EAST CAROLINA UNIVERSITY

Facility Condition Assessment

Leo Jenkins Cancer Center

Asset LJCC

Inspected March 17, 2015

ISES CORPORATION

Revised November 19, 2015

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FACILITY CONDITION ASSESSMENT

SECTION 1

ASSET OVERVIEW

EXECUTIVE SUMMARY - LEO JENKINS CANCER CENTER

Building Code: LJCC
Building Name: LEO JENKINS CANCER CENTER
Year Built: 1984
Building Use: Medical / Clinic
Square Feet: 39,155

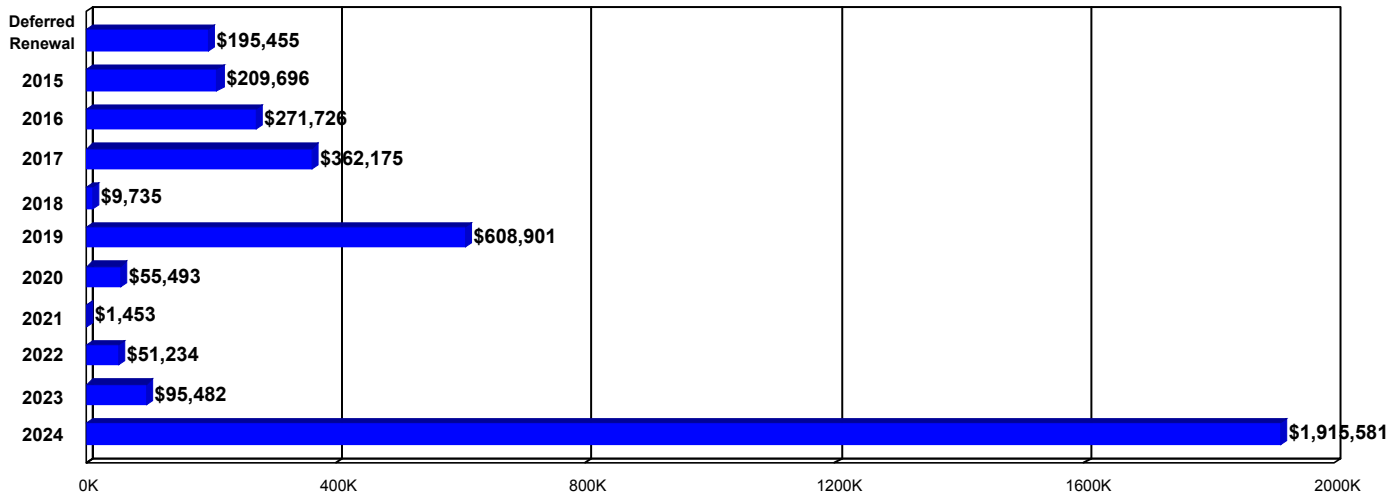
Non-Recurring Project Costs by Priority

Immediate:	$32,357
Critical:	$208,081
Non-Critical:	$1,446

Current Replacement Value: **$14,197,000**

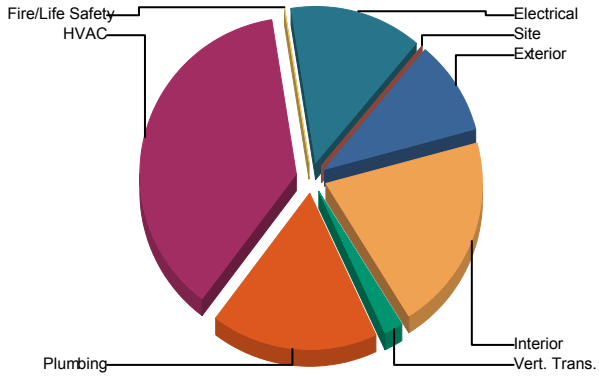
Total Non-Recurring Project Costs: **$241,884**

Recurring Component Replacement Cost By Year



Recurring Facilities Renewal Cost By System

Exterior	**$370,081**
Interior	**$761,481**
Plumbing	**$648,193**
HVAC	**$1,404,331**
Fire/Life Safety	**$5,315**
Electrical	**$509,278**
Site	**$1,453**
Conveying	**$76,801**
Equipment	**$0**
Total	**$3,776,932**



Non-Recurring Project Cost	**$241,884**
Deferred Renewal Cost	**$195,455**
Projected Facility Renewal Cost	**$3,581,476**
Total 10-Year Facility Cost	**$4,018,816**

FCNI	FCI	10-Yr $/SqFt
0.28	0.014	$102.64

All costs shown as Present Value

ASSET SUMMARY

The Leo W. Jenkins Cancer Center is a two-story, 39,155 gross square foot outpatient cancer treatment and research facility located near the North Campus Loop of East Carolina University. It is connected to the Vidant Medical Center and Brody School of Medicine. Constructed in 1984, this building contains medical exam rooms, medical offices, research labs, administrative support offices, and cancer treatment areas. The second floor was reportedly renovated within the last five to ten years.

Information for this report was gathered during a site visit conducted on March 17, 2015.

Site

The landscaping is well maintained and in good condition. Concrete sidewalks lead from the parking lot to the main entrance. These are in good condition but will likely require joint maintenance within the next ten years. There are also some brick paver sidewalks. The few damaged brick pavers near the main entrance and damaged sections of the asphalt drive to the main entrance portico and loading dock will require attention, but this can be included with routine maintenance. The parking lot is considered to be shared with the hospital and not part of this report.

Exterior Structure

The exterior brick facades are in average condition. Isolated sections of masonry need to be repointed and some bricks replaced within the next ten years. The double-pane, aluminum frame windows are mostly original and generally in fair condition, but several are leaking. The windows should be replaced within the next ten years. The few upgraded, double-pane, aluminum frame windows on the second floor and near the cancer treatment area are in very good condition and should outlast the scope of this report.

The modified bitumen main roofing system was reportedly installed in 2014. The secondary PVC single-ply roof reportedly dates to 2005. No issues with either system were observed, so no upgrades are recommended. However, one of the skylights is damaged. Remove the skylight and replace it with roofing material, as the skylight is reportedly no longer wanted and was to be removed during the recent roofing upgrade.

The main entrance powered door storefront system is in very good condition. The secondary and employee entrance doors are metal-framed glass or hollow metal and are in fair to good condition. No upgrade is recommended at this time.

Interior Finishes/Systems

The primary floor finishes are 12x12 vinyl tile, ceramic tile, and wood or laminate. Administrative and lobby areas also have carpeting. Ceilings are acoustical tile, painted, or wood slats. The reception area has a metal ceiling. Walls are primarily painted, with decorative wood trim and detailing. Treatment rooms have wood floors, 12 x 12 ceramic tile walls, and stained glass windows. Most of the interior finishes are well maintained and in good condition, but the carpeting and painted wall finishes have relatively short lifecycles and will likely require renewal within the next ten years. The interior doors are serviceable and mostly original. They are recommended for upgrade within the next ten years. Also upgrade the remaining original casework.

Accessibility

This building has a number of upgraded ADA features, including handicap accessible patient and staff restrooms, ADA compliant interior stair handrails, and elevator access to all floors. The emergency phone in the elevator, however, is behind a door. This door should be removed to improve accessibility. Dual level drinking fountains are also present throughout the building, but the dual level fountain in the first floor outpatient center is blocked by furniture. This furniture should be removed. Additional upgrades are also recommended.

The steps up to the main entrance only have a center handrail. Handrails should be installed on both sides as well. In addition, the steps to the left of the main entrance and the south side ramp lack a second handrail. An additional handrail should be installed in both locations.

The main entrance is at grade from the drop-off point under the canopy, but from the closest accessible parking, it is up a set of steps. To provide direct wheelchair access from this parking area to the entrance, it is recommended that a ramp be installed. Also, the secondary entrances from tranquility garden is marked as a handicap entry, but it is restricted entry. It should be clearly marked as restricted access to prevent confusion.

The staff kitchen near the main lobby lacks under-counter wheelchair access but does have adequate side wheelchair approach. The cabinetry will likely require replacement within the next ten years. The replacement system should comply with ADA requirements.

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. Although the fire escape stairs are compliant with the code enforced at the time of construction until a major renovation occurs, the handrail/guardrail system is deficient relative to current standards.

There are open spaces with low headroom clearance issues at ground level under the interior and exterior stairs, posing a hazard for the visually impaired. Proper barriers should be installed in these locations.

Health

No health related issues were observed or reported during this inspection.

Fire/Life Safety

The second floor mechanical room that mainly houses the air handler for that floor is very crowded with equipment that blocks the exit paths. This equipment should be removed to provide a clear path of travel.

This facility is protected by a modern point addressable central fire alarm system with a recently installed Simplex control panel in room 125. The devices that serve this system include manual pull stations, audible/visible devices, and smoke detectors. The system is in very good condition and should outlast the scope of this report. An automatic, comprehensive, wet-pipe sprinkler system is present on the second floor. It is adequate and in good condition, but it is recommended that the system be extended to cover the first floor as well.

Most of the exit signs are outdated units with LED lighting. A few modern exit signs were observed in renovated areas. All of the exit signs are connected to the emergency power network. Emergency lighting is available through standard interior light fixtures that are connected to the emergency power network. The outdated exit signs should be scheduled for replacement.

HVAC

The facility is connected to the campus steam loop via a set of pressure reducing valves (PRV) in room 126. Steam is used for heating in the second floor air handling unit (AHU1). Two shell-and-tube heat exchangers use the steam to produce heating hot water. The hot water is circulated to VAV controlled reheat coils throughout the building by several heating hot water pumps. A condensate receiver captures the steam condensate and completes the campus steam loop.

The PRVs are beyond their expected service life and should be scheduled for replacement. The condensate receiver, heat exchanger, and pumps in room 126 appear to be original (note that these two pumps were not observed, but were on the asset list) and are approaching the end of their expected service life. They should be scheduled for replacement in the coming years. The heat exchanger and heating hot water pumps in room 250 are newer and in good condition. They should outlast the scope of this report.

Chilled water is supplied by the campus chilled water loop and circulated by two 2 hp chilled water pumps in room 126 and two 1 hp pumps in room 250. Chilled water is used for cooling in both of the air handlers. The pumps in room 126 are original and should soon be scheduled for replacement. The pumps in room 250 are newer and in good condition. These should outlast the scope of this report.

Two air handlers provide conditioned air. AC8 in room 126 has a 40 hp wall fan. It has chilled water coils only. VAV box reheat coils provide heating. AHU1 in room 250 has a 25 hp supply fan. AHU1 has steam

heating coils and chilled water coils. Both air handlers have variable frequency drives (VFD) controlling the speed and efficiency of the supply and return fans. Upgrades to the air handlers, such as new fan motors and VFDs, have provided a few more years of service, but replacement is recommended in the next ten years. The VFDs on the smaller return fans should also be replaced in the next ten years.

Additional ventilation is provided by several centrifugal roof exhausters and utility fans. The exhaust fans that are original are outdated and need to be replaced. Many of the centrifugal roof exhausters were installed about fifteen years ago and will reach the end of their lifecycle toward the end of the next ten years.

The original pneumatic actuators are still being used for HVAC controls. Proper maintenance and a modern Johnson Controls NAE monitoring system have extended the service life of the HVAC controls. However, the controls, as well as the associated air compressor, are still in need of replacement in the near future. The exception is the recently renovated administration offices (room 185). The HVAC controls in this area are in very good condition.

The HVAC distribution network is in good to fair condition but should be scheduled for replacement towards the end of the next ten years as the network approaches the end of its expected service life. The distribution network in the recently renovated administration offices (room 185), however, is in very good condition.

Two process chillers on the roof serve linear accelerators located in the medical clinic. This KKE Kraus equipment is relatively new and should outlast the scope of this report.

Electrical

The 7,200 volt power enters the oil-filled transformer on the northwest exterior of the building. The 750 kVA transformer reduces the power to 480/277 and feeds it into the 1,200 amp ITE switchboard. This 480 volt switchboard distributes power to the building, including a Gould motor control center and a dry-type transformer, which reduces power down to 120/208. The 300 kVA transformer feeds 120/208 volt power into a second ITE switchboard that is also rated for 1,200 amps. All of this equipment appears to be original. Both switchboards, the 300 kVA transformer, and the motor control center should be scheduled for replacement in the near future due to normal lifecycle depletion. The oil-filled transformer has a longer expected service life but should still be replaced within the next ten years.

The electrical distribution network is a dual voltage configuration. The lighting and major mechanical systems are supported by the 277/480 volt circuit. Some of the distribution network is original, but renovations have added circuits and secondary electrical panels over the years. The distribution network is in good condition and should outlast the scope of this report.

Interior spaces are illuminated by fluorescent and a few incandescent fixtures. Most of the lighting appears to be original and is in fair to poor condition. Inefficient T12 light bulbs are still present. The lighting is overdue for replacement. Specify new energy-efficient fixtures, and install occupancy sensors where possible. The exception is the recently renovated administration offices (room 185). The lighting in this area is in very good condition.

The exterior areas adjacent to the building are illuminated by HID fixtures that are recessed, post-mounted, or building-mounted. The new light fixtures in the courtyard are in very good condition and will outlast the scope of this report. Three of the HID fixtures mounted to the exterior wall were installed approximately ten years ago. These should be scheduled for replacement in the next ten years. The older fixtures are in poor to fair condition and should be replaced as soon as possible. Additionally, exterior lighting was lacking at the south and east entrances. The installation of exterior lights on photocell activation is recommended in these areas.

Emergency power is provided to this facility by the generators located at Brody. This arrangement provides adequate emergency power for this facility. No changes are recommended at this time.

Plumbing

Potable water is distributed via a copper piping network. There are backflow preventers (BFP), presumably original, on the domestic water main and fire suppression main. Due to the normally short expected service life of BFPs, these should be scheduled for replacement soon. Sanitary waste and stormwater piping is cast-iron, no-hub. The supply and drain piping networks appear to be in good condition. However, they will be approaching the end of their expected service life during the next ten years and should be scheduled for replacement. The domestic water booster pump system in room 162 has three 1.5 hp pumps. The system is relatively new and should outlast the scope of this report. A brand new heat exchanger in room 126 provides heated hot water. No upgrade is warranted.

Most of the restroom fixtures are original. They are in fair to good condition but should be scheduled for replacement in the next ten years due to normal wear and tear. Install new fixtures with automatic, hands-free faucets and flush valves. Fixtures that were installed in 1991 (and more recently, such as in exam rooms) should outlast the scope of this report.

Vertical Transportation

This facility is served by two-stop hydraulic passenger elevators. Both were installed by Southern Elevators. The 3,500 pound capacity east elevator and 4,500 pound capacity west elevator served by 25 hp and 30 hp hydraulic pumps, respectively. The elevators were modernized in 2011 and are in very good condition. No major work other than a cab renovation should be needed within the next ten years.

Note: The renewal needs outlined in this report were identified from the visual inspection and staff interviews. Our professional architectural and engineering inspectors thoroughly examined the accessible equipment and various building components to determine what repairs or modifications may be necessary to restore the systems and asset to an acceptable condition, or to a level defined by the Client. The estimated costs represent correction of existing deficiencies and anticipated lifecycle failures within a ten-year period. These recommendations are to bring the facility to modern standards without any anticipation of change to facility space layout or function. The total costs include variable project delivery costs as determined by the Owner. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, security, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information.

INSPECTION TEAM DATA

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Date of Inspection

March 17, 2015

Inspection Team Personnel

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Client Contact

NAME	POSITION
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DEFINITIONS

The following information is a clarification of the Facility Condition Assessment report using example definitions.

Overview

Recurring and Non-Recurring Facility Renewal Costs

Facility renewal costs are divided into two main categories – recurring and non-recurring. Recurring costs are cyclical and consist primarily of major repairs to or replacement/rebuilding of facility systems and components (e.g., roof or HVAC system replacement at or past the end of its normal useful life). The tool for projecting the recurring renewal costs is the Lifecycle Component Inventory, which is explained in detail below. Non-recurring costs typically consist of modifications or repairs necessary to comply with fire/life safety or accessibility code requirements or to address isolated, non-recurring deficiencies that could negatively affect the structure of the facility or the systems and components within. For these non-recurring costs, projects have been developed and include estimated material and labor costs.

Facility Condition Needs Index (FCNI)

The FCNI provides a lifecycle cost comparison. It is a ratio of the sum of the recurring and non-recurring facilities renewal costs over ten years to the current replacement value of the asset. The current replacement value is based on replacement with current construction standards for the facility use type, and not original design parameters. This index gives the university a comparison within all buildings for identifying worst case/best case building conditions.

$$\text{FCNI} = \frac{\text{Non-Recurring Projects + 10-Year Recurring Component Renewal}}{\text{Current Replacement Value}}$$

Facility Condition Index (FCI)

The FCI is a ratio of the Deferred Maintenance facilities renewal costs to the current replacement value.

$$\text{FCI} = \frac{\text{Deferred Maintenance}}{\text{Current Replacement Value}}$$

Material and Labor Cost Factors and Additional Markups

The project costs are adjusted from the national averages to reflect conditions in Greenville using the R. S. Means City Cost Index for material and labor cost factors. The percentage adjustment of the national average is shown in the table below. Typical general contractor fees (which could include profit, overhead, bonds, and insurance) and professional fees (architect or engineer design fees and in-house design costs) are also included in the project costs.

GLOBAL MARKUP	%
Local Labor Index	51.3
Local Materials Index	100.7
General Contractor Markup	20.0
Professional Fees	16.0

Recurring Costs

Asset Component Inventory and Cost Projections

The Asset Component Inventory (starting on page 4.1.1) is based on industry standard lifecycle expectancies applied to an inventory of major building systems and major components within a facility. This is a list of all major systems and components within the facility. Each indicated component has the following associated information:

CATEGORY	DEFINITION
Uniformat Code	The standard Uniformat Code that applies to the component
Component Description	This line item describes the individual component
Identifier	Unique identifying information entered for a component as necessary
Quantity	The quantity of the listed component
Units	The unit of measure associated with the quantity
Unit Cost	The cost to replace each individual component unit (this cost is in today's dollars)
Complexity Adjustment	A factor utilize to adjust component replacement costs accordingly when it is anticipated that the actual cost will deviate from the average for that component
Total Cost	Unit cost multiplied by quantity, in today's dollars. Note that this is a one-time renewal/replacement cost
Install Date	Year that the component was or is estimated to have been installed. When this data is not available, it defaults to the year the asset was constructed
Life Expectancy	Average life expectancy for each individual component
Life Expectancy Adjustment	Utilized to adjust the first lifecycle of the component and to express when the next replacement should occur

The component listing forms the basis of the Recurring Component Renewal Schedule, which provides a year-by-year list of projected recurring renewal costs over the next ten years. Each individual component is assigned a replacement year based on lifecycles, and the costs for each item are in future year dollars. For items that are already past the end of their lifecycle, the replacement year is shown as Deferred Maintenance.

For a longer term perspective, the Recurring Component Expenditure Projections Graph presents recurring renewal cost projections over a 50-year period (starting from the date the report is run) based on each individual item's renewal cost and life span. Some components might require renewal several times within the 50-year model, while others might not occur at all. The vertical bars on the graph represent the accumulated total costs for each individual year. The average annual cost per gross square foot ($/GSF) is shown at the bottom of the graph. In this calculation, costs are not escalated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

Recurring Cost Classifications

- Deferred Maintenance
  Recurring repairs, generated by the Lifecycle Component Inventory, that are past due for completion but have not yet been accomplished as part of normal maintenance or capital repair efforts. Further deferral of such renewal could impair the proper functioning of the facility. Costs estimated for Deferred Maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to effect the needed repairs.

- Recurring Component Replacement
  Recurring renewal efforts, generated by the Lifecycle Component Inventory, that will be due within the scope of the assessment. These projects represent regular or normal facility maintenance, repair, or renovation that should be planned in the near future.

Non-Recurring Costs

As previously mentioned, modifications or repairs necessary to comply with fire/life safety or accessibility code requirements and those that address isolated, non-recurring deficiencies that could negatively affect the structure of the facility or the systems and components within are not included in the Lifecycle Component Inventory. For each such deficiency identified during the facility inspection, a project with an estimated cost to rectify said deficiency is recommended. These projects each have a unique identifier and are categorized by system type, priority, and classification, which are defined below. The costs in these projects are also indexed to local conditions and markups applied as the situation dictates.

Project Number

Each project has a unique number consisting of three elements, the asset identification number, system code, and a sequential number assigned by the FCA software. For example, the third fire/life safety project identified for asset 0001 would have a project number of 0001FS03 (0001 for the asset number, FS for fire/life safety, and 03 being the next sequential number for a fire/life safety project).

Project Classifications

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

- Corrective Action
  Non-recurring expenditures, stored in the Projects module, for repairs needed to correct random and unpredictable deficiencies. Such projects are not related to aligning a building with codes or standards. Deficiencies classified as Corrective Action could have an effect on building aesthetics, safety, or usability.

Priority Classes

Recurring renewal needs do not receive individual prioritization, as the entire data set of needs in this category is year-based. Each separate component has a distinct need year, rendering further prioritization unnecessary. Each non-recurring renewal project, however, has a priority assigned to indicate the criticality of the recommended work. The prioritization utilized for this subset of the data is as follows.

- Priority 1 – Immediate

  Projects in this category require immediate action to:

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

- Priority 2 – Critical

  Projects in this category include actions that must be addressed in the short-term:

  a. repairs to prevent further deterioration

  b. improvements to facilities associated with critical accessibility needs

  c. potential safety hazards

- Priority 3 – Non-Critical

  Projects in this category include:

  a. improvements to facilities associated with non-critical accessibility needs

  b. actions to bring a facility into compliance with current building codes as grandfather clauses expire

  c. actions to improve the usability of a facility following an occupancy or use change

Category Codes

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

Refer to the Category Code Report starting on page 1.5.1.

Example: **Category Code = EL5A**	
EL	System Description
5	Component Description
A	Element Description

Priority Sequence

A Priority Sequence number is automatically assigned to each project to rank the projects in order of relative criticality and show the recommended execution order. This number is calculated based on the Priority Class and identified system of each project.

Example:

Priority Class	Category Code	Project Number	Priority Sequence
1	HV2C	0001HV04	01
1	PL1D	0001PL02	02
2	IS1E	0001IS06	03
2	EL4C	0001EL03	04

Project Subclass Type

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

Drawings/Project Locations

The drawings for this facility are marked with icons (see legend on plans) denoting the specific location(s) for each project. Within each icon are the last four characters of the respective project number (e.g., 0001IS01 is marked on the plan as IS01).

Photographs

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect (a) or engineer (e).

Example: **Photo Number: 0001006e**	
0001	Asset Number
006	Photo Sequence
e	Engineering Photo

CATEGORY CODE REPORT

ACCESSIBILITY

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
AC1A	Site	Stair and Railings	Includes exterior stairs and railings which are not part of the building entrance points.
AC1B	Site	Ramps and Walks	Includes sidewalks, grade change ramps (except for a building entrance), curb ramps, etc.
AC1C	Site	Parking	Designated parking spaces, including striping, signage, access aisles and ramps, etc.
AC1D	Site	Tactile Warnings	Raised tactile warnings located at traffic crossing and elevation changes.
AC2A	Building Entry	General	Covers all aspects of entry into the building itself, including ramps, lifts, doors and hardware, power operators, etc.
AC3A	Interior Path of Travel	Lifts/Ramps/ Elevators	Interior lifts, ramps and elevators designed to accommodate level changes inside a building. Includes both installation and retrofitting.
AC3B	Interior Path of Travel	Stairs and Railings	Upgrades to interior stairs and handrails for accessibility reasons.
AC3C	Interior Path of Travel	Doors and Hardware	Accessibility upgrades to the interior doors including widening, replacing hardware power, assisted operators, etc.
AC3D	Interior Path of Travel	Signage	Interior building signage upgrades for compliance with THE ADA.
AC3E	Interior Path of Travel	Restrooms/ Bathrooms	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that are an integral part of residential suites are catalogued under HC4A.
AC3F	Interior Path of Travel	Drinking Fountains	Upgrading/replacing drinking fountains for reasons of accessibility.
AC3G	Interior Path of Travel	Phones	Replacement/modification of public access telephones.
AC4A	General	Functional Space Modifications	This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms that are integral to efficiency suites are catalogued here.
AC4B	General	Other	All accessibility issues not catalogued elsewhere.

ELECTRICAL

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL1A	Incoming Service	Transformer	Main building service transformer.
EL1B	Incoming Service	Disconnects	Main building disconnect and switchgear.
EL1C	Incoming Service	Feeders	Incoming service feeders. Complete incoming service upgrades, including transformers, feeders, and main distribution panels are catalogued here.
EL1D	Incoming Service	Metering	Installation of meters to record consumption and/or demand.
EL2A	Main Distribution Panels	Condition Upgrade	Main distribution upgrade due to deficiencies in condition.
EL2B	Main Distribution Panels	Capacity Upgrade	Main distribution upgrades due to inadequate capacity.
EL3A	Secondary Distribution	Step-Down Transformers	Secondary distribution step-down and isolation transformers.
EL3B	Secondary Distribution	Distribution Network	Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here.

EL3C	Secondary Distribution	Motor Controllers	Mechanical equipment motor starters and control centers.
EL4A	Devices and Fixtures	Exterior Lighting	Exterior building lighting fixtures, including supply conductors and conduit.
EL4B	Devices and Fixtures	Interior Lighting	Interior lighting fixtures (also system wide emergency lighting), including supply conductors and conduits.
EL4C	Devices and Fixtures	Lighting Controllers	Motion sensors, photocell controllers, lighting contactors, etc.
EL4D	Devices and Fixtures	GFCI Protection	Ground fault protection, including GFCI receptacles and breakers.
EL4E	Devices and Fixtures	Lightning Protection	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	Emergency Power System	Generation/ Distribution	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	Systems	UPS/DC Power Supply	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	Infrastructure	Above Ground Transmission	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	Infrastructure	Underground Transmission	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	Infrastructure	Substations	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	Infrastructure	Distribution Switchgear	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	Infrastructure	Area and Street Lighting	Area and street lighting systems, including stanchions, fixtures, feeders, etc.
EL8A	General	Other	Electrical system components not catalogued elsewhere.

EXTERIOR STRUCTURE

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
ES1A	Foundation/ Footing	Structure	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, and piles, including crack repairs, shoring, and pointing
ES1B	Foundation/ Footing	Dampproofing/ Dewatering	Foundation/footing waterproofing work, including, damp-proofing, dewatering, insulation, etc.
ES2A	Columns/Beams/ Walls	Structure	Structural work to primary load-bearing structural components aside from floors, including columns, beams, bearing walls, lintels, arches, etc.
ES2B	Columns/Beams/ Walls	Finish	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components, including masonry/pointing, expansion joints, efflorescence and stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	Floor	Structure	Work concerning the structural integrity of the load supporting floors, both exposed and unexposed, including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	Roof	Repair	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total), including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	Roof	Replacement	Work involving total refurbishment of roofing system, including related component rehab.
ES5A	Fenestrations	Doors	Work on exterior exit/access door, including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	Fenestrations	Windows	Work on exterior fenestration closure and related components, including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.

ES6A	General	Attached Structure	Work on attached exterior structure components not normally considered in above categories, including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	General	Areaways	Work on attached grade level or below structural features, including subterranean lightwells, areaways, basement access stairs, etc.
ES6C	General	Trim	Work on ornamental exterior (generally non-structural) elements, including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.
ES6D	General	Superstructure	Finish and structural work on non-standard structures with exposed load-bearing elements, such as stadiums, bag houses, bleachers, freestanding towers, etc.
ES6E	General	Other	Any exterior work not specifically categorized elsewhere, including finish and structural work on freestanding boiler stacks.

FIRE/LIFE SAFETY

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
FS1A	Lighting	Egress Lighting/Exit Signage	R&R work on exit signage and packaged AC/DC emergency lighting.
FS2A	Detection/Alarm	General	Repair or replacement of fire alarm/detection system/components, including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	Suppression	Sprinklers	Repair or installation of water sprinkler type automatic fire suppressions, including wet-pipe and dry-pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	Suppression	Standpipe/Hose	Repair or installation of standpipe system or components, including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	Suppression	Extinguishers	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	Suppression	Other	Other fire suppression items not specifically categorized elsewhere, including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	Hazardous Materials	Storage Environment	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies, including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	Hazardous Materials	User Safety	Improvements, repairs, installation, or testing of user safety equipment, including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	Egress Path	Designation	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	Egress Path	Distance/ Geometry	Work involving remediation of egress routing problems, including elimination of dead end corridors, excessive egress distance modifications, and egress routing inadequacies.
FS5C	Egress Path	Separation Rating	Restoration of required fire protective barriers, including wall rating compromises, fire-rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	Egress Path	Obstruction	Clearance of items restricting the required egress routes.
FS5E	Egress Path	Stairs Railing	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	Egress Path	Fire Doors/ Hardware	Installation/replacement/repair of fire doors and hardware, including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	Egress Path	Finish/Furniture Ratings	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	General	Other	Life/fire safety items not specifically categorized elsewhere.

HEALTH

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE1A	Environmental Control	Equipment and Enclosures	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.
HE1B	Environmental Control	Other	General environmental control problems not catalogued elsewhere.
HE2A	Pest Control	General	Includes all measures necessary to control and destroy insects, rodents, and other pests.
HE3A	Refuse	General	Issues related to the collection, handling, and disposal of refuse.
HE4A	Sanitation Equipment	Laboratory and Process	Includes autoclaves, cage washers, steam cleaners, etc.
HE5A	Food Service	Kitchen Equipment	Includes ranges, grilles, cookers, sculleries, etc.
HE5B	Food Service	Cold Storage	Includes the cold storage room and all associated refrigeration equipment.
HE6A	Hazardous Material	Structural Asbestos	Testing, abatement, and disposal of structural and building finish materials containing asbestos.
HE6B	Hazardous Material	Mechanical Asbestos	Testing, abatement, and disposal of mechanical insulation materials containing asbestos.
HE6C	Hazardous Material	PCBs	Includes testing, demolition, disposal, and cleanup of PCB contaminated substances.
HE6D	Hazardous Material	Fuel Storage	Includes monitoring, removal, and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	Hazardous Material	Lead Paint	Testing, removal, and disposal of lead-based paint systems.
HE6F	Hazardous Material	Other	Handling, storage, and disposal of other hazardous materials.
HE7A	General	Other	Health related issues not catalogued elsewhere.

HVAC

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HV1A	Heating	Boilers/Stacks/ Controls	Boilers for heating purposes, including their related stacks, flues, and controls.
HV1B	Heating	Radiators/ Convectors	Including cast-iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	Heating	Furnace	Furnaces and their related controls, flues, etc.
HV1D	Heating	Fuel Supply/Storage	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	Cooling	Chillers/ Controls	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	Cooling	Heat Rejection	Repair/replacement of cooling towers, dry coolers, air-cooling, and heat rejection. Includes connection of once-through system to cooling tower.
HV3A	Heating/Cooling	System Retrofit/ Replace	Replacement or major retrofit of HVAC systems.
HV3B	Heating/Cooling	Water Treatment	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	Heating/Cooling	Package/Self-Contained Units	Repair/replacement of self-contained/package type units, including stand-up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	Heating/Cooling	Conventional Split Systems	Repair, installation, or replacement of conventional split systems, both air conditioners and heat pumps, including independent component replacements of compressors and condensers.

HV4A	Air Moving/ Ventilation	Air Handlers/ Fan Units	Includes air handlers and coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems, or other specifically categorized systems.
HV4B	Air Moving/ Ventilation	Exhaust Fans	Exhaust fan systems, including fans, range and fume hoods, controls, and related ductwork.
HV4C	Air Moving/ Ventilation	Other Fans	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	Air Moving/ Ventilation	Air Distribution Network	Repair, replacement, or cleaning of air distribution network, including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	Steam/Hydronic Distribution	Piping Network	Repair/replacement of piping networks for heating and cooling systems, including pipe, fittings, insulation, related components, etc.
HV5B	Steam/Hydronic Distribution	Pumps	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	Steam/Hydronic Distribution	Heat Exchangers	Including shell-and-tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	Controls	Complete System Upgrade	Replacement of HVAC control systems.
HV6B	Controls	Modifications/ Repairs	Repair or modification of HVAC control system.
HV6C	Controls	Air Compressors/ Dryers	Repair or modification of control air compressors and dryers.
HV7A	Infrastructure	Steam/Hot Water Generation	Generation of central steam and/or hot water, including boilers and related components.
HV7B	Infrastructure	Steam/Hot Water Distribution	Distribution system for central hot water and/or steam.
HV7C	Infrastructure	Chilled Water Generation	Generation of central chilled water, including chillers and related components.
HV7D	Infrastructure	Chilled Water Distribution	Distribution system for central chilled water.
HV7E	Infrastructure	Tunnels/ Manholes/ Trenches	Repairs, installation, or replacement of utility system access chambers.
HV7F	Infrastructure	Other	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	General	CFC Compliance	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	General	Other	HVAC issues not catalogued elsewhere.

INTERIOR FINISHES/SYSTEMS

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
IS1A	Floor	Finishes-Dry	R&R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum and tile, marble, terrazzo, rubber flooring, and underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	Floor	Finishes-Wet	Flooring finish/underlayment work in predominantly "wet" areas, including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	Partitions	Structure	Structural work on full height permanent interior partitions, including wood/metal stud and drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	Partitions	Finishes	Work on full height permanent interior partitions, including R&R, to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	Ceilings	Repair	Repair of interior ceilings (<40% of total), including tiles, gypsum board, plaster, paint, etc.
IS3B	Ceilings	Replacement	Major refurbishments (>40% of total) to interior ceiling systems, including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.

IS4A	Doors	General	Any work on interior non-fire-rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	Stairs	Finish	Any finish restorative work to stair tower walking surfaces, including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	General	Molding	R&R to interior trim/molding systems, including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	General	Cabinetry	R&R work to interior casework systems, including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	General	Screening	Work on temporary or partial height partitioning systems, including toilet partitions, urinal/vanity screens, etc.
IS6D	General	Other	Any work on interior elements not logically or specifically categorized elsewhere, including light coves, phone booths, interior lightwells, etc.

PLUMBING

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1A	Domestic Water	Piping Network	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	Domestic Water	Pumps	Domestic water booster pumps, circulating pumps, related controls, etc.
PL1C	Domestic Water	Storage/ Treatment	Equipment or vessels for storage or treatment of domestic water.
PL1D	Domestic Water	Metering	Installation, repair, or replacement of water meters.
PL1E	Domestic Water	Heating	Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous.
PL1F	Domestic Water	Cooling	Central systems for cooling and distributing drinking water.
PL1G	Domestic Water	Fixtures	Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc.
PL1H	Domestic Water	Conservation	Alternations made to the water distribution system to conserve water.
PL1I	Domestic Water	Backflow Protection	Backflow protection devices, including backflow preventers, vacuum breakers, etc.
PL2A	Wastewater	Piping Network	Repair or replacement of building wastewater piping network.
PL2B	Wastewater	Pumps	Pump systems used to lift wastewater, including sewage ejectors and other sump systems.
PL3A	Special Systems	Process Gas/Fluids	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	Infrastructure	Potable Water Storage/ Treatment	Storage and treatment of potable water for distribution.
PL4B	Infrastructure	Industrial Water Distribution/ Treatment	Storage and treatment of industrial water for distribution.
PL4C	Infrastructure	Sanitary Water Collection	Sanitary water collection systems and sanitary sewer systems, including combined systems.
PL4D	Infrastructure	Stormwater Collection	Stormwater collection systems and storm sewer systems; storm water only.
PL4E	Infrastructure	Potable Water Distribution	Potable water distribution network.
PL4F	Infrastructure	Wastewater Treatment	Wastewater treatment plants, associated equipment, etc.
PL5A	General	Other	Plumbing issues not categorized elsewhere.

SITE

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SI1A	Access	Pedestrian	Paved pedestrian surfaces, including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc.
SI1B	Access	Vehicular	Paved vehicular surfaces, including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc.
SI2A	Landscape	Grade/Flora	Landscape related work, including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc.
SI3A	Hardscape	Structure	Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc.
SI4A	General	Other	Other site work not specifically categorized elsewhere.

SECURITY SYSTEMS

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS1A	Lighting	Exterior	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.
SS2A	Site	Fencing	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.
SS2B	Site	General	Hidden areas due to foliage, fencing, parking, walls, etc.
SS3A	Communications	Emergency Phones	Access, locations, visibility, function, reliability, etc.
SS4A	Access Control	Doors	Access, locks, keys, two-way speakers, reliability, redundancy, etc.
SS4B	Access Control	Windows	Locks, screens, access, reliability, etc.
SS4C	Access Control	Systems	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	Monitoring	Systems	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	Circulation	Pedestrian	On campus as well as to and from off-campus housing and class locations, etc.
SS6B	Circulation	Vehicular	Guard gates, access, systems, data control and use, identification, etc.
SS7A	General	Other	General information/projects pertaining to security issues.

VERTICAL TRANSPORTATION

CODE	Component Description	Element Description	DEFINITION
VT1A	Machine Room	General	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, and floor.
VT2A	Car	General	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, and ventilation.
VT3A	Hoistway	General	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, and compensation.
VT4A	Hall Fixtures	General	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, and card/key access.
VT5A	Pit	General	Buffer(s), guards, sheaves, hydro packing, floor, lighting, and safety controls.
VT6A	Operating Conditions	General	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, and nudging.
VT7A	General	Other	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ASSESSMENT

SECTION 2

COST SUMMARIES AND TOTALS

Detailed Facility Cost Summary

Facilities Renewal Budget Pro-Forma

LJCC : LEO JENKINS CANCER CENTER

	Non-Recurring Project Costs			Recurring Component Replacement Cost											
	Immediate	Critical	Non-Critical	Deferred Renewal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Accessibility	32,357	5,414	0	0	0	0	0	0	0	0	0	0	0	0	**$37,771**
Exterior	0	3,438	0	0	0	0	0	0	27,969	0	0	0	0	342,112	**$373,519**
Interior	0	0	0	0	37,464	0	0	9,735	190,107	0	0	51,234	8,584	464,358	**$761,481**
Plumbing	0	0	0	0	15,623	0	0	0	293,166	0	0	0	0	339,405	**$648,193**
HVAC	0	0	0	27,778	156,610	0	362,175	0	34,852	53,209	0	0	0	769,707	**$1,404,331**
Fire/Life Safety	0	199,229	0	5,315	0	0	0	0	0	0	0	0	0	0	**$204,544**
Electrical	0	0	1,446	162,362	0	271,726	0	0	62,808	2,285	0	0	10,098	0	**$510,724**
Site	0	0	0	0	0	0	0	0	0	0	1,453	0	0	0	**$1,453**
Conveying	0	0	0	0	0	0	0	0	0	0	0	0	76,801	0	**$76,801**
Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
	32,357	208,081	1,446	195,455	209,696	271,726	362,175	9,735	608,901	55,493	1,453	51,234	95,482	1,915,581	**$4,018,816**

Non-Recurring Project Cost	**$241,884**
Recurring Component Replacement Cost	**$3,776,932**
Total 10-Year Facility Cost	**$4,018,816**

CRV	**$14,197,000**
FCNI	**0.28**
FCI	**0.01**

Building SqFt.	**39,155**
10-Yr $ / SqFt	**$102.64**

All costs shown as Present Value

Detailed Facility Cost Summary
Facilities Renewal Needs by System
LJCC : LEO JENKINS CANCER CENTER

	Non-Recurring Project Costs	Recurring Component Replacement Cost	Total 10-Yr. Facility Renewal Costs
Accessibility	$37,771	$0	**$37,771**
Exterior	$3,438	$370,081	**$373,519**
Interior	$0	$761,481	**$761,481**
Plumbing	$0	$648,193	**$648,193**
HVAC	$0	$1,404,331	**$1,404,331**
Fire/Life Safety	$199,229	$5,315	**$204,544**
Electrical	$1,446	$509,278	**$510,724**
Site	$0	$1,453	**$1,453**
Conveying	$0	$76,801	**$76,801**
Equipment/Other	$0	$0	**$0**
	$241,884	**$3,776,932**	**$4,018,816**

All costs shown as Present Value

Detailed Facility Cost Summary
Facilities Renewal Plan
LJCC : LEO JENKINS CANCER CENTER

Non-Recurring Project Costs

Project Number	Title	Uniformat	Priority Class	Project Classifcation	Project Cost (Present Val.)
LJCCAC01	EXTERIOR HANDRAIL UPGRADES		Immediate	Plant Adaption	7,961
LJCCAC03	INSTALL RAMP AT MAIN ENTRY		Immediate	Plant Adaption	24,396
LJCCFS01	INSTALL FIRST FLOOR FIRE SPRINKLING SYSTEM		Critical	Plant Adaption	199,229
LJCCAC02	FIRE ESCAPE HANDRAIL/GUARDRAIL UPGRADES		Critical	Plant Adaption	5,414
LJCCES01	REMOVE SKYLIGHT	B3010	Critical	Corrective Action	3,438
LJCCEL01	ADD EXTERIOR LIGHTING	D5020	Non-Critical	Plant Adaption	1,446
					241,884

Recurring Component Replacement Cost

Component			Uniformat	Repl. Year	Repl. Cost (Present Val.)
FN18	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF - OLD	D3040	Deferred Renewal	$11,500
FN26	FAN - PROPELLER WITH LOUVER, 1/4" SP (.5-1 HP)	EAF-001 RM 126	D3040	Deferred Renewal	$1,151
FN32	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-002 RM 125	D3040	Deferred Renewal	$4,668
FN32	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-014A - ROOF	D3040	Deferred Renewal	$2,334
FN32	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-014B - ROOF	D3040	Deferred Renewal	$2,334
HX11	PRESSURE REDUCING VALVE, STEAM SYSTEM (3")	PRS-001	D3040	Deferred Renewal	$5,791
EL01	EXIT SIGN - CENTRAL POWER	OLD	D4030	Deferred Renewal	$5,315
LE03	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		D5020	Deferred Renewal	$2,000
LE07	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		D5020	Deferred Renewal	$762
LI11	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ORIGINAL	D5020	Deferred Renewal	$159,601
IW01	WALL FINISH - PAINT, STANDARD		C3010	2015	$37,464
BF01	BACKFLOW PREVENTER (<=1 INCH)	BFP-003	D2020	2015	$887
BF02	BACKFLOW PREVENTER (1-2 INCHES)	BFP-001	D2020	2015	$1,983
BF02	BACKFLOW PREVENTER (1-2 INCHES)	BFP-002	D2020	2015	$1,983
BF05	BACKFLOW PREVENTER (4-6 INCHES)	FS	D2020	2015	$10,771
PH01	PUMP - ELECTRIC (<=10 HP)	PMP-CWP1	D3040	2015	$2,641
PH01	PUMP - ELECTRIC (<=10 HP)	PMP-CWP2	D3040	2015	$2,641
PH01	PUMP - ELECTRIC (<=10 HP)	PMP-HHW3	D3040	2015	$2,641

PH01	PUMP - ELECTRIC (<=10 HP)	PMP-HHW4	D3040	2015	$2,641
PH14	CONDENSATE RECEIVER, ELECTRIC, 2 PUMPS	ROOM 126	D3040	2015	$6,311
AC01	AIR COMPRESSOR SYSTEM - HVAC CONTROLS (<=6 TOTAL HP)	AIR-001	D3060	2015	$5,886
BA11	HVAC CONTROLS SYSTEM - MEDICAL CLINIC	ORIGINAL	D3060	2015	$133,847
MC01	MOTOR CONTROL CENTER VERTICAL SECTION, 600V (<=400A) W/STARTERS	MCC GOULD	D5010	2016	$103,256
SG04	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	120V	D5010	2016	$71,681
SG04	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	480V	D5010	2016	$71,681
TX30	TRANSFORMER - DRY-TYPE, 3PH, 480V SECONDARY (225-300 KVA)		D5010	2016	$25,108
AH10	AIR HANDLING UNIT - INDOOR (23-27 HP)	AHU-AHU1	D3040	2017	$122,335
AH12	AIR HANDLING UNIT - INDOOR (35-45 HP)	AHU-AC8	D3040	2017	$193,707
FN04	FAN - AXIAL, RETURN, 1.5" SP (7.5-10 HP) 19,500 CFM	AHU1-RF	D3040	2017	$16,298
FN06	FAN - AXIAL, RETURN, 1.5" SP (15-20 HP) 32,000 CFM	AHU-AC8-R	D3040	2017	$29,836
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD		C3020	2018	$9,735
EW12	WALL, EXTERIOR, PANEL JOINT RESTORATION	MAIN ENTRANCE	B2010	2019	$27,969
IW01	WALL FINISH - PAINT, STANDARD		C3010	2019	$190,107
FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	ORIGINAL	D2010	2019	$10,630
FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	ORIGINAL	D2010	2019	$4,314
FX04	PLUMBING FIXTURE - SINK, KITCHEN	ORIGINAL	D2010	2019	$10,682
FX05	PLUMBING FIXTURE - SINK, LABORATORY-USE	ORIGINAL	D2010	2019	$2,548
FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	ORIGINAL	D2010	2019	$2,938
FX10	PLUMBING FIXTURE - URINAL	ORIGINAL	D2010	2019	$6,890
FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	ORIGINAL	D2010	2019	$24,090
FX15	PLUMBING FIXTURE - EMERGENCY EYEWASH	ORIGINAL	D2010	2019	$7,837
PS11	SUPPLY PIPING SYSTEM - MEDICAL CLINIC		D2020	2019	$223,239
HX05	HEAT EXCHANGER - SHELL & TUBE STEAM TO WATER (>85 GPM)	HEX-001	D3040	2019	$34,852
TX18	TRANSFORMER - OIL-FILLED, 3PH, 5-15KV PRIMARY (500-750 KVA)		D5010	2019	$62,808
FN18	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF - SMALL	D3040	2020	$8,625
FN19	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (20"-22" DIAMETER)	ROOF - MEDIUM	D3040	2020	$44,584
LE07	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		D5020	2020	$2,285
SI01	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		G2030	2021	$1,453
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD	ADMIN, CARPET	C3020	2022	$51,234
CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	BREAK ROOM	C1030	2023	$8,584
VT04	ELEVATOR CAB RENOVATION - PASSENGER	ELV-001	D1010	2023	$38,400

VT04	ELEVATOR CAB RENOVATION - PASSENGER	ELV-002	D1010	2023	$38,400
VF03	VARIABLE FREQUENCY DRIVE (7.5-10 HP)	VSD-004	D5010	2023	$4,190
VF05	VARIABLE FREQUENCY DRIVE (15-20 HP)	VSD-002	D5010	2023	$5,908
EW01	WALL, EXTERIOR, MASONRY POINTING	BLOCK	B2010	2024	$17,199
EW01	WALL, EXTERIOR, MASONRY POINTING	BRICK	B2010	2024	$68,739
WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD		B2010	2024	$256,173
DR01	DOOR AND FRAME, INTERIOR, NON-RATED		C1020	2024	$122,299
DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED		C1020	2024	$342,060
PD11	DRAIN PIPING SYSTEM - MEDICAL CLINIC		D2030	2024	$339,405
HV11	HVAC DISTRIBUTION NETWORKS - MEDICAL CLINIC	ORIGINAL	D3040	2024	$769,707
					$3,776,932

All costs shown as Present Value

Detailed Project Summary

Facility Condition Assessment

Project Classification

LJCC : LEO JENKINS CANCER CENTER

Cat. Code	Project Number	Pri Seq	Project Classification	Pri Cls	Project Title	Construction Cost	Prof Fees	Actual Cost to Date	Remaining Cost
ES4B	LJCCES01	5	Corrective Action	2	REMOVE SKYLIGHT	2,964	474	0	3,438
			Totals for Corrective Action			**2,964**	**474**	**0**	**3,438**
AC2A	LJCCAC01	1	Plant Adaption	1	EXTERIOR HANDRAIL UPGRADES	6,863	1,098	0	7,961
AC2A	LJCCAC03	2	Plant Adaption	1	INSTALL RAMP AT MAIN ENTRY	21,031	3,365	0	24,396
FS3A	LJCCFS01	3	Plant Adaption	2	INSTALL FIRST FLOOR FIRE SPRINKLING SYSTEM	171,749	27,480	0	199,229
AC3B	LJCCAC02	4	Plant Adaption	2	FIRE ESCAPE HANDRAIL/GUARDRAIL UPGRADES	4,667	747	0	5,414
EL4A	LJCCEL01	6	Plant Adaption	3	ADD EXTERIOR LIGHTING	1,246	199	0	1,446
			Totals for Plant Adaption			**205,557**	**32,889**	**0**	**238,446**
				Grand Total:		**208,521**	**33,363**	**0**	**241,884**

Detailed Project Summary

Facility Condition Assessment

Category/System Code Update Report

LJCC : LEO JENKINS CANCER CENTER

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fees	Actual Cost to Date	Remaining Cost
AC2A	LJCCAC01	1	1	EXTERIOR HANDRAIL UPGRADES	6,863	1,098	0	7,961
AC2A	LJCCAC03	1	2	INSTALL RAMP AT MAIN ENTRY	21,031	3,365	0	24,396
AC3B	LJCCAC02	2	4	FIRE ESCAPE HANDRAIL/GUARDRAIL UPGRADES	4,667	747	0	5,414
	Totals for System Code:			**ACCESSIBILITY**	**32,561**	**5,210**	**0**	**37,771**
EL4A	LJCCEL01	3	6	ADD EXTERIOR LIGHTING	1,246	199	0	1,446
	Totals for System Code:			**ELECTRICAL**	**1,246**	**199**	**0**	**1,446**
ES4B	LJCCES01	2	5	REMOVE SKYLIGHT	2,964	474	0	3,438
	Totals for System Code:			**EXTERIOR**	**2,964**	**474**	**0**	**3,438**
FS3A	LJCCFS01	2	3	INSTALL FIRST FLOOR FIRE SPRINKLING SYSTEM	171,749	27,480	0	199,229
	Totals for System Code:			**FIRE/LIFE SAFETY**	**171,749**	**27,480**	**0**	**199,229**
				Grand Total:	**208,521**	**33,363**	**0**	**241,884**

FACILITY CONDITION ASSESSMENT

SECTION 3

PROJECT DETAILS

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	LJCCAC01	**Title:**	EXTERIOR HANDRAIL UPGRADES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	LJCC		
Building Name:	LEO JENKINS CANCER CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 403.6, 405, 406, 410		
Project Class:	Plant Adaption		
Project Date:	06/08/2015		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Exterior handrail systems are not ADA compliant. The steps up to the main entrance only have a center handrail. Handrails should be installed on both sides as well. In addition, the steps adjacent to the main entrance and the south side ramp lack a second wall handrail. An additional handrail should be installed in both locations.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: LJCCAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system	LF	20	$102	$2,044	$168	$3,363	$5,407
Wall-mounted handrail	LF	25	$56.65	$1,416	$39.70	$993	$2,409
	Project Totals:			**$3,460**		**$4,356**	**$7,816**

Material/Labor Cost		$7,816
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$5,719
General Contractor Mark Up at 20.0%	+	$1,144
Inflation	+	$0
Construction Cost		$6,863
Professional Fees at 16.0%	+	$1,098
Total Project Cost		**$7,961**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	LJCCAC03	**Title:**	INSTALL RAMP AT MAIN ENTRY
Priority Sequence:	2		
Priority Class:	1		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	LJCC		
Building Name:	LEO JENKINS CANCER CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 403.6, 405, 505		
Project Class:	Plant Adaption		
Project Date:	06/08/2015		
Project Location:	Item Only: Floor(s) 1		

Project Description

The main entrance is at grade from the drop-off point under the canopy, but from the closest accessible parking, it is up a set of steps. To provide direct wheelchair access from this parking area to the entrance, it is recommended that a ramp be installed.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: LJCCAC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Ramp including handrails and crosswalk modification	VFT	6	$1,999	$11,994	$1,770	$10,620	$22,614
	Project Totals:			**$11,994**		**$10,620**	**$22,614**

Material/Labor Cost		$22,614
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$17,526
General Contractor Mark Up at 20.0%	+	$3,505
Inflation	+	$0
Construction Cost		$21,031
Professional Fees at 16.0%	+	$3,365
Total Project Cost		**$24,396**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	LJCCFS01	**Title:**	INSTALL FIRST FLOOR FIRE SPRINKLING SYSTEM
Priority Sequence:	3		
Priority Class:	2		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	LJCC		
Building Name:	LEO JENKINS CANCER CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 13 IBC 903		
Project Class:	Plant Adaption		
Project Date:	11/18/2015		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

To reduce overall liability and risk of loss, install an automatic fire sprinkler system to serve the unprotected first floor. This includes piping, valves, sprinkler heads, and piping supports. Install flow switches and sensors to interface with the fire alarm system.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: LJCCFS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	19,600	$4.47	$87,612	$5.46	$107,016	$194,628
	Project Totals:			**$87,612**		**$107,016**	**$194,628**

Material/Labor Cost		$194,628
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$143,124
General Contractor Mark Up at 20.0%	+	$28,625
Inflation	+	$0
Construction Cost		$171,749
Professional Fees at 16.0%	+	$27,480
Total Project Cost		**$199,229**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	LJCCAC02	**Title:**	FIRE ESCAPE HANDRAIL/GUARDRAIL UPGRADES
Priority Sequence:	4		
Priority Class:	2		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	LJCC		
Building Name:	LEO JENKINS CANCER CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 505 IBC 1003.3		
Project Class:	Plant Adaption		
Project Date:	06/08/2015		
Project Location:	Item Only: Floor(s) 2		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. Although the fire escape stairs are compliant with the code enforced at the time of construction until a major renovation occurs, the handrail/guardrail system is deficient relative to current standards.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: LJCCAC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Switchback handrail/guardrail system	FLR	2	$1,455	$2,910	$934	$1,869	$4,779
Project Totals:				**$2,910**		**$1,869**	**$4,779**

Material/Labor Cost		$4,779
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$3,889
General Contractor Mark Up at 20.0%	+	$778
Inflation	+	$0
Construction Cost		$4,667
Professional Fees at 16.0%	+	$747
Total Project Cost		**$5,414**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	LJCCES01	**Title:**	REMOVE SKYLIGHT
Priority Sequence:	5		
Priority Class:	2		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	LJCC		
Building Name:	LEO JENKINS CANCER CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Corrective Action
Project Date:	03/17/2015
Project Location:	Item Only: Floor(s) R

Project Description

One of the skylights is damaged. Remove the skylight and replace it with roofing material, as the skylight is reportedly no longer wanted and was to be removed during the recent roofing upgrade.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: LJCCES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove skylight and replace with roofing material	EA	1	$1,603	$1,603	$1,667	$1,667	$3,271
Project Totals:				**$1,603**		**$1,667**	**$3,271**

Material/Labor Cost		$3,271
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$2,470
General Contractor Mark Up at 20.0%	+	$494
Inflation	+	$0
Construction Cost		$2,964
Professional Fees at 16.0%	+	$474
Total Project Cost		**$3,438**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	LJCCEL01	**Title:**	ADD EXTERIOR LIGHTING
Priority Sequence:	6		
Priority Class:	3		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	LJCC		
Building Name:	LEO JENKINS CANCER CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Plant Adaption
Project Date:	03/17/2015
Project Location:	Area Wide: Floor(s) 1

Project Description

Exterior lighting was lacking at the south and east entrances. The installation of exterior lights on photocell activation is recommended in these areas.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: LJCCEL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture	EA	2	$349	$699	$326	$653	$1,352
Project Totals:				**$699**		**$653**	**$1,352**

Material/Labor Cost		$1,352
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		$1,039
General Contractor Mark Up at 20.0%	+	$208
Inflation	+	$0
Construction Cost		$1,246
Professional Fees at 16.0%	+	$199
Total Project Cost		**$1,446**

FACILITY CONDITION ASSESSMENT

SECTION 4

LIFECYCLE COMPONENT INVENTORY

Asset Component Inventory

LJCC : LEO JENKINS CANCER CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
B2010	WALL, EXTERIOR, MASONRY POINTING	BRICK	12,230	SF	$5.02	1.12	$68,739	1984	30	10
B2010	WALL, EXTERIOR, MASONRY POINTING	BLOCK	3,060	SF	$5.02	1.12	$17,199	1984	30	10
B2010	WALL, EXTERIOR, PANEL JOINT RESTORATION	MAIN ENTRANCE	1,700	SF	$14.69	1.12	$27,969	1984	25	10
B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD		1,900	SF	$120.38	1.12	$256,173	1984	40	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS		2	LEAF	$2,283.18		$4,566	2000	25	5
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL		2	LEAF	$1,680.78		$3,362	2000	40	
B2030	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED		1	EA	$15,687.89		$15,688	2000	15	10
B3010	ROOF - 1-PLY, ADHERED (EPDM, PIB, CSPE, PVC)	LOWER	1,960	SF	$5.27		$10,331	2005	20	5
B3010	ROOF - BITUMINOUS, 2-PLY, APPLIED MODIFIED BITUMEN, TORCH	MAIN	17,640	SF	$3.54		$62,462	2014	20	
B3020	ROOF SKYLIGHT - GLASS WITH ALUMINUM FRAME	MAIN	200	SF	$214.28		$42,856	2014	35	
C1020	DOOR AND FRAME, INTERIOR, NON-RATED		70	LEAF	$1,747.12		$122,299	1984	40	
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED		110	LEAF	$3,109.63		$342,060	1984	40	
C1020	DOOR LOCK, COMMERCIAL-GRADE		184	EA	$605.80		$111,467	2000	20	10
C1030	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	BREAK ROOM	20	LF	$429.18		$8,584	1984	20	19
C1030	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	EXAM ROOMS	3,920	SF	$120.30	0.30	$141,472	2000	40	
C3010	WALL FINISH - PAINT, STANDARD		126,860	SF	$1.50		$190,107	2005	12	2
C3010	WALL FINISH - PAINT, STANDARD		25,000	SF	$1.50		$37,464	1994	12	9
C3010	WALL FINISH - TILE, CERAMIC / STONE, STANDARD	TREATMENT RMS	23,790	SF	$30.18		$718,053	2005	30	
C3010	WALL FINISH - WOOD PANEL, STANDARD		7,930	SF	$13.60		$107,843	2000	40	
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD		950	SF	$10.25		$9,735	1994	12	12
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	ADMIN, CARPET	5,000	SF	$10.25		$51,234	2005	12	5
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		7,440	SF	$4.97		$36,964	2005	20	
C3020	FLOORING - VINYL RESILIENT, TILE OR ROLL		7,440	SF	$18.69		$139,026	2000	20	5

Asset Component Inventory

LJCC : LEO JENKINS CANCER CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	STD CERAMIC	3,570	SF	$23.97		$85,577	2004	30	
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	BRICK-LIKE	1,190	SF	$23.97		$28,526	2004	30	
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY PREMIUM	TREATMENT LOBBY	1,190	SF	$51.40		$61,163	2000	40	
C3020	FLOORING - LAMINATE PLANK, STANDARD	TREATMENT RMS	2,980	SF	$6.43		$19,157	2005	15	10
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		20,830	SF	$7.64		$159,243	2000	30	
C3030	CEILING FINISH - PAINTED OR STAINED, STANDARD		5,950	SF	$1.50		$8,916	2000	24	6
C3030	CEILING FINISH - METAL OR SPECIALTY TILE	TREATMENT LOBBY	1,490	SF	$43.53		$64,856	2004	40	
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	ELV-001	1	EA	$228,855.19		$228,855	2011	25	
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	ELV-002	1	EA	$228,855.19		$228,855	2011	25	
D1010	ELEVATOR CAB RENOVATION - PASSENGER	ELV-001	1	EA	$38,400.32		$38,400	2011	12	
D1010	ELEVATOR CAB RENOVATION - PASSENGER	ELV-002	1	EA	$38,400.32		$38,400	2011	12	
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	ORIGINAL	10	EA	$1,062.96		$10,630	1984	35	
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	EXAM RM, NEW	37	EA	$1,062.96		$39,330	2011	35	
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	1991	4	EA	$1,062.96		$4,252	1991	35	
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	ORIGINAL	4	EA	$1,078.41		$4,314	1984	35	
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	EXAM RM, NEW	2	EA	$1,078.41		$2,157	2011	35	
D2010	PLUMBING FIXTURE - SINK, KITCHEN	ORIGINAL	6	EA	$1,780.26		$10,682	1984	35	
D2010	PLUMBING FIXTURE - SINK, LABORATORY-USE	ORIGINAL	1	EA	$2,547.52		$2,548	1984	35	
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	ORIGINAL	2	EA	$1,468.86		$2,938	1984	35	
D2010	PLUMBING FIXTURE - URINAL	ORIGINAL	4	EA	$1,722.47		$6,890	1984	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	ORIGINAL	15	EA	$1,606.00		$24,090	1984	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	EXAM RM, NEW	2	EA	$1,606.00		$3,212	2011	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1991	2	EA	$1,606.00		$3,212	1991	35	

Asset Component Inventory

LJCC : LEO JENKINS CANCER CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D2010	PLUMBING FIXTURE - EMERGENCY EYEWASH	ORIGINAL	2	EA	$3,918.51		$7,837	1984	35	
D2020	BACKFLOW PREVENTER (<=1 INCH)	BFP-003	1	EA	$886.71		$887	1984	10	21
D2020	BACKFLOW PREVENTER (1-2 INCHES)	BFP-001	1	EA	$1,982.55		$1,983	1984	10	21
D2020	BACKFLOW PREVENTER (1-2 INCHES)	BFP-002	1	EA	$1,982.55		$1,983	1984	10	21
D2020	BACKFLOW PREVENTER (4-6 INCHES)	FS	1	EA	$10,770.73		$10,771	1984	10	21
D2020	DOMESTIC WATER BOOSTER SYSTEM	ROOM 162	5	HP	$10,706.68		$53,533	2012	20	
D2020	SUPPLY PIPING SYSTEM - MEDICAL CLINIC		39,155	SF	$5.48	1.04	$223,239	1984	35	
D2020	WATER HEATER - SHELL & TUBE (45-93 GPM)	ROOM 126	48	GPM	$1,005.48	0.80	$38,610	2014	30	
D2030	DRAIN PIPING SYSTEM - MEDICAL CLINIC		39,155	SF	$8.33	1.04	$339,405	1984	40	
D3030	CHILLER - AIR COOLED PACKAGE (<=35 TONS)	KKE KRAUS	8	TON	$2,678.85		$21,431	2008	30	
D3030	CHILLER - AIR COOLED PACKAGE (<=35 TONS)	KKE KRAUS	15	TON	$2,678.85		$40,183	2008	30	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	DMSS1	1	TON	$1,670.70		$1,671	2012	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	DMSS2	1	TON	$1,670.70		$1,671	2012	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CITY MULTI	5	TON	$1,670.70		$8,353	2012	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CITY MULTI	5	TON	$1,670.70		$8,353	2014	23	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	LIEBERT	5	TON	$1,670.70		$8,353	2008	23	
D3030	EVAPORATOR UNIT, NO HEAT (<=1.5 TON)	DMSS1 - ELEV MECH	1	TON	$2,374.87		$2,375	2012	20	
D3030	EVAPORATOR UNIT, NO HEAT (<=1.5 TON)	DMSS2 - RM 172	1	TON	$2,374.87		$2,375	2012	20	
D3030	EVAPORATOR UNIT, NO HEAT (>3 TON)	LIEBERT - RM 131	5	TON	$1,175.61		$5,878	2008	20	
D3030	EVAPORATOR UNIT, NO HEAT (>3 TON)	CITY MULTI	5	TON	$1,175.61		$5,878	2012	20	
D3030	EVAPORATOR UNIT, NO HEAT (>3 TON)	CITY MULTI	5	TON	$1,175.61		$5,878	2014	20	
D3040	AIR HANDLING UNIT - INDOOR (23-27 HP)	AHU-AHU1	25	HP	$4,893.38		$122,335	1984	25	8
D3040	AIR HANDLING UNIT - INDOOR (35-45 HP)	AHU-AC8	40	HP	$4,842.68		$193,707	1984	25	8

Asset Component Inventory

LJCC : LEO JENKINS CANCER CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D3040	FAN - AXIAL, RETURN, 1.5" SP (7.5-10 HP) 19,500 CFM	AHU1-RF	10	HP	$1,629.76		$16,298	1984	20	13
D3040	FAN - AXIAL, RETURN, 1.5" SP (15-20 HP) 32,000 CFM	AHU-AC8-R	20	HP	$1,491.81		$29,836	1984	20	13
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF - SMALL	3	EA	$2,875.03		$8,625	2000	20	
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF - OLD	4	EA	$2,875.03		$11,500	1984	20	10
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (20"-22" DIAMETER)	ROOF - MEDIUM	9	EA	$4,953.73		$44,584	2000	20	
D3040	FAN - PROPELLER WITH LOUVER, 1/4" SP (.5-1 HP)	EAF-001 RM 126	1	HP	$2,301.60	0.50	$1,151	1984	20	10
D3040	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-002 RM 125	1	HP	$4,668.18		$4,668	1984	20	10
D3040	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-014A - ROOF	1	HP	$4,668.18	0.50	$2,334	1984	20	10
D3040	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-014B - ROOF	1	HP	$4,668.18	0.50	$2,334	1984	20	10
D3040	HVAC DISTRIBUTION NETWORKS - MEDICAL CLINIC	ORIGINAL	35,655	SF	$20.76	1.04	$769,707	1984	40	
D3040	HVAC DISTRIBUTION NETWORKS - MEDICAL CLINIC	ADMIN OFFICES	3,500	SF	$20.76	1.18	$85,728	2011	40	
D3040	HEAT EXCHANGER - SHELL & TUBE STEAM TO WATER (>85 GPM)	HEX-001	280	GPM	$124.47		$34,852	1984	35	
D3040	HEAT EXCHANGER - SHELL & TUBE STEAM TO WATER (>85 GPM)	HEX-002	100	GPM	$124.47		$12,447	2000	35	
D3040	PRESSURE REDUCING VALVE, STEAM SYSTEM (3")	PRS-001	1	EA	$5,790.89		$5,791	1984	20	10
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-U-CWP1	1	HP	$1,320.68		$1,321	2000	25	
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-U-CWP2	1	HP	$1,320.68		$1,321	2000	25	
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-U-HHW1	1	HP	$1,320.68		$1,321	2000	25	
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-U-HHW2	1	HP	$1,320.68		$1,321	2000	25	
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-CWP1	2	HP	$1,320.68		$2,641	1984	25	6
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-CWP2	2	HP	$1,320.68		$2,641	1984	25	6
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-HHW3	2	HP	$1,320.68		$2,641	1984	25	6
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-HHW4	2	HP	$1,320.68		$2,641	1984	25	6
D3040	CONDENSATE RECEIVER, ELECTRIC, 2 PUMPS	ROOM 126	1	HP	$6,311.39		$6,311	1984	20	11
D3060	AIR COMPRESSOR SYSTEM - HVAC CONTROLS (<=6 TOTAL HP)	AIR-001	4	HP	$1,471.48		$5,886	1984	20	11

Asset Component Inventory

LJCC : LEO JENKINS CANCER CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D3060	HVAC CONTROLS SYSTEM - MEDICAL CLINIC	ORIGINAL	35,655	SF	$3.61	1.04	$133,847	1984	18	13
D3060	HVAC CONTROLS SYSTEM - MEDICAL CLINIC	ADMIN OFFICES	3,500	SF	$3.61	1.18	$14,908	2011	18	
D4010	FIRE SPRINKLER SYSTEM	SECOND FLOOR ONLY	19,555	SF	$9.47	1.04	$192,604	1984	80	
D4030	EXIT SIGN - CENTRAL POWER	OLD	21	EA	$253.10		$5,315	1984	20	10
D4030	EXIT SIGN - CENTRAL POWER	NEW	7	EA	$253.10		$1,772	2011	20	
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER	ROOM 125	1	EA	$29,281.79		$29,282	2012	15	
D4030	FIRE ALARM SYSTEM - DEVICES		39,155	SF	$3.21	1.04	$130,837	2012	18	
D5010	MOTOR CONTROL CENTER VERTICAL SECTION, 600V (<=400A) W/STARTERS	MCC GOULD	2	EA	$51,628.18		$103,256	1984	25	7
D5010	ELECTRICAL DISTRIBUTION NETWORK - MEDICAL CLINIC		39,155	SF	$14.94	1.04	$608,402	1984	40	5
D5010	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	480V	1,200	AMP	$59.73		$71,681	1984	20	12
D5010	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	120V	1,200	AMP	$59.73		$71,681	1984	20	12
D5010	TRANSFORMER - OIL-FILLED, 3PH, 5-15KV PRIMARY (500-750 KVA)		750	KVA	$83.74		$62,808	1984	35	
D5010	TRANSFORMER - DRY-TYPE, 3PH, 480V SECONDARY (225-300 KVA)		300	KVA	$83.69		$25,108	1984	30	2
D5010	VARIABLE FREQUENCY DRIVE (7.5-10 HP)	VSD-004	10	HP	$418.99		$4,190	2011	12	
D5010	VARIABLE FREQUENCY DRIVE (15-20 HP)	VSD-002	20	HP	$295.38		$5,908	2011	12	
D5010	VARIABLE FREQUENCY DRIVE (20-25 HP)	VSD-003	25	HP	$278.72		$6,968	2011	16	
D5010	VARIABLE FREQUENCY DRIVE (30-40 HP)	VSD-001	40	HP	$227.21		$9,088	2011	16	
D5020	LIGHTING - EXTERIOR, POST LANTERN, (INC, CFL, LED) RES		9	EA	$480.09		$4,321	2012	15	
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		11	EA	$181.79		$2,000	1984	15	15
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		3	EA	$761.55		$2,285	2005	15	
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		1	EA	$761.55		$762	1995	15	4
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ORIGINAL	35,655	SF	$4.30	1.04	$159,601	1984	20	10
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ADMIN OFFICE	3,500	SF	$4.30	1.18	$17,776	2011	20	
G2030	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		400	LF	$3.63		$1,453	1984	7	30

Asset Component Inventory

LJCC : LEO JENKINS CANCER CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
G2030	BRICK PAVERS		4,000	SF	$15.64		$62,543	1994	25	20
							$7,494,834			

Recurring Component Renewal Schedule

LJCC : LEO JENKINS CANCER CENTER

Uniformat Code	Component Description		Qty	Units	DM Replacement Cost	Year
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF - OLD	4	EA	$11,500	DM
D3040	FAN - PROPELLER WITH LOUVER, 1/4" SP (.5-1 HP)	EAF-001 RM 126	1	HP	$1,151	DM
D3040	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-002 RM 125	1	HP	$4,668	DM
D3040	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-014A - ROOF	1	HP	$2,334	DM
D3040	FAN - UTILITY SET, 1/4" SP (.4-1.25 HP)	EAF-014B - ROOF	1	HP	$2,334	DM
D3040	PRESSURE REDUCING VALVE, STEAM SYSTEM (3")	PRS-001	1	EA	$5,791	DM
D4030	EXIT SIGN - CENTRAL POWER	OLD	21	EA	$5,315	DM
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		11	EA	$2,000	DM
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		1	EA	$762	DM
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ORIGINAL	35,655	SF	$159,601	DM
		Deferred Maintenance Cost for Asset No. LJCC			**$195,455**	

Uniformat Code	Component Description		Qty	Units	2015 Replacement Cost	Year
D2020	BACKFLOW PREVENTER (<=1 INCH)	BFP-003	1	EA	$887	2015
D2020	BACKFLOW PREVENTER (1-2 INCHES)	BFP-001	1	EA	$1,983	2015
D2020	BACKFLOW PREVENTER (1-2 INCHES)	BFP-002	1	EA	$1,983	2015
D2020	BACKFLOW PREVENTER (4-6 INCHES)	FS	1	EA	$10,771	2015
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-CWP1	2	HP	$2,641	2015
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-CWP2	2	HP	$2,641	2015
D3040	PUMP - ELECTRIC (<=10 HP)	PMP-HHW3	2	HP	$2,641	2015

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

D3040	PUMP - ELECTRIC (<=10 HP)	PMP-HHW4	2	HP	$2,641	2015
D3040	CONDENSATE RECEIVER, ELECTRIC, 2 PUMPS	ROOM 126	1	HP	$6,311	2015
D3060	AIR COMPRESSOR SYSTEM - HVAC CONTROLS (<=6 TOTAL HP)	AIR-001	4	HP	$5,886	2015
D3060	HVAC CONTROLS SYSTEM - MEDICAL CLINIC	ORIGINAL	35,655	SF	$133,847	2015
C3010	WALL FINISH - PAINT, STANDARD		25,000	SF	$37,464	2015
	Projected Component Replacement Cost for Asset No. LJCC for 2015				**$209,696**	

Uniformat Code	Component Description		Qty	Units	2016 Replacement Cost	Year
D5010	MOTOR CONTROL CENTER VERTICAL SECTION, 600V (<=400A) W/STARTERS	MCC GOULD	2	EA	$106,354	2016
D5010	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	480V	1,200	AMP	$73,831	2016
D5010	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	120V	1,200	AMP	$73,831	2016
D5010	TRANSFORMER - DRY-TYPE, 3PH, 480V SECONDARY (225-300 KVA)		300	KVA	$25,861	2016
	Projected Component Replacement Cost for Asset No. LJCC for 2016				**$279,878**	

Uniformat Code	Component Description		Qty	Units	2017 Replacement Cost	Year
D3040	AIR HANDLING UNIT - INDOOR (23-27 HP)	AHU-AHU1	25	HP	$129,785	2017
D3040	AIR HANDLING UNIT - INDOOR (35-45 HP)	AHU-AC8	40	HP	$205,504	2017
D3040	FAN - AXIAL, RETURN, 1.5" SP (7.5-10 HP) 19,500 CFM	AHU1-RF	10	HP	$17,290	2017
D3040	FAN - AXIAL, RETURN, 1.5" SP (15-20 HP) 32,000 CFM	AHU-AC8-R	20	HP	$31,653	2017
	Projected Component Replacement Cost for Asset No. LJCC for 2017				**$384,232**	

Uniformat Code	Component Description		Qty	Units	2018 Replacement Cost	Year

All costs shown as Future Value assuming a 3.00% average inflation rate

C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD		950	SF	$10,637	2018

Projected Component Replacement Cost for Asset No. LJCC for 2018 $10,637

Uniformat Code	Component Description		Qty	Units	2019 Replacement Cost	Year
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	ORIGINAL	10	EA	$11,964	2019
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	ORIGINAL	4	EA	$4,855	2019
D2010	PLUMBING FIXTURE - SINK, KITCHEN	ORIGINAL	6	EA	$12,022	2019
D2010	PLUMBING FIXTURE - SINK, LABORATORY-USE	ORIGINAL	1	EA	$2,867	2019
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	ORIGINAL	2	EA	$3,306	2019
D2010	PLUMBING FIXTURE - URINAL	ORIGINAL	4	EA	$7,755	2019
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	ORIGINAL	15	EA	$27,114	2019
D2010	PLUMBING FIXTURE - EMERGENCY EYEWASH	ORIGINAL	2	EA	$8,821	2019
D2020	SUPPLY PIPING SYSTEM - MEDICAL CLINIC		39,155	SF	$251,257	2019
D3040	HEAT EXCHANGER - SHELL & TUBE STEAM TO WATER (>85 GPM)	HEX-001	280	GPM	$39,226	2019
D5010	TRANSFORMER - OIL-FILLED, 3PH, 5-15KV PRIMARY (500-750 KVA)		750	KVA	$70,691	2019
B2010	WALL, EXTERIOR, PANEL JOINT RESTORATION	MAIN ENTRANCE	1,700	SF	$31,479	2019
C3010	WALL FINISH - PAINT, STANDARD		126,860	SF	$213,967	2019

Projected Component Replacement Cost for Asset No. LJCC for 2019 $685,323

Uniformat Code	Component Description		Qty	Units	2020 Replacement Cost	Year
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		3	EA	$2,649	2020
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF - SMALL	3	EA	$9,999	2020
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (20"-22" DIAMETER)	ROOF - MEDIUM	9	EA	$51,685	2020

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

Projected Component Replacement Cost for Asset No. LJCC for 2020 $64,332

Uniformat Code	Component Description		Qty	Units	2021 Replacement Cost	Year
G2030	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		400	LF	$1,734	2021

Projected Component Replacement Cost for Asset No. LJCC for 2021 $1,734

Uniformat Code	Component Description		Qty	Units	2022 Replacement Cost	Year
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	ADMIN, CARPET	5,000	SF	$63,012	2022

Projected Component Replacement Cost for Asset No. LJCC for 2022 $63,012

Uniformat Code	Component Description		Qty	Units	2023 Replacement Cost	Year
C1030	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	BREAK ROOM	20	LF	$10,873	2023
D5010	VARIABLE FREQUENCY DRIVE (15-20 HP)	VSD-002	20	HP	$7,484	2023
D5010	VARIABLE FREQUENCY DRIVE (7.5-10 HP)	VSD-004	10	HP	$5,308	2023
D1010	ELEVATOR CAB RENOVATION - PASSENGER	ELV-001	1	EA	$48,644	2023
D1010	ELEVATOR CAB RENOVATION - PASSENGER	ELV-002	1	EA	$48,644	2023

Projected Component Replacement Cost for Asset No. LJCC for 2023 $120,953

Uniformat Code	Component Description		Qty	Units	2024 Replacement Cost	Year
C1020	DOOR AND FRAME, INTERIOR, NON-RATED		70	LEAF	$159,572	2024
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED		110	LEAF	$446,310	2024
B2010	WALL, EXTERIOR, MASONRY POINTING	BRICK	12,230	SF	$89,689	2024
B2010	WALL, EXTERIOR, MASONRY POINTING	BLOCK	3,060	SF	$22,441	2024

All costs shown as Future Value assuming a 3.00% average inflation rate

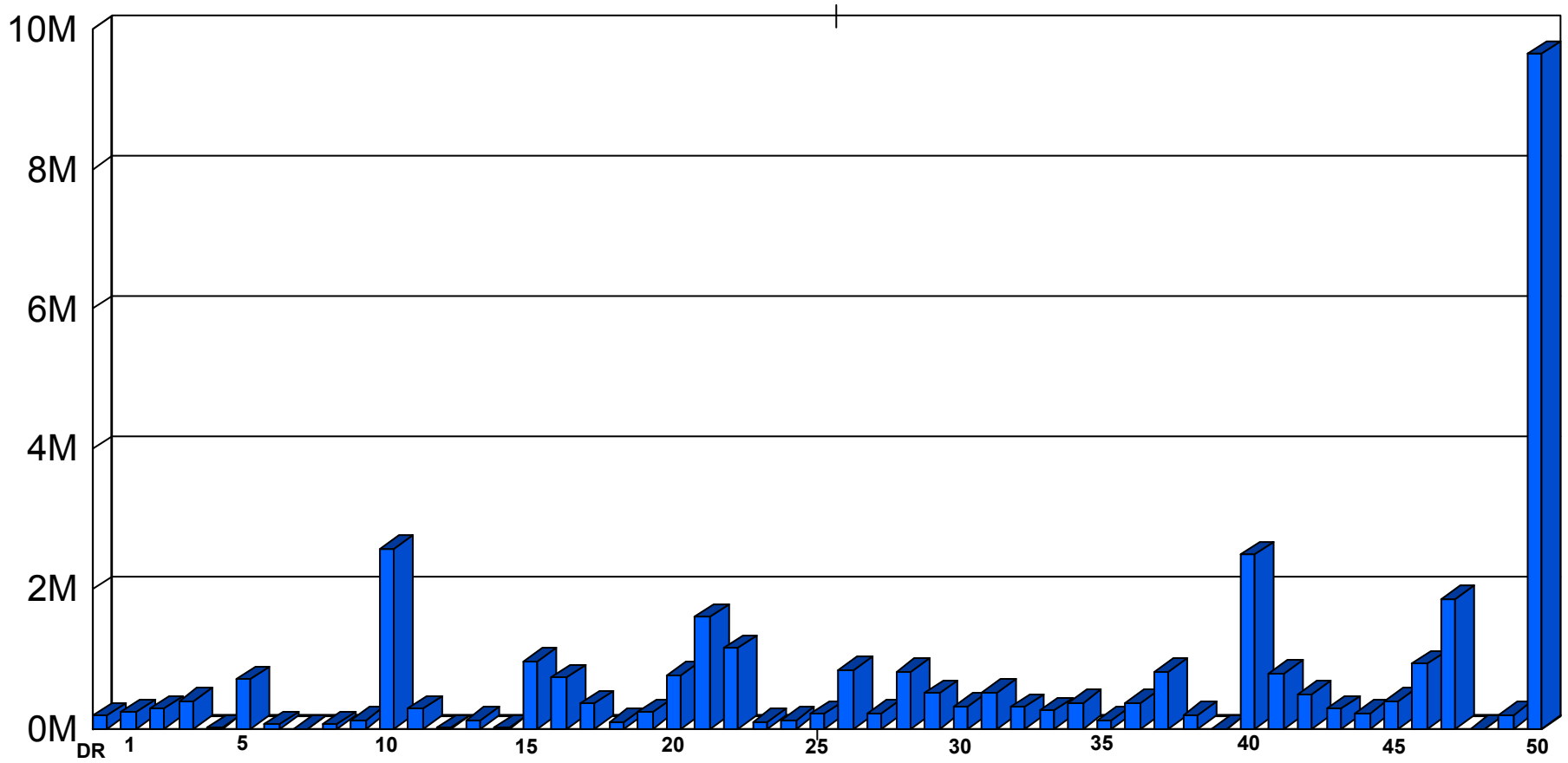
Recurring Component Renewal Schedule

B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD		1,900	SF	$334,248	2024
D3040	HVAC DISTRIBUTION NETWORKS - MEDICAL CLINIC	ORIGINAL	35,655	SF	$1,004,292	2024
D2030	DRAIN PIPING SYSTEM - MEDICAL CLINIC		39,155	SF	$442,846	2024
	Projected Component Replacement Cost for Asset No. LJCC for 2024				**$2,499,399**	

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Expenditure Projections

LJCC : LEO JENKINS CANCER CENTER



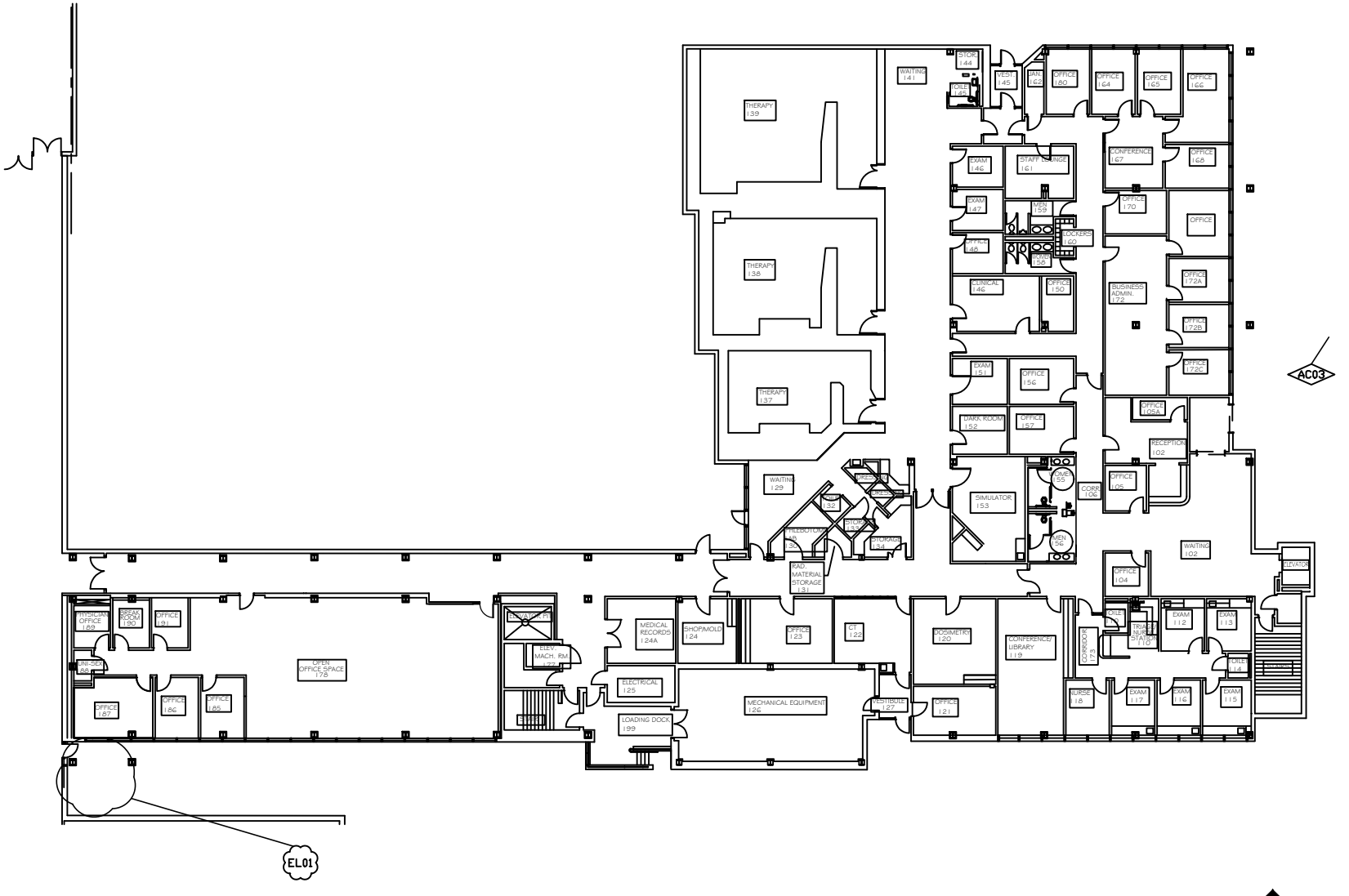
Average Annual Renewal Cost per SqFt $7.23

FACILITY CONDITION ASSESSMENT

SECTION 5

DRAWINGS/ PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



LEO JENKINS CANCER CENTER

BLDG NO. LJCC

ISES CORPORATION

FACILITY CONDITION ANALYSIS

3100 Breckinridge Boulevard
Suite 400, Duluth GA 30096
770.879-7825

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 06/08/2015
Drawn by: T.C.
Project No. 15-008

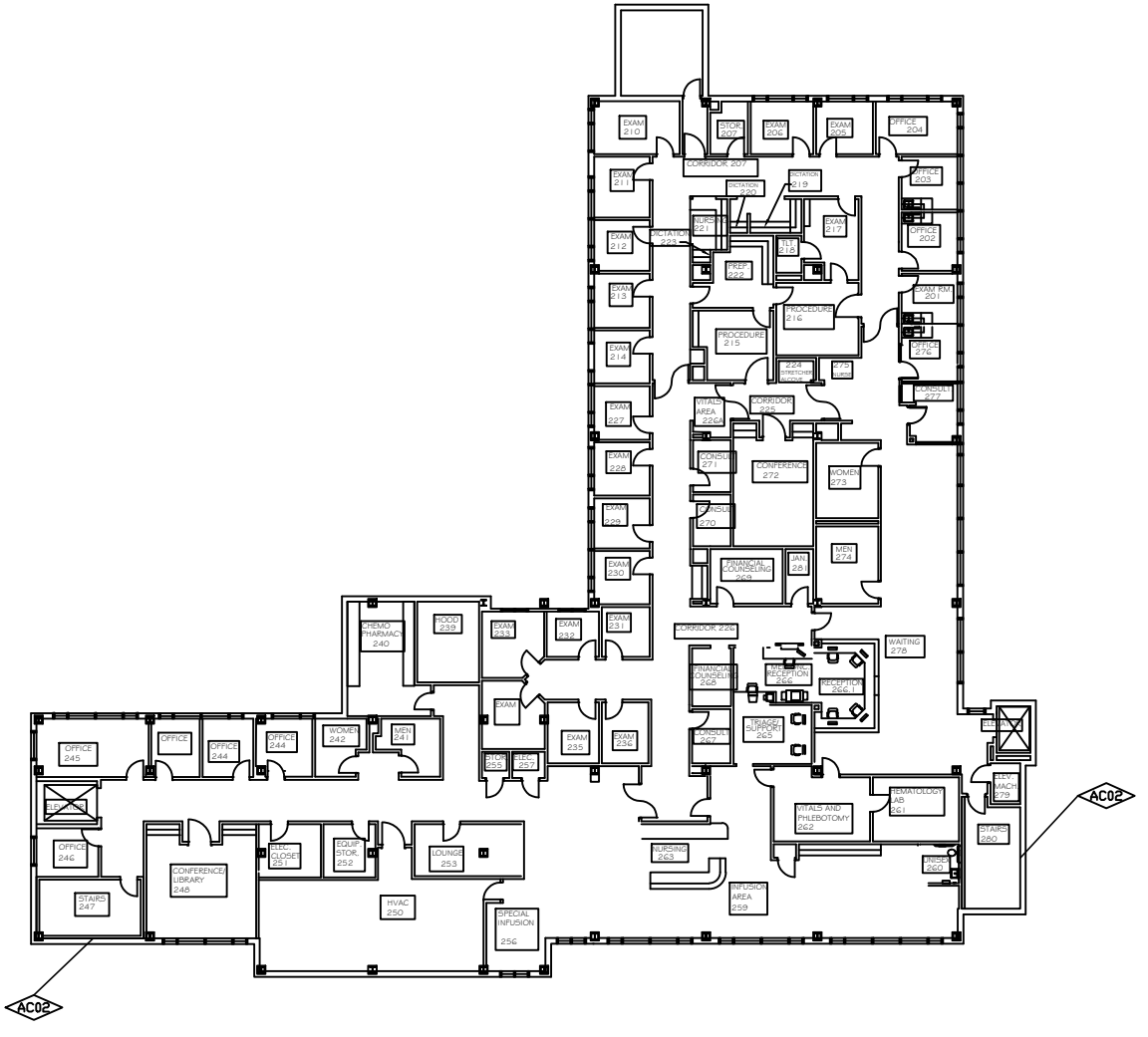
FIRST FLOOR PLAN

Sheet No.
1 of 2

EAST CAROLINA UNIVERSITY

ROOF

ES01



LEO JENKINS
CANCER CENTER

BLDG NO. LJCC

ISES CORPORATION

FACILITY
CONDITION
ANALYSIS

3100 Breckinridge Boulevard
Suite 400, Duluth GA 30096
770.879-7825

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

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PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

Date:	06/08/2015
Drawn by:	T.C.
Project No.	15-008

SECOND FLOOR PLAN

Sheet No.
2 of 2

SECTION 6

PHOTOGRAPHS

Photo ID No.	Description	Location	Date
LJCC001a	New built-up roof	Roof	03/17/2015
LJCC001e	Mitsubishi split DX condensing unit	Roof	03/17/2015
LJCC002a	Damaged skylight	Roof	03/17/2015
LJCC002e	Exhaust fans that have been electrically disconnected	Roof	03/17/2015
LJCC003a	Broken skylight	Roof	03/17/2015
LJCC003e	Two process chillers serving medical equipment in the facility (linear accelerator)	Roof	03/17/2015
LJCC004a	PVC roof	Roof	03/17/2015
LJCC004e	Outdated exhaust fan	Roof	03/17/2015
LJCC005a	Roof drain and lightning protection	Roof	03/17/2015
LJCC005e	Fluorescent light fixture showing yellowing acrylic lens; sprinkler head	Stairwell	03/17/2015
LJCC006a	Newly installed lightning protection	Roof	03/17/2015
LJCC006e	Damaged exit sign	Second floor corridor	03/17/2015
LJCC007a	New built-up roof	Secure roof	03/17/2015
LJCC007e	Modern audible/visible fire device	Second floor corridor	03/17/2015
LJCC008a	Roof access ladder with safety cage and tie-off	Roof	03/17/2015
LJCC008e	Kitchen sink	Room 248	03/17/2015
LJCC009a	PVC roof	Roof	03/17/2015
LJCC009e	300 kVA dry-type transformer (480 to 120 V)	Room 251	03/17/2015
LJCC010a	Non-compliant stair handrail	Roof access stairs	03/17/2015
LJCC010e	Siemens secondary electrical panels	Room 251	03/17/2015
LJCC011a	ADA signage	Room 246	03/17/2015
LJCC011e	T12 fluorescent light fixture	Room 251	03/17/2015
LJCC012a	12 x 12 vinyl floor tile	Second floor hallway	03/17/2015
LJCC012e	Lavatory	Women's restroom 241	03/17/2015
LJCC013a	12 x 12 vinyl floor tile	Second floor office	03/17/2015
LJCC013e	Water closet	Women's restroom 241	03/17/2015
LJCC014a	Elevator control panel	Elevator	03/17/2015
LJCC014e	Pneumatic actuator on the ductwork for the air handler	Room 250	03/17/2015
LJCC015a	Wood door with lever	Second floor hallway	03/17/2015
LJCC015e	Air handler (AHU1)	Room 250	03/17/2015
LJCC016a	Acoustical tile ceiling	Second floor hallway	03/17/2015

Photo ID No.	Description	Location	Date
LJCC016e	Two 1 hp chilled water pumps	Room 250	03/17/2015
LJCC017a	Wood door with lever	Second floor office	03/17/2015
LJCC017e	Shell-and-tube heat exchanger for heating hot water	Room 250	03/17/2015
LJCC018a	Carpet	Second floor office	03/17/2015
LJCC018e	Two 1 hp heating hot water pumps	Room 250	03/17/2015
LJCC019a	Painted wall	Second floor office	03/17/2015
LJCC019e	Modern Johnson Controls NAE system for monitoring the HVAC, but still using pneumatic actuators	Room 250	03/17/2015
LJCC020a	Ceramic floor tile	Men's restroom	03/17/2015
LJCC020e	Mitsubishi split DX evaporator in the elevator mechanical room	Room 279	03/17/2015
LJCC021a	Urinal	Men's restroom	03/17/2015
LJCC021e	25 hp hydraulic pump for the passenger elevator	Room 279	03/17/2015
LJCC022a	Water closet with grab bars	Men's restroom	03/17/2015
LJCC022e	Incandescent recessed can light fixtures with CFL bulbs	First floor lobby	03/17/2015
LJCC023a	ADA signage	Men's restroom	03/17/2015
LJCC023e	Updated lavatories	Men's restroom 155	03/17/2015
LJCC024a	ADA signage	Women's restroom	03/17/2015
LJCC024e	Domestic water booster pump	Room 162	03/17/2015
LJCC025a	Ceramic floor tile	Women's restroom	03/17/2015
LJCC025e	Typical exam room sink	Room 117	03/17/2015
LJCC026a	Exit path issue	Second floor, mechanical room	03/17/2015
LJCC026e	Liebert split DX evaporator in electrical room	Room 131	03/17/2015
LJCC027a	Door hold-back system	Second floor, mechanical room	03/17/2015
LJCC027e	Liebert split DX condensing unit	Courtyard	03/17/2015
LJCC028a	Single level drinking fountain	Second floor hallway	03/17/2015
LJCC028e	Simplex fire alarm control panel	Room 125	03/17/2015
LJCC029a	Countertop and cabinets	Break room	03/17/2015
LJCC029e	1,200 amp ITE switchboard (480 V)	Room 125	03/17/2015
LJCC030a	Damaged skylight	Lobby	03/17/2015
LJCC030e	1,200 amp ITE switchboard (120 V)	Room 125	03/17/2015
LJCC031a	Vinyl tile floor, painted walls, and acoustical tile ceiling	Exam rooms	03/17/2015

Photo ID No.	Description	Location	Date
LJCC031e	Air handler (AC8) with chilled water coils	Room 126	03/17/2015
LJCC032a	Blocked door	Exam office	03/17/2015
LJCC032e	Wall fans inside AC8	Room 126	03/17/2015
LJCC033a	Blocked dual level drinking fountain	First floor lobby	03/17/2015
LJCC033e	Motor control center	Room 126	03/17/2015
LJCC034a	Ceramic floor tile	First floor lobby	03/17/2015
LJCC034e	Air compressor for HVAC controls	Room 126	03/17/2015
LJCC035a	Carpet	First floor lobby	03/17/2015
LJCC035e	Two 2 hp chilled water pumps	Room 126	03/17/2015
LJCC036a	Dual-pane, aluminum frame window	First floor lobby	03/17/2015
LJCC036e	Steam fed heat exchanger for domestic hot water	Room 126	03/17/2015
LJCC037a	Carpet and ceramic floor	First floor lobby	03/17/2015
LJCC037e	Condensate receiver	Room 126	03/17/2015
LJCC038a	Wood slat ceiling	First floor lobby	03/17/2015
LJCC038e	20 hp return fan for AC8	Room 126	03/17/2015
LJCC039a	Wood wall detailing, acoustical tile ceiling, and vinyl tile floor	Hallway near treatment labs	03/17/2015
LJCC039e	Heat exchanger for heating hot water	Room 126	03/17/2015
LJCC040a	Dual level drinking fountain	Hallway near treatment labs	03/17/2015
LJCC040e	Steam pressure reducing valves	Room 126	03/17/2015
LJCC041a	ADA signage	First floor, men's restroom	03/17/2015
LJCC041e	Updated light fixtures in administrative offices	Room 185	03/17/2015
LJCC042a	Ceramic floor tile	First floor, men's restroom	03/17/2015
LJCC042e	Modern exit sign in administrative offices	Room 185	03/17/2015
LJCC043a	Water closet with grab bar	First floor, men's restroom	03/17/2015
LJCC043e	750 kVA oil-filled transformer	Northwest exterior	03/17/2015
LJCC044a	Ceramic wall	First floor, men's restroom	03/17/2015
LJCC044e	Entrance lacking exterior illumination	South exterior	03/17/2015
LJCC045a	Carpet, painted walls	First floor office	03/17/2015
LJCC045e	Wall-mounted HID light fixture	South exterior	03/17/2015
LJCC046a	Blocked hallway	First floor, hallway near office	03/17/2015
LJCC046e	Entrance lacking exterior illumination	East exterior	03/17/2015
LJCC047a	Carpet, painted walls	First floor, director's office	03/17/2015
LJCC047e	Original recessed HID light fixture	East exterior	03/17/2015

Photo ID No.	Description	Location	Date
LJCC048a	Acoustical tile ceiling	First floor, hallway to treatment area	03/17/2015
LJCC048e	Post-mounted exterior light fixture	Courtyard	03/17/2015
LJCC049a	Single level drinking fountain	First floor lobby	03/17/2015
LJCC049e	Ground-mounted exterior light fixture	Courtyard	03/17/2015
LJCC050a	Painted walls and vinyl floor	Treatment office	03/17/2015
LJCC051a	Painted and acoustical tile ceilings	Treatment office	03/17/2015
LJCC052a	Damaged exterior window	Hallway window	03/17/2015
LJCC053a	Laminate flooring	Treatment room	03/17/2015
LJCC054a	Ceramic tile wall	Treatment room	03/17/2015
LJCC055a	Vinyl tile floor, painted walls, and acoustical tile ceiling	Hallway leading to connecting building	03/17/2015
LJCC056a	Exterior identification plaque	Garden	03/17/2015
LJCC057a	Concrete seating and brick pavers	West side	03/17/2015
LJCC058a	Brick paver sidewalk and exterior brick finish	West side	03/17/2015
LJCC059a	Rated door tag	Interior hallway door	03/17/2015
LJCC060a	Brick finish and windows	Exterior elevation	03/17/2015
LJCC061a	Brick finish and windows	Exterior elevation	03/17/2015
LJCC062a	Access ramp lacking second handrail	South facade	03/17/2015
LJCC063a	Sidewalk and access ramp with railing	South facade	03/17/2015
LJCC064a	Worn carpet	Lobby	03/17/2015
LJCC065a	Brick pavers	Site	03/17/2015
LJCC066a	Landscaping	Garden	03/17/2015
LJCC067a	Brick finish	Exterior elevation	03/17/2015
LJCC068a	Windows and brick finish at covered entrance	Main east entrance	03/17/2015
LJCC069a	Windows and brick finish at covered entrance	Main east entrance	03/17/2015
LJCC070a	Asphalt parking area	Parking lot	03/17/2015
LJCC071a	Exterior signage	Parking lot	03/17/2015
LJCC072a	Metal canopy finish	Main east entrance	03/17/2015
LJCC073a	Exterior handrail	Main east entrance	03/17/2015
LJCC074a	Main entrance and exterior signage	Main east entrance	03/17/2015
LJCC075a	Asphalt paving	Main east entrance	03/17/2015
LJCC076a	Brick finish	North side	03/17/2015
LJCC077a	Fire stair	Exterior elevation	03/17/2015
LJCC078a	Open area under stair	Exterior stairwell	03/17/2015

Photo Log - Facility Condition Assessment
LJCC : LEO JENKINS CANCER CENTER

Photo ID No.	Description	Location	Date
LJCC079a	Brick paver sidewalk	West side	03/17/2015
LJCC080a	Minor damage to exterior brick	Exterior elevation	03/17/2015

Facility Condition Assessment - Photographs

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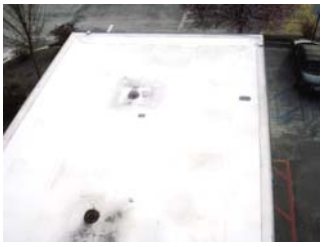

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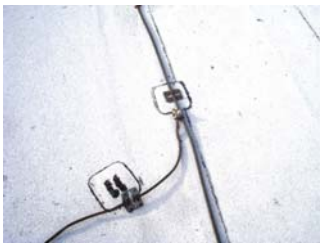

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Facility Condition Assessment - Photographs

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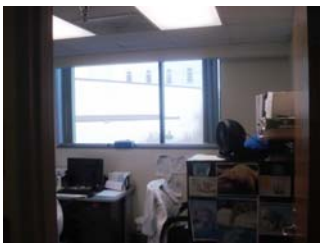

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Facility Condition Assessment - Photographs

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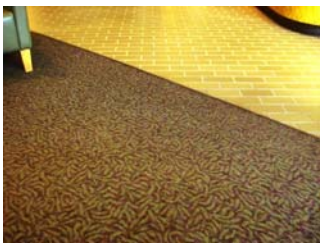

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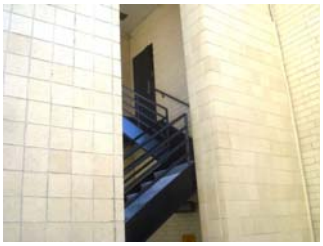

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