EAST CAROLINA UNIVERSITY

WARD SPORTS MEDICINE

ASSET CODE: WARD

FACILITY CONDITION ANALYSIS

DECEMBER 16, 2009

ISES CORPORATION

TABLE OF CONTENTS

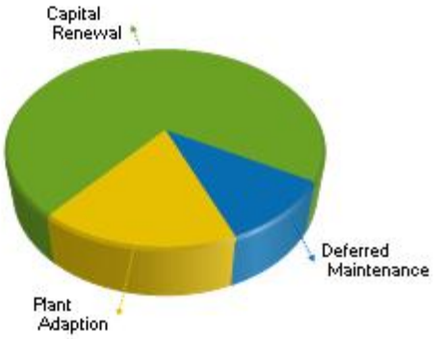
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - WARD SPORTS MEDICINE

PROJECT COSTS BY CLASSIFICATION



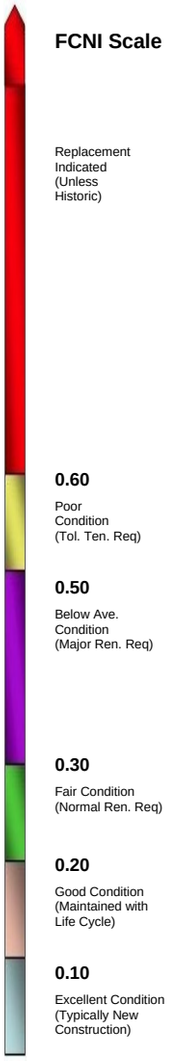
Building Code: WARD
Building Name: WARD SPORTS MEDICINE
Year Built: 1989
Building Use: Gymnasium / Athletics
Square Feet: 76,695

Project Costs by Priority

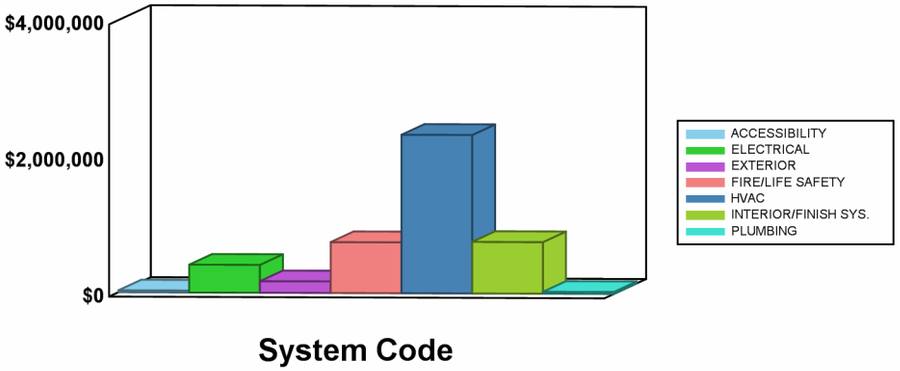
Priority 1:	$0
Priority 2:	$743,298
Priority 3:	$3,139,607
Priority 4:	$577,715
Total Project Costs:	**$4,460,619**

Facility Replacement Cost: **$18,972,000**

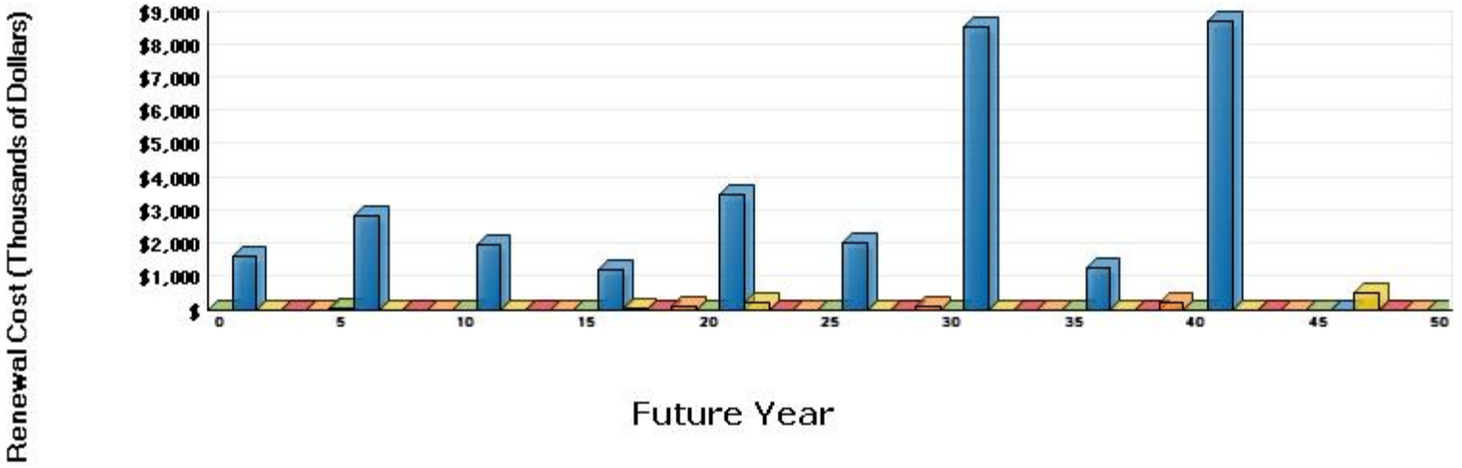
Facility Condition Needs Index (FCNI): **0.24**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $4.16

B. ASSET SUMMARY

The Ward Sports Medicine building was constructed in 1989 and is located on the Southern Athletic campus of East Carolina University in Greenville, North Carolina. The facility is shaped like a rectangle, with the northeastern corner cut out. This building contains 76,695 square feet of area on three levels, above-ground of office and support space, with a small basement. The facility houses the athletic department offices with locker rooms for football team's coaches and players. Medical support for all the sports is located within this facility. The cast-in-place concrete pier foundation supports a cast-in-place concrete structure. The facility has a brick masonry facade, with a flat membrane roof.

The information for this report was gathered during a site visit that concluded on September 14, 2009.

SITE

The building sits on a sloped parcel of land in a small college-town campus setting. Landscaping consists of ornamental planting beds, shrubbery, specimen trees, and areas of turf. Vehicular access is from the south by the baseball stadium on Charles Boulevard. A small parking lot to the south of the structure leads to a sidewalk system that serves all entrances.

EXTERIOR STRUCTURE

The existing roof is the original 1989 application now twenty years old. It is recommended that the original single-ply, membrane roofing system be replaced. Any existing stress conditions around the seams and / or at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application. Along with the roof, the exterior envelope consists of brick masonry exterior with dual-pane thermal window systems and metal or glass doors with metal frames, all in good condition.

INTERIOR FINISHES / SYSTEMS

Carpet is the primary flooring application. Most offices and corridors are carpeted. Break rooms and other support area have vinyl floor tile finishes, with restrooms and locker rooms finished in ceramic tile. There is an area on the third floor with wooden floors. These wooden floors appear stained and water damaged. Most interior floor applications in the facility were replaced in the last five- to ten-years and are in good condition. However, carpet finish upgrades and refinishing the wooden floor areas should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. There is some minor ceramic tile regrouting necessary to maintain a quality finish in all areas.

The interior wall finishes were also reapplied in the last five- to ten-years ago. All interior walls appear to be in good condition. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. The ceiling finishes are either original or fairly new suspended grid acoustical tile applications in good condition in the office areas, with painted ceilings in the locker room and restroom areas. Some of the original ceiling areas may need upgrading over the next ten years.

ACCESSIBILITY

As a result of the being built in the late 1980s and subsequent interior renovations within the facility, most accessibility improvements have been incorporated into the remodeled interior space. Restrooms, door hardware, room signage, handrails, and elevator controls have all been improved over the original installations. However, several additional recommendations are presented to improve accessibility to this facility.

Present accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the sink and countertop in staff lounge room 376 is a barrier to accessibility. The installation of wheelchair-accessible sink and countertop cabinetry is recommended where applicable.

The existing drinking fountains located in the building, several on each floor, are the single-level design. Even locations where two fountains are installed side-by-side, both are installed at the same level. This geometry does not equally serve both persons in wheelchairs and those with stooping limitations. All single-level, refrigerated drinking fountains should be replaced with dual-level units.

HEALTH

Based on the date of original construction and latest renovations, it is highly unlikely that lead paint or asbestos containing materials (ACM) were used in the construction of this facility. No lead paint or suspected asbestos was observed during the inspection of this building. The health risks are extremely minimal, but workers during any and all remodeling should be made aware of the potential hazards of working with such materials.

The facility contains an environmental chamber to support research. The system was installed in 2009 and appears to be in excellent condition. No issues with the system were related by building personnel, therefore, no projects are recommended.

FIRE / LIFE SAFETY

The paths of egress in this building are adequate regarding fire rating. There are no compromises involving doors, partitions, elevators lobbies, or stairs. No fire or life safety issues related to architectural features were observed during the inspection of this facility.

This facility is served by an original fire alarm system with the main panels located in the lobby. The system utilizes pull stations, heat detectors, smoke detectors, and duct smoke detectors for activation, while audible / visible strobes are present for notification. The fire alarm system has served beyond its intended life cycle. It is recommended that the existing system be replaced with a modern fire alarm system that includes a point addressable, Class A, supervised fire alarm panel with battery backup and an annunciator. It should also include pull stations, audible / visible devices, smoke detectors, and heat detectors. Include a dial-up device or transponder to notify an applicable receiving fire station of trouble or activation. Design and install the system in accordance with current NFPA and ADA requirements.

This facility incorporates manual chemical-type fire extinguishers and standpipe cabinets for fire suppression. It is recommended by the NFPA that buildings contain fire sprinkler systems. Light hazard,

wet-pipe fire suppression should be installed throughout the structure, including piping, sprinkler heads (as required by code), and pipe bracing. Install flow switches and sensors that interface with the recommended fire alarm system upgrade. This installation will reduce overall liability and risk of loss.

The exit signs in this facility are LED illuminated and are connected to the emergency power network. The exit signage appears to be a combination of original and new units. Emergency lighting is available through standard interior light fixtures with battery backup ballasts. Replace the original exit signage throughout the building. Install new exit signs as needed. The new units should be connected to the emergency power network. LED-type exit signs are recommended because they are energy-efficient and require minimal maintenance.

HVAC

The facility is connected to the campus steam and chilled water loops. Steam is supplied to a heat exchanger in the main mechanical room on the basement floor, which produce heating hot water. The hot water and chilled water are then circulated throughout the building by pumps to the associated HVAC equipment to heat the facility. The heat exchanger and pumps are a combination of new and original equipment.

This facility is served by a forced air HVAC system with two main multi-zone air handling units. The air handling units have hot water heating coils and chilled water cooling coils. The air distribution network furnishes variable air volume (VAV) to the occupied spaces. Hot water reheat coils or powered fan boxes are mounted in the duct. Air is returned through an open ceiling plenum. The controls for this system are a hybrid configuration with pneumatic temperature controls and direct digital utility modulation and monitoring. The components of the HVAC system, in general, are approaching the ends of their expected life cycles. It should be anticipated that it will require renovation within the scope of this analysis.

A laboratory area in this facility is served by a fume hood exhaust system. The hood and the associated mechanical system are currently serviceable. However, it should be anticipated that it will require replacement within the scope of this report.

ELECTRICAL

Power is fed to the facility by an oil-filled transformer located on site and is original to the building construction. The unit is rated at 750 kVA rating, which supplies power at 480/277 volts. The transformer appears to be in good condition. A main switchgear device then receives the power for distribution within the facility. The unit was manufactured by General Electric and installed in 1989. The switchgear device provides an electrical service of 1,200 amps. Overall the switchgear device appears to be in good condition. However, based on age, it is recommended that the unit be replaced. This measure will effectively promote reliable electrical service to this facility.

The secondary electrical system consists of panelboards and transformers. Power is distributed from panelboards at 480/277 volts for mechanical and lighting loads or stepped down to 120/208 volts by dry-type transformers. The 120/208 volt power is then fed from additional panelboards for general purpose loads. The secondary electrical system was manufactured by General Electric. While some renovations have taken place within the facility, the system appears to mostly be original. Overall, the secondary

electrical system appears to be in good condition and it is recommended that minor deficiencies in the electrical distribution network be rectified. Such remedies include, but are not limited to, installing additional circuits, replacing worn switches and receptacles, replacing circuit breakers, and updating panel directories.

The interior spaces of this facility are illuminated by fixtures that utilize compact, T12 and T8 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications with open-cell parabolic diffusers. The interior lighting is a combination of new and original lighting fixtures. It is recommended that all original lighting be replaced with a project representing approximately 80 percent of the facility. 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 compact fluorescent fixtures. These exterior light fixtures are currently in good condition and appear to be a combination of new and original units. The replacement of all original light fixtures should be scheduled within the outlook of this report due to predictable wear. Install new energy-efficient fixtures and place them on photocell activation.

Emergency power for this facility is produced by a local diesel-fired emergency generator. This unit has a capacity of 350 kW while generating 277/480 volt power. The generator was manufactured by Cummins in 2005. The unit appears to be in good condition and properly enclosed. This generator is currently adequate and should remain a reliable source of stand-by power throughout the scope of this report.

PLUMBING

The main incoming domestic water enters the facility in the basement floor. Copper piping is then utilized to distribute water throughout the facility. The system appears to be in good condition, and is anticipated to provide service for fifteen years. Life cycle for this type of equipment is generally thirty-five years. Based on age there are no recommendations for the extent of this report.

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

The plumbing fixtures consist of ceramic and stainless steel construction and utilize hands free, operated devices on restroom flush valves and faucets. These units appear to be in good condition, with no observed deterioration. The plumbing fixtures should continue to provide sufficient service within this report. No projects are recommended.

The domestic hot water is produced by steam driven unit manufactured by Aerco. The unit was installed in 1989 and is located in the basement mechanical room. Overall, the water heater appears to be in good condition with some deterioration on the insulation. Life cycle for this type of equipment is generally twenty-four years. It is recommended that the water heater be replaced to ensure a proper supply of domestic hot water.

VERTICAL TRANSPORTATION

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

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

C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 14, 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: ISES Corporation
2165 West Park Court
Suite N
Stone Mountain, GA 30087

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

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

WARD : WARD SPORTS MEDICINE

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	26,172	26,172
EL	ELECTRICAL	0	0	364,807	44,697	409,504
ES	EXTERIOR	0	0	170,248	0	170,248
FS	FIRE/LIFE SAFETY	0	743,298	5,686	0	748,983
HV	HVAC	0	0	2,329,452	0	2,329,452
IS	INTERIOR/FINISH SYS.	0	0	251,970	506,845	758,815
PL	PLUMBING	0	0	17,445	0	17,445
	TOTALS	0	743,298	3,139,607	577,715	4,460,619

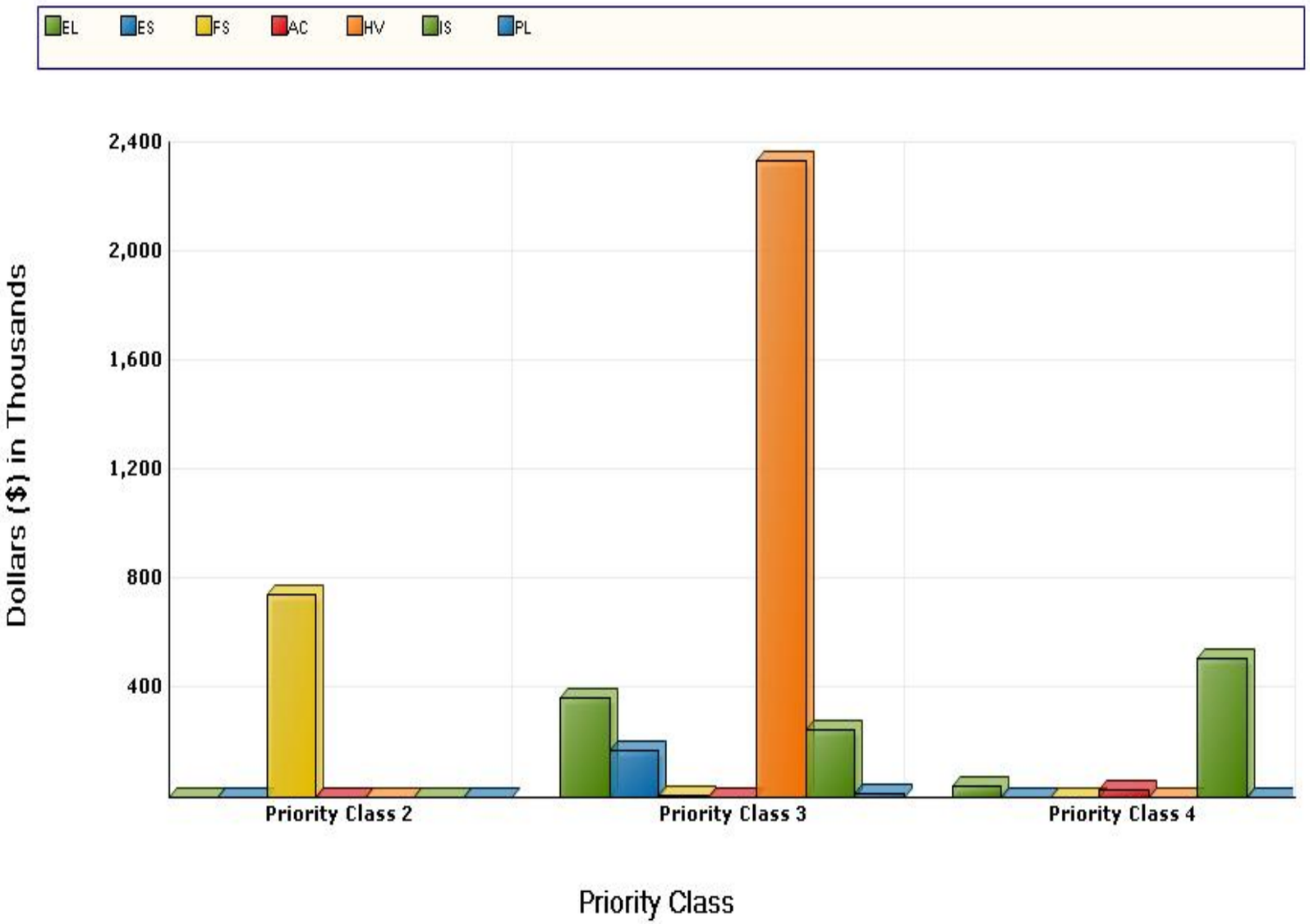
Facility Replacement Cost	$18,972,000
Facility Condition Needs Index	0.24

Gross Square Feet	76,695	**Total Cost Per Square Foot**	$58.16

FACILITY CONDITION ANALYSIS

System Code by Priority Class

WARD : WARD SPORTS MEDICINE



Detailed Project Totals

Facility Condition Analysis

System Code by Project Class

WARD : WARD SPORTS MEDICINE

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	26,172	26,172
EL	ELECTRICAL	354,229	55,275	0	409,504
ES	EXTERIOR	0	170,248	0	170,248
FS	FIRE/LIFE SAFETY	5,686	0	743,298	748,983
HV	HVAC	2,329,452	0	0	2,329,452
IS	INTERIOR/FINISH SYS.	506,845	251,970	0	758,815
PL	PLUMBING	17,445	0	0	17,445
	TOTALS	3,213,656	477,493	769,470	4,460,619

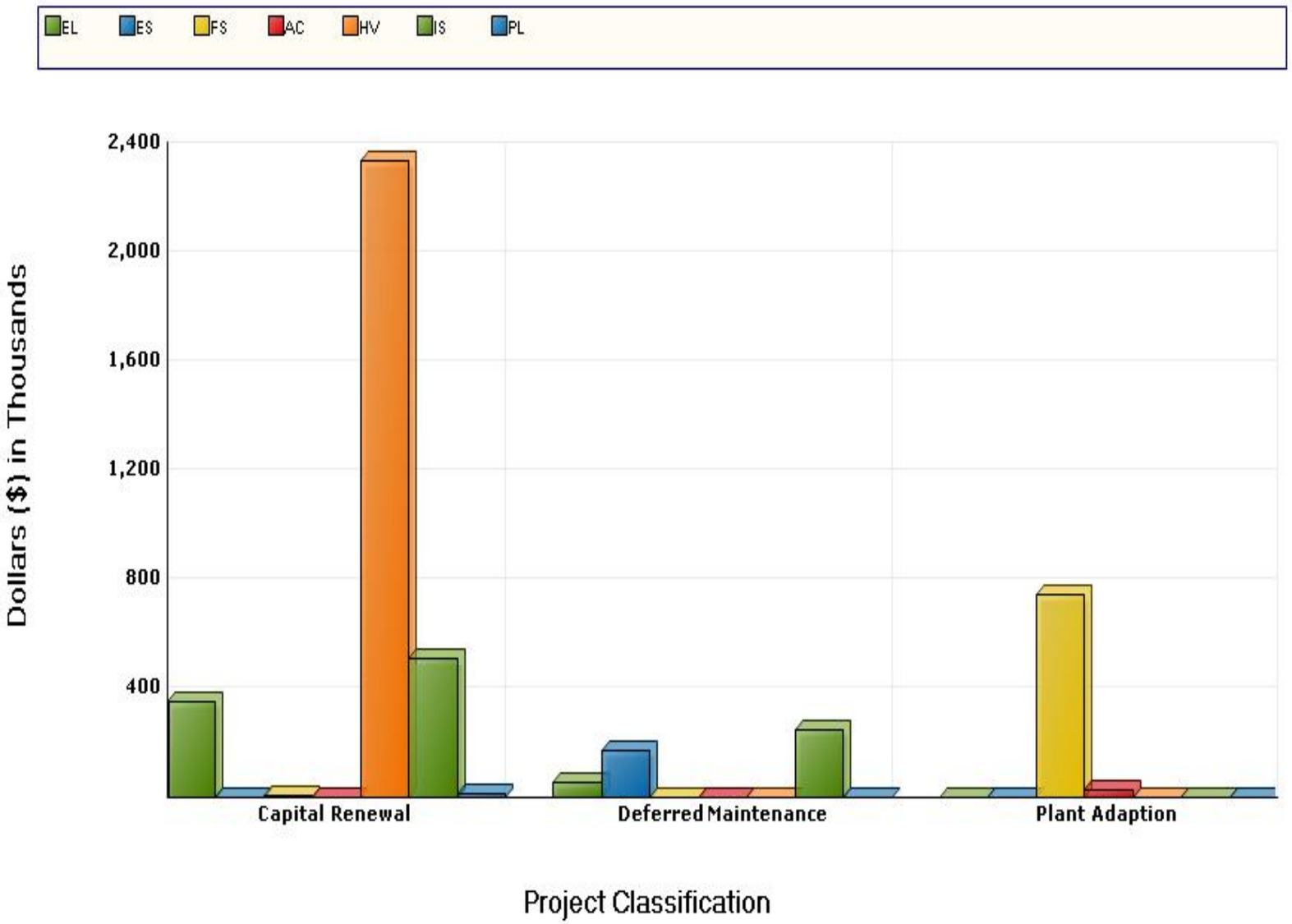
Facility Replacement Cost	$18,972,000
Facility Condition Needs Index	0.24

Gross Square Feet	76,695	**Total Cost Per Square Foot**	$58.16

FACILITY CONDITION ANALYSIS

System Code by Project Class

WARD : WARD SPORTS MEDICINE



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
WARD : WARD SPORTS MEDICINE

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	2,662,114	551,542	3,213,656
Deferred Maintenance	0	0	477,493	0	477,493
Plant Adaption	0	743,298	0	26,172	769,470
TOTALS	0	743,298	3,139,607	577,715	4,460,619

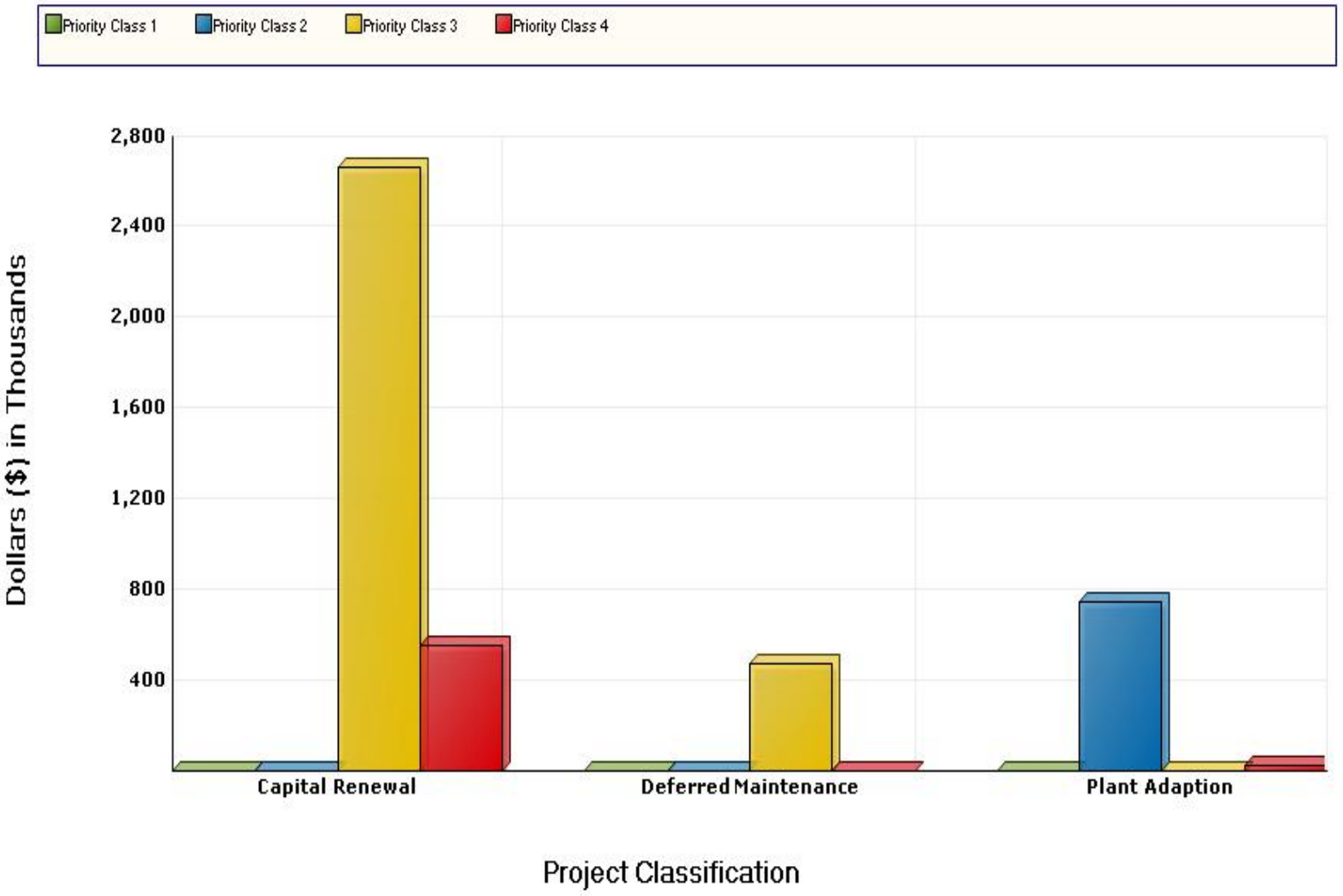
Facility Replacement Cost	$18,972,000
Facility Condition Needs Index	0.24

Gross Square Feet	76,695	**Total Cost Per Square Foot**	$58.16

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

WARD : WARD SPORTS MEDICINE



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

WARD : WARD SPORTS MEDICINE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	WARDFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	177,330	28,373	205,703
FS3A	WARDFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	463,444	74,151	537,595
				Totals for Priority Class 2	**640,774**	**102,524**	**743,298**
FS1A	WARDFS03	3	3	REPLACE EXIT SIGNS	4,902	784	5,686
ES4B	WARDES01	3	4	MEMBRANE ROOF REPLACEMENT	146,765	23,482	170,248
HV3A	WARDHV01	3	5	HVAC SYSTEM REPLACEMENT	1,971,843	315,495	2,287,338
HV4B	WARDHV02	3	6	FUME HOOD REPLACEMENT	36,305	5,809	42,113
EL3B	WARDEL03	3	7	ELECTRICAL SYSTEM REPAIRS	47,651	7,624	55,275
EL4B	WARDEL02	3	8	INTERIOR LIGHTING UPGRADE	262,101	41,936	304,037
EL4A	WARDEL04	3	9	EXTERIOR LIGHTING REPLACEMENT	4,737	758	5,495
IS2B	WARDIS02	3	10	REFINISH WALLS	217,216	34,755	251,970
PL1E	WARDPL01	3	11	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT	15,039	2,406	17,445
				Totals for Priority Class 3	**2,706,558**	**433,049**	**3,139,607**
AC4A	WARDAC01	4	12	INTERIOR AMENITY ACCESSIBILITY UPGRADES	22,562	3,610	26,172
EL2A	WARDEL01	4	13	REPLACE 277/480 VOLT SWITCHGEAR	38,532	6,165	44,697
IS1A	WARDIS01	4	14	REFINISH FLOORING	327,028	52,325	379,353
IS3B	WARDIS03	4	15	REFINISH CEILINGS	109,907	17,585	127,493
				Totals for Priority Class 4	**498,030**	**79,685**	**577,715**
				Grand Total:	**3,845,361**	**615,258**	**4,460,619**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

WARD : WARD SPORTS MEDICINE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS1A	WARDFS03	3	3	REPLACE EXIT SIGNS	4,902	784	5,686
HV4B	WARDHV02	3	6	FUME HOOD REPLACEMENT	36,305	5,809	42,113
EL3B	WARDEL03	3	7	ELECTRICAL SYSTEM REPAIRS	47,651	7,624	55,275
EL4A	WARDEL04	3	9	EXTERIOR LIGHTING REPLACEMENT	4,737	758	5,495
PL1E	WARDPL01	3	11	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT	15,039	2,406	17,445
				Totals for Priority Class 3	**108,632**	**17,381**	**126,013**
EL2A	WARDEL01	4	13	REPLACE 277/480 VOLT SWITCHGEAR	38,532	6,165	44,697
AC4A	WARDAC01	4	12	INTERIOR AMENITY ACCESSIBILITY UPGRADES	22,562	3,610	26,172
				Totals for Priority Class 4	**61,094**	**9,775**	**70,869**
				Grand Totals for Projects < 100,000	**169,726**	**27,156**	**196,883**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

WARD : WARD SPORTS MEDICINE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	WARDFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	177,330	28,373	205,703
				Totals for Priority Class 2	**177,330**	**28,373**	**205,703**
EL4B	WARDEL02	3	8	INTERIOR LIGHTING UPGRADE	262,101	41,936	304,037
ES4B	WARDES01	3	4	MEMBRANE ROOF REPLACEMENT	146,765	23,482	170,248
IS2B	WARDIS02	3	10	REFINISH WALLS	217,216	34,755	251,970
				Totals for Priority Class 3	**626,082**	**100,173**	**726,255**
IS1A	WARDIS01	4	14	REFINISH FLOORING	327,028	52,325	379,353
IS3B	WARDIS03	4	15	REFINISH CEILINGS	109,907	17,585	127,493
				Totals for Priority Class 4	**436,936**	**69,910**	**506,845**
				Grand Totals for Projects >= 100,000 and < 500,000	**1,240,348**	**198,456**	**1,438,804**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

WARD : WARD SPORTS MEDICINE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	WARDFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	463,444	74,151	537,595
				Totals for Priority Class 2	**463,444**	**74,151**	**537,595**
HV3A	WARDHV01	3	5	HVAC SYSTEM REPLACEMENT	1,971,843	315,495	2,287,338
				Totals for Priority Class 3	**1,971,843**	**315,495**	**2,287,338**
				Grand Totals for Projects >= 500,000	**2,435,287**	**389,646**	**2,824,933**
				Grand Totals For All Projects:	**3,845,361**	**615,258**	**4,460,619**

Detailed Project Summary

Facility Condition Analysis

Project Classification

WARD : WARD SPORTS MEDICINE

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
FS1A	WARDFS03	3	Capital Renewal	3	REPLACE EXIT SIGNS	5,686
HV3A	WARDHV01	5	Capital Renewal	3	HVAC SYSTEM REPLACEMENT	2,287,338
HV4B	WARDHV02	6	Capital Renewal	3	FUME HOOD REPLACEMENT	42,113
EL4B	WARDEL02	8	Capital Renewal	3	INTERIOR LIGHTING UPGRADE	304,037
EL4A	WARDEL04	9	Capital Renewal	3	EXTERIOR LIGHTING REPLACEMENT	5,495
PL1E	WARDPL01	11	Capital Renewal	3	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT	17,445
EL2A	WARDEL01	13	Capital Renewal	4	REPLACE 277/480 VOLT SWITCHGEAR	44,697
IS1A	WARDIS01	14	Capital Renewal	4	REFINISH FLOORING	379,353
IS3B	WARDIS03	15	Capital Renewal	4	REFINISH CEILINGS	127,493
					Totals for Capital Renewal	**3,213,656**
ES4B	WARDES01	4	Deferred Maintenance	3	MEMBRANE ROOF REPLACEMENT	170,248
EL3B	WARDEL03	7	Deferred Maintenance	3	ELECTRICAL SYSTEM REPAIRS	55,275
IS2B	WARDIS02	10	Deferred Maintenance	3	REFINISH WALLS	251,970
					Totals for Deferred Maintenance	**477,493**
FS2A	WARDFS01	1	Plant Adaption	2	FIRE ALARM SYSTEM REPLACEMENT	205,703
FS3A	WARDFS02	2	Plant Adaption	2	FIRE SPRINKLER SYSTEM INSTALLATION	537,595
AC4A	WARDAC01	12	Plant Adaption	4	INTERIOR AMENITY ACCESSIBILITY UPGRADES	26,172
					Totals for Plant Adaption	**769,470**
					Grand Total:	**4,460,619**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

WARD : WARD SPORTS MEDICINE

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
FS1A	WARDFS03	3	3	REPLACE EXIT SIGNS	5,686	10	568.58
ES4B	WARDES01	3	4	MEMBRANE ROOF REPLACEMENT	170,248	2,300	74.02
HV3A	WARDHV01	3	5	HVAC SYSTEM REPLACEMENT	2,287,338	41,570	55.02
EL4B	WARDEL02	3	8	INTERIOR LIGHTING UPGRADE	304,037	12,520	24.28
EL4A	WARDEL04	3	9	EXTERIOR LIGHTING REPLACEMENT	5,495	330	16.65
				Totals for Priority Class 3	**2,772,804**	**56,730**	**48.88**
				Grand Total:	**2,772,804**	**56,730**	**48.88**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WARD : WARD SPORTS MEDICINE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	WARDAC01	4	12	INTERIOR AMENITY ACCESSIBILITY UPGRADES	22,562	3,610	26,172
				Totals for System Code: ACCESSIBILITY	**22,562**	**3,610**	**26,172**
EL3B	WARDEL03	3	7	ELECTRICAL SYSTEM REPAIRS	47,651	7,624	55,275
EL4B	WARDEL02	3	8	INTERIOR LIGHTING UPGRADE	262,101	41,936	304,037
EL4A	WARDEL04	3	9	EXTERIOR LIGHTING REPLACEMENT	4,737	758	5,495
EL2A	WARDEL01	4	13	REPLACE 277/480 VOLT SWITCHGEAR	38,532	6,165	44,697
				Totals for System Code: ELECTRICAL	**353,020**	**56,483**	**409,504**
ES4B	WARDES01	3	4	MEMBRANE ROOF REPLACEMENT	146,765	23,482	170,248
				Totals for System Code: EXTERIOR	**146,765**	**23,482**	**170,248**
FS2A	WARDFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	177,330	28,373	205,703
FS3A	WARDFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	463,444	74,151	537,595
FS1A	WARDFS03	3	3	REPLACE EXIT SIGNS	4,902	784	5,686
				Totals for System Code: FIRE/LIFE SAFETY	**645,675**	**103,308**	**748,983**
HV3A	WARDHV01	3	5	HVAC SYSTEM REPLACEMENT	1,971,843	315,495	2,287,338
HV4B	WARDHV02	3	6	FUME HOOD REPLACEMENT	36,305	5,809	42,113
				Totals for System Code: HVAC	**2,008,148**	**321,304**	**2,329,452**
IS2B	WARDIS02	3	10	REFINISH WALLS	217,216	34,755	251,970
IS1A	WARDIS01	4	14	REFINISH FLOORING	327,028	52,325	379,353
IS3B	WARDIS03	4	15	REFINISH CEILINGS	109,907	17,585	127,493
				Totals for System Code: INTERIOR/FINISH SYS.	**654,151**	**104,664**	**758,815**
PL1E	WARDPL01	3	11	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT	15,039	2,406	17,445
				Totals for System Code: PLUMBING	**15,039**	**2,406**	**17,445**
				Grand Total:	**3,845,361**	**615,258**	**4,460,619**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDFS01	**Title:**	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL

Building Code:	WARD
Building Name:	WARD SPORTS MEDICINE
Subclass/Savings:	Not Applicable

Code Application:	ADAAG	702.1
	NFPA	1, 101

Project Class:	Plant Adaption
Project Date:	10/14/2009
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDFS01

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, cut and patching materials	SF	76,695	$1.46	$111,975	$0.89	$68,259	$180,233
Project Totals:				**$111,975**		**$68,259**	**$180,233**

Material/Labor Cost		$180,233
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$147,775
General Contractor Mark Up at 20.0%	+	$29,555
Construction Cost		$177,330
Professional Fees at 16.0%	+	$28,373
Total Project Cost		**$205,703**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDFS02	**Title:**	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 1, 13, 13R, 101		
Project Class:	Plant Adaption		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDFS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	76,695	$3.08	$236,221	$3.77	$289,140	$525,361
Project Totals:				**$236,221**		**$289,140**	**$525,361**

Material/Labor Cost		$525,361
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$386,203
General Contractor Mark Up at 20.0%	+	$77,241
Construction Cost		$463,444
Professional Fees at 16.0%	+	$74,151
Total Project Cost		**$537,595**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDFS03	**Title:**	REPLACE EXIT SIGNS
Priority Sequence:	3		
Priority Class:	3		
Category Code:	FS1A	**System:**	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE

Building Code:	WARD	
Building Name:	WARD SPORTS MEDICINE	
Subclass/Savings:	Energy Conservation	$10

Code Application:	NFPA	101-47
	IBC	1011

Project Class:	Capital Renewal
Project Date:	10/14/2009
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDFS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement of existing exit signs with LED units	EA	34	$76.00	$2,584	$85.00	$2,890	$5,474
Project Totals:				**$2,584**		**$2,890**	**$5,474**

Material/Labor Cost		$5,474
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$4,085
General Contractor Mark Up at 20.0%	+	$817
Construction Cost		$4,902
Professional Fees at 16.0%	+	$784
Total Project Cost		**$5,686**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDES01	**Title:**	MEMBRANE ROOF REPLACEMENT
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Energy Conservation $2,300		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/15/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

It is recommended that the single-ply membrane roofing system be replaced. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Membrane roof	SF	26,000	$3.79	$98,540	$1.73	$44,980	$143,520
Project Totals:				**$98,540**		**$44,980**	**$143,520**

Material/Labor Cost		$143,520
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$122,305
General Contractor Mark Up at 20.0%	+	$24,461
Construction Cost		$146,765
Professional Fees at 16.0%	+	$23,482
Total Project Cost		**$170,248**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDHV01	**Title:**	HVAC SYSTEM REPLACEMENT
Priority Sequence:	5		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Energy Conservation $41,570		
Code Application:	ASHRAE 62-2004		
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B, 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 VAV and constant volume air distribution as needed. This includes new air handlers, exhaust fans, ductwork, terminal units, heat exchangers, pumps, piping, controls, and related electrical components. Specify direct digital controls (DDC) for the new equipment. Incorporate variable frequency drives (VFD) into the new HVAC design as applicable.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDHV01

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, heat exchangers, pumps, piping, electrical connections, and demolition of existing equipment	SF	76,695	$13.11	$1,005,471	$16.03	$1,229,421	$2,234,892
Project Totals:				**$1,005,471**		**$1,229,421**	**$2,234,892**

Material/Labor Cost		$2,234,892
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,643,203
General Contractor Mark Up at 20.0%	+	$328,641
Construction Cost		$1,971,843
Professional Fees at 16.0%	+	$315,495
Total Project Cost		**$2,287,338**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDHV02	**Title:**	FUME HOOD REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	HV4B	**System:**	HVAC
		Component:	AIR MOVING/VENTILATION
		Element:	EXHAUST FANS
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004, 110-1995		
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Floor-wide: Floor(s) B,1,2,3,R		

Project Description

Replacement of the aging fume hoods is recommended. Demolish the necessary fume hoods and their related mechanical systems. Install new modern fume hood systems including hoods, fans, ductwork, piping, and electrical connections. Provide modern DDC controls that interface with the HVAC system.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDHV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fume hood replacement, including mechanical systems, controls, demolition, and disposal fees	SYS	1	$24,990	$24,990	$9,920	$9,920	$34,910
Project Totals:				**$24,990**		**$9,920**	**$34,910**

Material/Labor Cost		$34,910
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$30,254
General Contractor Mark Up at 20.0%	+	$6,051
Construction Cost		$36,305
Professional Fees at 16.0%	+	$5,809
Total Project Cost		**$42,113**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDEL03	**Title:**	ELECTRICAL SYSTEM REPAIRS
Priority Sequence:	7		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		

Code Application: NEC Articles 100, 210, 410

Project Class: Deferred Maintenance

Project Date: 10/14/2009

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

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDEL03

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	76,695	$0.29	$22,242	$0.44	$33,746	$55,987
Project Totals:				**$22,242**		**$33,746**	**$55,987**

Material/Labor Cost		$55,987
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$39,709
General Contractor Mark Up at 20.0%	+	$7,942
Construction Cost		$47,651
Professional Fees at 16.0%	+	$7,624
Total Project Cost		**$55,275**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDEL02	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	8		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING

Building Code:	WARD	
Building Name:	WARD SPORTS MEDICINE	
Subclass/Savings:	Energy Conservation	$12,520

Code Application:	NEC	Articles 210, 410

Project Class:	Capital Renewal
Project Date:	10/14/2009
Project Location:	Floor-wide: Floor(s) 1, 2, 3, B

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDEL02

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	61,356	$2.18	$133,756	$2.66	$163,207	$296,963
Project Totals:				**$133,756**		**$163,207**	**$296,963**

Material/Labor Cost		$296,963
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$218,418
General Contractor Mark Up at 20.0%	+	$43,684
Construction Cost		$262,101
Professional Fees at 16.0%	+	$41,936
Total Project Cost		**$304,037**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDEL04	**Title:**	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Energy Conservation $330		
Code Application:	NEC 410		
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Building-wide: Floor(s) B,1,2,3,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
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDEL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Compact fluorescent, recessed exterior light and demolition of existing light	EA	14	$143	$2,002	$100	$1,400	$3,402
Compact fluorescent, wall-mount exterior light and demolition of existing light	EA	6	$131	$786	$137	$822	$1,608
Project Totals:				**$2,788**		**$2,222**	**$5,010**

Material/Labor Cost		$5,010
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$3,947
General Contractor Mark Up at 20.0%	+	$789
Construction Cost		$4,737
Professional Fees at 16.0%	+	$758
Total Project Cost		**$5,495**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDIS02	**Title:**	REFINISH WALLS
Priority Sequence:	10		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/15/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

The interior wall finishes were also reapplied in the last five-to ten-years. All interior walls appear to be in good condition. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDIS02

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	125,000	$0.17	$21,250	$0.81	$101,250	$122,500
Premium wall finish (epoxy, tile, wood panel, etc.)	SF	25,000	$2.28	$57,000	$3.92	$98,000	$155,000
Project Totals:				**$78,250**		**$199,250**	**$277,500**

Material/Labor Cost		$277,500
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$181,013
General Contractor Mark Up at 20.0%	+	$36,203
Construction Cost		$217,216
Professional Fees at 16.0%	+	$34,755
Total Project Cost		**$251,970**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDPL01	**Title:**	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT
Priority Sequence:	11		
Priority Class:	3		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) B		

Project Description

Replacement of the domestic hot water converter is recommended. With age, heat exchanger efficiency is reduced by internal tube scaling. Internal wear will eventually lead to failure, allowing contaminates to enter the water system. Remove the existing system. Install a new heat exchanger, pumps, piping, and controls as needed.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Heat exchanger, pumps, piping, valves, controls, insulation, and demolition	GPM	48	$183	$8,789	$150	$7,177	$15,966
Project Totals:				**$8,789**		**$7,177**	**$15,966**

Material/Labor Cost		$15,966
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$12,532
General Contractor Mark Up at 20.0%	+	$2,506
Construction Cost		$15,039
Professional Fees at 16.0%	+	$2,406
Total Project Cost		**$17,445**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDAC01	**Title:**	INTERIOR AMENITY ACCESSIBILITY UPGRADES
Priority Sequence:	12		
Priority Class:	4		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	211, 602, 804

Project Class:	Plant Adaption
Project Date:	10/15/2009
Project Location:	Floor-wide: Floor(s) 1, 2, 3

Project Description

Present accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the sink and countertop in staff lounge room 376 is a barrier to accessibility. The installation of wheelchair-accessible sink and countertop cabinetry is recommended where applicable. The existing drinking fountains located in the building, several on each floor are the single-level design. Even locations where two fountains are installed side-by-side, both are installed on the same level. This geometry does not equally serve both persons in wheelchairs and those with stooping limitations. All single-level, refrigerated drinking fountains should be replaced with dual-level units.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchenette unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	$1,500	$1,500	$750	$750	$2,250
Dual-level drinking fountain	EA	6	$1,216	$7,296	$374	$2,244	$9,540
Alcove construction including finishes	EA	3	$877	$2,631	$3,742	$11,226	$13,857
Project Totals:				**$11,427**		**$14,220**	**$25,647**

Material/Labor Cost		$25,647
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$18,802
General Contractor Mark Up at 20.0%	+	$3,760
Construction Cost		$22,562
Professional Fees at 16.0%	+	$3,610
Total Project Cost		**$26,172**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDEL01	**Title:**	REPLACE 277/480 VOLT SWITCHGEAR
Priority Sequence:	13		
Priority Class:	4		
Category Code:	EL2A	**System:**	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 230		
Project Class:	Capital Renewal		
Project Date:	10/14/2009		
Project Location:	Item Only: Floor(s) B		

Project Description

The 277/480 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.

Project Cost

Project Number: WARDEL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
277/480 volt switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	1,200	$18.62	$22,344	$15.61	$18,732	$41,076
Project Totals:				**$22,344**		**$18,732**	**$41,076**

Material/Labor Cost		$41,076
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$32,110
General Contractor Mark Up at 20.0%	+	$6,422
Construction Cost		$38,532
Professional Fees at 16.0%	+	$6,165
Total Project Cost		**$44,697**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	14		
Priority Class:	4		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/15/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

Carpet is the primary flooring application. Most offices and corridors are carpeted. Break rooms and other support area have vinyl floor tile finishes, with restrooms and locker rooms finished in ceramic tile. There is an area on the third floor with wooden floors. These wooden floors appear stained and water damaged. Most interior floor applications in the facility were replaced in the last five-to ten-years and are in good condition. However, carpet finish upgrades and refinishing the wooden floor areas should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. There is some minor ceramic tile regrouting necessary to maintain a quality finish in all areas.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	41,420	$5.36	$222,011	$2.00	$82,840	$304,851
Ceramic tile repairs	SF	250	$7.24	$1,810	$10.63	$2,658	$4,468
Sand and finish hardwood flooring	SF	1,380	$0.36	$497	$3.92	$5,410	$5,906
Project Totals:				**$224,318**		**$90,907**	**$315,225**

Material/Labor Cost		$315,225
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$272,524
General Contractor Mark Up at 20.0%	+	$54,505
Construction Cost		$327,028
Professional Fees at 16.0%	+	$52,325
Total Project Cost		**$379,353**

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Description

Project Number:	WARDIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	15		
Priority Class:	4		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	WARD		
Building Name:	WARD SPORTS MEDICINE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/15/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, 3		

Project Description

The ceiling finishes are either original or fairly new suspended grid acoustical tile applications in good condition in the office areas, with painted ceilings in the locker room and restroom areas. Some of the original ceiling areas may need upgrading over the next ten years.

Specific Project Details

Facility Condition Analysis
Section Three
WARD : WARD SPORTS MEDICINE

Project Cost

Project Number: WARDIS03

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	25,000	$2.12	$53,000	$2.98	$74,500	$127,500
Project Totals:				**$53,000**		**$74,500**	**$127,500**

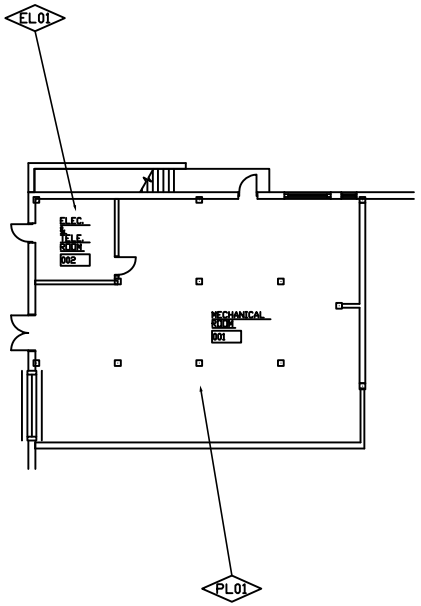
Material/Labor Cost		$127,500
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$91,590
General Contractor Mark Up at 20.0%	+	$18,318
Construction Cost		$109,907
Professional Fees at 16.0%	+	$17,585
Total Project Cost		**$127,493**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



EL02 EL03 FS01 FS02 FS03 HV01 HV02

WARD SPORTS MEDICINE

BLDG NO. WARD

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

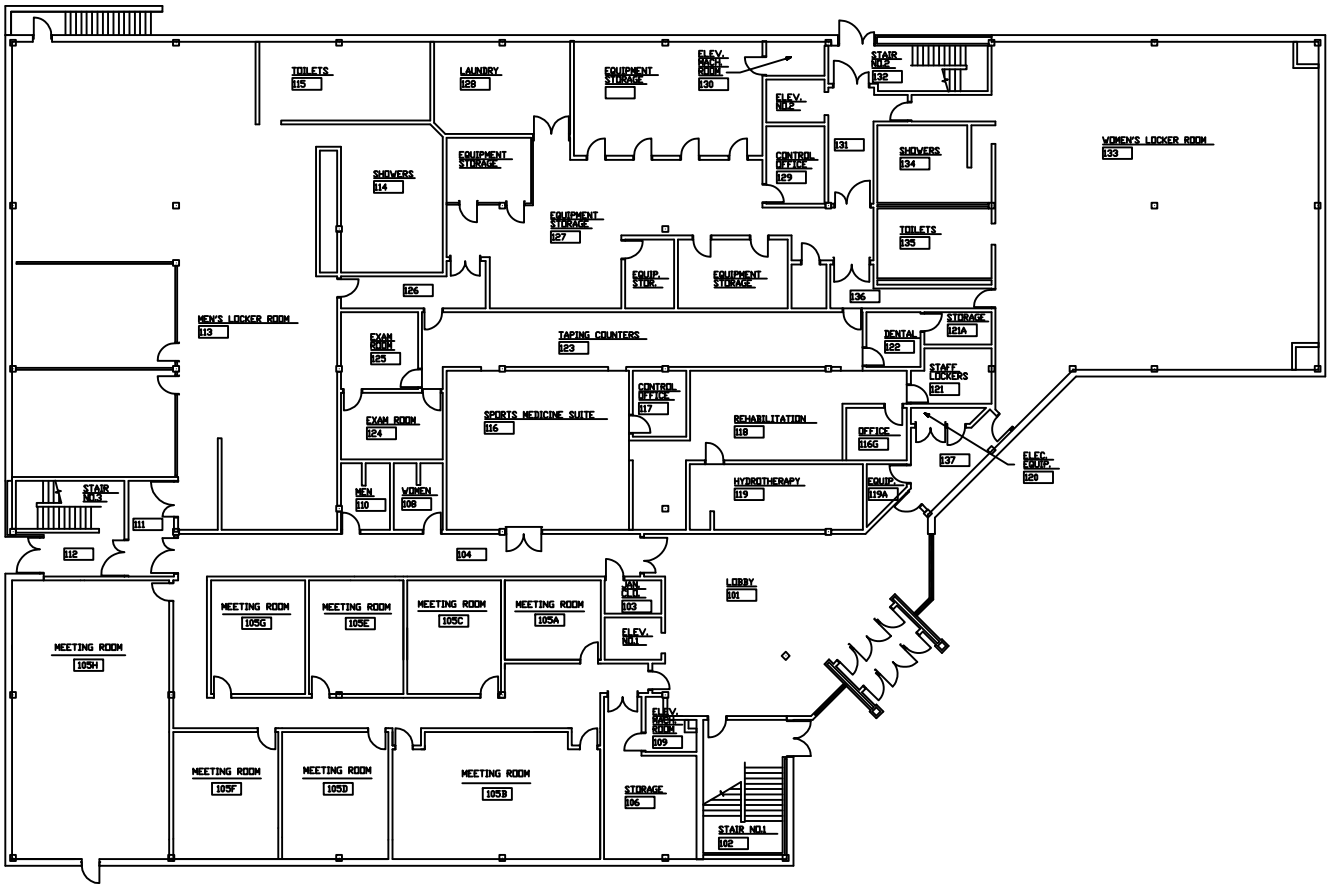
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 10/20/09
Drawn by: J.T.V.
Project No. 09-041

BASEMENT FLOOR PLAN

Sheet No.
1 of 4

EAST CAROLINA UNIVERSITY



EL04

AC01 EL02 EL03 FS01 FS02 FS03

HV01 HV02 IS01 IS02 IS03

N

WARD SPORTS MEDICINE

BLDG NO. WARD

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

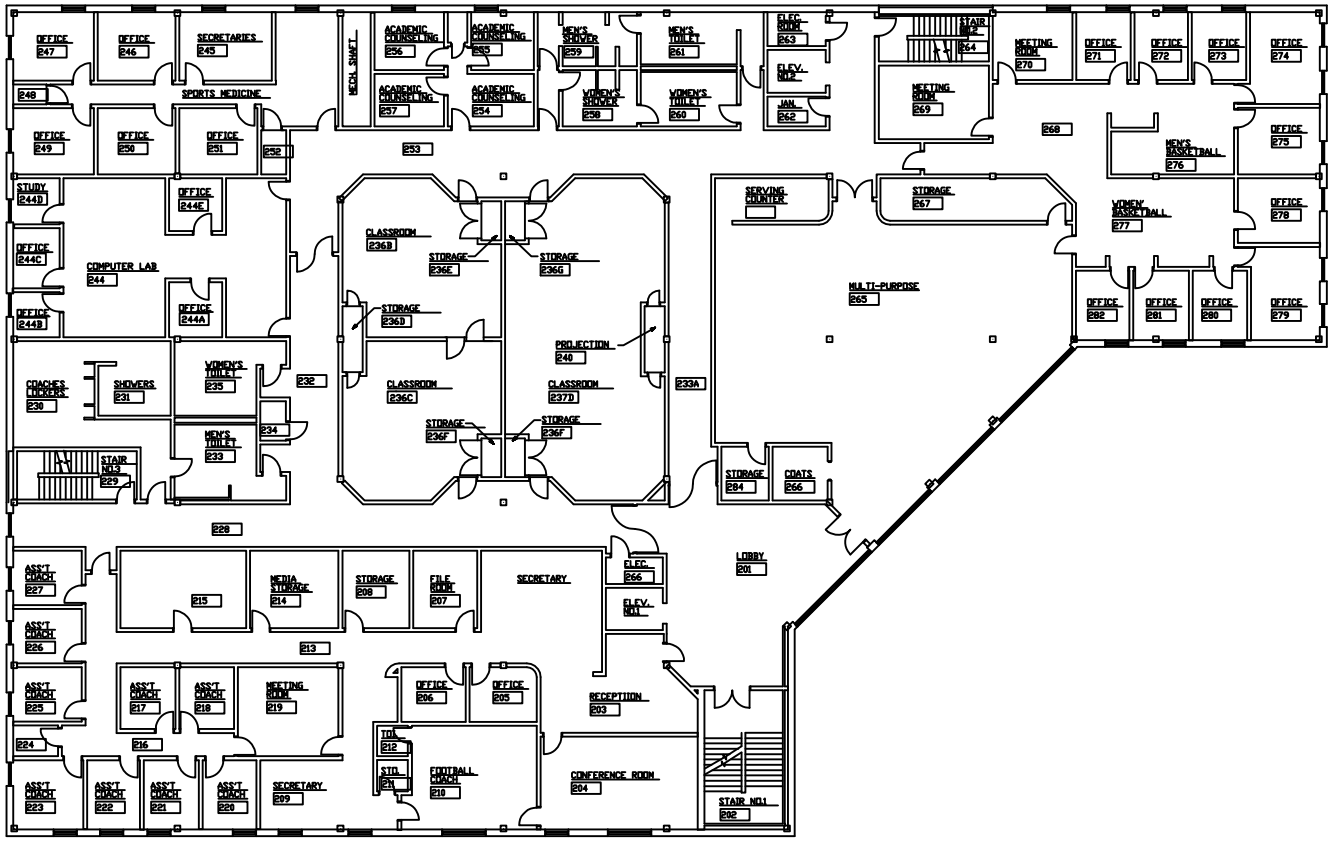
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 10/20/09
Drawn by: J.T.V.
Project No. 09-041

FIRST FLOOR PLAN

Sheet No.
2 of 4

EAST CAROLINA UNIVERSITY



AC01 EL02 EL03 FS01 FS02 FS03

HV01 HV02 IS01 IS02 IS03

WARD SPORTS MEDICINE

BLDG NO. WARD

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: 10/20/09
Drawn by: J.T.V.
Project No. 09-041

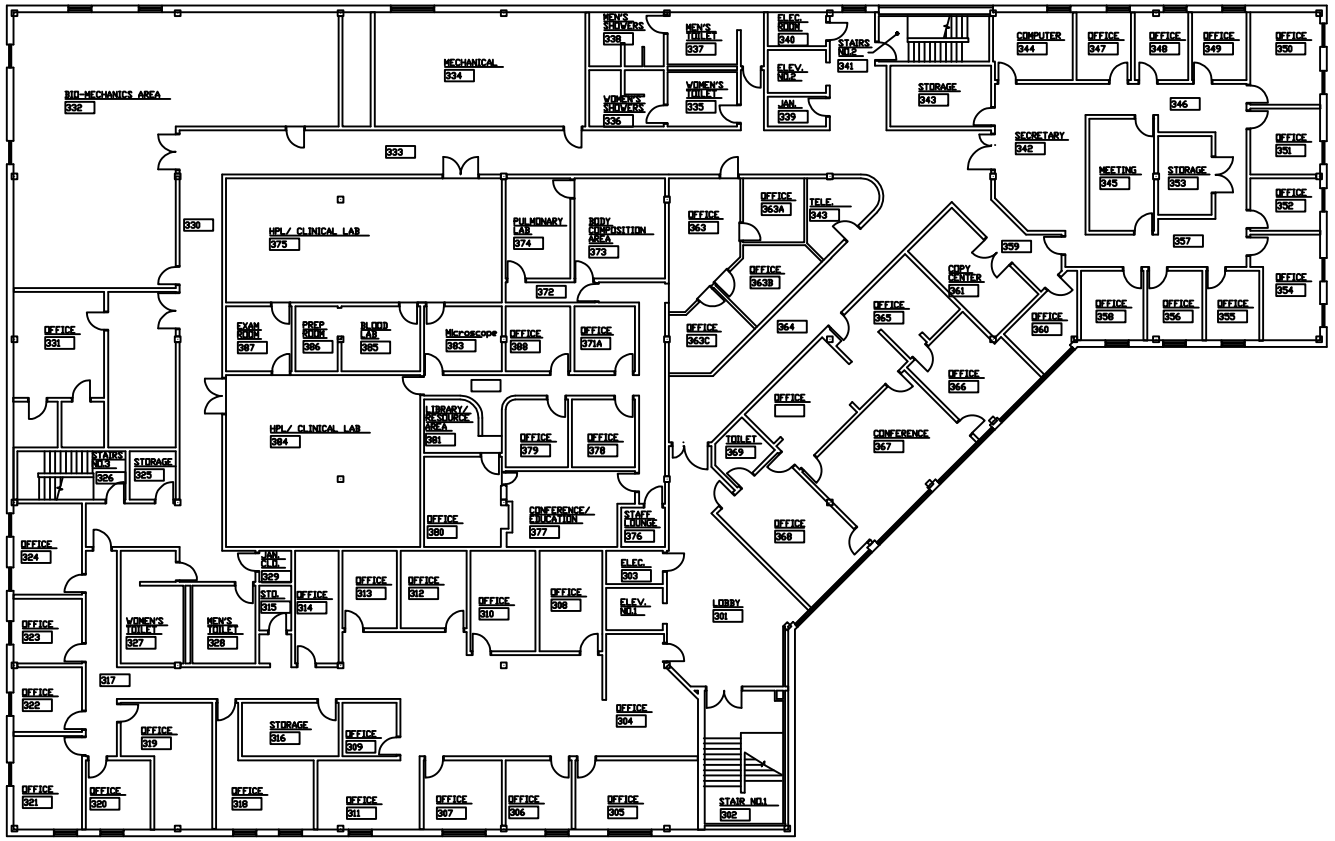
SECOND FLOOR PLAN

Sheet No.
3 of 4

EAST CAROLINA UNIVERSITY

ROOF

ES01 HV01 HV02



AC01 EL02 EL03 FS01 FS02 FS03

HV01 HV02 IS01 IS02 IS03

WARD SPORTS MEDICINE

BLDG NO. WARD

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: 10/20/09
Drawn by: J.T.V.
Project No. 09-041

THIRD FLOOR PLAN

Sheet No.
4 of 4

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model

Building Component Summary

WARD : WARD SPORTS MEDICINE

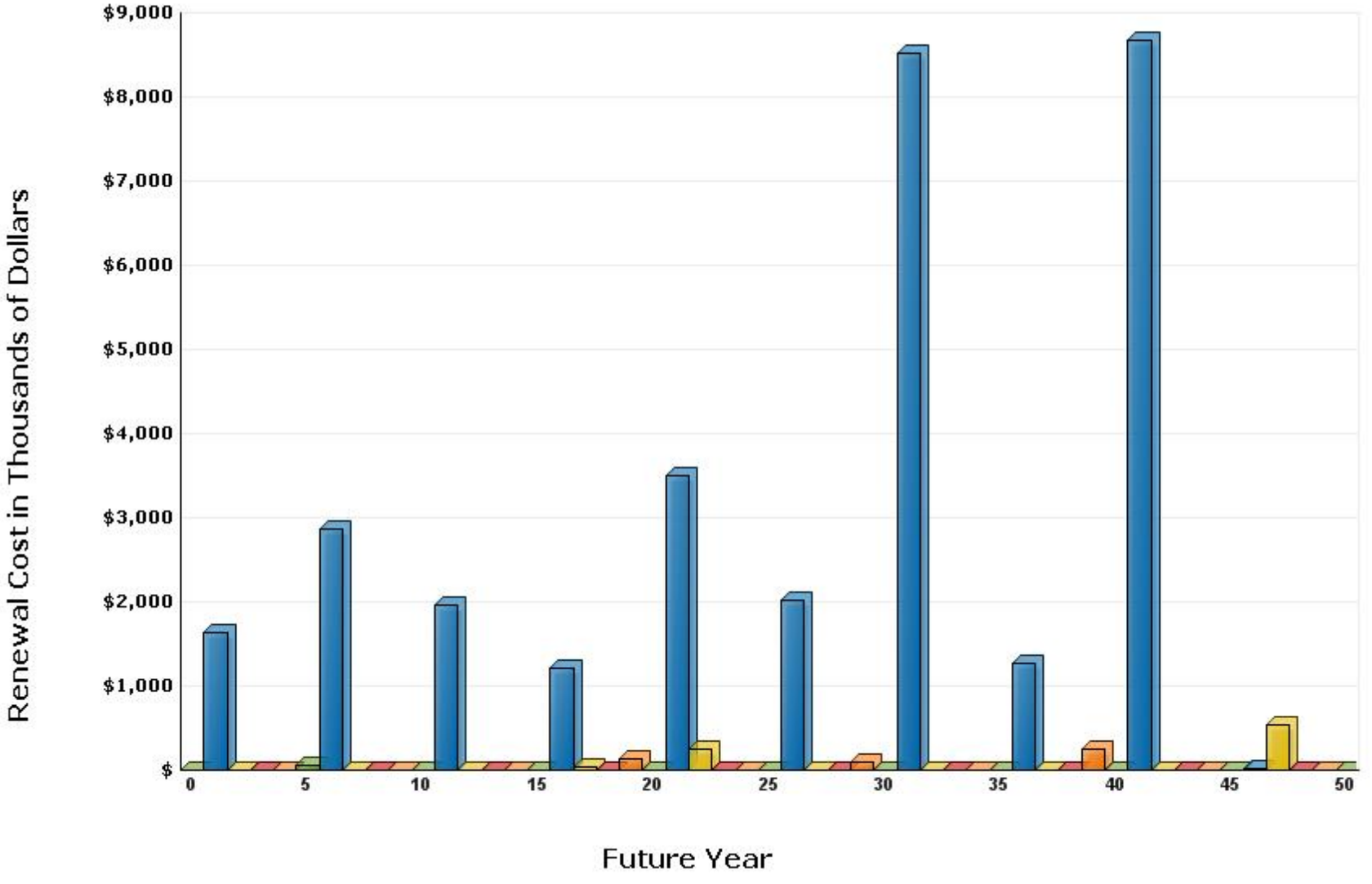
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	22,850	SF	$1.30	.31	$9,234	1989	10
B2020	STANDARD GLAZING AND CURTAIN WALL	4,030	SF	$104.04		$419,267	1989	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	8	LEAF	$4,311.24		$34,490	1989	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	4	LEAF	$2,863.29		$11,453	1989	40
B3010	MEMBRANE ROOF	26,000	SF	$6.41		$166,577	1989	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	75	LEAF	$783.68		$58,776	1989	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	150	LEAF	$1,489.06		$223,359	1989	35
C1020	INTERIOR DOOR HARDWARE	150	EA	$423.04		$63,456	1989	15
C1020	INTERIOR DOOR HARDWARE	75	EA	$423.04		$31,728	1989	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	81,300	SF	$0.80		$65,125	1989	10
C3010	PREMIUM WALL FINISH (EPOXY, TILE, WOOD PANEL, ETC.)	81,300	SF	$5.87		$476,911	1989	20
C3020	CARPET	41,420	SF	$8.75		$362,278	1989	10
C3020	VINYL FLOOR TILE	17,260	SF	$6.59		$113,707	1989	15
C3020	CERAMIC FLOOR TILE	6,900	SF	$17.36		$119,800	1989	20
C3020	RESURFACE AND SEAL CONCRETE OR TERRAZZO	2,070	SF	$5.85		$12,103	1989	50
C3020	HARDWOOD REPLACEMENT	1,380	SF	$23.94		$33,033	1989	50
C3020	SAND AND FINISH HARDWOOD FLOORING	1,380	SF	$3.24		$4,468	1989	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	69,030	SF	$4.99		$344,667	1989	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$158,628.64		$158,629	1989	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$26,616.80		$26,617	1989	12
D2010	PLUMBING FIXTURES - GYMNASIUM / ATHLETICS	76,695	SF	$3.53		$270,938	1989	35
D2020	WATER PIPING - GYMNASIUM / ATHLETICS	76,695	SF	$2.52		$193,153	1989	35
D2020	WATER HEATER, SHELL AND TUBE HEAT EXCHANGER	48	GPM	$355.69		$17,073	1989	24
D2030	DRAIN PIPING - GYMNASIUM / ATHLETICS	76,695	SF	$3.83		$293,714	1989	40
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	$6,456.49		$6,456	1989	25
D3030	COLD BOX REFRIGERATION SYSTEM	1	SYS	$6,324.50		$6,324	2009	15
D3040	CONDENSATE RECEIVER	1	SYS	$9,504.01		$9,504	1989	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	4	EA	$2,768.62		$11,074	1989	20

Life Cycle Model
Building Component Summary
WARD : WARD SPORTS MEDICINE

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D3040	FUME HOOD INCLUDING MECH. SYS	1	SYS	$41,216.93		$41,217	1989	20
D3040	HVAC SYSTEM - GYMNASIUM / ATHLETICS	76,695	SF	$29.18		$2,238,252	1989	25
D3040	BASE MTD. PUMP - UP TO 15 HP	5	HP	$3,175.77		$15,879	1989	20
D3040	BASE MTD. PUMP - UP TO 15 HP	24	HP	$3,175.77		$76,218	1989	20
D5010	ELECTRICAL SYSTEM - GYMNASIUM / ATHLETICS	76,695	SF	$6.75		$517,745	1989	50
D5010	ELECTRICAL SWITCHGEAR 277/480V	1,200	AMP	$39.56		$47,476	1989	20
D5010	TRANSFORMER, DRY, 480-208V (30-150 KVA)	525	KVA	$96.00		$50,398	1989	30
D5020	EXIT SIGNS (CENTRAL POWER)	34	EA	$163.78		$5,568	1989	20
D5020	EXIT SIGNS (CENTRAL POWER)	34	EA	$163.78		$5,568	2007	20
D5020	EXTERIOR LIGHT (HID)	5	EA	$689.58		$3,448	1989	20
D5020	LIGHTING - GYMNASIUM / ATHLETICS	61,356	SF	$4.85		$297,759	1989	20
D5020	LIGHTING - GYMNASIUM / ATHLETICS	15,339	SF	$4.85		$74,440	2007	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	76,695	SF	$2.61		$200,526	1989	15
D5040	GENERATOR, DIESEL (200-500 KW)	350	KW	$377.78		$132,224	2005	25
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	1	LOT	$5,940.22		$5,940	1989	20
F1020	ENVIRONMENTAL CHAMBER	120	SF	$139.02		$16,682	2009	35
						$7,273,257		

Life Cycle Model Expenditure Projections

WARD : WARD SPORTS MEDICINE



Average Annual Renewal Cost Per SqFt $4.16

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

WARD : WARD SPORTS MEDICINE

Photo ID No	Description	Location	Date
WARD001a	Mechanically adhered single-ply membrane roof application	Roof	9/14/2009
WARD001e	Condensing unit	Roof	9/14/2009
WARD002a	Single-level drinking fountain	Third floor, 301	9/14/2009
WARD002e	Exhaust fans	Roof	9/14/2009
WARD003a	Worn seam in carpet	Third floor	9/14/2009
WARD003e	Secondary electrical panel	Third floor, closet	9/14/2009
WARD004a	Stained carpet	Outside room 339	9/14/2009
WARD004e	Exit signage and fire alarm devices	Third floor, corridor	9/14/2009
WARD005a	Stained and water damaged wooden floor	HPO Clinic 375	9/14/2009
WARD005e	Shower components and water closet	Third floor, restroom	9/14/2009
WARD006a	Non-accessible sink	Staff lounge 376	9/14/2009
WARD006e	Exit signage and fire alarm devices	Third floor, corridor	9/14/2009
WARD007a	Single-level drinking fountain	Third floor, women's restroom	9/14/2009
WARD007e	Lavatory and urinal	Third floor, restroom	9/14/2009
WARD008a	Ceramic tile needing minor grout work	Third floor, men's restroom	9/14/2009
WARD008e	Water closet	Third floor, restroom	9/14/2009
WARD009a	Terraced classroom without any handrails on aisles	Classroom 236C	9/14/2009
WARD009e	Shower components	Third floor, restroom	9/14/2009
WARD010a	Dual-level drinking fountains	Lobby 201	9/14/2009
WARD010e	Environmental chamber	Third floor, room 384	9/14/2009
WARD011a	Minor ceramic tile floor damage	Room 115	9/14/2009
WARD011e	Fume hood	Third floor, room 387	9/14/2009
WARD012a	Minor ceramic tile floor damage	Room 113	9/14/2009
WARD012e	Stainless steel sink	Third floor, room 376	9/14/2009
WARD013a	Damaged sheet vinyl flooring	First floor, sports medicine suite	9/14/2009
WARD013e	Exit signage and interior lighting	Second floor, room 236G	9/14/2009
WARD014a	Brick masonry facade	Southern side	9/14/2009
WARD014e	Air handling equipment	Third floor, room 334	9/14/2009
WARD015a	Dual-pane thermal window systems	Southeastern corner	9/14/2009
WARD015e	Air handling equipment	Third floor, room 334	9/14/2009
WARD016a	Main glass entrance doors	Northeastern side	9/14/2009
WARD016e	Fire alarm panels	First floor, lobby	9/14/2009

Photo Log - Facility Condition Analysis

WARD : WARD SPORTS MEDICINE

Photo ID No	Description	Location	Date
WARD017a	Brick masonry facade	Northern side	9/14/2009
WARD017e	Main incoming electrical equipment	Basement, electrical room	9/14/2009
WARD018a	Brick masonry facade	Western side	9/14/2009
WARD018e	Automatic transfer switch	Basement, electrical room	9/14/2009
WARD019e	Pump equipment	Basement, mechanical room	9/14/2009
WARD020e	Compressor	Basement, mechanical room	9/14/2009
WARD021e	Air handling equipment	Basement, mechanical room	9/14/2009
WARD022e	Pump equipment	Basement, mechanical room	9/14/2009
WARD023e	Heat exchanger	Basement, mechanical room	9/14/2009
WARD024e	Condensate return system	Basement, mechanical room	9/14/2009
WARD025e	Domestic water heater	Basement, mechanical room	9/14/2009
WARD026e	Exterior lighting	Exterior	9/14/2009
WARD027e	Exterior lighting	Exterior	9/14/2009
WARD028e	Exterior lighting	Exterior	9/14/2009

Facility Condition Analysis - Photo Log

WARD028E.jpg

WARD001A.jpg

WARD001E.jpg

WARD002A.jpg

WARD002E.jpg

WARD003A.jpg

WARD003E.jpg

WARD004A.jpg

WARD004E.jpg

WARD005A.jpg

WARD005E.jpg

WARD006A.jpg

WARD006E.jpg

WARD007A.jpg

WARD007E.jpg

WARD008A.jpg

WARD008E.jpg

WARD009A.jpg

WARD009E.jpg

WARD010A.jpg

Facility Condition Analysis - Photo Log

WARD010E.jpg

WARD011A.jpg

WARD011E.jpg

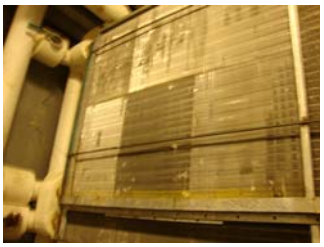
WARD012A.jpg

WARD012E.jpg

WARD013A.jpg

WARD013E.jpg

WARD014A.jpg



WARD014E.jpg

WARD015A.jpg

WARD015E.jpg

WARD016A.jpg

WARD016E.jpg

WARD017A.jpg

WARD017E.jpg

WARD018A.jpg

WARD018E.jpg

WARD019E.jpg

WARD020E.jpg

WARD021E.jpg

WARD022E.jpg

WARD023E.jpg

WARD024E.jpg

WARD025E.jpg

WARD026E.jpg

WARD027E.jpg