EAST CAROLINA UNIVERSITY

SCALES FIELD HOUSE

ASSET CODE: SCAL

FACILITY CONDITION ANALYSIS

DECEMBER 16, 2009

ISES CORPORATION

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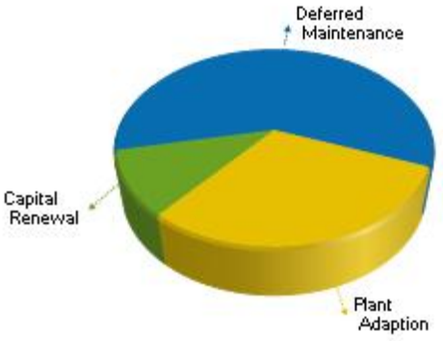
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - SCALES FIELD HOUSE

PROJECT COSTS BY CLASSIFICATION



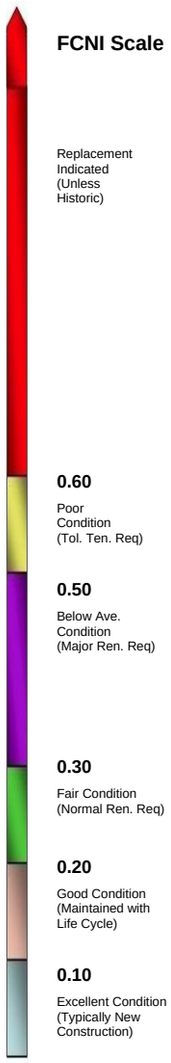
Building Code: SCAL
Building Name: SCALES FIELD HOUSE
Year Built: 1966
Building Use: Gymnasium / Athletics
Square Feet: 14,349

Project Costs by Priority

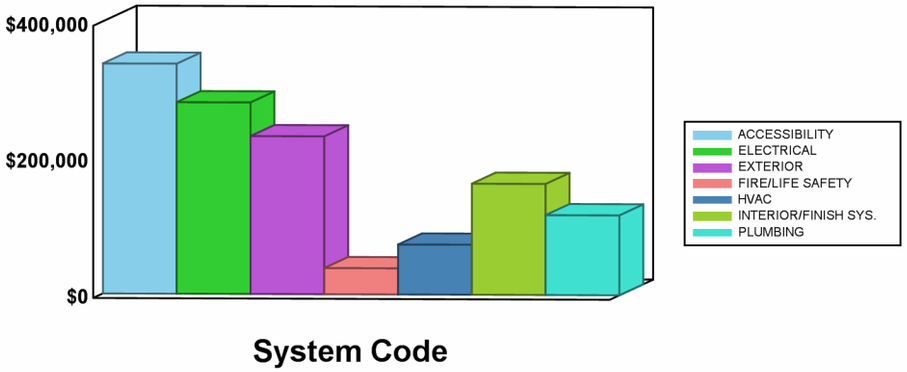
Priority 1:	$0
Priority 2:	$38,485
Priority 3:	$735,330
Priority 4:	$470,652
Total Project Costs:	**$1,244,468**

Facility Replacement Cost: **$3,812,000**

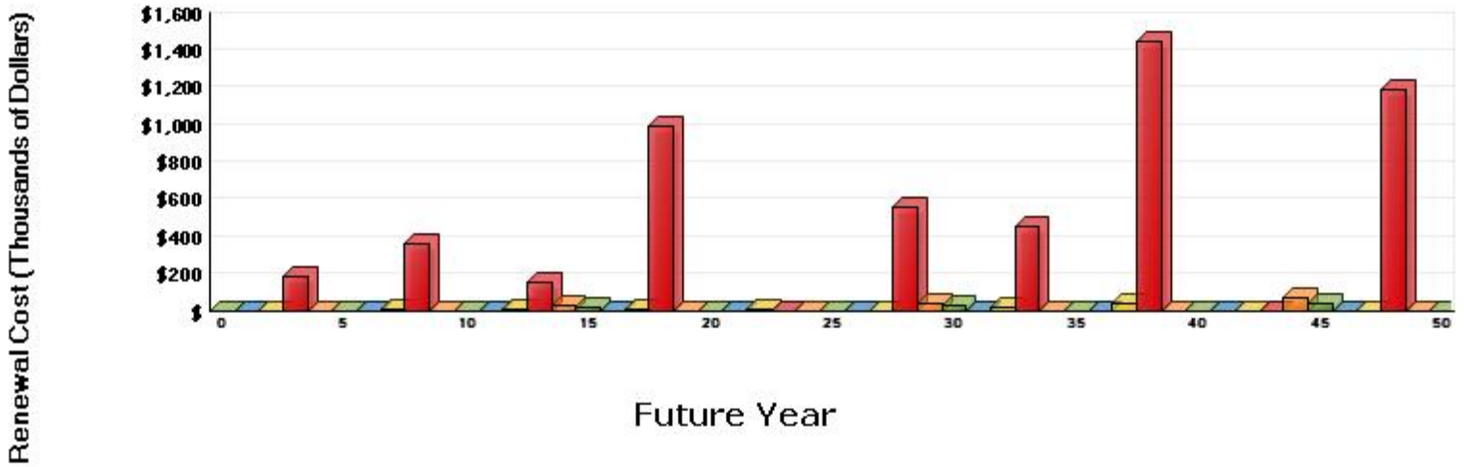
Facility Condition Needs Index (FCNI): **0.33**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $3.41

B. ASSET SUMMARY

Originally constructed in 1966, the W. M. Scales Field House is located on the southern athletic campus of East Carolina University in Greenville, North Carolina. This single-level, brick masonry facade facility with a flat membrane roof is one-story, above-grade without a basement. The reinforced, concrete slab foundation supports a bearing wall, masonry block superstructure. The floor systems are laid over a cast-in-place concrete foundation. Totaling 14,340 GSF, the facility is predominately utilized as office space for the athletic department with other use types, including locker rooms and storage for several intra-collegiate sports teams. Wheelchair access is through the northeastern and northern entrances. This facility is considered partially accessible with nearby accessible parking and ground-level entrances.

The information for this report was gathered during a site visit that concluded on September 16, 2009.

SITE

This building sits on a relatively flat parcel of land in a suburban campus setting. Landscaping consists of some ornamental planting beds, shrubbery, specimen trees, and areas of turf. Vehicular access is from the south from Charles Boulevard or from the east via Blackbeard's Alley. A small, shared parking lot to the south of the structure, with accessible parking, leads to a sidewalk system that serves all entrances and the campus.

EXTERIOR STRUCTURE

Most of the exterior facade is brick masonry, but there are significant areas of the exterior below some windows and around the roof crown that has a stucco-like painted finish. The substrate is sound, but exposure to the elements has deteriorated and stained the finish. Surface preparation, including cleaning and painting, are recommended to restore the aesthetics and integrity of the building envelope.

It is recommended that aged and inefficient exterior, metal door systems be replaced. This upgrade includes only the primary entrance doors. The replacement units should maintain the architectural design aspects of this facility. They should be modern, energy-efficient applications that will protect the interior of the building from the elements.

It is recommended that the single-pane, metal-framed window applications be upgraded to thermal-pane systems. Such double-pane systems will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

It is recommended that the single-ply, membrane roofing system be replaced. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application. The replacement of the existing skylight system is also warranted.

INTERIOR FINISHES / SYSTEMS

The primary floor covering for this facility is wall-to-wall carpet, with ceramic tile in the restrooms and locker rooms. Most floor areas are due for upgrades. Carpet and ceramic tile floor finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

The interior walls are a combination of painted sheetrock partitions and wooden paneling. The paneling will be acceptable for the next ten years, however, painted wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. The ceiling finish is a combination of suspended grid acoustical tile systems in the office areas and painted ceilings in the locker room and storage areas. The ceiling tile is expected to provide satisfactory service over the next ten years. However, painted ceiling upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

ACCESSIBILITY

Current legislation related to accessibility requires that building entrances be accessible. There is one sidewalk location on the southern side of the building and leading to the building that has exterior steps that require handrails to be installed in accordance with accessibility guidelines. To comply with this legislation, it is recommended that compliant, painted metal handrails be installed at the sidewalk steps leading to the facility from the southern parking lot, as required.

Present accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of single-level drinking fountains is barriers to accessibility. All single-level, refrigerated drinking fountains should be replaced with dual-level units. The construction of compliant alcoves may be required.

The restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, accessories, and dual-level drinking fountains, is recommended for men's restroom 119, women's restroom 120, and unisex restroom 129. Restroom expansion may be necessary in order to meet modern, minimum fixture counts and accessibility legislation.

The locker room fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive locker room renovation, including new fixtures, finishes, partitions, and accessories, is recommended. Locker room expansion may be necessary in order to meet modern, minimum fixture counts and accessibility legislation.

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

HEALTH

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

FIRE / LIFE SAFETY

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

This facility is not currently protected by any form of fire detection or notification system. In order to conform to modern construction standards, it is recommended that a modern, fire alarm system be installed. This measure will help to provide a safe environment for building occupants and protect assets. This facility is not served by an automatic sprinkler system. Manual, dry-chemical fire extinguishers are available and will provide adequate fire suppression for the building.

The exit signs in this facility are LED-illuminated and have battery backup power. Emergency lighting is available through unitary fixtures with battery backup power. All egress lighting systems are adequate and in good condition. There are no related projects to recommend, at this time.

HVAC

The facility is heated and cooled by split systems or package makeup air units. The system utilizes natural gas and DX refrigerant and is controlled by local thermostats. The equipment was installed at various times, with some units appearing original to the construction of the facility. It is recommended that all aged systems be replaced to properly heat and cool the facility. Install units of the latest technology.

Facility exhaust is realized by seven mushroom style exhaust fans and two utility set exhaust fans. These systems are a combination of new and aged equipment. Replace the aged units to ensure a proper flow of air within the facility.

ELECTRICAL

Power is supplied to the facility at a rate of 120/208 volts from an exterior source. A main disconnect panel receives the power for distribution. Power is either fed from the main panel or it supplies additional panels for distribution. The main panel is original to the construction of the facility, while a newer panel was observed with an install date of 1990. Overall, the electrical system appears to mostly be original and showing signs of age. In order to maintain reliable service throughout the facility, it is recommended that the electrical distribution network is upgraded.

The interior spaces of this facility are illuminated by fixtures that utilize compact and T12 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications, with acrylic lenses. The interior lighting has generally served beyond its expected life cycle and is recommended for replacement. Specify energy-efficient light fixtures for the new interior lighting systems, and install occupancy sensors where possible. It is recommended that the unitary emergency lighting fixtures are removed and that their functionality is incorporated into the new interior lighting systems.

The exterior areas adjacent to the building are illuminated by building-mounted, high intensity discharge (HID) and compact fluorescent fixtures. These exterior lighting systems are beginning to show signs of age. It is recommended that they be replaced within the scope of this analysis. Install new energy-efficient fixtures and place them on photocell activation.

PLUMBING

The main incoming domestic water enters the facility in room 112. No backflow preventer was observed on the system. Copper piping is then utilized to distribute water throughout the facility. The system appears to be original to the construction of the facility. An upgrade project is recommended to replace the original or aged domestic water piping.

The drain piping network consists of cast-iron that contains bell-and-spigot connections and plastic piping. The piping network appears to mostly be original to the construction of the facility. It is recommended that the drain piping network be replaced. Remove the existing sanitary and storm drain piping. Install new cast-iron drain piping networks with copper run-outs to all fixtures. Install new floor drains, roof drains, and traps as needed.

The plumbing fixtures consist of ceramic and stainless steel construction and appear original. The units utilize hand operation controls, with no upgrades for ADA considerations. The plumbing fixtures appear to be a combination of new and aged equipment. It is recommended that the aged plumbing fixtures be upgraded. This action is detailed in the Accessibility section of this report.

Domestic water for this facility is heated by a natural gas-fired, commercial-grade water heater. This unit has served beyond its expected life cycle. In order to provide a reliable source of hot water, it is recommended that this unit be replaced.

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 16, 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

SCAL : SCALES FIELD HOUSE

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	338,128	338,128
EL	ELECTRICAL	0	0	281,553	0	281,553
ES	EXTERIOR	0	0	124,708	107,370	232,078
FS	FIRE/LIFE SAFETY	0	38,485	0	0	38,485
HV	HVAC	0	0	73,485	0	73,485
IS	INTERIOR/FINISH SYS.	0	0	138,134	25,155	163,289
PL	PLUMBING	0	0	117,450	0	117,450
	TOTALS	0	38,485	735,330	470,652	1,244,468

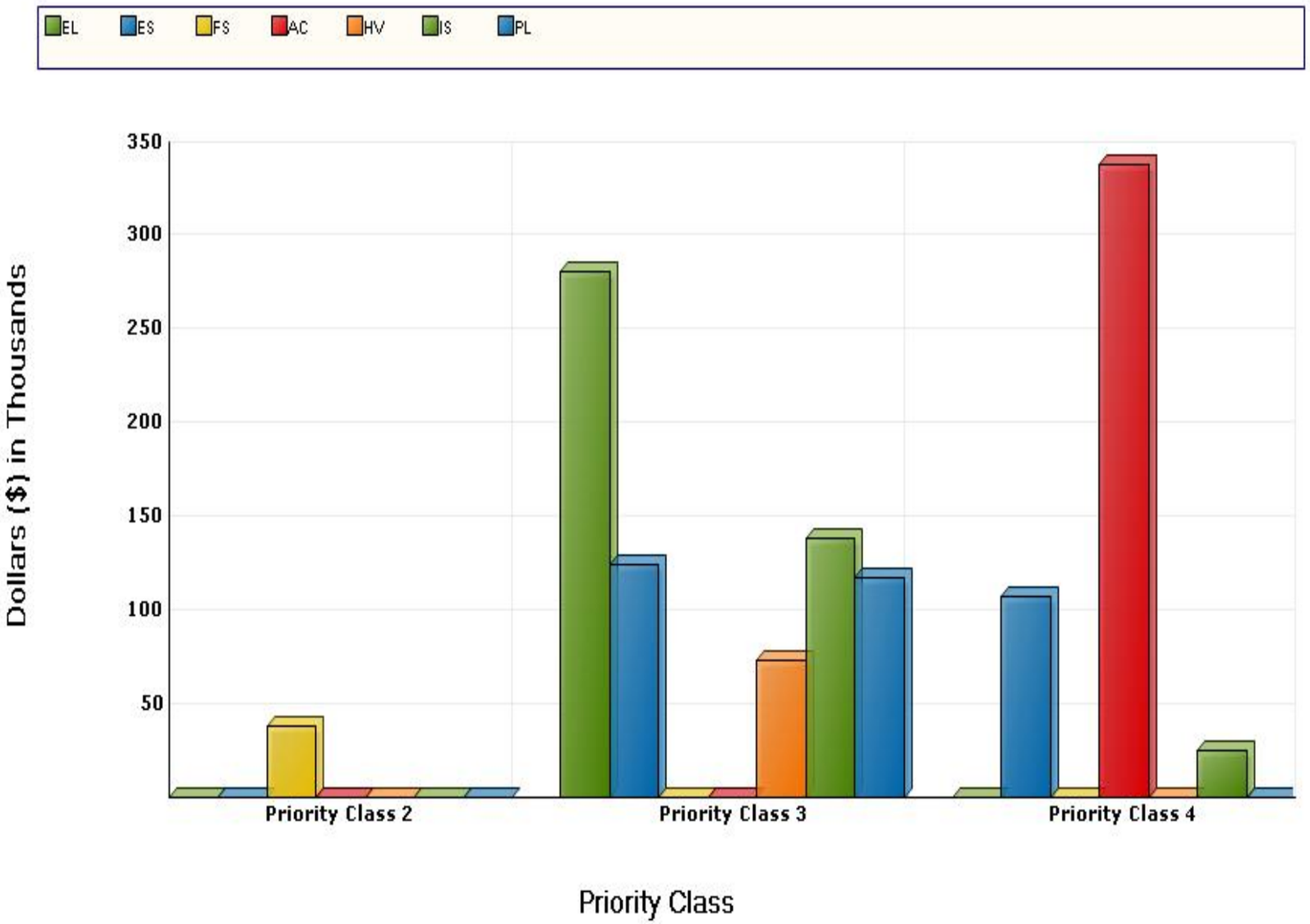
Facility Replacement Cost	$3,812,000
Facility Condition Needs Index	0.33

Gross Square Feet	14,349	**Total Cost Per Square Foot**	$86.73

FACILITY CONDITION ANALYSIS

System Code by Priority Class

SCAL : SCALES FIELD HOUSE



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
SCAL : SCALES FIELD HOUSE

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	338,128	338,128
EL	ELECTRICAL	0	281,553	0	281,553
ES	EXTERIOR	107,370	124,708	0	232,078
FS	FIRE/LIFE SAFETY	0	0	38,485	38,485
HV	HVAC	0	73,485	0	73,485
IS	INTERIOR/FINISH SYS.	25,155	138,134	0	163,289
PL	PLUMBING	0	117,450	0	117,450
	TOTALS	132,525	735,330	376,613	1,244,468

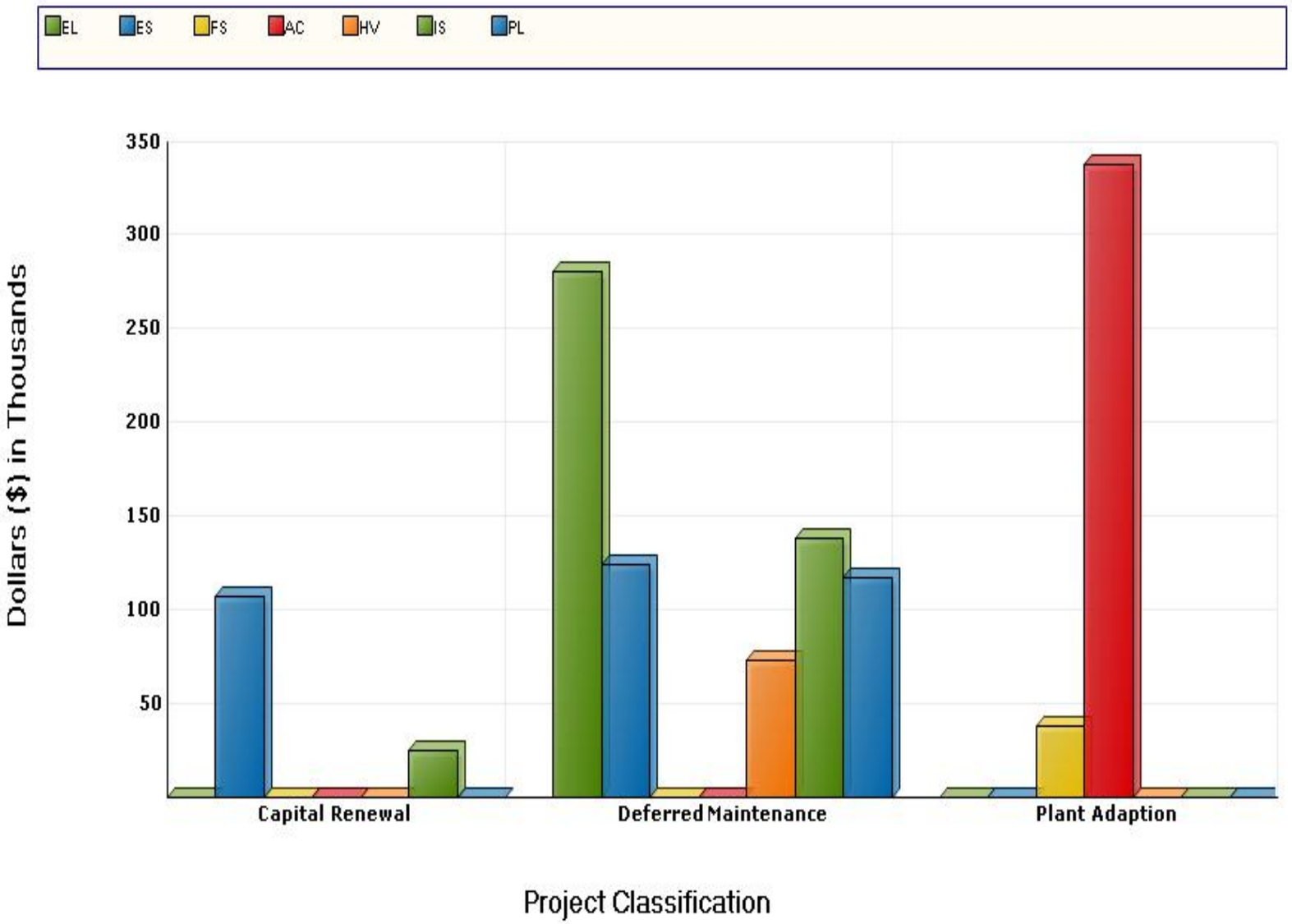
Facility Replacement Cost	$3,812,000
Facility Condition Needs Index	0.33

Gross Square Feet	14,349	**Total Cost Per Square Foot**	$86.73

FACILITY CONDITION ANALYSIS

System Code by Project Class

SCAL : SCALES FIELD HOUSE



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
SCAL : SCALES FIELD HOUSE

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	0	132,525	132,525
Deferred Maintenance	0	0	735,330	0	735,330
Plant Adaption	0	38,485	0	338,128	376,613
TOTALS	0	38,485	735,330	470,652	1,244,468

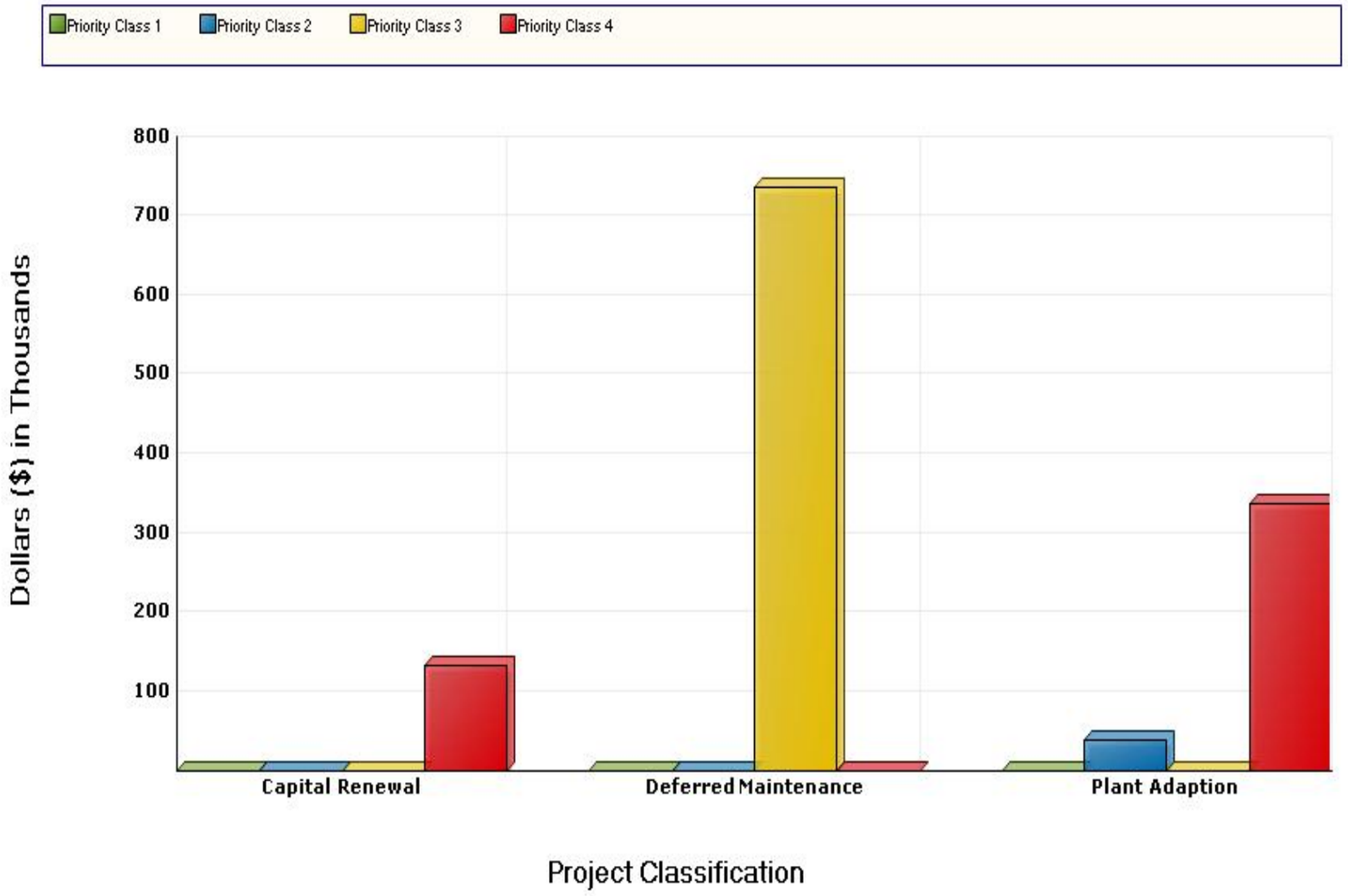
Facility Replacement Cost	$3,812,000
Facility Condition Needs Index	0.33

Gross Square Feet	14,349	**Total Cost Per Square Foot**	$86.73

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

SCAL : SCALES FIELD HOUSE



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

SCAL : SCALES FIELD HOUSE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	SCALFS01	2	1	FIRE ALARM SYSTEM INSTALLATION	33,177	5,308	38,485
				Totals for Priority Class 2	**33,177**	**5,308**	**38,485**
ES4B	SCALES04	3	2	MEMBRANE ROOF REPLACEMENT	83,346	13,335	96,681
ES5A	SCALES02	3	3	EXTERIOR DOOR REPLACEMENT	21,725	3,476	25,201
ES2B	SCALES01	3	4	PAINTED FINISH UPGRADES	2,437	390	2,827
HV3A	SCALHV01	3	5	REPLACE UNITARY HVAC SYSTEMS	23,498	3,760	27,257
HV4B	SCALHV02	3	6	EXHAUST FAN REPLACEMENT	39,851	6,376	46,228
EL3B	SCALEL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	149,275	23,884	173,159
EL4B	SCALEL01	3	8	INTERIOR LIGHTING UPGRADE	91,421	14,627	106,048
EL4A	SCALEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	2,022	324	2,346
IS1A	SCALIS01	3	10	REFINISH FLOORING	119,081	19,053	138,134
PL1A	SCALPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	25,580	4,093	29,673
PL2A	SCALPL03	3	12	DRAIN PIPING REPLACEMENT	38,883	6,221	45,104
PL1E	SCALPL01	3	13	DOMESTIC WATER HEATER REPLACEMENT	36,787	5,886	42,673
				Totals for Priority Class 3	**633,905**	**101,425**	**735,330**
AC2A	SCALAC01	4	14	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,429	389	2,818
AC3E	SCALAC03	4	15	RESTROOM RENOVATION	34,252	5,480	39,733
AC3E	SCALAC04	4	16	LOCKER ROOM RENOVATION	228,611	36,578	265,189
AC4A	SCALAC02	4	17	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,126	1,620	11,746
AC4B	SCALAC05	4	18	INTERIOR DOOR HARDWARE UPGRADES	18,642	0	18,642
ES5B	SCALES03	4	19	WINDOW REPLACEMENT	92,560	14,810	107,370
IS2B	SCALIS02	4	20	REFINISH WALLS	17,137	2,742	19,879
IS3B	SCALIS03	4	21	REFINISH PAINTED CEILINGS	4,548	728	5,276
				Totals for Priority Class 4	**408,306**	**62,346**	**470,652**
				Grand Total:	**1,075,389**	**169,079**	**1,244,468**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

SCAL : SCALES FIELD HOUSE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	SCALFS01	2	1	FIRE ALARM SYSTEM INSTALLATION	33,177	5,308	38,485
				Totals for Priority Class 2	**33,177**	**5,308**	**38,485**
HV3A	SCALHV01	3	5	REPLACE UNITARY HVAC SYSTEMS	23,498	3,760	27,257
HV4B	SCALHV02	3	6	EXHAUST FAN REPLACEMENT	39,851	6,376	46,228
EL4A	SCALEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	2,022	324	2,346
PL1E	SCALPL01	3	13	DOMESTIC WATER HEATER REPLACEMENT	36,787	5,886	42,673
PL1A	SCALPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	25,580	4,093	29,673
PL2A	SCALPL03	3	12	DRAIN PIPING REPLACEMENT	38,883	6,221	45,104
ES2B	SCALES01	3	4	PAINTED FINISH UPGRADES	2,437	390	2,827
ES5A	SCALES02	3	3	EXTERIOR DOOR REPLACEMENT	21,725	3,476	25,201
ES4B	SCALES04	3	2	MEMBRANE ROOF REPLACEMENT	83,346	13,335	96,681
				Totals for Priority Class 3	**274,128**	**43,861**	**317,989**
AC2A	SCALAC01	4	14	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,429	389	2,818
AC4A	SCALAC02	4	17	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,126	1,620	11,746
AC3E	SCALAC03	4	15	RESTROOM RENOVATION	34,252	5,480	39,733
AC4B	SCALAC05	4	18	INTERIOR DOOR HARDWARE UPGRADES	18,642	0	18,642
IS2B	SCALIS02	4	20	REFINISH WALLS	17,137	2,742	19,879
IS3B	SCALIS03	4	21	REFINISH PAINTED CEILINGS	4,548	728	5,276
				Totals for Priority Class 4	**87,135**	**10,959**	**98,094**
				Grand Totals for Projects < 100,000	**394,440**	**60,128**	**454,568**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

SCAL : SCALES FIELD HOUSE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
EL4B	SCALEL01	3	8	INTERIOR LIGHTING UPGRADE	91,421	14,627	106,048
EL3B	SCALEL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	149,275	23,884	173,159
IS1A	SCALIS01	3	10	REFINISH FLOORING	119,081	19,053	138,134
				Totals for Priority Class 3	**359,777**	**57,564**	**417,341**
AC3E	SCALAC04	4	16	LOCKER ROOM RENOVATION	228,611	36,578	265,189
ES5B	SCALES03	4	19	WINDOW REPLACEMENT	92,560	14,810	107,370
				Totals for Priority Class 4	**321,171**	**51,387**	**372,558**
				Grand Totals for Projects >= 100,000 and < 500,000	**680,948**	**108,952**	**789,900**
				Grand Totals For All Projects:	**1,075,389**	**169,079**	**1,244,468**

Detailed Project Summary

Facility Condition Analysis

Project Classification

SCAL : SCALES FIELD HOUSE

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES5B	SCALES03	19	Capital Renewal	4	WINDOW REPLACEMENT	107,370
IS2B	SCALIS02	20	Capital Renewal	4	REFINISH WALLS	19,879
IS3B	SCALIS03	21	Capital Renewal	4	REFINISH PAINTED CEILINGS	5,276
					Totals for Capital Renewal	**132,525**
ES4B	SCALES04	2	Deferred Maintenance	3	MEMBRANE ROOF REPLACEMENT	96,681
ES5A	SCALES02	3	Deferred Maintenance	3	EXTERIOR DOOR REPLACEMENT	25,201
ES2B	SCALES01	4	Deferred Maintenance	3	PAINTED FINISH UPGRADES	2,827
HV3A	SCALHV01	5	Deferred Maintenance	3	REPLACE UNITARY HVAC SYSTEMS	27,257
HV4B	SCALHV02	6	Deferred Maintenance	3	EXHAUST FAN REPLACEMENT	46,228
EL3B	SCALEL02	7	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	173,159
EL4B	SCALEL01	8	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	106,048
EL4A	SCALEL03	9	Deferred Maintenance	3	EXTERIOR LIGHTING REPLACEMENT	2,346
IS1A	SCALIS01	10	Deferred Maintenance	3	REFINISH FLOORING	138,134
PL1A	SCALPL02	11	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	29,673
PL2A	SCALPL03	12	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	45,104
PL1E	SCALPL01	13	Deferred Maintenance	3	DOMESTIC WATER HEATER REPLACEMENT	42,673
					Totals for Deferred Maintenance	**735,330**
FS2A	SCALFS01	1	Plant Adaption	2	FIRE ALARM SYSTEM INSTALLATION	38,485
AC2A	SCALAC01	14	Plant Adaption	4	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,818
AC3E	SCALAC03	15	Plant Adaption	4	RESTROOM RENOVATION	39,733
AC3E	SCALAC04	16	Plant Adaption	4	LOCKER ROOM RENOVATION	265,189
AC4A	SCALAC02	17	Plant Adaption	4	INTERIOR AMENITY ACCESSIBILITY UPGRADES	11,746
AC4B	SCALAC05	18	Plant Adaption	4	INTERIOR DOOR HARDWARE UPGRADES	18,642
					Totals for Plant Adaption	**376,613**
					Grand Total:	**1,244,468**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

SCAL : SCALES FIELD HOUSE

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES4B	SCALES04	3	2	MEMBRANE ROOF REPLACEMENT	96,681	1,300	74.37
EL4B	SCALEL01	3	8	INTERIOR LIGHTING UPGRADE	106,048	4,390	24.16
EL4A	SCALEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	2,346	70	33.51
				Totals for Priority Class 3	**205,075**	**5,760**	**35.6**
ES5B	SCALES03	4	19	WINDOW REPLACEMENT	107,370	200	536.85
				Totals for Priority Class 4	**107,370**	**200**	**536.85**
				Grand Total:	**312,444**	**5,960**	**52.42**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

SCAL : SCALES FIELD HOUSE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	SCALAC01	4	14	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,429	389	2,818
AC3E	SCALAC03	4	15	RESTROOM RENOVATION	34,252	5,480	39,733
AC3E	SCALAC04	4	16	LOCKER ROOM RENOVATION	228,611	36,578	265,189
AC4A	SCALAC02	4	17	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,126	1,620	11,746
AC4B	SCALAC05	4	18	INTERIOR DOOR HARDWARE UPGRADES	18,642	0	18,642
				Totals for System Code: ACCESSIBILITY	**294,061**	**44,067**	**338,128**
EL3B	SCALEL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	149,275	23,884	173,159
EL4B	SCALEL01	3	8	INTERIOR LIGHTING UPGRADE	91,421	14,627	106,048
EL4A	SCALEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	2,022	324	2,346
				Totals for System Code: ELECTRICAL	**242,718**	**38,835**	**281,553**
ES4B	SCALES04	3	2	MEMBRANE ROOF REPLACEMENT	83,346	13,335	96,681
ES5A	SCALES02	3	3	EXTERIOR DOOR REPLACEMENT	21,725	3,476	25,201
ES2B	SCALES01	3	4	PAINTED FINISH UPGRADES	2,437	390	2,827
ES5B	SCALES03	4	19	WINDOW REPLACEMENT	92,560	14,810	107,370
				Totals for System Code: EXTERIOR	**200,067**	**32,011**	**232,078**
FS2A	SCALFS01	2	1	FIRE ALARM SYSTEM INSTALLATION	33,177	5,308	38,485
				Totals for System Code: FIRE/LIFE SAFETY	**33,177**	**5,308**	**38,485**
HV3A	SCALHV01	3	5	REPLACE UNITARY HVAC SYSTEMS	23,498	3,760	27,257
HV4B	SCALHV02	3	6	EXHAUST FAN REPLACEMENT	39,851	6,376	46,228
				Totals for System Code: HVAC	**63,349**	**10,136**	**73,485**
IS1A	SCALIS01	3	10	REFINISH FLOORING	119,081	19,053	138,134
IS2B	SCALIS02	4	20	REFINISH WALLS	17,137	2,742	19,879
IS3B	SCALIS03	4	21	REFINISH PAINTED CEILINGS	4,548	728	5,276
				Totals for System Code: INTERIOR/FINISH SYS.	**140,766**	**22,523**	**163,289**
PL1A	SCALPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	25,580	4,093	29,673
PL2A	SCALPL03	3	12	DRAIN PIPING REPLACEMENT	38,883	6,221	45,104
PL1E	SCALPL01	3	13	DOMESTIC WATER HEATER REPLACEMENT	36,787	5,886	42,673
				Totals for System Code: PLUMBING	**101,250**	**16,200**	**117,450**
				Grand Total:	**1,075,389**	**169,079**	**1,244,468**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALFS01	**Title:**	FIRE ALARM SYSTEM INSTALLATION
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL

Building Code:	SCAL	
Building Name:	SCALES FIELD HOUSE	
Subclass/Savings:	Not Applicable	
Code Application:	ADAAG	702.1
	NFPA	1, 101
Project Class:	Plant Adaption	
Project Date:	10/12/2009	
Project Location:	Floor-wide: Floor(s) 1	

Project Description

Install a modern fire alarm system to serve this facility. 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 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
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALFS01

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	14,349	$1.46	$20,950	$0.89	$12,771	$33,720
Project Totals:				**$20,950**		**$12,771**	**$33,720**

Material/Labor Cost		$33,720
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$27,648
General Contractor Mark Up at 20.0%	+	$5,530
Construction Cost		$33,177
Professional Fees at 16.0%	+	$5,308
Total Project Cost		**$38,485**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALES04	**Title:**	MEMBRANE ROOF REPLACEMENT
Priority Sequence:	2		
Priority Class:	3		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Energy Conservation $1,300		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/22/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

It is recommended that the single-ply, membrane roofing system be replaced. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application. The replacement of the existing skylight system is also warranted.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALES04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Membrane roof	SF	14,500	$3.79	$54,955	$1.73	$25,085	$80,040
Replace skylights	SF	16	$58.00	$928	$38.00	$608	$1,536
Project Totals:				**$55,883**		**$25,693**	**$81,576**

Material/Labor Cost		$81,576
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$69,455
General Contractor Mark Up at 20.0%	+	$13,891
Construction Cost		$83,346
Professional Fees at 16.0%	+	$13,335
Total Project Cost		**$96,681**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALES02	**Title:**	EXTERIOR DOOR REPLACEMENT
Priority Sequence:	3		
Priority Class:	3		
Category Code:	ES5A	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	DOORS

Building Code:	SCAL
Building Name:	SCALES FIELD HOUSE
Subclass/Savings:	Not Applicable
Code Application:	Not Applicable
Project Class:	Deferred Maintenance
Project Date:	10/22/2009
Project Location:	Building-wide: Floor(s) 1

Project Description

It is recommended that aged and inefficient exterior metal door systems be replaced. This project includes only the primary entrance doors. The replacement units should maintain the architectural design aspects of this facility. They should be modern, energy-efficient applications that will protect the interior of the building from the elements.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High traffic door system	LEAF	6	$1,978	$11,868	$1,999	$11,994	$23,862
Project Totals:				**$11,868**		**$11,994**	**$23,862**

Material/Labor Cost		$23,862
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$18,104
General Contractor Mark Up at 20.0%	+	$3,621
Construction Cost		$21,725
Professional Fees at 16.0%	+	$3,476
Total Project Cost		**$25,201**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALES01	**Title:**	PAINTED FINISH UPGRADES
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		

Code Application: IBC IRC- Part III, Ch. R7, 703.9

Project Class:	Deferred Maintenance
Project Date:	10/22/2009
Project Location:	Building-wide: Floor(s) 1

Project Description

Most of the exterior facade is brick masonry, but there are significant areas of the exterior below some windows and around the roof crown that have a stucco-like painted finish. The substrate is sound, but exposure to the elements has deteriorated and stained the finish. Surface preparation, including cleaning and painting, are recommended to restore the aesthetics and integrity of the building envelope.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Surface preparation	SF	1,140	$0.25	$285	$0.50	$570	$855
Paint	SF	1,140	$0.50	$570	$1.50	$1,710	$2,280
Project Totals:				**$855**		**$2,280**	**$3,135**

Material/Labor Cost		$3,135
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$2,031
General Contractor Mark Up at 20.0%	+	$406
Construction Cost		$2,437
Professional Fees at 16.0%	+	$390
Total Project Cost		**$2,827**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALHV01	**Title:**	REPLACE UNITARY HVAC SYSTEMS
Priority Sequence:	5		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) 1, R		

Project Description

This facility is served by unitary HVAC systems that include split and packaged applications. These systems 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, evaporator fan unit, refrigeration piping, controls, and connections.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALHV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rooftop package unit, controls, all connections, demolition of existing unit	TON	8	$1,200	$9,600	$1,090	$8,720	$18,320
Air distribution system test and balance	SF	3,000	$0.06	$180	$0.35	$1,050	$1,230
Replace split DX air-conditioning system	TON	3	$1,196	$3,588	$720	$2,160	$5,748
Project Totals:				**$13,368**		**$11,930**	**$25,298**

Material/Labor Cost		$25,298
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$19,581
General Contractor Mark Up at 20.0%	+	$3,916
Construction Cost		$23,498
Professional Fees at 16.0%	+	$3,760
Total Project Cost		**$27,257**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALHV02	**Title:**	EXHAUST FAN REPLACEMENT
Priority Sequence:	6		
Priority Class:	3		
Category Code:	HV4B	**System:**	HVAC
		Component:	AIR MOVING/VENTILATION
		Element:	EXHAUST FANS
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) R		

Project Description

The exhaust fans are recommended for replacement. The statistical life cycle for an exhaust fan is approximately twenty years. At or beyond this time, exhaust fans can incur high maintenance costs that justify replacement. Replace the existing fans with new units to include all electrical connections. Modify existing ductwork, as necessary, to accommodate the new fans.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALHV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace centrifugal roof exhauster (MEDIUM SIZE, belt-driven)	EA	5	$1,350	$6,750	$1,300	$6,500	$13,250
Replace utility set exhaust fan (MEDIUM SIZE, belt-driven)	EA	2	$2,000	$4,000	$1,290	$2,580	$6,580
Replace exhaust system ductwork	CFM	7,000	$2.26	$15,820	$0.50	$3,500	$19,320
Project Totals:				**$26,570**		**$12,580**	**$39,150**

Material/Labor Cost		$39,150
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$33,210
General Contractor Mark Up at 20.0%	+	$6,642
Construction Cost		$39,851
Professional Fees at 16.0%	+	$6,376
Total Project Cost		**$46,228**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALEL02	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	7		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		

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

Project Class: Deferred Maintenance

Project Date: 10/12/2009

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

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 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
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALEL02

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	14,349	$4.88	$70,023	$7.32	$105,035	$175,058
Project Totals:				**$70,023**		**$105,035**	**$175,058**

Material/Labor Cost		$175,058
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$124,396
General Contractor Mark Up at 20.0%	+	$24,879
Construction Cost		$149,275
Professional Fees at 16.0%	+	$23,884
Total Project Cost		**$173,159**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALEL01	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	8		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING

Building Code:	SCAL	
Building Name:	SCALES FIELD HOUSE	
Subclass/Savings:	Energy Conservation	$4,390

Code Application:	NEC	Articles 210, 410

Project Class:	Deferred Maintenance
Project Date:	10/12/2009
Project Location:	Floor-wide: Floor(s) 1

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 temperatures and rendering indexes for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALEL01

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	14,349	$3.25	$46,634	$3.97	$56,966	$103,600
Project Totals:				**$46,634**		**$56,966**	**$103,600**

Material/Labor Cost		$103,600
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$76,184
General Contractor Mark Up at 20.0%	+	$15,237
Construction Cost		$91,421
Professional Fees at 16.0%	+	$14,627
Total Project Cost		**$106,048**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALEL03	**Title:**	EXTERIOR LIGHTING REPLACEMENT
Priority Sequence:	9		
Priority Class:	3		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Energy Conservation $70		
Code Application:	NEC 410		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Building-wide: Floor(s) 1,R		

Project Description

Exterior lighting upgrades are recommended. Replace exterior light fixtures as needed. Specify high efficiency fixtures with photocells for lighting control.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALEL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture and demolition of existing fixture	EA	1	$406	$406	$190	$190	$596
Compact fluorescent, recessed exterior light and demolition of existing light	EA	5	$143	$715	$100	$500	$1,215
Compact fluorescent, wall-mount exterior light and demolition of existing light	EA	1	$131	$131	$137	$137	$268
Project Totals:				**$1,252**		**$827**	**$2,079**

Material/Labor Cost		$2,079
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,685
General Contractor Mark Up at 20.0%	+	$337
Construction Cost		$2,022
Professional Fees at 16.0%	+	$324
Total Project Cost		**$2,346**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	10		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	10/22/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The primary floor covering for this facility is wall-to-wall carpet, with ceramic tile in the restrooms and locker rooms. Most floor areas are due for upgrades. Carpet and ceramic tile 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
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	10,330	$5.36	$55,369	$2.00	$20,660	$76,029
Ceramic tile	SF	2,580	$7.24	$18,679	$10.63	$27,425	$46,105
Project Totals:				**$74,048**		**$48,085**	**$122,133**

Material/Labor Cost		$122,133
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$99,234
General Contractor Mark Up at 20.0%	+	$19,847
Construction Cost		$119,081
Professional Fees at 16.0%	+	$19,053
Total Project Cost		**$138,134**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALPL02	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	11		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Replacement of the aging water piping network is recommended. Failure to replace the water piping will result in frequent leaks and escalating maintenance costs. Remove the existing water supply network. Install new copper water supply piping with fiberglass insulation. Install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers as needed.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALPL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	14,349	$0.65	$9,327	$1.62	$23,245	$32,572
Project Totals:				**$9,327**		**$23,245**	**$32,572**

Material/Labor Cost		$32,572
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$21,317
General Contractor Mark Up at 20.0%	+	$4,263
Construction Cost		$25,580
Professional Fees at 16.0%	+	$4,093
Total Project Cost		**$29,673**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALPL03	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	12		
Priority Class:	3		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapters 7-11		
Project Class:	Deferred Maintenance		
Project Date:	10/12/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALPL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	14,349	$1.03	$14,779	$2.38	$34,151	$48,930
Project Totals:				**$14,779**		**$34,151**	**$48,930**

Material/Labor Cost		$48,930
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$32,402
General Contractor Mark Up at 20.0%	+	$6,480
Construction Cost		$38,883
Professional Fees at 16.0%	+	$6,221
Total Project Cost		**$45,104**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALPL01	**Title:**	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	13		
Priority Class:	3		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 5, 607

Project Class: Deferred Maintenance

Project Date: 10/12/2009

Project Location: Item Only: Floor(s) 1

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALPL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Gas-fired, commercial-grade water heater replacement, including demolition	GPH	630	$41.48	$26,132	$13.43	$8,461	$34,593
Project Totals:				**$26,132**		**$8,461**	**$34,593**

Material/Labor Cost		$34,593
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$30,656
General Contractor Mark Up at 20.0%	+	$6,131
Construction Cost		$36,787
Professional Fees at 16.0%	+	$5,886
Total Project Cost		**$42,673**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALAC01	**Title:**	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:	14		
Priority Class:	4		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 403.6, 505

Project Class: Plant Adaption

Project Date: 10/22/2009

Project Location: Undefined: Floor(s) 1

Project Description

Current legislation related to accessibility requires that building entrances be accessible. There is one sidewalk location on the southern side of the building and leading to the building that has exterior steps that require handrails to be installed in accordance to accessibility guidelines. To comply with this legislation, it is recommended that compliant, painted metal handrails be installed at the sidewalk steps leading to the facility from the southern parking lot as required.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALAC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted	LF	12	$91.11	$1,093	$150	$1,800	$2,893
Project Totals:				**$1,093**		**$1,800**	**$2,893**

Material/Labor Cost		$2,893
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$2,024
General Contractor Mark Up at 20.0%	+	$405
Construction Cost		$2,429
Professional Fees at 16.0%	+	$389
Total Project Cost		**$2,818**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALAC03	**Title:**	RESTROOM RENOVATION
Priority Sequence:	15		
Priority Class:	4		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	604, 605, 606, 607, 608

Project Class:	Plant Adaption
Project Date:	10/22/2009
Project Location:	Floor-wide: Floor(s) 1

Project Description

The restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, partitions, accessories, and dual-level drinking fountains, is recommended for mens restroom 119, womens restroom 120, and unisex restroom 129. Restroom expansion may be necessary in order to meet modern, minimum fixture counts and accessibility legislation.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALAC03

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
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALAC04	**Title:**	LOCKER ROOM RENOVATION
Priority Sequence:	16		
Priority Class:	4		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	603, 604, 605, 606, 607, 608	
Project Class:	Plant Adaption		
Project Date:	10/22/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The locker room fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive locker room renovation, including new fixtures, finishes, partitions, and accessories, is recommended. Locker room expansion may be necessary in order to meet modern, minimum fixture counts and accessibility legislation.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALAC04

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	FIXT	18	$1,969	$35,442	$1,699	$30,582	$66,024
Shower, 125 square feet of locker room renovation, partitions, accessories and expansion if necessary	FIXT	16	$5,141	$82,256	$6,859	$109,744	$192,000
Project Totals:				**$117,698**		**$140,326**	**$258,024**

Material/Labor Cost		$258,024
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$190,509
General Contractor Mark Up at 20.0%	+	$38,102
Construction Cost		$228,611
Professional Fees at 16.0%	+	$36,578
Total Project Cost		**$265,189**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALAC02	**Title:**	INTERIOR AMENITY ACCESSIBILITY UPGRADES
Priority Sequence:	17		
Priority Class:	4		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	211, 602

Project Class:	Plant Adaption
Project Date:	10/22/2009
Project Location:	Floor-wide: Floor(s) 1

Project Description

Present accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of single-level, drinking water fountains are barriers to accessibility. All single-level, refrigerated drinking fountains should be replaced with dual-level units. The construction of compliant alcoves may be required.

Project Cost

Project Number: SCALAC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
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:				**$4,186**		**$8,232**	**$12,418**

Material/Labor Cost		$12,418
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$8,438
General Contractor Mark Up at 20.0%	+	$1,688
Construction Cost		$10,126
Professional Fees at 16.0%	+	$1,620
Total Project Cost		**$11,746**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALAC05	**Title:**	INTERIOR DOOR HARDWARE UPGRADES
Priority Sequence:	18		
Priority Class:	4		
Category Code:	AC4B	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 309.4		
Project Class:	Plant Adaption		
Project Date:	10/22/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALAC05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	50	$273	$13,650	$69.77	$3,489	$17,139
Project Totals:				**$13,650**		**$3,489**	**$17,139**

Material/Labor Cost		$17,139
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$15,535
General Contractor Mark Up at 20.0%	+	$3,107
Construction Cost		$18,642
No Professional Fees Required		
Total Project Cost		**$18,642**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALES03	**Title:**	WINDOW REPLACEMENT
Priority Sequence:	19		
Priority Class:	4		
Category Code:	ES5B	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Energy Conservation $200		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/22/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

It is recommended that the single-pane, metal-framed window applications be upgraded to thermal-pane systems. Such double-pane systems will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALES03

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	1,010	$57.27	$57,843	$36.45	$36,815	$94,657
Project Totals:				**$57,843**		**$36,815**	**$94,657**

Material/Labor Cost		$94,657
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$77,133
General Contractor Mark Up at 20.0%	+	$15,427
Construction Cost		$92,560
Professional Fees at 16.0%	+	$14,810
Total Project Cost		**$107,370**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALIS02	**Title:**	REFINISH WALLS
Priority Sequence:	20		
Priority Class:	4		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/22/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The interior walls are a combination of painted sheetrock partitions and wooden paneling. The paneling will be acceptable for the next ten years, however, painted wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Project Cost

Project Number: SCALIS02

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	24,340	$0.17	$4,138	$0.81	$19,715	$23,853
Project Totals:				**$4,138**		**$19,715**	**$23,853**

Material/Labor Cost		$23,853
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$14,281
General Contractor Mark Up at 20.0%	+	$2,856
Construction Cost		$17,137
Professional Fees at 16.0%	+	$2,742
Total Project Cost		**$19,879**

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Description

Project Number:	SCALIS03	**Title:**	REFINISH PAINTED CEILINGS
Priority Sequence:	21		
Priority Class:	4		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	SCAL		
Building Name:	SCALES FIELD HOUSE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/22/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The ceiling finish is a combination of suspended grid acoustical tile systems in the office areas and painted ceilings in the locker room and storage areas. The ceiling tile is expected to provide satisfactory service over the next ten years. However, painted ceiling upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details

Facility Condition Analysis
Section Three
SCAL : SCALES FIELD HOUSE

Project Cost

Project Number: SCALIS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Painted ceiling finish application	SF	6,460	$0.17	$1,098	$0.81	$5,233	$6,331
Project Totals:				**$1,098**		**$5,233**	**$6,331**

Material/Labor Cost		$6,331
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$3,790
General Contractor Mark Up at 20.0%	+	$758
Construction Cost		$4,548
Professional Fees at 16.0%	+	$728
Total Project Cost		**$5,276**

FACILITY CONDITION ANALYSIS

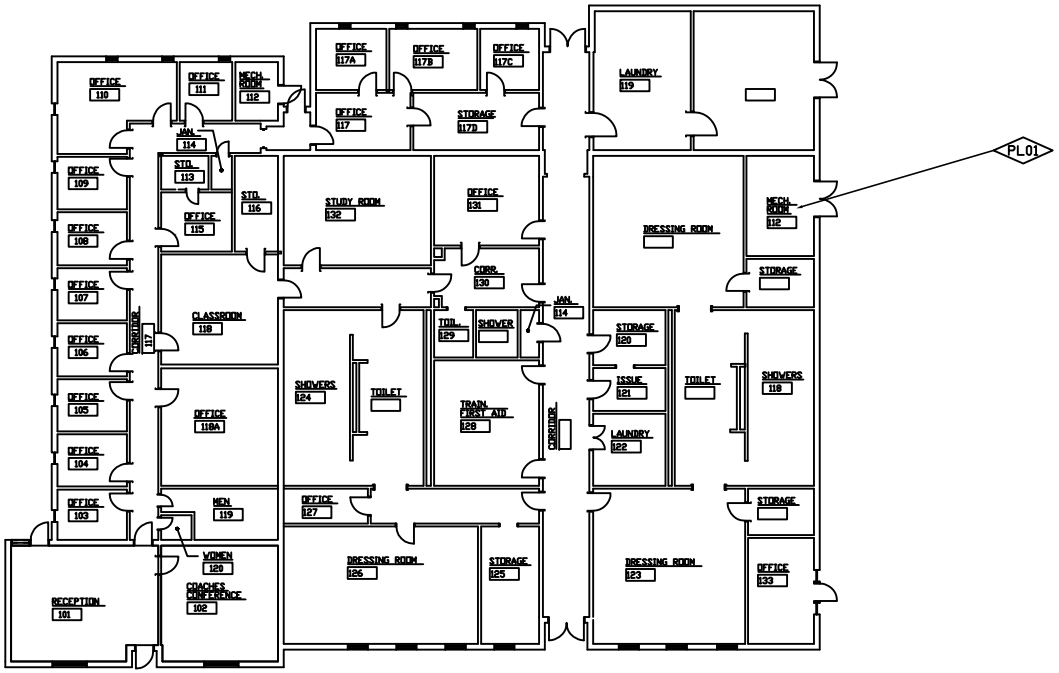
SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY

ROOF

ES04 HV01 HV02



AC01 EL03 ES01 ES02 ES03

AC02 AC03 AC04 AC05 EL01 EL02

FS01 HV01 IS01 IS02 IS03 PL02

PL03

SCALES
FIELD HOUSE

BLDG NO. SCAL

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: 12/08/09
Drawn by: J.T.V.
Project No. 09-041

FIRST FLOOR PLAN

Sheet No.
1 of 1

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model

Building Component Summary

SCAL : SCALES FIELD HOUSE

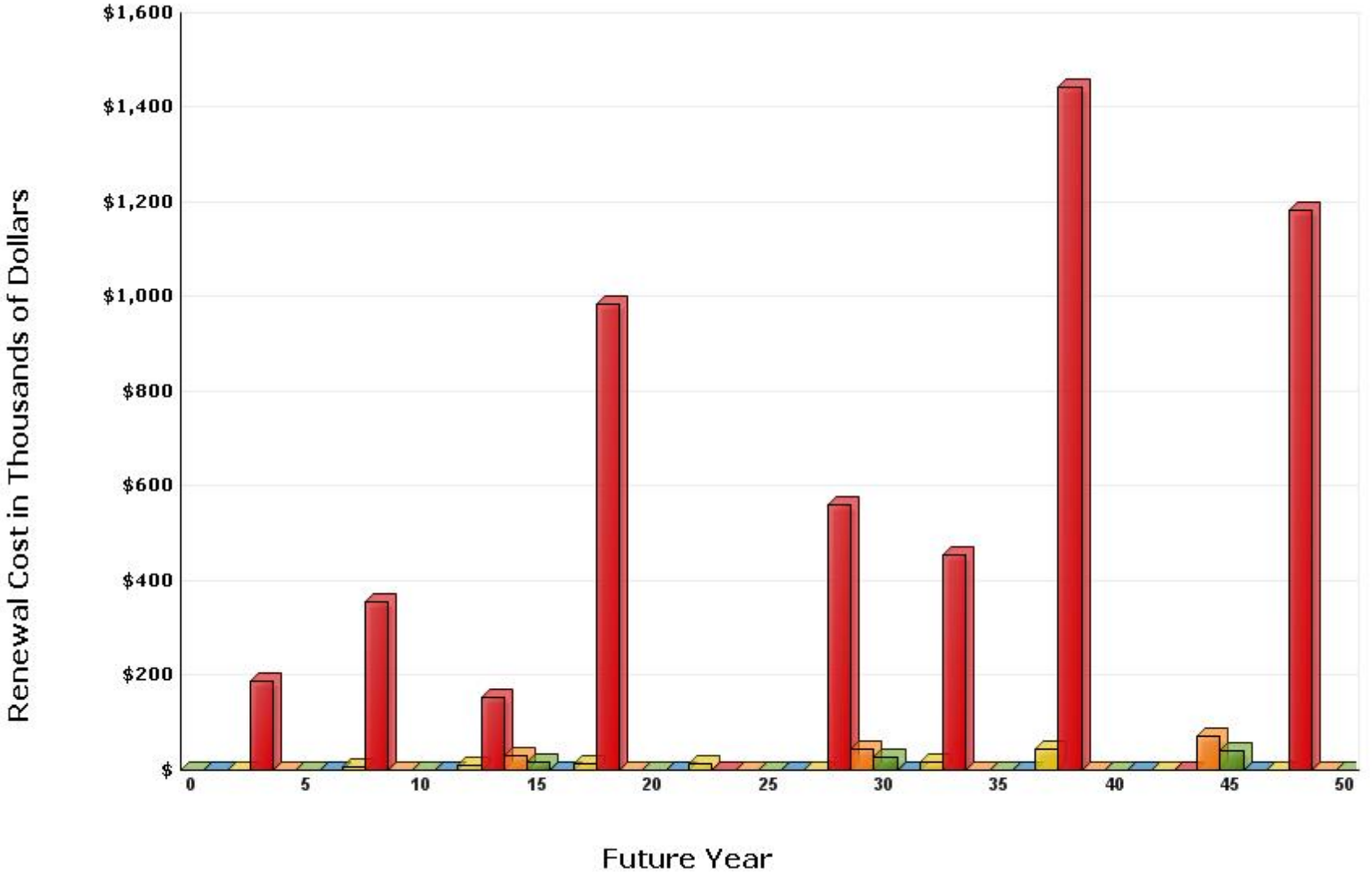
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	4,570	SF	$1.30	.31	$1,847	1966	10
B2010	STUCCO FINISH RENEWAL	1,140	SF	$3.33		$3,796	1966	30
B2020	STANDARD GLAZING AND CURTAIN WALL	1,010	SF	$104.04		$105,077	1966	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	6	LEAF	$4,311.24		$25,867	1966	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	7	LEAF	$2,863.29		$20,043	1966	40
B3010	MEMBRANE ROOF	14,500	SF	$6.41		$92,899	1966	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	15	LEAF	$783.68		$11,755	1966	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	35	LEAF	$1,489.06		$52,117	1966	35
C1020	INTERIOR DOOR HARDWARE	35	EA	$423.04		$14,806	1966	15
C1020	INTERIOR DOOR HARDWARE	15	EA	$423.04		$6,346	1966	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	24,340	SF	$0.80		$19,497	1966	10
C3010	PREMIUM WALL FINISH (EPOXY, TILE, WOOD PANEL, ETC.)	6,080	SF	$5.87		$35,666	1966	20
C3020	CARPET	10,330	SF	$8.75		$90,351	1966	10
C3020	CERAMIC FLOOR TILE	2,580	SF	$17.36		$44,795	1966	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	6,460	SF	$4.99		$32,255	1966	15
C3030	PAINTED CEILING FINISH APPLICATION	6,460	SF	$0.80		$5,175	1966	15
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	14,349	SF	$2.85		$40,944	1966	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	14,349	SF	$2.03		$29,128	1966	35
D2020	WATER HEATER (COMMERCIAL, GAS)	630	GPH	$66.28		$41,759	1966	20
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	14,349	SF	$3.08		$44,223	1966	40
D3030	ROOFTOP HVAC UNIT	8	TON	$2,415.23		$19,322	1966	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	5	EA	$2,768.62		$13,843	1966	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	2	EA	$2,768.62		$5,537	2000	20
D3040	EXHAUST FAN - UTILITY SET OR SIMILAR	2	EA	$3,660.81		$7,322	1966	20
D3050	SPLIT DX SYSTEM	3	TON	$2,143.89		$6,432	2000	15
D3050	SPLIT DX SYSTEM	9	TON	$2,143.89		$19,295	2007	15
D3050	SPLIT DX SYSTEM	5	TON	$2,143.89		$10,719	2008	15
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	14,349	SF	$11.82		$169,552	1966	50

Life Cycle Model
Building Component Summary
SCAL : SCALES FIELD HOUSE

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5010	ELECTRICAL SWITCHGEAR 120/208V	600	AMP	$32.96		$19,778	1966	20
D5020	EMERGENCY LIGHT (BATTERY)	14	EA	$283.62		$3,971	2005	20
D5020	EXIT SIGNS (BATTERY)	18	EA	$280.76		$5,054	2005	20
D5020	EXTERIOR LIGHT (HID)	1	EA	$689.58		$690	1980	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	14,349	SF	$7.24		$103,834	1966	20
						$1,103,694		

Life Cycle Model Expenditure Projections

SCAL : SCALES FIELD HOUSE



Average Annual Renewal Cost Per SqFt $3.41

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

SCAL : SCALES FIELD HOUSE

Photo ID No	Description	Location	Date
SCAL001a	Single-ply membrane roof	Roof	9/16/2009
SCAL001e	Exhaust fan	Roof	9/16/2009
SCAL002a	Single-ply membrane roof	Roof	9/16/2009
SCAL002e	Package units	Roof	9/16/2009
SCAL003a	Single-ply membrane roof with aggregate ballast	Eastern addition Roof	9/16/2009
SCAL003e	Package unit	Roof	9/16/2009
SCAL004a	Skylight with vacuum seal broken	Roof	9/16/2009
SCAL004e	Condensing unit and exhaust fans	Roof	9/16/2009
SCAL005a	Void	Void	9/16/2009
SCAL005e	Exhaust fans	Roof	9/16/2009
SCAL006a	Single-level water fountain	Corridor 117	9/16/2009
SCAL006e	Exhaust fans	Roof	9/16/2009
SCAL007a	Typical knob door hardware	Interior	9/16/2009
SCAL007e	HVAC equipment	Roof	9/16/2009
SCAL008a	Stained carpet	Corridor 114	9/16/2009
SCAL008e	Exit signage	reception area 101	9/16/2009
SCAL009a	Stained exterior painted concrete areas of facade	Northern side	9/16/2009
SCAL009e	Lavatory and water closet	Restroom 119	9/16/2009
SCAL010a	Brick masonry facade	Western side	9/16/2009
SCAL010e	Water closet	Restroom 124	9/16/2009
SCAL011a	Brick masonry facade	Southern side	9/16/2009
SCAL011e	Lavatories and urinal	Restroom 124	9/16/2009
SCAL012a	Exterior steps requiring handrails on each side	Southern side by parking lot	9/16/2009
SCAL012e	Service sink	Janitor's closet 114	9/16/2009
SCAL013a	Brick masonry facade	Eastern side	9/16/2009
SCAL013e	Shower components	Restroom 124	9/16/2009
SCAL014a	Stained exterior painted concrete areas of facade	Eastern side	9/16/2009
SCAL014e	Radiator	Restroom 124	9/16/2009
SCAL015e	Exit signage	Dressing room 123	9/16/2009
SCAL016e	Furnace	Storage room	9/16/2009
SCAL017e	Unit heater	Corridor	9/16/2009
SCAL018e	Exterior lighting	Exterior	9/16/2009
SCAL019e	Condensing unit	Site	9/16/2009

Photo Log - Facility Condition Analysis

SCAL : SCALES FIELD HOUSE

Photo ID No	Description	Location	Date
SCAL020e	Gas regulator	Site	9/16/2009
SCAL021e	Boiler	Mechanical room 211	9/16/2009
SCAL022e	Electrical panel	Mechanical room 112	9/16/2009
SCAL023e	Furnace	Mechanical room 112	9/16/2009
SCAL024e	Exterior lighting	Exterior	9/16/2009
SCAL025e	Window air conditioning units	Exterior	9/16/2009
SCAL026e	Exterior lighting	Exterior	9/16/2009

Facility Condition Analysis - Photo Log

SCAL001A.jpg

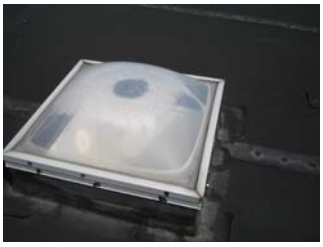
SCAL001E.jpg

SCAL002A.jpg

SCAL002E.jpg

SCAL003A.jpg

SCAL003E.jpg



SCAL004A.jpg

SCAL004E.jpg

SCAL005E.jpg

SCAL006A.jpg

SCAL006E.jpg

SCAL007A.jpg

SCAL007E.jpg

SCAL008A.jpg

SCAL008E.jpg

SCAL009A.jpg

SCAL009E.jpg

SCAL010A.jpg

SCAL010E.jpg

SCAL011A.jpg

Facility Condition Analysis - Photo Log

SCAL011E.jpg

SCAL012A.jpg

SCAL012E.jpg

SCAL013A.jpg

SCAL013E.jpg

SCAL014A.jpg

SCAL014E.jpg

SCAL015E.jpg

SCAL016E.jpg

SCAL017E.jpg

SCAL018E.jpg

SCAL019E.jpg

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SCAL021E.jpg

SCAL022E.jpg

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SCAL026E.jpg