

EAST CAROLINA UNIVERSITY

SPEIGHT BUILDING

ASSET CODE: SPEI

FACILITY CONDITION ANALYSIS

DECEMBER 23, 2009



EAST CAROLINA UNIVERSITY
Facility Condition Analysis

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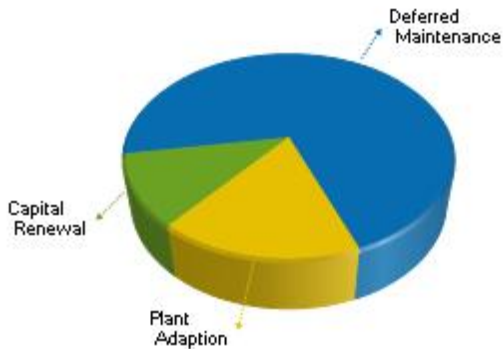
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - SPEIGHT BUILDING

PROJECT COSTS BY CLASSIFICATION



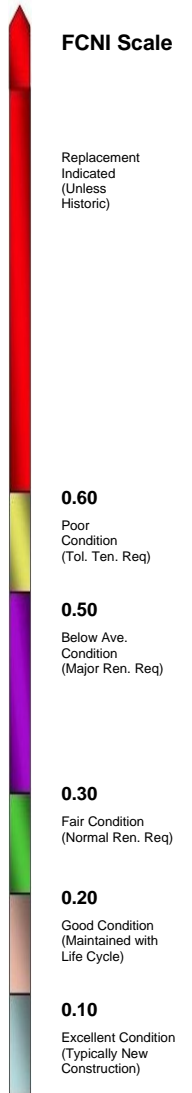
Building Code: SPEI
Building Name: SPEIGHT BUILDING
Year Built: 1965
Building Use: Office / Administrative
Square Feet: 50,562

Project Costs by Priority

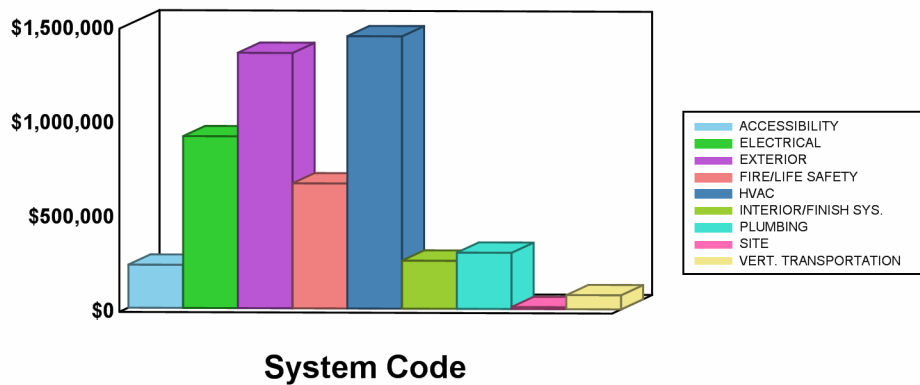
Priority 1: \$307,730
Priority 2: \$359,978
Priority 3: \$4,143,262
Priority 4: \$415,059
Total Project Costs: \$5,226,030

Facility Replacement Cost: \$13,431,000

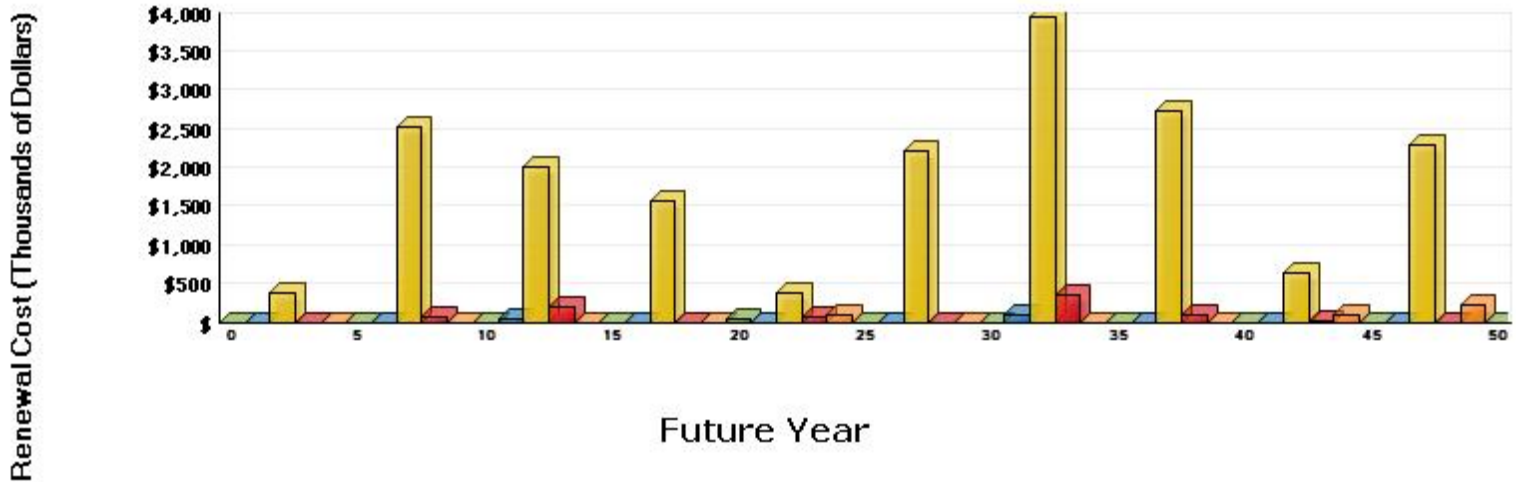
Facility Condition Needs Index (FCNI): 0.39
 (Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt \$3.90

B. ASSET SUMMARY

Built in 1965, the Speight Building is a three-story, four-wing, cruciform-shaped, pinwheel classroom and office structure with a partial basement. This concrete-framed structure is located at the east end of the northern portion of the East Carolina University campus in Greenville, North Carolina. It has a listed area of 50,562 gross square feet.

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

SITE

The landscaping on this relatively small, slightly sloping site consists mostly of turf, shrubs, specimen trees, and foundation planting. All are in overall fair condition. The overall condition of the site is such that a moderate landscaping project is warranted.

EXTERIOR STRUCTURE

This concrete-framed building has a brick veneer with expressed exterior wall columns and beams that are painted. The roof is a flat, built-up application on all four wings and on the higher central core. All of this roofing is currently in overall good condition. Except for the glass and aluminum entry doors, the remaining exterior doors are painted metal. No exterior door upgrades are proposed, beyond repainting the metal doors.

Many of the existing window systems have been retrofitted with an interior pane of glass in an attempt to replicate insulating window units. It is recommended that these punched, essentially single pane, metal-framed window applications be upgraded with true thermal pane glazing systems. Such double pane systems will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements may cause 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. Existing exterior applied finishes also need to be renewed. This effort should include the painted metal doors.

The roofing consists of five multi-level, flat, built-up applications that are in overall good condition. However, experience indicates that this roofing may need to be replaced, in kind, towards the end of the next ten years.

INTERIOR FINISHES / SYSTEMS

All four wings have a double-loaded central corridor with classrooms and offices on both sides. All of the walls are floor-to-ceiling, painted, and have varying conditions. Ceilings are a combination of lay-in acoustical tile and painted ceilings and also vary in condition. Most offices are carpeted, but most of the

interior has vinyl tile flooring. The flooring is in overall fair condition, but experience indicates that carpeting installations in similar locations tend to need to be replaced within five to seven years. Carpeting, wall finish, and ceiling upgrades are recommended within the next ten years.

ACCESSIBILITY

There is some handicapped accessibility into and through this building. There are wheelchair entry ramps and at-grade entrances, some nearly wheelchair accessible restrooms, an ADA compliant elevator, some lever door hardware, and some ADA compliant signage. However, several accessibility upgrades are recommended.

ADA legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently still have knob hardware.

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The end geometry of the existing exit stair side handrails does not comply with current ADA legislation. Metal handrail extensions, finished to match the existing handrails, need to be added to the ends of all of these existing handrails.

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the base cabinet at the sink in office suite 154 is a barrier to accessibility. Modifications for wheelchair accessibility need to be made to the base cabinet.

The restroom fixtures and finishes in each of the single-user and multi-user men's restrooms and women's restrooms are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is recommended. All of the restrooms are proposed to be upgraded for accessibility. Restroom expansion may be necessary in order to meet modern minimum fixture counts and accessibility legislation.

Current accessibility legislation requires that building amenities such as the drinking fountains be generally accessible to all persons. The single level configurations of the two corridor drinking fountains on all three upper floors of this building are barriers to accessibility. The installation of a dual level, refrigerated drinking fountain is recommended in all six corridor locations.

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

HEALTH

No information was provided by the University as to the presence of asbestos containing material (ACM) within this building. Therefore, no ACM abatement is proposed. There was no evidence of a presence of infestations by vermin or insects in this building.

FIRE / LIFE SAFETY

Code requires that there be a guardrail where there is a change in floor level in excess of 36 inches and that these guardrails be a minimum of 42 inches high. The guardrails must also prevent the passage of a specific diameter sphere. The metal guardrail at the top of all four exit stairs is too low and lacks sufficient infill. A painted metal rail should be installed above and parallel to the existing top rail. The application of an expanded metal grillage is the most cost-effective method of complying with the sphere test. The new rails and grillage should be finished to match the existing guardrail.

Most of the exit access corridor doors in this facility do not have obvious fire ratings. Complete demolition of the existing door systems and their replacement according to a code compliant plan to protect egress passages properly is recommended where it cannot be determined that the existing exit access doors and doorframes are rated. The north and south corridors on the middle floor have dead-ends that exceed the code limit. The authority-having-jurisdiction should be consulted to determine if a cross-corridor rated door can be installed at the appropriate distance to create suites at the far ends of those two corridors. The four exterior vertical roof access ladders lack a safety cage and platform. Install a galvanized, painted metal safety cage and platform to promote user safety and limit liability.

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

Except for the dead-end conditions at the middle floor corridors, this building appears to have been constructed in substantial compliance with building codes. The remaining exits seem to be sufficient in number and location. No additional exit projects are proposed.

The building is protected by a central fire alarm system. The point addressable fire alarm control panel was manufactured by Notifier and is located in mechanical room 165. The devices that serve this system include manual pull stations, audible / visible devices, and smoke detectors. The fire alarm system is adequate and in good condition. With proper testing and maintenance, it will outlast the purview of this analysis.

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

Exit signs in this facility are illuminated with fluorescent lamps and are connected to the emergency power network. Emergency lighting is available through unitary fixtures with battery backup power. All egress lighting systems are adequate and in good condition. There are no related projects to recommend at this time.

HVAC

This facility is on the campus steam loop. Hot water is circulated as the heating medium. A local water-cooled chiller generates chilled water for building cooling. This unit has a 230 ton capacity and was

manufactured by Carrier. The chiller is near the end of its intended life cycle and is recommended for replacement. A cooling tower facilitates heat rejection for the chiller. This unit has a 230 ton capacity and was manufactured by Marley. This cooling tower is in good condition and, with proper maintenance, will outlast the scope of this report.

The building is served by a forced air HVAC system with multizone air handling units. The air handling units have hot water heating coils and chilled water cooling coils. The ventilation system delivers 100 percent outside air to specific interior spaces. The air distribution network furnishes constant volume air to the occupied spaces. The controls for this system are pneumatic and were manufactured by Johnson Controls. The components of the HVAC system have aged beyond their statistical life cycles, and the system is inefficient compared to modern standards. It is recommended that the existing HVAC system be renovated.

ELECTRICAL

An oil-filled transformer that is rated for 500 kVA service steps the incoming power from 12,470 volts down to 277/480 volts. This transformer was manufactured by S & C. The 277/480 volt power is distributed by a switchgear that is rated for 800 amp service and was manufactured by General Electric. All of the main electrical distribution system components are serviceable and will likely remain so throughout the scope of this report.

The electrical distribution network in this facility is a dual voltage configuration. 277/480 volt power is distributed to branch transformers that step the power down to 120/208 volt power. The lighting and major mechanical systems are supported by the 277/480 volt circuit. The panels were manufactured predominantly by General Electric. The electrical devices in this facility are aged and visibly worn, and the system is undersized to support the current needs of the occupants. In order to maintain reliable service throughout the facility, it is recommended that the electrical distribution network be upgraded.

A portion of the interior spaces of this facility were upgraded in 2005 and are illuminated by fixtures that utilize compact and T8 fluorescent lamps. Most of the fluorescent lighting fixtures are recessed, compact applications. Occupancy sensors have been incorporated into the lighting systems. This interior lighting is in good condition, and with proper care, it will outlast the purview of this report.

The remaining interior spaces of this facility are illuminated by fixtures that utilize T12 fluorescent lamps. The fluorescent fixtures are predominantly surface-mounted applications with acrylic lenses. Some fixtures are still fitted with inefficient, incandescent lamps. The lenses on the light fixtures are aged and present a dim aesthetic. Some lenses are worn or missing. The interior lighting has generally served beyond its expected life cycle and is recommended for replacement. Specify energy-efficient light fixtures for the new interior lighting systems, and install occupancy sensors where possible. It is recommended that the unitary emergency lighting fixtures be removed and that their functionality be incorporated into the new interior lighting systems.

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

Emergency power for this facility is produced by a local diesel-fired emergency generator. This unit has a 75 kW capacity, generates 277/480 volt power, and was manufactured by Caterpillar. The generator is currently adequate and should remain a reliable source of standby power throughout the purview of this analysis.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater piping is of cast-iron, bell-and-spigot construction with copper runouts. The supply and drain piping networks are aged and should be replaced. Failure to undertake such upgrades will likely lead to leaks, drainage issues, and other problems that will require costly maintenance. The plumbing fixtures are recommended for replacement. This action is detailed in the proposed restroom renovation.

Domestic water for this facility is heated by an electric, commercial-grade water heater. This unit is approaching the end of its expected life cycle. It should be anticipated that it will require replacement within the scope of this analysis.

Duplex sump pump systems facilitate the drainage of stormwater from this facility. These systems have served beyond their statistical life cycles. It is recommended that they be replaced in order to preclude failure.

VERTICAL TRANSPORTATION

The University commissioned an outside contractor to perform an elevator condition study in 2009. The capital project recommendations from this study have been included as projects in the ISES database.

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

C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 1, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

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

REPORT DEVELOPMENT:

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

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

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

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

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

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

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

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

PRIORITY 2 - Potentially Critical (Year One)

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

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

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

Global Markup Percentages

R.S. MEANS

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

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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

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

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

CATEGORY CODE

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

SYSTEM DESCRIPTION

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

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

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

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



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

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

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

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

FACILITY CONDITION ANALYSIS

SECTION 2

**DETAILED PROJECT SUMMARIES
AND TOTALS**

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Priority Class
 SPEI : SPEIGHT BUILDING**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	5,563	0	222,871	228,434
EL	ELECTRICAL	0	0	909,945	0	909,945
ES	EXTERIOR	0	0	1,219,023	133,493	1,352,516
FS	FIRE/LIFE SAFETY	307,730	354,415	0	0	662,145
HV	HVAC	0	0	1,442,615	0	1,442,615
IS	INTERIOR/FINISH SYS.	0	0	213,709	40,991	254,700
PL	PLUMBING	0	0	280,398	17,704	298,102
SI	SITE	0	0	2,572	0	2,572
VT	VERT. TRANSPORTATION	0	0	75,000	0	75,000
	TOTALS	307,730	359,978	4,143,262	415,059	5,226,030

Facility Replacement Cost	\$13,431,000
Facility Condition Needs Index	0.39

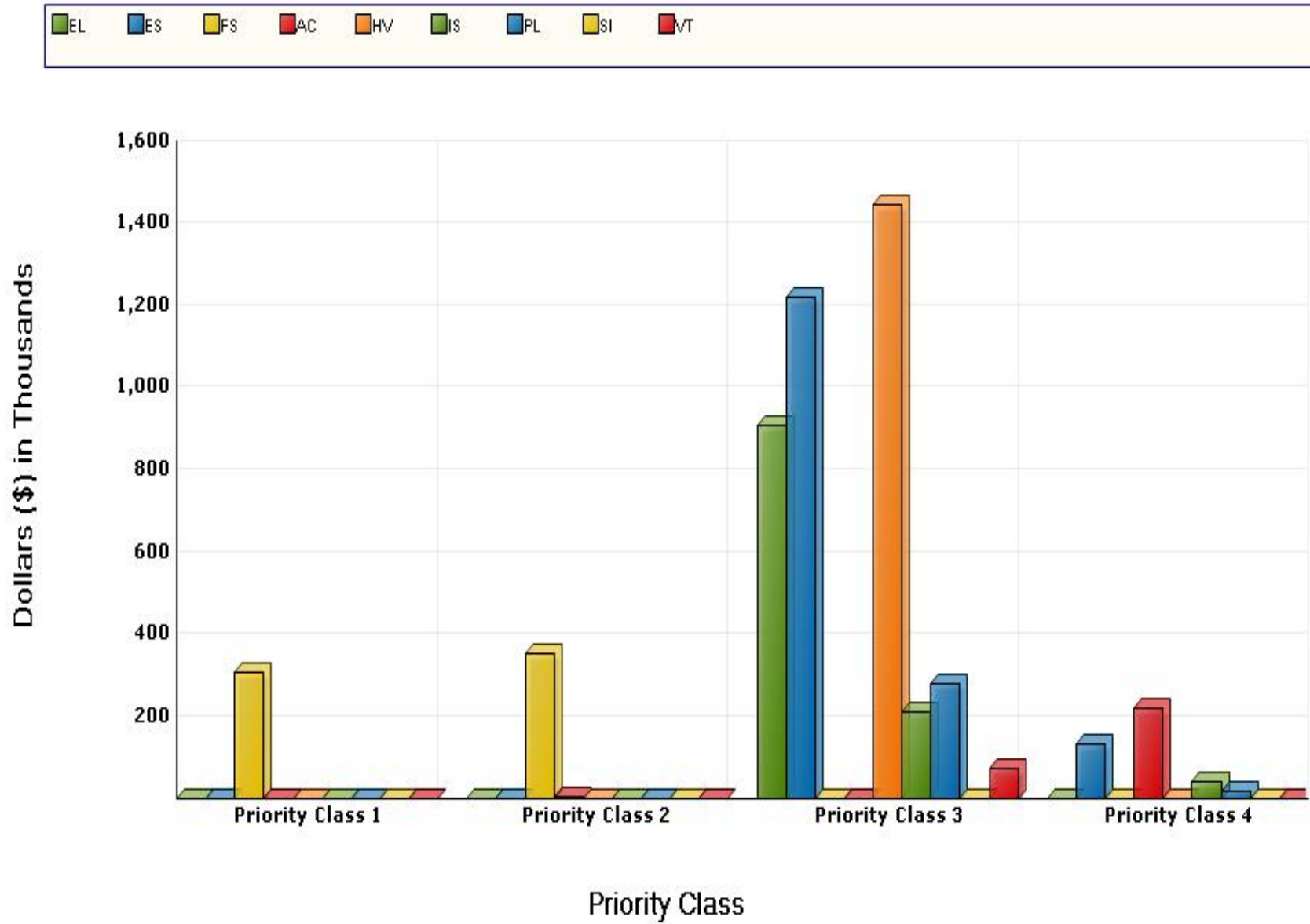
Gross Square Feet	50,562
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Total Cost Per Square Foot	\$103.36
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FACILITY CONDITION ANALYSIS

System Code by Priority Class

SPEI : SPEIGHT BUILDING



**Detailed Project Totals
 Facility Condition Analysis
 System Code by Project Class
 SPEI : SPEIGHT BUILDING**

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	228,434	228,434
EL	ELECTRICAL	0	909,945	0	909,945
ES	EXTERIOR	157,629	1,194,887	0	1,352,516
FS	FIRE/LIFE SAFETY	0	0	662,145	662,145
HV	HVAC	161,303	1,281,313	0	1,442,616
IS	INTERIOR/FINISH SYS.	254,700	0	0	254,700
PL	PLUMBING	17,704	280,398	0	298,102
SI	SITE	2,572	0	0	2,572
VT	VERT. TRANSPORTATION	0	75,000	0	75,000
	TOTALS	593,908	3,741,543	890,579	5,226,030

Facility Replacement Cost	\$13,431,000
Facility Condition Needs Index	0.39

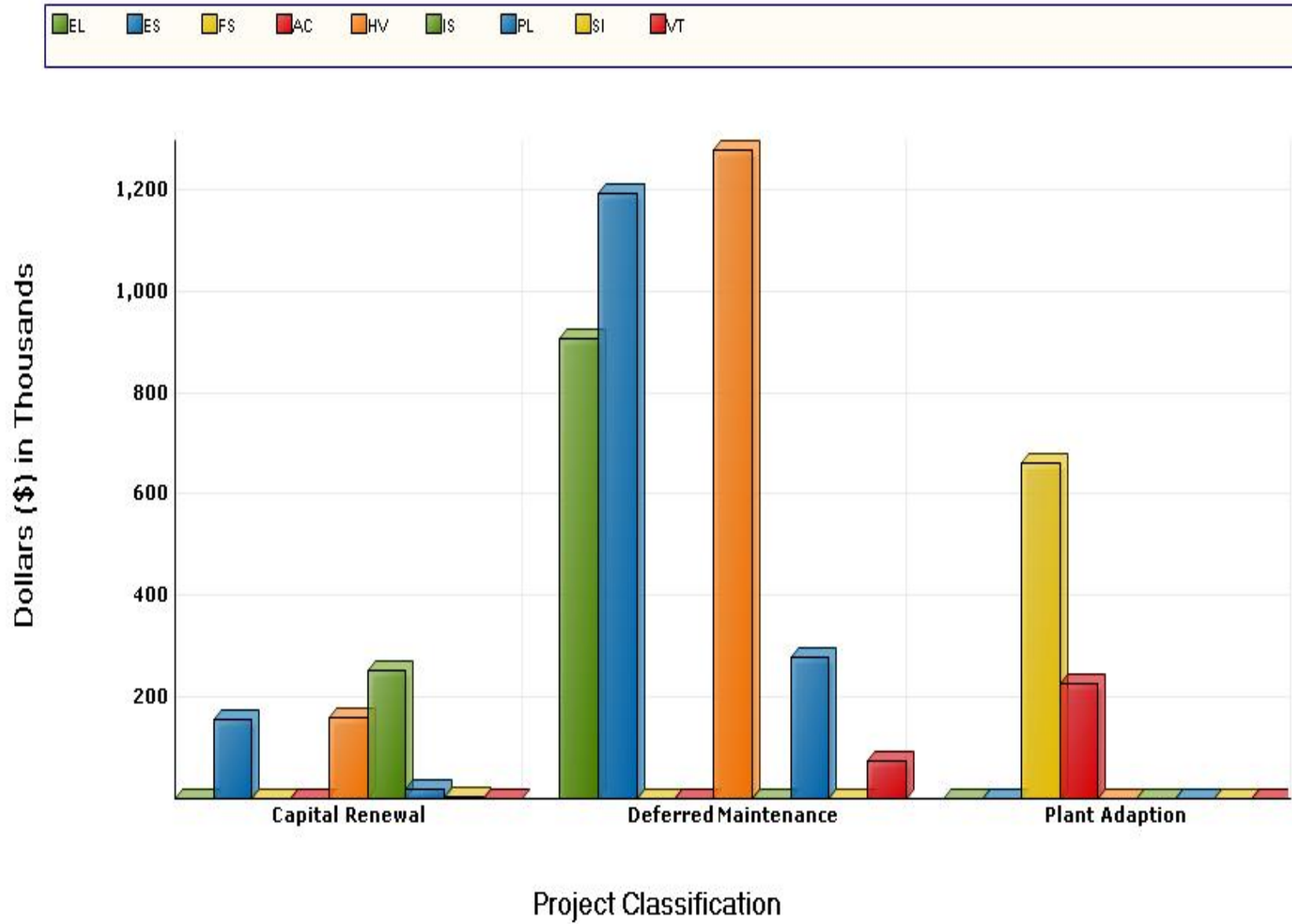
Gross Square Feet	50,562
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Total Cost Per Square Foot	\$103.36
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FACILITY CONDITION ANALYSIS

System Code by Project Class

SPEI : SPEIGHT BUILDING



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
SPEI : SPEIGHT BUILDING

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	401,719	192,188	593,908
Deferred Maintenance	0	0	3,741,543	0	3,741,543
Plant Adaption	307,730	359,978	0	222,871	890,579
TOTALS	307,730	359,978	4,143,262	415,059	5,226,030

Facility Replacement Cost	\$13,431,000
Facility Condition Needs Index	0.39

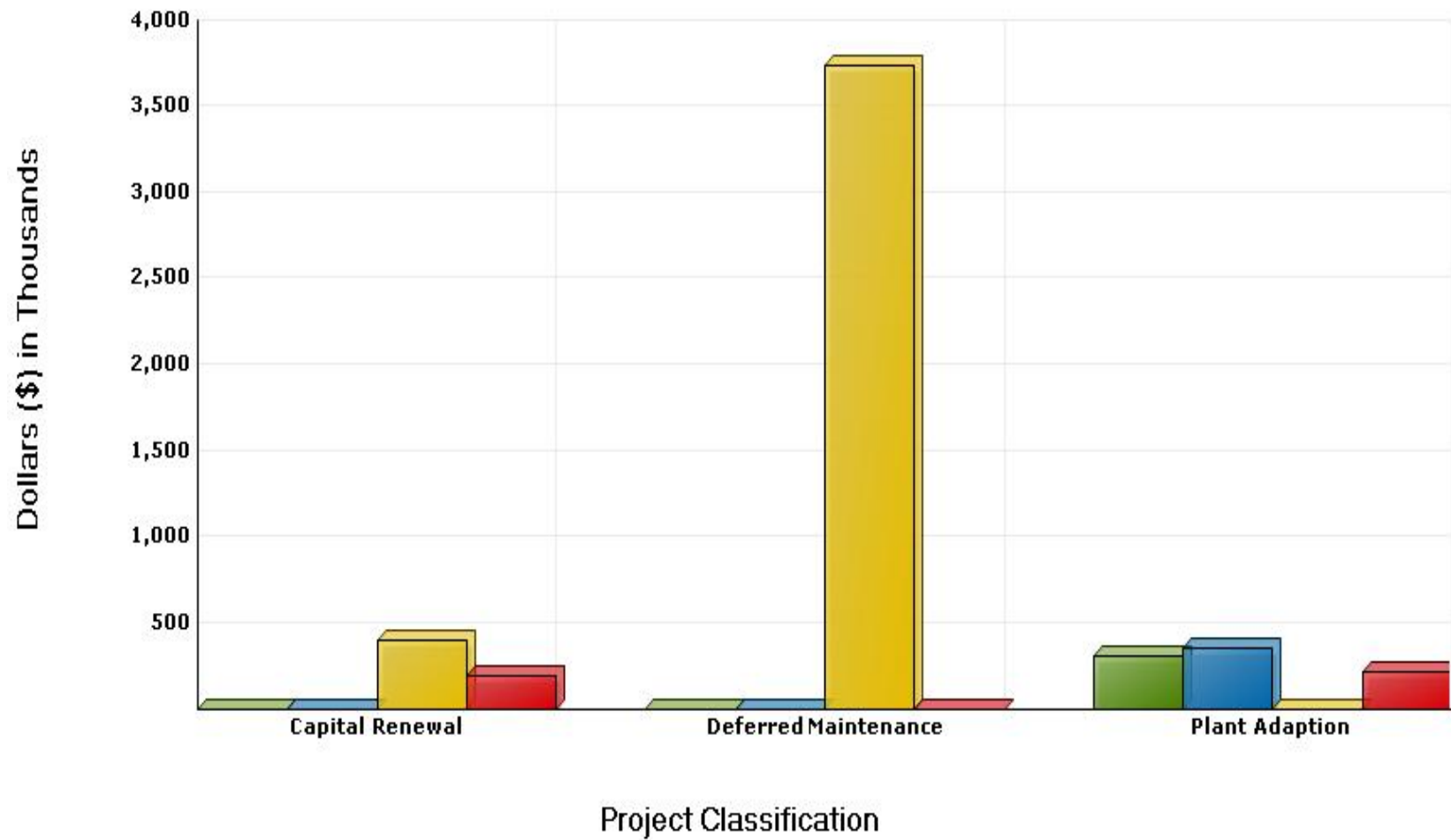
Gross Square Feet	50,562
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Total Cost Per Square Foot	\$103.36
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FACILITY CONDITION ANALYSIS

Project Class by Priority Class

SPEI : SPEIGHT BUILDING



Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5E	SPEIFS03	1	1	GUARDRAIL UPGRADES	2,543	407	2,949
FS5F	SPEIFS01	1	2	INTERIOR DOOR UPGRADES	257,135	41,142	298,276
FS5A	SPEIFS02	1	3	INSTALL SAFETY CAGE ON ROOF ACCESS LADDERS	5,607	897	6,504
Totals for Priority Class 1					265,285	42,446	307,730
FS3A	SPEIFS04	2	4	FIRE SPRINKLER SYSTEM INSTALLATION	305,530	48,885	354,415
AC4A	SPEIAC03	2	5	MILLWORK ACCESSIBILITY UPGRADES	4,796	767	5,563
Totals for Priority Class 2					310,326	49,652	359,978
ES5B	SPEIES01	3	6	WINDOW REPLACEMENT	1,030,075	164,812	1,194,887
ES2B	SPEIES02	3	7	RESTORE VENEER	20,807	3,329	24,136
HV3A	SPEIHV01	3	8	HVAC SYSTEM REPLACEMENT	1,104,580	176,733	1,281,313
HV2A	SPEIHV02	3	9	REPLACE WATER-COOLED CHILLER	139,054	22,249	161,303
EL3B	SPEIEL02	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	526,006	84,161	610,167
EL4B	SPEIEL01	3	11	INTERIOR LIGHTING UPGRADE	258,430	41,349	299,779
IS2B	SPEIIS01	3	12	REFINISH WALLS	75,469	12,075	87,544
IS1A	SPEIIS02	3	13	REFINISH FLOORING	108,763	17,402	126,165
PL1A	SPEIPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	90,139	14,422	104,561
PL2A	SPEIPL03	3	15	DRAIN PIPING REPLACEMENT	137,012	21,922	158,934
PL2B	SPEIPL04	3	16	REPLACE SUMP PUMPS	14,572	2,332	16,903
SI2A	SPEISI01	3	17	LANDSCAPING UPGRADE	2,217	355	2,572
VT7A	SPEIVT01	3	18	UPGRADE ELEVATOR NO. 1	75,000	0	75,000
Totals for Priority Class 3					3,582,123	561,140	4,143,262
AC3C	SPEIAC01	4	19	LEVER DOOR HARDWARE INSTALLATIONS	30,200	4,832	35,032
AC3B	SPEIAC02	4	20	STAIR HANDRAIL UPGRADES	4,969	795	5,764
AC3E	SPEIAC04	4	21	RESTROOM RENOVATION	130,159	20,825	150,985
AC3F	SPEIAC05	4	22	INSTALL ADA COMPLIANT DRINKING FOUNTAINS	10,198	1,632	11,830
AC3D	SPEIAC06	4	23	SIGNAGE PACKAGE UPGRADE	16,604	2,657	19,260
ES4B	SPEIES03	4	24	BUILT-UP ROOF REPLACEMENT	115,080	18,413	133,493
IS3B	SPEIIS03	4	25	REFINISH CEILINGS	35,337	5,654	40,991

Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
 SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
PL1E	SPEIPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	15,262	2,442	17,704
Totals for Priority Class 4					357,810	57,250	415,059
Grand Total:					4,515,543	710,487	5,226,030

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5E	SPEIFS03	1	1	GUARDRAIL UPGRADES	2,543	407	2,949
FS5A	SPEIFS02	1	3	INSTALL SAFETY CAGE ON ROOF ACCESS LADDERS	5,607	897	6,504
Totals for Priority Class 1					8,150	1,304	9,454
AC4A	SPEIAC03	2	5	MILLWORK ACCESSIBILITY UPGRADES	4,796	767	5,563
Totals for Priority Class 2					4,796	767	5,563
ES2B	SPEIES02	3	7	RESTORE VENEER	20,807	3,329	24,136
IS2B	SPEIIS01	3	12	REFINISH WALLS	75,469	12,075	87,544
SI2A	SPEISI01	3	17	LANDSCAPING UPGRADE	2,217	355	2,572
VT7A	SPEIVT01	3	18	UPGRADE ELEVATOR NO. 1	75,000	0	75,000
PL2B	SPEIPL04	3	16	REPLACE SUMP PUMPS	14,572	2,332	16,903
Totals for Priority Class 3					188,065	18,090	206,155
AC3C	SPEIAC01	4	19	LEVER DOOR HARDWARE INSTALLATIONS	30,200	4,832	35,032
AC3B	SPEIAC02	4	20	STAIR HANDRAIL UPGRADES	4,969	795	5,764
AC3F	SPEIAC05	4	22	INSTALL ADA COMPLIANT DRINKING FOUNTAINS	10,198	1,632	11,830
AC3D	SPEIAC06	4	23	SIGNAGE PACKAGE UPGRADE	16,604	2,657	19,260
IS3B	SPEIIS03	4	25	REFINISH CEILINGS	35,337	5,654	40,991
PL1E	SPEIPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	15,262	2,442	17,704
Totals for Priority Class 4					112,570	18,011	130,581
Grand Totals for Projects < 100,000					313,580	38,173	351,753

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5F	SPEIFS01	1	2	INTERIOR DOOR UPGRADES	257,135	41,142	298,276
Totals for Priority Class 1					257,135	41,142	298,276
FS3A	SPEIFS04	2	4	FIRE SPRINKLER SYSTEM INSTALLATION	305,530	48,885	354,415
Totals for Priority Class 2					305,530	48,885	354,415
IS1A	SPEIIS02	3	13	REFINISH FLOORING	108,763	17,402	126,165
HV2A	SPEIHV02	3	9	REPLACE WATER-COOLED CHILLER	139,054	22,249	161,303
EL4B	SPEIEL01	3	11	INTERIOR LIGHTING UPGRADE	258,430	41,349	299,779
PL1A	SPEIPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	90,139	14,422	104,561
PL2A	SPEIPL03	3	15	DRAIN PIPING REPLACEMENT	137,012	21,922	158,934
Totals for Priority Class 3					733,397	117,344	850,741
AC3E	SPEIAC04	4	21	RESTROOM RENOVATION	130,159	20,825	150,985
ES4B	SPEIES03	4	24	BUILT-UP ROOF REPLACEMENT	115,080	18,413	133,493
Totals for Priority Class 4					245,240	39,238	284,478
Grand Totals for Projects >= 100,000 and < 500,000					1,541,302	246,608	1,787,910

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
ES5B	SPEIES01	3	6	WINDOW REPLACEMENT	1,030,075	164,812	1,194,887
HV3A	SPEIHV01	3	8	HVAC SYSTEM REPLACEMENT	1,104,580	176,733	1,281,313
EL3B	SPEIEL02	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	526,006	84,161	610,167
Totals for Priority Class 3					2,660,661	425,706	3,086,366
Grand Totals for Projects >= 500,000					2,660,661	425,706	3,086,366
Grand Totals For All Projects:					4,515,543	710,487	5,226,030

Detailed Project Summary
Facility Condition Analysis
Project Classification
SPEI : SPEIGHT BUILDING

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES2B	SPEIES02	7	Capital Renewal	3	RESTORE VENEER	24,136
HV2A	SPEIHV02	9	Capital Renewal	3	REPLACE WATER-COOLED CHILLER	161,303
IS2B	SPEIIS01	12	Capital Renewal	3	REFINISH WALLS	87,544
IS1A	SPEIIS02	13	Capital Renewal	3	REFINISH FLOORING	126,165
SI2A	SPEISI01	17	Capital Renewal	3	LANDSCAPING UPGRADE	2,572
ES4B	SPEIES03	24	Capital Renewal	4	BUILT-UP ROOF REPLACEMENT	133,493
IS3B	SPEIIS03	25	Capital Renewal	4	REFINISH CEILINGS	40,991
PL1E	SPEIPL01	26	Capital Renewal	4	DOMESTIC WATER HEATER REPLACEMENT	17,704
Totals for Capital Renewal						593,908
ES5B	SPEIES01	6	Deferred Maintenance	3	WINDOW REPLACEMENT	1,194,887
HV3A	SPEIHV01	8	Deferred Maintenance	3	HVAC SYSTEM REPLACEMENT	1,281,313
EL3B	SPEIEL02	10	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	610,167
EL4B	SPEIEL01	11	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	299,779
PL1A	SPEIPL02	14	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	104,561
PL2A	SPEIPL03	15	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	158,934
PL2B	SPEIPL04	16	Deferred Maintenance	3	REPLACE SUMP PUMPS	16,903
VT7A	SPEIVT01	18	Deferred Maintenance	3	UPGRADE ELEVATOR NO. 1	75,000
Totals for Deferred Maintenance						3,741,543
FS5E	SPEIFS03	1	Plant Adaption	1	GUARDRAIL UPGRADES	2,949
FS5F	SPEIFS01	2	Plant Adaption	1	INTERIOR DOOR UPGRADES	298,276
FS5A	SPEIFS02	3	Plant Adaption	1	INSTALL SAFETY CAGE ON ROOF ACCESS LADDERS	6,504
FS3A	SPEIFS04	4	Plant Adaption	2	FIRE SPRINKLER SYSTEM INSTALLATION	354,415
AC4A	SPEIAC03	5	Plant Adaption	2	MILLWORK ACCESSIBILITY UPGRADES	5,563
AC3C	SPEIAC01	19	Plant Adaption	4	LEVER DOOR HARDWARE INSTALLATIONS	35,032
AC3B	SPEIAC02	20	Plant Adaption	4	STAIR HANDRAIL UPGRADES	5,764
AC3E	SPEIAC04	21	Plant Adaption	4	RESTROOM RENOVATION	150,985
AC3F	SPEIAC05	22	Plant Adaption	4	INSTALL ADA COMPLIANT DRINKING FOUNTAINS	11,830
AC3D	SPEIAC06	23	Plant Adaption	4	SIGNAGE PACKAGE UPGRADE	19,260
Totals for Plant Adaption						890,579

Detailed Project Summary
Facility Condition Analysis
Project Classification
SPEI : SPEIGHT BUILDING

Grand Total:

5,226,030

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
 SPEI : SPEIGHT BUILDING

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES5B	SPEIES01	3	6	WINDOW REPLACEMENT	1,194,887	2,400	497.87
HV3A	SPEIHV01	3	8	HVAC SYSTEM REPLACEMENT	1,281,313	28,620	44.77
EL4B	SPEIEL01	3	11	INTERIOR LIGHTING UPGRADE	299,779	12,410	24.16
Totals for Priority Class 3					2,775,978	43,430	63.92
ES4B	SPEIES03	4	24	BUILT-UP ROOF REPLACEMENT	133,493	1,700	78.53
Totals for Priority Class 4					133,493	1,700	78.53
Grand Total:					2,909,472	45,130	64.47

Detailed Project Summary
Facility Condition Analysis
Category/System Code
SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	SPEIAC03	2	5	MILLWORK ACCESSIBILITY UPGRADES	4,796	767	5,563
AC3C	SPEIAC01	4	19	LEVER DOOR HARDWARE INSTALLATIONS	30,200	4,832	35,032
AC3B	SPEIAC02	4	20	STAIR HANDRAIL UPGRADES	4,969	795	5,764
AC3E	SPEIAC04	4	21	RESTROOM RENOVATION	130,159	20,825	150,985
AC3F	SPEIAC05	4	22	INSTALL ADA COMPLIANT DRINKING FOUNTAINS	10,198	1,632	11,830
AC3D	SPEIAC06	4	23	SIGNAGE PACKAGE UPGRADE	16,604	2,657	19,260
Totals for System Code: ACCESSIBILITY					196,926	31,508	228,434
EL3B	SPEIEL02	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	526,006	84,161	610,167
EL4B	SPEIEL01	3	11	INTERIOR LIGHTING UPGRADE	258,430	41,349	299,779
Totals for System Code: ELECTRICAL					784,436	125,510	909,945
ES5B	SPEIES01	3	6	WINDOW REPLACEMENT	1,030,075	164,812	1,194,887
ES2B	SPEIES02	3	7	RESTORE VENEER	20,807	3,329	24,136
ES4B	SPEIES03	4	24	BUILT-UP ROOF REPLACEMENT	115,080	18,413	133,493
Totals for System Code: EXTERIOR					1,165,962	186,554	1,352,516
FS5E	SPEIFS03	1	1	GUARDRAIL UPGRADES	2,543	407	2,949
FS5F	SPEIFS01	1	2	INTERIOR DOOR UPGRADES	257,135	41,142	298,276
FS5A	SPEIFS02	1	3	INSTALL SAFETY CAGE ON ROOF ACCESS LADDERS	5,607	897	6,504
FS3A	SPEIFS04	2	4	FIRE SPRINKLER SYSTEM INSTALLATION	305,530	48,885	354,415
Totals for System Code: FIRE/LIFE SAFETY					570,815	91,330	662,145
HV3A	SPEIHV01	3	8	HVAC SYSTEM REPLACEMENT	1,104,580	176,733	1,281,313
HV2A	SPEIHV02	3	9	REPLACE WATER-COOLED CHILLER	139,054	22,249	161,303
Totals for System Code: HVAC					1,243,634	198,981	1,442,615
IS2B	SPEIIS01	3	12	REFINISH WALLS	75,469	12,075	87,544
IS1A	SPEIIS02	3	13	REFINISH FLOORING	108,763	17,402	126,165
IS3B	SPEIIS03	4	25	REFINISH CEILINGS	35,337	5,654	40,991
Totals for System Code: INTERIOR/FINISH SYS.					219,569	35,131	254,700
PL1A	SPEIPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	90,139	14,422	104,561
PL2A	SPEIPL03	3	15	DRAIN PIPING REPLACEMENT	137,012	21,922	158,934
PL2B	SPEIPL04	3	16	REPLACE SUMP PUMPS	14,572	2,332	16,903
PL1E	SPEIPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	15,262	2,442	17,704
Totals for System Code: PLUMBING					256,984	41,117	298,102
SI2A	SPEISI01	3	17	LANDSCAPING UPGRADE	2,217	355	2,572

Detailed Project Summary
Facility Condition Analysis
Category/System Code
 SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
Totals for System Code: SITE					2,217	355	2,572
VT7A	SPEIVT01	3	18	UPGRADE ELEVATOR NO. 1	75,000	0	75,000
Totals for System Code: VERT. TRANSPORTATION					75,000		75,000
Grand Total:					4,515,543	710,487	5,226,030

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIFS03	Title:	GUARDRAIL UPGRADES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5E	System:	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Item Only: Floor(s) 2, 3		

Project Description

Code requires that there be a guardrail where there is a change in floor level in excess of 36 inches and that these guardrails be a minimum of 42 inches high. The guardrails must also prevent the passage of a specific diameter sphere. The metal guardrail at the top of all four exit stairs is too low and lacks sufficient infill. A painted metal rail should be installed above and parallel to the existing top rail. The application of an expanded metal grillage is the most cost-effective method of complying with the sphere test. The new rails and grillage should be finished to match the existing guardrail.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIFS03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Metal rail, expanded metal grillage, equipment rental, tools, and supplies	EA	4	\$200	\$800	\$640	\$2,560	\$3,360
Project Totals:				\$800		\$2,560	\$3,360

Material/Labor Cost		\$3,360
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$2,119
General Contractor Mark Up at 20.0%	+	\$424
Construction Cost		\$2,543
Professional Fees at 16.0%	+	\$407
Total Project Cost		\$2,949

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIFS01	Title:	INTERIOR DOOR UPGRADES
Priority Sequence:	2		
Priority Class:	1		
Category Code:	FS5F	System:	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	FIRE DOORS/HARDWARE
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	713	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Most of the exit access corridor doors in this facility do not have obvious fire ratings. Complete demolition of the existing door systems and their replacement according to a code compliant plan to protect egress passages properly is recommended where it cannot be determined that the existing exit access doors and doorframes are rated. The north and south corridors on the middle floor have dead-ends that exceed the code limit. The authority-having-jurisdiction should be consulted to determine if a cross-corridor rated door can be installed at the appropriate distance to create suites at the far ends of those two corridors.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIFS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rated door and rated metal frame, including all hardware and accessible signage	EA	196	\$672	\$131,712	\$812	\$159,152	\$290,864
Project Totals:				\$131,712		\$159,152	\$290,864

Material/Labor Cost		\$290,864
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$214,279
General Contractor Mark Up at 20.0%	+	\$42,856
Construction Cost		\$257,135
Professional Fees at 16.0%	+	\$41,142
Total Project Cost		\$298,276

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIFS02	Title:	INSTALL SAFETY CAGE ON ROOF ACCESS LADDERS
Priority Sequence:	3		
Priority Class:	1		
Category Code:	FS5A	System:	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	DESIGNATION
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	OSHA	1910.27	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Roof, but noted on top floor plan Item Only: Floor(s) 3		

Project Description

The four exterior vertical roof access ladders lack a safety cage and platform. Install a galvanized, painted metal safety cage and platform to promote user safety and limit liability.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIFS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Vertical safety ladders with cages	LF	60	\$62.48	\$3,749	\$29.16	\$1,750	\$5,498
Project Totals:				\$3,749		\$1,750	\$5,498

Material/Labor Cost		\$5,498
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$4,673
General Contractor Mark Up at 20.0%	+	\$935
Construction Cost		\$5,607
Professional Fees at 16.0%	+	\$897
Total Project Cost		\$6,504

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIFS04	Title:	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	4		
Priority Class:	2		
Category Code:	FS3A	System:	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	1, 13, 13R, 101	
Project Class:	Plant Adaption		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIFS04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	50,562	\$3.08	\$155,731	\$3.77	\$190,619	\$346,350
Project Totals:				\$155,731		\$190,619	\$346,350

Material/Labor Cost		\$346,350
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$254,608
General Contractor Mark Up at 20.0%	+	\$50,922
Construction Cost		\$305,530
Professional Fees at 16.0%	+	\$48,885
Total Project Cost		\$354,415

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIAC03	Title:	MILLWORK ACCESSIBILITY UPGRADES
Priority Sequence:	5		
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804.1	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the base cabinet at the sink in office suite 154 is a barrier to accessibility. Modifications for wheelchair accessibility need to be made to the base cabinet.

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIAC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Base or wall cabinetry	LF	20	\$156	\$3,120	\$83.30	\$1,666	\$4,786
Project Totals:				\$3,120		\$1,666	\$4,786

Material/Labor Cost		\$4,786
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$3,997</u>
General Contractor Mark Up at 20.0%	+	\$799
Construction Cost		<u>\$4,796</u>
Professional Fees at 16.0%	+	\$767
Total Project Cost		<u><u>\$5,563</u></u>

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIES01	Title:	WINDOW REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	ES5B	System:	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Energy Conservation	\$2,400	
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/1/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Many of the existing window systems have been retrofitted with an interior pane of glass in an attempt to replicate insulating window units. It is recommended that these punched, essentially single pane, metal-framed window applications be upgraded with true thermal pane glazing systems. Such double pane systems will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIES01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Typical thermal glazing applications	SF	11,240	\$57.27	\$643,715	\$36.45	\$409,698	\$1,053,413
Project Totals:				\$643,715		\$409,698	\$1,053,413

Material/Labor Cost		\$1,053,413
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$858,396</u>
General Contractor Mark Up at 20.0%	+	<u>\$171,679</u>
Construction Cost		<u>\$1,030,075</u>
Professional Fees at 16.0%	+	<u>\$164,812</u>
Total Project Cost		<u>\$1,194,887</u>

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIES02	Title:	RESTORE VENEER
Priority Sequence:	7		
Priority Class:	3		
Category Code:	ES2B	System:	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/1/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Brick veneer is the primary exterior finish. While the brick is fundamentally sound, exposure to the elements may cause 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. Existing exterior applied finishes also need to be renewed. This effort should include the painted metal doors.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIES02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	12,670	\$0.11	\$1,394	\$0.22	\$2,787	\$4,181
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	1,267	\$2.45	\$3,104	\$4.99	\$6,322	\$9,426
Applied finish or sealant	SF	12,670	\$0.22	\$2,787	\$0.82	\$10,389	\$13,177
Project Totals:				\$7,285		\$19,499	\$26,784

Material/Labor Cost		\$26,784
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$17,339
General Contractor Mark Up at 20.0%	+	\$3,468
Construction Cost		\$20,807
Professional Fees at 16.0%	+	\$3,329
Total Project Cost		\$24,136

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIHV01	Title:	HVAC SYSTEM REPLACEMENT
Priority Sequence:	8		
Priority Class:	3		
Category Code:	HV3A	System:	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Energy Conservation	\$28,620	
Code Application:	ASHRAE	62-2004	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, R		

Project Description

A complete redesign and replacement of the HVAC system is recommended. Demolish and dispose of existing equipment. Install a new modern HVAC system with variable air volume (VAV) and constant volume air distribution as needed. This includes new air handlers, exhaust fans, ductwork, terminal units, heat exchangers, pumps, piping, controls, and related electrical components. Specify direct digital controls (DDCs) for the new equipment. Incorporate variable frequency drives (VFDs) into the new HVAC design as applicable.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIHV01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Air handlers, exhaust fans, ductwork, VAVs, VFDs, DDCs, heat exchangers, pumps, piping, electrical connections, and demolition of existing equipment	SF	50,562	\$11.14	\$563,261	\$13.62	\$688,654	\$1,251,915
Project Totals:				\$563,261		\$688,654	\$1,251,915

Material/Labor Cost		\$1,251,915
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$920,483
General Contractor Mark Up at 20.0%	+	\$184,097
Construction Cost		\$1,104,580
Professional Fees at 16.0%	+	\$176,733
Total Project Cost		\$1,281,313

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIHV02	Title:	REPLACE WATER-COOLED CHILLER
Priority Sequence:	9		
Priority Class:	3		
Category Code:	HV2A	System:	HVAC
		Component:	COOLING
		Element:	CHILLERS/CONTROLS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE	15-2004	
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

It is recommended that the chiller be replaced with a new energy-efficient unit that contains the latest ozone friendly refrigerant. The project cost includes the removal and disposal of the existing chiller, installation of a new chiller, electrical and piping connections, and related controls and programming. Install refrigeration safety systems in accordance with the ASHRAE safety code for mechanical refrigeration. This includes refrigerant leak detection equipment and an interconnected emergency exhaust system.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIHV02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Chiller, all connections and mounting, controls, and demolition of existing unit	TON	230	\$409	\$94,003	\$180	\$41,359	\$135,362
Project Totals:				\$94,003		\$41,359	\$135,362

Material/Labor Cost		\$135,362
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$115,878</u>
General Contractor Mark Up at 20.0%	+	<u>\$23,176</u>
Construction Cost		<u>\$139,054</u>
Professional Fees at 16.0%	+	<u>\$22,249</u>
Total Project Cost		<u>\$161,303</u>

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIEL02	Title:	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	10		
Priority Class:	3		
Category Code:	EL3B	System:	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 110, 210, 220, 230	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIEL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	50,562	\$4.88	\$246,743	\$7.32	\$370,114	\$616,856
Project Totals:				\$246,743		\$370,114	\$616,856

Material/Labor Cost		\$616,856
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$438,338
General Contractor Mark Up at 20.0%	+	\$87,668
Construction Cost		\$526,006
Professional Fees at 16.0%	+	\$84,161
Total Project Cost		\$610,167

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIEL01	Title:	INTERIOR LIGHTING UPGRADE
Priority Sequence:	11		
Priority Class:	3		
Category Code:	EL4B	System:	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Energy Conservation	\$12,410	
Code Application:	NEC	Articles 210, 410	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIEL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	40,562	\$3.25	\$131,827	\$3.97	\$161,031	\$292,858
Project Totals:				\$131,827		\$161,031	\$292,858

Material/Labor Cost		\$292,858
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$215,358
General Contractor Mark Up at 20.0%	+	\$43,072
Construction Cost		\$258,430
Professional Fees at 16.0%	+	\$41,349
Total Project Cost		\$299,779

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIIS01	Title:	REFINISH WALLS
Priority Sequence:	12		
Priority Class:	3		
Category Code:	IS2B	System:	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Interior wall finish applications consist mostly of paint in varying conditions. 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
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIIS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	107,190	\$0.17	\$18,222	\$0.81	\$86,824	\$105,046
Project Totals:				\$18,222		\$86,824	\$105,046

Material/Labor Cost		\$105,046
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$62,891</u>
General Contractor Mark Up at 20.0%	+	<u>\$12,578</u>
Construction Cost		<u>\$75,469</u>
Professional Fees at 16.0%	+	<u>\$12,075</u>
Total Project Cost		<u>\$87,544</u>

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIIS02	Title:	REFINISH FLOORING
Priority Sequence:	13		
Priority Class:	3		
Category Code:	IS1A	System:	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Interior floor finish applications consist primarily of vinyl tile, with carpet in many offices. All are in overall fair condition. However, experience indicates that carpeting installations in similar locations tend to need to be replaced within five to seven years. The replacement of all of the carpeting in this building is recommended within the next five years.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIIS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	14,110	\$5.36	\$75,630	\$2.00	\$28,220	\$103,850
Project Totals:				\$75,630		\$28,220	\$103,850

Material/Labor Cost		\$103,850
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$90,636</u>
General Contractor Mark Up at 20.0%	+	<u>\$18,127</u>
Construction Cost		<u>\$108,763</u>
Professional Fees at 16.0%	+	<u>\$17,402</u>
Total Project Cost		<u>\$126,165</u>

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIPL02	Title:	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	14		
Priority Class:	3		
Category Code:	PL1A	System:	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapter 6	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIPL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	50,562	\$0.65	\$32,865	\$1.62	\$81,910	\$114,776
Project Totals:				\$32,865		\$81,910	\$114,776

Material/Labor Cost		\$114,776
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$75,115
General Contractor Mark Up at 20.0%	+	\$15,023
Construction Cost		\$90,139
Professional Fees at 16.0%	+	\$14,422
Total Project Cost		\$104,561

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number: SPEIPL03 **Title:** DRAIN PIPING REPLACEMENT

Priority Sequence: 15

Priority Class: 3

Category Code: PL2A

System: PLUMBING

Component: WASTEWATER

Element: PIPING NETWORK

Building Code: SPEI

Building Name: SPEIGHT BUILDING

Subclass/Savings: Not Applicable

Code Application: IPC Chapters 7-11

Project Class: Deferred Maintenance

Project Date: 10/14/2009

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

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIPL03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	50,562	\$1.03	\$52,079	\$2.38	\$120,338	\$172,416
Project Totals:				\$52,079		\$120,338	\$172,416

Material/Labor Cost		\$172,416
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$114,177
General Contractor Mark Up at 20.0%	+	\$22,835
Construction Cost		\$137,012
Professional Fees at 16.0%	+	\$21,922
Total Project Cost		\$158,934

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIPL04	Title:	REPLACE SUMP PUMPS
Priority Sequence:	16		
Priority Class:	3		
Category Code:	PL2B	System:	PLUMBING
		Component:	WASTEWATER
		Element:	PUMPS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	712	
Project Class:	Deferred Maintenance		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

Replacement of the sump pump systems is recommended. Remove the existing pump assemblies. Install new duplex sump pump systems, including pit, pumps, alternating controls, alarms, piping, and electrical connections.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIPL04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sump pump system, including pit, pumps, controls, connections, and demolition of existing system	SYS	2	\$4,440	\$8,880	\$3,120	\$6,240	\$15,120
Project Totals:				\$8,880		\$6,240	\$15,120

Material/Labor Cost		\$15,120
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$12,143
General Contractor Mark Up at 20.0%	+	\$2,429
Construction Cost		\$14,572
Professional Fees at 16.0%	+	\$2,332
Total Project Cost		\$16,903

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEISI01	Title:	LANDSCAPING UPGRADE
Priority Sequence:	17		
Priority Class:	3		
Category Code:	SI2A	System:	SITE
		Component:	LANDSCAPE
		Element:	GRADE/FLORA
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/1/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

The landscaping on this relatively small, slightly sloping site consists mostly of turf, shrubs, specimen trees, and foundation planting. All are in overall fair condition. The overall condition of the site is such that a moderate landscaping project is warranted.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEISI01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Trees, shrubs, planting soil, amendments, sand, fill, and sod	SF	1,000	\$1.04	\$1,040	\$1.56	\$1,560	\$2,600
Project Totals:				\$1,040		\$1,560	\$2,600

Material/Labor Cost		\$2,600
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$1,848
General Contractor Mark Up at 20.0%	+	\$370
Construction Cost		\$2,217
Professional Fees at 16.0%	+	\$355
Total Project Cost		\$2,572

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIVT01	Title:	UPGRADE ELEVATOR NO. 1
Priority Sequence:	18		
Priority Class:	3		
Category Code:	VT7A	System:	VERT. TRANSPORTATION
		Component:	GENERAL
		Element:	OTHER
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

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

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIVT01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Client-reported cost to upgrade elevator	EA	1	\$75,000	\$75,000	\$0.00	\$	\$75,000
Project Totals:				\$75,000		\$	\$75,000

Material/Labor Cost	\$75,000
Material Index	100.7%
Labor Index	51.3%
Material/Labor Indexed Cost	\$75,000
No GCM Required	
Construction Cost	\$75,000
No Professional Fees Required	
Total Project Cost	\$75,000

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIAC01	Title:	LEVER DOOR HARDWARE INSTALLATIONS
Priority Sequence:	19		
Priority Class:	4		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently still have knob hardware.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIAC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	81	\$273	\$22,113	\$69.77	\$5,651	\$27,764
Project Totals:				\$22,113		\$5,651	\$27,764

Material/Labor Cost		\$27,764
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$25,167</u>
General Contractor Mark Up at 20.0%	+	<u>\$5,033</u>
Construction Cost		<u>\$30,200</u>
Professional Fees at 16.0%	+	<u>\$4,832</u>
Total Project Cost		<u>\$35,032</u>

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIAC02	Title:	STAIR HANDRAIL UPGRADES
Priority Sequence:	20		
Priority Class:	4		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Item Only: Floor(s) 1, 2, 3		

Project Description

ADA legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The end geometry of the existing exit stair side handrails does not comply with current legislation. Metal handrail extensions, finished to match the existing handrails, need to be added to the ends of all of these existing handrails.

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIAC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handrail extensions, equipment rental, supplies, and tools	LF	60	\$50.50	\$3,030	\$35.40	\$2,124	\$5,154
Project Totals:				\$3,030		\$2,124	\$5,154

Material/Labor Cost		\$5,154
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$4,141</u>
General Contractor Mark Up at 20.0%	+	<u>\$828</u>
Construction Cost		<u>\$4,969</u>
Professional Fees at 16.0%	+	<u>\$795</u>
Total Project Cost		<u><u>\$5,764</u></u>

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIAC04	Title:	RESTROOM RENOVATION
Priority Sequence:	21		
Priority Class:	4		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606, 607, 608	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Room Only: Floor(s) 1, 2, 3		

Project Description

The restroom fixtures and finishes in each of the single-user and multi-user men's restrooms and women's restrooms are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is recommended. All of the restrooms are proposed to be upgraded for accessibility. Restroom expansion may be necessary in order to meet modern minimum fixture counts and accessibility legislation.

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIAC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary	FIXT	38	\$1,969	\$74,822	\$1,699	\$64,562	\$139,384
Project Totals:				\$74,822		\$64,562	\$139,384

Material/Labor Cost		\$139,384
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$108,466</u>
General Contractor Mark Up at 20.0%	+	\$21,693
Construction Cost		<u>\$130,159</u>
Professional Fees at 16.0%	+	\$20,825
Total Project Cost		<u>\$150,985</u>

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIAC05	Title:	INSTALL ADA COMPLIANT DRINKING FOUNTAINS
Priority Sequence:	22		
Priority Class:	4		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Item Only: Floor(s) 1, 2, 3		

Project Description

Current accessibility legislation requires that building amenities such as the drinking fountains be generally accessible to all persons. The single level configurations of the two corridor drinking fountains on all three upper floors of this building are barriers to accessibility. The installation of a dual level, refrigerated drinking fountain is recommended in all six corridor locations.

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIAC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	6	\$1,216	\$7,296	\$374	\$2,244	\$9,540
Project Totals:				\$7,296		\$2,244	\$9,540

Material/Labor Cost		\$9,540
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$8,498</u>
General Contractor Mark Up at 20.0%	+	<u>\$1,700</u>
Construction Cost		<u>\$10,198</u>
Professional Fees at 16.0%	+	<u>\$1,632</u>
Total Project Cost		<u>\$11,830</u>

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIAC06	Title:	SIGNAGE PACKAGE UPGRADE
Priority Sequence:	23		
Priority Class:	4		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIAC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	225	\$53.11	\$11,950	\$15.62	\$3,515	\$15,464
Project Totals:				\$11,950		\$3,515	\$15,464

Material/Labor Cost		\$15,464
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$13,836
General Contractor Mark Up at 20.0%	+	\$2,767
Construction Cost		\$16,604
Professional Fees at 16.0%	+	\$2,657
Total Project Cost		\$19,260

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIES03	Title:	BUILT-UP ROOF REPLACEMENT
Priority Sequence:	24		
Priority Class:	4		
Category Code:	ES4B	System:	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Energy Conservation	\$1,700	
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

The roofing consists of five multi-level, flat, built-up applications that are in overall good condition. However, experience indicates that this roofing may need to be replaced, in kind, towards the end of the next ten years.

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIES03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Built-up roof	SF	19,500	\$3.06	\$59,670	\$3.58	\$69,810	\$129,480
Project Totals:				\$59,670		\$69,810	\$129,480

Material/Labor Cost		\$129,480
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$95,900</u>
General Contractor Mark Up at 20.0%	+	<u>\$19,180</u>
Construction Cost		<u>\$115,080</u>
Professional Fees at 16.0%	+	<u>\$18,413</u>
Total Project Cost		<u><u>\$133,493</u></u>

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIIS03	Title:	REFINISH CEILINGS
Priority Sequence:	25		
Priority Class:	4		
Category Code:	IS3B	System:	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/1/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Ceiling finish applications vary in type and condition, but are mostly painted. There are also areas with lay-in acoustical tile ceilings. 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
SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIIS03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	2,500	\$2.12	\$5,300	\$2.98	\$7,450	\$12,750
Painted ceiling finish application	SF	34,580	\$0.17	\$5,879	\$0.81	\$28,010	\$33,888
Project Totals:				\$11,179		\$35,460	\$46,638

Material/Labor Cost		\$46,638
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$29,448</u>
General Contractor Mark Up at 20.0%	+	<u>\$5,890</u>
Construction Cost		<u>\$35,337</u>
Professional Fees at 16.0%	+	<u>\$5,654</u>
Total Project Cost		<u>\$40,991</u>

Specific Project Details
Facility Condition Analysis
Section Three
SPEI : SPEIGHT BUILDING

Project Description

Project Number:	SPEIPL01	Title:	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	26		
Priority Class:	4		
Category Code:	PL1E	System:	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	SPEI		
Building Name:	SPEIGHT BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 5, 607	
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

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

Specific Project Details

**Facility Condition Analysis
Section Three**

SPEI : SPEIGHT BUILDING

Project Cost

Project Number: SPEIPL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Electric, commercial-grade water heater replacement, including demolition	GAL	120	\$100	\$12,052	\$9.46	\$1,135	\$13,187
Project Totals:				\$12,052		\$1,135	\$13,187

Material/Labor Cost		\$13,187
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$12,718</u>
General Contractor Mark Up at 20.0%	+	<u>\$2,544</u>
Construction Cost		<u>\$15,262</u>
Professional Fees at 16.0%	+	<u>\$2,442</u>
Total Project Cost		<u>\$17,704</u>

FACILITY CONDITION ANALYSIS

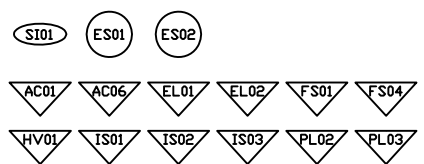
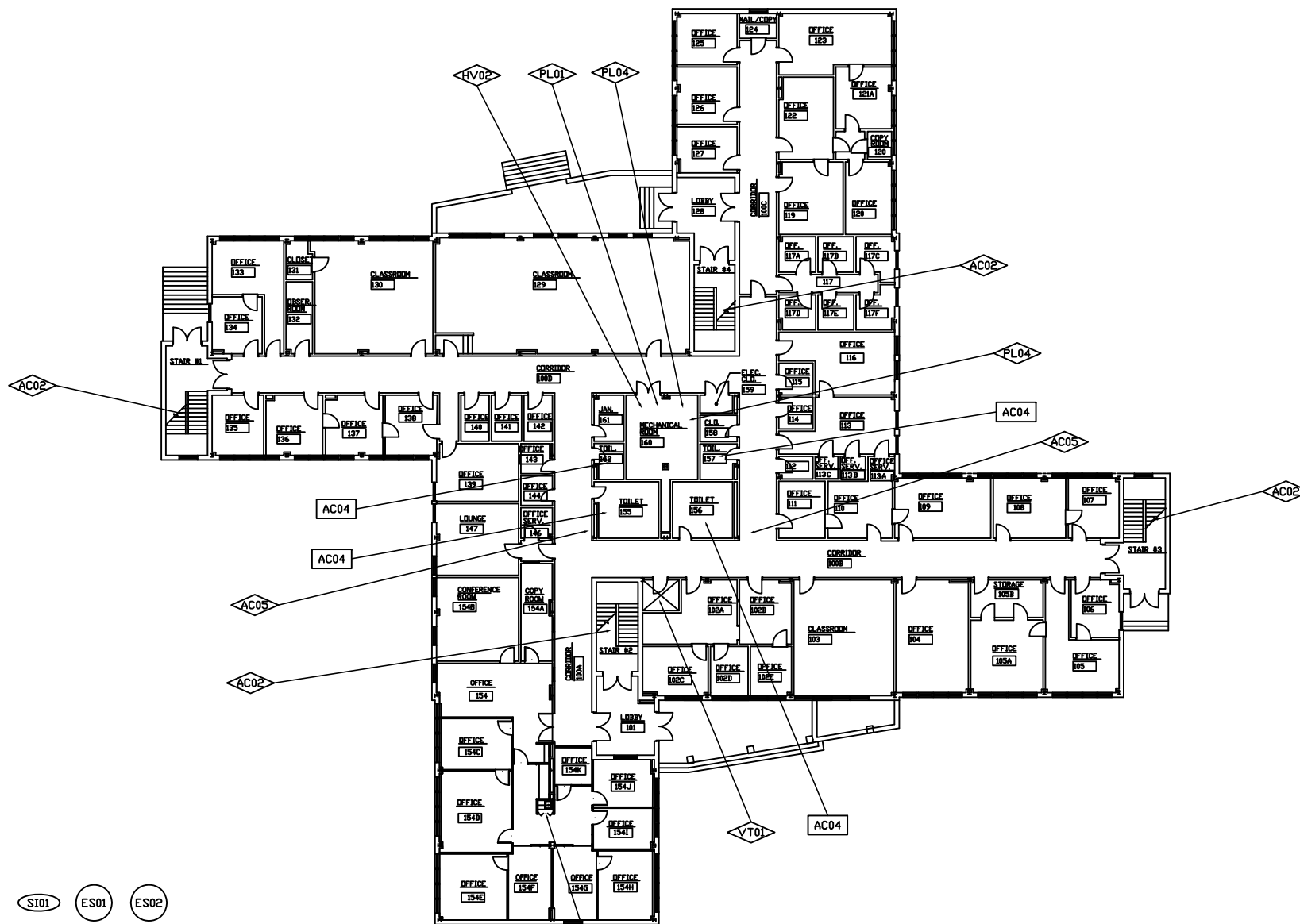
SECTION 4







**DRAWINGS
AND PROJECT LOCATIONS**



FACILITY
CONDITION
ANALYSIS

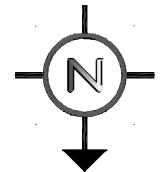
2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



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

Date: 10/23/09
 Drawn by: J.T.V.
 Project No. 09-041

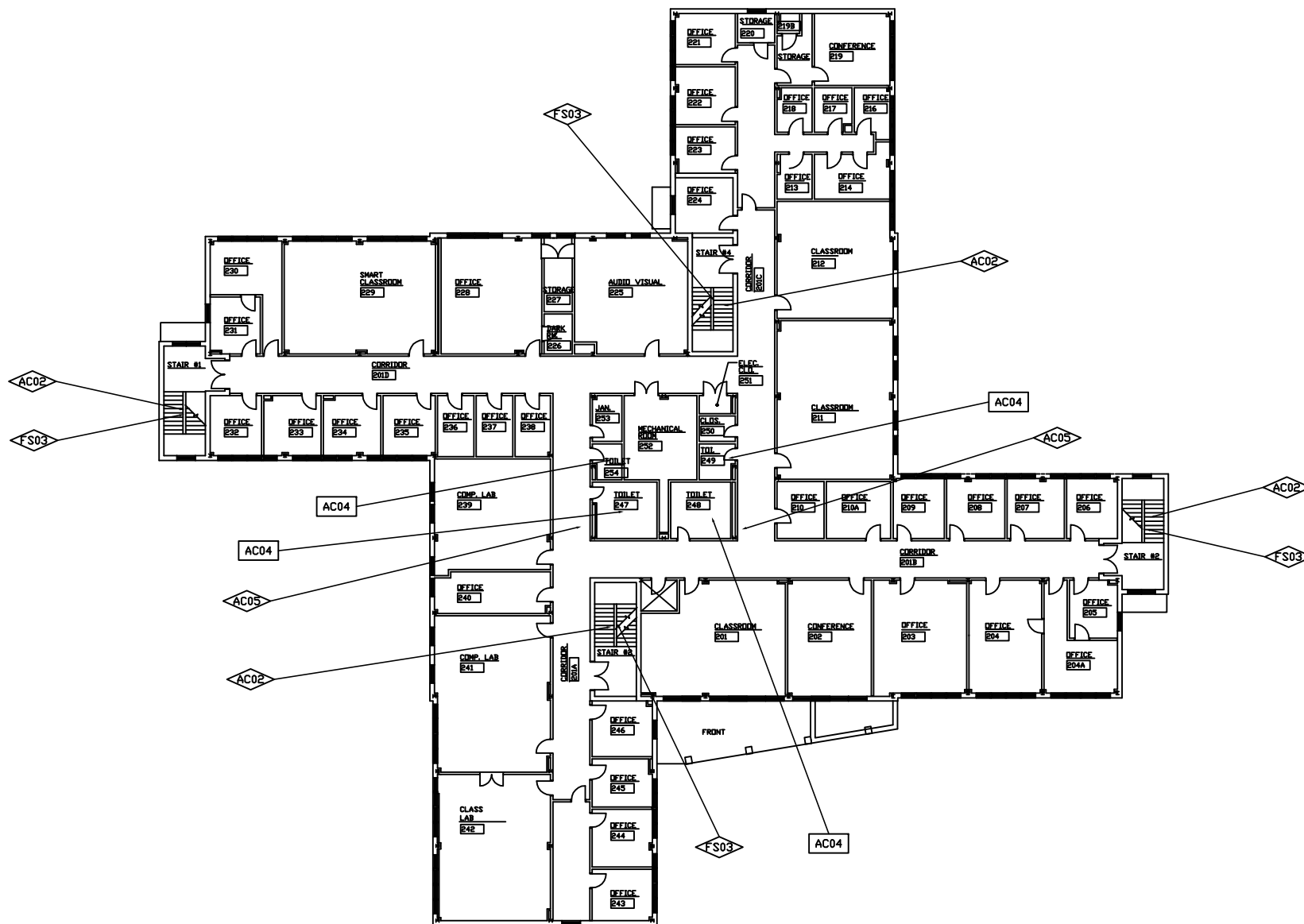
FIRST FLOOR PLAN





FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



PROJECT NUMBER
APPLIES TO
ONE ROOM ONLY

PROJECT NUMBER
APPLIES TO
ONE ITEM ONLY

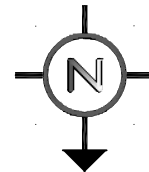
PROJECT NUMBER
APPLIES TO
ENTIRE BUILDING

PROJECT NUMBER
APPLIES TO
ENTIRE FLOOR

PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED

- AC01
- AC06
- EL01
- EL02
- FS01
- FS04
- HV01
- IS01
- IS02
- IS03
- PL02
- PL03



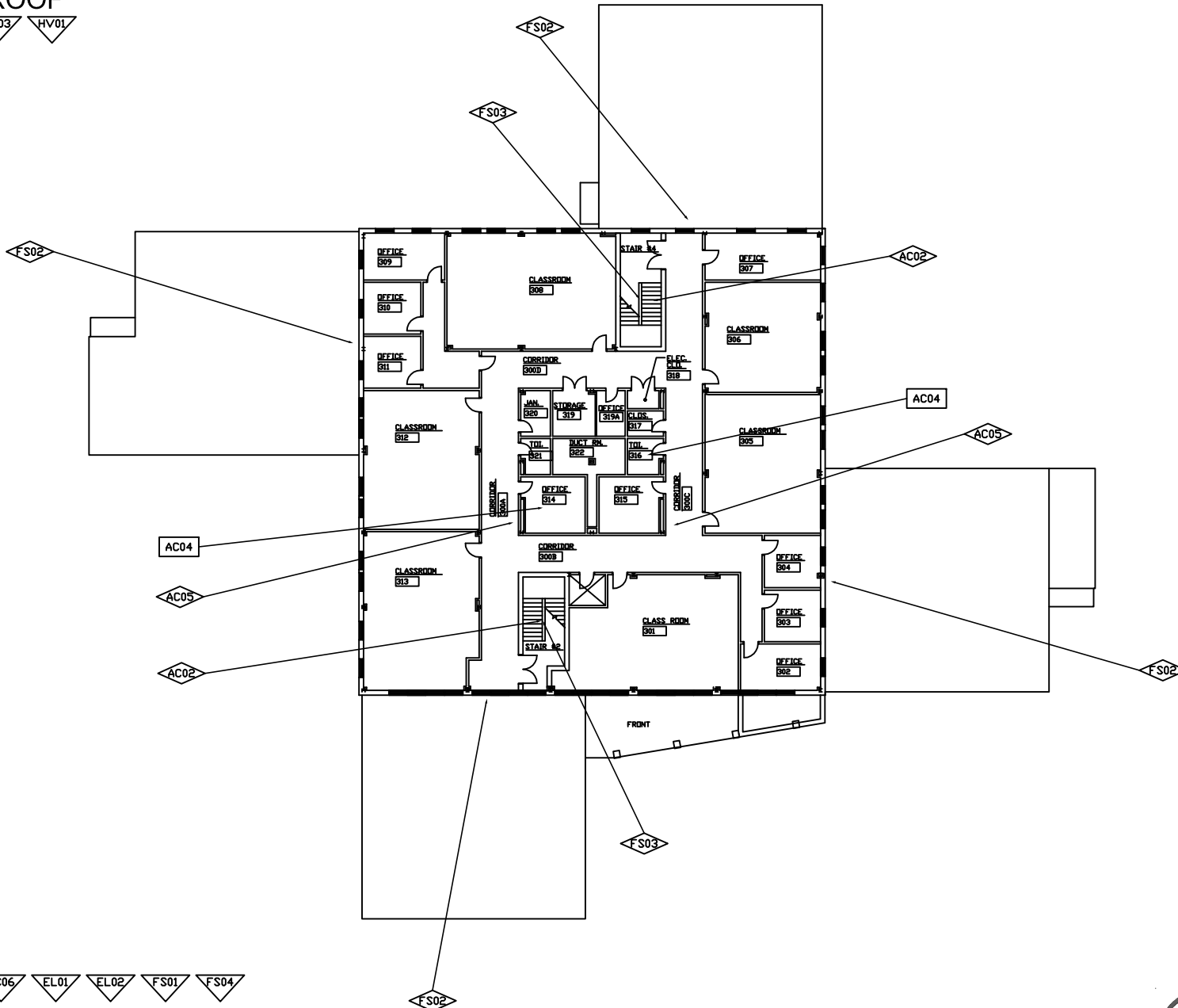
Date: 10/23/09

Drawn by: J.T.V.

Project No. 09-041

SECOND
FLOOR
PLAN

ROOF
ES03 HV01



AC01	AC06	EL01	EL02	FS01	FS04
HV01	IS01	IS02	IS03	PL02	PL03

SPEIGHT BUILDING

BLDG NO. SPEI



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: 10/23/09

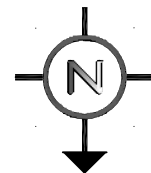
Drawn by: J.T.V.

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
SPEI : SPEIGHT BUILDING**

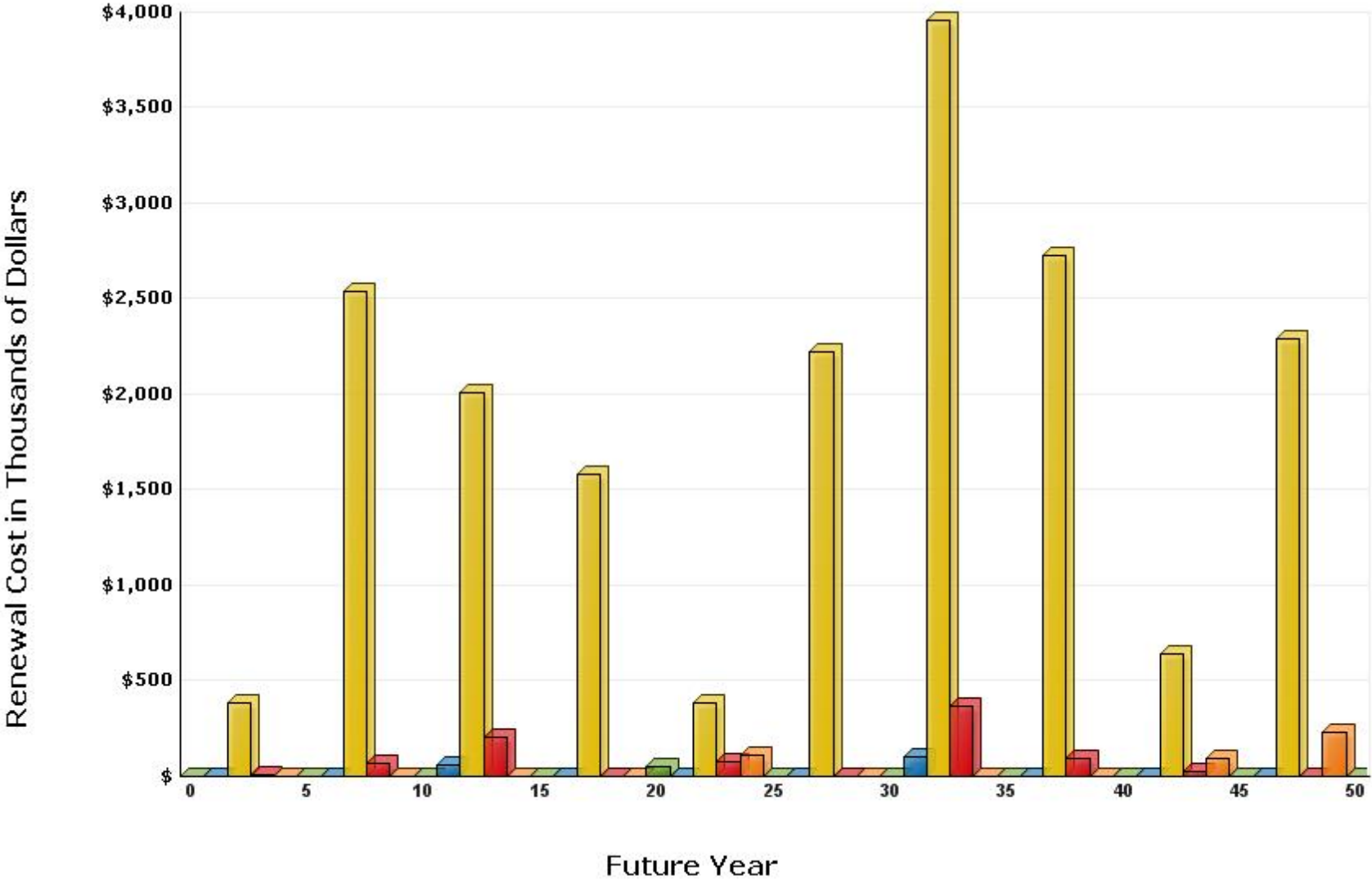
Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	2,240	SF	\$1.30		\$2,920	2001	10
B2010	EXTERIOR FINISH RENEWAL	12,670	SF	\$1.30	.31	\$5,120	2001	10
B2020	STANDARD GLAZING AND CURTAIN WALL	11,240	SF	\$104.04		\$1,169,371	1965	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	6	LEAF	\$4,311.24		\$25,867	1990	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	5	LEAF	\$2,863.29		\$14,316	1990	40
B3010	BUILT-UP ROOF	19,500	SF	\$6.70		\$130,701	2001	20
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	94	LEAF	\$783.68		\$73,666	1965	35
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	196	LEAF	\$783.68		\$153,601	1965	35
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	107,190	SF	\$0.80		\$85,863	2005	10
C3020	CARPET	14,110	SF	\$8.75		\$123,413	2005	10
C3020	VINYL FLOOR TILE	26,850	SF	\$6.59		\$176,884	1965	15
C3020	CERAMIC FLOOR TILE	4,550	SF	\$17.36		\$78,999	1965	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	5,920	SF	\$4.99		\$29,559	2001	15
C3030	PAINTED CEILING FINISH APPLICATION	34,580	SF	\$0.80		\$27,700	2005	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	\$158,628.64		\$158,629	1980	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	\$26,616.80		\$26,617	1980	12
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	50,562	SF	\$2.85		\$144,275	1965	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	50,562	SF	\$2.03		\$102,639	1965	35
D2020	WATER HEATER (COMMERCIAL, ELECTRIC)	120	GAL	\$144.38		\$17,325	1999	20
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	50,562	SF	\$3.08		\$155,832	1965	40
D2030	SUMP PUMP SYS (2 PUMPS, CONTROLS)	2	SYS	\$8,276.49		\$16,553	1965	20
D3030	CHILLER - WATER COOLED (200-1000 TONS)	230	TON	\$686.38		\$157,868	1985	25
D3030	COOLING TOWER (UP TO 300 TONS)	230	TON	\$342.33		\$78,735	2000	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	9	EA	\$2,768.62		\$24,918	1999	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	1	EA	\$2,768.62		\$2,769	1965	20
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	50,562	SF	\$24.80		\$1,254,059	1965	25
D3040	BASE MTD. PUMP - UP TO 15 HP	2	HP	\$3,175.77		\$6,352	1965	20
D3040	BASE MTD. PUMP - 15 HP TO 50 HP	30	HP	\$1,142.19		\$34,266	1965	20

**Life Cycle Model
Building Component Summary
SPEI : SPEIGHT BUILDING**

Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	50,562	SF	\$11.82		\$597,455	1965	50
D5010	ELECTRICAL SWITCHGEAR 277/480V	800	AMP	\$39.56		\$31,651	2005	20
D5010	TRANSFORMER, DRY, 480-208V (30-150 KVA)	262	KVA	\$96.00		\$25,151	1965	30
D5020	EMERGENCY LIGHT (BATTERY)	22	EA	\$283.62		\$6,240	2005	20
D5020	EXIT SIGNS (CENTRAL POWER)	26	EA	\$163.78		\$4,258	2005	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	40,562	SF	\$7.24		\$293,520	1965	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	10,000	SF	\$7.24		\$72,363	2005	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	50,562	SF	\$2.61		\$132,199	2005	15
D5040	GENERATOR, DIESEL (50-100KW)	75	KW	\$717.93		\$53,845	2007	25
E2010	STANDARD BASE OR WALL CABINetry	4	LF	\$272.50		<u>\$1,090</u>	2003	20
						\$5,496,588		

Life Cycle Model Expenditure Projections

SPEI : SPEIGHT BUILDING



Average Annual Renewal Cost Per SqFt \$3.90

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

**Photo Log - Facility Condition
Analysis**

SPEI : SPEIGHT BUILDING

Photo ID No	Description	Location	Date
SPEI001a	View looking northwest across roof	Roof	9/1/2009
SPEI001e	Notifier fire alarm control panel	Mechanical room 165	9/1/2009
SPEI002a	Single level drinking fountain	Third floor, west corridor	9/1/2009
SPEI002e	Caterpillar 75 kW emergency generator	Exterior of building	9/1/2009
SPEI003a	Metal guardrail that is too low and lacks sufficient infill and wood wall handrail beyond lacking recommended end geometry	Third floor, south stair	9/1/2009
SPEI003e	Multizone air handler and hot / chill water coils	Mechanical room 252	9/1/2009
SPEI004a	View looking south at south dead-end corridor	Second floor, corridor 201C	9/1/2009
SPEI004e	Carrier centrifugal chiller	Mechanical room 165	9/1/2009
SPEI005a	Lack of wheelchair access to sink in office suite 154	First floor, office 154 corridor	9/1/2009
SPEI005e	15 hp chill water circulation pump	Mechanical room 165	9/1/2009
SPEI006a	View of southwest corner, south wing	Exterior elevation	9/1/2009
SPEI006e	Multizone air handler and hot / chill water coils	Mechanical room 165	9/1/2009
SPEI007a	View of southwest corner, west wing	Exterior elevation	9/1/2009
SPEI007e	2 hp air compressor and HVAC pneumatic controls	Mechanical room 165	9/1/2009
SPEI008a	View looking southeast along west facade, west wing	Exterior elevation	9/1/2009
SPEI008e	15 hp chill water circulation pump	Mechanical room 165	9/1/2009
SPEI009a	North facade, west wing	Exterior elevation	9/1/2009
SPEI009e	2 hp hot water circulation pump	Mechanical room 165	9/1/2009
SPEI010a	North facade entry steps lacking handrails	Site detail	9/1/2009
SPEI010e	Marley cooling tower	Outside mechanical room 165	9/1/2009
SPEI011a	View of northeast corner, north wing	Exterior elevation	9/1/2009
SPEI011e	Fluorescent T12 surface mount fixtures	Third floor hallway	9/1/2009
SPEI012a	View looking southwest along east facade, north wing, showing one of four roof access ladders, all requiring safety cage	Exterior elevation	9/1/2009
SPEI012e	General Electric 800 amp main breaker switchboard	Mechanical room 165	9/1/2009
SPEI013a	North facade, east wing	Exterior elevation	9/1/2009
SPEI013e	500 kVA oil-filled transformer, 12,470 primary and 480/277 secondary	Outside mechanical room 165	9/1/2009
SPEI014a	View of southeast corner, east wing	Exterior elevation	9/1/2009
SPEI014e	Original mop sink	Third floor, janitor's closet 253	9/1/2009
SPEI015a	Vertical cracking of brickwork at southeast corner, east wing	Exterior detail	9/1/2009
SPEI015e	Duplex sump pump	Mechanical room 165	9/1/2009

**Photo Log - Facility Condition
Analysis**

SPEI : SPEIGHT BUILDING

Photo ID No	Description	Location	Date
SPEI016a	East facade, south wing	Exterior elevation	9/1/2009
SPEI016e	Electric 119 gallon hot water heater	Mechanical room 165	9/1/2009
SPEI017a	View of southeast corner, south wing	Exterior elevation	9/1/2009
SPEI018a	South facade	Exterior elevation	9/1/2009

Facility Condition Analysis - Photo Log



SPEI001A.jpg



SPEI001E.jpg



SPEI002A.jpg



SPEI002E.jpg



SPEI003A.jpg



SPEI003E.jpg



SPEI004A.jpg



SPEI004E.jpg



SPEI005A.jpg



SPEI005E.jpg



SPEI006A.jpg



SPEI006E.jpg



SPEI007A.jpg



SPEI007E.jpg



SPEI008A.jpg



SPEI008E.jpg



SPEI009A.jpg



SPEI009E.jpg



SPEI010A.jpg



SPEI010E.jpg

Facility Condition Analysis - Photo Log



SPEI011A.jpg



SPEI011E.jpg



SPEI012A.jpg



SPEI012E.jpg



SPEI013A.jpg



SPEI013E.jpg



SPEI014A.jpg



SPEI014E.jpg



SPEI015A.jpg



SPEI015E.jpg



SPEI016A.jpg



SPEI016E.jpg



SPEI017A.jpg



SPEI018A.jpg