EAST CAROLINA UNIVERSITY

SPILMAN BUILDING

ASSET CODE: SPIL

FACILITY CONDITION ANALYSIS

SEPTEMBER 3, 2010

ISES CORPORATION

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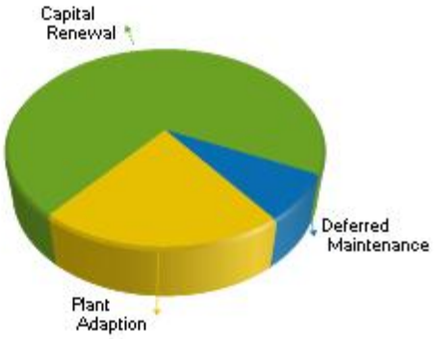
PROJECT COSTS BY CLASSIFICATION



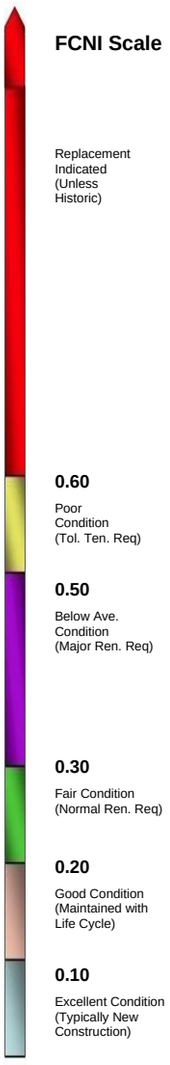
Building Code: SPIL
Building Name: SPILMAN BUILDING
Year Built: 1930
Building Use: Office / Administrative
Square Feet: 16,720

Project Costs by Priority

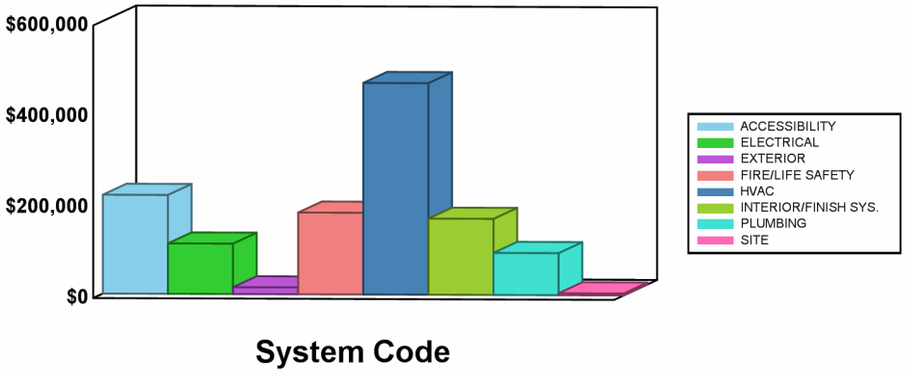
Priority 1:	$17,974
Priority 2:	$55,028
Priority 3:	$804,778
Priority 4:	$373,503
Total Project Costs:	**$1,251,283**

Facility Replacement Cost: **$4,580,003**

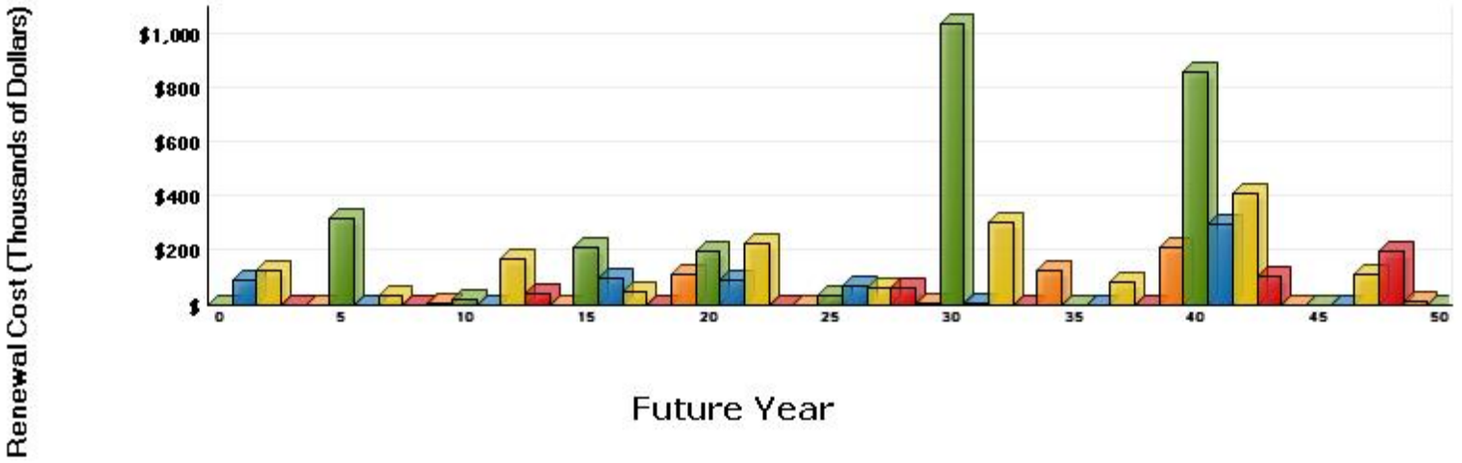
Facility Condition Needs Index (FCNI): **0.27**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $3.15

B. ASSET SUMMARY

Built in 1930, the Spilman Building is a two-story, rectangular-shaped, office structure with no basement. This structure is located near the middle of the north side of the East Carolina University campus in Greenville, North Carolina and has a listed area of 16,720 gross square feet.

The information for this report was gathered during an inspection conducted on September 3, 2009.

SITE

The landscaping on this relatively small, flat site consists of turf, shrubs, specimen trees, and foundation planting. All are in overall good condition. The overall condition of the site is such that a modest landscaping project is warranted.

EXTERIOR STRUCTURE

This concrete and masonry-framed building has a brick veneer and punched windows. The roof has a hipped, terra-cotta tile application from the eave to the edge of a flat metal application over the majority of the building footprint. All of this roofing is in overall fair condition. Upgraded fasteners are proposed for many of the mansard roofing tiles. Dormer flashing upgrades are also recommended. The windows have been upgraded to insulating units and are in overall good condition. The few exterior doors are painted metal. No exterior door upgrades are proposed, beyond repainting the metal doors. Brick veneer is the primary exterior finish, with a few applied finishes on doors and some trim. The brick is fundamentally sound. The applied exterior finishes will need to be renewed within the next five years.

INTERIOR FINISHES / SYSTEMS

The interior of both floors has a double-loaded central corridor with offices on both sides. All of the walls are floor-to-ceiling, and most are painted, although there are also some walls with wall covering. The entry floor finishes were upgraded within the past few years. Ceilings in most spaces are painted, and most of the building is carpeted. All of these interior finishes vary in age and condition. Carpeting, wall finish, and ceiling upgrades are recommended within the next ten years. Interior doors are in overall good condition, with no recommended upgrades.

ACCESSIBILITY

There is some handicapped accessibility into and through this building. There is a wheelchair ramp at the northeast entrance, wheelchair accessible restrooms at the entry floor, some lever door hardware, and some ADA compliant signage. Several accessibility upgrades are recommended.

Legislation related to accessibility by persons with disabilities requires that building entrances be wheelchair accessible. To comply with the intent of this legislation, it is recommended that compliant painted metal handrails and handrails extensions be installed at all four entrances to this building.

ADA legislation also 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 knobs.

Current legislation regarding building accessibility further 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. Painted wood and metal handrail extensions should be added to the ends of all of the handrails.

Current accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is no wheelchair access to the upper floor of this building. To comply with the intent of this legislation, the installation of an interior hydraulic elevator is proposed.

Restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The entry floor fixtures and finishes have been upgraded recently and are accessible to persons with disabilities. The upper floor fixtures and finishes are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive renovation of both of the upper floor restrooms, including new fixtures, finishes, partitions, and accessories, is recommended. Restroom expansion may be necessary in order to meet modern minimum fixture counts and accessibility legislation.

Accessibility legislation requires that building amenities, such as the drinking fountains, be generally accessible to all persons. The single level configuration of the upper floor drinking fountain is a barrier to accessibility. The installation of a dual level, refrigerated drinking fountain is recommended to replace this existing fountain.

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.

HEALTH

No information was provided by the University as to the presence of asbestos containing material (ACM) within this building. With the age of the building, ACM is possible but not likely. No ACM abatement project 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 wood and metal guardrails at the top of the two fire exit stairs are too low and lack sufficient infill, and the open design of these stairs creates a guardrail condition down the entire length of both stairs. A painted metal rail should be added above and parallel to the existing handrails. The application of a galvanized, expanded metal lath to the existing guardrails is the most cost-effective method of complying with the sphere test. The roof access hatch should also have a telescoping safety

pole affixed to the roof access ladder. Overall, however, this building appears to have been constructed in substantial compliance with building codes. The exits seem to be sufficient in number and location. No exit projects are proposed.

This facility is not currently protected by any form of fire detection or notification. In order to conform to modern construction standards, it is recommended that a modern fire alarm system be installed. This measure will help to provide a safe environment for building occupants and protect assets.

The building is also 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 the potential for loss. Exit signs in the facility are LED-illuminated and have battery backup power. There is no emergency lighting available. It is recommended that unitary systems be installed.

HVAC

This facility is on the campus steam loop. Steam is circulated as the heating medium. The facility is served by a forced air HVAC system with single zone air handling units. The air handling units have steam heating coils and DX 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 electronic and were manufactured by Trane. The components of the HVAC system, in general, are approaching the ends of their expected life cycles. It should be anticipated that the system will require renovation within the scope of this analysis.

A cooling tower facilitates heat rejection for the DX units. This unit has a 40 ton capacity and was manufactured by Marley. The cooling tower is approaching the end of its expected life cycle and is recommended for replacement.

Supplemental HVAC is provided by packaged units. These units utilize DX cooling and natural gas heat. They are controlled with electronic thermostats. In conjunction with the proposed HVAC system upgrade, it is recommended that these systems be removed and that the areas that they serve be included on the central HVAC system.

ELECTRICAL

An oil-filled transformer that is rated for 150 kVA service steps the incoming power down from 12,470 volts to 120/208 volts for building distribution. This unit was manufactured by S & C. Power is then distributed by a switchgear that is rated for 600 amp service and was manufactured by Square D. It should be anticipated that the 120/208 volt main distribution panel and switchgear will require replacement within the outlook of this report.

The electrical distribution network in this facility supplies 120/208 volt power throughout. The panels were manufactured predominantly by Square D. Electrical system upgrades, including switches, receptacles, cover plates, and circuit breakers, took place for approximately 25 percent of the facility during a 2008 lighting upgrade. The remaining portion of the building still has aging devices, including wall switches and receptacles, which are potential shock and fire hazards. Replace all worn or damaged

switches, receptacles, and cover plates. Install ground fault circuit interrupter (GFCI) receptacles where required by code. Test power panels for proper operation, replacing faulty breakers as needed. Update power panel directories for circuit identification.

A portion of the interior spaces of this facility were upgraded in 2008 and are illuminated by fixtures that utilize compact and T8 fluorescent lamps. Most of the fluorescent lighting fixtures are recessed, compact applications. The interior lighting is in good condition. With proper care, it will outlast the purview of this report.

The remaining interior spaces of this facility were upgraded in 1989 and are illuminated by fixtures that utilize compact and T8 fluorescent lamps. For the most part, the fluorescent fixtures are pendant-mounted applications with acrylic lenses. The lighting system is currently sufficient. However, it should be anticipated that it will require replacement within the scope of this analysis. Specify energy-efficient light fixtures for the new interior lighting systems, and install occupancy sensors where possible.

The exterior areas adjacent to the building are illuminated by building-mounted high intensity discharge (HID) and stanchion-mounted fixtures. These exterior light fixtures are currently in good condition. However, their replacement should be scheduled within the outlook of this report due to predictable wear. Install new energy-efficient fixtures, and place them on photocell activation.

PLUMBING

Potable water is distributed throughout this facility via a galvanized steel 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 on the upper floor are recommended for replacement as part of restroom renovations addressed in the Accessibility section of this report.

Domestic water for this facility is heated by a natural gas-fired, residential-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.

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: August 3, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

NAME	POSITION
William Bagwell	Associate Vice Chancellor, Campus Operations

REPORT DEVELOPMENT:

Report Development by:
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Suite N
Stone Mountain, GA 30087

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).

B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.

C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

PRIORITY CLASS 1

CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	0001HV04	01
PL1D	0001PL02	02

PRIORITY CLASS 2

CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	0001IS06	03
EL4C	0001EL03	04

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:
a. return a facility to normal operation
b. stop accelerated deterioration
c. correct a cited safety hazard

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:
a. intermittent interruptions
b. rapid deterioration
c. potential safety hazards

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

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

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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

Building Number	Photo Sequence	Arch / Eng / VT
0001	006	e

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

CATEGORY CODE			SYSTEM DESCRIPTION
AC1A	-	AC4B	ACCESSIBILITY
EL1A	-	EL8A	ELECTRICAL
ES1A	-	ES6E	EXTERIOR STRUCTURE
FS1A	-	FS6A	FIRE / LIFE SAFETY
HE1A	-	HE7A	HEALTH
HV1A	-	HV8B	HVAC
IS1A	-	IS6D	INTERIOR FINISHES / SYSTEMS
PL1A	-	PL5A	PLUMBING
SI1A	-	SI4A	SITE
SS1A	-	SS7A	SECURITY SYSTEMS
VT1A	-	VT7A	VERTICAL TRANSPORTATION

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

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

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

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	CABINETRY	R & R work to interior casework systems including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems including toilet partitions, urinal/vanity screens, etc.
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere including light coves, phone booths, interior light wells, etc.
SYSTEM DESCRIPTION: PLUMBING			

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

SPIL : SPILMAN BUILDING

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	217,700	217,700
EL	ELECTRICAL	0	0	91,813	19,210	111,024
ES	EXTERIOR	13,864	0	1,232	0	15,096
FS	FIRE/LIFE SAFETY	4,110	55,028	0	120,867	180,006
HV	HVAC	0	0	465,829	0	465,829
IS	INTERIOR/FINISH SYS.	0	0	154,717	12,856	167,573
PL	PLUMBING	0	0	89,860	2,869	92,729
SI	SITE	0	0	1,326	0	1,326
	TOTALS	17,974	55,028	804,778	373,503	1,251,283

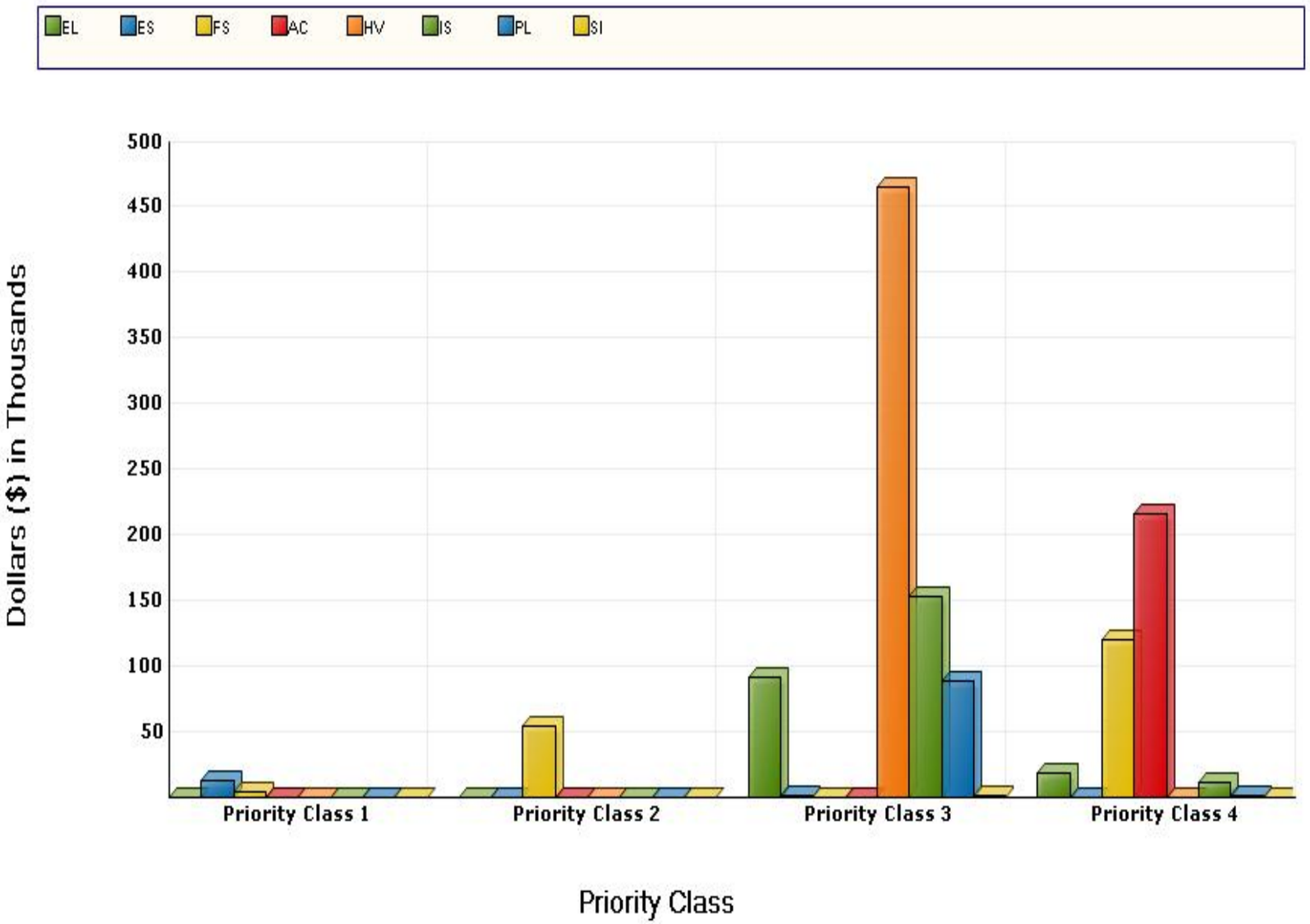
Facility Replacement Cost	$4,580,003
Facility Condition Needs Index	0.27

Gross Square Feet	16,720	**Total Cost Per Square Foot**	$74.84

FACILITY CONDITION ANALYSIS

System Code by Priority Class

SPIL : SPILMAN BUILDING



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
SPIL : SPILMAN BUILDING

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	217,700	217,700
EL	ELECTRICAL	104,536	6,488	0	111,024
ES	EXTERIOR	15,096	0	0	15,096
FS	FIRE/LIFE SAFETY	129,647	0	50,358	180,006
HV	HVAC	465,829	0	0	465,829
IS	INTERIOR/FINISH SYS.	167,573	0	0	167,573
PL	PLUMBING	2,869	89,860	0	92,729
SI	SITE	1,326	0	0	1,326
	TOTALS	886,876	96,348	268,059	1,251,283

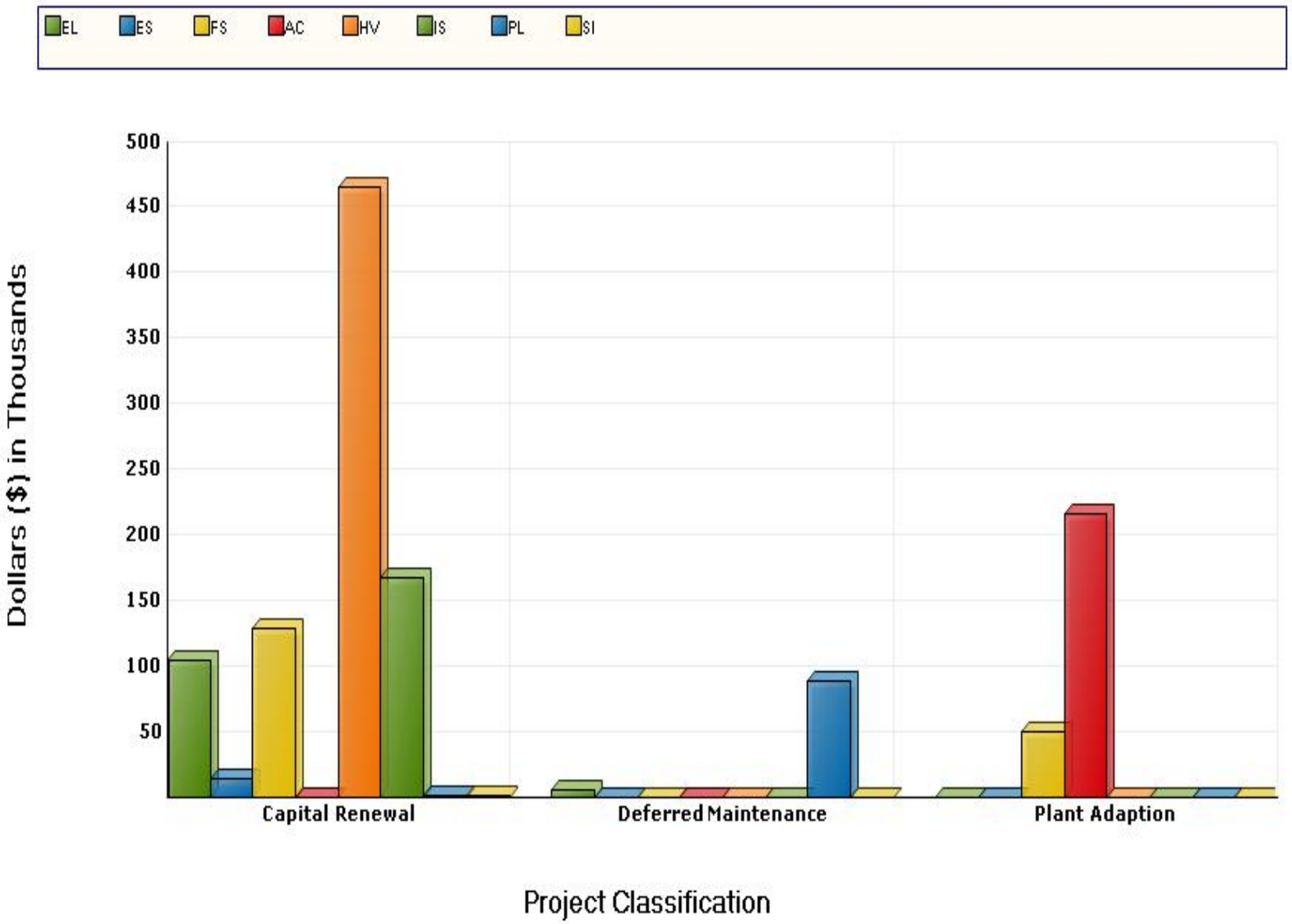
Facility Replacement Cost	$4,580,003
Facility Condition Needs Index	0.27

Gross Square Feet	16,720	**Total Cost Per Square Foot**	$74.84

FACILITY CONDITION ANALYSIS

System Code by Project Class

SPIL : SPILMAN BUILDING



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
SPIL : SPILMAN BUILDING

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	13,864	8,780	708,429	155,802	886,876
Deferred Maintenance	0	0	96,348	0	96,348
Plant Adaption	4,110	46,248	0	217,700	268,059
TOTALS	17,974	55,028	804,778	373,503	1,251,283

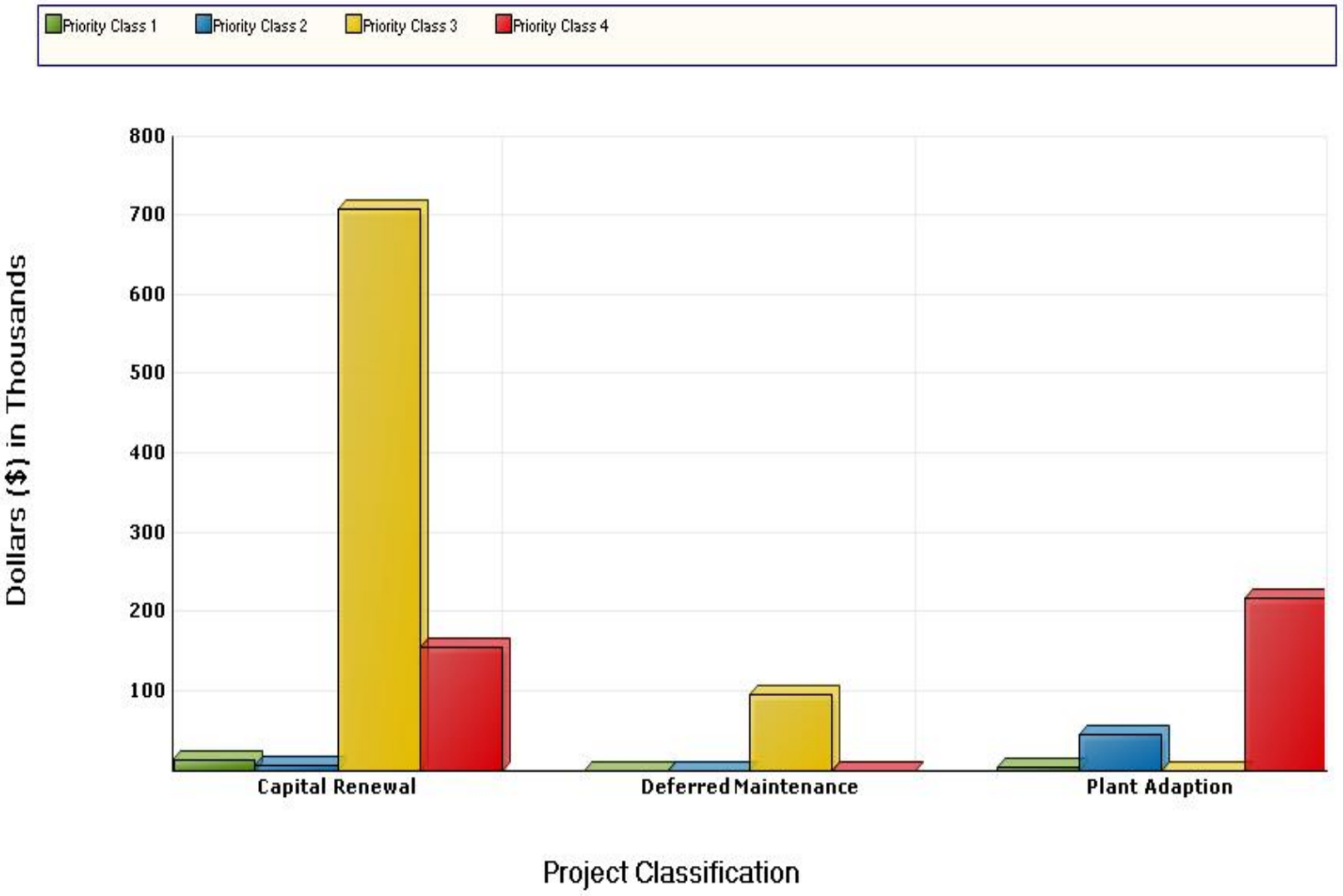
Facility Replacement Cost	$4,580,003
Facility Condition Needs Index	0.27

Gross Square Feet	16,720	**Total Cost Per Square Foot**	$74.84

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

SPIL : SPILMAN BUILDING



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5E	SPILFS01	1	1	STAIR GUARDRAIL UPGRADES	3,543	567	4,110
ES4A	SPILES02	1	2	ROOFING REPAIRS	11,952	1,912	13,864
				Totals for Priority Class 1	**15,495**	**2,479**	**17,974**
FS2A	SPILFS02	2	3	FIRE ALARM SYSTEM INSTALLATION	39,869	6,379	46,248
FS1A	SPILFS04	2	4	INSTALL EMERGENCY LIGHTS	7,569	1,211	8,780
				Totals for Priority Class 2	**47,438**	**7,590**	**55,028**
ES2B	SPILES01	3	5	EXTERIOR FINISH UPGRADES	1,062	170	1,232
HV3A	SPILHV01	3	6	HVAC SYSTEM REPLACEMENT	376,699	60,272	436,971
HV2B	SPILHV02	3	7	COOLING TOWER REPLACEMENT	24,878	3,981	28,859
EL3B	SPILEL03	3	8	ELECTRICAL SYSTEM REPAIRS	5,593	895	6,488
EL4B	SPILEL02	3	9	INTERIOR LIGHTING UPGRADE	57,296	9,167	66,463
EL4A	SPILEL04	3	10	EXTERIOR LIGHTING REPLACEMENT	16,260	2,602	18,862
IS2B	SPILIS01	3	11	INTERIOR WALL UPGRADES	25,740	4,118	29,859
IS1A	SPILIS02	3	12	CARPET REPLACEMENT	107,636	17,222	124,858
PL1A	SPILPL02	3	13	WATER SUPPLY PIPING REPLACEMENT	30,740	4,918	35,659
PL2A	SPILPL03	3	14	DRAIN PIPING REPLACEMENT	46,726	7,476	54,202
SI2A	SPILSI01	3	15	LANDSCAPING UPGRADE	1,143	183	1,326
				Totals for Priority Class 3	**693,774**	**111,004**	**804,778**
FS3A	SPILFS03	4	16	FIRE SPRINKLER SYSTEM INSTALLATION	104,196	16,671	120,867
AC2A	SPILAC01	4	17	BUILDING ENTRY ACCESSIBILITY UPGRADES	1,187	190	1,376
AC3C	SPILAC02	4	18	INSTALL LEVER ACTION DOOR HARDWARE	29,992	4,799	34,791
AC3B	SPILAC03	4	19	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC3A	SPILAC04	4	20	ELEVATOR INSTALLATION	124,172	19,867	144,039
AC3E	SPILAC05	4	21	RESTROOM RENOVATION	24,727	3,956	28,684
AC3F	SPILAC06	4	22	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	1,753	280	2,033
AC3D	SPILAC07	4	23	BUILDING SIGNAGE PACKAGE UPGRADE	718	115	833
EL2A	SPILEL01	4	24	REPLACE 120/208 VOLT SWITCHGEAR	16,561	2,650	19,210
IS3B	SPILIS03	4	25	REFINISH CEILINGS	11,083	1,773	12,856

Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
PL1E	SPILPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	2,473	396	2,869
				Totals for Priority Class 4	**321,985**	**51,518**	**373,503**
				Grand Total:	**1,078,692**	**172,591**	**1,251,283**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5E	SPILFS01	1	1	STAIR GUARDRAIL UPGRADES	3,543	567	4,110
ES4A	SPILES02	1	2	ROOFING REPAIRS	11,952	1,912	13,864
				Totals for Priority Class 1	**15,495**	**2,479**	**17,974**
FS2A	SPILFS02	2	3	FIRE ALARM SYSTEM INSTALLATION	39,869	6,379	46,248
FS1A	SPILFS04	2	4	INSTALL EMERGENCY LIGHTS	7,569	1,211	8,780
				Totals for Priority Class 2	**47,438**	**7,590**	**55,028**
IS2B	SPILIS01	3	11	INTERIOR WALL UPGRADES	25,740	4,118	29,859
ES2B	SPILES01	3	5	EXTERIOR FINISH UPGRADES	1,062	170	1,232
SI2A	SPILSI01	3	15	LANDSCAPING UPGRADE	1,143	183	1,326
HV2B	SPILHV02	3	7	COOLING TOWER REPLACEMENT	24,878	3,981	28,859
EL4B	SPILEL02	3	9	INTERIOR LIGHTING UPGRADE	57,296	9,167	66,463
EL3B	SPILEL03	3	8	ELECTRICAL SYSTEM REPAIRS	5,593	895	6,488
EL4A	SPILEL04	3	10	EXTERIOR LIGHTING REPLACEMENT	16,260	2,602	18,862
PL1A	SPILPL02	3	13	WATER SUPPLY PIPING REPLACEMENT	30,740	4,918	35,659
PL2A	SPILPL03	3	14	DRAIN PIPING REPLACEMENT	46,726	7,476	54,202
				Totals for Priority Class 3	**209,439**	**33,510**	**242,949**
AC2A	SPILAC01	4	17	BUILDING ENTRY ACCESSIBILITY UPGRADES	1,187	190	1,376
AC3C	SPILAC02	4	18	INSTALL LEVER ACTION DOOR HARDWARE	29,992	4,799	34,791
AC3B	SPILAC03	4	19	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC3E	SPILAC05	4	21	RESTROOM RENOVATION	24,727	3,956	28,684
AC3F	SPILAC06	4	22	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	1,753	280	2,033
AC3D	SPILAC07	4	23	BUILDING SIGNAGE PACKAGE UPGRADE	718	115	833
IS3B	SPILIS03	4	25	REFINISH CEILINGS	11,083	1,773	12,856
EL2A	SPILEL01	4	24	REPLACE 120/208 VOLT SWITCHGEAR	16,561	2,650	19,210
PL1E	SPILPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	2,473	396	2,869
				Totals for Priority Class 4	**93,617**	**14,979**	**108,596**
				Grand Totals for Projects < 100,000	**365,990**	**58,558**	**424,548**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
IS1A	SPILIS02	3	12	CARPET REPLACEMENT	107,636	17,222	124,858
HV3A	SPILHV01	3	6	HVAC SYSTEM REPLACEMENT	376,699	60,272	436,971
				Totals for Priority Class 3	**484,335**	**77,494**	**561,828**
AC3A	SPILAC04	4	20	ELEVATOR INSTALLATION	124,172	19,867	144,039
FS3A	SPILFS03	4	16	FIRE SPRINKLER SYSTEM INSTALLATION	104,196	16,671	120,867
				Totals for Priority Class 4	**228,368**	**36,539**	**264,906**
				Grand Totals for Projects >= 100,000 and < 500,000	**712,703**	**114,032**	**826,735**
				Grand Totals For All Projects:	**1,078,692**	**172,591**	**1,251,283**

Detailed Project Summary

Facility Condition Analysis

Project Classification

SPIL : SPILMAN BUILDING

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES4A	SPILES02	2	Capital Renewal	1	ROOFING REPAIRS	13,864
FS1A	SPILFS04	4	Capital Renewal	2	INSTALL EMERGENCY LIGHTS	8,780
ES2B	SPILES01	5	Capital Renewal	3	EXTERIOR FINISH UPGRADES	1,232
HV3A	SPILHV01	6	Capital Renewal	3	HVAC SYSTEM REPLACEMENT	436,971
HV2B	SPILHV02	7	Capital Renewal	3	COOLING TOWER REPLACEMENT	28,859
EL4B	SPILEL02	9	Capital Renewal	3	INTERIOR LIGHTING UPGRADE	66,463
EL4A	SPILEL04	10	Capital Renewal	3	EXTERIOR LIGHTING REPLACEMENT	18,862
IS2B	SPILIS01	11	Capital Renewal	3	INTERIOR WALL UPGRADES	29,859
IS1A	SPILIS02	12	Capital Renewal	3	CARPET REPLACEMENT	124,858
SI2A	SPILSI01	15	Capital Renewal	3	LANDSCAPING UPGRADE	1,326
FS3A	SPILFS03	16	Capital Renewal	4	FIRE SPRINKLER SYSTEM INSTALLATION	120,867
EL2A	SPILEL01	24	Capital Renewal	4	REPLACE 120/208 VOLT SWITCHGEAR	19,210
IS3B	SPILIS03	25	Capital Renewal	4	REFINISH CEILINGS	12,856
PL1E	SPILPL01	26	Capital Renewal	4	DOMESTIC WATER HEATER REPLACEMENT	2,869
					Totals for Capital Renewal	**886,876**
EL3B	SPILEL03	8	Deferred Maintenance	3	ELECTRICAL SYSTEM REPAIRS	6,488
PL1A	SPILPL02	13	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	35,659
PL2A	SPILPL03	14	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	54,202
					Totals for Deferred Maintenance	**96,348**
FS5E	SPILFS01	1	Plant Adaption	1	STAIR GUARDRAIL UPGRADES	4,110
FS2A	SPILFS02	3	Plant Adaption	2	FIRE ALARM SYSTEM INSTALLATION	46,248
AC2A	SPILAC01	17	Plant Adaption	4	BUILDING ENTRY ACCESSIBILITY UPGRADES	1,376
AC3C	SPILAC02	18	Plant Adaption	4	INSTALL LEVER ACTION DOOR HARDWARE	34,791
AC3B	SPILAC03	19	Plant Adaption	4	STAIR HANDRAIL UPGRADES	5,944
AC3A	SPILAC04	20	Plant Adaption	4	ELEVATOR INSTALLATION	144,039
AC3E	SPILAC05	21	Plant Adaption	4	RESTROOM RENOVATION	28,684
AC3F	SPILAC06	22	Plant Adaption	4	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,033
AC3D	SPILAC07	23	Plant Adaption	4	BUILDING SIGNAGE PACKAGE UPGRADE	833
					Totals for Plant Adaption	**268,059**

Detailed Project Summary

Facility Condition Analysis

Project Classification

SPIL : SPILMAN BUILDING

Grand Total:	**1,251,283**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

SPIL : SPILMAN BUILDING

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
HV3A	SPILHV01	3	6	HVAC SYSTEM REPLACEMENT	436,971	6,310	69.25
EL4B	SPILEL02	3	9	INTERIOR LIGHTING UPGRADE	66,463	2,670	24.89
EL4A	SPILEL04	3	10	EXTERIOR LIGHTING REPLACEMENT	18,862	260	72.55
				Totals for Priority Class 3	**522,296**	**9,240**	**56.53**
				Grand Total:	**522,296**	**9,240**	**56.53**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	SPILAC01	4	17	BUILDING ENTRY ACCESSIBILITY UPGRADES	1,187	190	1,376
AC3C	SPILAC02	4	18	INSTALL LEVER ACTION DOOR HARDWARE	29,992	4,799	34,791
AC3B	SPILAC03	4	19	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC3A	SPILAC04	4	20	ELEVATOR INSTALLATION	124,172	19,867	144,039
AC3E	SPILAC05	4	21	RESTROOM RENOVATION	24,727	3,956	28,684
AC3F	SPILAC06	4	22	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	1,753	280	2,033
AC3D	SPILAC07	4	23	BUILDING SIGNAGE PACKAGE UPGRADE	718	115	833
				Totals for System Code: ACCESSIBILITY	**187,673**	**30,028**	**217,700**
EL3B	SPILEL03	3	8	ELECTRICAL SYSTEM REPAIRS	5,593	895	6,488
EL4B	SPILEL02	3	9	INTERIOR LIGHTING UPGRADE	57,296	9,167	66,463
EL4A	SPILEL04	3	10	EXTERIOR LIGHTING REPLACEMENT	16,260	2,602	18,862
EL2A	SPILEL01	4	24	REPLACE 120/208 VOLT SWITCHGEAR	16,561	2,650	19,210
				Totals for System Code: ELECTRICAL	**95,710**	**15,314**	**111,024**
ES4A	SPILES02	1	2	ROOFING REPAIRS	11,952	1,912	13,864
ES2B	SPILES01	3	5	EXTERIOR FINISH UPGRADES	1,062	170	1,232
				Totals for System Code: EXTERIOR	**13,014**	**2,082**	**15,096**
FS5E	SPILFS01	1	1	STAIR GUARDRAIL UPGRADES	3,543	567	4,110
FS2A	SPILFS02	2	3	FIRE ALARM SYSTEM INSTALLATION	39,869	6,379	46,248
FS1A	SPILFS04	2	4	INSTALL EMERGENCY LIGHTS	7,569	1,211	8,780
FS3A	SPILFS03	4	16	FIRE SPRINKLER SYSTEM INSTALLATION	104,196	16,671	120,867
				Totals for System Code: FIRE/LIFE SAFETY	**155,177**	**24,828**	**180,006**
HV3A	SPILHV01	3	6	HVAC SYSTEM REPLACEMENT	376,699	60,272	436,971
HV2B	SPILHV02	3	7	COOLING TOWER REPLACEMENT	24,878	3,981	28,859
				Totals for System Code: HVAC	**401,577**	**64,252**	**465,829**
IS2B	SPILIS01	3	11	INTERIOR WALL UPGRADES	25,740	4,118	29,859
IS1A	SPILIS02	3	12	CARPET REPLACEMENT	107,636	17,222	124,858
IS3B	SPILIS03	4	25	REFINISH CEILINGS	11,083	1,773	12,856
				Totals for System Code: INTERIOR/FINISH SYS.	**144,459**	**23,113**	**167,573**
PL1A	SPILPL02	3	13	WATER SUPPLY PIPING REPLACEMENT	30,740	4,918	35,659
PL2A	SPILPL03	3	14	DRAIN PIPING REPLACEMENT	46,726	7,476	54,202
PL1E	SPILPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	2,473	396	2,869
				Totals for System Code: PLUMBING	**79,939**	**12,790**	**92,729**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
SI2A	SPILSI01	3	15	LANDSCAPING UPGRADE	1,143	183	1,326
				Totals for System Code: SITE	**1,143**	**183**	**1,326**
				Grand Total:	**1,078,692**	**172,591**	**1,251,283**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILFS01	**Title:**	STAIR GUARDRAIL UPGRADES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5E	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING

Building Code:	SPIL
Building Name:	SPILMAN BUILDING
Subclass/Savings:	Not Applicable

Code Application:	IBC	1003.3
	ADAAG	505

Project Class:	Plant Adaption
Project Date:	10/7/2009
Project Location:	Item Only: Floor(s) 1, 2

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 wood and metal guardrails at the top of the two fire exit stairs are too low and lack sufficient infill, and the open design of these stairs creates a guardrail condition down the entire length of both stairs. A painted metal rail should be added above and parallel to the existing handrails. The application of a galvanized, expanded metal lath to the existing guardrails is the most cost-effective method of complying with the sphere test. The roof access hatch should also have a telescoping safety pole affixed to the roof access ladder.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILFS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rail, galvanized expanded metal grillage, equipment rental, supplies, and paint (2 coats)	LOT	1	$750	$750	$3,200	$3,200	$3,950
Roof hatch telescoping safety post, fasteners, and tools	LOT	1	$300	$300	$320	$320	$620
Project Totals:				**$1,050**		**$3,520**	**$4,570**

Material/Labor Cost		$4,570
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$2,863
General Contractor Mark Up at 20.0%	+	$573
Inflation	+	$108
Construction Cost		$3,543
Professional Fees at 16.0%	+	$567
Total Project Cost		**$4,110**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILES02	**Title:**	ROOFING REPAIRS
Priority Sequence:	2		
Priority Class:	1		
Category Code:	ES4A	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPAIR
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	8/27/2010		
Project Location:	Undefined: Floor(s) R		

Project Description

Many of the terra-cotta roof tile fasteners are reportedly deteriorating, and some of the dormer flashing is in need for repair or replacement. An allowance is recommended to make necessary roofing repairs.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Roofing repair allowance	LOT	1	$5,000	$5,000	$9,600	$9,600	$14,600
Project Totals:				**$5,000**		**$9,600**	**$14,600**

Material/Labor Cost		$14,600
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$9,960
General Contractor Mark Up at 20.0%	+	$1,992
Construction Cost		$11,952
Professional Fees at 16.0%	+	$1,912
Total Project Cost		**$13,864**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILFS02	**Title:**	FIRE ALARM SYSTEM INSTALLATION
Priority Sequence:	3		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL

Building Code:	SPIL	
Building Name:	SPILMAN BUILDING	
Subclass/Savings:	Not Applicable	

Code Application:	ADAAG	702.1
	NFPA	1, 101

Project Class:	Plant Adaption
Project Date:	10/16/2009
Project Location:	Floor-wide: Floor(s) 1, 2

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILFS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, and cut and patching materials	SF	16,720	$1.46	$24,411	$0.89	$14,881	$39,292
Project Totals:				**$24,411**		**$14,881**	**$39,292**

Material/Labor Cost		$39,292
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$32,216
General Contractor Mark Up at 20.0%	+	$6,443
Inflation	+	$1,210
Construction Cost		$39,869
Professional Fees at 16.0%	+	$6,379
Total Project Cost		**$46,248**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILFS04	**Title:**	INSTALL EMERGENCY LIGHTS
Priority Sequence:	4		
Priority Class:	2		
Category Code:	FS1A	**System:**	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE

Building Code:	SPIL
Building Name:	SPILMAN BUILDING
Subclass/Savings:	Not Applicable

Code Application:	NFPA	101-47
	IBC	1011

Project Class:	Capital Renewal
Project Date:	10/16/2009
Project Location:	Floor-wide: Floor(s) 1, 2

Project Description

Install new emergency lights in the facility. The new units should have individual battery packs for backup power.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILFS04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of new battery pack emergency lights, including all connections	EA	20	$186	$3,720	$231	$4,620	$8,340
Project Totals:				**$3,720**		**$4,620**	**$8,340**

Material/Labor Cost		$8,340
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$6,116
General Contractor Mark Up at 20.0%	+	$1,223
Inflation	+	$230
Construction Cost		$7,569
Professional Fees at 16.0%	+	$1,211
Total Project Cost		**$8,780**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILES01	**Title:**	EXTERIOR FINISH UPGRADES
Priority Sequence:	5		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/7/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Brick veneer is the primary exterior finish, with a few applied finishes on doors and some trim. The brick is fundamentally sound. The applied exterior finishes will need to be renewed within the next five years.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Paint, tools, and supplies	LOT	1	$200	$200	$1,280	$1,280	$1,480
Project Totals:				**$200**		**$1,280**	**$1,480**

Material/Labor Cost		$1,480
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$858
General Contractor Mark Up at 20.0%	+	$172
Inflation	+	$32
Construction Cost		$1,062
Professional Fees at 16.0%	+	$170
Total Project Cost		**$1,232**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILHV01	**Title:**	HVAC SYSTEM REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Energy Conservation $6,310		
Code Application:	ASHRAE 62-2004		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 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, pressure reducing valves, 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
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILHV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Air handlers, exhaust fans, ductwork, VAVs, VFDs, DDCs, pressure reducing valves, pumps, piping, electrical connections, and demolition of existing equipment	SF	16,720	$11.14	$186,261	$13.62	$227,726	$413,987
Project Totals:				**$186,261**		**$227,726**	**$413,987**

Material/Labor Cost		$413,987
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$304,388
General Contractor Mark Up at 20.0%	+	$60,878
Inflation	+	$11,433
Construction Cost		$376,699
Professional Fees at 16.0%	+	$60,272
Total Project Cost		**$436,971**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILHV02	**Title:**	COOLING TOWER REPLACEMENT
Priority Sequence:	7		
Priority Class:	3		
Category Code:	HV2B	**System:**	HVAC
		Component:	COOLING
		Element:	HEAT REJECTION
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

The existing cooling tower is recommended for replacement. Remove the existing cooling tower. Install a new cooling tower, including piping, balancing valves, controls, programming, and start-up.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILHV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace cooling tower, including demolition of existing unit	TON	80	$177	$14,190	$142	$11,333	$25,522
Project Totals:				**$14,190**		**$11,333**	**$25,522**

Material/Labor Cost		$25,522
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$20,103
General Contractor Mark Up at 20.0%	+	$4,021
Inflation	+	$755
Construction Cost		$24,878
Professional Fees at 16.0%	+	$3,981
Total Project Cost		**$28,859**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILEL03	**Title:**	ELECTRICAL SYSTEM REPAIRS
Priority Sequence:	8		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		

Code Application: NEC Articles 100, 210, 410

Project Class: Deferred Maintenance

Project Date: 10/16/2009

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

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILEL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Switches, receptacles, cover plates, breakers, and miscellaneous materials	SF	12,720	$0.20	$2,544	$0.30	$3,816	$6,360
Project Totals:				**$2,544**		**$3,816**	**$6,360**

Material/Labor Cost		$6,360
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$4,519
General Contractor Mark Up at 20.0%	+	$904
Inflation	+	$170
Construction Cost		$5,593
Professional Fees at 16.0%	+	$895
Total Project Cost		**$6,488**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILEL02	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Energy Conservation $2,670		
Code Application:	NEC Articles 210, 410		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILEL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	8,720	$3.25	$28,340	$3.97	$34,618	$62,958
Project Totals:				**$28,340**		**$34,618**	**$62,958**

Material/Labor Cost		$62,958
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$46,298
General Contractor Mark Up at 20.0%	+	$9,260
Inflation	+	$1,739
Construction Cost		$57,296
Professional Fees at 16.0%	+	$9,167
Total Project Cost		**$66,463**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILEL04	**Title:**	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	10		
Priority Class:	3		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING

Building Code:	SPIL	
Building Name:	SPILMAN BUILDING	
Subclass/Savings:	Energy Conservation	$260

Code Application:	NEC	410

Project Class:	Capital Renewal
Project Date:	10/16/2009
Project Location:	Building-wide: Floor(s) 1, 2, R

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILEL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture and demolition of existing fixture	EA	4	$406	$1,624	$190	$760	$2,384
Replace lighting stanchion, including fixture, 30 foot	EA	3	$2,662	$7,986	$1,996	$5,988	$13,974
Project Totals:				**$9,610**		**$6,748**	**$16,358**

Material/Labor Cost		$16,358
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$13,139
General Contractor Mark Up at 20.0%	+	$2,628
Inflation	+	$494
Construction Cost		$16,260
Professional Fees at 16.0%	+	$2,602
Total Project Cost		**$18,862**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILIS01	**Title:**	INTERIOR WALL UPGRADES
Priority Sequence:	11		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/7/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

Interior wall finish applications vary in age, type, and condition and consist mostly of paint and some wall covering. The entry floor finishes were upgraded within the past few years. 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
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	35,450	$0.17	$6,027	$0.81	$28,715	$34,741
Project Totals:				**$6,027**		**$28,715**	**$34,741**

Material/Labor Cost		$34,741
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$20,799
General Contractor Mark Up at 20.0%	+	$4,160
Inflation	+	$781
Construction Cost		$25,740
Professional Fees at 16.0%	+	$4,118
Total Project Cost		**$29,859**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILIS02	**Title:**	CARPET REPLACEMENT
Priority Sequence:	12		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/7/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

Interior floor finish applications vary in age, type, and condition and consist mostly of carpeting. The carpeting is in overall fair condition, but experience indicates that carpet installations in similar locations tend to reach the end of their useful service life within five to seven years. The replacement of the carpeting is recommended within the next two to five years.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILIS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	13,540	$5.36	$72,574	$2.00	$27,080	$99,654
Project Totals:				**$72,574**		**$27,080**	**$99,654**

Material/Labor Cost		$99,654
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$86,974
General Contractor Mark Up at 20.0%	+	$17,395
Inflation	+	$3,267
Construction Cost		$107,636
Professional Fees at 16.0%	+	$17,222
Total Project Cost		**$124,858**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILPL02	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	13		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		
Project Class:	Deferred Maintenance		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILPL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	16,720	$0.65	$10,868	$1.62	$27,086	$37,954
Project Totals:				**$10,868**		**$27,086**	**$37,954**

Material/Labor Cost		$37,954
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$24,839
General Contractor Mark Up at 20.0%	+	$4,968
Inflation	+	$933
Construction Cost		$30,740
Professional Fees at 16.0%	+	$4,918
Total Project Cost		**$35,659**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILPL03	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	14		
Priority Class:	3		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 7-11

Project Class: Deferred Maintenance

Project Date: 10/16/2009

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

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILPL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	16,720	$1.03	$17,222	$2.38	$39,794	$57,015
Project Totals:				**$17,222**		**$39,794**	**$57,015**

Material/Labor Cost		$57,015
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$37,756
General Contractor Mark Up at 20.0%	+	$7,551
Inflation	+	$1,418
Construction Cost		$46,726
Professional Fees at 16.0%	+	$7,476
Total Project Cost		**$54,202**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILSI01	**Title:**	LANDSCAPING UPGRADE
Priority Sequence:	15		
Priority Class:	3		
Category Code:	SI2A	**System:**	SITE
		Component:	LANDSCAPE
		Element:	GRADE/FLORA
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/7/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

The landscaping on this relatively small, flat site consists of turf, shrubs, specimen trees, and foundation planting. All are in overall good condition. The overall condition of the site is such that a modest landscaping project is warranted.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILSI01

Task Cost Estimate

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

Material/Labor Cost		$1,300
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$924
General Contractor Mark Up at 20.0%	+	$185
Inflation	+	$35
Construction Cost		$1,143
Professional Fees at 16.0%	+	$183
Total Project Cost		**$1,326**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILFS03	**Title:**	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	16		
Priority Class:	4		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	1, 13, 13R, 101	
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

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

Project Cost

Project Number: SPILFS03

Task Cost Estimate

Task Description	Unit	Qnty	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	16,720	$3.08	$51,498	$3.77	$63,034	$114,532
Project Totals:				**$51,498**		**$63,034**	**$114,532**

Material/Labor Cost		$114,532
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$84,195
General Contractor Mark Up at 20.0%	+	$16,839
Inflation	+	$3,162
Construction Cost		$104,196
Professional Fees at 16.0%	+	$16,671
Total Project Cost		**$120,867**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC01	**Title:**	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:	17		
Priority Class:	4		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	403.6, 505

Project Class:	Plant Adaption
Project Date:	10/7/2009
Project Location:	Item Only: Floor(s) 1

Project Description

Current legislation related to accessibility requires that building entrances be wheelchair accessible. To comply with the intent of this legislation, it is recommended that compliant painted metal handrails and handrails extensions be installed at all four entrances to this building.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Painted metal handrails, handrail extensions, equipment rental, and supplies	LOT	1	$300	$300	$1,280	$1,280	$1,580
Project Totals:				**$300**		**$1,280**	**$1,580**

Material/Labor Cost		$1,580
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$959
General Contractor Mark Up at 20.0%	+	$192
Inflation	+	$36
Construction Cost		$1,187
Professional Fees at 16.0%	+	$190
Total Project Cost		**$1,376**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC02	**Title:**	INSTALL LEVER ACTION DOOR HARDWARE
Priority Sequence:	18		
Priority Class:	4		
Category Code:	AC3C	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 309.4		
Project Class:	Plant Adaption		
Project Date:	10/7/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

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 knobs.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILAC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	78	$273	$21,294	$69.77	$5,442	$26,736
Project Totals:				**$21,294**		**$5,442**	**$26,736**

Material/Labor Cost		$26,736
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$24,235
General Contractor Mark Up at 20.0%	+	$4,847
Inflation	+	$910
Construction Cost		$29,992
Professional Fees at 16.0%	+	$4,799
Total Project Cost		**$34,791**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC03	**Title:**	STAIR HANDRAIL UPGRADES
Priority Sequence:	19		
Priority Class:	4		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 505		
Project Class:	Plant Adaption		
Project Date:	10/7/2009		
Project Location:	Item Only: Floor(s) 1, 2		

Project Description

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. Painted wood and metal handrail extensions should be added to the ends of all of the handrails.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILAC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handrail extensions, equipment rental, paint (2 coats), 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		$4,141
General Contractor Mark Up at 20.0%	+	$828
Inflation	+	$156
Construction Cost		$5,125
Professional Fees at 16.0%	+	$820
Total Project Cost		**$5,944**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC04	**Title:**	ELEVATOR INSTALLATION
Priority Sequence:	20		
Priority Class:	4		
Category Code:	AC3A	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS

Building Code:	SPIL
Building Name:	SPILMAN BUILDING
Subclass/Savings:	Not Applicable

Code Application:	ASME	A17.1
	ADAAG	407

Project Class:	Plant Adaption
Project Date:	10/7/2009
Project Location:	Undefined: Floor(s) 1, 2

Project Description

Current accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is no wheelchair access to the upper floor of this building. To comply with the intent of this legislation, the installation of an interior hydraulic elevator is proposed.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILAC04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
2-stop hydraulic elevator installation within current building footprint	SYS	1	$72,266	$72,266	$53,731	$53,731	$125,997
Project Totals:				**$72,266**		**$53,731**	**$125,997**

Material/Labor Cost		$125,997
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$100,336
General Contractor Mark Up at 20.0%	+	$20,067
Inflation	+	$3,769
Construction Cost		$124,172
Professional Fees at 16.0%	+	$19,867
Total Project Cost		**$144,039**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC05	**Title:**	RESTROOM RENOVATION
Priority Sequence:	21		
Priority Class:	4		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	211, 602, 604, 605, 606, 607, 608

Project Class:	Plant Adaption
Project Date:	10/7/2009
Project Location:	Room Only: Floor(s) 2

Project Description

Restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The entry floor fixtures and finishes have been upgraded recently and are accessible to persons with disabilities. The upper floor fixtures and finishes are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive renovation of both of the upper floor restrooms, including new fixtures, finishes, partitions, and accessories, is recommended. Restroom expansion may be necessary in order to meet modern minimum fixture counts and accessibility legislation.

Project Cost

Project Number: SPILAC05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary (assumes 55 square feet of restroom area per fixture)	FIXT	7	$1,969	$13,783	$1,699	$11,893	$25,676
Project Totals:				**$13,783**		**$11,893**	**$25,676**

Material/Labor Cost		$25,676
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$19,981
General Contractor Mark Up at 20.0%	+	$3,996
Inflation	+	$750
Construction Cost		$24,727
Professional Fees at 16.0%	+	$3,956
Total Project Cost		**$28,684**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC06	**Title:**	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION
Priority Sequence:	22		
Priority Class:	4		
Category Code:	AC3F	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	211, 602

Project Class:	Plant Adaption
Project Date:	10/7/2009
Project Location:	Item Only: Floor(s) 2

Project Description

ADA legislation requires that building amenities, such as the drinking fountains, be generally accessible to all persons. The single level configuration of the upper floor drinking fountain is a barrier to accessibility. The installation of a dual level, refrigerated drinking fountain is recommended to replace this existing fountain.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILAC06

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	$1,216	$1,216	$374	$374	$1,590
Project Totals:				**$1,216**		**$374**	**$1,590**

Material/Labor Cost		$1,590
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,416
General Contractor Mark Up at 20.0%	+	$283
Inflation	+	$53
Construction Cost		$1,753
Professional Fees at 16.0%	+	$280
Total Project Cost		**$2,033**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILAC07	**Title:**	BUILDING SIGNAGE PACKAGE UPGRADE
Priority Sequence:	23		
Priority Class:	4		
Category Code:	AC3D	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 703.1

Project Class: Plant Adaption

Project Date: 10/7/2009

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

Project Description

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
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILAC07

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	LOT	1	$250	$250	$640	$640	$890
Project Totals:				**$250**		**$640**	**$890**

Material/Labor Cost		$890
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$580
General Contractor Mark Up at 20.0%	+	$116
Inflation	+	$22
Construction Cost		$718
Professional Fees at 16.0%	+	$115
Total Project Cost		**$833**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILEL01	**Title:**	REPLACE 120/208 VOLT SWITCHGEAR
Priority Sequence:	24		
Priority Class:	4		
Category Code:	EL2A	**System:**	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 230		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

The 120/208 volt switchgear is recommended for replacement. The existing aged circuit breakers could serve as fire hazards should they fail to interrupt a circuit in an overload or short circuit condition. The existing switchgear should be replaced in its entirety. New switchgear components should include a ground fault main circuit breaker, digital metering for remote control / monitoring, and transient surge protection.

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILEL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
120/208 volt switchgear, including switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	600	$15.52	$9,312	$13.01	$7,806	$17,118
Project Totals:				**$9,312**		**$7,806**	**$17,118**

Material/Labor Cost		$17,118
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$13,382
General Contractor Mark Up at 20.0%	+	$2,676
Inflation	+	$503
Construction Cost		$16,561
Professional Fees at 16.0%	+	$2,650
Total Project Cost		**$19,210**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	25		
Priority Class:	4		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/7/2009		
Project Location:	Undefined: Floor(s) 1, 2		

Project Description

Ceiling finish applications vary in age, type, and condition but consist mostly of paint along with some acoustical tile. 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
SPIL : SPILMAN BUILDING

Project Cost

Project Number: SPILIS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	300	$2.12	$636	$2.98	$894	$1,530
Painted ceiling finish application	SF	13,390	$0.17	$2,276	$0.81	$10,846	$13,122
Project Totals:				**$2,912**		**$11,740**	**$14,652**

Material/Labor Cost		$14,652
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$8,955
General Contractor Mark Up at 20.0%	+	$1,791
Inflation	+	$336
Construction Cost		$11,083
Professional Fees at 16.0%	+	$1,773
Total Project Cost		**$12,856**

Specific Project Details

Facility Condition Analysis
Section Three
SPIL : SPILMAN BUILDING

Project Description

Project Number:	SPILPL01	**Title:**	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	26		
Priority Class:	4		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	SPIL		
Building Name:	SPILMAN BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapters 5, 607		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

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

Project Cost

Project Number: SPILPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Gas-fired, residential-grade water heater replacement, including demolition	GAL	40	$34.14	$1,366	$30.37	$1,215	$2,580
Project Totals:				**$1,366**		**$1,215**	**$2,580**

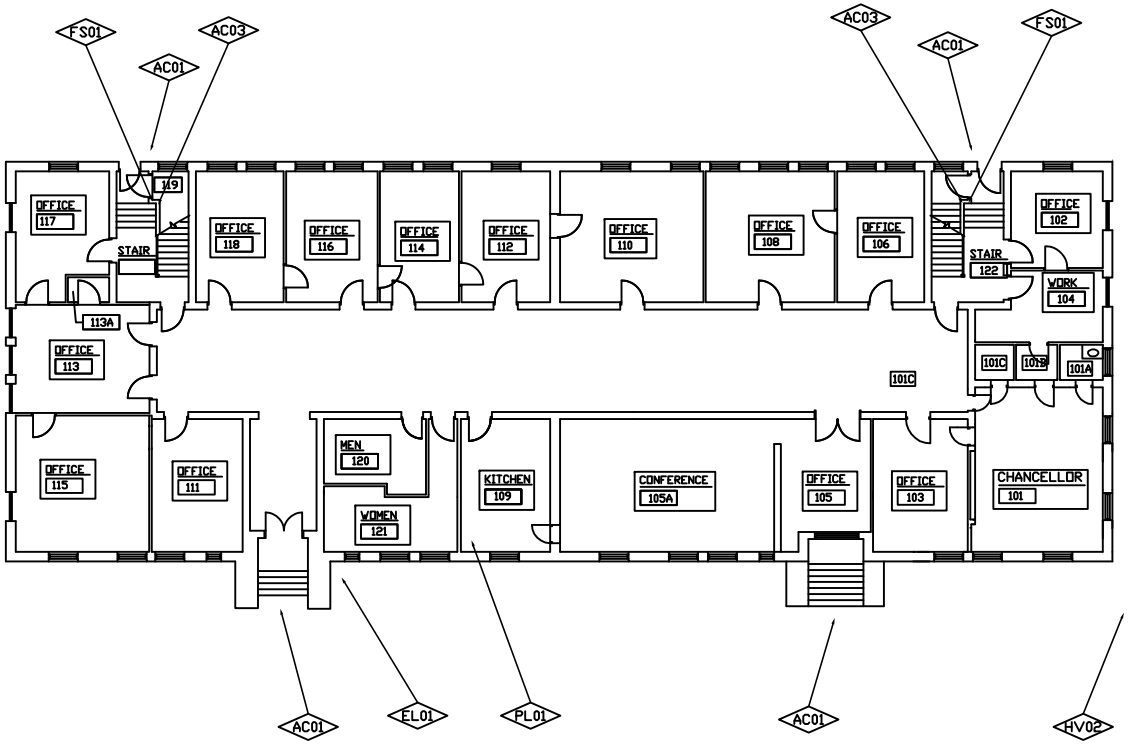
Material/Labor Cost		$2,580
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,998
General Contractor Mark Up at 20.0%	+	$400
Inflation	+	$75
Construction Cost		$2,473
Professional Fees at 16.0%	+	$396
Total Project Cost		**$2,869**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



AC04 IS03 SI01 EL04 ES01

AC02 AC07 EL02 EL03 FS02 FS03

FS04 HV01 IS01 IS02 PL02 PL03

N

SPILMAN BUILDING

BLDG NO. SPIL

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

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

FIRST FLOOR PLAN

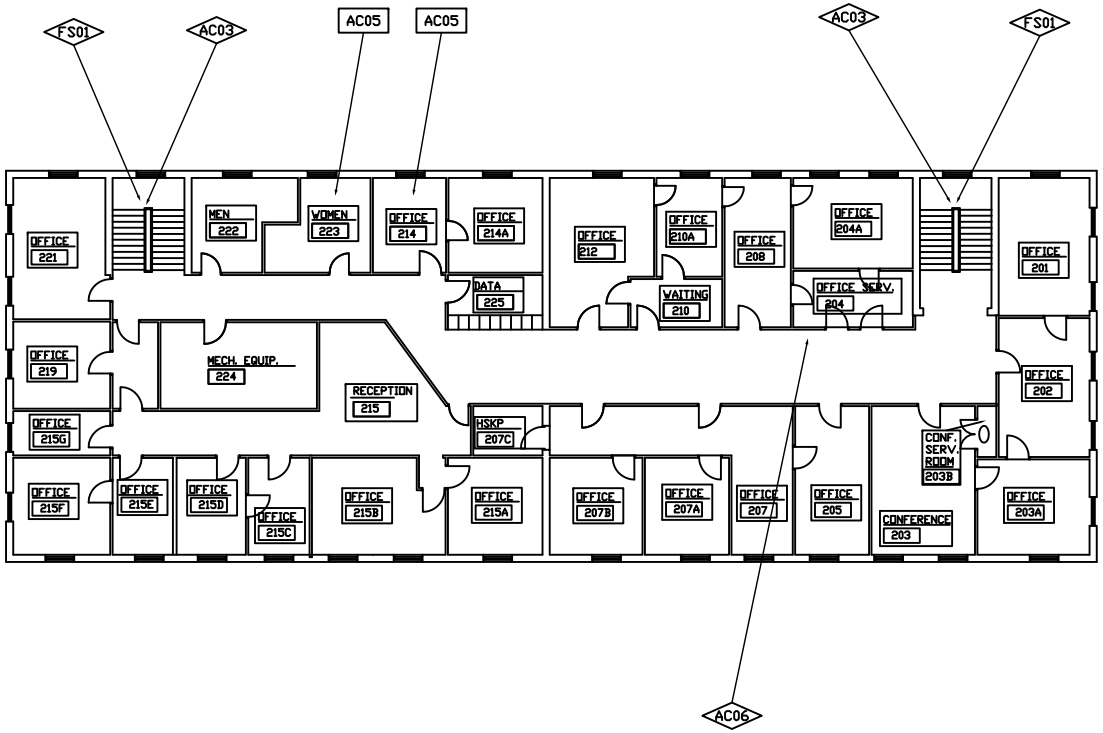
Sheet No.
1 of 2

EAST CAROLINA UNIVERSITY

ROOF

ES02

HV01



AC04 IS03

AC02 AC07 EL02 EL03 FS02 FS03

FS04 HV01 IS01 IS02 PL02 PL03

N

SPILMAN BUILDING

BLDG NO. SPIL

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court
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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

SECOND FLOOR PLAN

Sheet No.
2 of 2

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model
Building Component Summary
SPIL : SPILMAN BUILDING

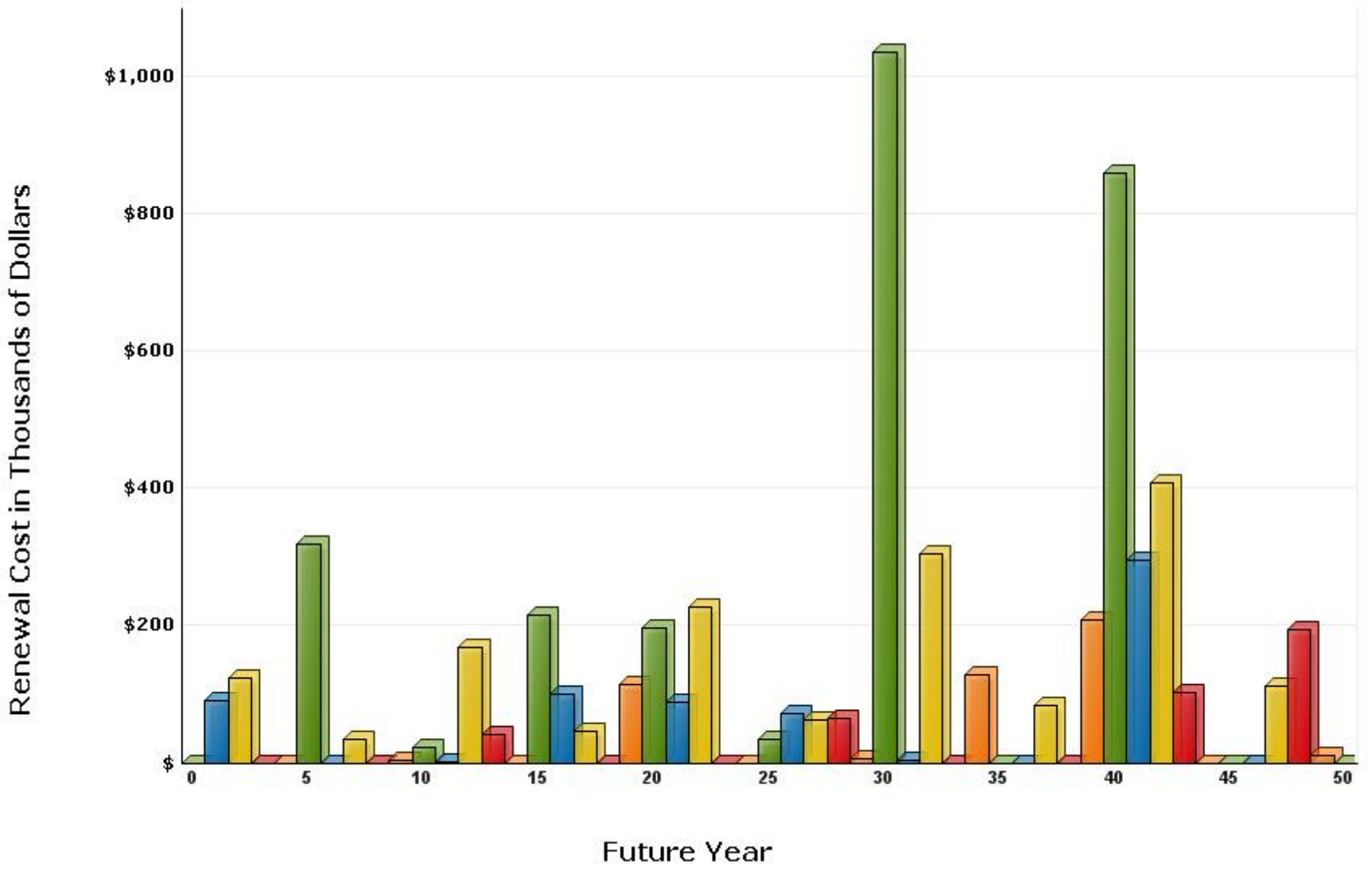
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	410	SF	$1.30		$534	1930	10
B2010	EXTERIOR FINISH RENEWAL	4,110	SF	$1.30	.31	$1,661	1930	10
B2020	STANDARD GLAZING AND CURTAIN WALL	7,070	SF	$104.04		$735,539	2006	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	$4,311.24		$8,622	1990	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	4	LEAF	$2,863.29		$11,453	1990	40
B3010	TILE ROOF	3,760	SF	$19.15		$71,990	1930	70
B3010	STANDING SEAM COPPER ROOF	4,600	SF	$21.02		$96,686	2001	70
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	81	LEAF	$783.68		$63,478	1990	35
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	35,450	SF	$0.80		$28,397	2006	10
C3020	CARPET	13,540	SF	$8.75		$118,427	2001	10
C3020	CERAMIC FLOOR TILE	1,500	SF	$17.36		$26,044	1930	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	1,200	SF	$4.99		$5,992	2004	15
C3030	PAINTED CEILING FINISH APPLICATION	13,390	SF	$0.80		$10,726	2004	15
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	16,720	SF	$2.85		$47,709	2008	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	16,720	SF	$2.03		$33,941	1930	35
D2020	WATER HEATER (RES., GAS)	40	GAL	$68.06		$2,723	2008	10
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	16,720	SF	$3.08		$51,531	1930	40
D3030	COOLING TOWER (UP TO 300 TONS)	40	TON	$342.33		$13,693	1989	20
D3030	ROOFTOP HVAC UNIT	4	TON	$2,415.23		$9,661	2007	15
D3030	ROOFTOP HVAC UNIT	8	TON	$2,415.23		$19,322	2007	15
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	11,147	SF	$24.80		$276,472	1989	25
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	5,573	SF	$24.80		$138,224	1999	25
D3040	BASE MTD. PUMP - UP TO 15 HP	3	HP	$3,175.77		$9,527	1989	20
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	12,720	SF	$11.82		$150,303	1989	50
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	4,000	SF	$11.82		$47,265	2007	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	600	AMP	$32.96		$19,778	1989	20
D5020	EXIT SIGNS (BATTERY)	20	EA	$280.76		$5,615	2008	20
D5020	EXTERIOR LIGHT (HID)	4	EA	$689.58		$2,758	1989	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	8,720	SF	$7.24		$63,101	1989	20

Life Cycle Model
Building Component Summary
SPIL : SPILMAN BUILDING

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5020	LIGHTING - OFFICE / ADMINISTRATION	8,000	SF	$7.24		$57,891	2008	20
						$2,129,064		

Life Cycle Model Expenditure Projections

SPIL : SPILMAN BUILDING



Average Annual Renewal Cost Per SqFt $3.15

FACILITY CONDITION ANALYSIS

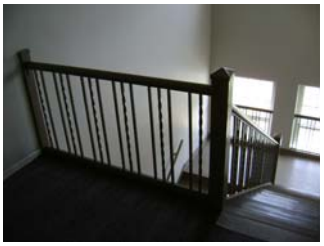
SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

SPIL : SPILMAN BUILDING

Photo ID No	Description	Location	Date
SPIL001a	Wood and metal guardrail that is too low and lacks sufficient infill and wood handrail beyond lacking recommended end geometry	Second floor, southwest stair	9/3/2009
SPIL001e	Air handler AHU-1 and DX / steam coils	Mechanical room 224	9/3/2009
SPIL002a	Single level drinking fountain, typical knob hardware, and accessible signage above drinking fountain	Second floor, corridor	9/3/2009
SPIL002e	Air handler AHU-2 and DX / steam coils	Mechanical room 224	9/3/2009
SPIL003a	Open stair design requiring guardrail condition down flight	Second floor, southeast corner stair	9/3/2009
SPIL003e	Air handler AHU-3 and DX / steam coils	Attic space	9/3/2009
SPIL004a	View looking southwest across north facade showing active repairs at wheelchair entry ramp	Exterior elevation	9/3/2009
SPIL004e	Marley cooling tower	West exterior side of building	9/3/2009
SPIL005a	View looking southwest across east facade	Exterior elevation	9/3/2009
SPIL005e	3 hp circulation pump for cooling tower	West exterior side of building	9/3/2009
SPIL006a	View of southeast corner	Exterior elevation	9/3/2009
SPIL006e	4 ton package unit with gas furnace	Northwest exterior side of building	9/3/2009
SPIL007a	View looking northeast along west facade	Exterior elevation	9/3/2009
SPIL007e	7-1/2 ton package unit with gas furnace	Southwest exterior side of building	9/3/2009
SPIL008a	Northwest entry steps lacking handrails for wheelchair accessibility, north facade, west quarter	Exterior elevation	9/3/2009
SPIL008e	600 amp, 120/208 volt, three-phase Square D main distribution panel	Northwest exterior side of building	9/3/2009
SPIL009a	Painted metal handrails at northeast corner steps and wheelchair ramp lacking recommended end geometry	Site detail	9/3/2009
SPIL009e	Indirect T8 fluorescent lighting	First floor, hallway	9/3/2009
SPIL010e	Square D, Nema 3R distribution panelboard	Northwest exterior side of building	9/3/2009
SPIL011e	S & C, oil-filled, 12,470 volt primary, 120/208 volt secondary transformer	Northwest exterior side of building	9/3/2009
SPIL012e	Natural gas pressure reduction / service meter	Northwest exterior side of building	9/3/2009
SPIL013e	2008 installation wall hung urinal	Men's restroom 120	9/3/2009
SPIL014e	2008 installation floor-mounted water closet	Men's restroom 120	9/3/2009
SPIL015e	2008 installation in-counter lavatories	Men's restroom 120	9/3/2009



SPIL001A.jpg

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