

EAST CAROLINA UNIVERSITY

Facility Condition Assessment

Neurosurgical and Spine Center

Asset NSC

Inspected March 3, 2014



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FACILITY CONDITION ASSESSMENT

SECTION 1

ASSET OVERVIEW

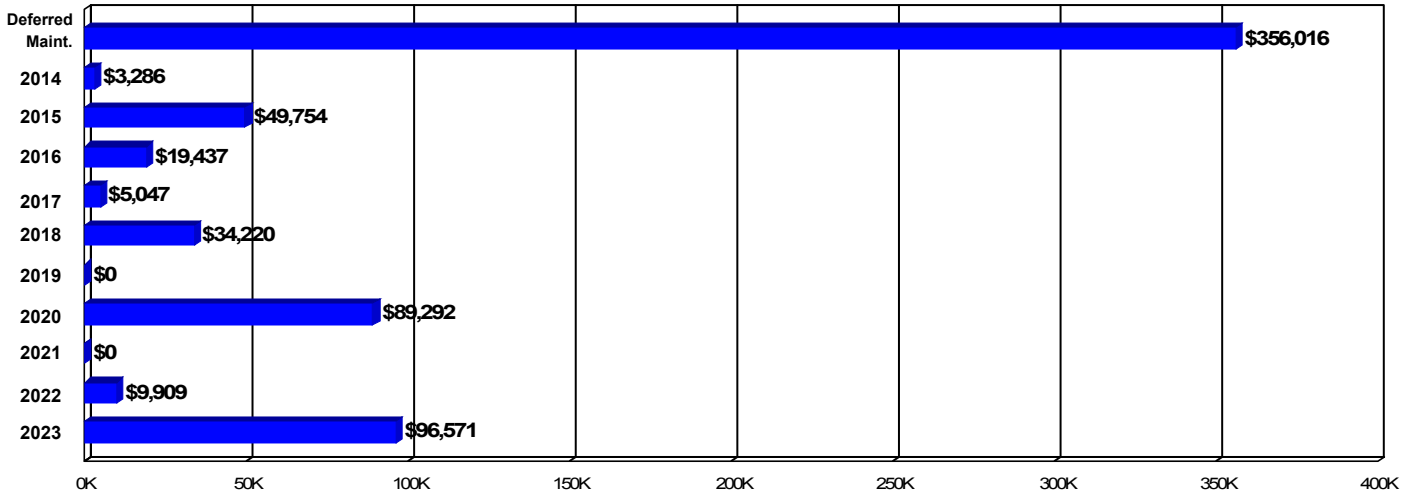
EXECUTIVE SUMMARY - NEUROSURGICAL AND SPINE CENTER

Building Code: NSC
Building Name: NEUROSURGICAL AND SPINE CENTER
Year Built: 1990
Building Use: Medical / Clinic
Square Feet: 19,080

Non-Recurring Project Costs by Priority
Immediate: \$0
Critical: \$371,822
Non-Critical: \$234,381

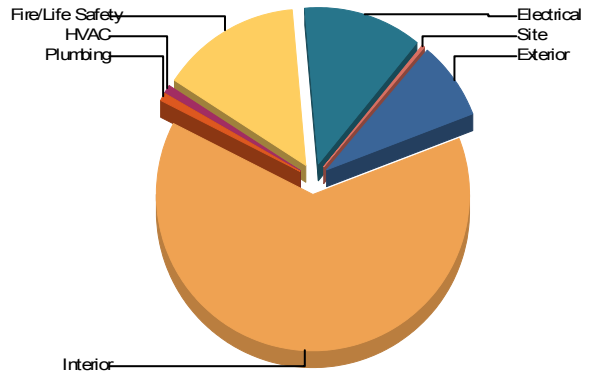
Current Replacement Value: \$7,602,000 **Total Non-Recurring Project Costs:** \$606,203

Recurring Component Replacement Cost By Year



Recurring Facilities Renewal Cost By System

Exterior	\$53,982
Interior	\$420,303
Plumbing	\$5,009
HVAC	\$5,598
Fire/Life Safety	\$96,571
Electrical	\$79,381
Site	\$2,688
Conveying	\$0
Equipment	\$0
Total	\$663,533



Non-Recurring Project Cost	\$606,203
Deferred Maintenance Cost	\$356,016
Projected Facility Renewal Cost	\$307,517
Total 10-Year Facility Cost	\$1,269,736

FCNI	FCI	10-Yr \$/SqFt
0.17	0.047	\$66.55

ASSET SUMMARY

The Neurosurgical and Spine Center is a partial two-story, 19,080 gross square foot, wood-framed structure built in 1990. An eastern one-story addition was built in 2006. This medical clinic facility contains numerous administrative and medical office spaces, a number of exam rooms, a large physical therapy room, and typical support areas such as a conference room, a kitchen/lounge, waiting rooms, public and staff restrooms, mechanical/electrical spaces, and a break area. The building is located at the southeast corner of Stantonsburg Road and West Arlington Street. It is just southwest of the Pitt County Hospital and the University Medical School and west of downtown Greenville, North Carolina. This brick masonry building has a combination of both flat and pitched roof areas. The flat areas are the second floor area covered in an adhered white membrane application. Metal standing seam metal roofs cover the single story areas. Windows and doors are dual pane glazing and aluminum frame construction. The building foundation appears to be a floating slab on grade. There is no basement or subterranean level associated with this facility. The building is accessible to those in wheelchairs and those with other disabilities.

The building has a main public entrance on the northwest corner, with an additional entrance on the northeast end of the facility. There are six additional exterior entrance/exits that lead to the south interior courtyard. The entrances on the north side of the building are wheelchair accessible. The asphalt parking lot lies adjacent to the north and west sides of the facility and has ample parking and sufficient accessible spaces.

The information for this report was collected during a site visit that concluded on March 3, 2014.

Site

Overall, the site is well maintained and visually appealing. The site landscaping is adequate and appropriate for existing building conditions. Generally, the site hardscape, which includes the concrete sidewalks and concrete curbs and gutters, is in good condition. The asphalt parking lot has surface cracks that if left unattended will lead to premature failure of the pavement structure. It is recommended that a slurry sealcoat be applied to the existing pavement and that the area be restriped as necessary to preserve the pavement structure.

Exterior Structure

The brick masonry exterior wall primarily from the original 1990 west wing and portions of the exterior wall in the 2006 addition exhibit significant moisture penetration around the windows and through the masonry. A major renovation of the exterior masonry wall is recommended, including window replacement as necessary, to ensure a waterproof exterior envelope. The majority of the windows located in this facility are large, inoperable, dual pane systems similar in style to storefront units and some smaller, inoperable, dual pane windows. The window details are similar throughout the facility.

The windows in areas not presently associated with the moisture penetration and intrusion are expected to require upgrades and/or replacements to correct the window installation design deficiency.

The building has a central flat roof section housing rooftop mechanical equipment that is covered with a fairly new white membrane application installed in 2009. The remaining roof areas are pitched, standing seam, green colored, metal roof systems. The metal roof sections, both the original and the newer 2006 metal roof areas, and the flat membrane roof are in good condition and should not require upgrades within the next ten years.

The exterior entrance doors are either aluminum and glass or hollow metal service type door applications. They appear to be original to the building construction and are in good condition. The security hardware is expected to need replacement within the next ten years.

Interior Finishes/Systems

As a result of moisture intrusion, mold has developed behind wallpaper and in the walls, resulting in the deterioration of multiple interior finish systems. Future renovation efforts will need to include provisions to test and abate any and all mold and mold infested materials.

The interior finishes within this facility are typically original and generally in fair condition. The facility is primarily finished with original carpeted floors, most of which are worn and reaching the ends of their service life, along with some smaller areas of older vinyl tile that are also recommended for replacement. Most of the interior has wallpapered walls, with a small amount of painted partitions, and suspended grid acoustical tile ceiling finishes. These finishes are in good to fair condition and are recommended for upgrade in the original 1990 section of the building within the next ten years.

The interior doors are all properly rated and in good condition. They are fitted with knob hardware in the original section and lever hardware in the newer east addition.

Accessibility

The facility was constructed in 1990, several years before ADA legislation took effect. However, since this facility serves health care patients and because of the recent construction of a significant addition, most accessibility requirements have been retrofitted into the original design. Lever hardware on newer doors is present, and the building has fully accessible public and staff restrooms. However, there are additional recommendations to improve the accessibility of the facility.

Current ADA legislation requires that building entrances be wheelchair accessible. To comply with the intent of this legislation, it is recommended that powered door operators be installed at all entrances where they do not exist. Compliant, painted metal handrails should also be installed on all exterior steps within the courtyard.

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single level drinking fountain by the main waiting room is a barrier to accessibility. This single level, refrigerated drinking fountain should be replaced with a dual level, accessible unit.

While the interior doors are suitable for ten future years of service, the knob actuated door hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently still have knobs. In addition, the signage to the permanent spaces is non-compliant. It is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Current legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The interior stairs to the second floor do not have handrails on both sides. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

The small northwest second floor area does not have an elevator to provide access to individuals in wheelchairs. However, this area is primarily utilized as mechanical/electrical support space, roof access, and additional storage and is not accessed by the public. The installation of an elevator to access this storage and mechanical space does not appear to be in necessary at this time.

Health

As previously mentioned, mold has developed behind wallpaper and in the walls as a result of moisture intrusion. Future renovation efforts will need to include provisions to test and abate any and all mold and mold infested materials.

Fire/Life Safety

Structural fire separations are maintained according to code requirements for new construction in all areas of this facility. The paths of egress in this building are adequate in regard to fire rating. There are no compromises involving doors, partitions, or stairs. No fire or life safety issues related to architectural features were observed during the inspection of this facility.

The building is served by an automatic fire alarm system manufactured by Honeywell. The system incorporates smoke detectors and pull boxes for activation and fire alarm strobes for notification. The system is believed to have been upgraded in 2006 with the construction of the addition. The fire alarm system appears to be in good condition. However, it will reach the end of its intended life cycle within the next ten years.

Fire suppression is provided by manual, chemical type fire extinguishers mounted on the walls. While this should be sufficient, it is recommended that an automatic fire sprinkler system be installed because this is a medical environment. This will reduce liability for the property. Additionally, the stove in the kitchen lacks automatic fire suppression above it. It is recommended that a residential style, wet chemical fire suppression system be installed over the stove.

The path of egress is marked by exit signs that are believed to contain LED bulbs. Emergency lighting is provided by twin beam fixtures. The exit signs and emergency lights contain battery backup devices in the event of a power failure. The equipment is believed to have been installed in 2006 with the construction of the addition. Based on statistical lifecycles, the exit signs and emergency lights should continue to serve the facility over the scope of this report. No exit sign was observed in the physical therapy room, and it is recommended that one be installed. However, no project was created due to the low cost.

HVAC

The facility is heated and cooled by package HVAC units or split systems. The majority of the package units are located on the roof, except for one unit serving the new wing. The package units are equipped with DX refrigerant for cooling purposes and utilize natural gas for heating. The equipment was manufactured by Carrier and installed at various times dating back to 2004. Overall, the package units appear to be in good condition, with no obvious issues to report. Additionally, there are two split systems manufactured by Maxi-Kool that were installed in 2005. The equipment appears to be in adequate condition, with the exception of leaves that need to be removed from the condensing units. The HVAC equipment serving this facility should continue to operate over the next ten years.

Facility exhaust is provided by two rooftop centrifugal fans that were installed in the 1990s. The units serve restrooms and general exhaust needs. The exhaust fans have reached or are nearing the end of their intended lifecycle.

Electrical

An oil-filled transformer located onsite provides 480/277 volt power to a second transformer located onsite that steps power down to 120/208 volts for distribution to the facility. The exterior equipment is believed to be owned by the local utility. A main panelboard within the facility receives the power for distribution. The unit was manufactured by Square D. Power is then fed to additional panelboards, which in turn energize circuits for mechanical, lighting, and general purpose loads. The electrical distribution equipment appears to be in good condition and should continue to serve the facility over the next ten years.

The interior lighting consists of lay-in or surface-mounted fixtures lamped with T8 or T12 fluorescent bulbs. The equipment appears to be in good condition and provides an adequate lighting scheme. The fixtures were installed in 1990 or 2006. All original fixtures dating to 1990 have reached the end of their intended lifecycle. The newer fixtures should continue to serve the facility over the next ten years.

The exterior lighting scheme consists of wall-mounted HID fixtures and can-type light fixtures located at select entryways. Additional lighting is provided by pole-mounted fixtures located onsite. Overall, the lighting scheme appears to provide adequate coverage. The lighting fixtures were installed at various times. The 1990 vintage fixtures have reached the end of their intended lifecycle and should be replaced.

Plumbing

Domestic water enters the facility in the janitor's closet. No backflow preventer was observed. Copper piping is then utilized to distribute water throughout the building. The drain piping that could be observed consisted of plastic piping. The supply and drain piping networks are considered to be original. Overall, the systems appear to be in adequate condition and should continue to serve the facility over the next ten years.

Domestic hot water is provided by four residential style water heaters that were installed at various times. One original unit is still in service. The units range in tank size from 10 to 66 gallons. Overall, the water heaters appear to be in good condition. However, some of the units have reached the end of their intended lifecycle, while other units are nearing it.

Plumbing fixtures are constructed of ceramic and stainless steel material and utilize hand-operated devices on flush valves and faucets. The equipment appears to be in good condition and should continue to serve the facility over the scope of this report.

Note: The deficiencies outlined in this report were noted from a visual inspection. ISES engineers and architects developed projects with related costs that are needed over the next ten-year period to bring the facility to "like-new" condition. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, 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. However, existing fixed building components and systems were thoroughly inspected. The developed costs (shown in Sections 3 and 4) represent correcting existing deficiencies and anticipated lifecycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function.

INSPECTION TEAM DATA

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Date of Inspection

March 3, 2014

Inspection Team Personnel

NAME	POSITION	SPECIALTY
John Holder	Senior Project Engineer	Mechanical, Electrical, Plumbing, Energy, Fire/Life Safety, Health
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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.

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

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

<i>Example:</i> Category Code = EL5A	
EL	System Description
5	Component Description
A	Element Description

**Refer to the Category Code Report starting on page 1.6.1.*

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).

<i>Example:</i> 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

DETAILED COST SUMMARIES
AND TOTALS

Detailed Facility Cost Summary
Facilities Renewal Budget Pro-Forma
NSC : NEUROSURGICAL AND SPINE CENTER

	Non-Recurring Project Costs			Recurring Component Replacement Cost											Total
	Immediate	Critical	Non-Critical	Deferred Maint.	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Accessibility	0	36,169	40,438	0	0	0	0	0	0	0	0	0	0	0	\$76,607
Exterior	0	312,851	0	0	0	46,955	7,027	0	0	0	0	0	0	0	\$366,833
Interior	0	0	0	273,836	0	0	10,687	2,359	34,220	0	89,292	0	9,909	0	\$420,303
Plumbing	0	0	0	0	3,286	0	1,724	0	0	0	0	0	0	0	\$5,009
HVAC	0	0	0	2,799	0	2,799	0	0	0	0	0	0	0	0	\$5,598
Fire/Life Safety	0	2,210	193,944	0	0	0	0	0	0	0	0	0	0	96,571	\$292,725
Electrical	0	0	0	79,381	0	0	0	0	0	0	0	0	0	0	\$79,381
Site	0	0	0	0	0	0	0	2,688	0	0	0	0	0	0	\$2,688
Conveying	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Equipment	0	20,592	0	0	0	0	0	0	0	0	0	0	0	0	\$20,592
	0	371,822	234,381	356,016	3,286	49,754	19,437	5,047	34,220	0	89,292	0	9,909	96,571	\$1,269,736

Non-Recurring Project Cost	\$606,203
Recurring Component Replacement Cost	\$663,533
Total 10-Year Facility Cost	\$1,269,736

CRV	\$7,602,000
FCNI	0.17
FCI	0.05

Building SqFt.	19,080
10-Yr \$ / SqFt	\$66.55

All costs shown as Present Value

Detailed Facility Cost Summary
Facilities Renewal Needs by System
NSC : NEUROSURGICAL AND SPINE CENTER

	Non-Recurring Project Costs	Recurring Component Replacement Cost	Total 10-Yr. Facility Renewal Costs
Accessibility	\$76,607	\$0	\$76,607
Exterior	\$312,851	\$53,982	\$366,833
Interior	\$0	\$420,303	\$420,303
Plumbing	\$0	\$5,009	\$5,009
HVAC	\$0	\$5,598	\$5,598
Fire/Life Safety	\$196,153	\$96,571	\$292,725
Electrical	\$0	\$79,381	\$79,381
Site	\$0	\$2,688	\$2,688
Conveying	\$0	\$0	\$0
Equipment/Other	\$20,592	\$0	\$20,592
	\$606,203	\$663,533	\$1,269,736

**Detailed Facility Cost Summary
Facilities Renewal Plan
NSC : NEUROSURGICAL AND SPINE CENTER**

Non-Recurring Project Costs

Project Number	Title	Uniformat	Priority Class	Project Classification	Project Cost (Present Val.)
NSCFS02	INSTALL RANGE FIRE SUPPRESSION SYSTEM	D4090	Year 1	Plant Adaption	2,210
NSCAC01	BUILDING ENTRY ACCESSIBILITY UPGRADES	B2030	Year 1	Plant Adaption	36,169
NSCES01	EXTERIOR WALL RENEWAL AND WINDOW REPLACEMENT	B2010	Year 1	Corrective Action	312,851
NSCHE01	MOLD ABATEMENT AND RELATED INTERIOR UPGRADES		Year 1	Corrective Action	20,592
NSCFS01	FIRE SPRINKLER SYSTEM INSTALLATION	D4010	Year 2 - 5	Plant Adaption	193,944
NSCAC04	STAIR SAFETY UPGRADES	C2020	Year 2 - 5	Plant Adaption	1,317
NSCAC02	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	C1010	Year 2 - 5	Plant Adaption	2,211
NSCAC03	DOOR HARDWARE AND SIGNAGE ACCESSIBILITY UPGRADES	C1010	Year 2 - 5	Plant Adaption	36,909
					606,203

Recurring Component Replacement Cost

Component	Uniformat	Repl. Year	Repl. Cost (Present Val.)
DR25 DOOR LOCK, RESIDENTIAL-GRADE	INTERIOR C1020	Deferred Maint.	\$7,735
IW01 WALL FINISH - PAINT, STANDARD	C3010	Deferred Maint.	\$11,278
IW09 WALL FINISH - WALL COVERING, ROLL	C3010	Deferred Maint.	\$174,909
IF01 FLOORING - CARPET, TILE OR ROLL, STANDARD	C3020	Deferred Maint.	\$79,914
FN18 FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	EX FAN D3040	Deferred Maint.	\$2,799
LE03 LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)	D5020	Deferred Maint.	\$2,478
LE04 LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT	D5020	Deferred Maint.	\$5,147
LI11 LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ORIGINAL D5020	Deferred Maint.	\$71,756
WH21 WATER HEATER - RESIDENTIAL, ELECTRIC (<=15 GAL)	WATER HEATER D2020	2014	\$842
WH23 WATER HEATER - RESIDENTIAL, ELECTRIC (25-46 GAL)	WATER HEATER D2020	2014	\$1,396
WH23 WATER HEATER - RESIDENTIAL, ELECTRIC (25-46 GAL)	WATER HEATER D2020	2014	\$1,047
EW01 WALL, EXTERIOR, MASONRY POINTING	B2010	2015	\$46,955
FN18 FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	EX FAN D3040	2015	\$2,799
RR20 ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	ORIGINAL PITCHED B3010	2016	\$7,027
IF03 FLOORING - VINYL COMPOSITION TILE, STANDARD	C3020	2016	\$9,578

**Detailed Facility Cost Summary
Facilities Renewal Plan
NSC : NEUROSURGICAL AND SPINE CENTER**

IC04	CEILING FINISH - PAINTED OR STAINED, STANDARD		C3030	2016	\$1,109
WH24	WATER HEATER - RESIDENTIAL, ELECTRIC (46-100 GAL)	WATER HEATER	D2020	2016	\$1,724
DR24	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	C1020	2017	\$590
DR24	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	C1020	2017	\$1,769
SI06	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		G2020	2017	\$2,688
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD	EAST ADDITION	C3020	2018	\$34,220
DR24	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	C1020	2020	\$2,949
IC01	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		C3030	2020	\$86,343
CW03	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	KITCHEN/LOUNGE I	C1030	2022	\$9,909
FA01	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER		D4030	2023	\$28,510
FA02	FIRE ALARM SYSTEM - DEVICES	ADDITION	D4030	2023	\$14,496
FA02	FIRE ALARM SYSTEM - DEVICES	ORIGINAL	D4030	2023	\$53,565
					\$663,533

All costs shown as Present Value

Detailed Project Summary
Facility Condition Assessment
Project Classification
 NSC : NEUROSURGICAL AND SPINE CENTER

Cat. Code	Project Number	Pri Seq	Project Classification	Pri Cls	Project Title	Construction Cost	Prof Fees	Actual Cost to Date	Remaining Cost
HE6F	NSCHE01	2	Corrective Action	2	MOLD ABATEMENT AND RELATED INTERIOR UPGRADES	17,751	2,840	0	20,592
ES2B	NSCES01	4	Corrective Action	2	EXTERIOR WALL RENEWAL AND WINDOW REPLACEMENT	269,699	43,152	0	312,851
Totals for Corrective Action						287,451	45,992	0	333,443
FS3D	NSCFS02	1	Plant Adaption	2	INSTALL RANGE FIRE SUPPRESSION SYSTEM	1,905	305	0	2,210
AC2A	NSCAC01	3	Plant Adaption	2	BUILDING ENTRY ACCESSIBILITY UPGRADES	31,180	4,989	0	36,169
FS3A	NSCFS01	5	Plant Adaption	3	FIRE SPRINKLER SYSTEM INSTALLATION	167,193	26,751	0	193,944
AC3F	NSCAC02	6	Plant Adaption	3	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	1,906	305	0	2,211
AC3C	NSCAC03	7	Plant Adaption	3	DOOR HARDWARE AND SIGNAGE ACCESSIBILITY UPGRADES	31,818	5,091	0	36,909
AC3B	NSCAC04	8	Plant Adaption	3	STAIR SAFETY UPGRADES	1,136	182	0	1,317
Totals for Plant Adaption						235,138	37,622	0	272,760
Grand Total:						522,589	83,614	0	606,203

Detailed Project Summary
Facility Condition Assessment
Category/System Code Report
NSC : NEUROSURGICAL AND SPINE CENTER

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fees	Actual Cost to Date	Remaining Cost
AC2A	NSCAC01	2	3	BUILDING ENTRY ACCESSIBILITY UPGRADES	31,180	4,989	0	36,169
AC3F	NSCAC02	3	6	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	1,906	305	0	2,211
AC3C	NSCAC03	3	7	DOOR HARDWARE AND SIGNAGE ACCESSIBILITY UPGRADES	31,818	5,091	0	36,909
AC3B	NSCAC04	3	8	STAIR SAFETY UPGRADES	1,136	182	0	1,317
Totals for System Code: ACCESSIBILITY					66,040	10,566	0	76,607
ES2B	NSCES01	2	4	EXTERIOR WALL RENEWAL AND WINDOW REPLACEMENT	269,699	43,152	0	312,851
Totals for System Code: EXTERIOR					269,699	43,152	0	312,851
FS3D	NSCFS02	2	1	INSTALL RANGE FIRE SUPPRESSION SYSTEM	1,905	305	0	2,210
FS3A	NSCFS01	3	5	FIRE SPRINKLER SYSTEM INSTALLATION	167,193	26,751	0	193,944
Totals for System Code: FIRE/LIFE SAFETY					169,098	27,056	0	196,153
HE6F	NSCHE01	2	2	MOLD ABATEMENT AND RELATED INTERIOR UPGRADES	17,751	2,840	0	20,592
Totals for System Code: HEALTH					17,751	2,840	0	20,592
Grand Total:					522,589	83,614	0	606,203

FACILITY CONDITION ASSESSMENT

SECTION 3

SPECIFIC PROJECT DETAILS

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCFS02	Title:	INSTALL RANGE FIRE SUPPRESSION SYSTEM
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS3D	System:	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	OTHER
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	2001	
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

There is no automatic fire suppression system over the stove in the kitchen. It is recommended that an automatic, residential style, wet chemical fire suppression system be installed over the stove.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCFS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Residential, wet chemical, range top fire suppression system	EA	1	\$1,500	\$1,500	\$150	\$150	\$1,650
Project Totals:				\$1,500		\$150	\$1,650

Material/Labor Cost		\$1,650
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		\$1,587
General Contractor Mark Up at 20.0%	+	\$317
Inflation	+	\$0
Construction Cost		\$1,905
Professional Fees at 16.0%	+	\$305
Total Project Cost		\$2,210

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCHE01	Title:	MOLD ABATEMENT AND RELATED INTERIOR UPGRADES
Priority Sequence:	2		
Priority Class:	2		
Category Code:	HE6F	System:	HEALTH
		Component:	HAZARDOUS MATERIAL
		Element:	OTHER
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	EPA	40 CFR 61.M, 763	
	OSHA	29 CFR 1919.1001, 1926.110	
Project Class:	Corrective Action		
Project Date:	04/10/2014		
Project Location:	Area Wide: Floor(s) 1,2		

Project Description

As a result of moisture intrusion, mold has developed behind wallpaper and in the walls, resulting in the deterioration of multiple interior finish systems. Future renovation efforts will need to include provisions to test and abate any and all mold and mold infested materials.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCHE01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Extensive mold remediation, including floor and wall mastic and between wall insulation	SF	1,000	\$8.75	\$8,750	\$11.66	\$11,660	\$20,410
Project Totals:				\$8,750		\$11,660	\$20,410

Material/Labor Cost		\$20,410
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		<u>\$14,793</u>
General Contractor Mark Up at 20.0%	+	\$2,959
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$17,751</u>
Professional Fees at 16.0%	+	<u>\$2,840</u>
Total Project Cost		<u><u>\$20,592</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCAC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:	3		
Priority Class:	2		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1, 309, 403.6, 505	
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Area Wide: Floor(s) 1		

Project Description

Current ADA legislation requires that building entrances be wheelchair accessible. To comply with the intent of this legislation, it is recommended that powered door operators be installed at all entrances where they do not exist. Compliant, painted metal handrails should also be installed on all exterior steps within the courtyard.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCAC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Door operator, signage, and controls	EA	3	\$4,118	\$12,354	\$1,424	\$4,273	\$16,628
Freestanding handrail system, painted (15 feet minimum)	LF	60	\$102	\$6,131	\$168	\$10,090	\$16,222
Project Totals:				\$18,486		\$14,363	\$32,849

Material/Labor Cost		\$32,849
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		<u>\$25,984</u>
General Contractor Mark Up at 20.0%	+	\$5,197
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$31,180</u>
Professional Fees at 16.0%	+	<u>\$4,989</u>
Total Project Cost		<u><u>\$36,169</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCES01	Title:	EXTERIOR WALL RENEWAL AND WINDOW REPLACEMENT
Priority Sequence:	4		
Priority Class:	2		
Category Code:	ES2B	System:	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Corrective Action		
Project Date:	03/03/2014		
Project Location:	Area Wide: Floor(s) 1,2		

Project Description

The brick masonry exterior wall primarily from the original 1990 west wing and portions of the exterior wall in the 2006 addition exhibit significant moisture penetration around the windows and through the masonry. A major renovation of the exterior masonry wall is recommended, including window replacement as necessary, to ensure a waterproof exterior envelope.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCES01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Repair brick exterior wall, average bond	SF	2,500	\$5.81	\$14,525	\$17.32	\$43,300	\$57,825
Window replacement	SF	2,000	\$50.00	\$100,000	\$85.00	\$170,000	\$270,000
Project Totals:				\$114,525		\$213,300	\$327,825

Material/Labor Cost		\$327,825
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		<u>\$224,750</u>
General Contractor Mark Up at 20.0%	+	\$44,950
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$269,699</u>
Professional Fees at 16.0%	+	<u>\$43,152</u>
Total Project Cost		<u><u>\$312,851</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCFS01	Title:	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	5		
Priority Class:	3		
Category Code:	FS3A	System:	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	1, 13, 13R, 101	
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Floor-wide: Floor(s) 1,2		

Project Description

As part of future renovation efforts, it is recommended that this facility be fully protected by an automatic, wet-pipe sprinkler system.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCFS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	19,080	\$4.47	\$85,288	\$5.46	\$104,177	\$189,464
Project Totals:				\$85,288		\$104,177	\$189,464

Material/Labor Cost		\$189,464
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		<u>\$139,327</u>
General Contractor Mark Up at 20.0%	+	\$27,865
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$167,193</u>
Professional Fees at 16.0%	+	<u>\$26,751</u>
Total Project Cost		<u><u>\$193,944</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCAC02	Title:	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES
Priority Sequence:	6		
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single level drinking fountain by the main waiting room is a barrier to accessibility. This single level, refrigerated drinking fountain should be replaced with a dual level, accessible unit.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCAC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Project Totals:				\$1,364		\$419	\$1,783

Material/Labor Cost		\$1,783
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		\$1,589
General Contractor Mark Up at 20.0%	+	\$318
Inflation	+	\$0
Construction Cost		\$1,906
Professional Fees at 16.0%	+	\$305
Total Project Cost		\$2,211

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCAC03	Title:	DOOR HARDWARE AND SIGNAGE ACCESSIBILITY UPGRADES
Priority Sequence:	7		
Priority Class:	3		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 703.1	
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Floor-wide: Floor(s) 1,2		

Project Description

While the interior doors are suitable for ten future years of service, the knob actuated door hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently still have knobs. In addition, the signage to the permanent spaces is non-compliant. It is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCAC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	67	\$59.56	\$3,991	\$17.52	\$1,174	\$5,164
Lever actuated door hardware	EA	53	\$341	\$18,057	\$136	\$7,233	\$25,291
Project Totals:				\$22,048		\$8,407	\$30,455

Material/Labor Cost		\$30,455
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		<u>\$26,515</u>
General Contractor Mark Up at 20.0%	+	\$5,303
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$31,818</u>
Professional Fees at 16.0%	+	<u>\$5,091</u>
Total Project Cost		<u><u>\$36,909</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	NSCAC04	Title:	STAIR SAFETY UPGRADES
Priority Sequence:	8		
Priority Class:	3		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	NSC		
Building Name:	NEUROSURGICAL AND SPINE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	03/03/2014		
Project Location:	Item Only: Floor(s) 1,2		

Project Description

Current legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The interior stairs to the second floor do not have handrails on both sides. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: NSCAC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	1	\$642	\$642	\$584	\$584	\$1,226
Project Totals:				\$642		\$584	\$1,226

Material/Labor Cost		\$1,226
Material Index		100.70
Labor Index		51.30
Material/Labor Indexed Cost		\$946
General Contractor Mark Up at 20.0%	+	\$189
Inflation	+	\$0
Construction Cost		\$1,136
Professional Fees at 16.0%	+	\$182
Total Project Cost		\$1,317

FACILITY CONDITION ASSESSMENT

SECTION 4

LIFECYCLE COMPONENT INVENTORY

Asset Component Inventory
NSC : NEUROSURGICAL AND SPINE 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		9,610	SF	\$4.89		\$46,955	1990	30	-5
B2010	WALL, EXTERIOR, MASONRY POINTING	EAST ADDITION	2,400	SF	\$4.89		\$11,727	2006	30	
B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD		2,400	SF	\$117.21		\$281,301	1990	40	1
B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	EAST ADDITION	600	SF	\$117.21		\$70,325	2006	40	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS		5	LEAF	\$2,222.99		\$11,115	1990	25	10
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	EAST ADDITION	3	LEAF	\$2,222.99		\$6,669	2006	25	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS		3	LEAF	\$2,222.99		\$6,669	1990	25	10
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	EAST ADDITION	1	LEAF	\$1,636.47		\$1,636	2006	40	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL		1	LEAF	\$1,636.47		\$1,636	1990	40	
B2030	DOOR AND STOREFRONT, EXTERIOR, SWINGING, ALUMINUM AND GLASS	EAST ADDITION	2	LEAF	\$2,996.76	3.00	\$17,981	2006	25	
B2030	DOOR, EXTERIOR, OVERHEAD PANEL OR SECTIONAL, PAINTED, LOCK	STORAGE BLDG	100	SF	\$46.88		\$4,688	2006	20	
B2030	DOOR OPERATOR, OVERHEAD PANEL DOOR, RESIDENTIAL, PADS	STORAGE BLDG	1	EA	\$630.56		\$631	2006	15	5
B3010	ROOF - 1-PLY, ADHERED (EPDM, PIB, CSPE, PVC)	ORIGINAL FLAT	5,000	SF	\$5.13	3.00	\$76,978	2009	20	1
B3010	ROOF - PANEL, ALUMINUM OR GALVANIZED, STANDING SEAM	ADDITION PITCHED	5,200	SF	\$15.07		\$78,350	2006	40	
B3010	ROOF - PANEL, ALUMINUM OR GALVANIZED, STANDING SEAM	ORIGINAL PITCHED	10,000	SF	\$15.07		\$150,674	1990	40	
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	ORIGINAL PITCHED	570	LF	\$12.33		\$7,027	1990	20	6
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	ADDITION PITCHED	410	LF	\$12.33		\$5,054	2006	20	
C1020	DOOR AND FRAME, INTERIOR, NON-RATED		14	LEAF	\$1,701.07		\$23,815	2006	40	
C1020	DOOR AND FRAME, INTERIOR, NON-RATED		45	LEAF	\$1,701.07		\$76,548	1990	40	
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED		8	LEAF	\$3,027.66		\$24,221	1990	40	
C1020	DOOR LOCK, COMMERCIAL-GRADE	EAST ADDITION EXTERIOR	2	EA	\$589.83		\$1,180	2006	20	
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	5	EA	\$589.83		\$2,949	2000	20	

Asset Component Inventory
NSC : NEUROSURGICAL AND SPINE CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
C1020	DOOR LOCK, COMMERCIAL-GRADE	EAST ADDITION EXTERIOR	3	EA	\$589.83		\$1,769	2006	20	
C1020	DOOR LOCK, COMMERCIAL-GRADE	EAST ADDITION EXTERIOR	1	EA	\$589.83		\$590	2006	20	
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	1	EA	\$589.83		\$590	1990	20	7
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	3	EA	\$589.83		\$1,769	1990	20	7
C1020	DOOR LOCK, RESIDENTIAL-GRADE	INTERIOR	14	EA	\$171.89		\$2,406	2006	20	
C1020	DOOR LOCK, RESIDENTIAL-GRADE	INTERIOR	45	EA	\$171.89		\$7,735	1990	20	3
C1030	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	KITCHEN/LOUNGE RM 111	1	EA	\$9,909.02		\$9,909	1990	20	12
C3010	WALL FINISH - PAINT, STANDARD		7,730	SF	\$1.46		\$11,278	1990	12	11
C3010	WALL FINISH - WALL COVERING, ROLL		45,210	SF	\$3.87		\$174,909	1990	20	3
C3010	WALL FINISH - WALL COVERING, ROLL	EAST ADDITION	24,340	SF	\$3.87		\$94,167	2006	20	
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD		8,010	SF	\$9.98		\$79,914	1990	12	11
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	EAST ADDITION	3,430	SF	\$9.98		\$34,220	2006	12	
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		1,980	SF	\$4.84		\$9,578	1990	20	6
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY PREMIUM		1,690	SF	\$50.04		\$84,572	1990	40	
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY PREMIUM	EAST ADDITION	300	SF	\$50.04		\$15,013	2006	40	
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		11,600	SF	\$7.44		\$86,343	1990	30	
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	EAST ADDITION	2,900	SF	\$7.44		\$21,586	2006	30	
C3030	CEILING FINISH - PAINTED OR STAINED, STANDARD		760	SF	\$1.46		\$1,109	1990	24	2
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	ORIGINAL	9	EA	\$1,034.94		\$9,314	1990	35	
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	ADDITION	4	EA	\$1,034.94		\$4,140	2006	35	
D2010	PLUMBING FIXTURE - SINK, KITCHEN	ADDITION	2	EA	\$1,733.33		\$3,467	2006	35	
D2010	PLUMBING FIXTURE - SINK, KITCHEN	ORIGINAL	3	EA	\$1,733.33		\$5,200	1990	35	
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	ORIGINAL	1	EA	\$1,430.14		\$1,430	1990	35	
D2010	PLUMBING FIXTURE - BATHTUB WITH FIXTURES	ORIGINAL	1	EA	\$5,324.93		\$5,325	1990	35	
D2010	PLUMBING FIXTURE - BATHTUB WITH FIXTURES	ADDITION	2	EA	\$5,324.93		\$10,650	2006	35	

Asset Component Inventory
NSC : NEUROSURGICAL AND SPINE CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D2010	PLUMBING FIXTURE - URINAL	ORIGINAL	1	EA	\$1,677.06		\$1,677	1990	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANK-TYPE	ORIGINAL	8	EA	\$922.64		\$7,381	1990	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANK-TYPE	ADDITION	4	EA	\$922.64		\$3,691	2006	35	
D2020	SUPPLY PIPING SYSTEM - MEDICAL CLINIC	ORIGINAL	15,153	SF	\$5.34	1.13	\$91,395	1990	35	
D2020	SUPPLY PIPING SYSTEM - MEDICAL CLINIC	ADDITION	3,927	SF	\$5.34	1.18	\$24,734	2006	35	
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (<=15 GAL)	WATER HEATER	10	GAL	\$84.21		\$842	1990	10	14
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (25-46 GAL)	WATER HEATER	40	GAL	\$34.91		\$1,396	1999	10	5
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (25-46 GAL)	WATER HEATER	30	GAL	\$34.91		\$1,047	2004	10	
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (46-100 GAL)	WATER HEATER	66	GAL	\$26.11		\$1,724	2006	10	
D2030	DRAIN PIPING SYSTEM - MEDICAL CLINIC	ORIGINAL	15,153	SF	\$8.12	1.13	\$138,954	1990	40	
D2030	DRAIN PIPING SYSTEM - MEDICAL CLINIC	ADDITION	3,927	SF	\$8.12	1.18	\$37,604	2006	40	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU	6	TON	\$1,626.65		\$9,760	2006	23	
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	EX FAN	1	EA	\$2,799.24		\$2,799	1990	20	3
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	EX FAN	1	EA	\$2,799.24		\$2,799	1995	20	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	14	TON	\$6,012.19		\$84,171	2006	23	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	4	TON	\$6,012.19		\$24,049	2009	23	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	5	TON	\$6,012.19		\$30,061	2005	23	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	3	TON	\$6,012.19		\$18,037	2004	23	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	5	TON	\$6,012.19		\$30,061	2009	23	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	5	TON	\$6,012.19		\$30,061	2007	23	

Asset Component Inventory
NSC : NEUROSURGICAL AND SPINE CENTER

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	5	TON	\$6,012.19		\$30,061	2009	23	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, MULTI-ZONE (9-35 TON)	PACKAGE UNIT	5	TON	\$6,012.19		\$30,061	2008	23	
D4030	EXIT SIGN - WITH BATTERY BACK-UP	ORIGINAL	18	EA	\$502.11		\$9,038	2006	20	
D4030	EXIT SIGN - WITH BATTERY BACK-UP	ADDITION	6	EA	\$502.11		\$3,013	2006	20	
D4030	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	ORIGINAL	14	EA	\$430.22		\$6,023	2006	20	
D4030	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	ADDITION	6	EA	\$430.22		\$2,581	2006	20	
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER		1	EA	\$28,509.86		\$28,510	2006	15	2
D4030	FIRE ALARM SYSTEM - DEVICES	ORIGINAL	15,153	SF	\$3.13	1.13	\$53,565	2006	18	-1
D4030	FIRE ALARM SYSTEM - DEVICES	ADDITION	3,927	SF	\$3.13	1.18	\$14,496	2006	18	-1
D5010	ELECTRICAL DISTRIBUTION NETWORK - MEDICAL CLINIC	ORIGINAL	15,153	SF	\$14.55	1.13	\$249,083	1990	40	
D5010	ELECTRICAL DISTRIBUTION NETWORK - MEDICAL CLINIC	ADDITION	3,927	SF	\$14.55	1.18	\$67,408	2006	40	
D5020	LIGHTING - EXTERIOR, BOLLARD (SV, MH, ID, LED) COM		18	EA	\$1,841.39		\$33,145	2006	15	3
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		6	EA	\$176.99		\$1,062	2006	15	3
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)		14	EA	\$176.99		\$2,478	1990	15	8
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT		3	EA	\$1,715.82		\$5,147	1990	15	8
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT		3	EA	\$1,715.82		\$5,147	2006	15	3
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ORIGINAL	15,153	SF	\$4.19	1.13	\$71,756	1990	20	3
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC	ADDITION	3,927	SF	\$4.19	1.18	\$19,419	2006	20	
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		1,000	SY	\$2.69		\$2,688	2000	7	10

\$2,762,036

Recurring Component Renewal Schedule

NSC : NEUROSURGICAL AND SPINE CENTER

Uniformat Code	Component Description	Qty	Units	DM Replacement Cost	Year
C1020	DOOR LOCK, RESIDENTIAL-GRADE INTERIOR	45	EA	\$7,735	DM
C3010	WALL FINISH - PAINT, STANDARD	7,730	SF	\$11,278	DM
C3010	WALL FINISH - WALL COVERING, ROLL	45,210	SF	\$174,909	DM
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	8,010	SF	\$79,914	DM
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER) EX FAN	1	EA	\$2,799	DM
D5020	LIGHTING - EXTERIOR, RECESSED (INC, CFL, LED)	14	EA	\$2,478	DM
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT	3	EA	\$5,147	DM
D5020	LIGHTING SYSTEM, INTERIOR - MEDICAL CLINIC ORIGINAL	15,153	SF	\$71,756	DM
Deferred Maintenance Cost for Asset No. NSC				\$356,016	

Uniformat Code	Component Description	Qty	Units	2014 Replacement Cost	Year
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (<=15 GAL) WATER HEATER	10	GAL	\$842	2014
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (25-46 GAL) WATER HEATER	40	GAL	\$1,396	2014
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (25-46 GAL) WATER HEATER	30	GAL	\$1,047	2014
Projected Component Replacement Cost for Asset No. NSC for 2014				\$3,286	

Uniformat Code	Component Description	Qty	Units	2015 Replacement Cost	Year
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Recurring Component Renewal Schedule

D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	EX FAN	1	EA	\$2,883	2015
B2010	WALL, EXTERIOR, MASONRY POINTING		9,610	SF	\$48,364	2015

Projected Component Replacement Cost for Asset No. NSC for 2015 \$51,247

Uniformat Code	Component Description		Qty	Units	2016 Replacement Cost	Year
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (46-100 GAL)	WATER HEATER	66	GAL	\$1,828	2016
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	ORIGINAL PITCHED	570	LF	\$7,455	2016
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		1,980	SF	\$10,161	2016
C3030	CEILING FINISH - PAINTED OR STAINED, STANDARD		760	SF	\$1,176	2016

Projected Component Replacement Cost for Asset No. NSC for 2016 \$20,621

Uniformat Code	Component Description		Qty	Units	2017 Replacement Cost	Year
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	1	EA	\$645	2017
C1020	DOOR LOCK, COMMERCIAL-GRADE	EXTERIOR	3	EA	\$1,934	2017
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		1,000	SY	\$2,937	2017

Projected Component Replacement Cost for Asset No. NSC for 2017 \$5,515

Uniformat Code	Component Description		Qty	Units	2018 Replacement Cost	Year
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	EAST ADDITION	3,430	SF	\$38,515	2018

Projected Component Replacement Cost for Asset No. NSC for 2018 \$38,515

No Projected Component Replacement Cost for Asset No. NSC for 2019

Recurring Component Renewal Schedule

Uniformat Code	Component Description	Qty	Units	2020 Replacement Cost	Year
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	11,600	SF	\$103,098	2020
C1020	DOOR LOCK, COMMERCIAL-GRADE EXTERIOR	5	EA	\$3,521	2020
Projected Component Replacement Cost for Asset No. NSC for 2020				\$106,619	

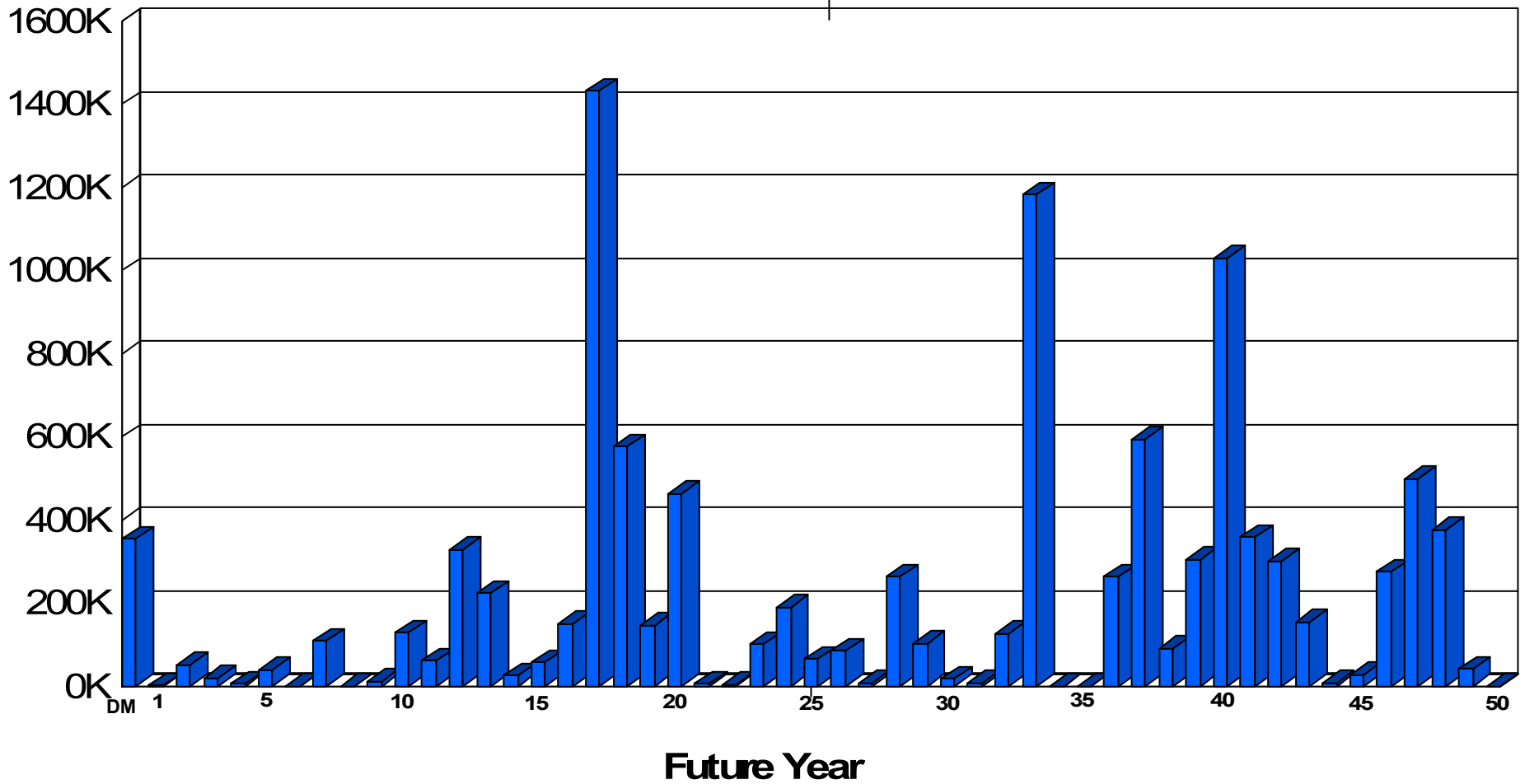
No Projected Component Replacement Cost for Asset No. NSC for 2021

Uniformat Code	Component Description	Qty	Units	2022 Replacement Cost	Year
C1030	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES KITCHEN/LOUNGE RM 111	1	EA	\$12,552	2022
Projected Component Replacement Cost for Asset No. NSC for 2022				\$12,552	

Uniformat Code	Component Description	Qty	Units	2023 Replacement Cost	Year
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER	1	EA	\$37,199	2023
D4030	FIRE ALARM SYSTEM - DEVICES ORIGINAL	15,153	SF	\$69,891	2023
D4030	FIRE ALARM SYSTEM - DEVICES ADDITION	3,927	SF	\$18,914	2023
Projected Component Replacement Cost for Asset No. NSC for 2023				\$126,004	

Recurring Component Expenditure Projections

NSC : NEUROSURGICAL AND SPINE CENTER



Average Annual Renewal Cost per SqFt \$4.82

FACILITY CONDITION ASSESSMENT

SECTION 5

DRAWINGS
AND PROJECT LOCATIONS



FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

PROJECT NUMBER
APPLIES TO
ONE ROOM ONLY

PROJECT NUMBER
APPLIES TO
ONE ITEM ONLY

PROJECT NUMBER
APPLIES TO
ENTIRE BUILDING

PROJECT NUMBER
APPLIES TO
ENTIRE FLOOR

PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED

Date: 04/10/2014

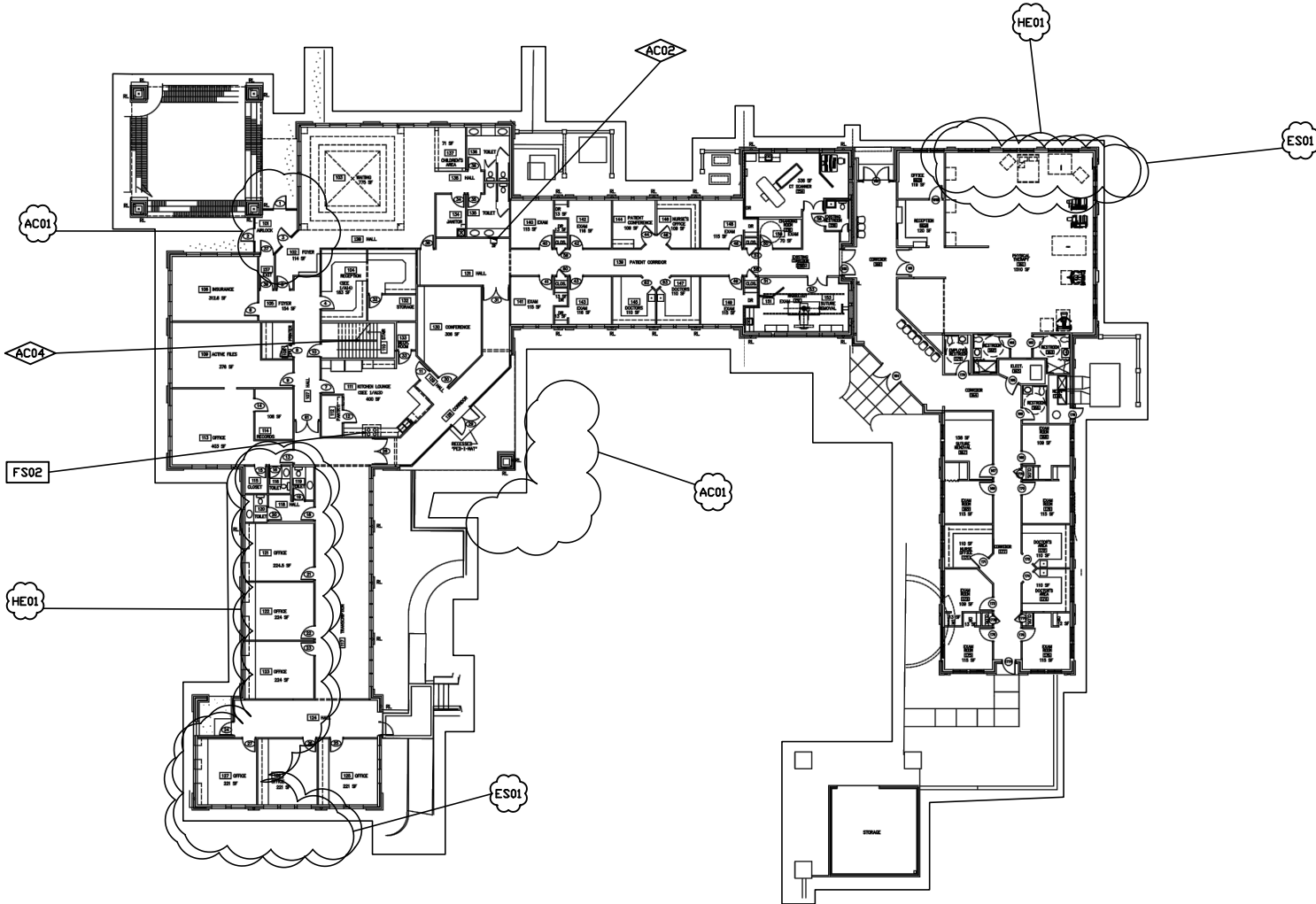
Drawn by: T.C.

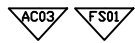
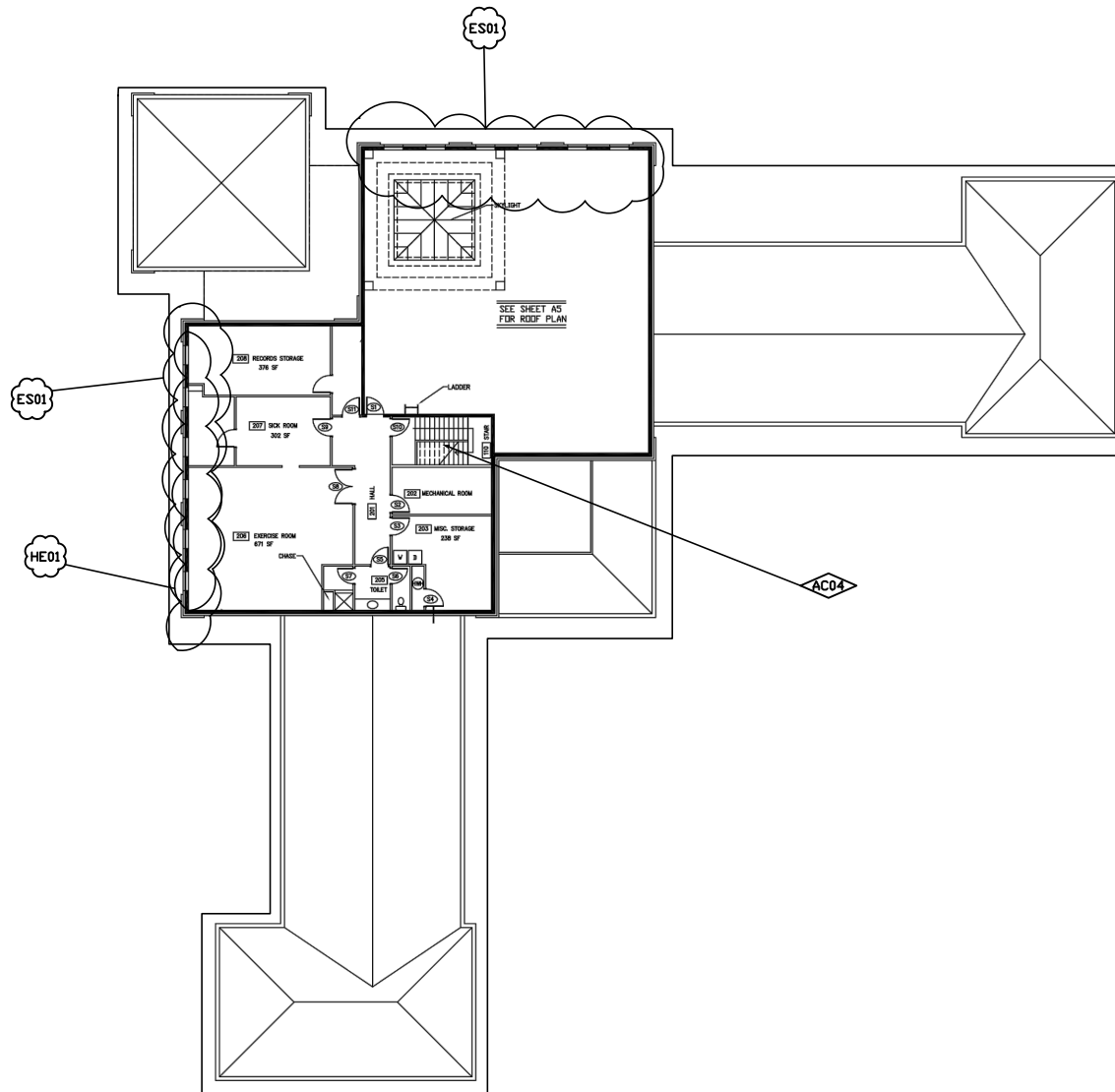
Project No. 14-009

FIRST
FLOOR
PLAN







Sheet No.

1 of 2





FACILITY CONDITION ANALYSIS
 •
 2165 West Park Court
 Suite N
 Stone Mountain GA 30087
 770.879.7376

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

Date: 04/10/2014
 Drawn by: T.C.
 Project No. 14-009

SECOND FLOOR PLAN



FACILITY CONDITION ASSESSMENT

SECTION 6

PHOTOGRAPHS

Photo Log - Facility Condition Assessment
NSC : NEUROSURGICAL AND SPINE CENTER

Photo ID No.	Description	Location	Date
NSC001a	Aged skylight	Roof	03/03/2014
NSC001e	Exhaust fan	Roof	03/03/2014
NSC002a	Resealing around skylights	Roof	03/03/2014
NSC002e	HVAC package unit	Roof	03/03/2014
NSC003a	Original white membrane roof	Roof	03/03/2014
NSC003e	Exterior lighting	Roof	03/03/2014
NSC004a	Standing seam metal roof	South roof	03/03/2014
NSC004e	GFCI receptacle	Roof	03/03/2014
NSC005a	Flat membrane roof areas and pitched metal roof	North roof	03/03/2014
NSC005e	Water heater	Second floor, closet	03/03/2014
NSC006a	Original white membrane roof	Roof	03/03/2014
NSC006e	Lavatory	Second floor, toilet 205	03/03/2014
NSC007a	Courtyard between building wings	South courtyard	03/03/2014
NSC007e	Water closet	Second floor, toilet 205	03/03/2014
NSC008a	Standing seam metal roof	North roof	03/03/2014
NSC008e	Interior lighting	Second floor, room 202	03/03/2014
NSC009a	Original white membrane roof	Roof	03/03/2014
NSC009e	Interior lighting	Second floor, room 206	03/03/2014
NSC010a	Original white membrane roof	Roof over northwest entrance	03/03/2014
NSC010e	Smoke detector and exit sign	Second floor, corridor	03/03/2014
NSC011a	Asphalt paved parking lot	West side	03/03/2014
NSC011e	Pull station and exit sign	First floor, corridor 124	03/03/2014
NSC012a	Asphalt paved parking lot	West side	03/03/2014
NSC012e	Drain and supply piping	First floor, restroom	03/03/2014
NSC013a	Window with additional sealing to eliminate water intrusion	Roof level	03/03/2014
NSC013e	Lavatory and water closet	First floor, restroom	03/03/2014
NSC014a	Window with additional sealing to eliminate water intrusion	Roof level	03/03/2014
NSC014e	Panelboard	First floor, corridor	03/03/2014
NSC015a	Window with additional sealing to eliminate water intrusion	Roof level	03/03/2014
NSC015e	Lavatory	First floor, restroom	03/03/2014
NSC016a	Wallpaper peeling from walls due to moisture penetration	Second floor, unisex restroom	03/03/2014

Photo Log - Facility Condition Assessment
NSC : NEUROSURGICAL AND SPINE CENTER

Photo ID No.	Description	Location	Date
NSC016e	Stove	First floor, kitchen	03/03/2014
NSC017a	Carpeted floor, painted walls, and suspended grid ceiling	Second floor	03/03/2014
NSC017e	Kitchen sink	First floor, kitchen	03/03/2014
NSC018a	Stained carpet	Second floor	03/03/2014
NSC018e	Drain and supply piping	First floor, kitchen	03/03/2014
NSC019a	Moisture damage on inside around window	Second floor	03/03/2014
NSC019e	Refrigerator	First floor, kitchen	03/03/2014
NSC020a	Knob actuated door hardware	Second floor	03/03/2014
NSC020e	Panelboard	First floor, electrical room	03/03/2014
NSC021a	Moisture damage on inside around window	Second floor	03/03/2014
NSC021e	Main panelboard	First floor, electrical room	03/03/2014
NSC022a	Moisture damage on inside around window	Second floor	03/03/2014
NSC022e	Fire alarm panel	First floor, electrical room	03/03/2014
NSC023a	Stairwell with only one handrail	Leading to second floor	03/03/2014
NSC023e	Smoke detector	First floor, electrical room	03/03/2014
NSC024a	Suspended grid ceiling	Stairwell leading to second floor	03/03/2014
NSC024e	Interior lighting	First floor, conference room	03/03/2014
NSC025a	Stained carpet	Stairwell leading to second floor	03/03/2014
NSC025e	Lavatories	First floor, restroom 135	03/03/2014
NSC026a	Wrinkled carpet	First floor, west wing	03/03/2014
NSC026e	Water closet and urinal	First floor, restroom 135	03/03/2014
NSC027a	Wrinkled carpet	First floor, west wing	03/03/2014
NSC027e	Water heater	First floor, janitor's closet 134	03/03/2014
NSC028a	Mold behind wallpaper adjacent to exterior walls	First floor, west wing	03/03/2014
NSC028e	Service sink	First floor, janitor's closet 134	03/03/2014
NSC029a	Moisture damage on inside around window	First floor, west wing	03/03/2014
NSC029e	Panelboard	First floor, corridor	03/03/2014
NSC030a	Knob hardware and non-accessible signage	First floor, west wing	03/03/2014
NSC030e	Air handling unit	Attic	03/03/2014
NSC031a	Worn and deficient carpet	First floor, west wing	03/03/2014
NSC031e	Electrical disconnect switch	Attic	03/03/2014
NSC032a	Worn and deficient carpet	First floor, west wing	03/03/2014
NSC032e	Insulation and ductwork	Attic	03/03/2014

Photo Log - Facility Condition Assessment
NSC : NEUROSURGICAL AND SPINE CENTER

Photo ID No.	Description	Location	Date
NSC033a	Worn and deficient carpet	First floor, west wing	03/03/2014
NSC033e	Insulation and ductwork	Attic	03/03/2014
NSC034a	12 inch square vinyl floor tile	First floor, west wing	03/03/2014
NSC034e	Insulation and ductwork	Attic	03/03/2014
NSC035a	Built-in break room cabinetry	First floor, west wing	03/03/2014
NSC035e	Air handling unit	Attic	03/03/2014
NSC036a	Built-in break room cabinetry	First floor, west wing	03/03/2014
NSC036e	Water heater	First floor, closet	03/03/2014
NSC037a	Built-in break room cabinetry	First floor, west wing	03/03/2014
NSC037e	Lack of exit signage	First floor, physical therapy	03/03/2014
NSC038a	6 inch square ceramic floor tile	First floor, west wing	03/03/2014
NSC038e	Lavatory and water closet	First floor, restroom	03/03/2014
NSC039a	Single level water fountain	Hall 131	03/03/2014
NSC039e	Shower	First floor, restroom	03/03/2014
NSC040a	Interior of skylights	Main waiting room	03/03/2014
NSC040e	Panelboard	First floor, closet	03/03/2014
NSC041a	Sheet vinyl flooring	Public restrooms by waiting room	03/03/2014
NSC041e	Exterior lighting	Building exterior	03/03/2014
NSC042a	Suspended grid ceiling	Corridor 139	03/03/2014
NSC042e	Water heater	First floor, mechanical closet	03/03/2014
NSC043a	Carpeted floor, wallpapered walls, and suspended grid ceiling	North exam rooms	03/03/2014
NSC043e	HVAC package unit	Site	03/03/2014
NSC044a	Knob hardware and non-accessible signage	North section	03/03/2014
NSC044e	Natural gas regulator	Site	03/03/2014
NSC045a	Vinyl flooring, painted walls, and suspended grid ceiling	Room 154	03/03/2014
NSC045e	Exterior lighting	Site	03/03/2014
NSC046a	Vinyl flooring, wallpapered walls, and accessible fixtures	North central restroom	03/03/2014
NSC046e	Exterior lighting	Building exterior	03/03/2014
NSC047a	Wrinkled carpet	Northeast physical therapy	03/03/2014
NSC047e	Air handling units	Site	03/03/2014
NSC048a	"X" marking location of mold behind the walls	Northeast physical therapy	03/03/2014
NSC048e	Transformer	Site	03/03/2014

Photo Log - Facility Condition Assessment
NSC : NEUROSURGICAL AND SPINE CENTER

Photo ID No.	Description	Location	Date
NSC049a	Carpeted floor, wallpapered walls, and suspended grid ceiling	Northeast physical therapy	03/03/2014
NSC049e	Main incoming electrical	Site	03/03/2014
NSC050a	Dual level water fountain	Northeast physical therapy	03/03/2014
NSC050e	Electrical disconnect switches and transformer	Site	03/03/2014
NSC051a	Ceramic tiled, accessible restroom	Newer east wing	03/03/2014
NSC051e	Natural gas regulator	Site	03/03/2014
NSC052a	Glass doors leading to courtyard	Newer east wing	03/03/2014
NSC052e	Exterior lighting	Building exterior	03/03/2014
NSC053a	Carpeted floor, wallpapered walls, and suspended grid ceiling	Newer east wing	03/03/2014
NSC053e	Exterior lighting	Site	03/03/2014
NSC054a	Carpeted floor, wallpapered walls, and suspended grid ceiling	Newer east wing	03/03/2014
NSC054e	Exterior lighting	Site	03/03/2014
NSC055a	Brick masonry, dual pane windows, and metal roof	Newer east wing	03/03/2014
NSC055e	Exterior lighting	Site	03/03/2014
NSC056a	Brick masonry, dual pane windows, and metal roof	Newer east wing	03/03/2014
NSC056e	Exterior lighting	Site	03/03/2014
NSC057a	Brick masonry and dual pane windows with moisture penetration issues	Newer east wing	03/03/2014
NSC057e	Exterior lighting	Site	03/03/2014
NSC058a	Brick masonry, dual pane windows, and metal roof	Newer east wing	03/03/2014
NSC058e	Exterior lighting	Site	03/03/2014
NSC059a	Glass doors leading to east wing	Newer east wing	03/03/2014
NSC059e	Exterior lighting	Site	03/03/2014
NSC060a	Bricked-up original windows	Original north section	03/03/2014
NSC060e	Exterior lighting	Site	03/03/2014
NSC061a	Brick masonry and dual pane windows	North false two-story section	03/03/2014
NSC062a	Brick masonry, dual pane windows, and metal roof	Northwest entrance	03/03/2014
NSC063a	Brick masonry, dual pane windows, and metal roof	Northwest entrance	03/03/2014
NSC064a	Brick masonry, dual pane windows, and metal roof	West side	03/03/2014
NSC065a	Cracking in asphalt pavement	Site	03/03/2014

Photo Log - Facility Condition Assessment
 NSC : NEUROSURGICAL AND SPINE CENTER

Photo ID No.	Description	Location	Date
NSC066a	Corrosion above windows	West side	03/03/2014
NSC067a	Corrosion above windows	West side	03/03/2014
NSC068a	Brick masonry, dual pane windows, and metal roof	West side	03/03/2014
NSC069a	Brick masonry, dual pane windows, and metal roof	West side	03/03/2014
NSC070a	Brick masonry, dual pane windows, and metal roof	Southeast end of west wing	03/03/2014
NSC071a	Concrete exterior steps without handrails	Interior courtyard	03/03/2014
NSC072a	Brick pavers	Interior courtyard	03/03/2014
NSC073a	Concrete exterior steps without handrails	Interior courtyard	03/03/2014
NSC074a	Brick masonry, dual pane windows, and metal roof	Southwest end of newer east wing	03/03/2014
NSC075a	Brick masonry storage building	Interior courtyard	03/03/2014
NSC076a	Reworked brick masonry due to water penetration issues	West side	03/03/2014
NSC077a	Reworked brick masonry due to water penetration issues	West side	03/03/2014
NSC078a	Stain and algae on exterior masonry	Exterior	03/03/2014

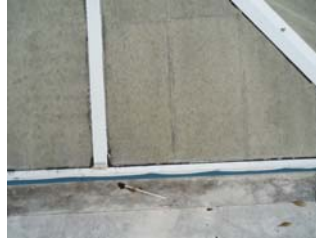
Facility Condition Assessment - Photo Log



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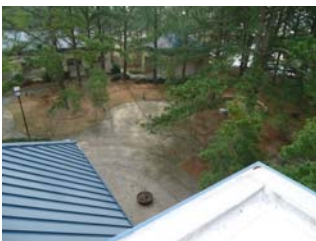
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NSC010A.jpg



NSC010E.jpg

Facility Condition Assessment - Photo Log



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NSC011E.jpg



NSC012A.jpg



NSC012E.jpg



NSC013A.jpg



NSC013E.jpg



NSC014A.jpg



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NSC016A.jpg



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Facility Condition Assessment - Photo Log



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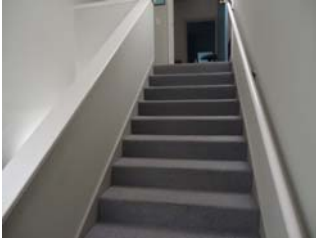
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NSC027A.jpg



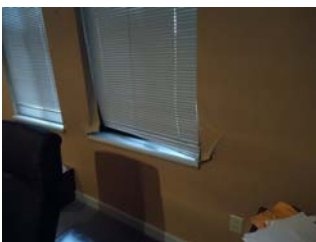
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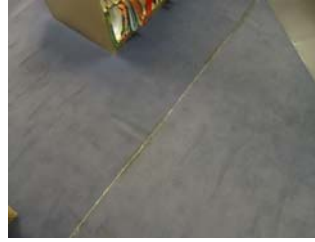
Facility Condition Assessment - Photo Log



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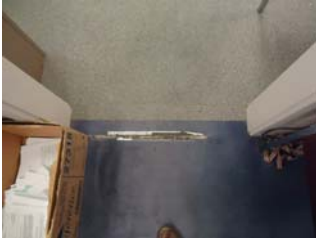
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NSC039A.jpg



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NSC040A.jpg



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Facility Condition Assessment - Photo Log



NSC041A.jpg



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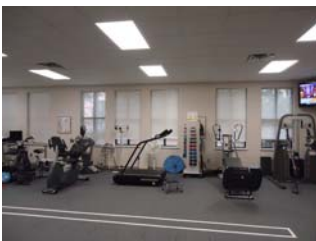
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Facility Condition Assessment - Photo Log



NSC051A.jpg



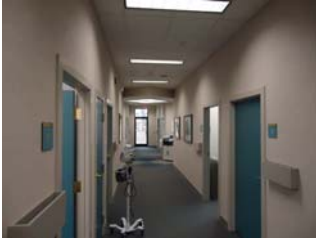
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NSC060A.jpg



NSC060E.jpg

Facility Condition Assessment - Photo Log



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