
| <b>Totals for Priority Class 3</b> |                |         |         |                                    | <b>435,424</b>    | <b>69,668</b>    | <b>505,091</b>   |
| ES4B                               | SLAYES04       | 4       | 11      | PITCHED CLAY TILE ROOF REPLACEMENT | 181,073           | 28,972           | 210,045          |
| ES5A                               | SLAYES02       | 4       | 12      | EXTERIOR DOOR REPLACEMENT          | 14,483            | 2,317            | 16,801           |
| HV2A                               | SLAYHV01       | 4       | 13      | REPLACE AIR-COOLED CHILLER         | 155,032           | 24,805           | 179,837          |
| HV5A                               | SLAYHV02       | 4       | 14      | HEAT EXCHANGER REPLACEMENT         | 48,423            | 7,748            | 56,171           |
| HV4B                               | SLAYHV03       | 4       | 15      | EXHAUST FAN REPLACEMENT            | 16,411            | 2,626            | 19,037           |
| HV5B                               | SLAYHV04       | 4       | 16      | PUMP REPLACEMENT                   | 31,236            | 4,998            | 36,233           |
| EL4B                               | SLAYEL01       | 4       | 17      | INTERIOR LIGHTING UPGRADE          | 218,336           | 34,934           | 253,269          |
| IS3B                               | SLAYIS03       | 4       | 18      | REFINISH CEILINGS                  | 21,713            | 3,474            | 25,187           |
| SI1A                               | SLAYSI01       | 4       | 19      | SITE PAVING UPGRADES               | 43,593            | 6,975            | 50,567           |
| <b>Totals for Priority Class 4</b> |                |         |         |                                    | <b>730,300</b>    | <b>116,848</b>   | <b>847,148</b>   |
| <b>Grand Total:</b>                |                |         |         |                                    | <b>1,375,731</b>  | <b>220,117</b>   | <b>1,595,848</b> |

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Cost Range**  
SLAY : SLAY HALL

| <b>Cat. Code</b>                              | <b>Project Number</b> | <b>Pri Cls</b> | <b>Pri Seq</b> | <b>Project Title</b>              | <b>Construction Cost</b> | <b>Professional Fee</b> | <b>Total Cost</b> |
|---|-----------------------|----------------|----------------|-----------------------------------|--------------------------|-------------------------|-------------------|
| FS5C  | SLAYFS04              | 1              | 1              | ELIMINATE FIRE RATING COMPROMISES | 2,930                    | 469                     | 3,399             |
| <b>Totals for Priority Class 1</b>            |                       |                |                |                                   | <b>2,930</b>             | <b>469</b>              | <b>3,399</b>      |
| FS2A  | SLAYFS01              | 3              | 4              | FIRE ALARM SYSTEM REPLACEMENT     | 79,235                   | 12,678                  | 91,913            |
| FS1A  | SLAYFS03              | 3              | 3              | REPLACE EXIT SIGNS                | 1,442                    | 231                     | 1,672             |
| HV5B  | SLAYHV05              | 3              | 7              | CONDENSATE RECEIVER REPLACEMENT   | 8,366                    | 1,339                   | 9,705             |
| EL3B  | SLAYEL02              | 3              | 8              | ELECTRICAL SYSTEM REPAIRS         | 14,611                   | 2,338                   | 16,949            |
| ES2B  | SLAYES01              | 3              | 6              | RESTORE BRICK VENEER              | 33,633                   | 5,381                   | 39,014            |
| ES4B  | SLAYES03              | 3              | 5              | MEMBRANE ROOF REPLACEMENT         | 15,128                   | 2,421                   | 17,549            |
| IS2B  | SLAYIS02              | 3              | 10             | REFINISH WALLS                    | 51,150                   | 8,184                   | 59,334            |
| <b>Totals for Priority Class 3</b>            |                       |                |                |                                   | <b>203,565</b>           | <b>32,570</b>           | <b>236,135</b>    |
| HV5A  | SLAYHV02              | 4              | 14             | HEAT EXCHANGER REPLACEMENT        | 48,423                   | 7,748                   | 56,171            |
| HV4B  | SLAYHV03              | 4              | 15             | EXHAUST FAN REPLACEMENT           | 16,411                   | 2,626                   | 19,037            |
| HV5B  | SLAYHV04              | 4              | 16             | PUMP REPLACEMENT                  | 31,236                   | 4,998                   | 36,233            |
| ES5A  | SLAYES02              | 4              | 12             | EXTERIOR DOOR REPLACEMENT         | 14,483                   | 2,317                   | 16,801            |
| IS3B  | SLAYIS03              | 4              | 18             | REFINISH CEILINGS                 | 21,713                   | 3,474                   | 25,187            |
| SI1A  | SLAYSI01              | 4              | 19             | SITE PAVING UPGRADES              | 43,593                   | 6,975                   | 50,567            |
| <b>Totals for Priority Class 4</b>            |                       |                |                |                                   | <b>175,859</b>           | <b>28,137</b>           | <b>203,997</b>    |
| <b>Grand Totals for Projects &lt; 100,000</b> |                       |                |                |                                   | <b>382,354</b>           | <b>61,177</b>           | <b>443,531</b>    |

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Cost Range**  
 SLAY : SLAY HALL

| Cat. Code   | Project Number | Pri Cls | Pri Seq | Project Title                      | Construction Cost | Professional Fee | Total Cost       |
|---|----------------|---------|---------|------------------------------------|-------------------|------------------|------------------|
| FS3A  | SLAYFS02       | 2       | 2       | FIRE SPRINKLER SYSTEM INSTALLATION | 207,077           | 33,132           | 240,209          |
| <b>Totals for Priority Class 2</b>                              |                |         |         |                                    | <b>207,077</b>    | <b>33,132</b>    | <b>240,209</b>   |
| IS1A  | SLAYIS01       | 3       | 9       | REFINISH FLOORING                  | 231,859           | 37,097           | 268,956          |
| <b>Totals for Priority Class 3</b>                              |                |         |         |                                    | <b>231,859</b>    | <b>37,097</b>    | <b>268,956</b>   |
| HV2A  | SLAYHV01       | 4       | 13      | REPLACE AIR-COOLED CHILLER         | 155,032           | 24,805           | 179,837          |
| EL4B  | SLAYEL01       | 4       | 17      | INTERIOR LIGHTING UPGRADE          | 218,336           | 34,934           | 253,269          |
| ES4B  | SLAYES04       | 4       | 11      | PITCHED CLAY TILE ROOF REPLACEMENT | 181,073           | 28,972           | 210,045          |
| <b>Totals for Priority Class 4</b>                              |                |         |         |                                    | <b>554,441</b>    | <b>88,711</b>    | <b>643,152</b>   |
| <b>Grand Totals for Projects &gt;= 100,000 and &lt; 500,000</b> |                |         |         |                                    | <b>993,376</b>    | <b>158,940</b>   | <b>1,152,317</b> |
| <b>Grand Totals For All Projects:</b>                           |                |         |         |                                    | <b>1,375,731</b>  | <b>220,117</b>   | <b>1,595,848</b> |

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Classification**  
 SLAY : SLAY HALL

| Cat Code                               | Project Number | Pri. Seq. | Project Classification | Pri. Cls | Project Title                      | Total Cost       |
|--|----------------|-----------|------------------------|----------|------------------------------------|------------------|
| FS2A                                   | SLAYFS01       | 4         | Capital Renewal        | 3        | FIRE ALARM SYSTEM REPLACEMENT      | 91,913           |
| ES4B                                   | SLAYES03       | 5         | Capital Renewal        | 3        | MEMBRANE ROOF REPLACEMENT          | 17,549           |
| ES2B                                   | SLAYES01       | 6         | Capital Renewal        | 3        | RESTORE BRICK VENEER               | 39,014           |
| HV5B                                   | SLAYHV05       | 7         | Capital Renewal        | 3        | CONDENSATE RECEIVER REPLACEMENT    | 9,705            |
| EL3B                                   | SLAYEL02       | 8         | Capital Renewal        | 3        | ELECTRICAL SYSTEM REPAIRS          | 16,949           |
| IS1A                                   | SLAYIS01       | 9         | Capital Renewal        | 3        | REFINISH FLOORING                  | 268,956          |
| IS2B                                   | SLAYIS02       | 10        | Capital Renewal        | 3        | REFINISH WALLS                     | 59,334           |
| ES4B                                   | SLAYES04       | 11        | Capital Renewal        | 4        | PITCHED CLAY TILE ROOF REPLACEMENT | 210,045          |
| ES5A                                   | SLAYES02       | 12        | Capital Renewal        | 4        | EXTERIOR DOOR REPLACEMENT          | 16,801           |
| HV2A                                   | SLAYHV01       | 13        | Capital Renewal        | 4        | REPLACE AIR-COOLED CHILLER         | 179,837          |
| HV5A                                   | SLAYHV02       | 14        | Capital Renewal        | 4        | HEAT EXCHANGER REPLACEMENT         | 56,171           |
| HV4B                                   | SLAYHV03       | 15        | Capital Renewal        | 4        | EXHAUST FAN REPLACEMENT            | 19,037           |
| HV5B                                   | SLAYHV04       | 16        | Capital Renewal        | 4        | PUMP REPLACEMENT                   | 36,233           |
| EL4B                                   | SLAYEL01       | 17        | Capital Renewal        | 4        | INTERIOR LIGHTING UPGRADE          | 253,269          |
| IS3B                                   | SLAYIS03       | 18        | Capital Renewal        | 4        | REFINISH CEILINGS                  | 25,187           |
| SI1A                                   | SLAYSI01       | 19        | Capital Renewal        | 4        | SITE PAVING UPGRADES               | 50,567           |
| <b>Totals for Capital Renewal</b>      |                |           |                        |          |                                    | <b>1,350,567</b> |
| FS1A                                   | SLAYFS03       | 3         | Deferred Maintenance   | 3        | REPLACE EXIT SIGNS                 | 1,672            |
| <b>Totals for Deferred Maintenance</b> |                |           |                        |          |                                    | <b>1,672</b>     |
| FS5C                                   | SLAYFS04       | 1         | Plant Adaption         | 1        | ELIMINATE FIRE RATING COMPROMISES  | 3,399            |
| FS3A                                   | SLAYFS02       | 2         | Plant Adaption         | 2        | FIRE SPRINKLER SYSTEM INSTALLATION | 240,209          |
| <b>Totals for Plant Adaption</b>       |                |           |                        |          |                                    | <b>243,608</b>   |
| <b>Grand Total:</b>                    |                |           |                        |          |                                    | <b>1,595,848</b> |

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Energy Conservation**  
 SLAY : SLAY HALL

| <b>Cat Code</b>                    | <b>Project Number</b> | <b>Pri Cls</b> | <b>Pri Seq</b> | <b>Project Title</b>               | <b>Total Cost</b> | <b>Annual Savings</b> | <b>Simple Payback</b> |
|------------------------------------|-----------------------|----------------|----------------|------------------------------------|-------------------|-----------------------|-----------------------|
| FS1A                               | SLAYFS03              | 3              | 3              | REPLACE EXIT SIGNS                 | 1,672             | 10                    | 167.23                |
| ES4B                               | SLAYES03              | 3              | 5              | MEMBRANE ROOF REPLACEMENT          | 17,549            | 200                   | 87.74                 |
| <b>Totals for Priority Class 3</b> |                       |                |                |                                    | <b>19,221</b>     | <b>210</b>            | <b>91.53</b>          |
| ES4B                               | SLAYES04              | 4              | 11             | PITCHED CLAY TILE ROOF REPLACEMENT | 210,045           | 900                   | 233.38                |
| EL4B                               | SLAYEL01              | 4              | 17             | INTERIOR LIGHTING UPGRADE          | 253,269           | 10,490                | 24.14                 |
| <b>Totals for Priority Class 4</b> |                       |                |                |                                    | <b>463,314</b>    | <b>11,390</b>         | <b>40.68</b>          |
| <b>Grand Total:</b>                |                       |                |                |                                    | <b>482,535</b>    | <b>11,600</b>         | <b>41.6</b>           |

Detailed Project Summary  
Facility Condition Analysis  
Category/System Code  
SLAY : SLAY HALL

| Cat. Code   | Project Number | Pri Cls | Pri Seq | Project Title                      | Construction Cost | Professional Fee | Total Cost       |
|---|----------------|---------|---------|------------------------------------|-------------------|------------------|------------------|
| EL3B  | SLAYEL02       | 3       | 8       | ELECTRICAL SYSTEM REPAIRS          | 14,611            | 2,338            | 16,949           |
| EL4B  | SLAYEL01       | 4       | 17      | INTERIOR LIGHTING UPGRADE          | 218,336           | 34,934           | 253,269          |
| <b>Totals for System Code: ELECTRICAL</b>           |                |         |         |                                    | <b>232,947</b>    | <b>37,271</b>    | <b>270,218</b>   |
| ES4B  | SLAYES03       | 3       | 5       | MEMBRANE ROOF REPLACEMENT          | 15,128            | 2,421            | 17,549           |
| ES2B  | SLAYES01       | 3       | 6       | RESTORE BRICK VENEER               | 33,633            | 5,381            | 39,014           |
| ES4B  | SLAYES04       | 4       | 11      | PITCHED CLAY TILE ROOF REPLACEMENT | 181,073           | 28,972           | 210,045          |
| ES5A  | SLAYES02       | 4       | 12      | EXTERIOR DOOR REPLACEMENT          | 14,483            | 2,317            | 16,801           |
| <b>Totals for System Code: EXTERIOR</b>             |                |         |         |                                    | <b>244,317</b>    | <b>39,091</b>    | <b>283,408</b>   |
| FS5C  | SLAYFS04       | 1       | 1       | ELIMINATE FIRE RATING COMPROMISES  | 2,930             | 469              | 3,399            |
| FS3A  | SLAYFS02       | 2       | 2       | FIRE SPRINKLER SYSTEM INSTALLATION | 207,077           | 33,132           | 240,209          |
| FS1A  | SLAYFS03       | 3       | 3       | REPLACE EXIT SIGNS                 | 1,442             | 231              | 1,672            |
| FS2A  | SLAYFS01       | 3       | 4       | FIRE ALARM SYSTEM REPLACEMENT      | 79,235            | 12,678           | 91,913           |
| <b>Totals for System Code: FIRE/LIFE SAFETY</b>     |                |         |         |                                    | <b>290,683</b>    | <b>46,509</b>    | <b>337,193</b>   |
| HV5B  | SLAYHV05       | 3       | 7       | CONDENSATE RECEIVER REPLACEMENT    | 8,366             | 1,339            | 9,705            |
| HV2A  | SLAYHV01       | 4       | 13      | REPLACE AIR-COOLED CHILLER         | 155,032           | 24,805           | 179,837          |
| HV5A  | SLAYHV02       | 4       | 14      | HEAT EXCHANGER REPLACEMENT         | 48,423            | 7,748            | 56,171           |
| HV4B  | SLAYHV03       | 4       | 15      | EXHAUST FAN REPLACEMENT            | 16,411            | 2,626            | 19,037           |
| HV5B  | SLAYHV04       | 4       | 16      | PUMP REPLACEMENT                   | 31,236            | 4,998            | 36,233           |
| <b>Totals for System Code: HVAC</b>                 |                |         |         |                                    | <b>259,468</b>    | <b>41,515</b>    | <b>300,983</b>   |
| IS1A  | SLAYIS01       | 3       | 9       | REFINISH FLOORING                  | 231,859           | 37,097           | 268,956          |
| IS2B  | SLAYIS02       | 3       | 10      | REFINISH WALLS                     | 51,150            | 8,184            | 59,334           |
| IS3B  | SLAYIS03       | 4       | 18      | REFINISH CEILINGS                  | 21,713            | 3,474            | 25,187           |
| <b>Totals for System Code: INTERIOR/FINISH SYS.</b> |                |         |         |                                    | <b>304,722</b>    | <b>48,756</b>    | <b>353,478</b>   |
| SI1A  | SLAYSI01       | 4       | 19      | SITE PAVING UPGRADES               | 43,593            | 6,975            | 50,567           |
| <b>Totals for System Code: SITE</b>                 |                |         |         |                                    | <b>43,593</b>     | <b>6,975</b>     | <b>50,567</b>    |
| <b>Grand Total:</b>                                 |                |         |         |                                    | <b>1,375,731</b>  | <b>220,117</b>   | <b>1,595,848</b> |





FACILITY CONDITION ANALYSIS

**SECTION 3**

SPECIFIC PROJECT DETAILS  
ILLUSTRATING DESCRIPTION / COST

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                              |                   |                                   |
|---------------------------|------------------------------|-------------------|-----------------------------------|
| <b>Project Number:</b>    | SLAYFS04                     | <b>Title:</b>     | ELIMINATE FIRE RATING COMPROMISES |
| <b>Priority Sequence:</b> | 1                            |                   |                                   |
| <b>Priority Class:</b>    | 1                            |                   |                                   |
| <b>Category Code:</b>     | FS5C                         | <b>System:</b>    | FIRE/LIFE SAFETY                  |
|                           |                              | <b>Component:</b> | EGRESS PATH                       |
|                           |                              | <b>Element:</b>   | SEPARATION RATING                 |
| <b>Building Code:</b>     | SLAY                         |                   |                                   |
| <b>Building Name:</b>     | SLAY HALL                    |                   |                                   |
| <b>Subclass/Savings:</b>  | Not Applicable               |                   |                                   |
| <b>Code Application:</b>  | IBC                          | 711.3             |                                   |
| <b>Project Class:</b>     | Plant Adaption               |                   |                                   |
| <b>Project Date:</b>      | 10/16/2009                   |                   |                                   |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3 |                   |                                   |

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYFS04

**Task Cost Estimate**

| <b>Task Description</b>            | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Minor passive firestopping efforts | SF          | 34,270     | \$0.03                    | \$1,028                    | \$0.08                 | \$2,742                 | \$3,770           |
| <b>Project Totals:</b>             |             |            |                           | <b>\$1,028</b>             |                        | <b>\$2,742</b>          | <b>\$3,770</b>    |

|  |   |                       |
|--|---|-----------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$3,770</b>        |
| <b>Material Index</b>                      |   | 100.7%                |
| <b>Labor Index</b>                         |   | 51.3%                 |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$2,442</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$488</u>          |
| <b>Construction Cost</b>                   |   | <u>\$2,930</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$469</u>          |
| <b>Total Project Cost</b>                  |   | <u><b>\$3,399</b></u> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                                 |                   |                                    |
|---------------------------|---------------------------------|-------------------|------------------------------------|
| <b>Project Number:</b>    | SLAYFS02                        | <b>Title:</b>     | FIRE SPRINKLER SYSTEM INSTALLATION |
| <b>Priority Sequence:</b> | 2                               |                   |                                    |
| <b>Priority Class:</b>    | 2                               |                   |                                    |
| <b>Category Code:</b>     | FS3A                            | <b>System:</b>    | FIRE/LIFE SAFETY                   |
|                           |                                 | <b>Component:</b> | SUPPRESSION                        |
|                           |                                 | <b>Element:</b>   | SPRINKLERS                         |
| <b>Building Code:</b>     | SLAY                            |                   |                                    |
| <b>Building Name:</b>     | SLAY HALL                       |                   |                                    |
| <b>Subclass/Savings:</b>  | Not Applicable                  |                   |                                    |
| <b>Code Application:</b>  | NFPA                            | 1, 13, 13R, 101   |                                    |
| <b>Project Class:</b>     | Plant Adaption                  |                   |                                    |
| <b>Project Date:</b>      | 10/5/2009                       |                   |                                    |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3, B |                   |                                    |

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYFS02

**Task Cost Estimate**

| <b>Task Description</b>   | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc. | SF          | 34,269     | \$3.08                    | \$105,549                  | \$3.77                 | \$129,194               | \$234,743         |
| <b>Project Totals:</b>  |             |            |                           | <b>\$105,549</b>           |                        | <b>\$129,194</b>        | <b>\$234,743</b>  |

|  |   |                  |
|--|---|------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$234,743</b> |
| <b>Material Index</b>                      |   | 100.7%           |
| <b>Labor Index</b>                         |   | 51.3%            |
| <b>Material/Labor Indexed Cost</b>         |   | <b>\$172,564</b> |
| <b>General Contractor Mark Up at 20.0%</b> | + | <b>\$34,513</b>  |
| <b>Construction Cost</b>                   |   | <b>\$207,077</b> |
| <b>Professional Fees at 16.0%</b>          | + | <b>\$33,132</b>  |
| <b>Total Project Cost</b>                  |   | <b>\$240,209</b> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                                 |                   |                          |
|---------------------------|---------------------------------|-------------------|--------------------------|
| <b>Project Number:</b>    | SLAYFS03                        | <b>Title:</b>     | REPLACE EXIT SIGNS       |
| <b>Priority Sequence:</b> | 3                               |                   |                          |
| <b>Priority Class:</b>    | 3                               |                   |                          |
| <b>Category Code:</b>     | FS1A                            | <b>System:</b>    | FIRE/LIFE SAFETY         |
|                           |                                 | <b>Component:</b> | LIGHTING                 |
|                           |                                 | <b>Element:</b>   | EGRESS LTG./EXIT SIGNAGE |
| <b>Building Code:</b>     | SLAY                            |                   |                          |
| <b>Building Name:</b>     | SLAY HALL                       |                   |                          |
| <b>Subclass/Savings:</b>  | Energy Conservation             | \$10              |                          |
| <b>Code Application:</b>  | NFPA                            | 101-47            |                          |
|                           | IBC                             | 1011              |                          |
| <b>Project Class:</b>     | Deferred Maintenance            |                   |                          |
| <b>Project Date:</b>      | 10/5/2009                       |                   |                          |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3, B |                   |                          |

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYFS03

**Task Cost Estimate**

| <b>Task Description</b>                           | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Replacement of existing exit signs with LED units | EA          | 10         | \$76.00                   | \$760                      | \$85.00                | \$850                   | \$1,610           |
| <b>Project Totals:</b>                            |             |            |                           | <b>\$760</b>               |                        | <b>\$850</b>            | <b>\$1,610</b>    |

|  |          |                |
|--|----------|----------------|
| <b>Material/Labor Cost</b>                 |          | <b>\$1,610</b> |
| <b>Material Index</b>                      |          | <b>100.7%</b>  |
| <b>Labor Index</b>                         |          | <b>51.3%</b>   |
| <b>Material/Labor Indexed Cost</b>         |          | <b>\$1,201</b> |
| <b>General Contractor Mark Up at 20.0%</b> | <b>+</b> | <b>\$240</b>   |
| <b>Construction Cost</b>                   |          | <b>\$1,442</b> |
| <b>Professional Fees at 16.0%</b>          | <b>+</b> | <b>\$231</b>   |
| <b>Total Project Cost</b>                  |          | <b>\$1,672</b> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                                 |                   |                               |
|---------------------------|---------------------------------|-------------------|-------------------------------|
| <b>Project Number:</b>    | SLAYFS01                        | <b>Title:</b>     | FIRE ALARM SYSTEM REPLACEMENT |
| <b>Priority Sequence:</b> | 4                               |                   |                               |
| <b>Priority Class:</b>    | 3                               |                   |                               |
| <b>Category Code:</b>     | FS2A                            | <b>System:</b>    | FIRE/LIFE SAFETY              |
|                           |                                 | <b>Component:</b> | DETECTION ALARM               |
|                           |                                 | <b>Element:</b>   | GENERAL                       |
| <b>Building Code:</b>     | SLAY                            |                   |                               |
| <b>Building Name:</b>     | SLAY HALL                       |                   |                               |
| <b>Subclass/Savings:</b>  | Not Applicable                  |                   |                               |
| <b>Code Application:</b>  | ADAAG                           | 702.1             |                               |
|                           | NFPA                            | 1, 101            |                               |
| <b>Project Class:</b>     | Capital Renewal                 |                   |                               |
| <b>Project Date:</b>      | 10/5/2009                       |                   |                               |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3, B |                   |                               |

**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**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYFS01

**Task Cost Estimate**

| <b>Task Description</b>   | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials | SF          | 34,269     | \$1.46                    | \$50,033                   | \$0.89                 | \$30,499                | \$80,532          |
| <b>Project Totals:</b>  |             |            |                           | <b>\$50,033</b>            |                        | <b>\$30,499</b>         | <b>\$80,532</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | \$80,532               |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$66,029</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$13,206</u>        |
| <b>Construction Cost</b>                   |   | <u>\$79,235</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$12,678</u>        |
| <b>Total Project Cost</b>                  |   | <u><b>\$91,913</b></u> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

**Project Number:** SLAYES03 **Title:** MEMBRANE ROOF REPLACEMENT

**Priority Sequence:** 5

**Priority Class:** 3

**Category Code:** ES4B

**System:** EXTERIOR

**Component:** ROOF

**Element:** REPLACEMENT

**Building Code:** SLAY

**Building Name:** SLAY HALL

**Subclass/Savings:** Energy Conservation \$200

**Code Application:** Not Applicable

**Project Class:** Capital Renewal

**Project Date:** 10/16/2009

**Project Location:** Floor-wide: Floor(s) R

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYES03

**Task Cost Estimate**

| <b>Task Description</b> | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Membrane roof           | SF          | 2,680      | \$3.79                    | \$10,157                   | \$1.73                 | \$4,636                 | \$14,794          |
| <b>Project Totals:</b>  |             |            |                           | <b>\$10,157</b>            |                        | <b>\$4,636</b>          | <b>\$14,794</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$14,794</b>        |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$12,607</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$2,521</u>         |
| <b>Construction Cost</b>                   |   | <u>\$15,128</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$2,421</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$17,549</b></u> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                           |                   |                      |
|---------------------------|---------------------------|-------------------|----------------------|
| <b>Project Number:</b>    | SLAYES01                  | <b>Title:</b>     | RESTORE BRICK VENEER |
| <b>Priority Sequence:</b> | 6                         |                   |                      |
| <b>Priority Class:</b>    | 3                         |                   |                      |
| <b>Category Code:</b>     | ES2B                      | <b>System:</b>    | EXTERIOR             |
|                           |                           | <b>Component:</b> | COLUMNS/BEAMS/WALLS  |
|                           |                           | <b>Element:</b>   | FINISH               |
| <b>Building Code:</b>     | SLAY                      |                   |                      |
| <b>Building Name:</b>     | SLAY HALL                 |                   |                      |
| <b>Subclass/Savings:</b>  | Not Applicable            |                   |                      |
| <b>Code Application:</b>  | Not Applicable            |                   |                      |
| <b>Project Class:</b>     | Capital Renewal           |                   |                      |
| <b>Project Date:</b>      | 10/16/2009                |                   |                      |
| <b>Project Location:</b>  | Building-wide: Floor(s) 1 |                   |                      |

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYES01

**Task Cost Estimate**

| <b>Task Description</b>   | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Cleaning and surface preparation  | SF          | 20,480     | \$0.11                    | \$2,253                    | \$0.22                 | \$4,506                 | \$6,758           |
| Selective mortar and / or sealant repairs<br>(assumes 10 linear feet for every 100 square feet of envelope) | LF          | 2,048      | \$2.45                    | \$5,018                    | \$4.99                 | \$10,220                | \$15,237          |
| Applied finish or sealant   | SF          | 20,480     | \$0.22                    | \$4,506                    | \$0.82                 | \$16,794                | \$21,299          |
| <b>Project Totals:</b>  |             |            |                           | <b>\$11,776</b>            |                        | <b>\$31,519</b>         | <b>\$43,295</b>   |

|  |   |                 |
|--|---|-----------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$43,295</b> |
| <b>Material Index</b>                      |   | 100.7%          |
| <b>Labor Index</b>                         |   | 51.3%           |
| <b>Material/Labor Indexed Cost</b>         |   | <b>\$28,028</b> |
| <b>General Contractor Mark Up at 20.0%</b> | + | <b>\$5,606</b>  |
| <b>Construction Cost</b>                   |   | <b>\$33,633</b> |
| <b>Professional Fees at 16.0%</b>          | + | <b>\$5,381</b>  |
| <b>Total Project Cost</b>                  |   | <b>\$39,014</b> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                       |                   |                                 |
|---------------------------|-----------------------|-------------------|---------------------------------|
| <b>Project Number:</b>    | SLAYHV05              | <b>Title:</b>     | CONDENSATE RECEIVER REPLACEMENT |
| <b>Priority Sequence:</b> | 7                     |                   |                                 |
| <b>Priority Class:</b>    | 3                     |                   |                                 |
| <b>Category Code:</b>     | HV5B                  | <b>System:</b>    | HVAC                            |
|                           |                       | <b>Component:</b> | STEAM/HYDRONIC DISTRIB.         |
|                           |                       | <b>Element:</b>   | PUMPS                           |
| <b>Building Code:</b>     | SLAY                  |                   |                                 |
| <b>Building Name:</b>     | SLAY HALL             |                   |                                 |
| <b>Subclass/Savings:</b>  | Not Applicable        |                   |                                 |
| <b>Code Application:</b>  | Not Applicable        |                   |                                 |
| <b>Project Class:</b>     | Capital Renewal       |                   |                                 |
| <b>Project Date:</b>      | 10/5/2009             |                   |                                 |
| <b>Project Location:</b>  | Item Only: Floor(s) B |                   |                                 |

**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**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYHV05

**Task Cost Estimate**

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

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                                 |                        |                           |
|---------------------------|---------------------------------|------------------------|---------------------------|
| <b>Project Number:</b>    | SLAYEL02                        | <b>Title:</b>          | ELECTRICAL SYSTEM REPAIRS |
| <b>Priority Sequence:</b> | 8                               |                        |                           |
| <b>Priority Class:</b>    | 3                               |                        |                           |
| <b>Category Code:</b>     | EL3B                            | <b>System:</b>         | ELECTRICAL                |
|                           |                                 | <b>Component:</b>      | SECONDARY DISTRIBUTION    |
|                           |                                 | <b>Element:</b>        | DISTRIBUTION NETWORK      |
| <b>Building Code:</b>     | SLAY                            |                        |                           |
| <b>Building Name:</b>     | SLAY HALL                       |                        |                           |
| <b>Subclass/Savings:</b>  | Not Applicable                  |                        |                           |
| <b>Code Application:</b>  | NEC                             | Articles 100, 210, 410 |                           |
| <b>Project Class:</b>     | Capital Renewal                 |                        |                           |
| <b>Project Date:</b>      | 10/5/2009                       |                        |                           |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3, B |                        |                           |

**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**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYEL02

**Task Cost Estimate**

| <b>Task Description</b>  | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|--|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Switches, receptacles, cover plates, breakers, and miscellaneous materials | SF          | 34,269     | \$0.20                    | \$6,854                    | \$0.30                 | \$10,281                | \$17,135          |
| <b>Project Totals:</b>   |             |            |                           | <b>\$6,854</b>             |                        | <b>\$10,281</b>         | <b>\$17,135</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | \$17,135               |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$12,176</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$2,435</u>         |
| <b>Construction Cost</b>                   |   | <u>\$14,611</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$2,338</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$16,949</b></u> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

|                           |          |                   |                      |
|---------------------------|----------|-------------------|----------------------|
| <b>Project Number:</b>    | SLAYIS01 | <b>Title:</b>     | REFINISH FLOORING    |
| <b>Priority Sequence:</b> | 9        |                   |                      |
| <b>Priority Class:</b>    | 3        |                   |                      |
| <b>Category Code:</b>     | IS1A     | <b>System:</b>    | INTERIOR/FINISH SYS. |
|                           |          | <b>Component:</b> | FLOOR                |
|                           |          | <b>Element:</b>   | FINISHES-DRY         |

|                          |                |
|--------------------------|----------------|
| <b>Building Code:</b>    | SLAY           |
| <b>Building Name:</b>    | SLAY HALL      |
| <b>Subclass/Savings:</b> | Not Applicable |

|                          |                |
|--------------------------|----------------|
| <b>Code Application:</b> | Not Applicable |
|--------------------------|----------------|

|                       |                 |
|-----------------------|-----------------|
| <b>Project Class:</b> | Capital Renewal |
| <b>Project Date:</b>  | 10/16/2009      |

|                          |                              |
|--------------------------|------------------------------|
| <b>Project Location:</b> | Floor-wide: Floor(s) 1, 2, 3 |
|--------------------------|------------------------------|

**Project Description**

Interior floor finishes include carpet and vinyl tile. 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.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYIS01

**Task Cost Estimate**

| <b>Task Description</b> | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Carpet                  | SF          | 27,760     | \$5.36                    | \$148,794                  | \$2.00                 | \$55,520                | \$204,314         |
| Vinyl floor tile        | SF          | 3,080      | \$3.53                    | \$10,872                   | \$2.50                 | \$7,700                 | \$18,572          |
| <b>Project Totals:</b>  |             |            |                           | <b>\$159,666</b>           |                        | <b>\$63,220</b>         | <b>\$222,886</b>  |

|  |   |                  |
|--|---|------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$222,886</b> |
| <b>Material Index</b>                      |   | 100.7%           |
| <b>Labor Index</b>                         |   | 51.3%            |
| <b>Material/Labor Indexed Cost</b>         |   | <b>\$193,216</b> |
| <b>General Contractor Mark Up at 20.0%</b> | + | <b>\$38,643</b>  |
| <b>Construction Cost</b>                   |   | <b>\$231,859</b> |
| <b>Professional Fees at 16.0%</b>          | + | <b>\$37,097</b>  |
| <b>Total Project Cost</b>                  |   | <b>\$268,956</b> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                              |                   |                      |
|---------------------------|------------------------------|-------------------|----------------------|
| <b>Project Number:</b>    | SLAYIS02                     | <b>Title:</b>     | REFINISH WALLS       |
| <b>Priority Sequence:</b> | 10                           |                   |                      |
| <b>Priority Class:</b>    | 3                            |                   |                      |
| <b>Category Code:</b>     | IS2B                         | <b>System:</b>    | INTERIOR/FINISH SYS. |
|                           |                              | <b>Component:</b> | PARTITIONS           |
|                           |                              | <b>Element:</b>   | FINISHES             |
| <b>Building Code:</b>     | SLAY                         |                   |                      |
| <b>Building Name:</b>     | SLAY HALL                    |                   |                      |
| <b>Subclass/Savings:</b>  | Not Applicable               |                   |                      |
| <b>Code Application:</b>  | Not Applicable               |                   |                      |
| <b>Project Class:</b>     | Capital Renewal              |                   |                      |
| <b>Project Date:</b>      | 10/16/2009                   |                   |                      |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3 |                   |                      |

**Project Description**

Interior wall finishes consist of painted plaster walls. The applications vary in age and condition. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYIS02

**Task Cost Estimate**

| <b>Task Description</b>                           | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Standard wall finish (paint, wall covering, etc.) | SF          | 72,650     | \$0.17                    | \$12,351                   | \$0.81                 | \$58,847                | \$71,197          |
| <b>Project Totals:</b>                            |             |            |                           | <b>\$12,351</b>            |                        | <b>\$58,847</b>         | <b>\$71,197</b>   |

|  |          |                 |
|--|----------|-----------------|
| <b>Material/Labor Cost</b>                 |          | <b>\$71,197</b> |
| <b>Material Index</b>                      |          | <b>100.7%</b>   |
| <b>Labor Index</b>                         |          | <b>51.3%</b>    |
| <b>Material/Labor Indexed Cost</b>         |          | <b>\$42,625</b> |
| <b>General Contractor Mark Up at 20.0%</b> | <b>+</b> | <b>\$8,525</b>  |
| <b>Construction Cost</b>                   |          | <b>\$51,150</b> |
| <b>Professional Fees at 16.0%</b>          | <b>+</b> | <b>\$8,184</b>  |
| <b>Total Project Cost</b>                  |          | <b>\$59,334</b> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

**Project Number:** SLAYES04 **Title:** PITCHED CLAY TILE ROOF REPLACEMENT

**Priority Sequence:** 11

**Priority Class:** 4

**Category Code:** ES4B

**System:** EXTERIOR

**Component:** ROOF

**Element:** REPLACEMENT

**Building Code:** SLAY

**Building Name:** SLAY HALL

**Subclass/Savings:** Energy Conservation \$900

**Code Application:** Not Applicable

**Project Class:** Capital Renewal

**Project Date:** 10/16/2009

**Project Location:** Floor-wide: Floor(s) R

**Project Description**

The clay tile roofing system has been patched in many areas, but appears to be still leaking. The roof is nearing the end of its expected service life. Complete replacement of this roof is recommended. Install a new clay tile roofing system and salvage any of the current tiles that are fit for reuse.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYES04

**Task Cost Estimate**

| <b>Task Description</b> | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|-------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Tile roof               | SF          | 10,740     | \$10.06                   | \$108,044                  | \$7.64                 | \$82,054                | \$190,098         |
| <b>Project Totals:</b>  |             |            |                           | <b>\$108,044</b>           |                        | <b>\$82,054</b>         | <b>\$190,098</b>  |

|  |   |                  |
|--|---|------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$190,098</b> |
| <b>Material Index</b>                      |   | 100.7%           |
| <b>Labor Index</b>                         |   | 51.3%            |
| <b>Material/Labor Indexed Cost</b>         |   | <b>\$150,894</b> |
| <b>General Contractor Mark Up at 20.0%</b> | + | <b>\$30,179</b>  |
| <b>Construction Cost</b>                   |   | <b>\$181,073</b> |
| <b>Professional Fees at 16.0%</b>          | + | <b>\$28,972</b>  |
| <b>Total Project Cost</b>                  |   | <b>\$210,045</b> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                           |                   |                           |
|---------------------------|---------------------------|-------------------|---------------------------|
| <b>Project Number:</b>    | SLAYES02                  | <b>Title:</b>     | EXTERIOR DOOR REPLACEMENT |
| <b>Priority Sequence:</b> | 12                        |                   |                           |
| <b>Priority Class:</b>    | 4                         |                   |                           |
| <b>Category Code:</b>     | ES5A                      | <b>System:</b>    | EXTERIOR                  |
|                           |                           | <b>Component:</b> | FENESTRATIONS             |
|                           |                           | <b>Element:</b>   | DOORS                     |
| <b>Building Code:</b>     | SLAY                      |                   |                           |
| <b>Building Name:</b>     | SLAY HALL                 |                   |                           |
| <b>Subclass/Savings:</b>  | Not Applicable            |                   |                           |
| <b>Code Application:</b>  | Not Applicable            |                   |                           |
| <b>Project Class:</b>     | Capital Renewal           |                   |                           |
| <b>Project Date:</b>      | 10/16/2009                |                   |                           |
| <b>Project Location:</b>  | Building-wide: Floor(s) 1 |                   |                           |

**Project Description**

Replacements are recommended for the exterior door systems. This project includes only the metal-framed glass primary entrance doors. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications that will protect the interior of the building from the elements.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYES02

**Task Cost Estimate**

| <b>Task Description</b>  | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|--------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| High traffic door system | LEAF        | 4          | \$1,978                   | \$7,912                    | \$1,999                | \$7,996                 | \$15,908          |
| <b>Project Totals:</b>   |             |            |                           | <b>\$7,912</b>             |                        | <b>\$7,996</b>          | <b>\$15,908</b>   |

|  |          |                 |
|--|----------|-----------------|
| <b>Material/Labor Cost</b>                 |          | <b>\$15,908</b> |
| <b>Material Index</b>                      |          | <b>100.7%</b>   |
| <b>Labor Index</b>                         |          | <b>51.3%</b>    |
| <b>Material/Labor Indexed Cost</b>         |          | <b>\$12,069</b> |
| <b>General Contractor Mark Up at 20.0%</b> | <b>+</b> | <b>\$2,414</b>  |
| <b>Construction Cost</b>                   |          | <b>\$14,483</b> |
| <b>Professional Fees at 16.0%</b>          | <b>+</b> | <b>\$2,317</b>  |
| <b>Total Project Cost</b>                  |          | <b>\$16,801</b> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

|                           |                       |                   |                            |
|---------------------------|-----------------------|-------------------|----------------------------|
| <b>Project Number:</b>    | SLAYHV01              | <b>Title:</b>     | REPLACE AIR-COOLED CHILLER |
| <b>Priority Sequence:</b> | 13                    |                   |                            |
| <b>Priority Class:</b>    | 4                     |                   |                            |
| <b>Category Code:</b>     | HV2A                  | <b>System:</b>    | HVAC                       |
|                           |                       | <b>Component:</b> | COOLING                    |
|                           |                       | <b>Element:</b>   | CHILLERS/CONTROLS          |
| <b>Building Code:</b>     | SLAY                  |                   |                            |
| <b>Building Name:</b>     | SLAY HALL             |                   |                            |
| <b>Subclass/Savings:</b>  | Not Applicable        |                   |                            |
| <b>Code Application:</b>  | ASHRAE                | 15-2004           |                            |
| <b>Project Class:</b>     | Capital Renewal       |                   |                            |
| <b>Project Date:</b>      | 10/5/2009             |                   |                            |
| <b>Project Location:</b>  | Item Only: Floor(s) 1 |                   |                            |

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYHV01

**Task Cost Estimate**

| <b>Task Description</b>                                     | <b>Unit</b> | <b>Qty</b> | <b>Material<br/>Unit<br/>Cost</b> | <b>Total<br/>Material<br/>Cost</b> | <b>Labor<br/>Unit<br/>Cost</b> | <b>Total<br/>Labor<br/>Cost</b> | <b>Total<br/>Cost</b> |
|---|-------------|------------|-----------------------------------|------------------------------------|--------------------------------|---------------------------------|-----------------------|
| Air-cooled chiller replacement and removal of existing unit | TON         | 150        | \$761                             | \$114,180                          | \$185                          | \$27,708                        | \$141,888             |
| <b>Project Totals:</b>                                      |             |            |                                   | <b>\$114,180</b>                   |                                | <b>\$27,708</b>                 | <b>\$141,888</b>      |

|  |   |                  |
|--|---|------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$141,888</b> |
| <b>Material Index</b>                      |   | 100.7%           |
| <b>Labor Index</b>                         |   | 51.3%            |
| <b>Material/Labor Indexed Cost</b>         |   | <b>\$129,193</b> |
| <b>General Contractor Mark Up at 20.0%</b> | + | <b>\$25,839</b>  |
| <b>Construction Cost</b>                   |   | <b>\$155,032</b> |
| <b>Professional Fees at 16.0%</b>          | + | <b>\$24,805</b>  |
| <b>Total Project Cost</b>                  |   | <b>\$179,837</b> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

|                           |                       |                   |                            |
|---------------------------|-----------------------|-------------------|----------------------------|
| <b>Project Number:</b>    | SLAYHV02              | <b>Title:</b>     | HEAT EXCHANGER REPLACEMENT |
| <b>Priority Sequence:</b> | 14                    |                   |                            |
| <b>Priority Class:</b>    | 4                     |                   |                            |
| <b>Category Code:</b>     | HV5A                  | <b>System:</b>    | HVAC                       |
|                           |                       | <b>Component:</b> | STEAM/HYDRONIC DISTRIB.    |
|                           |                       | <b>Element:</b>   | PIPING NETWORK             |
| <b>Building Code:</b>     | SLAY                  |                   |                            |
| <b>Building Name:</b>     | SLAY HALL             |                   |                            |
| <b>Subclass/Savings:</b>  | Not Applicable        |                   |                            |
| <b>Code Application:</b>  | Not Applicable        |                   |                            |
| <b>Project Class:</b>     | Capital Renewal       |                   |                            |
| <b>Project Date:</b>      | 10/5/2009             |                   |                            |
| <b>Project Location:</b>  | Item Only: Floor(s) B |                   |                            |

**Project Description**

The hot water heating system is served by a heat exchanger that is approaching the end of its expected life cycle. Such systems become increasingly maintenance intensive and problematic after twenty years of service. Scheduled replacement of this critical system is recommended.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYHV02

**Task Cost Estimate**

| <b>Task Description</b>   | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Heating water converter (60 gpm for each HP of circulating pump capacity) | GPM         | 600        | \$60.74                   | \$36,444                   | \$11.87                | \$7,122                 | \$43,566          |
| <b>Project Totals:</b>  |             |            |                           | <b>\$36,444</b>            |                        | <b>\$7,122</b>          | <b>\$43,566</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$43,566</b>        |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$40,353</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$8,071</u>         |
| <b>Construction Cost</b>                   |   | <u>\$48,423</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$7,748</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$56,171</b></u> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

|                           |                        |                   |                         |
|---------------------------|------------------------|-------------------|-------------------------|
| <b>Project Number:</b>    | SLAYHV03               | <b>Title:</b>     | EXHAUST FAN REPLACEMENT |
| <b>Priority Sequence:</b> | 15                     |                   |                         |
| <b>Priority Class:</b>    | 4                      |                   |                         |
| <b>Category Code:</b>     | HV4B                   | <b>System:</b>    | HVAC                    |
|                           |                        | <b>Component:</b> | AIR MOVING/VENTILATION  |
|                           |                        | <b>Element:</b>   | EXHAUST FANS            |
| <b>Building Code:</b>     | SLAY                   |                   |                         |
| <b>Building Name:</b>     | SLAY HALL              |                   |                         |
| <b>Subclass/Savings:</b>  | Not Applicable         |                   |                         |
| <b>Code Application:</b>  | ASHRAE                 | 62-2004           |                         |
| <b>Project Class:</b>     | Capital Renewal        |                   |                         |
| <b>Project Date:</b>      | 10/5/2009              |                   |                         |
| <b>Project Location:</b>  | Floor-wide: Floor(s) R |                   |                         |

**Project Description**

The exhaust fans are recommended for replacement. The statistical life cycle for an exhaust fan is approximately twenty years. At or beyond this time, exhaust fans can incur high maintenance costs that justify replacement. Replace the existing fans with new units to include all electrical connections. Modify existing ductwork, as necessary, to accommodate the new fans.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYHV03

**Task Cost Estimate**

| <b>Task Description</b>                                       | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Replace centrifugal roof exhauster (MEDIUM SIZE, belt-driven) | EA          | 3          | \$1,350                   | \$4,050                    | \$1,300                | \$3,900                 | \$7,950           |
| Replace exhaust system ductwork                               | CFM         | 3,000      | \$2.26                    | \$6,780                    | \$0.50                 | \$1,500                 | \$8,280           |
| <b>Project Totals:</b>  |             |            |                           | <b>\$10,830</b>            |                        | <b>\$5,400</b>          | <b>\$16,230</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$16,230</b>        |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$13,676</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$2,735</u>         |
| <b>Construction Cost</b>                   |   | <u>\$16,411</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$2,626</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$19,037</b></u> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

|                           |                       |                   |                         |
|---------------------------|-----------------------|-------------------|-------------------------|
| <b>Project Number:</b>    | SLAYHV04              | <b>Title:</b>     | PUMP REPLACEMENT        |
| <b>Priority Sequence:</b> | 16                    |                   |                         |
| <b>Priority Class:</b>    | 4                     |                   |                         |
| <b>Category Code:</b>     | HV5B                  | <b>System:</b>    | HVAC                    |
|                           |                       | <b>Component:</b> | STEAM/HYDRONIC DISTRIB. |
|                           |                       | <b>Element:</b>   | PUMPS                   |
| <b>Building Code:</b>     | SLAY                  |                   |                         |
| <b>Building Name:</b>     | SLAY HALL             |                   |                         |
| <b>Subclass/Savings:</b>  | Not Applicable        |                   |                         |
| <b>Code Application:</b>  | Not Applicable        |                   |                         |
| <b>Project Class:</b>     | Capital Renewal       |                   |                         |
| <b>Project Date:</b>      | 10/5/2009             |                   |                         |
| <b>Project Location:</b>  | Item Only: Floor(s) B |                   |                         |

**Project Description**

Replace pumps that have reached or are approaching the ends of their expected life cycle. Remove the existing pumps. Install new pump assemblies, including pump and motor, piping and electrical connections, strainer, valves, expansion joints, mounting, and hardware.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYHV04

**Task Cost Estimate**

| <b>Task Description</b>                     | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Replace base-mounted pump assembly (<15 HP) | HP          | 10         | \$1,779                   | \$17,790                   | \$1,052                | \$10,520                | \$28,310          |
| Variable Frequency Drives (<10 hp)          | HP          | 10         | \$234                     | \$2,343                    | \$70.00                | \$700                   | \$3,043           |
| <b>Project Totals:</b>                      |             |            |                           | <b>\$20,133</b>            |                        | <b>\$11,220</b>         | <b>\$31,353</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$31,353</b>        |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$26,030</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$5,206</u>         |
| <b>Construction Cost</b>                   |   | <u>\$31,236</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$4,998</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$36,233</b></u> |

**Specific Project Details**

**Facility Condition Analysis**

**Section Three**

SLAY : SLAY HALL

**Project Description**

**Project Number:** SLAYEL01 **Title:** INTERIOR LIGHTING UPGRADE

**Priority Sequence:** 17

**Priority Class:** 4

**Category Code:** EL4B

**System:** ELECTRICAL

**Component:** DEVICES AND FIXTURES

**Element:** INTERIOR LIGHTING

**Building Code:** SLAY

**Building Name:** SLAY HALL

**Subclass/Savings:** Energy Conservation \$10,490

**Code Application:** NEC Articles 210, 410

**Project Class:** Capital Renewal

**Project Date:** 10/5/2009

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

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYEL01

**Task Cost Estimate**

| <b>Task Description</b>  | <b>Unit</b> | <b>Qty</b> | <b>Material<br/>Unit<br/>Cost</b> | <b>Total<br/>Material<br/>Cost</b> | <b>Labor<br/>Unit<br/>Cost</b> | <b>Total<br/>Labor<br/>Cost</b> | <b>Total<br/>Cost</b> |
|--|-------------|------------|-----------------------------------|------------------------------------|--------------------------------|---------------------------------|-----------------------|
| High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting | SF          | 34,269     | \$3.25                            | \$111,374                          | \$3.97                         | \$136,048                       | \$247,422             |
| <b>Project Totals:</b>   |             |            |                                   | <b>\$111,374</b>                   |                                | <b>\$136,048</b>                | <b>\$247,422</b>      |

|  |   |                  |
|--|---|------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$247,422</b> |
| <b>Material Index</b>                      |   | 100.7%           |
| <b>Labor Index</b>                         |   | 51.3%            |
| <b>Material/Labor Indexed Cost</b>         |   | <b>\$181,946</b> |
| <b>General Contractor Mark Up at 20.0%</b> | + | <b>\$36,389</b>  |
| <b>Construction Cost</b>                   |   | <b>\$218,336</b> |
| <b>Professional Fees at 16.0%</b>          | + | <b>\$34,934</b>  |
| <b>Total Project Cost</b>                  |   | <b>\$253,269</b> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                              |                   |                      |
|---------------------------|------------------------------|-------------------|----------------------|
| <b>Project Number:</b>    | SLAYIS03                     | <b>Title:</b>     | REFINISH CEILINGS    |
| <b>Priority Sequence:</b> | 18                           |                   |                      |
| <b>Priority Class:</b>    | 4                            |                   |                      |
| <b>Category Code:</b>     | IS3B                         | <b>System:</b>    | INTERIOR/FINISH SYS. |
|                           |                              | <b>Component:</b> | CEILINGS             |
|                           |                              | <b>Element:</b>   | REPLACEMENT          |
| <b>Building Code:</b>     | SLAY                         |                   |                      |
| <b>Building Name:</b>     | SLAY HALL                    |                   |                      |
| <b>Subclass/Savings:</b>  | Not Applicable               |                   |                      |
| <b>Code Application:</b>  | Not Applicable               |                   |                      |
| <b>Project Class:</b>     | Capital Renewal              |                   |                      |
| <b>Project Date:</b>      | 10/16/2009                   |                   |                      |
| <b>Project Location:</b>  | Floor-wide: Floor(s) 1, 2, 3 |                   |                      |

**Project Description**

Ceiling finishes consist of painted plaster ceilings. The applications vary in age and condition. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYIS03

**Task Cost Estimate**

| <b>Task Description</b>            | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|------------------------------------|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Painted ceiling finish application | SF          | 30,840     | \$0.17                    | \$5,243                    | \$0.81                 | \$24,980                | \$30,223          |
| <b>Project Totals:</b>             |             |            |                           | <b>\$5,243</b>             |                        | <b>\$24,980</b>         | <b>\$30,223</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$30,223</b>        |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$18,094</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$3,619</u>         |
| <b>Construction Cost</b>                   |   | <u>\$21,713</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$3,474</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$25,187</b></u> |

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
SLAY : SLAY HALL

**Project Description**

|                           |                       |                   |                      |
|---------------------------|-----------------------|-------------------|----------------------|
| <b>Project Number:</b>    | SLAYSI01              | <b>Title:</b>     | SITE PAVING UPGRADES |
| <b>Priority Sequence:</b> | 19                    |                   |                      |
| <b>Priority Class:</b>    | 4                     |                   |                      |
| <b>Category Code:</b>     | SI1A                  | <b>System:</b>    | SITE                 |
|                           |                       | <b>Component:</b> | ACCESS               |
|                           |                       | <b>Element:</b>   | PEDESTRIAN           |
| <b>Building Code:</b>     | SLAY                  |                   |                      |
| <b>Building Name:</b>     | SLAY HALL             |                   |                      |
| <b>Subclass/Savings:</b>  | Not Applicable        |                   |                      |
| <b>Code Application:</b>  | ADAAG                 | 502               |                      |
| <b>Project Class:</b>     | Capital Renewal       |                   |                      |
| <b>Project Date:</b>      | 10/16/2009            |                   |                      |
| <b>Project Location:</b>  | Undefined: Floor(s) 1 |                   |                      |

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
 SLAY : SLAY HALL

**Project Cost**

**Project Number:** SLAYSI01

**Task Cost Estimate**

| <b>Task Description</b>   | <b>Unit</b> | <b>Qty</b> | <b>Material Unit Cost</b> | <b>Total Material Cost</b> | <b>Labor Unit Cost</b> | <b>Total Labor Cost</b> | <b>Total Cost</b> |
|---|-------------|------------|---------------------------|----------------------------|------------------------|-------------------------|-------------------|
| Concrete pedestrian paving (1000 sf minimum)                                  | SF          | 3,500      | \$2.97                    | \$10,395                   | \$3.64                 | \$12,740                | \$23,135          |
| Vehicular paving wear course rehabilitation, sealcoat, and striping allowance | SY          | 1,950      | \$7.91                    | \$15,425                   | \$3.79                 | \$7,391                 | \$22,815          |
| <b>Project Totals:</b>  |             |            |                           | <b>\$25,820</b>            |                        | <b>\$20,131</b>         | <b>\$45,950</b>   |

|  |   |                        |
|--|---|------------------------|
| <b>Material/Labor Cost</b>                 |   | <b>\$45,950</b>        |
| <b>Material Index</b>                      |   | 100.7%                 |
| <b>Labor Index</b>                         |   | 51.3%                  |
| <b>Material/Labor Indexed Cost</b>         |   | <u>\$36,327</u>        |
| <b>General Contractor Mark Up at 20.0%</b> | + | <u>\$7,265</u>         |
| <b>Construction Cost</b>                   |   | <u>\$43,593</u>        |
| <b>Professional Fees at 16.0%</b>          | + | <u>\$6,975</u>         |
| <b>Total Project Cost</b>                  |   | <u><b>\$50,567</b></u> |





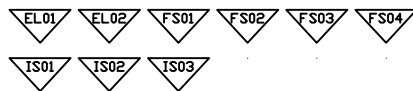
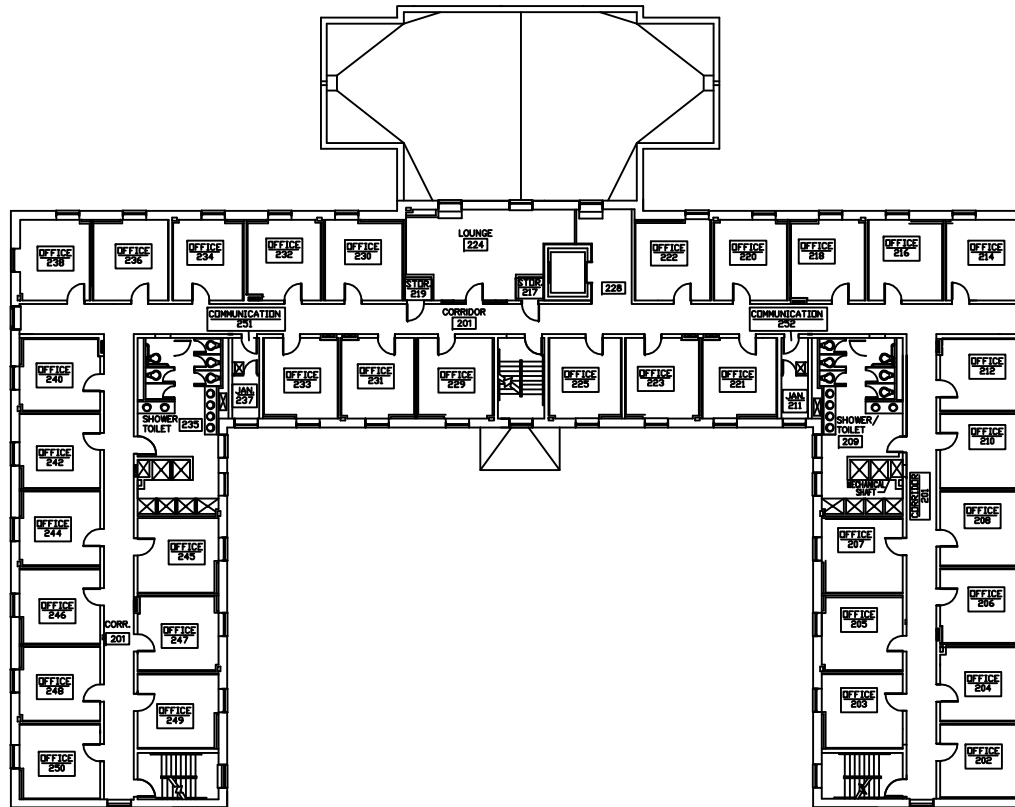
FACILITY CONDITION ANALYSIS

**SECTION 4**

**DRAWINGS  
AND PROJECT LOCATIONS**







SLAY HALL

BLDG NO. SLAY



FACILITY  
CONDITION  
ANALYSIS

2165 West Park Court  
Suite N  
Stone Mountain GA 30087  
770.879.7376

PROJECT NUMBER  
APPLIES TO  
ONE ROOM ONLY

PROJECT NUMBER  
APPLIES TO  
ONE ITEM ONLY

PROJECT NUMBER  
APPLIES TO  
ENTIRE BUILDING

PROJECT NUMBER  
APPLIES TO  
ENTIRE FLOOR

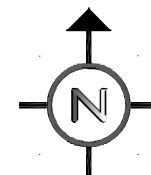
PROJECT NUMBER  
APPLIES TO A SITUATION  
OF UNDEFINED EXTENTS

PROJECT NUMBER  
APPLIES TO AREA  
AS NOTED

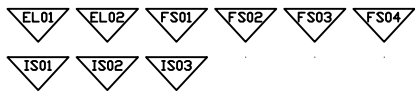
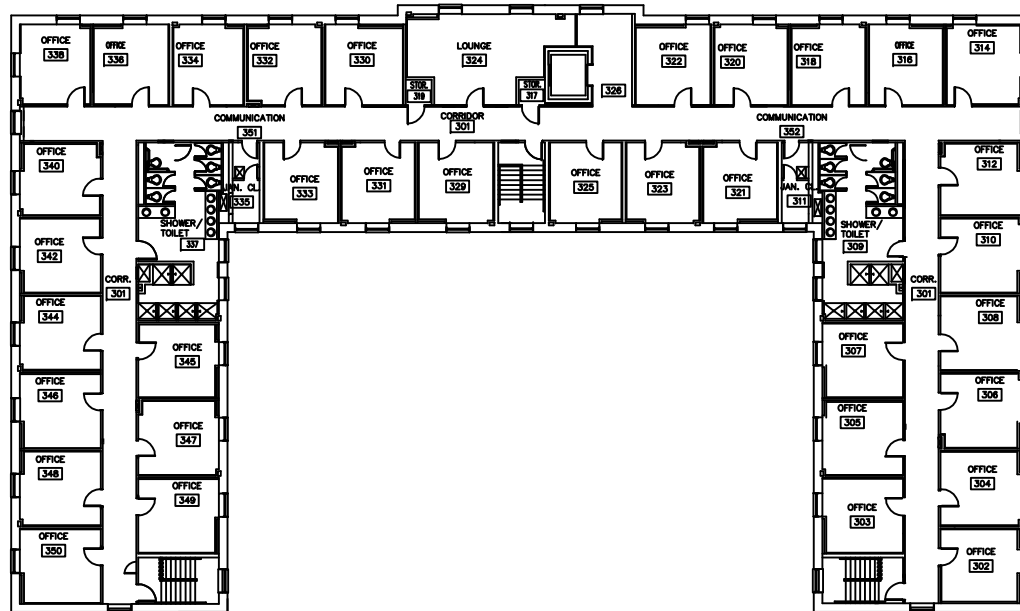
Date: 12/10/09  
Drawn by: J.T.V.  
Project No. 09-041

SECOND  
FLOOR  
PLAN

Sheet No.  
2 of 3



ROOF



SLAY HALL

BLDG NO. SLAY



FACILITY  
CONDITION  
ANALYSIS

2165 West Park Court  
Suite N  
Stone Mountain GA 30087  
770.879.7376

PROJECT NUMBER  
APPLIES TO  
ONE ROOM ONLY

PROJECT NUMBER  
APPLIES TO  
ONE ITEM ONLY

PROJECT NUMBER  
APPLIES TO  
ENTIRE BUILDING

PROJECT NUMBER  
APPLIES TO  
ENTIRE FLOOR

PROJECT NUMBER  
APPLIES TO A SITUATION  
OF UNDEFINED EXTENTS

PROJECT NUMBER  
APPLIES TO AREA  
AS NOTED

Date: 12/10/09

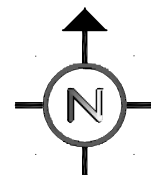
Drawn by: J.T.V.

Project No. 09-041

THIRD  
FLOOR  
PLAN

Sheet No.

3 of 3





FACILITY CONDITION ANALYSIS

**SECTION 5**

LIFE CYCLE MODEL SUMMARY  
AND PROJECTIONS





**Life Cycle Model**  
**Building Component Summary**  
**SLAY : SLAY HALL**

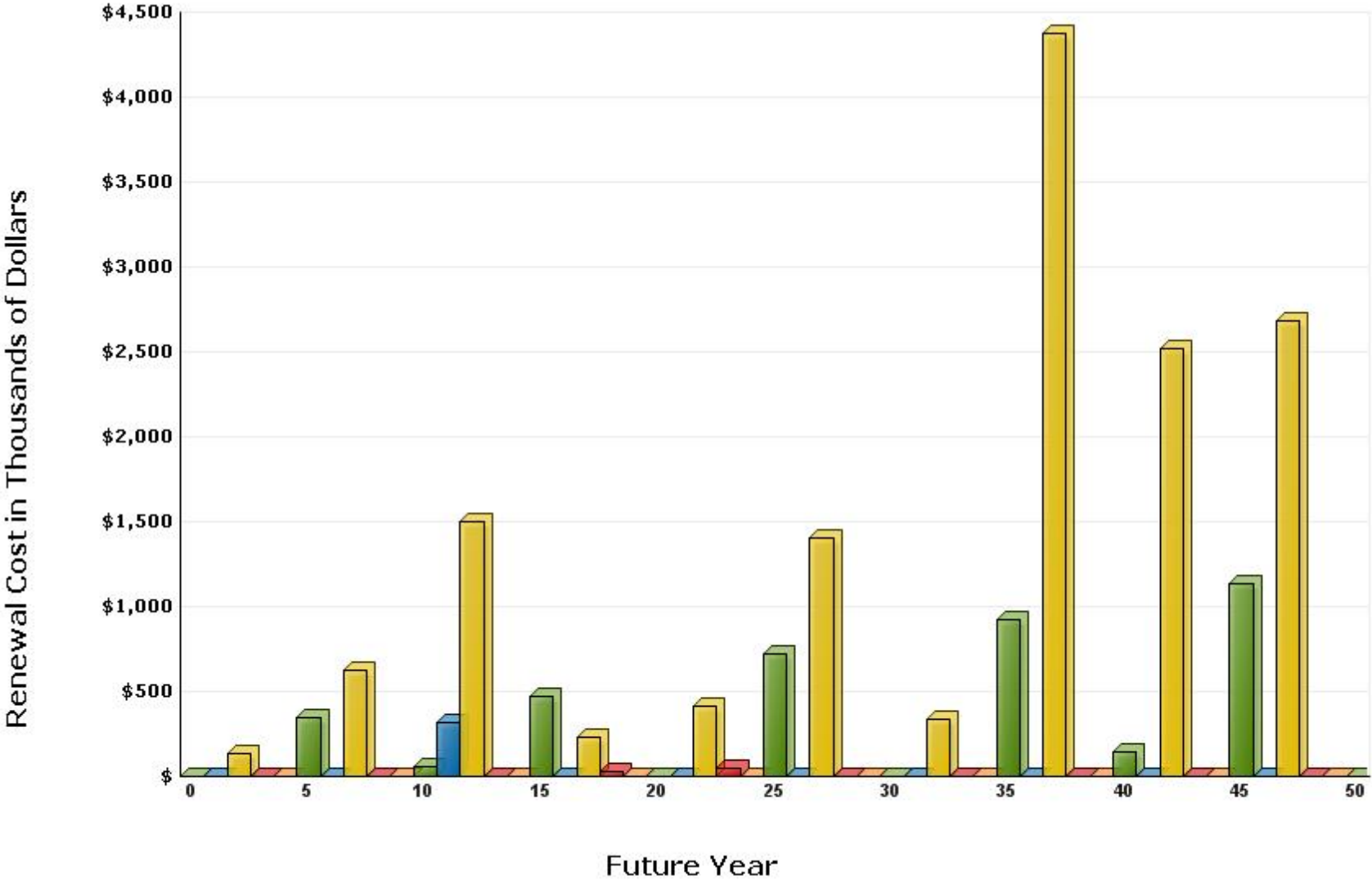
| <b>Unifomat Code</b> | <b>Component Description</b>                        | <b>Qty</b> | <b>Units</b> | <b>Unit Cost</b> | <b>Complex Adj</b> | <b>Total Cost</b> | <b>Install Date</b> | <b>Life Exp</b> |
|----------------------|---|------------|--------------|------------------|--------------------|-------------------|---------------------|-----------------|
| B2010                | EXTERIOR FINISH RENEWAL                             | 20,480     | SF           | \$1.30           | .31                | \$8,276           | 1995                | 10              |
| B2020                | STANDARD GLAZING AND CURTAIN WALL                   | 6,830      | SF           | \$104.04         |                    | \$710,570         | 1995                | 55              |
| B2030                | HIGH TRAFFIC EXTERIOR DOOR SYSTEM                   | 4          | LEAF         | \$4,311.24       |                    | \$17,245          | 1995                | 20              |
| B2030                | LOW TRAFFIC EXTERIOR DOOR SYSTEM                    | 5          | LEAF         | \$2,863.29       |                    | \$14,316          | 1995                | 40              |
| B3010                | MEMBRANE ROOF                                       | 2,680      | SF           | \$6.41           |                    | \$17,170          | 1995                | 15              |
| B3010                | TILE ROOF   | 10,740     | SF           | \$19.15          |                    | \$205,631         | 1949                | 70              |
| C1020                | RATED DOOR AND FRAME INCLUDING HARDWARE             | 33         | LEAF         | \$1,489.06       |                    | \$49,139          | 1995                | 35              |
| C1020                | INTERIOR DOOR HARDWARE                              | 33         | EA           | \$423.04         |                    | \$13,960          | 1995                | 15              |
| C3010                | STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)   | 72,650     | SF           | \$0.80           |                    | \$58,196          | 2003                | 10              |
| C3020                | CARPET  | 27,760     | SF           | \$8.75           |                    | \$242,802         | 2003                | 10              |
| C3020                | VINYL FLOOR TILE                                    | 3,080      | SF           | \$6.59           |                    | \$20,291          | 2003                | 15              |
| C3030                | PAINTED CEILING FINISH APPLICATION                  | 30,840     | SF           | \$0.80           |                    | \$24,704          | 2003                | 15              |
| D1010                | ELEVATOR MODERNIZATION - HYDRAULIC                  | 1          | EA           | \$158,628.64     |                    | \$158,629         | 1995                | 25              |
| D1010                | ELEVATOR CAB RENOVATION - PASSENGER                 | 1          | EA           | \$26,616.80      |                    | \$26,617          | 1995                | 12              |
| D2010                | PLUMBING FIXTURES - OFFICE / ADMINISTRATION         | 34,269     | SF           | \$2.85           |                    | \$97,784          | 1995                | 35              |
| D2020                | WATER PIPING - OFFICE / ADMINISTRATION              | 34,269     | SF           | \$2.03           |                    | \$69,565          | 1995                | 35              |
| D2020                | WATER HEATER, SHELL AND TUBE HEAT EXCHANGER         | 48         | GPM          | \$355.69         |                    | \$17,073          | 2002                | 24              |
| D2030                | DRAIN PIPING - OFFICE / ADMINISTRATION              | 34,269     | SF           | \$3.08           |                    | \$105,617         | 1995                | 40              |
| D2050                | AIR COMPRESSOR PACKAGE (AVERAGE SIZE)               | 1          | SYS          | \$6,456.49       |                    | \$6,456           | 1995                | 25              |
| D3030                | CHILLER - AIR COOLED (OVER 100 TONS)                | 150        | TON          | \$1,173.39       |                    | \$176,009         | 1995                | 20              |
| D3040                | CONDENSATE RECEIVER                                 | 1          | SYS          | \$9,504.01       |                    | \$9,504           | 1995                | 15              |
| D3040                | EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR | 3          | EA           | \$2,768.62       |                    | \$8,306           | 1995                | 20              |
| D3040                | HVAC SYSTEM - OFFICE / ADMINISTRATION               | 34,269     | SF           | \$24.80          |                    | \$849,954         | 1995                | 25              |
| D3040                | BASE MTD. PUMP - UP TO 15 HP                        | 10         | HP           | \$3,175.77       |                    | \$31,758          | 1995                | 20              |
| D5010                | ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION         | 34,269     | SF           | \$11.82          |                    | \$404,932         | 1995                | 50              |
| D5010                | ELECTRICAL SWITCHGEAR 277/480V                      | 400        | AMP          | \$39.56          |                    | \$15,825          | 1995                | 20              |
| D5020                | EXIT SIGNS (CENTRAL POWER)                          | 10         | EA           | \$163.78         |                    | \$1,638           | 1960                | 20              |
| D5020                | EXIT SIGNS (CENTRAL POWER)                          | 10         | EA           | \$163.78         |                    | \$1,638           | 2002                | 20              |
| D5020                | LIGHTING - OFFICE / ADMINISTRATION                  | 34,269     | SF           | \$7.24           |                    | \$247,982         | 1995                | 20              |

**Life Cycle Model  
Building Component Summary  
SLAY : SLAY HALL**

| <b>Unifomat Code</b> | <b>Component Description</b>                  | <b>Qty</b> | <b>Units</b> | <b>Unit Cost</b> | <b>Complex Adj</b> | <b>Total Cost</b>  | <b>Install Date</b> | <b>Life Exp</b> |
|----------------------|---|------------|--------------|------------------|--------------------|--------------------|---------------------|-----------------|
| D5030                | FIRE ALARM SYSTEM, POINT ADDRESSABLE          | 34,269     | SF           | \$2.61           |                    | \$89,599           | 1995                | 15              |
| D5040                | GENERATOR, DIESEL (100-200 KW)                | 150        | KW           | \$493.93         | .5                 | \$37,045           | 1995                | 25              |
| E2010                | KITCHENETTE UNIT WITH CABINETRY AND AMENITIES | 1          | LOT          | \$5,940.22       |                    | <u>\$5,940</u>     | 1995                | 20              |
|                      |   |            |              |                  |                    | <b>\$3,744,170</b> |                     |                 |

# Life Cycle Model Expenditure Projections

SLAY : SLAY HALL



Average Annual Renewal Cost Per SqFt \$4.45



FACILITY CONDITION ANALYSIS

**SECTION 6**

PHOTOGRAPHIC LOG



**Photo Log - Facility Condition  
Analysis**

**SLAY : SLAY HALL**

| <b>Photo ID No</b> | <b>Description</b>                  | <b>Location</b>        | <b>Date</b> |
|--------------------|-------------------------------------|------------------------|-------------|
| SLAY001a           | Attic construction                  | Attic                  | 9/8/2009    |
| SLAY001e           | Car operating panel                 | Elevator car           | 9/8/2009    |
| SLAY002a           | Attic construction                  | Attic                  | 9/8/2009    |
| SLAY002e           | Exhaust fan                         | Attic                  | 9/8/2009    |
| SLAY003a           | Stairwell design                    | Third floor            | 9/8/2009    |
| SLAY003e           | Air handling unit                   | Attic                  | 9/8/2009    |
| SLAY004a           | Interior corridor finishes          | Third floor            | 9/8/2009    |
| SLAY004e           | Exit signage and fire alarm devices | Third floor, corridor  | 9/8/2009    |
| SLAY005a           | Door hardware and signage           | Third floor            | 9/8/2009    |
| SLAY005e           | Fan coil unit                       | Third floor, room 346  | 9/8/2009    |
| SLAY006a           | Lounge finishes                     | Third floor            | 9/8/2009    |
| SLAY006e           | Lavatories                          | Third floor, restroom  | 9/8/2009    |
| SLAY007a           | Window detail                       | Third floor            | 9/8/2009    |
| SLAY007e           | Shower components                   | Third floor, restroom  | 9/8/2009    |
| SLAY008a           | Stairwell design                    | Third floor            | 9/8/2009    |
| SLAY008e           | Interior lighting                   | Third floor, restroom  | 9/8/2009    |
| SLAY009a           | Water infiltration in office        | Third floor            | 9/8/2009    |
| SLAY009e           | Water closet                        | Third floor, restroom  | 9/8/2009    |
| SLAY010a           | Fire penetration in telecomm closet | Third floor            | 9/8/2009    |
| SLAY010e           | Service sink                        | Third floor, room 335  | 9/8/2009    |
| SLAY011a           | Dual-level drinking fountain        | Third floor            | 9/8/2009    |
| SLAY011e           | Electrical receptacle               | Third floor, room 324  | 9/8/2009    |
| SLAY012a           | Interior corridor finishes          | Third floor            | 9/8/2009    |
| SLAY012e           | Interior lighting                   | Third floor, room 324  | 9/8/2009    |
| SLAY013a           | Stairwell design                    | Third floor            | 9/8/2009    |
| SLAY013e           | Exit signage                        | Second floor, corridor | 9/8/2009    |
| SLAY014a           | Interior corridor finishes          | Second floor           | 9/8/2009    |
| SLAY014e           | Fan coil unit                       | First floor, corridor  | 9/8/2009    |
| SLAY015a           | Lower roof detail                   | Roof                   | 9/8/2009    |
| SLAY015e           | Air handling unit                   | First floor, room 152  | 9/8/2009    |
| SLAY016a           | Interior corridor finishes          | First floor            | 9/8/2009    |
| SLAY016e           | Secondary electrical panel          | First floor, room 152  | 9/8/2009    |
| SLAY017a           | Stair design in lobby               | First floor            | 9/8/2009    |

**Photo Log - Facility Condition  
Analysis**

**SLAY : SLAY HALL**

| <b>Photo ID No</b> | <b>Description</b>          | <b>Location</b>           | <b>Date</b> |
|--------------------|-----------------------------|---------------------------|-------------|
| SLAY017e           | Drain piping                | First floor, break room   | 9/8/2009    |
| SLAY018a           | Ramp design in lobby        | First floor               | 9/8/2009    |
| SLAY018e           | Stove and exhaust system    | First floor, break room   | 9/8/2009    |
| SLAY019a           | Break room sink             | First floor               | 9/8/2009    |
| SLAY019e           | Stand pipe                  | Stairway                  | 9/8/2009    |
| SLAY020a           | East facade                 | Exterior elevation        | 9/8/2009    |
| SLAY020e           | Transformers                | Basement, mechanical room | 9/8/2009    |
| SLAY021a           | East site stairs            | Exterior elevation        | 9/8/2009    |
| SLAY021e           | Main electrical panel       | Basement, mechanical room | 9/8/2009    |
| SLAY022a           | North facade                | Exterior elevation        | 9/8/2009    |
| SLAY022e           | Main electrical panel       | Basement, mechanical room | 9/8/2009    |
| SLAY023a           | North facade                | Exterior elevation        | 9/8/2009    |
| SLAY023e           | Secondary electrical panels | Basement, mechanical room | 9/8/2009    |
| SLAY024a           | North patio                 | Exterior elevation        | 9/8/2009    |
| SLAY024e           | Pump equipment              | Basement, mechanical room | 9/8/2009    |
| SLAY025a           | North facade                | Exterior elevation        | 9/8/2009    |
| SLAY025e           | Condensate return system    | Basement, mechanical room | 9/8/2009    |
| SLAY026a           | North facade                | Exterior elevation        | 9/8/2009    |
| SLAY026e           | Heat exchanger              | Basement, mechanical room | 9/8/2009    |
| SLAY027a           | West facade                 | Exterior elevation        | 9/8/2009    |
| SLAY027e           | Water heater                | Basement, mechanical room | 9/8/2009    |
| SLAY028a           | South facade                | Exterior elevation        | 9/8/2009    |
| SLAY028e           | Compressor                  | Basement, mechanical room | 9/8/2009    |
| SLAY029a           | South facade                | Exterior elevation        | 9/8/2009    |
| SLAY029e           | Exterior lighting           | Exterior lighting         | 9/8/2009    |
| SLAY030a           | South facade                | Exterior elevation        | 9/8/2009    |
| SLAY030e           | Emergency generator         | Site                      | 9/8/2009    |
| SLAY031a           | Roof                        | Roof                      | 9/8/2009    |
| SLAY031e           | Air-cooled chiller          | Site                      | 9/8/2009    |
| SLAY032a           | North parking lot           | Exterior site             | 9/8/2009    |
| SLAY032e           | Transformer                 | Site                      | 9/8/2009    |
| SLAY033e           | Exterior lighting           | Exterior lighting         | 9/8/2009    |



Facility Condition Analysis - Photo Log



SLAY001A.jpg



SLAY001E.jpg



SLAY002A.jpg



SLAY002E.jpg



SLAY003A.jpg



SLAY003E.jpg



SLAY004A.jpg



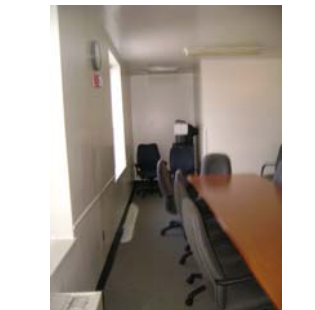
SLAY004E.jpg



SLAY005A.jpg



SLAY005E.jpg



SLAY006A.jpg



SLAY006E.jpg



SLAY007A.jpg



SLAY007E.jpg



SLAY008A.jpg



SLAY008E.jpg



SLAY009A.jpg



SLAY009E.jpg



SLAY010A.jpg



SLAY010E.jpg

Facility Condition Analysis - Photo Log



SLAY011A.jpg



SLAY011E.jpg



SLAY012A.jpg



SLAY012E.jpg



SLAY013A.jpg



SLAY013E.jpg



SLAY014A.jpg



SLAY014E.jpg



SLAY015A.jpg



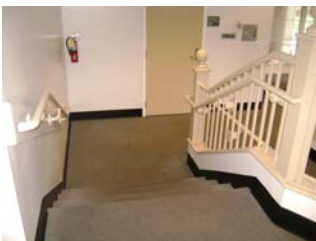
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SLAY016A.jpg



SLAY016E.jpg



SLAY017A.jpg



SLAY017E.jpg



SLAY018A.jpg



SLAY018E.jpg



SLAY019A.jpg



SLAY019E.jpg



SLAY020A.jpg



SLAY020E.jpg



Facility Condition Analysis - Photo Log



SLAY021A.jpg



SLAY021E.jpg



SLAY022A.jpg



SLAY022E.jpg



SLAY023A.jpg



SLAY023E.jpg



SLAY024A.jpg



SLAY024E.jpg



SLAY025A.jpg



SLAY025E.jpg



SLAY026A.jpg



SLAY026E.jpg



SLAY027A.jpg



SLAY027E.jpg



SLAY028A.jpg



SLAY028E.jpg



SLAY029A.jpg



SLAY029E.jpg



SLAY030A.jpg



SLAY030E.jpg

Facility Condition Analysis - Photo Log



SLAY031A.jpg



SLAY031E.jpg



SLAY032A.jpg



SLAY032E.jpg



SLAY033E.jpg