

EAST CAROLINA UNIVERSITY

CHANCELLOR'S RESIDENCE

ASSET CODE: CHAN

FACILITY CONDITION ANALYSIS

OCTOBER 29, 2009



EAST CAROLINA UNIVERSITY
Facility Condition Analysis

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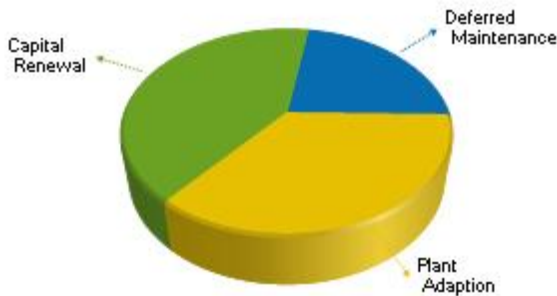
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - CHANCELLORS RESIDENCE

PROJECT COSTS BY CLASSIFICATION



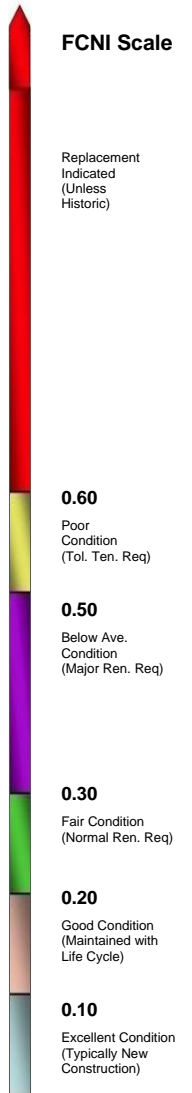
Building Code: CHAN
Building Name: CHANCELLORS RESIDENCE
Year Built: 1948
Building Use: Residential / Sgl. Family
Square Feet: 7,016

Project Costs by Priority

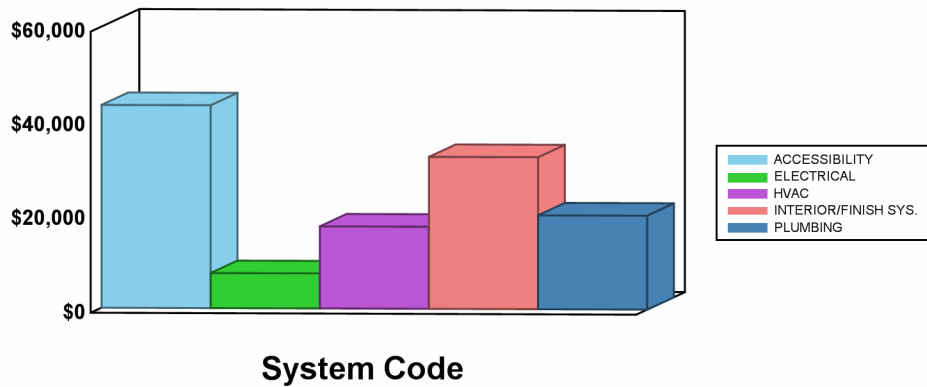
Priority 1:	\$0
Priority 2:	\$0
Priority 3:	\$45,054
Priority 4:	\$75,721
Total Project Costs:	\$120,776

Facility Replacement Cost: \$1,540,000

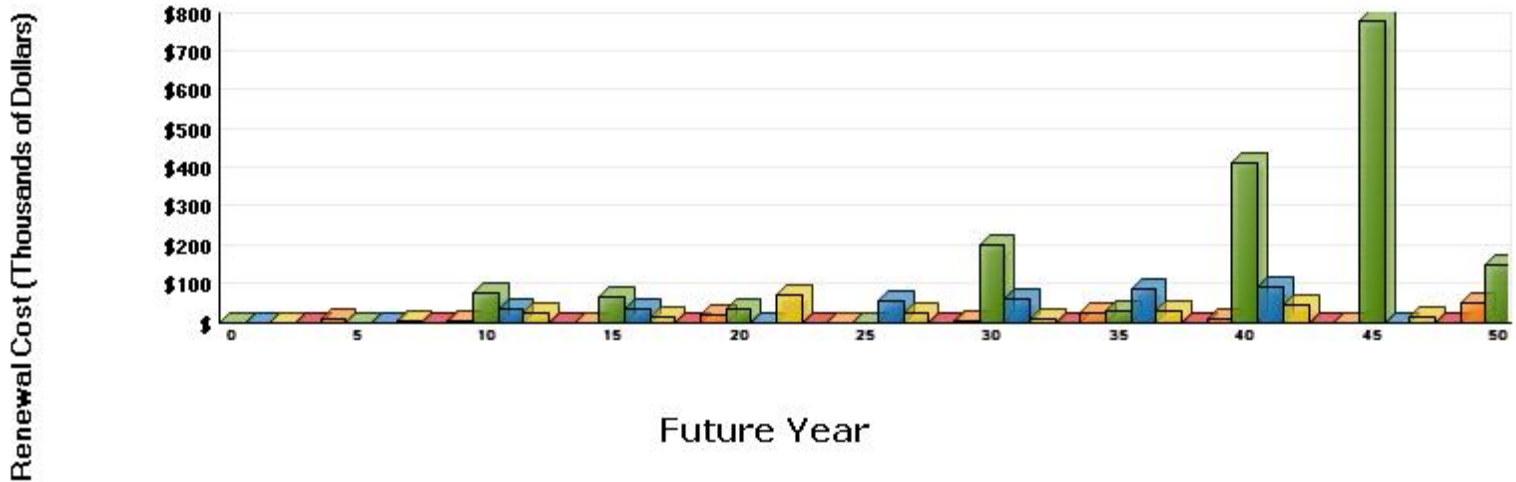
Facility Condition Needs Index (FCNI): 0.08
 (Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt \$2.57

B. ASSET SUMMARY

The Chancellor's residence was constructed in 1948 and is located just north of the main campus, at Fifth and Jarvis Streets. The residence is a fairly typical upscale single family dwelling with a detached garage, enclosed backyard, and well-manicured lawn. This building contains 7,016 square feet of area on three levels of residential space. There are two levels above grade and a basement containing the housekeeper's office, storage, and mechanical space. The concrete masonry unit footing foundation supports a wood frame superstructure clad in a brick masonry facade. The roof is a pitched, barreled clay tile application over a hipped roof covering the center two-story areas. Flat membrane roofs cover the eastern Florida room and the western patio, den, and kitchen areas. The floor systems are wooden joist and plank applications.

The information for this report was gathered during a site visit that concluded on September 15, 2009.

SITE

The building sits on a flat parcel of land in a suburban neighborhood setting across the street from the main campus. Landscaping is well maintained and consists of ornamental planting beds, shrubbery, specimen trees, and areas of turf. Vehicular access to the garage is from the south off of Fifth Street. There is minimal parking by the residence and street side parking south on Fifth Street and east on Jarvis Street. Accessible parking is east of the structure on Jarvis Street and leads to a sidewalk system that serves the main southern entrances. The fence around the backyard is well developed and maintained.

EXTERIOR STRUCTURE

The roof over the chancellor's residence is primarily a barreled clay tile application that appears to have been redone fairly recently, with new base sheathing and any necessary wooden support repairs conducted at that time. There are two smaller areas of flat membrane roof, both appearing to be in good condition and expected to outlast the ten-year scope of this assessment. The asphalt shingle roof over the garage is also not expected to require replacement within ten years.

The brick masonry facade of both the main residence and the garage appears to be in good condition, requiring no upgrades at this time. The original windows were replaced with newer dual-pane, thermally insulated units in the late 1990s.

Exterior doors are all either solid wood with wooden frames or the wood and glass "French" doors leading out to the rear patio and backyard area. All doors are in good condition and are not anticipated to need replacement within the next ten years.

INTERIOR FINISHES / SYSTEMS

The floors are generally all original hardwood planks, with the exception of the newly remodeled ceramic tiled bathrooms and newer wood floors in the kitchen. Although the floors are well maintained and

presently in good condition, the original wood floors will require refinishing within the next ten years. Also, the basement has nine-inch asbestos floor tiles that be replaced with a more modern looking vinyl application.

The interior walls are mostly painted and are well maintained. However, wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. The ceilings are an applied (sprayed) stipple finish and in good condition.

ACCESSIBILITY

This facility is considered a private residence and is not required to meet public accessibility regulations. Wheelchair access is only provided to the first floor. The restrooms have all been renovated, but not to public ADA standards, since this is not required. There is no accessible signage within the facility, and there is also no elevator, only wooden staircases original to the residence. Although this residence is not required to meet ADA requirements, some handicapped modifications are recommended to improve general access to the house.

It is recommended that ADA compliant, painted metal handrails be installed at all exterior entranceways with steps as required. Also, the wheelchair ramp from the curbs lacks compliant handrails on both sides. Install accessible handrails along both sides of this wheelchair ramp.

The interior doors are suitable for ten future years of service, but the knob hardware is a barrier to accessibility. Door hardware is required to be designed for operation by those 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.

Accessibility legislation requires that stairs have graspable handrails on both sides, rails with specific cross-sectional geometry, and handrails that extend horizontally at the landings. 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. There generally is only one handrail installed in each stairwell, and extensions are not present. Future renovation efforts should include comprehensive stair railing upgrades.

HEALTH

Based on the date of construction and latest renovations, it is highly possible that lead paint or asbestos-containing materials are present. However, no lead paint or suspected asbestos was observed during the inspection of this building. The lead paint and asbestos health risks are minimal, but workers during any and all remodeling should be made aware of the potential hazards of working with such materials.

FIRE / LIFE SAFETY

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

This facility is protected by a central fire alarm system. The point addressable fire alarm control panel was manufactured by Notifier and is located in the basement. The devices that serve this system include audible / visible devices and smoke detectors. The fire alarm system is adequate and in good condition. With proper testing and maintenance, it will outlast the purview of this analysis. This facility is not served by an automatic sprinkler system. Manual, dry-chemical fire extinguishers are available and will provide adequate fire suppression for the building.

The path of egress is not marked with exit signs, and, because this is a residence, no project for signage is recommended. Additionally, no emergency lighting is present. The installation of twin beam, battery backup emergency lights is recommended on each floor. No project was created for this recommendation due to the low cost.

HVAC

The facility is heated and cooled by split systems. The units utilize natural gas for heat and DX refrigerant for cooling. The equipment appears to be in good condition, with no problems observed or relayed by maintenance personnel. The split systems were installed at various times over the last fifteen years. Scheduled replacement of the older equipment should be planned within the next ten years. Install systems of the latest technology.

ELECTRICAL

Power is fed to the facility from the local utility at a rate of 120/208 volts. A main disconnect switch in the basement receives the power for distribution within the facility. The electrical system appears to have been installed in past twenty years, with some upgrades over time. Overall, the system seems to be in good condition, but it is recommended that minor deficiencies in the electrical distribution network be rectified. Such remedies include, but are not limited to, installing additional circuits, replacing worn switches and receptacles, replacing circuit breakers, and updating panel directories.

The interior lighting consists of ceiling-mounted or hanging light fixtures. Additionally, some can-type light fixtures are present. The fixtures appear to be in excellent condition. The interior lighting should continue to provide adequate service over the scope of this report.

The exterior lighting scheme consists of wall-mounted spotlights and lantern style lights. Additional lighting is provided by pole-mounted fixtures located at roadways. The lighting appears to be in good condition and provides adequate coverage. No projects are recommended for the exterior lighting.

PLUMBING

The domestic water supply is fed to the facility from a main shutoff valve located on-site. Copper piping is utilized to distribute water throughout the facility. It appears that the system has been replaced over the years and is in good condition. No projects are recommended at this time.

The drain piping network is cast-iron with bell-and-spigot and no-hub connections. Additional plastic piping is present. The piping network appears to be a combination of new and aged piping where repairs or renovations have taken place. It is recommended that all aged or original drain piping, which is

approximately 50 percent of the system, be replaced. Remove the existing sanitary and storm drain piping. Install new cast-iron drain piping networks with copper run-outs to all fixtures. Also install new floor drains, roof drains, and traps as needed.

The plumbing fixtures are ceramic and appear to be in excellent condition. No observed deterioration was noted during the inspection. The plumbing fixtures should continue to provide sufficient service within this report.

Domestic hot water is produced by an electric water heater with a capacity of 65 gallons. The equipment was manufactured by Ruud and installed in 1997. The water heater appears to be in average condition. To ensure a proper supply of domestic hot water, it is recommended that the water heater be replaced with a properly sized unit of the latest technology. Also, the sump pump system in the basement is showing signs of age. This system has served beyond its statistical life cycle and should be replaced in order to prevent failure.

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

C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 15, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

<u>NAME</u>	<u>POSITION</u>
William Bagwell	Associate Vice Chancellor, Campus Operations

REPORT DEVELOPMENT:

Report Development by: ISES Corporation
2165 West Park Court
Suite N
Stone Mountain, GA 30087

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

- A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
- B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.
- C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

	<u>PRIORITY CLASS 1</u>	
CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	0001HV04	01
PL1D	0001PL02	02

	<u>PRIORITY CLASS 2</u>	
CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	0001IS06	03
EL4C	0001EL03	04

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

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

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:

- a. intermittent interruptions
- b. rapid deterioration
- c. potential safety hazards

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

Global Markup Percentages

R.S. MEANS

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



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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

<u>Building Number</u>	<u>Photo Sequence</u>	<u>Arch / Eng / VT</u>
0001	006	e

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

CATEGORY CODE

AC1A - AC4B
EL1A - EL8A
ES1A - ES6E
FS1A - FS6A
HE1A - HE7A
HV1A - HV8B
IS1A - IS6D
PL1A - PL5A
SI1A - SI4A
SS1A - SS7A
VT1A - VT7A

SYSTEM DESCRIPTION

ACCESSIBILITY
ELECTRICAL
EXTERIOR STRUCTURE
FIRE / LIFE SAFETY
HEALTH
HVAC
INTERIOR FINISHES / SYSTEMS
PLUMBING
SITE
SECURITY SYSTEMS
VERTICAL TRANSPORTATION

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

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

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

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE6A	HAZARDOUS MATERIAL	STRUCTURAL ASBESTOS	Testing, abatement and disposal of structural and building finish materials containing asbestos.
HE6B	HAZARDOUS MATERIAL	MECHANICAL ASBESTOS	Testing, abatement and disposal of mechanical insulation materials containing asbestos.
HE6C	HAZARDOUS MATERIAL	PCBs	Includes testing, demolition, disposal and cleanup of PCB contaminated substances.
HE6D	HAZARDOUS MATERIAL	FUEL STORAGE	Includes monitoring, removal and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	HAZARDOUS MATERIAL	LEAD PAINT	Testing, removal and disposal of lead-based paint systems.
HE6F	HAZARDOUS MATERIAL	OTHER	Handling, storage, and disposal of other hazardous materials.
HE7A	GENERAL	OTHER	Health related issues not catalogued elsewhere.
SYSTEM DESCRIPTION: HVAC			
HV1A	HEATING	BOILERS/STACKS/ CONTROLS	Boilers for heating purposes including their related stacks, flues, and controls.
HV1B	HEATING	RADIATORS/ CONVECTORS	Including cast iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	HEATING	FURNACE	Furnaces and their related controls, flues, etc.
HV1D	HEATING	FUEL SUPPLY/STORAGE	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	COOLING	CHILLERS/ CONTROLS	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	COOLING	HEAT REJECTION	Repair/replacement of cooling towers, dry coolers, air-cooling and heat rejection. (Includes connection of once-through system to cooling tower.)
HV3A	HEATING/COOLING	SYSTEM RETROFIT/ REPLACE	Replacement or major retrofit of HVAC systems.
HV3B	HEATING/COOLING	WATER TREATMENT	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	HEATING/COOLING	PACKAGE/SELF-CONTAINED UNITS	Repair/replacement of self-contained/package type units including stand up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	HEATING/COOLING	CONVENTIONAL SPLIT SYSTEMS	Repair, installation, or replacement of conventional split systems; both air conditioners and heat pumps including independent component replacements of compressors and condensers.
HV4A	AIR MOVING/ VENTILATION	AIR HANDLERS/ FAN UNITS	Includes air handlers & coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems or other specifically categorized systems.
HV4B	AIR MOVING/ VENTILATION	EXHAUST FANS	Exhaust fan systems including fans, range and fume hoods, controls, and related ductwork.
HV4C	AIR MOVING/ VENTILATION	OTHER FANS	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	AIR MOVING/ VENTILATION	AIR DISTRIBUTION NETWORK	Repair, replacement, or cleaning of air distribution network including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	STEAM/HYDRONIC DISTRIBUTION	PIPING NETWORK	Repair/replacement of piping networks for heating and cooling systems including pipe, fittings, insulation, related components, etc.
HV5B	STEAM/HYDRONIC DISTRIBUTION	PUMPS	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	STEAM/HYDRONIC DISTRIBUTION	HEAT EXCHANGERS	Including shell and tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	CONTROLS	COMPLETE SYSTEM	Replacement of HVAC control systems.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
		UPGRADE	
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water including boilers and related components.
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water including chillers and related components.
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, replacement of utility system access chambers.
HV7F	INFRASTRUCTURE	OTHER	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	GENERAL	CFC COMPLIANCE	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	GENERAL	OTHER	HVAC issues not catalogued elsewhere.
SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS			
IS1A	FLOOR	FINISHES-DRY	R & R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum & tile, marble, terrazzo, rubber flooring, underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	FLOOR	FINISHES-WET	Flooring finish/underlayment work in predominantly "wet" areas including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	PARTITIONS	STRUCTURE	Structural work on full height permanent interior partitions including wood/metal stud & drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	PARTITIONS	FINISHES	Work on full height permanent interior partitions including R & R to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	CEILINGS	REPAIR	Repair of interior ceilings (<40% of total) including tiles, gypsum board, plaster, paint, etc.
IS3B	CEILINGS	REPLACEMENT	Major refurbishments (>40% of total) to interior ceiling systems including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.
IS4A	DOORS	GENERAL	Any work on interior non-fire rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	STAIRS	FINISH	Any finish restorative work to stair tower walking surfaces including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	GENERAL	MOLDING	R & R to interior trim/molding systems including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	GENERAL	CABINETY	R & R work to interior casework systems including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems including toilet partitions, urinal/vanity screens, etc.
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere including light coves, phone booths, interior light wells, etc.
SYSTEM DESCRIPTION: PLUMBING			

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	DOMESTIC WATER	PUMPS	Domestic water booster pumps, circulating pumps, related controls, etc.
PL1C	DOMESTIC WATER	STORAGE/TREATMENT	Equipment or vessels for storage or treatment of domestic water.
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters including gas, oil, and electric water heaters, shell and tube heat exchangers, tank type and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alternations made to the water distribution system to conserve water.
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices including backflow preventers, vacuum breakers, etc.
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater including sewage ejectors and other sump systems.
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/TREATMENT	Storage and treatment of potable water for distribution.
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/TREATMENT	Storage and treatment of industrial water for distribution.
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems, sanitary sewer systems; including combined systems.
PL4D	INFRASTRUCTURE	STORM WATER COLLECTION	Storm water collection systems, storm sewer systems; storm water only.
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.
SYSTEM DESCRIPTION: SITE			
SI1A	ACCESS	PEDESTRIAN	Paved pedestrian surfaces including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc.
SI1B	ACCESS	VEHICULAR	Paved vehicular surfaces including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc.
SI2A	LANDSCAPE	GRADE/FLORA	Landscape related work including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc.
SI3A	HARDSCAPE	STRUCTURE	Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc.
SI4A	GENERAL	OTHER	Other site work not specifically categorized elsewhere.
SYSTEM DESCRIPTION: SECURITY SYSTEMS			
SS1A	LIGHTING	EXTERIOR	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS2A	SITE	FENCING	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.
SS2B	SITE	GENERAL	Hidden areas due to foliage, fencing, parking, walls, etc.
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two way speakers, reliability, redundancy, etc.
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off campus housing and class locations, etc.
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.
SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION			
VT1A	MACHINE ROOM	GENERAL	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, floor.
VT2A	CAR	GENERAL	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, ventilation.
VT3A	HOISTWAY	GENERAL	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, compensation.
VT4A	HALL FIXTURES	GENERAL	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, card/key access.
VT5A	PIT	GENERAL	Buffer(s), guards, sheaves, hydro packing, floor, lighting, safety controls.
VT6A	OPERATING CONDITIONS	GENERAL	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, nudging.
VT7A	GENERAL	OTHER	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ANALYSIS

SECTION 2

**DETAILED PROJECT SUMMARIES
AND TOTALS**

**Detailed Project Totals
 Facility Condition Analysis
 System Code by Priority Class
 CHAN : CHANCELLORS RESIDENCE**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	0	0	43,284	43,284
EL	ELECTRICAL	0	0	7,485	0	7,485
HV	HVAC	0	0	17,524	0	17,524
IS	INTERIOR/FINISH SYS.	0	0	0	32,437	32,437
PL	PLUMBING	0	0	20,045	0	20,045
	TOTALS	0	0	45,054	75,721	120,776

Facility Replacement Cost	\$1,540,000
Facility Condition Needs Index	0.08

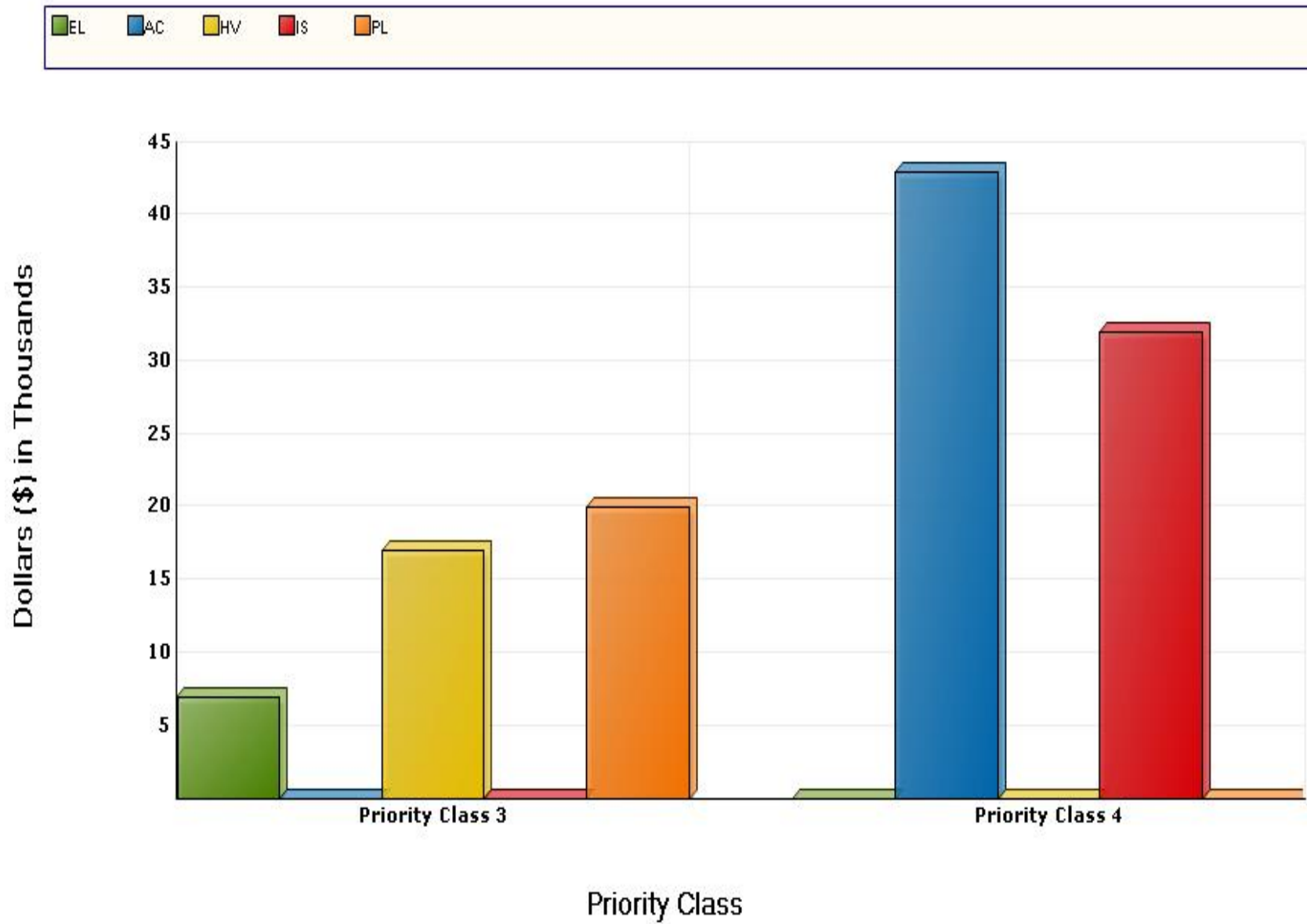
Gross Square Feet	7,016
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Total Cost Per Square Foot	\$17.21
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FACILITY CONDITION ANALYSIS

System Code by Priority Class

CHAN : CHANCELLORS RESIDENCE



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
CHAN : CHANCELLORS RESIDENCE

System Code	System Description	Project Classes				Subtotal
		Capital Renewal	Deferred Maintenance	FCAP	Plant Adaption	
AC	ACCESSIBILITY	0	0	0	43,284	43,284
EL	ELECTRICAL	0	7,485	0	0	7,485
HV	HVAC	17,524	0	0	0	17,524
IS	INTERIOR/FINISH SYS.	32,437	0	0	0	32,437
PL	PLUMBING	0	20,045	0	0	20,045
	TOTALS	49,962	27,530	0	43,284	120,776

Facility Replacement Cost	\$1,540,000
Facility Condition Needs Index	0.08

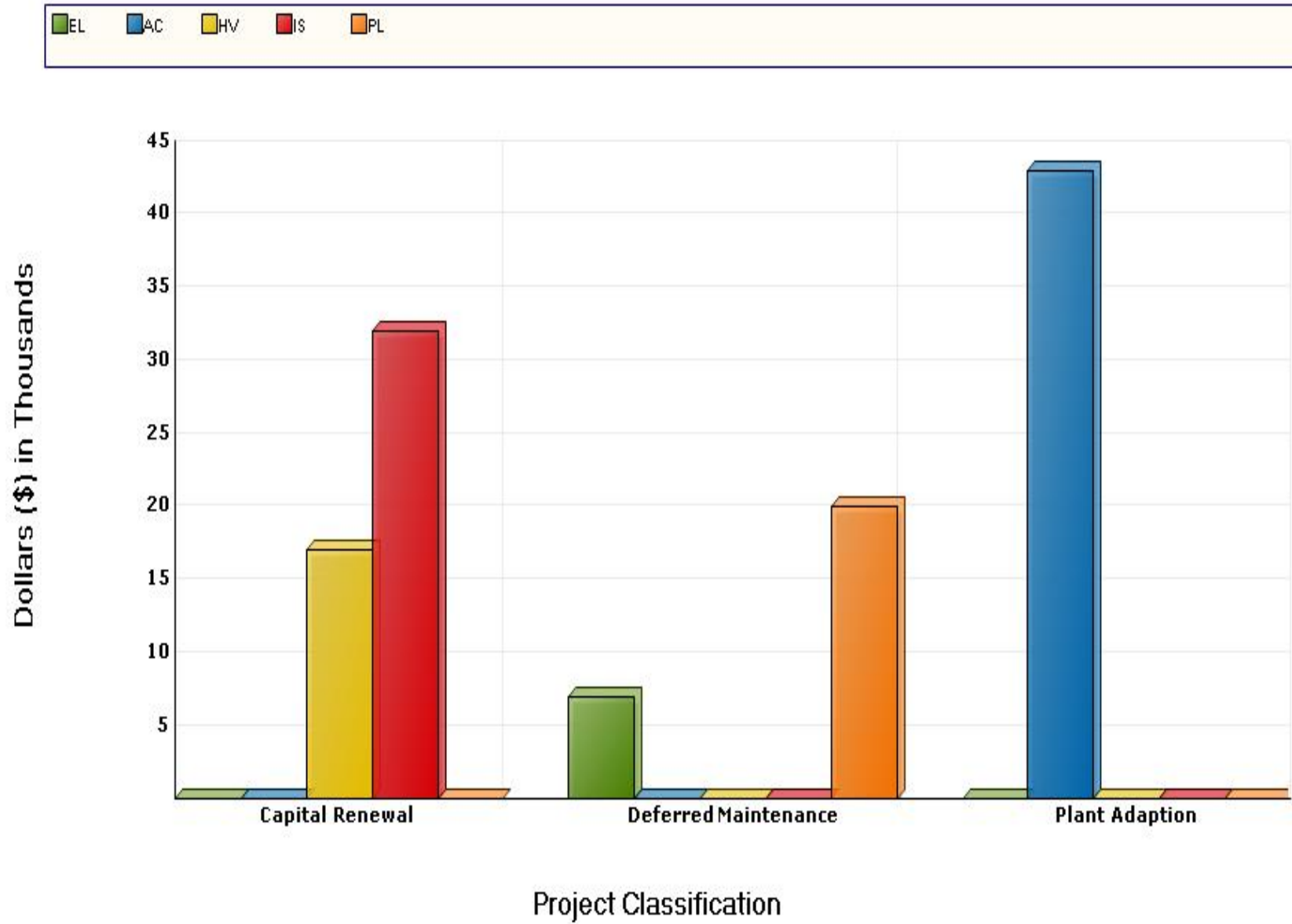
Gross Square Feet	7,016
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Total Cost Per Square Foot	\$17.21
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FACILITY CONDITION ANALYSIS

System Code by Project Class

CHAN : CHANCELLORS RESIDENCE



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
CHAN : CHANCELLORS RESIDENCE

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	17,524	32,437	49,962
Deferred Maintenance	0	0	27,530	0	27,530
Plant Adaption	0	0	0	43,284	43,284
TOTALS	0	0	45,054	75,721	120,776

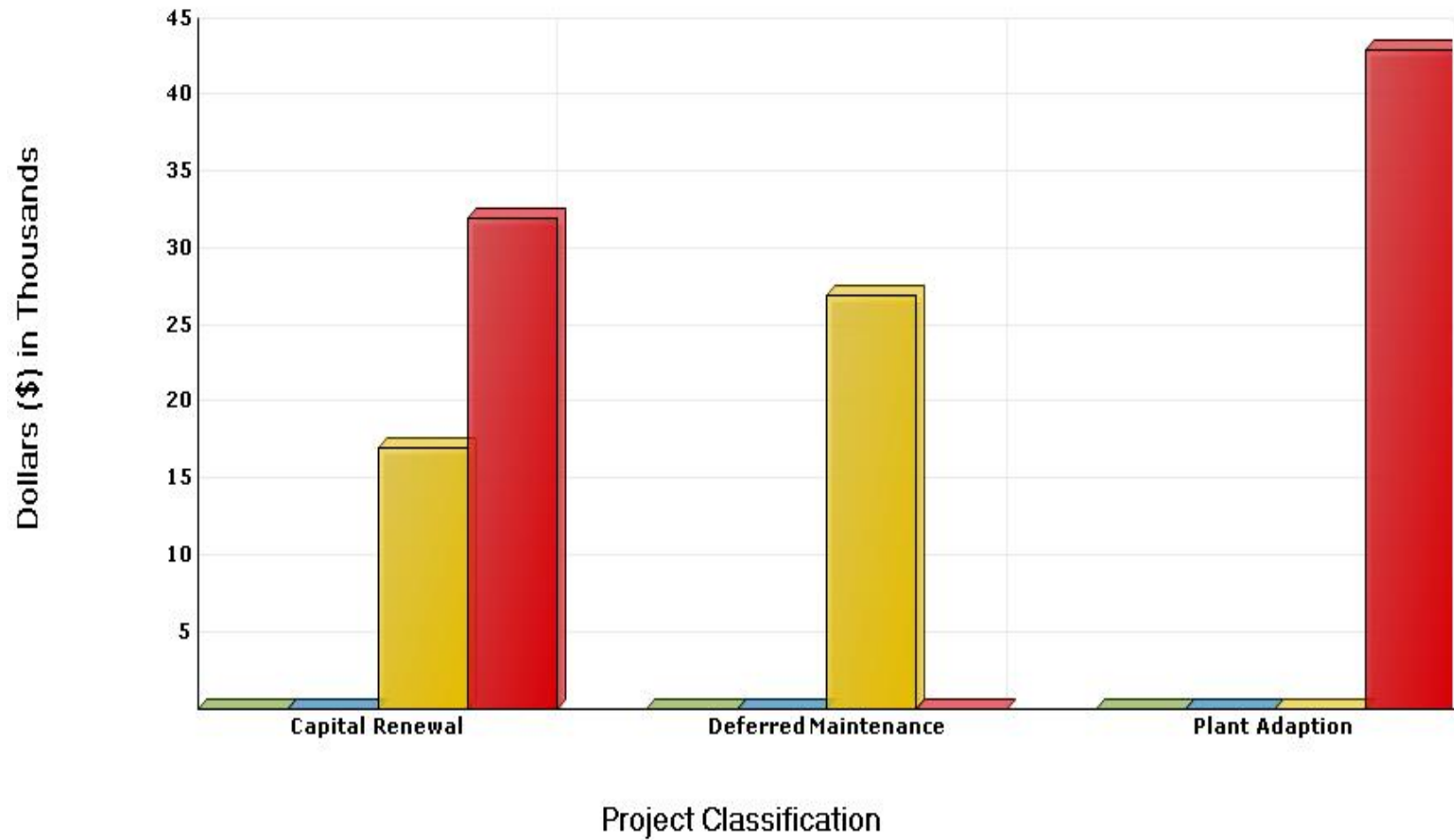
Facility Replacement Cost	\$1,540,000
Facility Condition Needs Index	0.08

Gross Square Feet	7,016	Total Cost Per Square Foot	\$17.21
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FACILITY CONDITION ANALYSIS

Project Class by Priority Class

CHAN : CHANCELLORS RESIDENCE



Detailed Project Summary
Facility Condition Analysis
Priority Class - Priority Sequence
 CHAN : CHANCELLORS RESIDENCE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
HV3A	CHANHV01	3	1	REPLACE SPLIT DX SYSTEMS	15,107	2,417	17,524
EL3B	CHANEL01	3	2	ELECTRICAL SYSTEM REPAIRS	6,453	1,032	7,485
PL2A	CHANPL02	3	3	DRAIN PIPING REPLACEMENT	6,615	1,058	7,674
PL1E	CHANPL01	3	4	DOMESTIC WATER HEATER REPLACEMENT	3,379	541	3,919
PL2B	CHANPL03	3	5	REPLACE SUMP PUMP	7,286	1,166	8,452
Totals for Priority Class 3					38,840	6,214	45,054
AC2A	CHANAC01	4	6	BUILDING ENTRY ACCESSIBILITY UPGRADES	22,076	3,532	25,608
AC3B	CHANAC03	4	7	STAIR SAFETY UPGRADES	4,053	648	4,701
AC4B	CHANAC02	4	8	DOOR HARDWARE UPGRADES	11,185	1,790	12,975
IS1A	CHANIS01	4	9	REFINISH FLOORING	17,599	2,816	20,415
IS2B	CHANIS02	4	10	REFINISH WALLS	10,364	1,658	12,022
Totals for Priority Class 4					65,277	10,444	75,721
Grand Total:					104,117	16,659	120,776

Detailed Project Summary
Facility Condition Analysis
Project Cost Range
 CHAN : CHANCELLORS RESIDENCE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
HV3A	CHANHV01	3	1	REPLACE SPLIT DX SYSTEMS	15,107	2,417	17,524
EL3B	CHANEL01	3	2	ELECTRICAL SYSTEM REPAIRS	6,453	1,032	7,485
PL1E	CHANPL01	3	4	DOMESTIC WATER HEATER REPLACEMENT	3,379	541	3,919
PL2A	CHANPL02	3	3	DRAIN PIPING REPLACEMENT	6,615	1,058	7,674
PL2B	CHANPL03	3	5	REPLACE SUMP PUMP	7,286	1,166	8,452
Totals for Priority Class 3					38,840	6,214	45,054
AC2A	CHANAC01	4	6	BUILDING ENTRY ACCESSIBILITY UPGRADES	22,076	3,532	25,608
AC4B	CHANAC02	4	8	DOOR HARDWARE UPGRADES	11,185	1,790	12,975
AC3B	CHANAC03	4	7	STAIR SAFETY UPGRADES	4,053	648	4,701
IS1A	CHANIS01	4	9	REFINISH FLOORING	17,599	2,816	20,415
IS2B	CHANIS02	4	10	REFINISH WALLS	10,364	1,658	12,022
Totals for Priority Class 4					65,277	10,444	75,721
Grand Totals for Projects < 100,000					104,117	16,659	120,776
Grand Totals For All Projects:					104,117	16,659	120,776

Detailed Project Summary
Facility Condition Analysis
Project Classification
CHAN : CHANCELLORS RESIDENCE

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
HV3A	CHANHV01	1	Capital Renewal	3	REPLACE SPLIT DX SYSTEMS	17,524
IS1A	CHANIS01	9	Capital Renewal	4	REFINISH FLOORING	20,415
IS2B	CHANIS02	10	Capital Renewal	4	REFINISH WALLS	12,022
Totals for Capital Renewal						49,962
EL3B	CHANEL01	2	Deferred Maintenance	3	ELECTRICAL SYSTEM REPAIRS	7,485
PL2A	CHANPL02	3	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	7,674
PL1E	CHANPL01	4	Deferred Maintenance	3	DOMESTIC WATER HEATER REPLACEMENT	3,919
PL2B	CHANPL03	5	Deferred Maintenance	3	REPLACE SUMP PUMP	8,452
Totals for Deferred Maintenance						27,530
AC2A	CHANAC01	6	Plant Adaption	4	BUILDING ENTRY ACCESSIBILITY UPGRADES	25,608
AC3B	CHANAC03	7	Plant Adaption	4	STAIR SAFETY UPGRADES	4,701
AC4B	CHANAC02	8	Plant Adaption	4	DOOR HARDWARE UPGRADES	12,975
Totals for Plant Adaption						43,284
Grand Total:						120,776

Detailed Project Summary
Facility Condition Analysis
Energy Conservation
CHAN : CHANCELLORS RESIDENCE

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
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No Projects Meeting This Criteria Found

Totals for Priority Class

Grand Total:

Detailed Project Summary
Facility Condition Analysis
Category/System Code
 CHAN : CHANCELLORS RESIDENCE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	CHANAC01	4	6	BUILDING ENTRY ACCESSIBILITY UPGRADES	22,076	3,532	25,608
AC3B	CHANAC03	4	7	STAIR SAFETY UPGRADES	4,053	648	4,701
AC4B	CHANAC02	4	8	DOOR HARDWARE UPGRADES	11,185	1,790	12,975
Totals for System Code: ACCESSIBILITY					37,314	5,970	43,284
EL3B	CHANEL01	3	2	ELECTRICAL SYSTEM REPAIRS	6,453	1,032	7,485
Totals for System Code: ELECTRICAL					6,453	1,032	7,485
HV3A	CHANHV01	3	1	REPLACE SPLIT DX SYSTEMS	15,107	2,417	17,524
Totals for System Code: HVAC					15,107	2,417	17,524
IS1A	CHANIS01	4	9	REFINISH FLOORING	17,599	2,816	20,415
IS2B	CHANIS02	4	10	REFINISH WALLS	10,364	1,658	12,022
Totals for System Code: INTERIOR/FINISH SYS.					27,963	4,474	32,437
PL2A	CHANPL02	3	3	DRAIN PIPING REPLACEMENT	6,615	1,058	7,674
PL1E	CHANPL01	3	4	DOMESTIC WATER HEATER REPLACEMENT	3,379	541	3,919
PL2B	CHANPL03	3	5	REPLACE SUMP PUMP	7,286	1,166	8,452
Totals for System Code: PLUMBING					17,280	2,765	20,045
Grand Total:					104,117	16,659	120,776

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS
ILLUSTRATING DESCRIPTION / COST

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANHV01	Title:	REPLACE SPLIT DX SYSTEMS
Priority Sequence:	1		
Priority Class:	3		
Category Code:	HV3A	System:	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE	62-2004	
Project Class:	Capital Renewal		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

Remove the existing split DX air conditioning systems, including condensing units, evaporator fan units, refrigeration piping, controls, and connections. Install new split DX systems of the latest energy-efficient design.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANHV01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace split DX air conditioning system	TON	8	\$1,196	\$9,567	\$720	\$5,761	\$15,328
Project Totals:				\$9,567		\$5,761	\$15,328

Material/Labor Cost		\$15,328
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$12,589</u>
General Contractor Mark Up at 20.0%	+	<u>\$2,518</u>
Construction Cost		<u>\$15,107</u>
Professional Fees at 16.0%	+	<u>\$2,417</u>
Total Project Cost		<u>\$17,524</u>

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANEL01	Title:	ELECTRICAL SYSTEM REPAIRS
Priority Sequence:	2		
Priority Class:	3		
Category Code:	EL3B	System:	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 100, 210, 410	
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANEL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Switches, receptacles, cover plates, breakers, miscellaneous materials	SF	7,016	\$0.43	\$3,017	\$0.65	\$4,560	\$7,577
Project Totals:				\$3,017		\$4,560	\$7,577

Material/Labor Cost		\$7,577
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$5,377
General Contractor Mark Up at 20.0%	+	\$1,076
Construction Cost		\$6,453
Professional Fees at 16.0%	+	\$1,032
Total Project Cost		\$7,485

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANPL02	Title:	DRAIN PIPING REPLACEMENT
Priority Sequence:	3		
Priority Class:	3		
Category Code:	PL2A	System:	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 7-11	
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANPL02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	3,508	\$0.72	\$2,526	\$1.65	\$5,788	\$8,314
Project Totals:				\$2,526		\$5,788	\$8,314

Material/Labor Cost		\$8,314
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$5,513
General Contractor Mark Up at 20.0%	+	\$1,103
Construction Cost		\$6,615
Professional Fees at 16.0%	+	\$1,058
Total Project Cost		\$7,674

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANPL01	Title:	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	4		
Priority Class:	3		
Category Code:	PL1E	System:	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 5, 607	
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Item Only: Floor(s) B		

Project Description

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

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANPL01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Electric, residential-grade water heater replacement, including demolition	GAL	80	\$22.87	\$1,830	\$23.71	\$1,897	\$3,726
Project Totals:				\$1,830		\$1,897	\$3,726

Material/Labor Cost		\$3,726
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$2,815
General Contractor Mark Up at 20.0%	+	\$563
Construction Cost		\$3,379
Professional Fees at 16.0%	+	\$541
Total Project Cost		\$3,919

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANPL03	Title:	REPLACE SUMP PUMP
Priority Sequence:	5		
Priority Class:	3		
Category Code:	PL2B	System:	PLUMBING
		Component:	WASTEWATER
		Element:	PUMPS
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	712	
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Item Only: Floor(s) B		

Project Description

Replacement of the sump pump system is recommended. Remove the existing pump assembly. Install a new duplex sump pump system, including pit, pumps, alternating controls, alarms, piping, and electrical connections.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANPL03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sump pump system, including pit, pumps, controls, connections, and demolition of existing system	SYS	1	\$4,440	\$4,440	\$3,120	\$3,120	\$7,560
Project Totals:				\$4,440		\$3,120	\$7,560

Material/Labor Cost		\$7,560
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$6,072
General Contractor Mark Up at 20.0%	+	\$1,214
Construction Cost		\$7,286
Professional Fees at 16.0%	+	\$1,166
Total Project Cost		\$8,452

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANAC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:	6		
Priority Class:	4		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 505	
Project Class:	Plant Adaption		
Project Date:	10/19/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires that building entrances be wheelchair accessible and that entrances with steps or ramps have handrails on both sides. To comply with the intent of this legislation, it is recommended that ADA compliant, painted metal handrails be installed at all exterior entranceway with steps as required. Also, the wheelchair ramp from the curbs lacks compliant handrails on both sides. Install accessible handrails along both sides of this wheelchair ramp.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANAC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted	LF	30	\$91.11	\$2,733	\$150	\$4,500	\$7,233
Wall-mounted handrail system, painted	LF	120	\$50.50	\$6,060	\$35.40	\$4,248	\$10,308
Miscellaneous welding equipment rental and operation	WK	2	\$2,000	\$4,000	\$1,000	\$2,000	\$6,000
Project Totals:				\$12,793		\$10,748	\$23,541

Material/Labor Cost		\$23,541
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$18,397
General Contractor Mark Up at 20.0%	+	\$3,679
Construction Cost		\$22,076
Professional Fees at 16.0%	+	\$3,532
Total Project Cost		\$25,608

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANAC03	Title:	STAIR SAFETY UPGRADES
Priority Sequence:	7		
Priority Class:	4		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	10/19/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

Accessibility legislation requires that stairs have graspable handrails on both sides, rails with specific cross-sectional geometry, and handrails that extend horizontally at the landings. 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. There generally is only one handrail installed in each stairwell, and extensions are not present. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANAC03

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	4	\$573	\$2,292	\$521	\$2,084	\$4,376
Project Totals:				\$2,292		\$2,084	\$4,376

Material/Labor Cost		\$4,376
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$3,377
General Contractor Mark Up at 20.0%	+	\$675
Construction Cost		\$4,053
Professional Fees at 16.0%	+	\$648
Total Project Cost		\$4,701

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANAC02	Title:	DOOR HARDWARE UPGRADES
Priority Sequence:	8		
Priority Class:	4		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	10/19/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

The interior doors are suitable for ten future years of service, but the knob hardware is a barrier to accessibility. Door hardware is required to be designed for operation by those with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently still have knobs.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANAC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	30	\$273	\$8,190	\$69.77	\$2,093	\$10,283
Project Totals:				\$8,190		\$2,093	\$10,283

Material/Labor Cost		\$10,283
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		<u>\$9,321</u>
General Contractor Mark Up at 20.0%	+	<u>\$1,864</u>
Construction Cost		<u>\$11,185</u>
Professional Fees at 16.0%	+	<u>\$1,790</u>
Total Project Cost		<u>\$12,975</u>

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANIS01	Title:	REFINISH FLOORING
Priority Sequence:	9		
Priority Class:	4		
Category Code:	IS1A	System:	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	CHAN		
Building Name:	CHANCELLORS RESIDENCE		
Subclass/Savings:	Not Applicable		
Code Application:	EPA	40 CFR 61.M, 763	
	OSHA	29 CFR 1910.1001, 1926.1101	
Project Class:	Capital Renewal		
Project Date:	10/19/2009		
Project Location:	Floor-wide: Floor(s) 1, 2, B		

Project Description

The floors are generally all original hardwood planks, with the exception of the newly remodeled ceramic tiled bathrooms and newer wood floors in the kitchen. Although the floors are well maintained and presently in good condition, the original wood floors will require refinishing within the next ten years. Also, the basement has nine-inch asbestos floor tiles that be replaced with a more modern looking vinyl application.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANIS01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Vinyl floor tile	SF	600	\$3.53	\$2,118	\$2.50	\$1,500	\$3,618
Sand and finish hardwood flooring	SF	4,770	\$0.36	\$1,717	\$3.92	\$18,698	\$20,416
Allowance for abatement of suspected ACM	SF	600	\$0.35	\$210	\$0.75	\$450	\$660
Project Totals:				\$4,045		\$20,648	\$24,694

Material/Labor Cost		\$24,694
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$14,666
General Contractor Mark Up at 20.0%	+	\$2,933
Construction Cost		\$17,599
Professional Fees at 16.0%	+	\$2,816
Total Project Cost		\$20,415

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Description

Project Number:	CHANIS02	Title:	REFINISH WALLS
Priority Sequence:	10		
Priority Class:	4		
Category Code:	IS2B	System:	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES

Building Code: CHAN
Building Name: CHANCELLORS RESIDENCE
Subclass/Savings: Not Applicable

Code Application: Not Applicable

Project Class: Capital Renewal
Project Date: 10/19/2009

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

Project Description

The interior walls are mostly painted and are well maintained. However, wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details
Facility Condition Analysis
Section Three
CHAN : CHANCELLORS RESIDENCE

Project Cost

Project Number: CHANIS02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	14,720	\$0.17	\$2,502	\$0.81	\$11,923	\$14,426
Project Totals:				\$2,502		\$11,923	\$14,426

Material/Labor Cost		\$14,426
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		\$8,637
General Contractor Mark Up at 20.0%	+	\$1,727
Construction Cost		\$10,364
Professional Fees at 16.0%	+	\$1,658
Total Project Cost		\$12,022

FACILITY CONDITION ANALYSIS

SECTION 4

**DRAWINGS
AND PROJECT LOCATIONS**

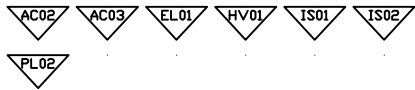
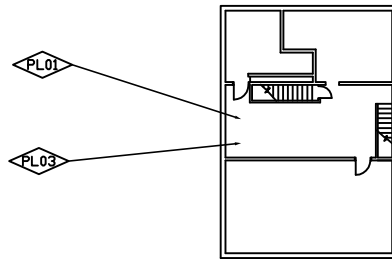
CHANCELLORS
RESIDENCE

BLDG NO. CHAN



FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



PROJECT NUMBER
APPLIES TO
ONE ROOM ONLY

PROJECT NUMBER
APPLIES TO
ONE ITEM ONLY

PROJECT NUMBER
APPLIES TO
ENTIRE BUILDING

PROJECT NUMBER
APPLIES TO
ENTIRE FLOOR

PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED

Date: 10/20/09

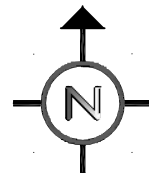
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Project No. 09-041

BASEMENT
FLOOR
PLAN

Sheet No.

1 of 3



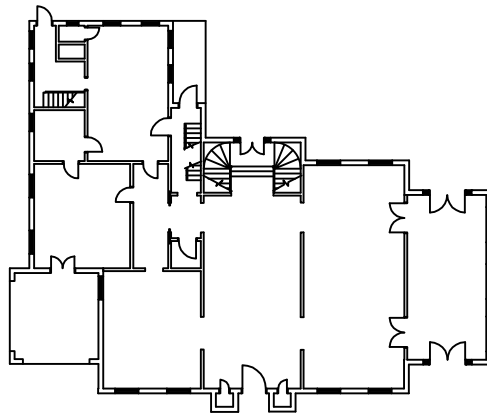
CHANCELLORS
RESIDENCE

BLDG NO. CHAN



FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



AC01

AC02

AC03

EL01

HV01

IS01

IS02

PL02

PROJECT NUMBER
APPLIES TO
ONE ROOM ONLY

PROJECT NUMBER
APPLIES TO
ONE ITEM ONLY

PROJECT NUMBER
APPLIES TO
ENTIRE BUILDING

PROJECT NUMBER
APPLIES TO
ENTIRE FLOOR

PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED

Date: 10/20/09

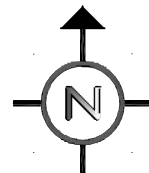
Drawn by: J.T.V.

Project No. 09-041

FIRST
FLOOR
PLAN

Sheet No.

2 of 3



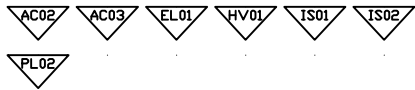
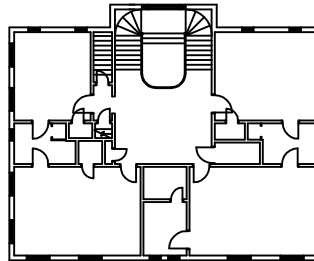
CHANCELLORS
RESIDENCE

BLDG NO. CHAN



FACILITY
CONDITION
ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376



PROJECT NUMBER
APPLIES TO
ONE ROOM ONLY

PROJECT NUMBER
APPLIES TO
ONE ITEM ONLY

PROJECT NUMBER
APPLIES TO
ENTIRE BUILDING

PROJECT NUMBER
APPLIES TO
ENTIRE FLOOR

PROJECT NUMBER
APPLIES TO A SITUATION
OF UNDEFINED EXTENTS

PROJECT NUMBER
APPLIES TO AREA
AS NOTED

Date: 10/20/09

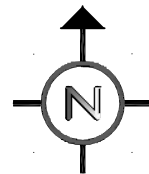
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Project No. 09-041

SECOND
FLOOR
PLAN

Sheet No.

3 of 3



FACILITY CONDITION ANALYSIS

SECTION 5

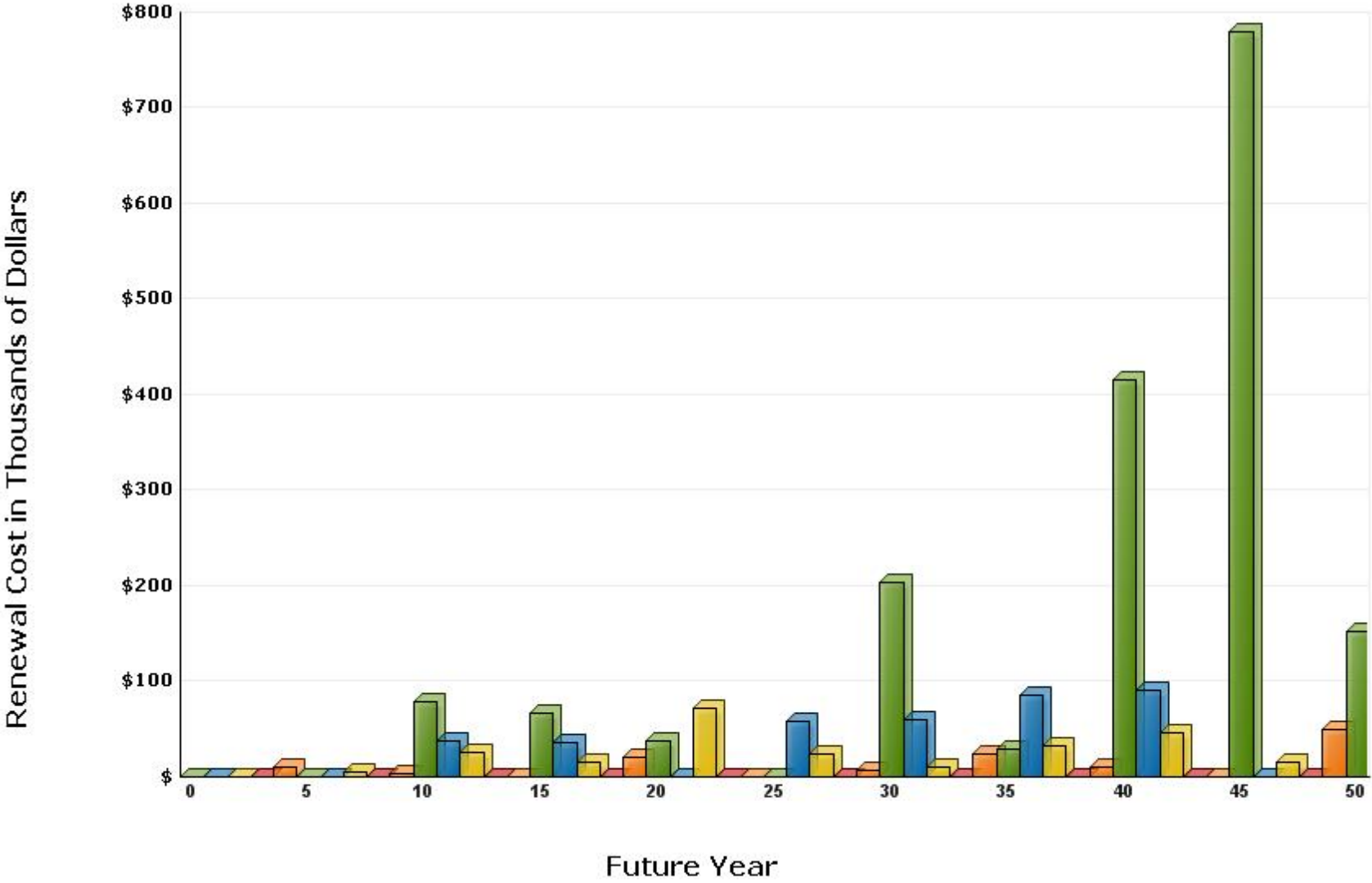
LIFE CYCLE MODEL SUMMARY
AND PROJECTIONS

Life Cycle Model
Building Component Summary
CHAN : CHANCELLORS RESIDENCE

Unifomat Code	Component Description	Qty	Units	Unit Cost	Complex Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	3,140	SF	\$1.30	.31	\$1,269	1948	10
B2020	CUSTOM AND HISTORICAL GLAZING	1,050	SF	\$143.39		\$150,562	1998	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	5	LEAF	\$4,311.24		\$21,556	1998	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	6	LEAF	\$2,863.29		\$17,180	1998	40
B3010	FIBERGLASS / ASPHALT SHINGLE ROOF	630	SF	\$6.13		\$3,861	1995	30
B3010	TILE ROOF	3,570	SF	\$19.15		\$68,352	1990	70
B3010	STANDARD METAL GUTTER SYSTEM	270	LF	\$9.80		\$2,646	1990	30
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	30	LEAF	\$783.68		\$23,510	1948	35
C1020	INTERIOR DOOR HARDWARE	30	EA	\$423.04		\$12,691	1948	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	14,720	SF	\$0.80		\$11,791	1948	10
C3020	VINYL FLOOR TILE	600	SF	\$6.59		\$3,953	1948	15
C3020	CERAMIC FLOOR TILE	600	SF	\$17.36		\$10,417	2003	20
C3020	HARDWOOD REPLACEMENT	4,770	SF	\$23.94		\$114,178	1948	50
C3020	SAND AND FINISH HARDWOOD FLOORING	4,770	SF	\$3.24		\$15,444	1948	15
C3030	PAINTED CEILING FINISH APPLICATION	5,960	SF	\$0.80		\$4,774	2000	15
D2010	PLUMBING FIXTURES - RESIDENTIAL	7,016	SF	\$1.97		\$13,833	2004	35
D2020	WATER PIPING - RESIDENTIAL	7,016	SF	\$1.42		\$9,995	2004	35
D2020	WATER HEATER (RES., ELEC.)	65	GAL	\$47.95		\$3,117	1997	10
D2030	DRAIN PIPING - RESIDENTIAL	3,508	SF	\$2.14		\$7,511	1948	40
D2030	DRAIN PIPING - RESIDENTIAL	3,508	SF	\$2.14		\$7,511	2004	40
D2030	SUMP PUMP SYS (2 PUMPS, CONTROLS)	1	SYS	\$8,276.49	.5	\$4,138	1980	20
D3050	SPLIT DX SYSTEM	4	TON	\$2,143.89		\$8,576	2004	15
D3050	SPLIT DX SYSTEM	5	TON	\$2,143.89		\$10,719	2005	15
D3050	SPLIT DX SYSTEM	4	TON	\$2,143.89		\$8,576	1997	15
D5010	ELECTRICAL SYSTEM - RESIDENTIAL	7,016	SF	\$4.69		\$32,905	1980	50
D5020	LIGHTING - RESIDENTIAL	7,016	SF	\$3.13		\$21,987	2004	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	7,016	SF	\$2.61		\$18,344	2004	15
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	1	LOT	\$5,940.22		<u>\$5,940</u>	2005	20
						\$615,337		

Life Cycle Model Expenditure Projections

CHAN : CHANCELLORS RESIDENCE



Average Annual Renewal Cost Per SqFt \$2.57

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

**Photo Log - Facility Condition
Analysis
CHAN : CHANCELLORS RESIDENCE**

Photo ID No	Description	Location	Date
CHAN001a	Hardwood floors throughout residence	Second floor	9/15/2009
CHAN001e	Water supply piping	Attic area	9/15/2009
CHAN002a	Stairwell needing additional wall rail	Main staircase to second floor	9/15/2009
CHAN002e	Air handling equipment	Attic area	9/15/2009
CHAN003a	Hardwood floors, painted walls, and stippled ceilings	First floor, foyer	9/15/2009
CHAN003e	Drain piping	Attic area	9/15/2009
CHAN004a	Staircase needing additional handrails	Stairs to the basement	9/15/2009
CHAN004e	Water closet	Second floor, restroom	9/15/2009
CHAN005a	Nine-inch asbestos floor tile	Basement	9/15/2009
CHAN005e	Lavatory	Second floor, restroom	9/15/2009
CHAN006a	Brick masonry facade with dual-pane windows	Rear of kitchen pantry / laundry area	9/15/2009
CHAN006e	Water closet	Second floor, restroom	9/15/2009
CHAN007a	Asphalt shingle roof and brick masonry facade	Garage	9/15/2009
CHAN007e	Secondary electrical panel	Second floor, stairway	9/15/2009
CHAN008a	Brick masonry facade, dual-pane windows, and clay tile roof	Rear of residence south side	9/15/2009
CHAN008e	Interior lighting	First floor, sunroom	9/15/2009
CHAN009a	Exterior steps needing handrails	Florida room	9/15/2009
CHAN009e	Interior lighting and fire alarm device	First floor, living room	9/15/2009
CHAN010a	Exterior steps needing handrails	Kitchen steps and steps leading to patio	9/15/2009
CHAN010e	Kitchen hood exhaust	First floor, kitchen	9/15/2009
CHAN011a	Brick masonry facade, dual-pane windows, and clay tile roof	Western side	9/15/2009
CHAN011e	Dishwasher	First floor, kitchen	9/15/2009
CHAN012a	Exterior steps needing handrails	Western side	9/15/2009
CHAN012e	Stoves	First floor, kitchen	9/15/2009
CHAN013a	Brick masonry facade, dual-pane windows, and clay tile roof	Southern side	9/15/2009
CHAN013e	Control devices	First floor, mud room	9/15/2009
CHAN014a	Wheelchair ramp needing proper handrails	Eastern side	9/15/2009
CHAN014e	Fire alarm panel	Basement, mechanical room	9/15/2009
CHAN015a	Brick masonry facade, dual-pane windows, and clay tile roof	Eastern side	9/15/2009
CHAN015e	Electrical panels	Basement, mechanical room	9/15/2009

**Photo Log - Facility Condition
Analysis
CHAN : CHANCELLORS RESIDENCE**

Photo ID No	Description	Location	Date
CHAN016e	Lavatory	Basement, laundry area	9/15/2009
CHAN017e	Water heater	Basement, storage area	9/15/2009
CHAN018e	Sump pump	Basement, storage area	9/15/2009
CHAN019e	Air handling equipment	Basement, storage area	9/15/2009
CHAN020e	Sump pump	Basement, storage area	9/15/2009
CHAN021e	Drain piping	Basement, storage area	9/15/2009
CHAN022e	Secondary electrical panel	Garage	9/15/2009
CHAN023e	Exterior lighting	Exterior	9/15/2009
CHAN024e	Exterior lighting	Exterior	9/15/2009
CHAN025e	Exterior lighting	Exterior	9/15/2009

Facility Condition Analysis - Photo Log



CHAN001A.jpg



CHAN001E.jpg



CHAN002A.jpg



CHAN002E.jpg



CHAN003A.jpg



CHAN003E.jpg



CHAN004A.jpg



CHAN004E.jpg



CHAN005A.jpg



CHAN005E.jpg



CHAN006A.jpg



CHAN006E.jpg



CHAN007A.jpg



CHAN007E.jpg



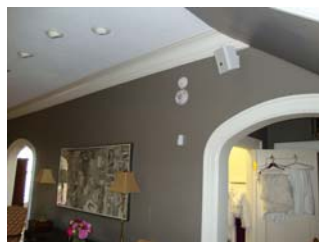
CHAN008A.jpg



CHAN008E.jpg



CHAN009A.jpg



CHAN009E.jpg



CHAN010A.jpg



CHAN010E.jpg

Facility Condition Analysis - Photo Log



CHAN011A.jpg



CHAN011E.jpg



CHAN012A.jpg



CHAN012E.jpg



CHAN013A.jpg



CHAN013E.jpg



CHAN014A.jpg



CHAN014E.jpg



CHAN015A.jpg



CHAN015E.jpg



CHAN016E.jpg



CHAN017E.jpg



CHAN018E.jpg



CHAN019E.jpg



CHAN020E.jpg



CHAN021E.jpg



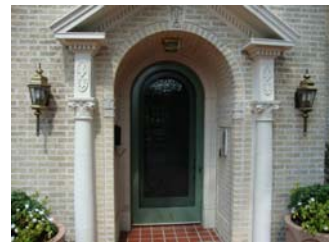
CHAN022E.jpg



CHAN023E.jpg



CHAN024E.jpg



CHAN025E.jpg