EAST CAROLINA UNIVERSITY

HUMAN RESOURCES

ASSET CODE: HUMA

FACILITY CONDITION ANALYSIS

DECEMBER 22, 2009

ISES CORPORATION

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FACILITY CONDITION ANALYSIS

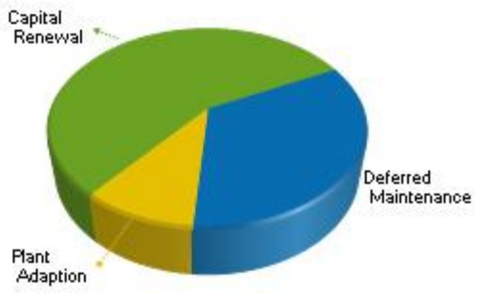
SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - HUMAN RESOURCES

Building Code: HUMA
Building Name: HUMAN RESOURCES
Year Built: 1973
Building Use: Office / Administrative
Square Feet: 12,250

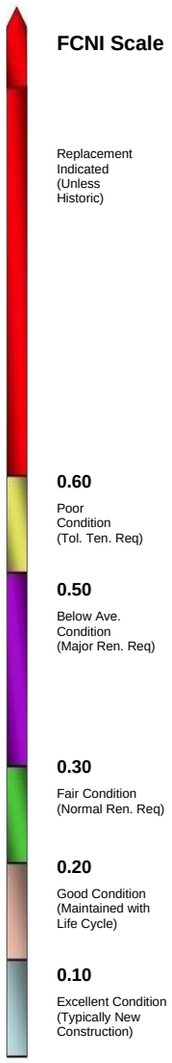
PROJECT COSTS BY CLASSIFICATION



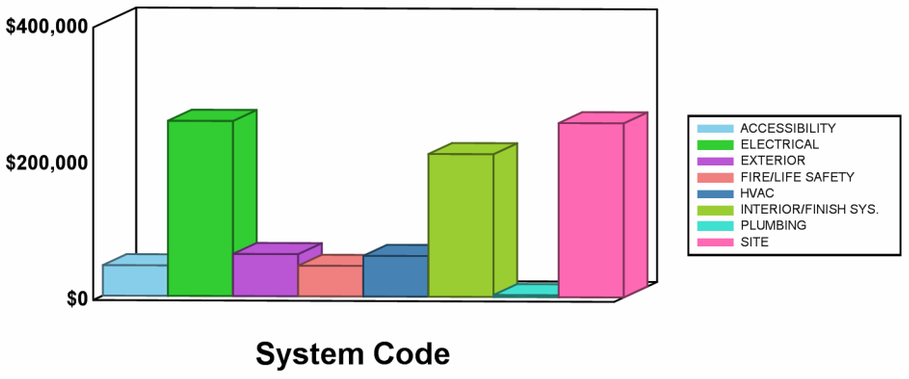
Project Costs by Priority

Priority 1:	$12,003
Priority 2:	$42,942
Priority 3:	$633,312
Priority 4:	$247,414
Total Project Costs:	**$935,671**
Facility Replacement Cost:	**$3,254,000**

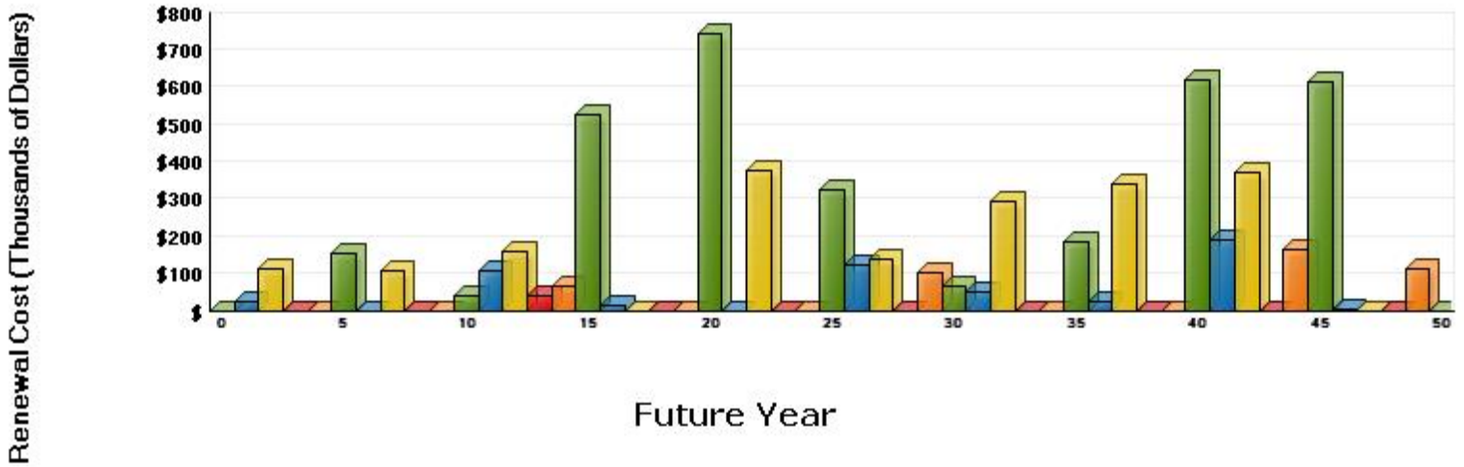
Facility Condition Needs Index (FCNI): **0.29**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $4.68

B. ASSET SUMMARY

The Human Resources building was reportedly constructed in 1973 (with one subsequent addition of unknown date) and is located on the far northern section of the main East Carolina University campus in a commercial municipal area. This modern style building has a brick masonry exterior with architectural concrete spandrel panels. It contains approximately 12,250 square feet of area over two levels of office and support space. The reinforced cast-in-place concrete foundation supports a structural steel superstructure. The floor systems are corrugated metal deck and cast-in-place lightweight concrete applications.

The information for this report was gathered during a site visit that concluded on September 17, 2009.

SITE

The building sits on a gently sloped parcel of land in an urban commercial and campus setting. Landscaping consists of ornamental planting beds, shrubbery, specimen trees, and areas of turf. Vehicular access is from the east and west. Parking is on the south side of the building in a lot shared by several adjacent buildings. This paving is in fair condition and will need moderate upgrades, including sealcoating and new graphics. There are ADA compliant parking spaces, and a defined pedestrian walkway and ramp structure leads to a sidewalk system that serves the primary entrances.

There is evidence of poorly draining stormwater runoff along the west side of the building. The elevated adjacent building and lack of fully functioning drainage system along the base of the wall leaves the probability of water entering the first floor during extreme weather events. The installation of an in-ground stormwater collection system along this wall is recommended to protect the building interior. Landscaping and turf areas will need to be restored as a part of the work.

EXTERIOR STRUCTURE

Brick masonry veneer is the primary exterior finish, with complimentary architectural precast spandrel panels. While the brick is fundamentally sound, exposure to the elements has caused some deterioration of the mortar joints and expansion joints. Also, the architectural precast concrete exterior has become visibly soiled, and the construction sealant joints are failing. Cleaning, surface preparation, selective repairs, and applied finish or penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

The fenestrations include fixed metal windows with single and insulated pane glazing units and integrated metal-framed glass storefront doors. In general, the in-place fenestration systems are performing adequately, consistent with their in-place age and service use, with no major signs of deterioration evident. Periodic cleaning, finish renewals and routine maintenance appropriate to the various components should assure continued life cycle performance throughout the end of the review period. However, a portion of the windows have not been upgraded to thermal pane units. It is recommended that these single-pane, aluminum-framed window wall applications be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the

windowsills and trim may also be necessary. Of particular note is the remaining full height, single-pane glazing units in the stairway landing area, where the glazing does not appear to meet modern building requirements for safety glazing. Near-term replacement is highly recommended.

The flat roof has a fully adhered, single-ply, .045 mil EPDM roof membrane that was recently installed and is currently in relatively good condition. The membrane system is expected to perform consistent with its life cycle through the end of the current review period. Interim inspections and routine maintenance of flashings, parapets, coping caps, sealants, and other components will be required to achieve the full effective useful life of the roofing system.

INTERIOR FINISHES / SYSTEMS

Interior ceiling, wall, and floor finish applications vary in age, type, and condition. The predominant interior finish systems include suspended acoustical tile ceilings, painted gypsum board ceilings, painted walls, exposed brick masonry walls, ceramic tile wainscoting, vinyl and ceramic tile flooring, and carpeting. Ongoing finish renewals based on effective useful life cycles are necessary to maintain a quality institutional interior building environment. Finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Interior doors are typically solid core stained and / or painted wood in painted hollow metal frames. They are equipped with upgraded hardware, including ADA compliant lever action locksets that are in good working order and appearance. No upgrade is deemed necessary at this time.

While the eastern single occupancy restrooms have been upgraded for ADA access, the western stair tower restroom fixtures and finishes are mostly original to the year of construction and do not meet current ADA standards. These fixtures are sound but aged and inefficient, and the finishes are outdated. A comprehensive restroom renovation at this location including new fixtures, finishes, partitions, and accessories is recommended.

ACCESSIBILITY

The building has adjacent accessible parking areas that are generally compliant with applicable ADA standards. Access to the primary building entry is via concrete sidewalks and accessible ramps. One passenger elevator provides access to the various levels. The interior accessible routes generally have wall-mounted informational and directional signage that is ADA compliant. The publicly accessible single occupancy restrooms on the eastern end of each floor are generally compliant with current ADA standards, providing accessible fixtures and accessories and adequate wheelchair maneuvering areas, room layouts, and entry doors. However, several additional upgrades are recommended to improve accessibility.

Building amenities are required to be generally accessible to all persons. The configurations of the second floor employee break room kitchenette area and the available drinking fountains are barriers to accessibility. The installation of wheelchair accessible kitchenette cabinetry and refrigerated, dual level drinking fountains is recommended where applicable.

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition,

guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread / riser angle). The finishes on the stairs have deteriorated or are otherwise unsafe. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing and finish upgrades.

HEALTH

No health related issues were observed or reported by facility personnel at the time of the on-site review for this building. Therefore, no recommendations or assessment comment is included in this report.

FIRE / LIFE SAFETY

The facility appears to have adequate and reasonable egress paths consistent with its age and compliance with building codes at the time of construction / renovation. No apparent building egress deficiencies or obstructed egress pathways were observed during the limited on-site review of the building.

Structural fire separations are not maintained according to code requirements for new construction in many areas of this facility. In particular, the IT and electrical closets and the mechanical rooms are not fully enclosed with rated wall / ceiling assemblies. Moderate structural separation repairs and intumescent passive firestopping should be accomplished promptly.

The vertical roof access ladder lacks OSHA compliant safety features and clearances that provide safe passage by service personnel. Install a new ladder assembly and roof transfer extension device to promote user safety and limit liability.

This facility is protected by a multizone central fire alarm system. The devices for this system include manual pull stations, audible / visible devices, and smoke detectors. Visible strobe coverage is generally very good, and includes restrooms 241 and 242, but has not yet been extended to the other six. The fire alarm control panel is located in electrical closet 128. The panel is a Simplex 2001, which has been obsolete for some time. Near-term replacement of the panel and update of the system to a current addressable point type is recommended.

This facility is not served by an automatic sprinkler system. However, manual, dry-chemical fire extinguishers are available to provide fire suppression. Exit signs are LED illuminated and have battery backup power. Emergency egress lighting is available through unitary fixtures with battery backup power. These lighting systems are adequate and in good condition. No projects are recommended at this time.

HVAC

HVAC systems for the building include packaged types and split systems. The packaged rooftop units use DX cooling and electric heat. Manufactured in 2004, these units are in good working order. However, it should be anticipated that they will require normal life cycle replacement near the end of the period of this report. Split systems also serve the facility. Most of these units use DX cooling and natural gas heat. One of the two remaining systems provides cooling only. The other provides DX cooling and

electric heating. Condensing units for all but one of the split systems are near or beyond their expected service lives and are recommended for replacement. The one remaining unit was manufactured in 2008 and is not likely to require replacement during the purview of this report. Exhaust fans are expected to remain serviceable through the foreseeable future with only normal maintenance and component replacements.

ELECTRICAL

The main distribution panel for the electrical distribution system was manufactured by Federal Pacific Electric (FPE) and is rated for 600 amp service. The distribution network supplies 120/208 volt power throughout, using sub-panels that were also manufactured predominantly by FPE. The electrical devices in this facility are aged and, for continued safe and reliable operation, should be replaced. Proposed projects provide for replacement of the main and secondary distribution systems.

The interior spaces of this facility are illuminated primarily by lay-in fluorescent fixtures. As a result of selective retrofits and area renovations, both T12 and T8 lamp types are in use. Lighting color values differ in some areas, but no instances of mixed types in any particular space were noted. Remaining T12 and retrofitted fixtures are approaching the end of their service lives. A general interior lighting upgrade is recommended, and should include the replacement of all T12 and retrofitted fixtures. Specify energy-efficient fixtures, and install occupancy sensors where possible. Exterior lighting is limited to a single HID fixture and illumination from other sources in the area. No exterior lighting projects are recommended at this time.

PLUMBING

Potable water is distributed throughout this facility using a copper piping network. Sanitary waste and stormwater piping is of cast-iron, bell-and-spigot construction. The piping is expected to remain serviceable through the purview of this report. However, there is no backflow prevention device present on the incoming water main. It is recommended that a backflow device be installed on the incoming line to protect against accidental contamination of the water distribution system.

Domestic water for this facility is heated by two electric, residential-grade water heaters that have served beyond their expected life cycles. To maintain a reliable source of hot water, it is recommended that they be replaced. However, no project has been prescribed due to the limited cost.

VERTICAL TRANSPORTATION

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

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

C. INSPECTION TEAM DATA

DATE OF INSPECTION: September 17, 2009

INSPECTION TEAM PERSONNEL:

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

FACILITY CONTACTS:

NAME	POSITION
William Bagwell	Associate Vice Chancellor, Campus Operations

REPORT DEVELOPMENT:

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

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

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

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

1. REPORT DESCRIPTION

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

Section 2: Detailed Project Summaries and Totals

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

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

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

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

Section 5: Life Cycle Model Summary and Projections

Section 6: Photographic Log

2. PROJECT CLASSIFICATION

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

B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.

C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

3. PROJECT SUBCLASS TYPE

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

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

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

Example:

PRIORITY CLASS 1

CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	0001HV04	01
PL1D	0001PL02	02

PRIORITY CLASS 2

CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	0001IS06	03
EL4C	0001EL03	04

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

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:
a. return a facility to normal operation
b. stop accelerated deterioration
c. correct a cited safety hazard

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:
a. intermittent interruptions
b. rapid deterioration
c. potential safety hazards

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

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

PRIORITY 4 - Recommended (Years Six to Ten)

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

6. COST SUMMARIES AND TOTALS

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

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

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

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

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

Example:

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

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

8. PHOTO NUMBER (Shown in Section 6)

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

Example: 0001006e

Building Number	Photo Sequence	Arch / Eng / VT
0001	006	e

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

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

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

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

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

Refer to the following Category Code Report.

Example: Category Code = EL5A

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

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

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

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

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

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

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

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

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

FACILITY CONDITION ANALYSIS

SECTION 2

DETAILED PROJECT SUMMARIES AND TOTALS

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

HUMA : HUMAN RESOURCES

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	44,719	44,719
EL	ELECTRICAL	0	0	166,457	90,535	256,992
ES	EXTERIOR	0	0	61,877	0	61,877
FS	FIRE/LIFE SAFETY	12,003	32,856	0	0	44,859
HV	HVAC	0	0	0	59,730	59,730
IS	INTERIOR/FINISH SYS.	0	0	157,050	52,430	209,479
PL	PLUMBING	0	2,536	0	0	2,536
SI	SITE	0	7,551	247,928	0	255,479
	TOTALS	12,003	42,942	633,312	247,414	935,671

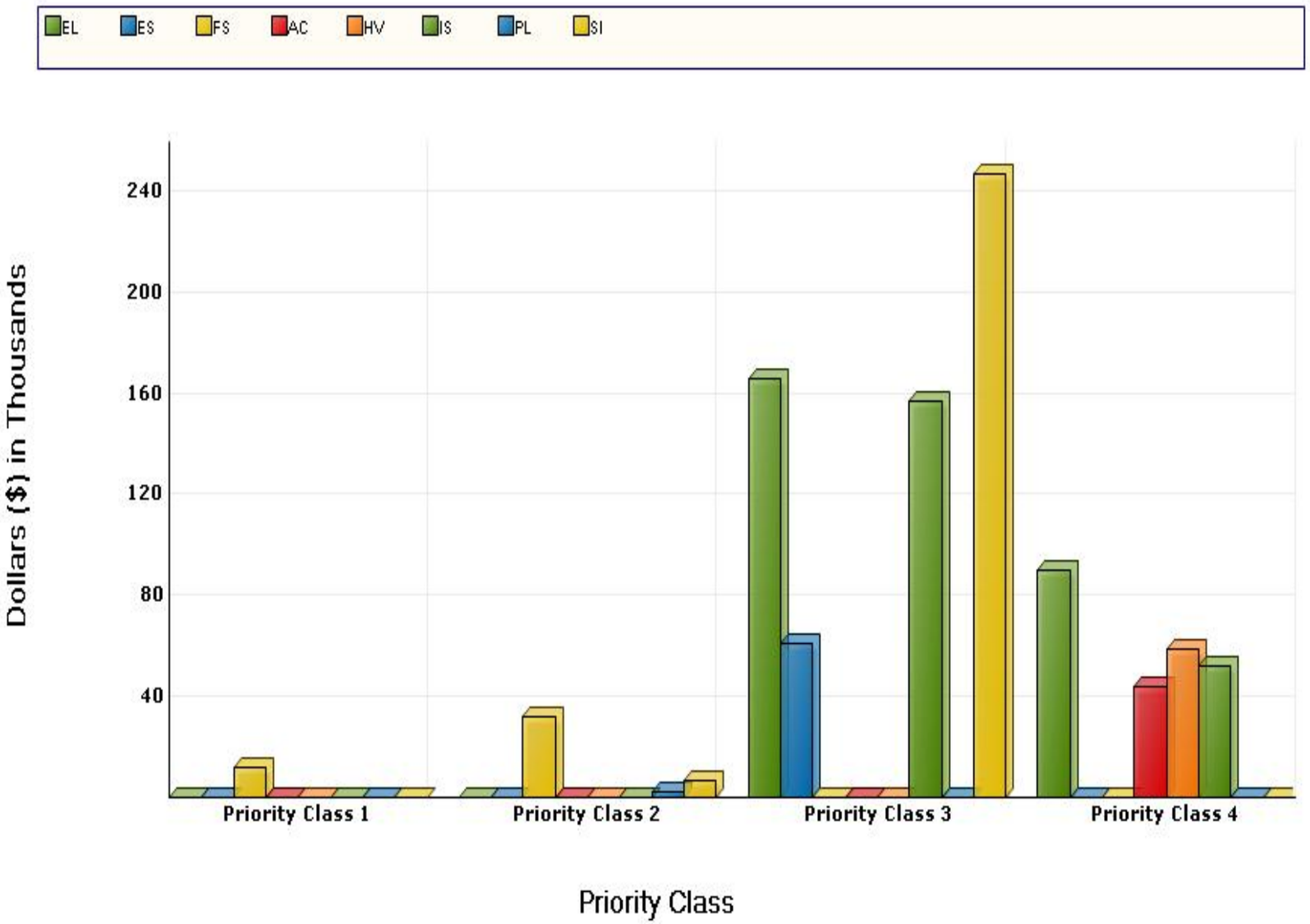
Facility Replacement Cost	$3,254,000
Facility Condition Needs Index	0.29

Gross Square Feet	12,250	**Total Cost Per Square Foot**	$76.38

FACILITY CONDITION ANALYSIS

System Code by Priority Class

HUMA : HUMAN RESOURCES



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
HUMA : HUMAN RESOURCES

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	44,719	44,719
EL	ELECTRICAL	256,992	0	0	256,992
ES	EXTERIOR	42,523	19,355	0	61,877
FS	FIRE/LIFE SAFETY	0	0	44,859	44,859
HV	HVAC	59,730	0	0	59,730
IS	INTERIOR/FINISH SYS.	169,747	39,733	0	209,479
PL	PLUMBING	0	0	2,536	2,536
SI	SITE	0	255,479	0	255,479
	TOTALS	528,991	314,566	92,113	935,671

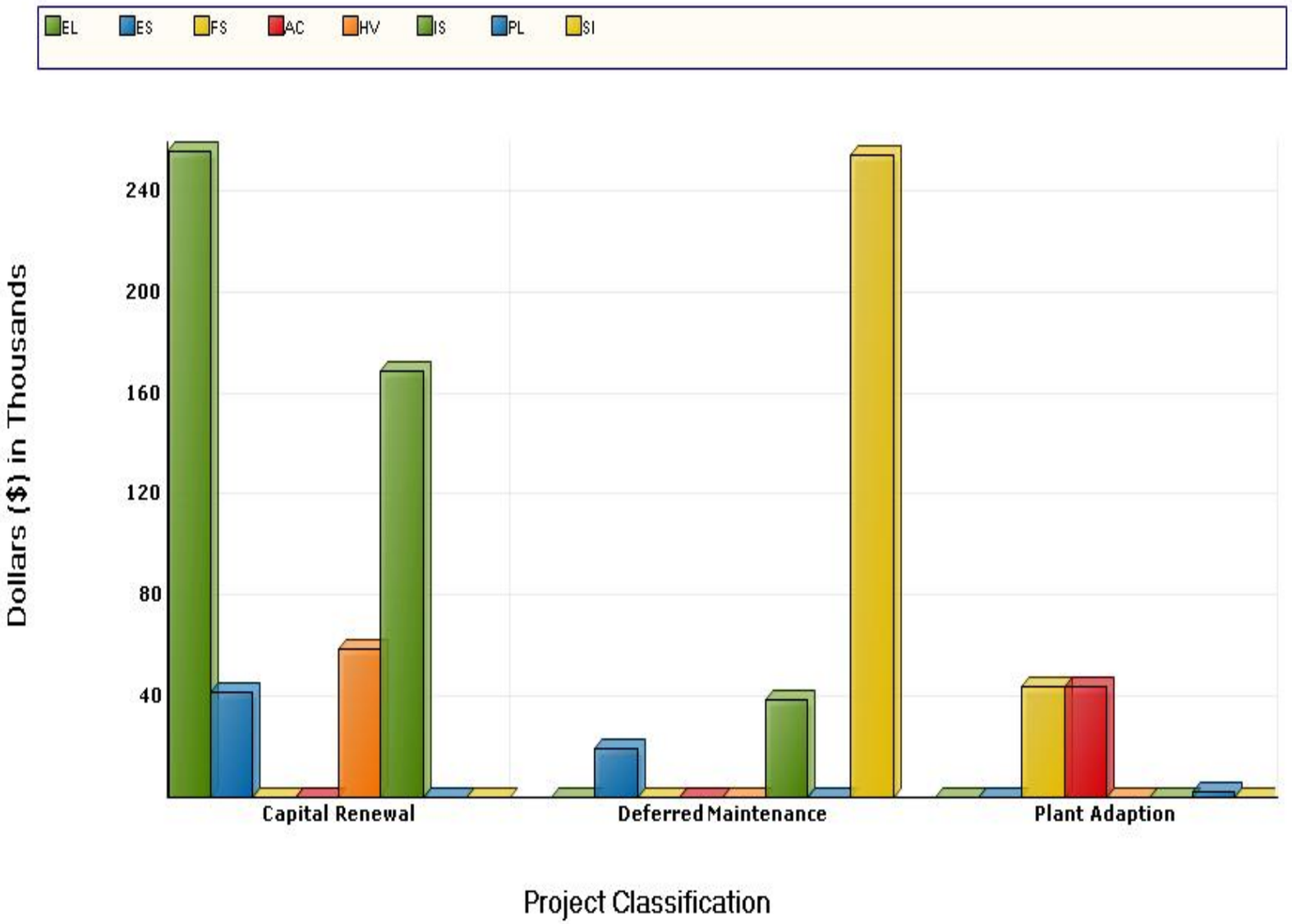
Facility Replacement Cost	$3,254,000
Facility Condition Needs Index	0.29

Gross Square Feet	12,250	**Total Cost Per Square Foot**	$76.38

FACILITY CONDITION ANALYSIS

System Code by Project Class

HUMA : HUMAN RESOURCES



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
HUMA : HUMAN RESOURCES

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	326,296	202,695	528,991
Deferred Maintenance	0	7,551	307,016	0	314,566
Plant Adaption	12,003	35,391	0	44,719	92,113
TOTALS	12,003	42,942	633,312	247,414	935,671

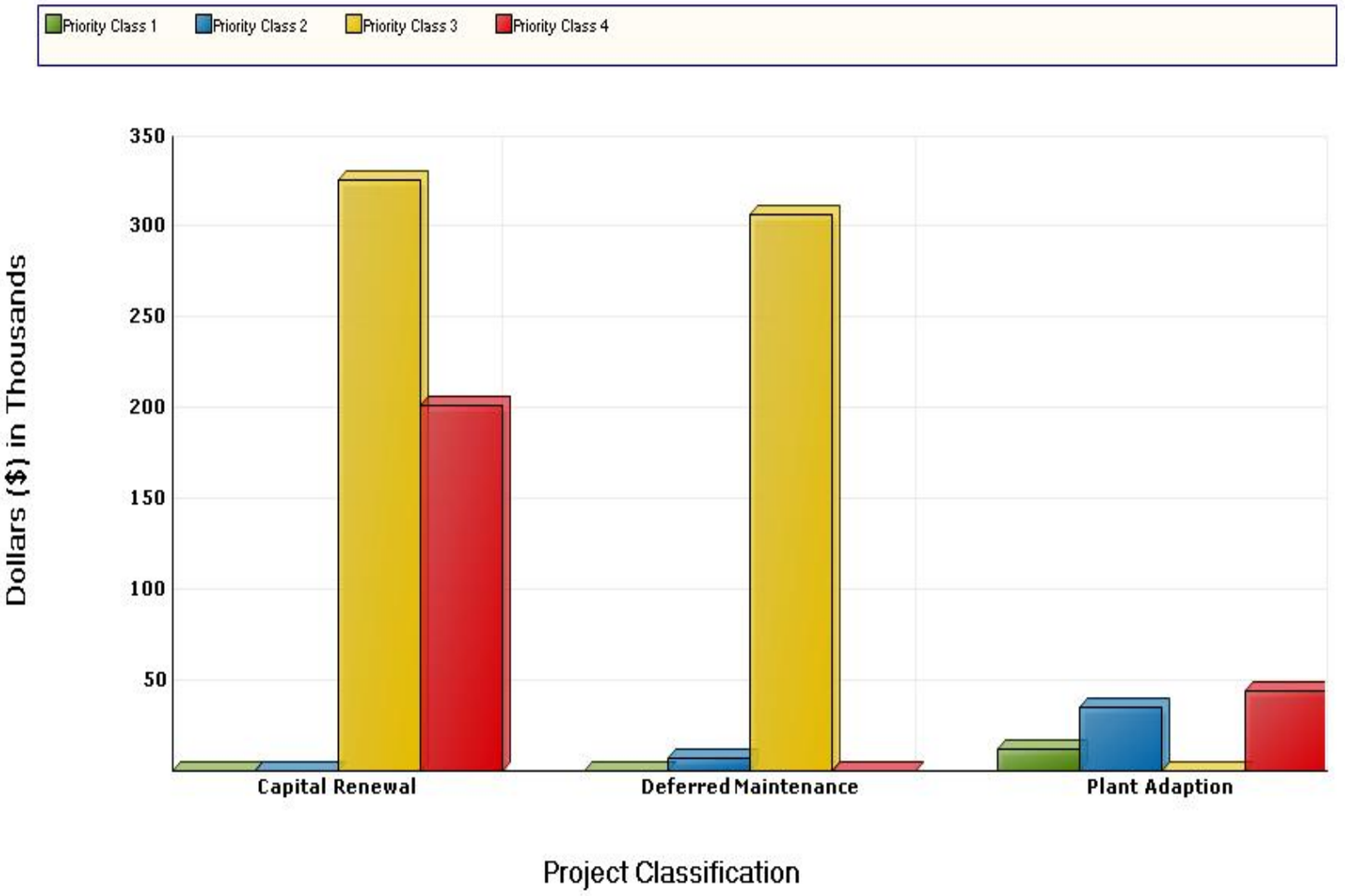
Facility Replacement Cost	$3,254,000
Facility Condition Needs Index	0.29

Gross Square Feet	12,250	**Total Cost Per Square Foot**	$76.38

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

HUMA : HUMAN RESOURCES



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

HUMA : HUMAN RESOURCES

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5C	HUMAFS01	1	1	ELIMINATE FIRE RATING COMPROMISES	8,240	1,318	9,558
FS5A	HUMAFS02	1	2	SAFETY IMPROVEMENTS TO INTERIOR ACCESS LADDER TO ROOF	2,108	337	2,445
				Totals for Priority Class 1	**10,348**	**1,656**	**12,003**
FS2A	HUMAFS03	2	3	FIRE ALARM SYSTEM REPLACEMENT	28,324	4,532	32,856
PL1I	HUMAPL01	2	4	BACKFLOW PREVENTER INSTALLATION	2,186	350	2,536
SI2A	HUMASI01	2	5	SITE DRAINAGE AND LANDSCAPING UPGRADE	6,509	1,041	7,551
				Totals for Priority Class 2	**37,019**	**5,923**	**42,942**
ES2B	HUMAES01	3	6	RESTORE BRICK VENEER	14,189	2,270	16,459
ES2B	HUMAES02	3	7	RESTORE ARCHITECTURAL CONCRETE FINISH	2,496	399	2,896
ES5B	HUMAES03	3	8	PARTIAL WINDOW WALL REPLACEMENT	36,657	5,865	42,523
EL2A	HUMAEL01	3	9	REPLACE 120/208 VOLT SWITCHGEAR	16,058	2,569	18,627
EL3B	HUMAEL03	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	127,439	20,390	147,829
IS6D	HUMAIS04	3	11	RESTROOM RENOVATION	34,252	5,480	39,733
IS1A	HUMAIS01	3	12	REFINISH FLOORING	82,851	13,256	96,107
IS2B	HUMAIS02	3	13	REFINISH WALLS	18,285	2,926	21,210
SI4A	HUMASI02	3	14	SITE PAVING UPGRADES	213,731	34,197	247,928
				Totals for Priority Class 3	**545,958**	**87,353**	**633,312**
AC4A	HUMAAC01	4	15	INTERIOR AMENITY ACCESSIBILITY UPGRADES	17,270	2,763	20,034
AC3B	HUMAAC02	4	16	STAIR SAFETY UPGRADES	21,280	3,405	24,685
HV3A	HUMAHV01	4	17	REPLACE UNITARY HVAC SYSTEMS	51,492	8,239	59,730
EL4B	HUMAEL02	4	18	INTERIOR LIGHTING UPGRADE	78,048	12,488	90,535
IS3B	HUMAIS03	4	19	REFINISH CEILINGS	45,198	7,232	52,430
				Totals for Priority Class 4	**213,288**	**34,126**	**247,414**
				Grand Total:	**806,613**	**129,058**	**935,671**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

HUMA : HUMAN RESOURCES

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5C	HUMAFS01	1	1	ELIMINATE FIRE RATING COMPROMISES	8,240	1,318	9,558
FS5A	HUMAFS02	1	2	SAFETY IMPROVEMENTS TO INTERIOR ACCESS LADDER TO ROOF	2,108	337	2,445
				Totals for Priority Class 1	**10,348**	**1,656**	**12,003**
SI2A	HUMASI01	2	5	SITE DRAINAGE AND LANDSCAPING UPGRADE	6,509	1,041	7,551
FS2A	HUMAFS03	2	3	FIRE ALARM SYSTEM REPLACEMENT	28,324	4,532	32,856
PL1I	HUMAPL01	2	4	BACKFLOW PREVENTER INSTALLATION	2,186	350	2,536
				Totals for Priority Class 2	**37,019**	**5,923**	**42,942**
ES2B	HUMAES01	3	6	RESTORE BRICK VENEER	14,189	2,270	16,459
ES2B	HUMAES02	3	7	RESTORE ARCHITECTURAL CONCRETE FINISH	2,496	399	2,896
ES5B	HUMAES03	3	8	PARTIAL WINDOW WALL REPLACEMENT	36,657	5,865	42,523
IS1A	HUMAIS01	3	12	REFINISH FLOORING	82,851	13,256	96,107
IS2B	HUMAIS02	3	13	REFINISH WALLS	18,285	2,926	21,210
IS6D	HUMAIS04	3	11	RESTROOM RENOVATION	34,252	5,480	39,733
EL2A	HUMAEL01	3	9	REPLACE 120/208 VOLT SWITCHGEAR	16,058	2,569	18,627
				Totals for Priority Class 3	**204,788**	**32,766**	**237,554**
AC4A	HUMAAC01	4	15	INTERIOR AMENITY ACCESSIBILITY UPGRADES	17,270	2,763	20,034
AC3B	HUMAAC02	4	16	STAIR SAFETY UPGRADES	21,280	3,405	24,685
IS3B	HUMAIS03	4	19	REFINISH CEILINGS	45,198	7,232	52,430
HV3A	HUMAHV01	4	17	REPLACE UNITARY HVAC SYSTEMS	51,492	8,239	59,730
EL4B	HUMAEL02	4	18	INTERIOR LIGHTING UPGRADE	78,048	12,488	90,535
				Totals for Priority Class 4	**213,288**	**34,126**	**247,414**
				Grand Totals for Projects < 100,000	**465,443**	**74,471**	**539,914**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

HUMA : HUMAN RESOURCES

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
SI4A	HUMASI02	3	14	SITE PAVING UPGRADES	213,731	34,197	247,928
EL3B	HUMAEL03	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	127,439	20,390	147,829
				Totals for Priority Class 3	**341,170**	**54,587**	**395,757**
				Grand Totals for Projects >= 100,000 and < 500,000	**341,170**	**54,587**	**395,757**
				Grand Totals For All Projects:	**806,613**	**129,058**	**935,671**

Detailed Project Summary

Facility Condition Analysis

Project Classification

HUMA : HUMAN RESOURCES

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES5B	HUMAES03	8	Capital Renewal	3	PARTIAL WINDOW WALL REPLACEMENT	42,523
EL2A	HUMAEL01	9	Capital Renewal	3	REPLACE 120/208 VOLT SWITCHGEAR	18,627
EL3B	HUMAEL03	10	Capital Renewal	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	147,829
IS1A	HUMAIS01	12	Capital Renewal	3	REFINISH FLOORING	96,107
IS2B	HUMAIS02	13	Capital Renewal	3	REFINISH WALLS	21,210
HV3A	HUMAHV01	17	Capital Renewal	4	REPLACE UNITARY HVAC SYSTEMS	59,730
EL4B	HUMAEL02	18	Capital Renewal	4	INTERIOR LIGHTING UPGRADE	90,535
IS3B	HUMAIS03	19	Capital Renewal	4	REFINISH CEILINGS	52,430
					Totals for Capital Renewal	**528,991**
SI2A	HUMASI01	5	Deferred Maintenance	2	SITE DRAINAGE AND LANDSCAPING UPGRADE	7,551
ES2B	HUMAES01	6	Deferred Maintenance	3	RESTORE BRICK VENEER	16,459
ES2B	HUMAES02	7	Deferred Maintenance	3	RESTORE ARCHITECTURAL CONCRETE FINISH	2,896
IS6D	HUMAIS04	11	Deferred Maintenance	3	RESTROOM RENOVATION	39,733
SI4A	HUMASI02	14	Deferred Maintenance	3	SITE PAVING UPGRADES	247,928
					Totals for Deferred Maintenance	**314,566**
FS5C	HUMAFS01	1	Plant Adaption	1	ELIMINATE FIRE RATING COMPROMISES	9,558
FS5A	HUMAFS02	2	Plant Adaption	1	SAFETY IMPROVEMENTS TO INTERIOR ACCESS LADDER TO ROOF	2,445
FS2A	HUMAFS03	3	Plant Adaption	2	FIRE ALARM SYSTEM REPLACEMENT	32,856
PL1I	HUMAPL01	4	Plant Adaption	2	BACKFLOW PREVENTER INSTALLATION	2,536
AC4A	HUMAAC01	15	Plant Adaption	4	INTERIOR AMENITY ACCESSIBILITY UPGRADES	20,034
AC3B	HUMAAC02	16	Plant Adaption	4	STAIR SAFETY UPGRADES	24,685
					Totals for Plant Adaption	**92,113**
					Grand Total:	**935,671**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

HUMA : HUMAN RESOURCES

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES5B	HUMAES03	3	8	PARTIAL WINDOW WALL REPLACEMENT	42,523	100	425.23
				Totals for Priority Class 3	**42,523**	**100**	**425.23**
EL4B	HUMAEL02	4	18	INTERIOR LIGHTING UPGRADE	90,535	3,750	24.14
				Totals for Priority Class 4	**90,535**	**3,750**	**24.14**
				Grand Total:	**133,058**	**3,850**	**34.56**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

HUMA : HUMAN RESOURCES

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	HUMAAC01	4	15	INTERIOR AMENITY ACCESSIBILITY UPGRADES	17,270	2,763	20,034
AC3B	HUMAAC02	4	16	STAIR SAFETY UPGRADES	21,280	3,405	24,685
				Totals for System Code: ACCESSIBILITY	**38,551**	**6,168**	**44,719**
EL2A	HUMAEL01	3	9	REPLACE 120/208 VOLT SWITCHGEAR	16,058	2,569	18,627
EL3B	HUMAEL03	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	127,439	20,390	147,829
EL4B	HUMAEL02	4	18	INTERIOR LIGHTING UPGRADE	78,048	12,488	90,535
				Totals for System Code: ELECTRICAL	**221,545**	**35,447**	**256,992**
ES2B	HUMAES01	3	6	RESTORE BRICK VENEER	14,189	2,270	16,459
ES2B	HUMAES02	3	7	RESTORE ARCHITECTURAL CONCRETE FINISH	2,496	399	2,896
ES5B	HUMAES03	3	8	PARTIAL WINDOW WALL REPLACEMENT	36,657	5,865	42,523
				Totals for System Code: EXTERIOR	**53,343**	**8,535**	**61,877**
FS5C	HUMAFS01	1	1	ELIMINATE FIRE RATING COMPROMISES	8,240	1,318	9,558
FS5A	HUMAFS02	1	2	SAFETY IMPROVEMENTS TO INTERIOR ACCESS LADDER TO ROOF	2,108	337	2,445
FS2A	HUMAFS03	2	3	FIRE ALARM SYSTEM REPLACEMENT	28,324	4,532	32,856
				Totals for System Code: FIRE/LIFE SAFETY	**38,671**	**6,187**	**44,859**
HV3A	HUMAHV01	4	17	REPLACE UNITARY HVAC SYSTEMS	51,492	8,239	59,730
				Totals for System Code: HVAC	**51,492**	**8,239**	**59,730**
IS6D	HUMAIS04	3	11	RESTROOM RENOVATION	34,252	5,480	39,733
IS1A	HUMAIS01	3	12	REFINISH FLOORING	82,851	13,256	96,107
IS2B	HUMAIS02	3	13	REFINISH WALLS	18,285	2,926	21,210
IS3B	HUMAIS03	4	19	REFINISH CEILINGS	45,198	7,232	52,430
				Totals for System Code: INTERIOR/FINISH SYS.	**180,586**	**28,894**	**209,479**
PL1I	HUMAPL01	2	4	BACKFLOW PREVENTER INSTALLATION	2,186	350	2,536
				Totals for System Code: PLUMBING	**2,186**	**350**	**2,536**
SI2A	HUMASI01	2	5	SITE DRAINAGE AND LANDSCAPING UPGRADE	6,509	1,041	7,551
SI4A	HUMASI02	3	14	SITE PAVING UPGRADES	213,731	34,197	247,928
				Totals for System Code: SITE	**220,240**	**35,238**	**255,479**
				Grand Total:	**806,613**	**129,058**	**935,671**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAFS01	**Title:**	ELIMINATE FIRE RATING COMPROMISES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5C	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	SEPARATION RATING
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 711.3		
Project Class:	Plant Adaption		
Project Date:	10/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

Structural fire separations are not maintained according to code requirements for new construction in many areas of this facility. In particular, the IT and electrical closets and the mechanical rooms are not fully enclosed with rated wall / ceiling assemblies. Moderate structural separation repairs and intumescent passive firestopping should be accomplished promptly.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAFS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Moderate passive firestopping and structural separation repairs	SF	1,200	$2.85	$3,420	$5.56	$6,672	$10,092
Project Totals:				**$3,420**		**$6,672**	**$10,092**

Material/Labor Cost		$10,092
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$6,867
General Contractor Mark Up at 20.0%	+	$1,373
Construction Cost		$8,240
Professional Fees at 16.0%	+	$1,318
Total Project Cost		**$9,558**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAFS02	**Title:**	SAFETY IMPROVEMENTS TO INTERIOR ACCESS LADDER TO ROOF
Priority Sequence:	2		
Priority Class:	1		
Category Code:	FS5A	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	DESIGNATION
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	OSHA 1910.27		
Project Class:	Plant Adaption		
Project Date:	10/2/2009		
Project Location:	Undefined: Floor(s) 2		

Project Description

The vertical roof access ladder lacks OSHA compliant safety features and clearances that provide safe passage by service personnel. Install a new ladder assembly and roof transfer extension device to promote user safety and limit liability.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAFS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Vertical roof access ladder	LF	14	$62.48	$875	$29.16	$408	$1,283
Roof ladder safety extension transfer device	EA	1	$585	$585	$150	$150	$735
Project Totals:				**$1,460**		**$558**	**$2,018**

Material/Labor Cost		$2,018
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,756
General Contractor Mark Up at 20.0%	+	$351
Construction Cost		$2,108
Professional Fees at 16.0%	+	$337
Total Project Cost		**$2,445**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAFS03	**Title:**	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	3		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL

Building Code:	HUMA
Building Name:	HUMAN RESOURCES
Subclass/Savings:	Not Applicable

Code Application:	ADAAG	702.1
	NFPA	1, 101

Project Class:	Plant Adaption
Project Date:	10/16/2009
Project Location:	Floor-wide: Floor(s) 1, 2

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAFS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	12,250	$1.46	$17,885	$0.89	$10,903	$28,788
Project Totals:				**$17,885**		**$10,903**	**$28,788**

Material/Labor Cost		$28,788
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$23,603
General Contractor Mark Up at 20.0%	+	$4,721
Construction Cost		$28,324
Professional Fees at 16.0%	+	$4,532
Total Project Cost		**$32,856**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAPL01	**Title:**	BACKFLOW PREVENTER INSTALLATION
Priority Sequence:	4		
Priority Class:	2		
Category Code:	PL1I	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	BACKFLOW PREVENTION
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	IPC 608		
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

There is no backflow preventer on the domestic water main. Install a backflow preventer assembly at the water main, including backflow preventer, isolation valves, and related piping. This will prevent cross-contamination between the building and the potable water supply.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Backflow preventer, isolation valves, piping, and miscellaneous materials	EA	1	$1,468	$1,468	$669	$669	$2,137
Project Totals:				**$1,468**		**$669**	**$2,137**

Material/Labor Cost		$2,137
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,821
General Contractor Mark Up at 20.0%	+	$364
Construction Cost		$2,186
Professional Fees at 16.0%	+	$350
Total Project Cost		**$2,536**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMASI01	**Title:**	SITE DRAINAGE AND LANDSCAPING UPGRADE
Priority Sequence:	5		
Priority Class:	2		
Category Code:	SI2A	**System:**	SITE
		Component:	LANDSCAPE
		Element:	GRADE/FLORA
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/2/2009		
Project Location:	Area Wide: Floor(s) 1		

Project Description

There is evidence of poorly draining stormwater runoff along the west side of the building. The elevated adjacent building and lack of fully functioning drainage system along the base of the wall leaves the probability of water entering the first floor during extreme weather events. The installation of an in-ground stormwater collection system along this wall is recommended to protect the building interior. Landscaping and turf areas will need to be restored as a part of the work.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMASI01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Landscaping materials planting soil, amendments, sand, fill, and sod	LOT	1	$1,041	$1,041	$1,999	$1,999	$3,041
In-ground stormwater collection and diversion system	LF	75	$25.00	$1,875	$38.00	$2,850	$4,725
Project Totals:				**$2,916**		**$4,849**	**$7,766**

Material/Labor Cost		$7,766
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$5,424
General Contractor Mark Up at 20.0%	+	$1,085
Construction Cost		$6,509
Professional Fees at 16.0%	+	$1,041
Total Project Cost		**$7,551**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAES01	**Title:**	RESTORE BRICK VENEER
Priority Sequence:	6		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/2/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Brick masonry veneer is the primary exterior finish, with complimentary architectural precast spandrel panels. While the brick is fundamentally sound, exposure to the elements has caused some deterioration of the mortar joints and expansion joints. Cleaning, surface preparation, selective repairs, and applied finish or penetrating sealant upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	8,640	$0.11	$950	$0.22	$1,901	$2,851
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	864	$2.45	$2,117	$4.99	$4,311	$6,428
Applied finish or sealant	SF	8,640	$0.22	$1,901	$0.82	$7,085	$8,986
Project Totals:				**$4,968**		**$13,297**	**$18,265**

Material/Labor Cost		$18,265
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$11,824
General Contractor Mark Up at 20.0%	+	$2,365
Construction Cost		$14,189
Professional Fees at 16.0%	+	$2,270
Total Project Cost		**$16,459**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAES02	**Title:**	RESTORE ARCHITECTURAL CONCRETE FINISH
Priority Sequence:	7		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/2/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The architectural precast concrete exterior has become visibly soiled, and the construction joints are failing. Cleaning, surface preparation, selective repairs, and applied finish upgrades are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	1,520	$0.11	$167	$0.22	$334	$502
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	152	$2.45	$372	$4.99	$758	$1,131
Applied finish or sealant	SF	1,520	$0.22	$334	$0.82	$1,246	$1,581
Project Totals:				**$874**		**$2,339**	**$3,213**

Material/Labor Cost		$3,213
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$2,080
General Contractor Mark Up at 20.0%	+	$416
Construction Cost		$2,496
Professional Fees at 16.0%	+	$399
Total Project Cost		**$2,896**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAES03	**Title:**	PARTIAL WINDOW WALL REPLACEMENT
Priority Sequence:	8		
Priority Class:	3		
Category Code:	ES5B	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Energy Conservation $100		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/2/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Portions of the windows have not been upgraded to thermal pane units. It is recommended that these single-pane, aluminum-framed window wall applications be upgraded to thermal-pane systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary. Of particular note is the remaining full height, single-pane glazing units in the stairway landing area, where the glazing does not appear to meet modern building requirements for safety glazing. Near-term replacement is highly recommended.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Typical standard glazing applications	SF	400	$57.27	$22,908	$36.45	$14,580	$37,488
Project Totals:				**$22,908**		**$14,580**	**$37,488**

Material/Labor Cost		$37,488
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$30,548
General Contractor Mark Up at 20.0%	+	$6,110
Construction Cost		$36,657
Professional Fees at 16.0%	+	$5,865
Total Project Cost		**$42,523**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAEL01	**Title:**	REPLACE 120/208 VOLT SWITCHGEAR
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL2A	**System:**	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 230		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

The 120/208 volt switchgear is recommended for replacement. The existing aged circuit breakers could serve as fire hazards should they fail to interrupt a circuit in an overload or short circuit condition. The switchgear should be replaced in its entirety. New switchgear components should include a ground fault main circuit breaker, digital metering for remote control / monitoring, and transient surge protection.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAEL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
120/208 V switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	600	$15.52	$9,312	$13.01	$7,806	$17,118
Project Totals:				**$9,312**		**$7,806**	**$17,118**

Material/Labor Cost		$17,118
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$13,382
General Contractor Mark Up at 20.0%	+	$2,676
Construction Cost		$16,058
Professional Fees at 16.0%	+	$2,569
Total Project Cost		**$18,627**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAEL03	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	10		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		

Code Application: NEC Articles 110, 210, 220, 230

Project Class: Capital Renewal

Project Date: 10/16/2009

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

Project Description

An upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAEL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	12,250	$4.88	$59,780	$7.32	$89,670	$149,450
Project Totals:				**$59,780**		**$89,670**	**$149,450**

Material/Labor Cost		$149,450
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$106,199
General Contractor Mark Up at 20.0%	+	$21,240
Construction Cost		$127,439
Professional Fees at 16.0%	+	$20,390
Total Project Cost		**$147,829**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAIS04	**Title:**	RESTROOM RENOVATION
Priority Sequence:	11		
Priority Class:	3		
Category Code:	IS6D	**System:**	INTERIOR/FINISH SYS.
		Component:	GENERAL
		Element:	OTHER
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

While the eastern single occupancy restrooms have been upgraded for ADA access, the western stair tower restroom fixtures and finishes are mostly original to the year of construction and do not meet current ADA standards. These fixtures are sound but aged and inefficient, and the finishes are outdated. A comprehensive restroom renovation at this location including new fixtures, finishes, partitions, and accessories is recommended.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAIS04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary (assumes 55 square feet of restroom area per fixture)	FIXT	10	$1,969	$19,690	$1,699	$16,990	$36,680
Project Totals:				**$19,690**		**$16,990**	**$36,680**

Material/Labor Cost		$36,680
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$28,544
General Contractor Mark Up at 20.0%	+	$5,709
Construction Cost		$34,252
Professional Fees at 16.0%	+	$5,480
Total Project Cost		**$39,733**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	12		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

The primary flooring in this building is carpet, with some vinyl and ceramic tile. Interior floor finish applications vary in age, type, and condition. Floor 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
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	9,920	$5.36	$53,171	$2.00	$19,840	$73,011
Vinyl floor tile	SF	1,100	$3.53	$3,883	$2.50	$2,750	$6,633
Project Totals:				**$57,054**		**$22,590**	**$79,644**

Material/Labor Cost		$79,644
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$69,042
General Contractor Mark Up at 20.0%	+	$13,808
Construction Cost		$82,851
Professional Fees at 16.0%	+	$13,256
Total Project Cost		**$96,107**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAIS02	**Title:**	REFINISH WALLS
Priority Sequence:	13		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

This building primarily has painted walls, with some exposed brick masonry and ceramic tile wainscoting. Interior wall finish applications vary in age, type, and condition. Painted 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
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAIS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall finish (paint, wall covering, etc.)	SF	25,970	$0.17	$4,415	$0.81	$21,036	$25,451
Project Totals:				**$4,415**		**$21,036**	**$25,451**

Material/Labor Cost		$25,451
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$15,237
General Contractor Mark Up at 20.0%	+	$3,047
Construction Cost		$18,285
Professional Fees at 16.0%	+	$2,926
Total Project Cost		**$21,210**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMASI02	**Title:**	SITE PAVING UPGRADES
Priority Sequence:	14		
Priority Class:	3		
Category Code:	SI4A	**System:**	SITE
		Component:	GENERAL
		Element:	OTHER
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 502		
Project Class:	Deferred Maintenance		
Project Date:	10/2/2009		
Project Location:	Undefined: Floor(s) 1		

Project Description

Parking is on the south side of the building in a lot shared by several adjacent buildings. The vehicular paving systems are in fair condition and will need moderate upgrades, including sealcoating and new graphics.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMASI02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Vehicular paving sealcoat and striping allowance	SY	1,200	$0.89	$1,068	$1.25	$1,500	$2,568
Asphalt vehicular paving system replacement	SY	10,010	$12.82	$128,328	$9.16	$91,692	$220,020
Project Totals:				**$129,396**		**$93,192**	**$222,588**

Material/Labor Cost		$222,588
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$178,109
General Contractor Mark Up at 20.0%	+	$35,622
Construction Cost		$213,731
Professional Fees at 16.0%	+	$34,197
Total Project Cost		**$247,928**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAAC01	**Title:**	INTERIOR AMENITY ACCESSIBILITY UPGRADES
Priority Sequence:	15		
Priority Class:	4		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 211, 602, 804

Project Class: Plant Adaption

Project Date: 10/2/2009

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

Project Description

Building amenities are required to be generally accessible to all persons. The configurations of the second floor employee break room kitchenette area and the available drinking fountains are barriers to accessibility. The installation of wheelchair accessible kitchenette cabinetry and refrigerated, dual level drinking fountains is recommended where applicable.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchenette unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	$4,894	$4,894	$1,999	$1,999	$6,893
Dual level drinking fountain	EA	2	$1,216	$2,432	$374	$748	$3,180
Alcove construction including finishes	EA	2	$877	$1,754	$3,742	$7,484	$9,238
Project Totals:				**$9,080**		**$10,231**	**$19,311**

Material/Labor Cost		$19,311
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$14,392
General Contractor Mark Up at 20.0%	+	$2,878
Construction Cost		$17,270
Professional Fees at 16.0%	+	$2,763
Total Project Cost		**$20,034**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAAC02	**Title:**	STAIR SAFETY UPGRADES
Priority Sequence:	16		
Priority Class:	4		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		

Code Application:	IBC	1003.3
	ADAAG	505

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

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread / riser angle). The finishes on the stairs have deteriorated or are otherwise unsafe. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAAC02

Task Cost Estimate

Task Description	Unit	Qnty	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
Center handrail / guardrail system per floor	FLR	4	$1,297	$5,188	$833	$3,332	$8,520
Stair tread and landing finish upgrades per floor	FLR	4	$1,449	$5,796	$773	$3,092	$8,888
Project Totals:				**$13,276**		**$8,508**	**$21,784**

Material/Labor Cost		$21,784
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$17,734
General Contractor Mark Up at 20.0%	+	$3,547
Construction Cost		$21,280
Professional Fees at 16.0%	+	$3,405
Total Project Cost		**$24,685**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAHV01	**Title:**	REPLACE UNITARY HVAC SYSTEMS
Priority Sequence:	17		
Priority Class:	4		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Item Only: Floor(s) 1, R		

Project Description

This facility is served by unitary HVAC systems that include split and packaged applications. Packaged rooftop units are recommended for replacement. Replace them with new systems that are of the latest energy-efficient design. The project cost includes controls, related ductwork, electrical connections, and testing and balancing of the downstream air distribution system for the package units. For the split systems, project cost includes condensing unit, refrigeration piping, controls, and connections.

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAHV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rooftop package units, controls, all connections, demolition of existing unit	TON	7	$1,200	$8,400	$1,090	$7,630	$16,030
Air distribution system test and balance	SF	2,600	$0.06	$156	$0.35	$910	$1,066
Replace split system condensing units, including refrigerant piping, controls, and electrical connections	TON	28	$837	$23,439	$439	$12,299	$35,738
Project Totals:				**$31,995**		**$20,839**	**$52,834**

Material/Labor Cost		$52,834
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$42,910
General Contractor Mark Up at 20.0%	+	$8,582
Construction Cost		$51,492
Professional Fees at 16.0%	+	$8,239
Total Project Cost		**$59,730**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAEL02	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	18		
Priority Class:	4		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Energy Conservation $3,750		
Code Application:	NEC Articles 210, 410		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Cost

Project Number: HUMAEL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	12,250	$3.25	$39,813	$3.97	$48,633	$88,445
Project Totals:				**$39,813**		**$48,633**	**$88,445**

Material/Labor Cost		$88,445
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$65,040
General Contractor Mark Up at 20.0%	+	$13,008
Construction Cost		$78,048
Professional Fees at 16.0%	+	$12,488
Total Project Cost		**$90,535**

Specific Project Details

Facility Condition Analysis
Section Three
HUMA : HUMAN RESOURCES

Project Description

Project Number:	HUMAIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	19		
Priority Class:	4		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	HUMA		
Building Name:	HUMAN RESOURCES		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/2/2009		
Project Location:	Floor-wide: Floor(s) 1, 2		

Project Description

This building has both suspended, acoustical tile ceilings and painted gypsum board ceilings. Ceiling finish applications vary in age, type, and condition. Ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Project Cost

Project Number: HUMAIS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	10,140	$2.12	$21,497	$2.98	$30,217	$51,714
Painted ceiling finish application	SF	880	$0.17	$150	$0.81	$713	$862
Project Totals:				**$21,646**		**$30,930**	**$52,576**

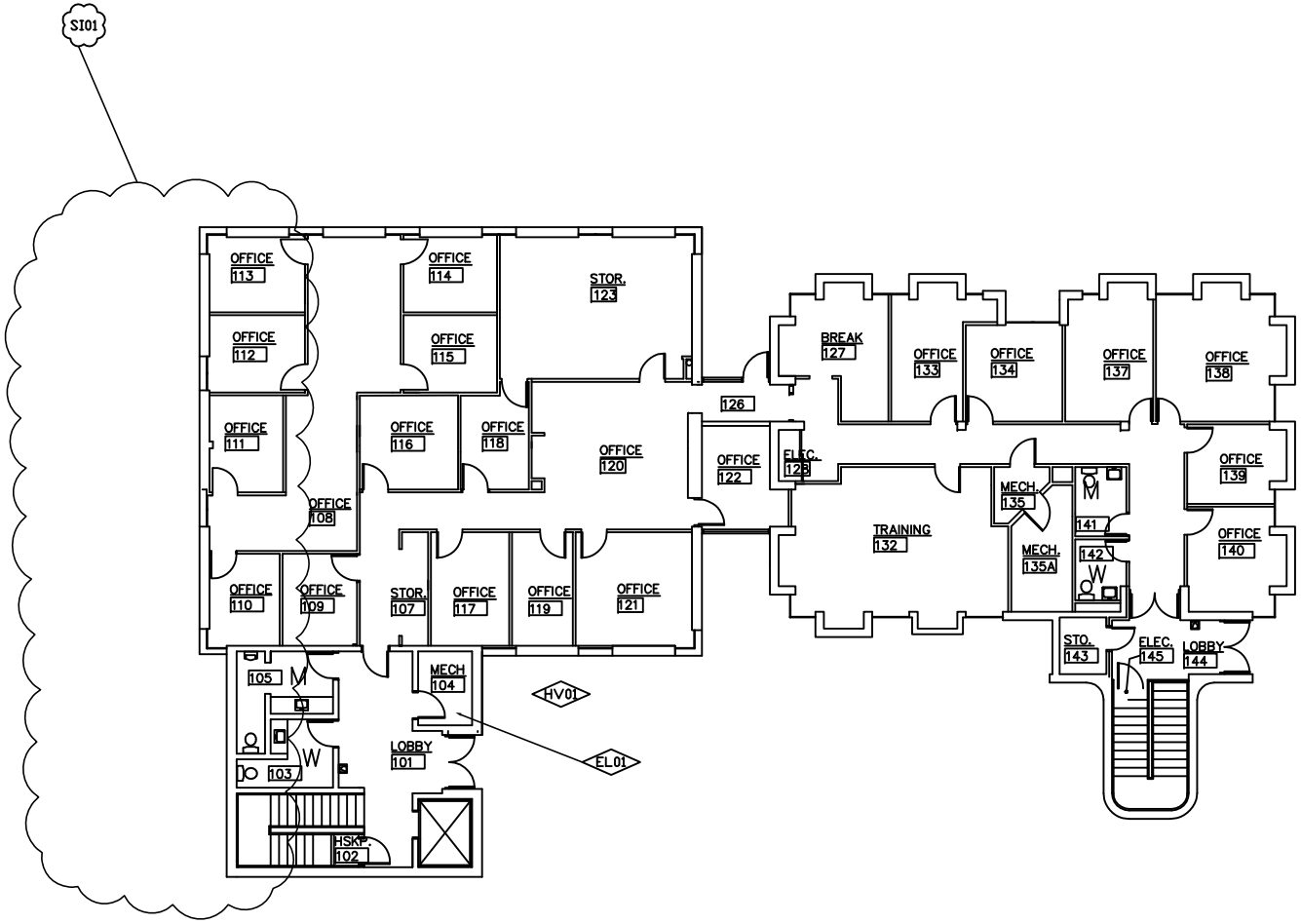
Material/Labor Cost		$52,576
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$37,665
General Contractor Mark Up at 20.0%	+	$7,533
Construction Cost		$45,198
Professional Fees at 16.0%	+	$7,232
Total Project Cost		**$52,430**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



PL01 SI02 ES01 ES02 ES03

AC01 AC02 EL02 EL03 FS01 FS03

IS01 IS02 IS03 IS04

HUMAN RESOURCES

BLDG NO. HUMA

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

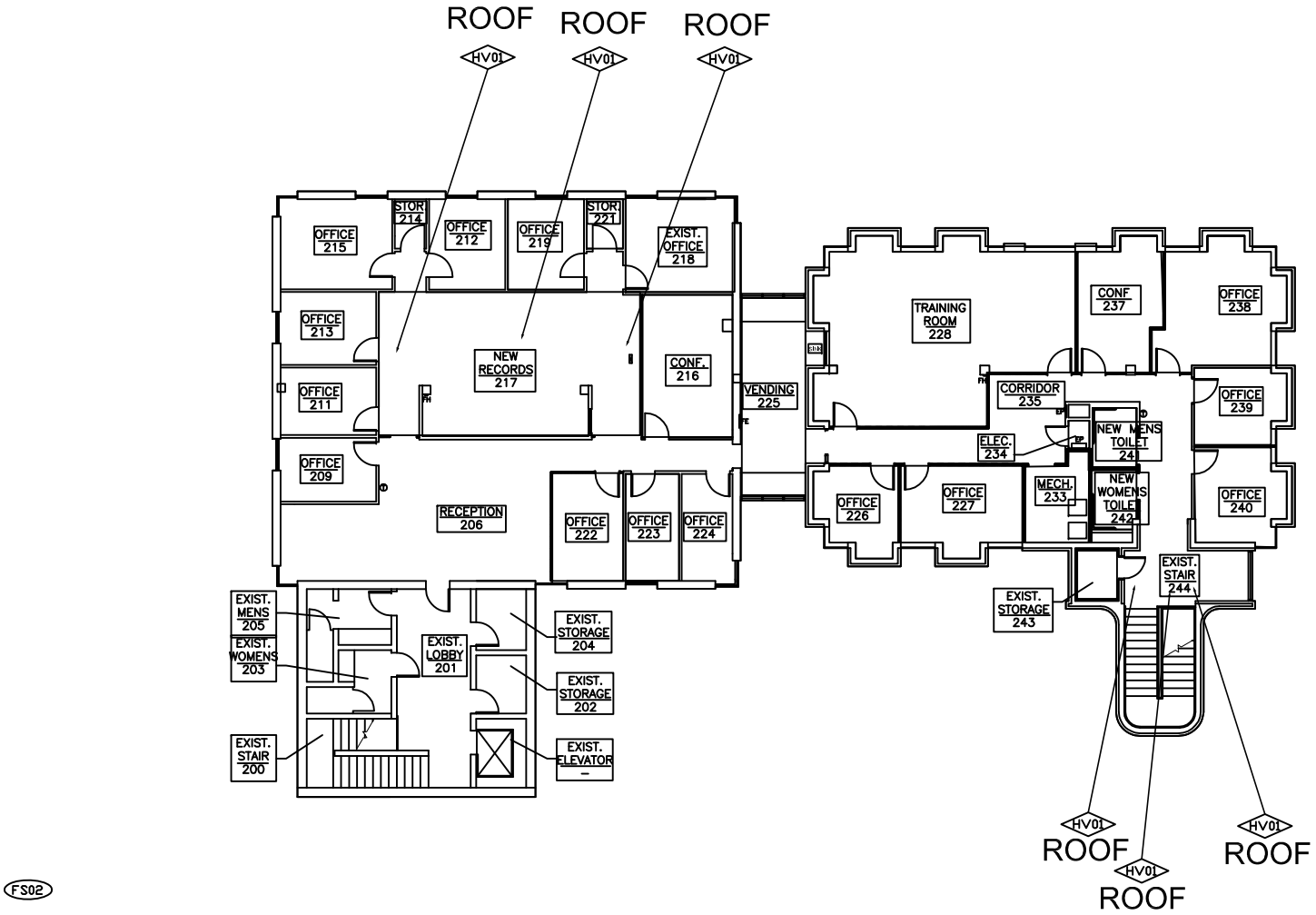
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/17/09
Drawn by: J.T.V.
Project No. 09-041

FIRST FLOOR PLAN

Sheet No.
1 of 2

EAST CAROLINA UNIVERSITY



FS02

AC01 AC02 EL02 EL03 FS01 FS03

IS01 IS02 IS03 IS04

N

HUMAN RESOURCES

BLDG NO. HUMA

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 12/17/09
Drawn by: J.T.V.
Project No. 09-041

SECOND FLOOR PLAN

Sheet No.
2 of 2

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model

Building Component Summary

HUMA : HUMAN RESOURCES

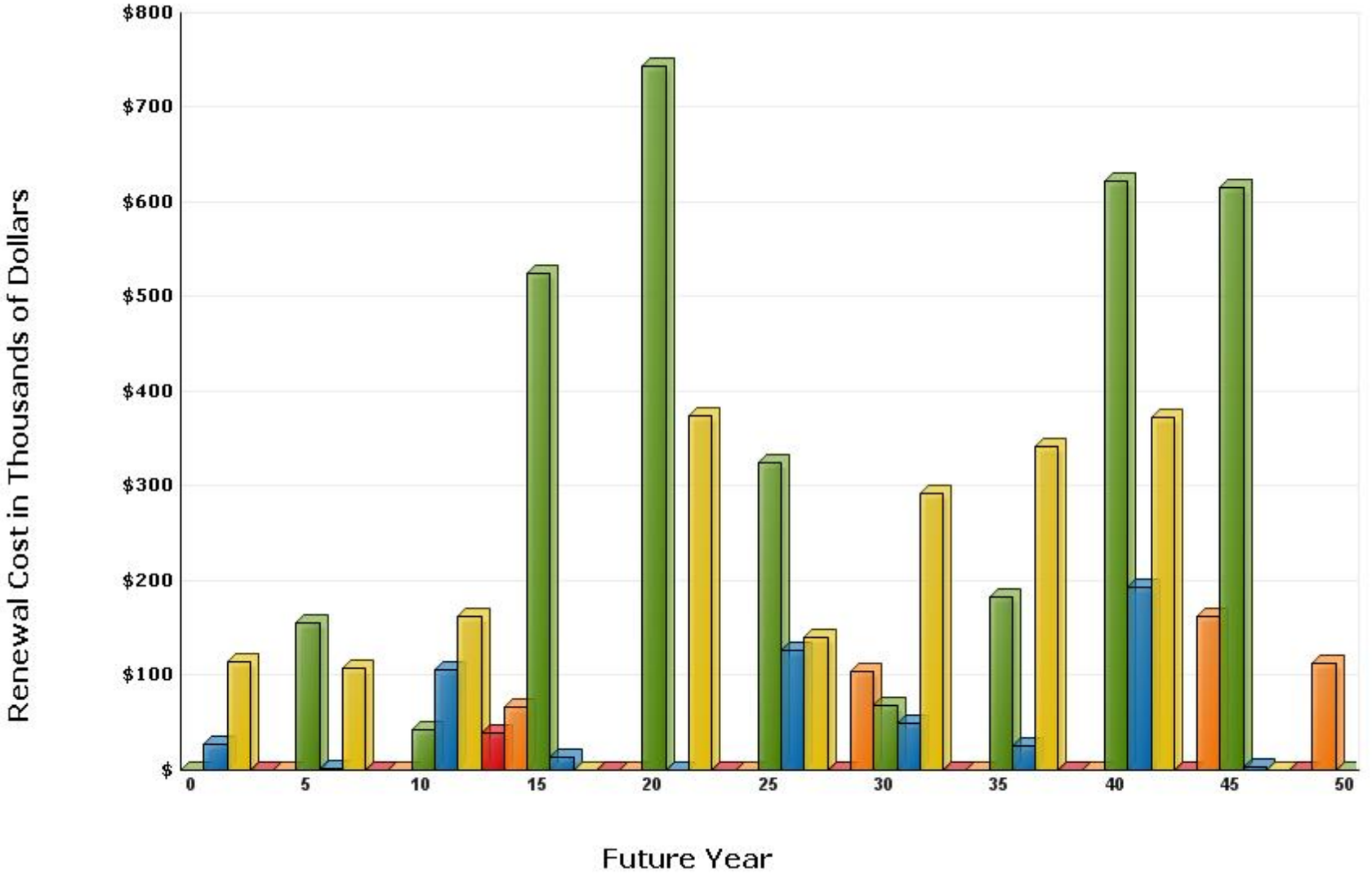
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	1,520	SF	$1.30		$1,981	1973	10
B2010	EXTERIOR FINISH RENEWAL	8,640	SF	$1.30	.31	$3,492	1973	10
B2020	STANDARD GLAZING AND CURTAIN WALL	400	SF	$104.04		$41,615	1973	55
B2020	STANDARD GLAZING AND CURTAIN WALL	3,560	SF	$104.04		$370,370	1973	55
B3010	MEMBRANE ROOF	6,930	SF	$6.41		$44,399	2007	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	58	LEAF	$783.68		$45,453	2000	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	12	LEAF	$1,489.06		$17,869	2000	35
C1020	INTERIOR DOOR HARDWARE	12	EA	$423.04		$5,077	2000	15
C1020	INTERIOR DOOR HARDWARE	58	EA	$423.04		$24,536	2000	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	25,970	SF	$0.80		$20,803	2000	10
C3020	CARPET	9,920	SF	$8.75		$86,765	2000	10
C3020	VINYL FLOOR TILE	1,100	SF	$6.59		$7,247	2000	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	10,140	SF	$4.99		$50,629	2000	15
C3030	PAINTED CEILING FINISH APPLICATION	880	SF	$0.80		$705	2000	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$158,628.64		$158,629	1973	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$26,616.80		$26,617	1973	12
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	12,250	SF	$2.85		$34,954	1973	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	12,250	SF	$2.03		$24,867	1973	35
D2020	WATER HEATER (RES., ELEC.)	10	GAL	$47.95		$479	1994	10
D2020	WATER HEATER (RES., ELEC.)	10	GAL	$47.95		$479	1994	10
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	12,250	SF	$3.08		$37,754	1973	40
D3030	ROOFTOP HVAC UNIT	2	TON	$2,415.23		$4,830	2004	15
D3030	ROOFTOP HVAC UNIT	2	TON	$2,415.23		$4,830	2004	15
D3030	ROOFTOP HVAC UNIT	2	TON	$2,415.23		$4,830	2004	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	1	EA	$2,768.62		$2,769	1973	20
D3050	SPLIT DX SYSTEM	5	TON	$2,143.89		$10,719	2004	15
D3050	SPLIT DX SYSTEM	5	TON	$2,143.89		$10,719	2004	15
D3050	SPLIT DX SYSTEM	10	TON	$2,143.89		$21,439	2004	15
D3050	SPLIT DX SYSTEM	5	TON	$2,143.89		$10,719	2008	15

Life Cycle Model
Building Component Summary
HUMA : HUMAN RESOURCES

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D3050	SPLIT DX SYSTEM	8	TON	$2,143.89		$17,151	1993	15
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	12,250	SF	$11.82		$144,750	1973	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	600	AMP	$32.96		$19,778	1979	20
D5020	EMERGENCY LIGHT (BATTERY)	12	EA	$283.62		$3,403	2004	20
D5020	EXIT SIGNS (BATTERY)	14	EA	$280.76		$3,931	2004	20
D5020	EXTERIOR LIGHT (HID)	1	EA	$689.58		$690	2004	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	12,250	SF	$7.24		$88,645	1973	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	12,250	SF	$2.61		$32,029	1973	15
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES	1	LOT	$5,940.22		$5,940	2000	20
						$1,391,895		

Life Cycle Model Expenditure Projections

HUMA : HUMAN RESOURCES



Average Annual Renewal Cost Per SqFt $4.68

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

HUMA : HUMAN RESOURCES

Photo ID No	Description	Location	Date
HUMA001a	Non-ADA compliant railings in egress stairway	Southwest egress stairway	9/17/2009
HUMA001e	One of three Trane rooftop units	Roof, upper level	9/17/2009
HUMA002a	Non-code compliant guardrails at floor landing	Southwest egress stairway	9/17/2009
HUMA002e	Second of three Trane rooftop units	Roof, upper level	9/17/2009
HUMA003a	Single level drinking fountain	Elevator lobby 201	9/17/2009
HUMA003e	Third of three Trane rooftop units	Roof, upper level	9/17/2009
HUMA004a	Typical signage	Building interior	9/17/2009
HUMA004e	Typical emergency light and horn strobe	Corridor 235, outside office 227	9/17/2009
HUMA005a	Overview of single-ply membrane roofing	Main roof	9/17/2009
HUMA005e	Simplex fire alarm control panel	Electrical closet S128	9/17/2009
HUMA006a	Unsafe roof access ladder	Main roof hatch	9/17/2009
HUMA007a	Fully adhered .045 mil EPDM roofing membrane	Main roof	9/17/2009
HUMA008a	Failing roof patch seam	Main roof	9/17/2009
HUMA009a	Typical parapet wall coping cap	Main roof	9/17/2009
HUMA010a	Original parapet wall counter-flashing and failing sealants	Main roof	9/17/2009
HUMA011a	Failing, blistered paint finish on masonry wall	Main roof parapet, east	9/17/2009
HUMA012a	Mechanical units on rusting support frame	Main roof	9/17/2009
HUMA013a	Typical non-compliant lavatory	Men's restroom 205	9/17/2009
HUMA014a	Narrow ADA water closet stall	Men's restroom 205	9/17/2009
HUMA015a	Typical main corridor	Second floor	9/17/2009
HUMA016a	Non-compliant employee kitchenette	Vending 225	9/17/2009
HUMA017a	Non-compliant employee kitchenette	Vending 225	9/17/2009
HUMA018a	Non-compliant room enclosure, unrated partition	Electrical room 234	9/17/2009
HUMA019a	Non-compliant railings in egress stairway	Southeast egress stairway	9/17/2009
HUMA020a	Non-compliant drinking fountain	East stair 244	9/17/2009
HUMA021a	Non-compliant floor-to-ceiling glazing	East stair 244	9/17/2009
HUMA022a	Failing, blistered paint finish on masonry wall	East stair 244	9/17/2009
HUMA023a	Failing, blistered paint finish on masonry wall	East stair 244	9/17/2009
HUMA024a	Non-compliant railings in egress stairway	Southeast egress stairway	9/17/2009
HUMA025a	Non-compliant room enclosure, unrated partition	Electrical room, first floor	9/17/2009
HUMA026a	Single level drinking fountain	Elevator lobby 101	9/17/2009
HUMA027a	Exterior brick masonry	Southeast stair tower	9/17/2009
HUMA028a	Exterior brick masonry	South elevation	9/17/2009

Photo Log - Facility Condition Analysis

HUMA : HUMAN RESOURCES

Photo ID No	Description	Location	Date
HUMA029a	Fading parking space graphics	Accessible parking space	9/17/2009
HUMA030a	Exterior brick masonry	East elevation	9/17/2009
HUMA031a	Exterior brick masonry	North elevation	9/17/2009
HUMA032a	Exterior brick masonry	West elevation	9/17/2009
HUMA033a	Exterior brick masonry	North elevation	9/17/2009
HUMA034a	Exterior brick masonry	North elevation	9/17/2009
HUMA035a	Organic growth on brick windowsill	North facade detail	9/17/2009
HUMA036a	Exterior brick masonry	West elevation	9/17/2009
HUMA037a	Architectural concrete spandrel panel	Exterior detail	9/17/2009
HUMA038a	Poorly draining stormwater runoff	West facade	9/17/2009
HUMA039a	Accessible main building entry	South facade	9/17/2009

HUMA001A.jpg

HUMA001E.jpg

HUMA002A.jpg

HUMA002E.jpg

HUMA003A.jpg

HUMA003E.jpg

HUMA004A.jpg

HUMA004E.jpg

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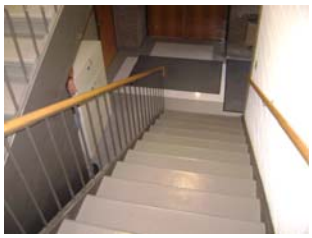

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