

2007 FCAP BY BUILDING (SHORT)

D_NO	Description	Recommended Correction	Cost
14TH STREET WAREHOUSE			
07-E083	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$15,000
		TOTAL 14TH STREET	\$15,000
ADA STUDY			
07-G203	SOME BUILDINGS ARE NOT FULLY COMPLIANT WITH ADA GUIDELINES AND STATE BUILDING CODE.	A STUDY TO DETERMINE ADA DEFICIENCIES AND ESTIMATED COST OF CORRECTIONS THAT ARE REMAINING IS	\$125,000
		TOTAL ADA STUDY	\$125,000
ADMIN SUPPORT ANNEX			
07-E071	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.	RECOMMEND REPLACING THE OBSOLETE PANEL, WITH A PANEL THAT MEETS NEC REQUIREMENTS.	\$7,500
07-E072	THERE IS NO EMERGENCY POWER SOURCE TO RUN PUMPS , FANS, MOTORS, AND ANY OTHER REQUIRED EQUIPMENT UNDER	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$40,000
07-E073	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	RECOMMEND INSTALLING A FIRE ALARM SYSTEM IN ACCORDANCE WITH NC DEPARTMENT OF INSURANCE	\$10,000
07-G161	INTERIOR AND EXTERIOR FINISHES ARE SHOWING SIGNS OF DETERIORATION. EXTERIOR IS EXHIBITING MINOR CRACKING.	LOCATE AND CORRECT MOISTURE INTRUSION INTO INTERIOR OF BUILDING. REPAINT INTERIOR AND EXTERIOR FINISHES AS	\$25,000
07-G162	ORIGINAL, METAL FRAMED, SINGLE GLAZED WINDOWS ARE AT END OF EXPECTED LIFE, ARE IN POOR OPERATING CONDITION, AND	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$30,000
07-G163	SINGLE-PLY ROOF IS IN POOR CONDITION AND AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$42,000
		TOTAL ADMIN SUPPORT ANNEX	\$154,500
ALL HSC CAMPUS BUILDINGS			
07-M021	THE CURRENT ELECTRIC CONDENSATE PUMPS REQUIRE MAINTENANCE ABOUT TWICE A YEAR, PRINCIPALLY INVOLVING	REPLACE THE ELECTRIC CONDENSATE PUMPS THROUGHOUT ALL THE CAMPUS BUILDINGS WITH AIR OR STEAM POWERED	\$400,000
		TOTAL ALL HSC CAMPUS	\$400,000
AUSTIN			
07-G027	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 43 YEAR OLD, CLASSROOM BUILDING ARE NEAR	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$11,050,000
		TOTAL AUSTIN	\$11,050,000

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AYCOCK RESIDENCE HALL			
07-E010	THE EXISTING WIRE, PANELS, AND SWITCHES ARE REACHING THE END OF THEIR SERVICE LIVES.	COMPLETELY REWIRE AND REPLACE EXISTING PANELS AND SWITCHES.	\$25,000
07-E032	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$80,000
07-E033	THE EXISTING LIGHT LEVEL DOES NOT MEET IES STANDARDS	REPLACE THE EXISTING LIGHTING TO RAISE THE LIGHTING LEVEL TO AN ACCEPTABLE STANDARD.	\$55,000
07-E034	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$40,000
07-G220	ROOF WILL BE NEAR END OF EXPECTED LIFE	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW	\$240,000
07-G227	ORIGINAL, ALUMINUM, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$615,000
07-G229	TREADS IN STAIRS AND ON EXTERIOR STEPS ARE WORN, LOOSE AND UNSAFE.	INSTALL NEW TREADS IN STAIRS AND ON STEPS AS REQUIRED BY STATE BUILDING CODE.	\$50,000
07-G230	CEILING TILE IN CORRIDORS AND ROOMS IS NEAR END OF USEFUL LIFE.	INSTALL NEW CEILING TILE IN CORRIDORS AND ROOMS.	\$240,000
07-G231	BUILDING HAS NO ELEVATOR FOR 5 FLOORS.	ADD ELEVATOR TO COMPLY WITH ADA GUIDELINES AND STATE BUILDING CODE.	\$400,000
07-G232	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR FINISHES AS NEEDED.	\$135,000
07-G233	DOI REPORT INDICATES THAT CORRIDOR AND STAIRWAY DOORS ARE NOT FIRE RATED AS REQUIRED BY THE STATE BUILDING CODE.	INSTALL NEW CORRIDOR AND STAIRWAY DOORS, FRAMES AND HARDWARE AS REQUIRED TO COMPLY WITH THE STATE	\$325,000
07-M061	STEAM RADIATORS, BUT NO STEAM PIPING, WERE REPLACED IN 2005.	RENOVATE THE ENTIRE STEAM PIPING SYSTEM, INCLUDING CONTROLS.	\$200,000
TOTAL AYCOCK RESIDENCE			\$2,405,000
BATE			
07-E064	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$60,000
07-E065	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$120,000
07-E066	THE EXISTING LIGHTING IS INADEQUATE AND NEEDS TO BE REPLACED.	INSTALL NEW ENERGY SAVING LIGHTS.	\$75,000
07-G141	ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS.	UPGRADE ELEVATORS AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$250,000

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07-G142	SOME FIXED SEATS IN CLASSROOMS (MOSTLY AT FIRST FLOOR LEVEL) ARE DAMAGED AND NEAR/AT END OF USEFUL LIFE. IN	REPAIR OR REPLACE FIXED SEATING AS NEEDED. REPLACE, REPAIR AND REPAINT DAMAGED AND DETERIORATED FINISHES.	\$625,000
07-G143	MOST STEP TREADS AT STAIRWELLS ARE NEARING END OF LIFE AND MAY POSE A TRIPPING HAZARD.	REPLACE DAMAGED AND DETERIORATED STEP TREAD AT STAIRWELLS.	\$50,000
07-G144	PAINT (INTERIOR AND EXTERIOR) WILL SOON BE NEARING THE END OF EXPECTED LIFE.	REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED. REPAIR AND REPAINT METAL PORCH RAILING AT REAR OF	\$325,000
07-G145	BUILT-UP ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$665,000
07-G146	EXTERIOR WALL APPARENTLY HAS GOOD WATERPROOFING AND NO DAMAGE TO INTERIOR WALLS FROM FUNGAL GROWTH WAS	CLEAN AND RECAULK JOINTS AS NEEDED. TO REDUCE MOISTURE MOVING THROUGH EXTERIOR WALL, APPLY A	\$75,000
07-G147	SOME INTERIOR DOOR HARDWARE REQUIRES EXTENSIVE MAINTENANCE AND IS NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DAMAGED, DETERIORATED AND NON-ADA COMPLIANT DOORS AND HARDWARE AS NEEDED.	\$125,000
07-M039	THE STEAM DISTRIBUTION ROOM IN BATES BUILDING HAS INADEQUATE VENTILATION.	UPGRADE VENTILATION TO THE STEAM DISTRIBUTION ROOM.	\$25,000
07-M065	THE OUTER AREAS OF BATES CLASSROOM BUILDING HAVE VAV REHEAT BOXES. THE INTERIOR AREAS OF BATE BUILDING HAVE NO	ADD VAV BOXES FOR REHEAT IN THE INTERIOR PORTIONS OF BATE BUILDING. PROVIDE VARIABLE FREQUENCY DRIVES FOR	\$200,000
		TOTAL BATE	\$2,595,000
BELK RESIDENCE HALL			
07-E035	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.	RECOMMEND REPLACING THE OBSOLETE PANEL, WITH A PANEL THAT MEETS NEC REQUIREMENTS.	\$5,000
07-E036	THIS LARGE RESIDENCE HALL NEEDS AN EMERGENCY GENERATOR TO PROVIDE POWER TO EGRESS LIGHTING AND OTHER CRITICAL	RECOMMEND INSTALLING AN EMERGENCY GENERATOR AND THE RELATED DISTRIBUTION SYSTEM.	\$55,000
07-E037	THE EXISTING LIGHTING IS INADEQUATE AND NEEDS TO BE REPLACED	INSTALL NEW ENERGY SAVING LIGHTS	\$50,000
07-E038	THE EXISTING SWITCH IS REACHING THE END OF ITS USEFUL LIFE. IN THE NEAR FUTURE IT WILL BECOME INOPERABLE OR UNSAFE TO	INSTALL A NEW PAD MOUNTED SWITCH.	\$30,000
07-E039	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$150,000
07-G206	SOME INTERIOR DOORS AND HARDWARE ARE NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$270,000
07-G207	CONCRETE STRUCTURE HAS DEVELOPED EXTENSIVE STRUCTURAL DAMAGE DUE TO FOUNDATION SETTLEMENT AND THERMAL	REEVALUATION OF CURRENT STRUCTURAL CONDITION BY CONSULTING ENGINEER WHO DID INITIAL STUDY IS	\$800,000
07-G208	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR FINISHES AS NEEDED.	\$110,000
07-G210	SOME PANS IN SHOWER FLOORS HAVE LEAKED AND ARE NEAR END OF USEFUL LIFE.	REPLACE PANS IN SHOWER FLOORS AND REPAIR CERAMIC TILE AS NEEDED.	\$100,000

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07-G212	ORIGINAL WINDOWS ARE DIFFICULT TO OPERATE AND MAINTAIN. WINDOWS ARE ENERGY INEFFICIENT.	REPLACE WINDOWS WITH DBL PANE CLAD LOW MAINTENANCE UNITS.	\$255,000
07-G226	SOME EXTERIOR DOORS AND HARDWARE WILL SOON BE NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$100,000
07-M017	BELK HALL IS SERVED BY HOT WATER RADIATORS AND DX AIR HANDLERS IN THE MECHANICAL ROOM. WINDOW AIR	A COMPLETE HVAC AND PLUMBING RENOVATION IS REQUIRED.	\$500,000
07-M018	THE TEMPERATURE OF THE DOMESTIC HOT WATER IS NOT ACCURATELY CONTROLLED BY THE THREE SMALL STEAM TO HOT	PROVIDE A NEW DOMESTIC HOT WATER HEATER, WITH INTEGRAL TANK AND HEAT EXCHANGER, SIMILAR TO THE	\$125,000
07-M019	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM FOR THIS RESIDENCE HALL.	\$850,000
		TOTAL BELK RESIDENCE	\$3,400,000
BETHEL CLINIC #2			
07-E001	THIS MEDICAL FACILITY SERVES THE NEEDS OF THE COMMUNITY. DURING OUTAGES EMERGENCY POWER IS NEEDED SO THAT	RECOMMEND INSTALLING AN EMERGENCY GENERATOR LARGE ENOUGH TO CARRY THIS SMALL FACILITY.	\$35,000
07-G001	WATER LEAKING THROUGH FOUNDATION WALL IN BASEMENT HAS CAUSED DETERIORATION OF STEEL COLUMNS, WHICH HAVE BEEN	EXCAVATE FOUNDATION WALL, INSTALL WATERPROOFING AND RESTORE FINISH GRADE. CLEAN AND DISINFECT BASEMENT	\$28,000
07-G002	ON MAIN SECTION, BUILT-UP ROOF WILL BE IN POOR CONDITION AND NEAR END OF EXPECTED LIFE. SOME REPAIRS MAY BE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$65,000
07-G003	BUILDING IS NOT FULLY COMPLIANT WITH ADA GUIDELINES AND STATE BUILDING CODE. ENTRANCE DOOR IS NOT MOTOR	A STUDY OF ADA DEFICIENCIES TO INCLUDE COST OF RENOVATION IS RECOMMENDED. INSTALL MOTOR OPERATED	\$12,000
07-G004	ASPHALT PAVING HAS A WEATHERED SURFACE, SOME EXPOSED AGGREGATE AND CRACKS. CONDITION VARIES DEPENDING ON	REPAIR APPROPRIATELY FOR CONDITION OF ASPHALT SURFACE. PATCH CRACKS AND BROKEN AREAS OR REMOVE	\$8,000
07-G005	EXTERIOR DOORS AND FRAMES ARE IN POOR CONDITION AND NOT ADA COMPLIANT.	REPLACE 4 EXTERIOR DOORS WITH LOW MAINTENANCE INSULATED UNITS AND ADA HARDWARE.	\$4,000
07-G006	CARPET IS WORN AND DISCOLORED.	REPLACE CARPET WITH HEAVY DUTY CARPET.	\$16,000
07-M001	AS NOTED BY THE DEPARTMENT OF INSURANCE, THIS WOOD FRAME BUILDING HAS NO SPRINKLER SYSTEM FOR FIRE	PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM.	\$30,000
07-M002	THE TWO FUEL OIL HEATERS IN THE BASEMENT OF THE BETHEL CLINIC ARE AGING AND MAY BE INEFFICIENT.	VERIFY THE OPERATING CONDITION OF THE FUEL OIL HEATERS FOR SAFETY AND EFFICIENCY.	\$5,000
07-M003	ATTIC INSULATION IS NEEDED. THE DOMESTIC HOT WATER HEATER MAY BE INEFFICIENT. BASEMENT SUMP PUMPS ARE	ADD ATTIC INSULATION. INSTALL INSTANTANEOUS HOT WATER HEATERS. REPLACE BOTH BASEMENT SUMP PUMPS TO AVOID	\$15,000
		TOTAL BETHEL CLINIC #2	\$218,000
BIOTECHNOLOGY			

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07-E016	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER	\$50,000
07-E017	THE EXISTING EXIT FIXTURES WASTE ENERGY AND MAINTENANCE LABOR TO KEEP THEM WORKING.	RECOMMEND REPLACING ALL EXIT FIXTURES WITH LED TYPE. THE PAYBACK WILL BE JUST A FEW YEARS IN ENERGY AND	\$3,000
07-E018	THE EXISTING EXIT FIXTURES WASTE ENERGY AND MAINTENANCE LABOR TO KEEP THEM WORKING.	RECOMMEND REPLACING ALL EXIT FIXTURES WITH LED TYPE. THE PAYBACK WILL BE JUST A FEW YEARS IN ENERGY AND	\$3,000
07-G032	SOME EXTERIOR DOORS AND HARDWARE, INCLUDING SLIDING DOOR, WILL SOON BE NEAR END OF USEFUL LIFE. AUTOMATIC	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$24,000
07-G033	2 ORIGINAL PASSENGER ELEVATORS ARE DIFFICULT TO MAINTAIN.	UPGRADE ELEVATORS WITH NEW SOLID STATE CONTROLS, AND RENEW MOVING PARTS. REFURBISH CABS.	\$60,000
07-G034	SOME INTERIOR DOOR HARDWARE WILL SOON BE NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DOOR HARDWARE AS NEEDED.	\$12,000
07-G035	SINGLE PLY ROOF IS IN POOR CONDITION AND NEAR END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$185,000
07-G036	CAULKING IN EXPANSION JOINTS AND AT WINDOWS WILL SOON BE NEAR END OF USEFUL LIFE.	REPLACE CAULKING IN EXTERIOR WALLS WHEN NEEDED.	\$14,000
07-G037	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR FINISHES AS NEEDED.	\$26,000
		TOTAL BIOTECHNOLOGY	\$377,000
BLDG 127			
07-E085	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.	RECOMMEND REPLACING THE OBSOLETE PANEL, WITH A PANEL THAT MEETS NEC REQUIREMENTS.	\$30,000
07-G184	SINGLE-PLY ROOF (LIKELY 12+ YEARS OLD) IS NEARING END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$85,000
		TOTAL BLDG 127	\$115,000
BLDG 206			
07-G180	MASONRY WALL ALONG SIDE STREET IS SHOWING SIGNS OF DETERIORATION. SLIDING METAL DOOR AT BACK, AND WOOD	REPAIR AND POINT-UP DETERIORATED MASONRY WALL ALONG SIDE STREET. REPLACE SLIDING METAL DOOR AT BACK, AND	\$85,000
07-G181	ASPHALT SHINGLE ROOF APPEARS TO BE IN POOR CONDITION (AT BACK OF BUILDING). METAL ROOF (5V METAL PANELS) OVER FRONT	REMOVE ALL ROOF MATERIALS (ASPHALT SHINGLES) TO EXPOSE STRUCTURAL DECK, AND REPAIR AS REQUIRED. INSTALL NEW	\$75,000
		TOTAL BLDG 206	\$160,000
BLDG 214			
07-G190	DUE TO AGE AND CONSTANT USE, GARAGE DOOR ARE NEAR/AT END OF MAINTAINABLE LIFE.	REMOVE AND REPLACE DETERIORATED AND DAMAGED GARAGE DOOR, CLOSER AS NECESSARY.	\$4,000

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		TOTAL BLDG 214	\$4,000
BLDG 214-B			
07-G186	DUE TO AGE AND CONSTANT USE, GARAGE DOORS ARE NEARING END OF MAINTAINABLE LIFE.	REMOVE AND REPLACE DETERIORATED AND DAMAGED GARAGE DOORS, CLOSERS AS NECESSARY.	\$21,000
		TOTAL BLDG 214-B	\$21,000
BLDG 214-C			
07-G187	DUE TO AGE AND CONSTANT USE, GARAGE DOORS ARE NEAR/AT END OF MAINTAINABLE LIFE.	REMOVE AND REPLACE DETERIORATED AND DAMAGED GARAGE DOORS, CLOSERS AS NECESSARY.	\$8,000
		TOTAL BLDG 214-C	\$8,000
BLDG 214-D			
07-G188	APPROXIMATELY 40% OF THE EXTERIOR METAL SIDING IS IN POOR CONDITION. BACK WALL HAS BEEN PUSHED OUT OF PLUMB.	REPAIR/REPLACE DETERIORATED METAL SIDING AND REALIGN BACK WALL. REPLACE DAMAGED INSULATION. REPAINT	\$30,000
		TOTAL BLDG 214-D	\$30,000
BLDG 214-E			
07-G189	DUE TO AGE AND CONSTANT USE, GARAGE DOORS ARE NEARING END OF MAINTAINABLE LIFE.	REMOVE AND REPLACE DETERIORATED AND DAMAGED GARAGE DOORS, CLOSER AS NECESSARY.	\$16,000
		TOTAL BLDG 214-E	\$16,000
BLDG 215			
07-E086	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.	RECOMMEND REPLACING THE OBSOLETE PANEL, WITH A PANEL THAT MEETS NEC REQUIREMENTS.	\$25,000
07-G192	SOME SECTIONS OF METAL COVERED WOOD TRIM, VINYL SIDING AND ASPHALT SHINGLE ROOF ARE IN A STATE OF DISREPAIR.	REPAIR AND REFURBISH EXISTING TRIM, SIDING AND ASPHALT SHINGLE ROOF AS REQUIRED.	\$15,000
		TOTAL BLDG 215	\$40,000
BLDG 215-A			
07-G193	SINGLE-PLY ROOF (FRONT, NORTH SECTION) APPEARS TO BE IN VERY POOR CONDITION. ACCESS TO ROOF WAS NOT AVAILABLE	VERIFY CONDITION AND QUANTITY OF DETERIORATED ROOF. REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK	\$120,000
		TOTAL BLDG 215-A	\$120,000
BLDG 215-B			
07-G194	SOME SECTIONS OF METAL ROOF AND GUTTER ARE IN A STATE OF DISREPAIR.	REPAIR AND REFURBISH METAL ROOF AND GUTTERS AS REQUIRED.	\$5,000
		TOTAL BLDG 215-B	\$5,000
BLDG 215-C			

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07-E087	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$30,000
		TOTAL BLDG 215-C	\$30,000
BLDG 216			
07-G195	SECTIONS OF BUILT-UP ROOF AND SKYLIGHTS ARE IN A STATE OF DISREPAIR. MASONRY CHIMNEY AND ELEVATED WATER TOWER IS	WEATHERPROOF, REPAIR AND REFURBISH BUILT-UP ROOF AND SKYLIGHTS AS REQUIRED. DETERMINE CONDITION OF BOTH	\$265,000
		TOTAL BLDG 216	\$265,000
BLOUNT HOUSE			
07-G138	MASONITE SIDING, SOME EXTERIOR WALL STRUCTURE AND WOOD TRIM IS SHOWING MAJOR SIGNS OF DETERIORATION. WOOD	REMOVE DAMAGED AND DETERIORATED MASONITE AND WOOD SIDING AND TRIM, INSTALL INSULATING HOUSE WRAP OR	\$95,000
07-G139	THERE IS NO INSULATION AT THE WOOD FLOOR SYSTEM AT PARTIAL BASEMENT.	INSTALL BATT TYPE INSULATION AT PARTIAL BASEMENT CEILING.	\$6,000
07-M066	THE HVAC LOAD ON BLOUNT HOUSE HAS INCREASED WITH THE CONVERSION TO USE AS THE CAMPUS POLICE DEPARTMENT.	CONDUCT AN ENGINEERING STUDY TO DETERMINE THE MOST FEASIBLE WAY TO HANDLE THE HEAVIER THERMAL LOAD AT	\$50,000
		TOTAL BLOUNT HOUSE	\$151,000
BLOXTON			
07-G078	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 55 YEAR OLD, CLASSROOM BUILDING ARE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$650,000
		TOTAL BLOXTON	\$650,000
BREWSTER - A			
07-G031	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 37 YEAR OLD, SOCIAL SCIENCES BUILDING ARE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$25,400,000
		TOTAL BREWSTER - A	\$25,400,000
BRODY			
07-E005	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	REWIRE CARD READER DOORS TO ALLOW ACCESS WHEN THE FIRE ALARM IS ACTIVATED.	\$50,000
07-E006	THE EXISTING SWITCHGEAR IS REACHING THE END OF ITS USEFUL LIFE.	REPLACE THE EXISTING SWITCHGEAR	\$500,000
07-E008	THE EXISTING GE LOW VOLTAGE LIGHTING CONTROLS ARE NO LONGER WORKING. CONSTANT FAILURES HAVE MADE THEM	RECOMMEND INSTALLING A NEW LIGHTING SYSTEM WHERE CONTROL OF LIGHTS CAN BE ACCOMPLISHED IN ONE LOCATION.	\$30,000
07-E009	THE EXISTING SWITCHGEAR IS REACHING THE END OF ITS USEFUL LIFE.	REPLACE THE EXISTING SWITCHGEAR	\$600,000
07-E010	THE EXISTING TRANSFER SWITCH IS REACHING THE END OF ITS USEFUL LIFE.	REPLACE THE EXISTING TRANSFER SWITCH	\$90,000

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07-E011	THE MOTOR CONTROL CENTER NEEDS TO BE UPGRADED.	UPGRADE, REPAIR, OR REPLACE THE EXISTING MCC	\$100,000
07-E014	THE TRANSFORMER IS LEAKING OIL.	REPLACE THE EXISTING TRANSFORMER	\$500,000
07-G***	THIS 25 YEAR OLD BUILDING IS UTILIZED BEYOND ORIGINAL DESIGN CAPACITY. MOST SYSTEMS INCLUDING FINISHES,	PROVIDE A COMPLETE RENOVATION TO INCLUDE ADDRESSING PROGRAM REQUIREMENTS AND RECONFIGURING SPACES AS	\$105,000,000
07-G005	GASKETS IN OPERABLE WINDOWS ARE NEAR END OF USEFUL LIFE.	REPLACE GASKETS FROM INSIDE.	\$12,000
07-G006	2 ORIGINAL PASSENGER ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS FOR ADA, OPERATION AND MAINTENANCE.	UPGRADE ELEVATORS AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$1,200,000
07-G007	IN FIRST FLOOR CORRIDOR AND LIBRARY, FLOOR SLAB HAS SETTLED AND IS APPARENTLY STABLE.	ADJUST SLOPE OF FLOOR WHEN CARPET IS REPLACED.	\$6,000
07-G008	DOI REPORT INDICATES THAT LATCHES ON ALL CORRIDOR AND OFFICE DOORS DO NOT COMPLY WITH STATE BUILDING CODE.	INSTALL NEW HOLD OPEN DEVICES AND CLOSER HARDWARE CONNECTED TO FIRE ALARM SYSTEM AS REQUIRED TO COMPLY	\$75,000
07-G009	TREADS AND FLOORS IN 4 STAIRS ARE WORN, SLIPPERY AND UNSAFE. 2 STAIRS HAVE BEEN COMPLETED.	INSTALL NEW TREADS AND FLOORING IN STAIRS AND ON STEPS AS REQUIRED BY STATE BUILDING CODE.	\$36,000
07-G010	MECHANICAL CLOSET SPACES ON EACH FLOOR HAVE OPENING IN FLOOR FOR VERTICAL CONDUIT CHASE. WATER CAN RUN	INSTALL CONCRETE CURB AROUND OPENINGS IN FLOORS AND SEAL AROUND CURB. WATERPROOF TOILET FLOORS.	\$190,000
07-G011	SUSPENDED TILE CEILINGS IN VARIOUS AREAS ARE NEAR END OF USEFUL LIFE.	REPLACE CEILINGS WHERE NEEDED WITH 2X2 SUSPENDED SYSTEM	\$540,000
07-G012	SOME INTERIOR DOORS AND DOOR HARDWARE WILL SOON BE NEAR END OF USEFUL LIFE. SOME DOORS ARE DAMAGED BY	REPLACE DOOR HARDWARE THROUGHOUT THE BUILDING AS NEEDED WITH HEAVY DUTY ADA COMPLIANT LEVER ACTION	\$285,000
07-G013	FIXED SEATS, CARPET, STAGE CURTAINS, PAINT AND LIGHTING IN AUDITORIUM ARE NEAR END OF USEFUL LIFE.	RENOVATE AUDITORIUM AND STAGE, INCLUDING SEATING, CARPET AND OTHER ITEMS TO UPGRADE FUNCTIONAL	\$380,000
07-G014	\$400,000 WAS SPENT TO CLEAN BRICK, RECAULK WINDOWS, AND CLEAN WEEP HOLES. CONTRACTOR DRILLED OUT WEEP HOLES	INVESTIGATE DAMAGE INSIDE CAVITY WALL BY CUTTING OPENINGS FOR EXAMINATION OF WALL CAVITY. IDENTIFY	\$325,000
07-G015	FASCIA BOARD ON EXTERIOR CORRIDOR (MRI CORRIDOR) IS CRACKING AND DETERIORATING.	REPLACE EXTERIOR FACIA. EXISTING FACIA BOARD MAY CONTAIN ASBESTOS.	\$125,000
07-G016	CARPET AND FLOOR TILE IN MANY AREAS THROUGHOUT THE BUILDING ARE DAMAGED, WORN, FRAYED AND BEYOND END OF	REPLACE CARPET AND TILE WHERE NEEDED. SHEET TILE OR OTHER TYPE OF FLOORING SHOULD BE CONSIDERED FOR LABS	\$565,000
07-G017	FORMICA (AND SOME STEEL) COUNTERTOPS IN LABS, CLASSES ARE ORIGINAL, DAMAGED, WORN, DIFFICULT TO CLEAN.	REPLACE COUNTERTOPS THROUGHOUT THE BUILDING.	\$175,000
07-G018	ROOFS OVER AUDITORIUM AND EXTERIOR CORRIDOR ARE AT END OF LIFE AND HAVE SOME LEAKS.	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW	\$375,000
07-G019	EXTERIOR DOORS ARE AT END OF USEFUL LIFE AND DIFFICULT TO OPERATE AND MAINTAIN.	REPLACE ENTRANCE DOORS WITH STOREFRONT AUTOMATIC SLIDING DOORS. INSTALL AIRLOCKS WHERE FEASIBLE.	\$65,000

D_NO	Description	Recommended Correction	Cost
07-G020	FIXED SEATS, CARPET, STAGE CURTAINS, PAINT AND LIGHTING IN AUDITORIUM ARE NEAR END OF USEFUL LIFE.	RENOVATE LECTURE ROOM, INCLUDING SEATING, CARPET AND OTHER ITEMS TO UPGRADE FUNCTIONAL PERFORMANCE AS	\$370,000
07-M004	THE HVAC CONTROLS SYSTEM IS APPROXIMATELY 21 YEARS OLD AND IS BECOMING OBSOLETE FOR A MEDICAL FACILITY. THE	UPGRADE AND EXPAND THE HVAC CONTROLS SYSTEM. BALANCE THE AIR DISTRIBUTION SYSTEM, CHILLED WATER	\$300,000
07-M005	THE WATER PURIFICATION SYSTEM IS OLD (25 YEARS), OBSOLETE, AND THE PIPING HAS DETERIORATED. DI WATER PIPING LEAKS ON	REPLACE THE ULTRA-PURE WATER SYSTEM AND PIPING. A BID OF \$118,000 HAS BEEN RECEIVED FOR THIS WORK.	\$118,000
07-M006	THE STEAM AND CONDENSATE PIPING IS RUSTED, LEAKING AND IS IN POOR CONDITION.	REPLACE ALL DAMAGED STEAM AND CONDENSATE PIPING. THE MOST CRITICAL LINE TO REPLACE IS THE CONDENSATE LINE	\$2,000,000
07-M010	THE BLOWDOWN WATER RETURN SYSTEM FOR BRODY BUILDING'S 22 AUTOCLAVES WASTES AN ESTIMATED 20,000 GALLONS OF WATER	UPGRADE THE BLOWDOWN WATER RETURN SYSTEM FOR BRODY'S AUTOCLAVES.	\$500,000
07-M011	THE ENERGY WHEELS IN AC-1 AND AC-7 IN BRODY BUILDING DISINTEGRATED AND WERE REMOVED.	REPLACE THE MISSING ENERGY WHEELS IN UNITS AC-1 AND AC-7.	\$500,000
07-M012	THE FIRE AND JOCKEY PUMPS IN BRODY BUILDING ARE OLD AND IN NEED OF REPLACEMENT.	REPLACE THE FIRE AND JOCKEY PUMPS. VERIFY THAT ALL SPRINKLER HEAD INSPECTION REQUIREMENTS OF NFPA 25	\$100,000
07-M013	THIRTY TO FORTY EXHAUST FANS AT BRODY BUILDING ARE CONTROLLED WITH PNEUMATICALLY ACTUATED VANES INSTEAD OF	INSTALL VARIABLE FREQUENCY DRIVES FOR THE EXHAUST FANS TO SAVE ENERGY, IMPROVE VENTILATION CONTROL AND	\$200,000
07-M014	THE CHILLED WATER COIL IN AIR HANDLER AC-6 IS OLD AND CORRODED.	REPLACE THE CHILLED WATER COIL IN AC-6.	\$100,000
07-M015	ON THE NORTH SIDE OF THE MECHANICAL ROOM, HE SPRINKLER HEADS ARE ABOVE THE DUCTWORK. THIS BLANKS OUT SPRINKLER	UPFIT THE SPRINKLER PIPING IN THE MECHANICAL ROOM TO PROVIDE SPRINKLER COVERAGE ABOVE AND BELOW THE	\$30,000
07-M016	CHILLED WATER PIPING IS VERY RUSTY AT MANY COIL CONNECTIONS. THE CONDENSATE TRAYS ARE RUSTED OUT IN AC-	REPLACE CORRODED PIPING AND CONDENSATE TRAYS IN THE AIR HANDLERS.	\$200,000
07-M017	THE COOLING TOWER WATER EQUALIZING LINES AT THE STEAM PLANT DO NOT HAVE SUFFICIENT CAPACITY TO AVOID THE	PROVIDE LARGER EQUALIZING LINES BETWEEN THE SIX COOLING TOWERS.	\$100,000
07-M018	AIR HANDLERS 1, 2 AND 3 IN MECHANICAL ROOM 041 ARE CORRODED AND NEED REPLACEMENT. STEAM LINES NEXT TO AHU-	REPLACE AIR HANDLERS AND ALL CORRODED ADJACENT LINES. REPLACE THE RUSTED CONDENSATE RETURN LINE TO THE	\$500,000
07-M019	THE BELOW-GRADE VAULT FOR THE FIRE LINE HAS NO DRAIN AND NO TAMPER SWITCHES ON EITHER SIDE OF THE BACKFLOW	PROVIDE HEATED, ABOVE-GRADE VAULTS FOR THE FIRE AND DOMESTIC WATER LINES. PROVIDE ONE LARGE PAD TO	\$250,000
07-M020	DAMAGE CAN OCCUR IF THE 12 PSI STEAM PRESSURE REGULATOR FAILS OPEN, IF 100 PSI STEAM IS SUPPLIED UPSTREAM OF THE PRV.	REPIPE THE INCOMING STEAM LINES TO STEP THE PRESSURE DOWN IN STAGES OF 100 PSI TO 45 PSI TO 12 PSI.	\$100,000
07-M022	THE VACUUM PUMPS IN ROOM GW 58 ARE OLD, WITH PARTS DIFFICULT TO OBTAIN. CURRENTLY, THERE IS NO VACUUM	PROVIDE NEW VACUUM PUMPS. EXTEND VACUUM LINES TO THE SOUTH SIDE OF BRODY BUILDING. POINT OF USE VACUUM	\$250,000
07-M023	THE DOMESTIC WATER BOOSTER PUMP IN ROOM GW 58 IS 30 YEARS OLD AND PARTS ARE BECOMING INCREASINGLY DIFFICULT	REPLACE THE DOMESTIC WATER BOOSTER PUMP.	\$30,000
07-M024	A SECOND BACKFLOW PREVENTER ASSEMBLY IS NEEDED IN ROOM GW 58 OF THE BRODY BUILDING TO ALLOW MAINTENANCE ON THE	INSTALL A SECOND BACKFLOW PREVENTER ASSEMBLY.	\$40,000

D_NO	Description	Recommended Correction	Cost
07-M025	THE THREE MAIN FIRE LINE SHUTOFF VALVES IN ROOM GW 58 OF THE BRODY BUILDING ARE CORRODED, WITH PACKING LEAKING.	REPLACE OR REBUILD THE THREE MAIN FIRE LINE SHUTOFF VALVES.	\$15,000
07-M026	THE SINGLE FLOW-RITE DOMESTIC HOT WATER HEATER IN ROOM GW 58 NEEDS A BACKUP UNIT OR REPLACEMENT WITH A DUAL	PROVIDE A BACKUP DOMESTIC HOT WATER HEATER.	\$30,000
07-M027	THE AGING GATE VALVES IN BRODY BUILDING CAN DROP A SEAT IF OVERTIGHTENED.	REPLACE THE GATE VALVES WITH BALL VALVES OR OS&Y VALVES FOR IMPROVED VALVE RELIABILITY.	\$25,000
07-M028	THE SPACING OF SPRINKLER HEADS IN MECHANICAL ROOM 8S-08 MAY BE INADEQUATE.	REVIEW THE SPACING OF SPRINKLER HEADS IN ROOM 8S-08. ADD ADDITIONAL SPRINKLER HEADS AS REQUIRED.	\$5,000
07-M032	ALL OF THE WATER FAUCETS IN BRODY BUILDING NEED TO BE CHANGED OUT. SEVERAL YEARS AGO, A FAUCET BLEW OUT DUE	PROVIDE COMPLETE PLUMBING UPGRADE INCLUDING WATER, COMPRESSED AIR, NATURAL GAS AND VACUUM.	\$800,000
07-M033	THE CURRENT STEAM SYSTEM IS OLD AND NEEDS FREQUENT MAINTENANCE. THE OLD STEAM TO DOMESTIC HOT WATER HEAT	IN THE LSB MECHANICAL ROOM, RESTRUCTURE THE STEAM SYSTEM ON THE WALL NEXT TO AHU-1 TO FACILITATE STEAM	\$400,000
07-M034	THE CURRENT CONDENSATE LIFT PUMPS IN THE RODENT CAGE WASHERS ROOM ARE OVER 30 YEARS OLD AND AT RISK OF	REPLACE THE CONDENSATE LIFT PUMPS AT THE CAGE WASHERS	\$10,000
07-M035	IN MECHANICAL ROOM 155 OF THE NEW LIFE SCIENCES BUILDING, THE MEDICAL AIR DRYER IS NOT WORKING, CAUSING BOTTLED AIR	REPLACE THE MEDICAL AIR DRYER. PROVIDE DEWPOINT MONITORING OF THE MEDICAL AIR SUPPLY, WITH ALARM	\$10,000
07-M036	THERE IS NO BYPASS WATER SUPPLY LINE, WITH BACKFLOW PREVENTER, AT THE NEW LIFE SCIENCE BUILDING. THIS	INSTALL A BYPASS DOMESTIC WATER SUPPLY LINE, WITH BACKFLOW PREVENTER, IN THE MAIN MECHANICAL ROOM. FOR	\$40,000
07-M037	THE DOMESTIC HOT WATER HEATER IS CORRODED BADLY AT THE DRAIN FITTING. PIPING IS ALSO BADLY CORRODED AND COULD	REPLACE THE DOMESTIC HOT WATER HEATER WITH A DUAL INSTANTANEOUS STEAM HOT WATER HEATER. REPLACE ALL	\$50,000
07-M038	TWO LOADING DOCKS, ON THE EAST AND WEST SIDES OF THE HEALTH SCIENCE BUILDING, ARE UNSPRINKLERED.	INSTALL DRY SPRINKLER SYSTEMS AT THE EAST AND WEST SIDE LOADING DOCKS.	\$150,000
		TOTAL BRODY	\$118,447,00
BUILDING 165 (DAILY REFLECTOR BLDG 2)			
07-E080	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	RECOMMEND INSTALLING A FIRE ALARM SYSTEM IN ACCORDANCE WITH NC DEPARTMENT OF INSURANCE	\$1,000
07-E081	THE EXIT AND EGRESS LIGHTING IN THIS BUILDING DOES NOT MEET CODE AND DOI STANDARDS.	INSTALL EXIT AND EGRESS LIGHTING IN THIS BUILDING. ENSURE THAT THE NEW EXIT LIGHTS ARE LED AND THAT ALL	\$5,000
		TOTAL BUILDING 165 (DAILY)	\$6,000
BUILDING 172 (WASH HOUSE)			
07-E082	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$13,000
07-G175	ORIGINAL, METAL FRAMED (ALUMINUM STOREFRONT SYSTEM) SINGLE GLAZED WINDOWS ARE AT/NEAR END OF EXPECTED LIFE,	INSTALL NEW, WINDOWS (STOREFRONT SYSTEM) WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$68,000

D_NO	Description	Recommended Correction	Cost
07-G176	SOIL AT REAR CORNER OF BUILDING IS ERODING INTO CREEK. REAR WALL AT BUILDING HAS CRACKS.	STABILIZE AND BACKFILL REAR CORNER OF BUILDING. INSTALL RETAINING WALL AT CREEK BED TO PREVENT FUTURE EROSION.	\$65,000
07-G177	SINGLE-PLY ROOF IS APPARENTLY IN VERY POOR CONDITION AND APPEARS TO BE AT END OF EXPECTED LIFE. DUE TO CONTINUOUS	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$65,000
		TOTAL BUILDING 172 (WASH)	\$211,000
BUILDING 198 (ONLINE)			
07-E084	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$12,000
07-G178	ASPHALT SHINGLE ROOF IS NEAR END OF USEFUL LIFE.	REMOVE ALL ROOF MATERIALS (SHINGLES) TO EXPOSE THE STRUCTURAL DECK AND REPAIR AS REQUIRED. PROPERLY	\$10,000
07-G179	MOST OF THE EXTERIOR WOOD TRIM IS DETERIORATED FROM WATER DAMAGE. THE ALUMINUM COVERED FASCIA AT REAR OF	REPAIR OR REPLACE WOOD AND ALUMINUM COVERED EXTERIOR TRIM WHERE IT IS DAMAGED. INSTALL NEW GUTTER	\$10,000
		TOTAL BUILDING 198 (ONLINE)	\$32,000
BUILDING 214 HAS BEEN DEMOLISHED			
07-G185	STRUCTURE WAS RECENTLY BURNED AND THE EXTEND OF DAMAGE SUSTAINED, COMBINED WITH THE COST OF BRINGING A	DEMOLISH EXISTING WAREHOUSE AND CONSTRUCT NEW BUILDING WITH APPROXIMATELY SAME SQUARE FOOTAGE.	\$1,510,000
		TOTAL BUILDING 214 HAS	\$1,510,000
CAMPUS HEAT DISTRIBUTION CENTER			
07-M033	THE CONDENSATE RECEIVER TANKS ARE ADVANCED IN AGE AND LIKELY TO FAIL IN THE NEAR FUTURE. THE TANKS APPEAR TO BE	REPLACE THE CONDENSATE RECEIVER TANKS. THE NEW TANKS SHOULD BE SIZED TO MEET THE CURRENT AND PROJECTED	\$300,000
07-M034	THE MECHANICAL ROOM IS PRONE TO FLOODING, AND NEEDS AN ADEQUATELY SIZED SUMP PUMP TO REMOVE ANY STANDING	PROVIDE A SUMP PUMP SYSTEM FOR THE MECHANICAL ROOM.	\$25,000
		TOTAL CAMPUS HEAT	\$325,000
CAMPUS WIDE			
07-E061	SEVERAL FACILITIES NEED ADDITIONAL EGRESS LIGHTING.	AS NOTED DURING THE CAMPUS INSPECTION, SOME FACILITIES HAD NO EMERGENCY EGRESS LIGHTS AND SOME OTHERS	\$50,000
		TOTAL CAMPUS WIDE	\$50,000
CAREER SERVICES			
07-E024	THIS BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM.	RECOMMEND INSTALLING A FIRE ALARM SYSTEM IN ACCORDANCE WITH NC DEPARTMENT OF INSURANCE	\$10,000
07-G079	SOME EXTERIOR (BASEMENT ENTRY DOORS) AND INTERIOR DOORS AND HARDWARE ARE NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$15,000
07-G080	ALTHOUGH PAINTED, STANDING SEAM ROOF WAS RECENTLY SEALED, CONDITION OF METAL IS IN QUESTIONABLE SHAPE AND	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$60,000

D_NO	Description	Recommended Correction	Cost
07-G081	ORIGINAL, WOOD, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING CONDITION	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$50,500
07-G082	INTERIOR FINISHES AND TRIM ARE NEARING END OF USEFUL LIFE. IN ADDITION, PARTIAL BASEMENT IS SHOWING SIGNS OF	REPAIR INTERIOR TRIM AND REPAINT. REPAIR FOUNDATION WALL TO PREVENT WATER INFILTRATION INTO BASEMENT.	\$25,000
07-G083	ATTIC VENTILATION IS NOT ADEQUATE AS REQUIRED BY STATE BUILDING CODE. WOOD CEILING AREA IS USED FOR STORAGE OF	IMPROVE ATTIC VENTILATION AS REQUIRED BY THE STATE BUILDING CODE. REMOVE COMBUSTIBLE STORAGE FROM	\$5,000
TOTAL CAREER SERVICES			\$165,500
CHANCELLOR'S RESIDENCE			
07-E050	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$20,000
07-E051	THE EXISTING LIGHTING IS INADEQUATE AND NEEDS TO BE REPLACED.	INSTALL NEW ENERGY SAVING LIGHTS.	\$4,000
07-G113	MORTAR JOINTS IN SLATE PATIO ARE DETERIORATED AND PORTIONS OF PATIO HAS SETTLED. FRONT PORCH HAS CRACKS IN	REPAIR MORTAR JOINTS IN SLATE PATIO. DEMOLISH AND REBUILD FRONT PORCH AS REQUIRED FOR ADEQUATE	\$125,000
TOTAL CHANCELLOR'S			\$149,000
CHRISTENBURY GYM			
07-E006	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$50,000
07-E007	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE	INSTALL A NEW TRANSFORMER.	\$8,000
07-G028	SINGLE PLY ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$315,600
07-G029	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 55 YEAR OLD, ATHLETIC BUILDING ARE AT THE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$9,250,000
07-G030	ASPHALT SHINGLE ROOF IS NEAR/AT END OF USEFUL LIFE.	REMOVE ALL ROOF MATERIALS (SHINGLES) TO EXPOSE THE STRUCTURAL DECK AND REPAIR AS REQUIRED. PROPERLY	\$12,000
TOTAL CHRISTENBURY GYM			\$9,635,600
CLEMENT RESIDENCE HALL			
07-E043	THE EXISTING LIGHT LEVEL DOES NOT MEET IES STANDARDS.	REPLACE THE EXISTING LIGHTING TO RAISE THE LIGHTING LEVEL TO AN ACCEPTABLE STANDARD.	\$80,000
07-G107	ALTHOUGH THE MAJORITY OF WINDOWS AT RESIDENCE HALL HAVE BEEN REPLACED, ORIGINAL, METAL, SINGLE GLAZED WINDOWS	INSTALL NEW WINDOWS (STOREFRONT SYSTEMS) WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$175,000
07-G108	BUILT-UP ROOF IS NEARING END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$106,000

D_NO	Description	Recommended Correction	Cost
07-G109	SOME INDIVIDUAL ROOM BUILT-IN CASEWORK, AND INTERIOR FINISHES ARE NEAR END OF EXPECTED LIFE. RESTROOMS AND	REMOVE AND REPLACE DAMAGED AND DETERIORATED INDIVIDUAL ROOM BUILT-IN CASEWORK. RENOVATE	\$3,500,000
07-M029	THE TEMPERATURE OF THE DOMESTIC HOT WATER IS NOT ACCURATELY CONTROLLED. THE CONTROLS SYSTEM FOR THE	PROVIDE A NEW, SELF CONTAINED DOMESTIC HOT WATER HEATER WITH AN INTEGRAL HEAT EXCHANGER. INCLUDE ALL	\$125,000
07-M030	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM FOR THIS RESIDENCE HALL. PROVIDE A DEDICATED FIRE LINE THROUGH	\$750,000
TOTAL CLEMENT RESIDENCE			\$4,736,000
COTANCHE BUILDING			
07-E076	THERE ARE NO EXIT OR EGRESS LIGHTS IN THIS BUILDING.	INSTALL EXIT AND EGRESS LIGHTING IN THIS BUILDING. ENSURE THAT THE NEW EXIT LIGHTS ARE LED AND THAT ALL	\$4,000
07-E077	THE NEW PANEL REQUIRES A NEW FEEDER.	INSTALL A NEW FEEDER TO THE PANEL SIZED IN ACCORDANCE WITH THE NEC.	\$15,000
07-E078	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$75,000
07-E079	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$65,000
07-G237	ECU MOVED INTO THIS FORMER NEWSPAPER BUILDING IN 2002, AND NOW USES IT AS ECU'S PRIMARY INFORMATION TECHNOLOGY	COMPLETE A LONG TERM STUDY OF INFORMATION TECHNOLOGY NEEDS AND THE INFRASTRUCTURE TO SUPPORT THESE NEEDS.	\$5,000,000
TOTAL COTANCHE BUILDING			\$5,159,000
COTTEN RESIDENCE HALL			
07-E047	THE FPE ELECTRICAL PANELS IN THIS BUILDING ARE OLD AND OBSOLETE. PROPER REPLACEMENT PARTS CANNOT BE OBTAINED.	RECOMMEND REPLACING THE EXISTING FPE ELECTRICAL PANELS AND THEIR FEEDERS.	\$85,000
07-E048	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$40,000
07-E049	THE EXIT FIXTURES ARE OLD AND WASTE ENERGY AND MAINTENANCE LABOR.	RECOMMEND REPLACING ALL OLDER EXIT FIXTURES WITH LED TYPE.	\$4,000
07-G205	FELT LAYER UNDER CLAY TILE ROOF IS PROBABLY NEAR END OF LIFE. GUTTER IS APPARENTLY IN POOR CONDITION. QUALITY OF	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT, TILE AND GUTTER. REPAIR	\$295,000
07-G218	BATHS ARE OLD, FIXTURES ARE WORN AND DIFFICULT TO OPERATE AND MAINTAIN.	RENOVATE ALL BATHROOMS.	\$265,000
07-G228	SOME MORTAR JOINTS ARE DETERIORATED AND WATER IS MOVING THROUGH EXTERIOR WALL (ESPECIALLY AT COURTYARD LOWER	REPAIR AND REPOINT MORTAR JOINTS AS NEEDED. REMOVE OLD CAULK, CLEAN JOINTS AND RECAULK ON BACKER ROD. TO	\$100,000
07-M032	THE HVAC SYSTEM CONSISTS OF FAN COIL UNITS THAT HAVE DETERIORATED WITH AGE AND ARE IN POOR CONDITION. THERE	PROVIDE A NEW HVAC SYSTEM TO REPLACE THE DETERIORATED FAN COIL UNITS. REPLACE THE PLUMBING	\$400,000
TOTAL COTTEN RESIDENCE			\$1,189,000

D_NO	Description	Recommended Correction	Cost
CROATAN			
07-G066	BUILT-UP ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED IMMEDIATELY TO	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$85,000
07-G067	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 37YEAR OLD, FOOD SERVICE BUILDING ARE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$1,025,000
TOTAL CROATAN			\$1,110,000
CSDI			
07-E054	THIS BUILDING DOES NOT HAVE A FIRE/SMOKE DETECTION AND ALARM SYSTEM. FIRE ALARM IS CRITICAL IN BOTH PROTECTING	DESIGN, FURNISH, AND INSTALL A FIRE/SMOKE DETECTION AND ALARM SYSTEM WITH EMERGENCY POWER. THE ALARM SYSTEM	\$13,000
07-G126	ORIGINAL, ALUMINUM, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, ARE IN POOR OPERATING	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$45,000
07-G127	PAINT IS NEAR END OF EXPECTED LIFE.	REPAIR AND REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED.	\$25,000
TOTAL CSDI			\$83,000
DEVELOPMENT EVALUATION CLINIC			
07-G160	ORIGINAL, WOOD AND METAL FRAMED, SINGLE GLAZED WINDOWS ARE NEAR/AT END OF EXPECTED LIFE, IN POOR OPERATING	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$20,000
TOTAL DEVELOPMENT			\$20,000
DOWDY-FICKLEN STADIUM			
07-E009	THESE DEVICES ARE REACHING THE END OF THERE USEFUL LIVE.	REPLACE THE SWITCHES AND TRANSFORMERS TO ENSURE RELIABILITY	\$50,000
07-E057	THE MDP, ASSOCIATED PANELS AND DISCONNECTS ARE LOCATED IN A PUBLIC WALKWAY.	RELOCATE THIS EQUIPMENT TO A SECURE AREA.	\$60,000
07-E059	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$150,000
07-E060	THIS 600 AMP PANEL SHOULD BE REPLACED IN THE NEAR FUTURE DUE TO GENERAL DEGRADING AND INABILITY TO OBTAIN	RECOMMEND REPLACING THE ELECTRICAL PANEL.	\$12,000
07-E089	THE EXISTING LIGHTS AND THE ASSOCIATED POLE NEEDS TO BE REWORKED FOR SAFETY.	THE HARDWARE ASSOCIATED WITH THESE 3 POLES AND LIGHTS NEED TO BE TESTED. SOME ASSEMBLIES WILL NEED TO BE	\$120,000
07-E090	THESE CABLES NEEDS TO BE REWORKED AND REPLACED, PRIOR TO A FAILURE ON GAME DAY.	INSTALL NEW DUCT BANK STEEL REINFORCED WITH STEEL CONDUIT TO PROTECT THE NEW CABLES.	\$50,000
07-G134	ON D LEVEL PRESS BOX, ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$75,000
07-G135	DUE TO THE AGE OF THE STADIUM STRUCTURE AND INADEQUATE MAINTENANCE IN RECENT YEARS, MAJOR DEFICIENCIES HAVE	SOME WORK HAS BEEN DONE, PRIMARILY PAINTING OF STEEL STRUCTURE. CONTINUED DETERIORATION CREATES UNSAFE	\$100,000

D_NO	Description	Recommended Correction	Cost
07-G136	ELEVATOR (SOUTH SIDE) DOES NOT COMPLY WITH CURRENT STANDARDS.	UPGRADE ELEVATOR AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$225,000
07-G137	SOME RESTROOMS, LOCKER ROOMS AND CONCESSION BUILDINGS AT GROUND AND CONCOURSE LEVELS, EXTERIOR PAINT, DOORS,	COMPLETE RENOVATION OF EXTERIOR WALLS AND INTERIOR SPACES IS RECOMMENDED. REPLACE GLASS, WINDOWS AT	\$725,000
07-M035	A LOCKINVAR BOILER, LOCATED IN A GROUND LEVEL MECHANICAL ROOM BUT PROVIDING HEATING HOT WATER TO THE CLUB LEVEL,	REPLACE THE DETERIORATED BOILER WITH AN INSTANTANEOUS HOT WATER HEATER.	\$40,000
07-M036	SOME EXISTING TOILET FIXTURES ARE OLD, DAMAGED AND OBSOLETE.	REPLACE DEFECTIVE TOILET FIXTURES.	\$125,000
07-M060	THE SOUTH SIDE PRESS BOX AT DOWDY-FICKLIN STADIUM IS A HODGEPODGE OF FANS, WINDOW UNITS AND ELECTRIC	REVIEW LONG RANGE PLANS FOR THE PRESS BOX. IDENTIFY OPTIONS FOR IMPROVING HVAC TO THE PRESS BOX.	\$100,000
		TOTAL DOWDY-FICKLEN	\$1,832,000
ECU-MED - PATIENT SERV			
07-E020	THE EXISTING FIRE ALARM IS ALSO WIRED IN WITH THE BURGLAR ALARM SYSTEM. THESE SYSTEMS SHOULD BE COMPLETELY	RECOMMEND INSTALL A NEW FIRE ALARM SYSTEM THAT REPORTS TO A MANNED 24 HOUR STATION.	\$11,000
07-G042	SINGLE PLY ROOF IS NEARING END OF LIFE	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW	\$45,000
07-G043	TILE FLOORS IN TOILETS ARE AT END OF USEFUL LIFE. CARPET IN CORRIDORS HAS UNEVEN SURFACE.	REPLACE TILE FLOORS AND CARPET.	\$9,000
07-G044	ENTRANCE DOORS ARE EXPOSED TO WIND AND RAIN.	INSTALL CANOPIES OVER ENTRANCE DOORS.	\$9,000
07-G045	EXTERIOR EXIT DOORS HAVE NO PANIC HARDWARE. INTERIOR DOOR FRAMES ARE NEAR END OF USEFUL LIFE.	INSTALL PANIC HARDWARE ON EXIT DOORS. REPLACE INTERIOR DOOR FRAMES AS NEEDED.	\$9,000
		TOTAL ECU-MED - PATIENT	\$83,000
ENVIRONMENTAL HEALTH AND SAFETY			
07-E075	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$10,000
07-G174	ORIGINAL, WOOD, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR/AT END OF EXPECTED LIFE, ARE IN POOR OPERATING	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING. REPAIR	\$25,000
		TOTAL ENVIRONMENTAL	\$35,000
ERWIN			
07-G076	THIS BUILDING HAS MULTIPLE MAJOR DEFICIENCIES IN EXISTING SYSTEMS, AND THE ESTIMATED COST OF RENOVATION IS HIGH IN	DEMOLITION FOR FUTURE REPLACEMENT OF THIS BUILDING IS RECOMMENDED. THE COST ESTIMATE IS FOR DEMOLITION	\$100,000
07-G077	SINGLE PLY ROOF (21 YEARS OLD) IS IN FAIR TO POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. NOTE: ALTHOUGH	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$60,000

D_NO	Description	Recommended Correction		Cost
		TOTAL	ERWIN	
FINANCIAL SERVICES				
07-E069	THIS FACILITY DOES NOT HAVE A FIRE ALARM SYSTEM TO PROTECT LIFE AND STATE PROPERTY.	RECOMMEND INSTALLING AN ADDRESSABLE FIRE ALARM SYSTEM THAT REPORTS TO AN APPROVED 24-HR. MANNED		\$13,000
07-E070	THERE IS NO EMERGENCY POWER SOURCE TO RUN PUMPS , FANS, MOTORS, AND ANY OTHER REQUIRED EQUIPMENT UNDER	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.		\$40,000
07-G155	CONCRETE ENTRANCE STEPS ARE UNSAFE. RISERS ARE VARIOUS HEIGHTS AND ARE NOT SIZED AS REQUIRED BY THE STATE	DEMOLISH CONCRETE ENTRANCE STEPS AND REBUILD AS REQUIRED TO COMPLY WITH THE STATE BUILDING CODE.		\$20,000
07-G156	BUILT-UP ROOF IS IN FAIR CONDITION AND NEARING END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,		\$67,000
		TOTAL	FINANCIAL SERVICES	\$140,000
FLEMING RESIDENCE HALL				
07-E045	THE EXISTING LIGHTING IS INADEQUATE AND NEEDS TO BE REPLACED.	INSTALL NEW ENERGY SAVING LIGHTS.		\$50,000
07-E046	THE EXIT LIGHTING IN THIS BUILDING DOES NOT MEET CODE AND DOI STANDARDS.	INSTALL EXIT LIGHTING IN THIS BUILDING. ENSURE THAT THE NEW EXIT LIGHTS ARE LED AND THAT ALL LIGHTING CODE		\$3,000
07-G216	BATHS ARE OLD, FIXTURES ARE WORN AND DIFFICULT TO OPERATE AND MAINTAIN.	RENOVATE ALL BATHROOMS.		\$245,000
07-G217	FELT LAYER UNDER CLAY TILE ROOF IS PROBABLY NEAR END OF LIFE. GUTTER IS APPARENTLY IN POOR CONDITION. QUALITY OF	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT, TILE AND GUTTER. REPAIR		\$276,000
07-G236	SOME MORTAR JOINTS ARE DETERIORATED AND WATER IS MOVING THROUGH EXTERIOR WALL.	REPAIR AND REPOINT MORTAR JOINTS AS NEEDED. REMOVE OLD CAULK, CLEAN JOINTS AND RECAULK ON BACKER ROD. TO		\$80,000
07-M031	THE HVAC SYSTEM CONSISTS OF SMALL AIR HANDLING UNITS THAT HAVE DETERIORATED WITH AGE AND ARE IN POOR CONDITION.	PROVIDE A NEW HVAC SYSTEM TO REPLACE THE DETERIORATED AIR HANDLING UNITS. REPLACE THE PLUMBING		\$300,000
		TOTAL	FLEMING RESIDENCE	\$954,000
FLETCHER MUSIC				
07-E004	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.		\$40,000
07-G032	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 41 YEAR OLD, MUSIC EDUCATION BUILDING	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.		\$11,500,000
07-M005	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE OLDER SECTION OF FLETCHER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM.		\$675,000
		TOTAL	FLETCHER MUSIC	\$12,215,000
FLETCHER RESIDENCE HALL				

D_NO	Description	Recommended Correction	Cost
07-E044	THE EXISTING EMERGENCY GENERATOR IS PAST ITS USEFUL LIFE AND OBSOLETE. PROPER REPAIR AND REPLACEMENT PARTS WILL	RECOMMEND REPLACING THE EXISTING GENERATOR.	\$40,000
07-G110	SOME INDIVIDUAL ROOM BUILT-IN CASEWORK, AND INTERIOR FINISHES ARE NEAR END OF EXPECTED LIFE. RESTROOMS ARE	REMOVE AND REPLACE DAMAGED AND DETERIORATED INDIVIDUAL ROOM BUILT-IN CASEWORK. RENOVATE	\$3,000,000
07-G111	ALTHOUGH THE MAJORITY OF WINDOWS AT RESIDENCE HALL HAVE BEEN REPLACED, ORIGINAL, METAL, SINGLE GLAZED WINDOWS	INSTALL NEW WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$30,000
07-M046	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM FOR THIS RESIDENCE HALL. PROVIDE A DEDICATED FIRE LINE THROUGH	\$800,000
07-M047	THE CURRENT HVAC SYSTEM IN FLETCHER RESIDENCE HALL IS DEFICIENT AND IN NEED OF REPLACEMENT.	PROVIDE AN EXTENSIVE HVAC RENOVATION. OUTSIDE MAKEUP AIR SHOULD BE PROVIDED, WITH TWO SEPARATE HEAT	\$750,000
		TOTAL FLETCHER	\$4,620,000
GARRETT RESIDENCE HALL			
07-G112	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 51 YEAR OLD, RESIDENCE HALL ARE NEAR THE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$10,000,000
		TOTAL GARRETT RESIDENCE	\$10,000,000
GRAHAM			
07-G014	EXTERIOR WALL BELOW GRADE APPARENTLY HAS GOOD WATERPROOFING. NO DAMAGE FROM FUNGAL GROWTH TO	REPAIR CAULK AND MORTAR JOINTS AS NEEDED (ESPECIALLY AT LOWER ROOF AREA). RENOVATE ENTRYWAYS TO PROVIDE	\$265,000
07-G015	FELT LAYER UNDER CLAY TILE ROOF IS LIKELY NEAR END OF USEFUL LIFE. GUTTERS ARE APPARENTLY IN POOR CONDITION.	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT, TILE AND GUTTER. REPAIR	\$125,000
07-G016	PREVIOUS AND MOST RECENT DOI REPORTS INDICATE THE FOLLOWING VIOLATIONS OF STATE BUILDING CODE. ATTIC HAS	RENOVATE ATTIC DRAFT STOPPING, STAIR AND CLASSROOM DOORS AND STAIR TREADS AS REQUIRED TO COMPLY WITH	\$150,000
07-G017	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 78 YEAR OLD, EDUCATIONAL ADMINISTRATION	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$4,200,000
		TOTAL GRAHAM	\$4,740,000
GREENE RESIDENCE HALL			
07-E041	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$40,000
07-G101	INDIVIDUAL ROOM BUILT-IN CASEWORK AND INTERIOR FINISHES ARE NEAR END OF EXPECTED LIFE. RESTROOMS AND DOOR	REMOVE AND REPLACE DAMAGED AND DETERIORATED INDIVIDUAL ROOM BUILT-IN CASEWORK. RENOVATE	\$3,230,000
07-G102	ALTHOUGH THE MAJORITY OF WINDOWS AT RESIDENCE HALL HAVE BEEN REPLACED, ORIGINAL, METAL, SINGLE GLAZED WINDOWS	INSTALL NEW WINDOWS (STOREFRONT SYSTEMS) WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$175,000
07-G103	SINGLE-PLY ROOF IS IN POOR CONDITION AND IS NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$107,000

D_NO	Description	Recommended Correction	Cost
07-M024	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM FOR THIS RESIDENCE HALL. PROVIDE A DEDICATED FIRE LINE THROUGH	\$750,000
07-M025	THE TEMPERATURE OF THE DOMESTIC HOT WATER IS NOT ACCURATELY CONTROLLED, RESULTING IN TEMPERATURE SWINGS	PROVIDE A NEW, SELF CONTAINED DOMESTIC HOT WATER HEATER WITH AN INTEGRAL HEAT EXCHANGER. INCLUDE ALL	\$125,000
07-M026	THE CURRENT HVAC SYSTEM IS DEFICIENT AND IN NEED OF REPLACEMENT.	PROVIDE TWO NEW AIR HANDLERS, FOR MAKEUP AIR AND PRIMARY HEATING, WITH ASSOCIATED CONTROLS, PIPING, VAV	\$300,000
		TOTAL GREENE RESIDENCE	\$4,727,000
GREENVILLE CENTRE			
07-G182	SINGLE-PLY ROOF (LIKELY 17+ YEARS OLD) IS AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$145,000
07-G183	EVIDENCE OF EXCESSIVE CAULKING AT PERIMETER OF WINDOWS (ESPECIALLY AT WINDOWS ALONG FRONT OF BUILDING) MAY	INVESTIGATE AND CORRECT POSSIBLE LEAKING WINDOW SURROUNDS.	\$10,000
07-M064	THE GREENVILLE CENTER IS A GOOD CANDIDATE FOR HVAC RETRO COMMISSIONING. THE BUILDING'S HVAC ZONES HAVE	PERFORM RETRO COMMISSIONING ON THE HVAC SYSTEM, INCLUDING COMPLETE TEST AND BALANCE. PROVIDE BETTER	\$400,000
		TOTAL GREENVILLE CENTRE	\$555,000
HARRIS			
07-G169	GUTTER SYSTEM IS IN A STATE OF DISREPAIR.	REPLACE DAMAGED, DETERIORATED AND END OF LIFE GUTTER AND DOWNSPOUT SYSTEM.	\$15,000
07-G170	HARDWARE AT INTERIOR DOORS IS NOT FULLY ADA COMPLIANT.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$15,000
		TOTAL HARRIS	\$30,000
HEALTH SCIENCE ALL BUILDINGS			
07-G054	SOME BUILDINGS DO NOT COMPLY FULLY WITH ADA GUIDELINES AND CURRENT CODES.	A STUDY TO DETERMINE EXTENT AND COST OF ADA DEFICIENCIES IS RECOMMENDED.	\$15,000
		TOTAL HEALTH SCIENCE ALL	\$15,000
HOWELL SCIENCE - EAST			
07-G021	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD, SCIENCE CLASSROOM BUILDING	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$5,000,000
07-G022	ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS.	UPGRADE ELEVATORS AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$200,000
07-G023	SINGLE PLY ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$92,000
		TOTAL HOWELL SCIENCE -	\$5,292,000

HOWELL SCIENCE - NORTH

D_NO	Description	Recommended Correction	Cost
07-G019	SINGLE PLY ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$108,000
07-G020	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD, SCIENCE CLASSROOM BUILDING	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$1,900,000
07-G120	ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS.	UPGRADE ELEVATORS AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$300,000
07-G121	SINGLE PLY ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$182,000
07-G122	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD, SCIENCE CLASSROOM BUILDING	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$6,400,000
		TOTAL HOWELL SCIENCE -	\$8,890,000
HOWELL SCIENCE - SOUTH			
07-G024	SINGLE PLY ROOF IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$96,000
07-G025	ELEVATORS DO NOT COMPLY WITH CURRENT STANDARDS.	UPGRADE ELEVATORS AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$300,000
07-G026	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 38 YEAR OLD, SCIENCE CLASSROOM BUILDING	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$8,200,000
		TOTAL HOWELL SCIENCE -	\$8,596,000
HSC EMERGENCY PHONES			
07-E022	SOME OF THE EXTERIOR EMERGENCY PHONES NEED REPLACING AND SEVERAL NEED TO BE ADDED FOR INCREASED SECURITY.	RECOMMEND ADDING NEW EMERGENCY PHONES AND REPLACING THE ONES THAT CANNOT BE REPAIRED.	\$31,000
		TOTAL HSC EMERGENCY	\$31,000
HUMAN RESOURCES			
07-E074	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	RECOMMEND INSTALLING A FIRE ALARM SYSTEM IN ACCORDANCE WITH NC DEPARTMENT OF INSURANCE	\$10,000
07-G171	SOME EXTERIOR DOORS (SECOND FLOOR BALCONY) AND HARDWARE ARE AT END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$15,000
07-G172	RESTROOMS ARE SMALL AND DO NOT APPEAR TO BE ADA ACCESSIBLE.	RENOVATE RESTROOMS TO COMPLY WITH ADA GUIDELINES.	\$30,000
07-G173	FINISHES AT INTERIOR AND EXTERIOR OF BUILDING ARE AT END OF LIFE. SOME DECORATIVE EXTERIOR WOOD TRIM IS IN POOR	PRESSURE WASH EXTERIOR OF BUILDING. REPAIR AND REPAINT DETERIORATED INTERIOR AND EXTERIOR FINISHES AS	\$35,000
		TOTAL HUMAN RESOURCES	\$90,000
INFRASTRUCTURE			

D_NO	Description	Recommended Correction	Cost
07-E088	PARKING LOT LIGHTING OUTSIDE SPEECH AND HEARING CLINIC IS INADEQUATE. SOME AREAS ARE VERY DARK AT NIGHTS. IN	RECOMMEND INSTALLING ADDITIONAL 400 WATTS HIGH PRESSURE SODIUM (HPS) FIXTURES (TWO FIXTURES PER POLE),	\$100,000
		TOTAL INFRASTRUCTURE	\$100,000
INFRASTRUCTURE - SANITARY - MAIN			
07-M041	SOME SECTIONS OF SANITARY SEWER PIPING ARE KNOWN TO BE DAMAGED BEYOND REPAIR. OTHER LOCATIONS WITHIN THE	REPLACE THE SECTIONS OF SEWER PIPE KNOWN TO BE DAMAGED BEYOND REPAIR.	\$900,000
		TOTAL INFRASTRUCTURE -	\$900,000
INFRASTRUCTURE - STEAM - MAIN			
07-M045	MOST OF THE UNDERGROUND STEAM AND CONDENSATE PIPING ON CAMPUS HAS SEVERELY DETERIORATED. NUMEROUS REPAIRS	REPLACE DETERIORATED STEAM AND CONDENSATE PIPING AS NECESSARY THROUGHOUT THE CAMPUS.	\$29,000,000
07-M056	A BOILER BLOWDOWN HEAT EXCHANGER IS NEEDED AT THE ECU STEAM PLANT TO RECOVER HEAT ENERGY THAT IS CURRENTLY	PROVIDE A STEAM BLOWDOWN HEAT EXCHANGER.	\$300,000
		TOTAL INFRASTRUCTURE -	\$29,300,000
INFRASTRUCTURE - STORM - MAIN			
07-M043	THE STORM DRAIN SYSTEM IS INADEQUATE AT NUMEROUS LOCATIONS ON CAMPUS. TYPICAL PROBLEMS INCLUDE STANDING	UPGRADE THE STORM DRAIN SYSTEM TO CORRECT THE DEFICIENCIES. CORRECTIVE ACTION WILL DEPEND ON THE	\$2,000,000
07-M044	THE MAIN STORM DRAIN CHANNEL KNOWN AS TOWN CREEK HAS BEEN DAMAGED BETWEEN FIRST STREET AND THIRD STREET,	PROVIDE CONSTRUCTION TO STABILIZE THIS DRAINAGE CHANNEL. POSSIBLE SOLUTIONS INCLUDE AN ENCLOSED	\$1,000,000
		TOTAL INFRASTRUCTURE -	\$3,000,000
INFRASTRUCTURE - WATER - MAIN			
07-M042	NUMEROUS BUILDINGS ON CAMPUS DO NOT HAVE BACKFLOW PREVENTERS WHICH MEET CURRENT REQUIREMENTS. THESE	PROVIDE BACKFLOW PREVENTERS TO MEET CURRENT STANDARDS. LOCATIONS FOR THIS EQUIPMENT ARE AVAILABLE	\$60,000
		TOTAL INFRASTRUCTURE -	\$60,000
INSTITUTIONAL ADVANCEMENT			
07-E005	THIS FACILITY DOES NOT HAVE A FIRE ALARM SYSTEM TO PROTECT LIFE AND STATE PROPERTY.	RECOMMEND INSTALLING AN ADDRESSABLE FIRE ALARM SYSTEM THAT REPORTS TO AN APPROVED 24-HR. MANNED	\$15,000
07-G152	THE MAJORITY OF SUSPENDED CEILING (2 X 2) THROUGH-OUT BUILDING IS STAINED, BRITTLE AND PAST END OF USEFUL LIFE.	REPLACE STAINED, BRITTLE AND END OF LIFE SUSPENDED CEILINGS THROUGH OUT BUILDING.	\$30,000
07-G153	SOME EXTERIOR DOORS AND HARDWARE ARE NEAR END OF USEFUL LIFE. IN ADDITION, SOME HARDWARE AND DOORS AT	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$45,000
07-G154	EXTERIOR WALLS APPARENTLY HAS FAIR TO GOOD WATERPROOFING. NO DAMAGE TO INTERIOR WALLS FROM	TO REDUCE MOISTURE MOVING THROUGH EXTERIOR WALL, APPLY A SILICON COATING TO EXTERIOR.	\$12,000
07-M040	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM.	\$80,000

D_NO	Description	Recommended Correction		Cost
		TOTAL	INSTITUTIONAL	
INTERNATIONAL HOUSE				\$182,000
07-E052	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.		\$8,000
07-G114	SINGLE-PLY ROOF IS IN POOR CONDITION AND NEAR END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,		\$25,000
07-G115	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED.		\$20,000
07-G116	DOI REPORT INDICATES THAT BUILDING HAS AN OPEN STAIRWELL TO THE SECOND FLOOR. IN ADDITION, THERE IS NO DIRECT EXIT	RENOVATE EXISTING STAIRS AND EGRESS ROUTES TO COMPLY WITH THE STATE BUILDING CODE. ADD AN EXTERIOR FIRE		\$95,000
07-G117	SOME EXTERIOR AND INTERIOR DOORS AND HARDWARE ARE NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.		\$15,000
07-G118	ORIGINAL, WOOD FRAMED, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, ARE IN POOR	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E		\$52,000
07-G119	WATER IS PENETRATING WALL BELOW GRADE AND CONTRIBUTING TO DAMAGE OF INTERIOR SURFACES AND FUNGAL GROWTH.	EXCAVATE EARTH IN AFFECTED AREAS, INSTALL NEW WATERPROOFING SYSTEM AND DRAINS AND REPLACE ALL		\$50,000
TOTAL INTERNATIONAL HOUSE				\$265,000
IRONS				
07-G125	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 37 YEAR OLD BUILDING ARE NEAR/AT THE END	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.		\$1,550,000
TOTAL IRONS				\$1,550,000
JENKINS CANCER CENTER				
07-E012	THE BRANCH CIRCUIT PANELS ARE EITHER FULL OR NEAR CAPACITY ON THE SECOND FLOOR. ADDITIONAL CIRCUITS ARE	RECOMMEND INSTALLING ONE ADDITIONAL PANEL ON THE SECOND FLOOR. THERE APPEARS TO BE SUFFICIENT POWER ON		\$5,000
07-E015	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.		\$75,000
07-G024	ROOFS ARE IN POOR CONDITION AND NEAR END OF LIFE. LEAKS AT PERMITER AND AT FAILING SEAMS.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,		\$62,000
07-G025	SOME EXTERIOR DOORS AND HARDWARE WILL SOON BE NEAR END OF USEFUL LIFE. SOME INTERIOR DOOR HARDWARE SHOULD BE	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED. REPLACE INTERIOR DOOR HARDWARE WHERE NEEDED.		\$40,000
07-G026	SEVERAL WINDOWS HAVE LOST VACUUM SEALS. STEEL LINTELS ARE RUSTED. WINDOWS IN THE CHEMO UNIT ARE VERY LARGE,	REPLACE WINDOW UNITS WITH NEW INSULATED GLASS UNITS WITH LOW E COATING. REPAINT STEEL LINTELS. IN ADDITION TO		\$32,000
07-G027	BRICK PAVERS IN COURTYARD ARE SLICK WHEN WET. CONCRETE STEPS ARE IN POOR CONDITION.	INSTALL CONCRETE PAVERS AND CONSTRUCT NEW STEPS.		\$24,000

D_NO	Description	Recommended Correction	Cost
07-G028	CANOPY AT ENTRANCE IS TOO LOW FOR TRANSPORT VANS, RESCUE VEHICLES AND AMBULANCES. NON-AMBULATORY	DEMOLISH CANOPY. REVISE / REDESIGN THE ENTIRE ENTRANCE, AIRLOCK, LOBBY AND RECEPTION AREA TO	\$450,000
07-M030	THE SINGLE FLOW-RITE DOMESTIC HOT WATER HEATER IN LEO JENKINS MECHANICAL ROOM CC126 NEEDS A BACKUP UNIT OR	PROVIDE A BACKUP DOMESTIC HOT WATER HEATER.	\$30,000
07-M031	A WATER BOOSTER PUMP IS NEEDED TO MAINTAIN ADEQUATE (50 - 60 PSI) WATER PRESSURE. CITY WATER PRESSURE IS 40 PSI.	PROVIDE A DOMESTIC WATER BOOSTER PUMP.	\$10,000
TOTAL JENKINS CANCER			\$728,000
JENKINS FINE ART			
07-G037	SECTIONS A, B, C AND F OF SINGLE-PLY ROOF IS NEARING END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED IMMEDIATELY TO	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$360,700
07-G038	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 30 YEAR OLD, ART SCHOOL BUILDING ARE AT THE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$22,000,000
TOTAL JENKINS FINE ART			\$22,360,700
JONES RESIDENCE HALL			
07-E029	THE EXISTING LIGHT LEVEL DOES NOT MEET IES STANDARDS.	REPLACE THE EXISTING LIGHTING TO RAISE THE LIGHTING LEVEL TO AN ACCEPTABLE STANDARD.	\$60,000
07-E030	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$95,000
07-E031	SOME OF THE ELECTRICAL PANELS ARE OLD AND OBSOLETE. PROPER REPLACEMENT PARTS WILL LIKELY BE DIFFICULT TO	RECOMMEND REPLACING THESE PANELS WITH ONES HAVING ADDITIONAL SPACES FOR FUTURE NEEDS.	\$40,000
07-G221	DOI REPORT INDICATES THAT CORRIDOR DOORS ARE NOT FIRE RATED AS REQUIRED BY THE STATE BUILDING CODE.	INSTALL NEW CORRIDOR DOORS, FRAMES AND HARDWARE AS REQUIRED TO COMPLY WITH THE STATE BUILDING CODE.	\$270,000
07-G222	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR FINISHES AS NEEDED.	\$150,000
07-G223	CEILING TILE IN CORRIDORS IS NEAR END OF USEFUL LIFE.	INSTALL NEW CEILING TILE IN CORRIDORS.	\$50,000
07-G224	CONCRETE STEPS TO COLLEGE HILL DRIVE (6 SETS) ARE IN VARIOUS STATES OF DISREPAIR. HANDRAILS AND STEPS MAY	REPLACE DAMAGED, NON-UNIFORM, NON-CODE COMPLIANT, DAMAGED AND DETERIORATED STEPS AND HANDRAILS,	\$150,000
07-G225	ORIGINAL, ALUMINUM, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$585,000
07-G235	ROOF WILL BE NEAR END OF EXPECTED LIFE	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW	\$330,000
07-M063	THE HEATING HOT WATER SYSTEM HAS BEEN UPGRADED FOR ONLY THE FIRST AND SECOND FLOORS.	CONTINUE THE HEATING HOT WATER RENOVATION FOR THE THIRD, FOURTH AND FIFTH FLOORS.	\$300,000
TOTAL JONES RESIDENCE			\$2,030,000

D_NO	Description	Recommended Correction	Cost
JOYNER EAST			
07-E003	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.	RECOMMEND REPLACING THE OBSOLETE PANEL, WITH A PANEL THAT MEETS NEC REQUIREMENTS.	\$7,500
07-G008	SOME EXTERIOR AND INTERIOR DOORS AND HARDWARE ARE NEAR END OF USEFUL LIFE, ARE OBSOLETE, AND IN POOR CONDITION.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$75,000
07-G009	SOME CAULK JOINTS (AT PERIMETER OF ROOF) ARE DETERIORATED AND WATER IS MOVING THROUGH EXTERIOR WALL.	REPAIR AND REPOINT MORTAR JOINTS AS NEEDED. REMOVE OLD CAULK, CLEAN JOINTS AND RECAULK ON BACKER ROD. TO	\$25,000
07-G010	ORIGINAL, METAL, SINGLE GLAZED WINDOWS (AT OLD PORTION OF BUILDING) AND CAULKING ARE NEAR END OF EXPECTED LIFE, ARE	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$29,000
07-G011	INTERIOR PAINT AND FINISHES ARE NEAR/AT END OF EXPECTED LIFE.	REPAINT INTERIOR AS NEEDED.	\$15,000
07-G012	RESTROOM FINISHES AND FIXTURES ARE NEAR END OF USEFUL LIFE. RESTROOMS DO NOT COMPLY WITH STATE BUILDING CODE	A COMPLETE RENOVATION OF RESTROOMS IS RECOMMENDED.	\$175,000
07-G013	STEP AND STAIR, TREADS AND SURFACES ARE NEAR/AT END OF USEFUL LIFE AND MAY POSE A TRIPPING HAZARD.	REPLACE AND REPAIR DAMAGED AND DETERIORATED STEP TREAD, STAIR STRUCTURE AND HANDRAILS.	\$35,000
07-M001	THE TWO SANITARY SEWER AND TWO STORM SEWER LIFT PUMPS HAVE DETERIORATED WITH AGE. THE PUMPS REQUIRE HIGH	REPLACE THE SEWER LIFT PUMPS AND ASSOCIATED CONTROLS. THE SEWER LINE NEEDS TO BE REPLACED AND AN ADDITIONAL	\$50,000
07-M051	THE CURRENT HVAC SYSTEM IN JOYNER LIBRARY IS AGING AND IN NEED OF REPLACEMENT. NINE AIR HANDLERS WERE INSTALLED	PROVIDE A COMPLETE HVAC RENOVATION AND UPGRADE. ADEQUATE MAKEUP AIR IS REQUIRED AS PART OF THIS	\$5,000,000
07-M052	STORM SEWER LINES NEAR JOYNER LIBRARY ARE OF INSUFFICIENT SIZE TO HANDLE FLOOD RAINS.	INSTALL LARGER STORM SEWER LINES NEAR JOYNER LIBRARY. PROVIDE SUFFICIENT MANHOLES FOR INSPECTION AND	\$150,000
07-M055	FIXTURES AND PIPING ARE DETERIORATED IN THE BATHROOMS.	PROVIDE COMPLETE RENOVATIONS OF FIXTURES AND PIPING IN ALL JOYNER EAST BATHROOMS.	\$100,000
TOTAL JOYNER EAST			\$5,661,500
JOYNER LIBRARY			
07-E001	THERE ARE NO EXIT OR EGRESS LIGHTS IN THIS BUILDING.	INSTALL EXIT AND EGRESS LIGHTING IN THIS BUILDING. ENSURE THAT THE NEW EXIT LIGHTS ARE LED AND THAT ALL	\$3,000
07-E002	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER	\$50,000
07-G001	SOME INTERIOR FINISHES, PAINT, SUSPENDED CEILINGS, FLOOR TILE AND STEP TREADS ARE NEAR/AT END OF MAINTAINABLE LIFE.	REPAINT INTERIOR FINISHES, REPLACE DETERIORATED FLOOR AND CEILING TILE. REPAIR/REPLACE DAMAGED AND	\$118,000
07-G002	PORTIONS OF SINGLE-PLY ROOF ARE IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$474,000
07-G003	ORIGINAL, METAL, SINGLE GLAZED WINDOWS (AT OLD PORTION OF BUILDING) AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$60,000

D_NO	Description	Recommended Correction	Cost
07-G004	ROLL-UP DOORS AT SOUTH SIDE OF BUILDING ARE NEAR/AT END OF USEFUL LIFE.	REPLACE OR REPAIR EXTERIOR ROLL-UP DOORS AND HARDWARE.	\$20,000
07-G005	ALUMINUM STOREFRONT, DOORS AND HARDWARE AT COURTYARD AREA (AT MAIN ENTRY, NEAR WATER FEATURE), DUE TO HEAVY	REPAIR OR REPLACE ALUMINUM STOREFRONT SYSTEM, DOORS AND HARDWARE AS NEEDED.	\$70,000
07-G006	SOME OF THE HARDWARE (ESPECIALLY AT OLD SECTION) DUE TO HEAVY USE AND AGE IS NEARING END OF USEFUL LIFE.	REPLACE AND REKEY DAMAGED, DETERIORATED AND OBSOLETE HARDWARE THROUGHOUT BUILDING.	\$75,000
07-G007	EXTERIOR WALL BELOW GRADE APPARENTLY HAS GOOD WATERPROOFING AND NO DAMAGE FROM FUNGAL GROWTH TO	CLEAN WALLS AND RECAULK AND REPAIR MORTAR JOINTS AS NEEDED. TO REDUCE MOISTURE COMING THROUGH EXTERIOR	\$85,000
		TOTAL JOYNER LIBRARY	\$955,000
LAKE LAUPUS			
07-G046	EROSION HAS PARTLY FILLED LAKE WITH SEDIMENT, THEREBY REDUCING CAPACITY FOR STORM WATER RETENTION AND SUPPLY	DREDGE LAKE TO INCREASE CAPACITY FOR STORM WATER AND IRRIGATION. REPLACE ONE AERATOR PUMP. REBUILD	\$210,000
07-G053	EROSION HAS PARTLY FILLED LAKE WITH SEDIMENT, THEREBY REDUCING CAPACITY FOR STORM WATER RETENTION AND SUPPLY	DREDGE LAKE TO INCREASE CAPACITY FOR STORM WATER AND IRRIGATION. REPLACE ONE AERATOR PUMP. REBUILD	\$210,000
		TOTAL LAKE LAUPUS	\$420,000
LIFE SCIENCES BLDG			
07-E003	THE EMERGENCY GENERATOR IS NO LONGER LARGE ENOUGH TO HANDLE THE LIFE SAFETY LOAD.	INSTALL A LARGER DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$110,000
07-E004	THE EXISTING PANELS ARE OLD AND ARE REACHING THE END OF THEIR SERVICE LIFE. MANY OF THEM ARE FPE WHICH IS NO	REPLACE THE EXISTING PANELS WITH NEW, UP-TO-DATE PANELS.	\$30,000
07-G003	ON NEWER SECTION, BUILT-UP ROOF LEAKS AND FLASHING IS IN POOR CONDITION DUE TO BAD CONSTRUCTION. IF REPAIR IS NOT	REPAIR OR REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW	\$20,000
07-G004	DOI REPORT INDICATES THAT EXIT FROM MECHANICAL ROOM IS NOT ADEQUATE. SECURITY OF BUILDING IS A MAJOR CONCERN.	ADD EXIT FROM MECHANICAL ROOM.	\$4,000
07-G055	MAIN ENTRANCE / SECOND FLOOR CORRIDOR ARE NOT ADA COMPLIANT.	REPLACE DOORS WITH ADA COMPLIANT UNITS.	\$12,000
		TOTAL LIFE SCIENCES BLDG	\$176,000
MAMIE JENKINS			
07-G075	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 97 YEAR OLD BUILDING ARE NEAR/AT THE END	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$785,000
		TOTAL MAMIE JENKINS	\$785,000
MARITIME HISTORY (ELLER HOUSE)			
07-E025	THE EXISTING WIRE, PANELS, AND SWITCHES ARE REACHING THE END OF THEIR SERVICE LIVES.	COMPLETELY REWIRE AND REPLACE EXISTING PANELS AND SWITCHES.	\$20,000

D_NO	Description	Recommended Correction	Cost
07-E026	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$10,000
07-G088	ORIGINAL, WOOD, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR/AT END OF EXPECTED LIFE. LEAKAGE OF OUTDOOR AIR	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$32,500
07-G089	SOME EXTERIOR AND INTERIOR DOORS AND HARDWARE ARE NEAR END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$20,000
07-G090	PAINT (INTERIOR), AND MASONITE FASCIA AND WOOD EXTERIOR TRIM IS IN FAIR CONDITION. RESTROOMS AT FIRST AND SECOND	REPAINT INTERIOR AND REPAIR AND/OR REPLACE EXTERIOR TRIM AND FINISHES AS NEEDED. RENOVATE RESTROOMS TO	\$75,000
07-G091	WATER IS PENETRATING WALL BELOW GRADE CONTRIBUTING TO DAMAGE OF INTERIOR SURFACES AND FUNGAL GROWTH. CRACKS	EXCAVATE EARTH IN AFFECTED AREAS, INSTALL NEW WATERPROOFING SYSTEM AND DRAINS AND REPLACE ALL	\$45,000
		TOTAL MARITIME HISTORY	\$202,500
MCGINNIS			
07-E008	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$40,000
07-E019	THE EXISTING LIGHTING IS INADEQUATE AND NEEDS TO BE REPLACED.	INSTALL NEW ENERGY SAVING LIGHTS.	\$50,000
07-E020	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$50,000
07-G055	EXTERIOR WALL APPARENTLY DOES NOT HAVE GOOD WATERPROOFING AND SOME DAMAGE TO PLASTER AND FROM	CLEAN WALLS, RECAULK AND REPOINT MORTAR JOINTS AS NEEDED. TO REDUCE MOISTURE MOVING THROUGH EXTERIOR	\$125,000
07-G056	PASSENGER ELEVATOR REQUIRES CONSTANT MAINTENANCE AND SPARE PARTS ARE NOT AVAILABLE.	UPGRADE ELEVATOR AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA	\$325,000
07-G057	ON AUDITORIUM AND STAGE, SINGLE-PLY (ID-5A AND 6A) IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$62,000
07-G058	FINISHES AT CLASSROOMS AND STOREROOMS AT LOWER LEVEL ARE NEARING END OF MAINTAINABLE LIFE. SOME AREAS HAVE 9 X	RENOVATE PORTIONS OF LOWER LEVEL . REPLACE DAMAGED AND END OF LIFE FINISHES, SEATING AND CARPET AT	\$525,000
07-G059	ORIGINAL, STEEL, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING CONDITION	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$40,000
07-M009	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM.	\$310,000
07-M010	THE EXISTING CHILLERS ARE NEAR THE END OF THEIR LIFE EXPECTANCY, AND THE CHILLERS ARE UNDERSIZED. THE AIR	SCRAP THE MCGINNIS CHILLERS AND PLACE MCGINNIS AUDITORIUM ON THE CENTRAL CAMPUS CHILLED WATER LOOP.	\$500,000
07-M054	FIXTURES AND PIPING ARE DETERIORATED IN THE BATHROOMS.	PROVIDE COMPLETE RENOVATIONS OF FIXTURES AND PIPING IN ALL MCGINNESS AUDITORIUM BATHROOMS.	\$100,000
		TOTAL MCGINNIS	\$2,127,000

D_NO	Description	Recommended Correction	Cost
MCGINNIS SCENE SHOP			
07-E062	LIGHTING IN THE SCIENCE SHOP IS VERY LOW. IT IS PROVIDED BY 150-WATT, OLD INCANDESCENT FIXTURES. REPLACEMENT IS	RECOMMEND REPLACING EXISTING FIXTURES WITH NEW FLUORESCENT T-8 LAMP AND ELECTRONIC BALLAST TYPE	\$25,000
07-E063	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$22,000
07-G140	SINGLE-PLY IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$74,000
07-M037	SPRAY PAINTING AND PAINT REMOVING OPERATIONS ARE BEING PERFORMED IN THE MCGINNIS SCENE SHOP WITHOUT A SPRAY	PROVIDE VENTILATION AND A SPRAY BOOTH AS REQUIRED IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING	\$100,000
07-M038	THE WOOD WORKING MACHINES CREATE DUST, WHICH IS A FIRE HAZARD.	PROVIDE A DUST COLLECTION SYSTEM FOR THE WOODWORKING MACHINES.	\$50,000
TOTAL MCGINNIS SCENE SHOP			\$271,000
MEDICAL PAVILION #6			
07-E019	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$50,000
07-E021	THE EXIT LIGHTING IN THIS BUILDING DOES NOT MEET CODE AND DOI STANDARDS.	INSTALL EXIT LIGHTING IN THIS BUILDING. ENSURE THAT THE NEW EXIT LIGHTS ARE LED AND THAT ALL LIGHTING CODE	\$5,000
07-G046	BUILDING IS CURRENTLY NOT OCCUPIED. INTERIOR FINISHES ARE WORN AND DETERIORATED. THERE IS VERY SIGNIFICANT	RENOVATE INTERIOR PARTITIONS, CEILINGS, DOORS, BATHROOMS, HARDWARE, LIGHTING, HVAC, FIXTURES.	\$715,000
TOTAL MEDICAL PAVILION #6			\$770,000
MENDENHALL STUDENT CENTER			
07-G084	MOST ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 33 YEAR OLD, STUDENT CENTER ARE AT/NEAR	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$32,000,000
TOTAL MENDENHALL			\$32,000,000
MESSICK			
07-G060	BUILT-UP ROOF (SECTION ID-2D, 3B, 3C) IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$26,000
07-G061	EXTERIOR SOFFIT AND DECORATIVE RAFTER TAILS ARE IN FAIR TO GOOD CONDITION. CONTINUOUS EXPOSURE TO ELEMENTS LEADS	REPAIR AND REPLACE DAMAGED AND DETERIORATED WOOD TRIM, SOFFIT AND DECORATIVE RAFTER TAILS. PREPARE TRIM	\$55,000
07-G062	FELT LAYER UNDER CLAY TILE ROOF IS PROBABLY NEAR END OF LIFE. GUTTER IS APPARENTLY IS IN GOOD CONDITION. QUALITY	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT AND TILE. REPAIR CORNICE AS	\$165,000
07-G063	ALTHOUGH SOME INTERIOR REFURBISHING HAS BEEN DONE, MOST ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$6,200,000
07-G064	ON MAIN BUILDING, SINGLE-PLY ROOFS (SECTION ID-1A, 1D, 1E, 1F, 1G AND 2C) ARE IN POOR CONDITION AND NEAR/AT END OF	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$70,000

D_NO	Description	Recommended Correction	Cost
07-G065	ASPHALT SHINGLE ROOF (SECTION ID# 1B AND 1C) APPEARS TO BE IN POOR CONDITION.	REMOVE ALL ROOF MATERIALS (ASPHALT SHINGLES) TO EXPOSE STRUCTURAL DECK, AND REPAIR AS REQUIRED. INSTALL NEW	\$12,000
		TOTAL MESSICK	\$6,528,000
MINGES			
07-G068	THE MAJORITY OF SINGLE PLY ROOFS ARE IN FAIR TO POOR CONDITION AND NEARING END OF EXPECTED LIFE. SOME REPAIRS	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$762,000
07-G069	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 40 YEAR OLD, ATHLETIC BUILDING AND POOL ARE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$21,000,000
		TOTAL MINGES	\$21,762,000
MRI BUILDING			
07-G031	SINGLE-PLY ROOF IS IN POOR CONDITION AND NEAR END OF EXPECTED LIFE. REPAIR OF SEAMS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$56,000
07-M007	CHILLED WATER FOR THE HVAC SYSTEM AND FOR COOLING MEDICAL EQUIPMENT IN THIS BUILDING IS PROVIDED BY THE	PROVIDE A SEPARATE CHILLER TO PRODUCE PRIMARY CHILLED WATER FOR THIS BUILDING. PROVIDE CHILLED WATER BACKUP	\$200,000
07-M008	THE INSTALLATION OF AN AUTOMATED ENERGY MANAGEMENT SYSTEM IN THE MRI BUILDING (ASSET NO. 11-0) ON THE WEST	INSTALL AN AUTOMATED ENERGY MANAGEMENT SYSTEM TO REPLACE THE CURRENT PNEUMATIC CONTROL SYSTEM.	\$200,000
07-M029	HVAC INSULATION IS OLD AND DAMAGED IN MANY AREAS OF THE HSC CAMPUS, INCLUDING THE MRI BUILDING MECHANICAL ROOM.	REPAIR HVAC INSULATION THROUGHOUT THE HSC CAMPUS.	\$40,000
		TOTAL MRI BUILDING	\$496,000
PARKING LOTS			
07-G196	SELECTED LOTS (RS-12 AT FOURTH AND COTANCHE, AT WC-18 AT LAWRENCE STREET) NEED IMMEDIATE REPAIR, REPAVING OR	REPAIR, REPAVE, OR REBUILD SELECTED PARKING LOTS AS NEEDED BY THEIR CONDITION. PATCH CRACKS AND BROKEN	\$85,000
07-G197	ASPHALT WEARING COURSE (PARKING LOTS CH-5, CH-17, EC-4, OP-4, RC-1, SM-9, WC-11, WC-12, WC-16) HAS WEATHERED SURFACE,	REPAIR, REJUVENATE, OR REPAVE PARKING LOTS APPROPRIATELY FOR THEIR CONDITION AND AGE. PATCH	\$378,000
07-G198	ASPHALT WEARING COURSE AND IN SOME CASES, CONCRETE SURFACES, (PARKING LOTS CH-9, CH-12, EC-10, EC-12, RS-4, WC-14	REPAIR, REJUVENATE, OR REPAVE PARKING LOTS APPROPRIATELY FOR THEIR CONDITION AND AGE. PATCH	\$215,000
07-G199	ASPHALT WEARING COURSE (PARKING LOTS CH-8, CH-14, EC-5, EC-6, SM-18 AND WC-5) HAS WEATHERED SURFACE, EXPOSED	REPAIR, REJUVENATE, OR REPAVE PARKING LOTS APPROPRIATELY FOR THEIR CONDITION AND AGE. PATCH	\$88,000
07-G200	ASPHALT WEARING COURSE AND IN SOME CASES, CONCRETE SURFACES, (PARKING LOTS EC-1, EC-13, OP-5 AND OP-7) HAS	REPAIR, REJUVENATE, OR REPAVE PARKING LOTS APPROPRIATELY FOR THEIR CONDITION AND AGE. PATCH	\$98,000
		TOTAL PARKING LOTS	\$864,000
PHYSICIANS QUAD. BLDG. M			
07-E013	THE EXISTING FIRE ALARM IS ALSO WIRED IN WITH THE BURGLAR ALARM SYSTEM. THERE ARE ONLY SMOKE DETECTORS WITH NO	IT IS RECOMMENDED TO INSTALL A NEW FIRE ALARM SYSTEM THAT REPORTS TO A MANNED 24 HOUR STATION.	\$7,000

D_NO	Description	Recommended Correction	Cost
07-G029	DOOR HARDWARE IS NOT ADA COMPLIANT	INSTALL HEAVY DUTY LEVER ACTION ADA COMPLIANT HARDWARE	\$8,000
07-G030	TOILETS AND OTHER ITEMS DO NOT COMPLY WITH ADA GUIDELINES.	ADA STUDY IS RECOMMENDED TO DETERMINE SCOPE OF WORK AND REFINE COST ESTIMATE.	\$10,000
		TOTAL PHYSICIANS QUAD.	\$25,000
PHYSICIANS QUAD. BLDG. N			
07-E007	THIS FACILITY DOES NOT HAVE A FIRE ALARM SYSTEM, NOR IS IT SPRINKLED.	RECOMMEND INSTALLING A BUILDING WIDE FIRE ALARM SYSTEM THAT REPORTS TO A 24 HOUR MANNED STATION.	\$7,300
07-G021	CARPET IN HALLWAYS REPLACED 2 YO. ALL OTHER CARPET IS VERY WORN, STAINED, DISCOLORED.	REPLACE CARPET OR CONSIDER TILE OR LINOLEUM. RECYCLE CARPET MATERIAL.	\$18,000
07-G022	TOILETS AND OTHER AREAS MAY NOT COMPLY WITH ADA STANDARD.	ADA STUDY IS RECOMMENDED TO DETERMINE SCOPE OF WORK AND REFINE COST ESTIMATE.	\$10,000
07-G023	FLAT ROOF AND SHINGLE ROOF ARE BOTH AT END OF LIFE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$37,000
		TOTAL PHYSICIANS QUAD.	\$72,300
PIRATES CLUB			
07-G072	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 42 YEAR OLD, ATHLETICS BUILDING ARE NEAR	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$1,000,000
		TOTAL PIRATES CLUB	\$1,000,000
RAGSDALE			
07-E055	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$25,000
07-G128	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 84 YEAR OLD BUILDING ARE NEAR/AT THE END	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$21,000,000
07-G129	FELT LAYER UNDER CLAY TILE ROOF IS LIKELY NEAR/AT END OF LIFE. GUTTER IS IN QUESTIONABLE CONDITION. QUALITY OF CLAY	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT, TILE AND GUTTER. REPAIR	\$242,000
07-G130	WATER IS PENETRATING WALL BELOW GRADE AND CONTRIBUTING TO DAMAGE OF INTERIOR SURFACES AND FUNGAL GROWTH.	EXCAVATE EARTH IN AFFECTED AREAS, INSTALL NEW WATERPROOFING SYSTEM AND DRAINS AND REPLACE ALL	\$135,000
		TOTAL RAGSDALE	\$21,402,000
RAWL			
07-G018	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 48 YEAR OLD, CLASSROOM BUILDING ARE	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$12,750,000
		TOTAL RAWL	\$12,750,000

RIVERS

D_NO	Description	Recommended Correction	Cost
07-G033	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 39 YEAR OLD, EDUCATIONAL BUILDING ARE AT	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$8,150,000
		TOTAL RIVERS	\$8,150,000
ROADS			
07-G201	ASPHALT WEARING COURSE HAS WEATHERED SURFACE, EXPOSED AGGREGATE AND A MODERATE AMOUNT OF ALLIGATOR CRACKING.	REMOVE PART OF ASPHALT WEARING SURFACE WHERE AND AS REQUIRED TO ACHIEVE A SOLID BASE COURSE. PAVE NEW	\$80,000
		TOTAL ROADS	\$80,000
SCALES			
07-G070	SINGLE PLY ROOF WITH BALLAST IS IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$320,000
07-G071	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 41 YEAR OLD, ATHLETICS BUILDING ARE NEAR	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$2,900,000
		TOTAL SCALES	\$3,220,000
SCIENCE & TECHNOLOGY			
07-M057	THE SCIENCE & TECHNOLOGY BUILDING IS A GOOD CANDIDATE FOR AN ENERGY PERFORMANCE CONTRACT.	ENTER INTO AN ENERGY PERFORMANCE CONTRACT FOR THIS LARGE NEW FACILITY, WITH AN EXTENSIVE HVAC LOAD. THE	\$400,000
		TOTAL SCIENCE &	\$400,000
SCOTT RESIDENCE HALL			
07-G234	MOST ARCHITECTURAL SYSTEMS AND FINISHES IN THIS 41 YEAR OLD RESIDENCE HALL ARE PAST OR NEAR THE END OF THEIR	REMOVE ALL EXISTING INTERIOR SYSTEMS AND WINDOWS. RESTORE EXTERIOR MASONRY ENVELOPE AND INSTALL NEW	\$2,500,000
07-M012	CONDENSATE LINES AND OTHER PIPING HAS DETERIORATED WITH AGE AND NEEDS TO BE REPLACED. SOME STEAM EQUIPMENT HAS	REPLACE DETERIORATED STEAM EQUIPMENT AND CONDENSATE LINES. REPLACE CHILLER.	\$200,000
07-M013	SCOTT HALL HAS STEAM RADIATORS AND TWO-PIPE CHILLED WATER FAN COIL UNITS IN EACH ROOM. MOST CONDENSATE	TOTAL RENOVATION OF THE HVAC SYSTEM IS REQUIRED.	\$400,000
07-M014	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THIS DORMITORY HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM FOR THIS RESIDENCE HALL..	\$850,000
07-M015	THE TEMPERATURE OF THE DOMESTIC HOT WATER IS NOT ACCURATELY CONTROLLED. THE CONTROL SYSTEM FOR THE	PROVIDE A NEW DOMESTIC HOT WATER TANK WITH AN INTEGRAL HEAT EXCHANGER. INCLUDE ALL ASSOCIATED	\$100,000
07-M016	THE CHILLER FREQUENTLY NEEDS REPAIR DUE TO REFRIGERANT LEAKS, PARTICULARLY IN THE EVAPORATOR COIL. A	REPLACE THE CHILLER TO ELIMINATE REFRIGERANT LEAKS.	\$60,000
		TOTAL SCOTT RESIDENCE	\$4,110,000
SLAY RESIDENCE HALL			
07-E040	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$65,000

D_NO	Description	Recommended Correction	Cost
07-G099	SINGLE-PLY ROOF AT LOBBY IS IN POOR CONDITION AND IS NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$40,000
07-G100	FELT LAYER UNDER CLAY TILE ROOF IS LIKELY NEAR/AT END OF LIFE. GUTTER IS IN QUESTIONABLE CONDITION. QUALITY OF CLAY	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT, TILE AND GUTTER. COST	\$150,000
07-M023	THE HVAC SYSTEM IN SLAY HALL IS SIMILAR TO THAT IN UMSTEAD RESIDENCE HALL. THIS SYSTEM CONSISTS ONLY OF TRANE FOUR	PROVIDE A COMPLETE HVAC UPGRADE.	\$500,000
		TOTAL SLAY RESIDENCE	\$755,000
SOM ADI (ALUMNI DEV & INFO)			
07-G038	WOOD, DOUBLE GLAZED WINDOWS ARE NEAR END OF EXPECTED LIFE, IN POOR CONDITION DUE TO LACK OF MAINTENANCE. SOME	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$46,000
07-G039	PLYWOOD FASCIA AND SOFFIT NEEDS PAINTING. BRICK PAVER PATIO IN REAR IS UNEVEN.	REPAINT EXTERIOR WOOD TRIM. REPAIR BRICK PAVER PATIO.	\$24,000
07-G040	DOOR HARDWARE IS NOT ADA COMPLIANT	INSTALL HEAVY DUTY LEVER ACTION ADA COMPLIANT HARDWARE	\$8,000
07-G041	SINGLE PLY ROOF ON 2 FLAT SECTIONS IS NEAR END OF LIFE.	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW	\$27,000
		TOTAL SOM ADI (ALUMNI DEV)	\$105,000
SOM EMERGENCY DRIVE			
07-G051	ASPHALT PAVING HAS A WEATHERED SURFACE, SOME EXPOSED AGGREGATE AND LARGE CRACKS. CONDITION OF SURFACE	REMOVE EXISTING SURFACE AND RECYCLE IN REBUILDING ROAD BASE. TO ACHIEVE A SOUND BASE, SHOULDERS AND	\$188,000
		TOTAL SOM EMERGENCY	\$188,000
SOM PARKING LOTS AT SCHOOL OF MEDICINE			
07-G047	ASPHALT PAVING HAS A WEATHERED SURFACE, SOME EXPOSED AGGREGATE AND CRACKS. CONDITION OF SURFACE IN EACH LOT	REPAIR APPROPRIATELY FOR CONDITION OF ASPHALT SURFACE. PATCH CRACKS AND BROKEN AREAS OR REMOVE	\$24,000
07-G048	ASPHALT PAVING HAS A WEATHERED SURFACE, SOME EXPOSED AGGREGATE AND CRACKS. CONDITION OF SURFACE IN EACH LOT	REPAIR APPROPRIATELY FOR CONDITION OF ASPHALT SURFACE. PATCH CRACKS AND BROKEN AREAS OR REMOVE	\$60,000
07-G049	ASPHALT PAVING HAS A WEATHERED SURFACE, SOME EXPOSED AGGREGATE AND CRACKS. CONDITION OF SURFACE IN EACH LOT	REPAIR APPROPRIATELY FOR CONDITION OF ASPHALT SURFACE. PATCH CRACKS AND BROKEN AREAS OR REMOVE	\$60,000
07-G050	ASPHALT PAVING HAS A WEATHERED SURFACE, SOME EXPOSED AGGREGATE AND CRACKS. CONDITION OF SURFACE IN EACH LOT	REPAIR APPROPRIATELY FOR CONDITION OF ASPHALT SURFACE. PATCH CRACKS AND BROKEN AREAS OR REMOVE	\$60,000
		TOTAL SOM PARKING LOTS AT	\$204,000
SOM STEAM PLANT			
07-E001	THE EXISTING SWITCHGEAR IS REACHING THE END OF ITS USEFUL LIFE.	REPLACE THE EXISTING SWITCHGEAR	\$200,000

D_NO	Description	Recommended Correction	Cost
07-E002	THE EXISTING FIRE ALARMS ON CAMPUS DO NOT REPORT TO A CENTRAL LOCATION FOR MONITORING.	INSTALL A NEW FIRE ALARM PANEL AND ASSOCIATED WIRING TO ALLOW MONITORING OF ALL FIRE ALARM SYSTEMS ON THE	\$125,000
07-G001	CONCRETE FLOOR IS DETERIORATED DUE TO HEAVY WEAR, ABRASION, AND SPILLS.	INSTALL A HEAVY DUTY, ABRASION AND CHEMICAL RESISTANT FLOORING SUCH AS STONEHARD OVER EXISTING CONCRETE	\$90,000
07-G002	SOME EXTERIOR DOOR HARDWARE IS WORN AND DIFFICULT TO OPERATE AND MAINTAIN	REPLACE DOOR HARDWARE AS NEEDED	\$4,000
07-M001	TWO OF THE EXISTING CHILLERS, CHILLER #1 AND CHILLER #2, ARE APPROXIMATELY 21 YEARS OLD AND USE R-11 REFRIGERANT. THE	REPLACE CHILLER #1 AND CHILLER #2 WITH NEW ENERGY EFFICIENT CHILLERS WHICH USE NON-CFC R-123 REFRIGERANT.	\$1,200,000
07-M002	CHILLER #4 IS APPROXIMATELY TEN YEARS OLD, IS IN GOOD CONDITION, BUT USES A CFC REFRIGERANT WHICH IS NO LONGER	IF POSSIBLE, CONVERT CHILLER #4 TO USE A NON-CFC REFRIGERANT.	\$75,000
07-M003	SOME OF THE EQUIPMENT IN THE BOILER ROOM HAS DETERIORATED AND NEEDS TO BE UPGRADED. FOR EXAMPLE,	UPGRADE THE DEFICIENT EQUIPMENT IN THE HEATING PLANT. REPAIRS SHOULD INCLUDE RETUBING OF BOILER #2,	\$200,000
07-M009	THE CURRENT CHILLED WATER PUMPS DO NOT MOVE SUFFICIENT CHILLED WATER TO BRODY BUILDING. IMPELLERS MAY BE WORN.	UPGRADE BOTH CHILLED WATER PUMPS.	\$100,000
		TOTAL SOM STEAM PLANT	\$1,994,000
SPEIGHT			
07-E012	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$40,000
07-G034	EXTERIOR STEPS, RAMPS, HANDRAILS, SIDEWALKS AND RETAINING WALLS ARE SHOWING SIGNS OF HEAVY USE AND DETERIORATION.	REPAIR OR REPLACE DAMAGED OR DETERIORATED EXTERIOR STEPS, RAMPS, SIDEWALKS, RETAINING WALLS AND HANDRAILS.	\$55,000
07-G035	CAULK AT WINDOWS AND CONCRETE PANELS, AND SOME MORTAR JOINTS ARE DETERIORATED. BRICK AND CONCRETE WALLS ARE	CLEAN WALLS AND RECAULK JOINTS AND WINDOWS, REPOINT MORTAR JOINTS AS NEEDED. REPAIR CRACKS DUE TO	\$125,000
07-G036	ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS IN THIS 42 YEAR OLD, CLASSROOM BUILDING ARE NEAR	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$8,850,000
		TOTAL SPEIGHT	\$9,070,000
SPILMAN			
07-G039	ADA ACCESS TO SECOND FLOOR IS NOT POSSIBLE BECAUSE BUILDING HAS NO ELEVATOR.	CONSTRUCT NEW ELEVATOR IN NEW EXTERIOR SHAFT.	\$850,000
07-G040	EXTERIOR WALL APPARENTLY DOES NOT HAVE GOOD WATERPROOFING, ALTHOUGH NO DAMAGE FROM FUNGAL GROWTH	CLEAN WALLS, RECAULK AND REPOINT MORTAR JOINTS AS NEEDED. TO REDUCE MOISTURE MOVING THROUGH EXTERIOR	\$55,000
07-G041	ON UPPER SECTION, PAINTED METAL ROOF IS AT/NEAR END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED TO STOP LEAKS.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$65,000
07-G042	FELT LAYER UNDER CLAY TILE ROOF IS LIKELY AT/NEAR END OF LIFE. GUTTERS ARE IN QUESTIONABLE CONDITION AND QUALITY	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED, AND REPLACE FELT AND TILE. REPAIR CORNICE AS	\$50,000

D_NO	Description	Recommended Correction	Cost
07-G043	ALTHOUGH INTERIOR TRIM AND FINISHES ARE IN VERY GOOD CONDITION, MOST ARCHITECTURAL, MECHANICAL, PLUMBING AND	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$3,000,000
		TOTAL SPILMAN	\$4,020,000
STEAM PLANT			
07-E027	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$40,000
07-E028	THIS BUILDING HAS NO FIRE ALARM SYSTEM. A FIRE ALARM SYSTEM IS NEEDED TO PROTECT PERSONNEL AND STATE-OWNED	RECOMMEND INSTALLING FIRE ALARM SYSTEM IN ACCORDANCE WITH DEPARTMENT OF INSURANCE REQUIREMENTS.	\$30,000
07-G092	SPILL CONTAINMENT AREAS AT STORAGE TANKS AND FUELING STATION DOES NOT APPEAR TO BE ADEQUATE. COMPRESSOR	PROVIDE ADEQUATE FUEL CONTAINMENT AT STORAGE TANKS AND FUELING STATION. DEMOLISH AND CONSTRUCT NEW	\$235,000
07-G093	CONCRETE FLOOR SLAB AND STEEL BEAMS AROUND THE DEALKALIZERS AND BASEMENT AREA HAS SERIOUS	REPAIRS AS RECOMMENDED IN CONSULTING ENGINEERS STUDY SHOULD BE COMPLETED IMMEDIATELY. FLOOR SURFACE	\$55,000
07-G094	RESTROOMS ARE AT END OF USEFUL LIFE. FINISHES AND FIXTURES ARE IN POOR CONDITION DUE TO AGE AND HEAVY USE.	RENOVATE RESTROOMS AS REQUIRED.	\$45,000
07-G095	ON MAIN UPPER ROOF, SINGLE-PLY ROOF IS IN POOR CONDITION AND NEAR END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$95,000
07-G096	EXTERIOR OVERHEAD AND PERSONNEL DOORS AND HARDWARE ARE NEARING END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$35,000
07-M067	THE FUEL OIL TANKS AND ASSOCIATED TRANSFER PIPING AT THE STEAM PLANT ARE AGING AND NEED UPGRADE.	REPLACE CORRODED PIPING AND TANKS. VERIFY THAT ADEQUATE PROTECTION IS PROVIDED AGAINST GROUND	\$400,000
		TOTAL STEAM PLANT	\$935,000
STUDENT HEALTH CENTER			
07-E053	THE EXISTING SWITCH IS REACHING THE END OF ITS USEFUL LIFE. IN THE NEAR FUTURE IT WILL BECOME INOPERABLE OR UNSAFE TO	INSTALL A NEW PAD MOUNTED SWITCH.	\$30,000
07-G123	FELT LAYER UNDER TERRA-COTTA ROOF IS LIKELY NEAR END OF LIFE. GUTTER IS APPARENTLY IN POOR CONDITION. QUALITY OF	REMOVE TERRACOTTA TILE, REPAIR DECK AND STRUCTURE AS REQUIRED AND REPLACE FELT, TILE AND GUTTER. REPAIR	\$99,000
07-G124	PAINT IS NEARING END OF EXPECTED LIFE. FINISHES AT WOOD RAFTER TAILS AND EXPOSED SOFFIT ARE ALSO SHOWING SIGNS	REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED. SEAL WATER/PROOF EXTERIOR MASONRY SURFACES.	\$75,000
07-M068	THE STUDENT HEALTH CENTER IS IN GOOD CONDITION, BUT IS A CANDIDATE FOR RETRO COMMISSIONING DUE TO THE ADDITION OF	RETRO COMMISSION THE STUDENT HEALTH CENTER TO PROVIDE AIR FLOWS CONSISTENT WITH THE CURRENT LAYOUT.	\$150,000
		TOTAL STUDENT HEALTH	\$354,000
STUDENT RECREATION CENTER			
07-G157	SINGLE-PLY ROOF WAS NOT CONSTRUCTED TO GOOD QUALITY STANDARDS, AND SEAMS ARE IN POOR CONDITION. EXTENSIVE	REPAIR SEAMS AND FLASHING AS REQUIRED TO EXTEND LIFE.	\$30,000

D_NO	Description	Recommended Correction	Cost
07-G158	SOME CAULK JOINTS AT EXTERIOR MASONRY (BUILDING-WIDE) ARE DETERIORATED.	CLEAN AND RECAULK JOINTS AS NEEDED.	\$45,000
07-G159	SOME EXTERIOR DOORS AND HARDWARE (DUE TO HEAVY USE) IS NEAR/AT END OF USEFUL LIFE.	REPLACE OR REPAIR DOORS AND DOOR HARDWARE AS NEEDED.	\$15,000
07-M053	THE LOWER REHEAT COIL FOR AHU-5, SERVING THE MAIN COURT AREA, IS LEAKING AND NEEDS REPLACEMENT.	PROVIDE A NEW LOWER REHEAT COIL FOR AHU-5	\$40,000
TOTAL STUDENT			\$130,000
TAYLOR/SLAUGHTER ALUMNI CENTER			
07-E056	THIS BUILDING HAS NO FIRE ALARM SYSTEM.	RECOMMEND INSTALLING A FIRE ALARM SYSTEM IN ACCORDANCE WITH NC DEPARTMENT OF INSURANCE	\$13,000
07-E058	PRESENTLY THERE ARE SEVERAL TWO-WIRE RECEPTACLES STILL IN USE IN THIS BUILDING. MUCH OF THE WIRING IS ORIGINAL AND	RECOMMEND REPLACING ALL ORIGINAL WIRING AND DEVICES.	\$7,500
07-G131	PAINT IS NEARING END OF EXPECTED LIFE.	REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED.	\$35,000
07-G132	ASPHALT SHINGLE ROOF IS IN FAIR CONDITION AND BUT WILL SOON BE NEAR/AT END OF EXPECTED LIFE. METAL ROOF (WITH	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW ASPHALT SHINGLES.	\$20,000
07-G133	ORIGINAL, WOOD FRAMED, SINGLE GLAZED WINDOWS ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING CONDITION AND DUE	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$48,000
TOTAL TAYLOR/SLAUGHTER			\$123,500
TODD DINING HALL			
07-G164	PAINT AND INTERIOR FINISHES ARE NEARING END OF EXPECTED LIFE.	REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED.	\$65,000
07-G165	SINGLE-PLY ROOF IS NEARING END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE REPLACEMENT.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$275,000
07-G166	SOME EXTERIOR DOOR HARDWARE (DUE TO HEAVY USE) IS NEARING END OF USEFUL LIFE.	REPLACE OR REPAIR DOOR HARDWARE AS NEEDED.	\$10,000
07-G167	SOME CAULKED JOINTS (ABOVE AND AROUND WINDOWS) ARE SHOWING SIGNS OF DETERIORATION.	REPLACE DETERIORATED CAULKED JOINTS AS NEEDED.	\$75,000
07-G168	IN KITCHEN AND AT LOADING DOCK, SOME CEILING PANELS ARE NEAR/AT END OF USEFUL LIFE. IN ADDITION, GROUT AT TILED	REPLACE CEILING SYSTEM IN KITCHEN AND LOADING DOCK. REPLACE ANY BROKEN (6 X 6) FLOOR TILE AT DISHWASHING	\$50,000
07-M062	A DESERT AIRE UNIT HAS BEEN ADDED TO THE HVAC SYSTEM TO SUPPLEMENT CHILLER CAPACITY.	EVALUATE THE TODD DINING HALL HVAC SYSTEM TO DETERMINE UPGRADE REQUIREMENTS.	\$50,000
TOTAL TODD DINING HALL			\$525,000
TYLER RESIDENCE HALL			

D_NO	Description	Recommended Correction	Cost
07-E021	THE EXISTING PANEL IS AT THE END OF ITS SERVICE LIFE.	INSTALL A NEW MAIN DISTRIBUTION PANEL PER THE NEC.	\$7,500
07-E022	THE EXISTING LIGHT LEVEL DOES NOT MEET IES STANDARDS	REPLACE THE EXISTING LIGHTING TO RAISE THE LIGHTING LEVEL TO AN ACCEPTABLE STANDARD.	\$45,000
07-G204	ORIGINAL, ALUMINUM, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$350,000
07-G209	SOME PANS IN SHOWER FLOORS HAVE LEAKED AND ARE NEAR END OF USEFUL LIFE. IN ADDITION, RESTROOM FINISHES AND	REPLACE PANS IN SHOWER FLOORS. RENOVATE AND REPLACE FIXTURES AND FINISHES.	\$400,000
07-G211	CARPET IS VERY WORN AND DIRTY, AND IS NEAR END OF USEFUL LIFE. CARPET IS BELIEVED TO BE ON TOP OF 8X8 ASB TILE	REPLACE CARPET WITH HEAVY DUTY CARPET OR WITH VINYL COMPOSITION TILE. ABATE ASBESTOS TILE WHERE LOCATED.	\$345,000
07-G213	DOI REPORT INDICATES THAT CORRIDOR DOORS ARE NOT FIRE RATED AS REQUIRED BY THE STATE BUILDING CODE. ALSO BEAMS	INSTALL NEW CORRIDOR DOORS, FRAMES AND HARDWARE AS REQUIRED TO COMPLY WITH THE STATE BUILDING CODE. ADD	\$300,000
07-G214	PAINT WILL SOON BE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR FINISHES AS NEEDED.	\$140,000
07-G215	PRECAST CONCRETE PANELS ARE STAINED AND DISCOLORED. SOME CAULK AND MORTAR JOINTS ARE DETERIORATED.	CLEAN WALLS, REMOVE OLD CAULK AND CLEAN JOINTS. RECAULK ON BACKER ROD AND REPAIR MORTAR JOINTS AS	\$100,000
07-G219	SUSPENDED CEILINGS ARE SAGGING, DISCOLORED, DAMAGED AND AT END OF LIFE	REPLACE CEILING WITH 2X2 SYSTEM.	\$225,000
07-M020	THE TEMPERATURE OF THE DOMESTIC HOT WATER IS NOT ACCURATELY CONTROLLED BY THE CURRENT STEAM TO HOT	PROVIDE A NEW DOMESTIC HOT WATER TANK WITH AN INTEGRAL HEAT EXCHANGER. INCLUDE ALL ASSOCIATED	\$125,000
07-M021	STEAM EQUIPMENT IN THE MECHANICAL ROOM HAS DETERIORATED WITH AGE AND NEEDS TO BE REPLACED. THE HOT WATER	REPLACE THE DETERIORATED STEAM EQUIPMENT AND RENOVATE THE STEAM AND HOT WATER DISTRIBUTION SYSTEM.	\$100,000
		TOTAL TYLER RESIDENCE	\$2,137,500
UMSTEAD RESIDENCE HALL			
07-G097	INTERIOR FINISHES ARE NEAR END OF EXPECTED LIFE.	REPAINT INTERIOR FINISHES AS NEEDED.	\$85,000
07-G098	SINGLE-PLY ROOF AT LOBBY IS IN POOR CONDITION AND IS NEAR/AT END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$65,000
07-M022	THE EXISTING FOUR PIPE TRANE FAN COIL UNITS SYSTEM DOES NOT PROVIDE SUFFICIENT HUMIDITY CONTROL. THE HVAC	PROVIDE A COMPLETE HVAC UPGRADE.	\$500,000
		TOTAL UMSTEAD RESIDENCE	\$650,000
WALKWAY AT MEDICAL PAVILLION			
07-G052	CONCRETE WALKWAY SURFACES ARE CRACKED, UNEVEN AND A TRIP HAZARD.	REMOVE ALL DAMAGED CONCRETE AND REPLACE WITH CONCRETE PAVERS.	\$35,000
		TOTAL WALKWAY AT MEDICAL	\$35,000

D_NO	Description	Recommended Correction	Cost
WALKWAYS			
07-G202	SOME CONCRETE AND BRICK PAVER WALKS HAVE BROKEN AND UNEVEN AREAS. SOME WALKS NEED IMMEDIATE REPAIR. OTHER	REPAIR APPROPRIATELY FOR CONDITION OF WALK OR DEMOLISH EXISTING WALKWAY AND CONSTRUCT NEW.	\$137,000
TOTAL WALKWAYS			\$137,000
WARD SPORTS MEDICINE			
07-E067	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$120,000
07-E068	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$40,000
07-G148	SOME EXTERIOR DOORS AND HARDWARE ARE NEAR/AT END OF USEFUL LIFE. IN ADDITION, SOME INTERIOR DOORS AND	REPLACE OR REPAIR DOORS AND HARDWARE AS NEEDED.	\$125,000
07-G149	INTERIOR FINISHES, CARPET, FLOORING, SLIDING PARTITIONS, LOCKERS, RESTROOM PARTITIONS AND SURFACES ARE NEAR/AT	REFURBISH, REPAINT AND REPLACE INTERIOR FINISHES, CARPET AND FLOORING. REPLACE DAMAGED, DETERIORATED	\$500,000
07-G150	SOME CAULK JOINTS AT DECORATIVE MASONRY ARE DETERIORATED.	CLEAN JOINTS AND RECAULK JOINTS AS NEEDED. TO REDUCE MOISTURE COMING THROUGH EXTERIOR WALL, CONSIDER	\$55,000
07-G151	SINGLE-PLY ROOF IS IN FAIR TO POOR CONDITION AND NEAR END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED BEFORE	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$365,000
07-M059	ONLY ONE OF THE TWO RETURN FANS IN ROOM 334 IS ABLE TO OPERATE AT ANY GIVEN TIME. BOTH FANS MUST OPERATE FOR	DIAGNOSE AND CORRECT THE PROBLEM PREVENTING SIMULTANEOUS OPERATION OF BOTH RETURN AIR FANS.	\$200,000
TOTAL WARD SPORTS			\$1,405,000
WAREHOUSE			
07-E011	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$50,000
07-G073	SINGLE-PLY ROOF IS NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED IMMEDIATELY TO STOP LEAKS.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$186,000
07-G074	EXTERIOR BRICK VENEER HAS NUMEROUS STRESS FRACTURES, SETTLEMENT AND STAIR-STEP CRACKS (ESPECIALLY AT SOUTH-	COSMETICALLY REPAIR EXTERIOR BRICK VENEER AT SOUTH-SIDE OF BUILDING.	\$25,000
TOTAL WAREHOUSE			\$261,000
WEST RESEARCH CAMPUS ACADEMIC BLDG.			
07-E001	THE EXISTING PANELS ARE REACHING THE END OF USEFUL LIFE.	INSTALL NEW PANELS.	\$9,000
07-E002	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.	\$50,000
07-G001	ORIGINAL SINGLE PANE FLOOR TO CEILING WINDOWS ARE ENERGY INEFFICIENT AND CONTRIBUTE TO HIGH ENERGY COSTS	REPLACE WINDOWS WITH DOUBLE PANE LOW MAINTENANCE THERMAL BREAK UNITS.	\$95,000

D_NO	Description	Recommended Correction	Cost
07-G002	SINGLE PLY ROOF IS IN POOR CONDITION AND IS BEYOND END OF EXPECTED LIFE	REMOVE ALL ROOF MATERIAL TO EXPOSE STRUCTURAL DECK. REPAIR DECK AND DRAINS AS NEEDED. INSTALL NEW	\$180,000
07-G003	CARPET IS WORN AND UNRAVELLING.	REPLACE CARPET WITH HEAVY DUTY CARPET.	\$16,000
07-G004	BUILDING DOES NOT HAVE ADEQUATE EMERGENCY EXIT SIGNAGE.	INSTALL LIGHTED EXIT SIGNS AS NEEDED.	\$5,000
07-M001	THE CHILLERS ARE VERY OLD AND USE REFRIGERANT (R-22) THAT IS BECOMING OBSOLETE. THE EXISTING SYSTEM INCORPORATES	INSTALL TWO NEW CHILLERS.	\$150,000
07-M002	THE BUILDING DOES NOT HAVE A SPRINKLER SYSTEM, AS RECOMMENDED BY DOI.	INSTALL SPRINKLER SYSTEM.	\$150,000
07-M003	THE COPPER WATER LINES HAVE JOINTS SOLDERED WITH A SOLDER CONTAINING LEAD, WHICH IS NOT ALLOWED TODAY.	REPLACE ALL WATER PIPING WITH A SOLDER JOINT NOT CONTAINING LEAD.	\$50,000
		TOTAL WEST RESEARCH	\$705,000
WEST RESEARCH CAMPUS COASTAL STUDIES			
07-G005	GALVANIZED COATING ON WALLS HAS DETERIORATED AND METAL IS RUSTING. METAL WALL HAVE ALSO BEEN DAMAGED BY VEHICLE	REPAIR AND COAT METAL SIDING.	\$12,000
		TOTAL WEST RESEARCH	\$12,000
WEST RESEARCH CAMPUS ROADWAYS			
07-G007	ASPHALT PARKING AND ROADWAYS HAVE CRACKS AND POTHOLES. SEVERITY IS DEPENDENT UPON TRAFFIC AND USE.	REPAIR POTHOLES AND CRACKS. INSTALL SEALANT COAT.	\$35,000
		TOTAL WEST RESEARCH	\$35,000
WEST RESEARCH CAMPUS STORAGE BLDG			
07-G006	GALVANIZED COATING ON WALLS AND ROOF HAS DETERIORATED AND METAL IS RUSTING. METAL WALL HAVE ALSO BEEN DAMAGED	REPAIR AND COAT METAL SIDING AND ROOF.	\$18,000
		TOTAL WEST RESEARCH	\$18,000
WHICHARD			
07-E013	THE EXISTING TRANSFORMER IS REACHING THE END OF ITS USEFUL LIFE.	INSTALL A NEW TRANSFORMER.	\$30,000
07-G044	ON ANNEX, SINGLE-PLY ROOF IS IN POOR CONDITION AND NEAR END OF EXPECTED LIFE. SOME REPAIRS MAY BE NEEDED	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$140,000
07-G045	EXTERIOR WALLS APPARENTLY DO NOT HAVE GOOD WATERPROOFING. SOME MORTAR AND CAULK JOINTS ARE	CLEAN WALLS (ABOVE GRADE), RECAULK AND REPOINT MORTAR JOINTS AS NEEDED. TO REDUCE MOISTURE MOVING THROUGH	\$225,000
07-G046	FELT LAYER UNDER CLAY TILE ROOF IS LIKELY AT/NEAR END OF LIFE. QUALITY OF CLAY TILE IS NOT DETERMINED AND LEAKS MAY	REMOVE CLAY TILE, REPAIR DECK AND STRUCTURE AS REQUIRED, AND REPLACE FELT AND TILE. COST ESTIMATE	\$70,000

D_NO	Description	Recommended Correction	Cost
07-G047	ALTHOUGH SOME INTERIOR TRIM AND FINISHES ARE IN VERY GOOD CONDITION, MOST ARCHITECTURAL, MECHANICAL,	REMOVE ALL EXISTING INTERIOR SYSTEMS, AND REVISE INTERIOR PLANS AS REQUIRED BY FUNCTIONS AND CODES.	\$4,350,000
		TOTAL WHICHARD	\$4,815,000
WHITE RESIDENCE HALL			
07-E014	THE EXISTING PANEL IS AT THE END OF ITS SERVICE LIFE.	INSTALL A NEW MAIN DISTRIBUTION PANEL PER THE NEC.	\$7,500
07-E023	THE EXISTING PANEL(S) IS FULL/LOADED AND A NEW PANEL IS NEEDED.	INSTALL A NEW ELECTRICAL PANEL.	\$4,500
07-E042	THE EMERGENCY GENERATOR IS REACHING THE END OF IT'S SERVICE LIFE AND NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.	\$40,000
07-G104	SOME INDIVIDUAL ROOM BUILT-IN CASEWORK, AND INTERIOR FINISHES ARE NEAR END OF EXPECTED LIFE. RESTROOMS AND	REMOVE AND REPLACE DAMAGED AND DETERIORATED INDIVIDUAL ROOM BUILT-IN CASEWORK. RENOVATE	\$3,250,000
07-G105	ALTHOUGH THE MAJORITY OF WINDOWS AT RESIDENCE HALL HAVE BEEN REPLACED, ORIGINAL, METAL, SINGLE GLAZED WINDOWS	INSTALL NEW WINDOWS (STOREFRONT SYSTEMS) WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E	\$175,000
07-G106	BUILT-UP ROOF IS NEARING END OF EXPECTED LIFE.	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,	\$106,000
07-M027	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM FOR THIS RESIDENCE HALL.	\$750,000
07-M028	THE TEMPERATURE OF THE DOMESTIC HOT WATER IS NOT ACCURATELY CONTROLLED BY THE STEAM TO HOT WATER HEAT	PROVIDE A NEW, SELF CONTAINED DOMESTIC HOT WATER HEATER WITH AN INTEGRAL HEAT EXCHANGER. INCLUDE ALL	\$125,000
		TOTAL WHITE RESIDENCE	\$4,458,000
WILLIS BLDG			
07-G085	ORIGINAL, ALUMINUM, SINGLE GLAZED WINDOWS ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING CONDITION AND DUE TO	INSTALL NEW, OPERABLE WINDOWS WITH THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E COATING.	\$217,000
07-G086	INTERIOR AND EXTERIOR FINISHES ARE NEARING END OF EXPECTED LIFE. IN ADDITION, SUSPENDED CEILING THROUGH-OUT	REPAINT INTERIOR AND EXTERIOR FINISHES AS NEEDED. REPLACE DAMAGED AND DETERIORATED SUSPENDED CEILING.	\$65,000
07-G087	SOME INTERIOR DOOR HARDWARE REQUIRES EXTENSIVE MAINTENANCE, IS NOT ADA COMPLIANT, AND IS NEAR END OF	REPLACE OR REPAIR DAMAGED, DETERIORATED AND NON-ADA COMPLIANT DOORS AND HARDWARE AS NEEDED.	\$85,000
07-M011	THE AIR HANDLING UNITS HAVE DETERIORATED WITH AGE. THE UNITS HAVE BECOME CORRODED, PARTICULARLY AT THE PIPE	HVAC RETROFIT AND RECOMMISSIONING IS REQUIRED. REPLACE THE SINGLE AIR HANDLING UNIT AND ADD VAV BOXES	\$250,000
		TOTAL WILLIS BLDG	\$617,000
WP & JP ENTERPRISES BUILDING			
07-G191	THIS BUILDING HAS MULTIPLE MAJOR DEFICIENCIES IN EXISTING SYSTEMS, AND RENOVATION IS NOT PRACTICAL IN COMPARISON	DEMOLITION FOR FUTURE REPLACEMENT OF THIS BUILDING IS RECOMMENDED. THE COST ESTIMATE IS FOR DEMOLITION	\$185,000

D_NO	Description	Recommended Correction		Cost
		TOTAL	WP & JP	
WRIGHT (ANNEX)				\$185,000
07-E015	THE EXISTING SWITCH IS REACHING THE END OF ITS USEFUL LIFE. IN THE NEAR FUTURE, IT WILL BECOME INOPERABLE OR UNSAFE	INSTALL A NEW PAD MOUNTED SWITCH.		\$60,000
07-E016	THE EXISTING EMERGENCY POWER SOURCE NEEDS TO BE REPLACED.	INSTALL A DIESEL GENERATOR TO SUPPLY EMERGENCY POWER.		\$38,000
07-G048	FINISH (PAINT) IS NEAR END OF EXPECTED LIFE, ON OPEN STRUCTURE, OVER OUTDOOR TERRACE.	REPAINT STEEL STRUCTURE FINISHES AS NEEDED.		\$15,000
07-G049	BUILT UP ROOF (SECTIONS H AND I, BACK SECTIONS) APPEARS TO BE IN POOR CONDITION AND NEAR END OF EXPECTED LIFE. SOME	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,		\$60,000
07-G050	SOME INTERIOR FINISHES (FLOOR TILE AND CEILINGS), AND EXTERIOR FINISHES ARE SHOWING SIGNS OF DETERIORATION.	REPLACE DAMAGED AND DETERIORATED FLOOR AND CEILING TILE. REPAINT INTERIOR AND EXTERIOR FINISHES AS		\$125,000
07-G051	ORIGINAL, METAL, SINGLE GLAZED WINDOWS AND CAULKING ARE NEAR END OF EXPECTED LIFE, IN POOR OPERATING CONDITION	INSTALL NEW WINDOWS WITH SOME OPERABLE SECTIONS, THERMAL BREAK FRAMES AND INSULATED GLASS WITH LOW E		\$62,000
07-M006	AS NOTED PREVIOUSLY BY THE DEPARTMENT OF INSURANCE AND INDUSTRIAL RISK INSURERS, THE BUILDING HAS NO SPRINKLER	PROVIDE A FIRE PROTECTION SPRINKLER SYSTEM.		\$375,000
07-M007	THE THIRD FLOOR R.O.T.C. AREA HVAC SYSTEM IS IN POOR CONDITION. ALTHOUGH A NEW THIRD FLOOR AIR HANDLING UNIT	PROVIDE A NEW HVAC SYSTEM FOR THE THIRD FLOOR, R.O.T.C. AREA TO REPLACE THE EXISTING DETERIORATED SYSTEM.		\$300,000
TOTAL WRIGHT (ANNEX)				\$1,035,000
WRIGHT AUDITORIUM				
07-E017	THE EXISTING PANEL IS OLD AND REACHING THE END OF IT'S SERVICE LIFE.	RECOMMEND REPLACING THE OBSOLETE PANEL, WITH A PANEL THAT MEETS NEC REQUIREMENTS.		\$5,000
07-E018	THE EXISTING FIRE ALARM DOES NOT MEET THE FIRE CODE.	INSTALL A FIRE ALARM SYSTEM IN ACCORDANCE WITH THE NC FIRE CODE AND DOI REQUIREMENTS.		\$80,000
07-G052	ELEVATOR REQUIRES MAJOR UPGRADE.	UPGRADE ELEVATOR AS NEEDED WITH NEW CONTROLS, DOOR OPERATING SYSTEM AND OTHER ITEMS TO COMPLY WITH ADA		\$200,000
07-G053	SINGLE PLY ROOF (REMAINING EPDM) APPEARS TO BE IN POOR CONDITION AND NEAR/AT END OF EXPECTED LIFE. SOME REPAIRS	REMOVE ALL ROOF MATERIALS TO EXPOSE STRUCTURAL DECK AND REPAIR AS REQUIRED. INSTALL NEW FLASHING,		\$75,000
07-G054	FIXED SEATS IN AUDITORIUM ARE DAMAGED AND DUE TO AGE AND HEAVY USE ARE AT END OF LIFE. FRONT LOBBY AREA DOES NOT	REPAIR/REPLACE SEAT PANS AND FIXED SEATING AS NEEDED. RECONFIGURE LOBBY AREA TO COMPLY WITH ADA GUIDELINES.		\$525,000
07-M008	THE HVAC SYSTEM IN WRIGHT AUDITORIUM IS BADLY IN NEED OF REDESIGN AND RENOVATION. THE AIR HANDLING UNITS HAVE	PLACE WRIGHT AUDITORIUM ON THE CAMPUS CENTRAL CHILLED WATER LOOP. REPLACE THE AIR HANDLING UNITS AND		\$1,500,000
TOTAL WRIGHT AUDITORIUM				\$2,385,000

D_NO	Description	Recommended Correction	Cost
		Total	\$475,584,600