EAST CAROLINA UNIVERSITY

STUDENT HEALTH SERVICES ADDITION

ASSET CODE: STHC

FACILITY CONDITION ANALYSIS

DECEMBER 16, 2009

ISES CORPORATION

TABLE OF CONTENTS

FACILITY CONDITION ANALYSIS

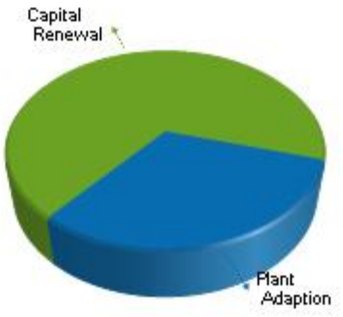
SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - STUDENT HEALTH SERVICES ADDITION

Building Code: STHC
Building Name: STUDENT HEALTH SERVICES ADDITION
Year Built: 2002
Building Use: Medical / Clinic
Square Feet: 16,508

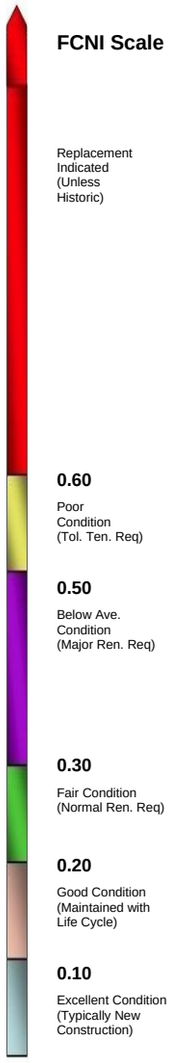
PROJECT COSTS BY CLASSIFICATION



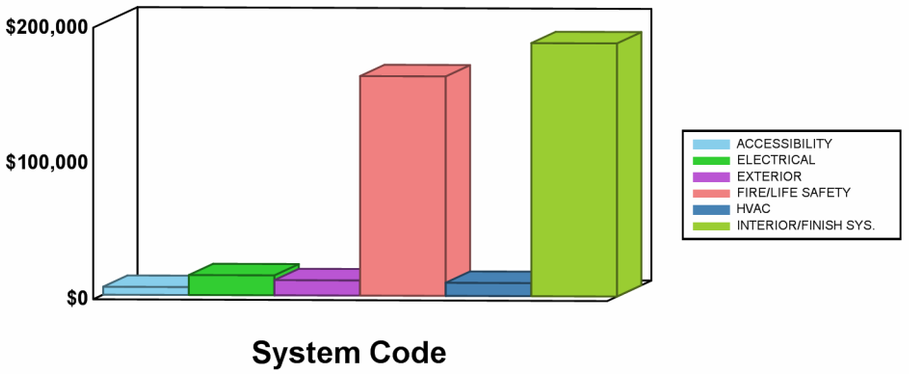
Project Costs by Priority

Priority 1:	$1,637
Priority 2:	$121,586
Priority 3:	$133,576
Priority 4:	$132,678
Total Project Costs:	**$389,477**
Facility Replacement Cost:	**$4,339,000**

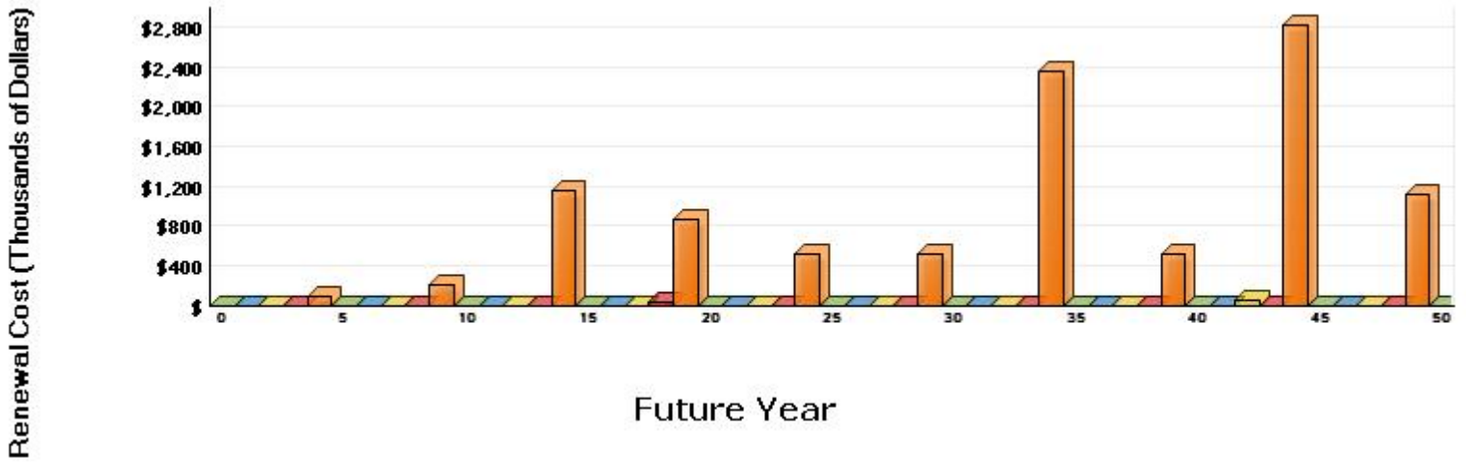
Facility Condition Needs Index (FCNI): **0.09**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $4.97

B. ASSET SUMMARY

Built in 2002, the Student Health Services Addition is a single story medical clinic. This building is an addition to the Student Health Services building to the north. Projects for the Student Health Services building are included in a separate report. The addition is constructed of a concrete structure on a concrete foundation. The exterior finishes consist of brick facades and built-up roof systems. The building houses clinic areas, treatment rooms, and offices. The Student Health Services Addition totals 16,508 square feet and is located at the main campus of East Carolina University in Greenville, North Carolina.

The information in this report was gathered during a site visit that concluded on September 11, 2009.

SITE

Landscaping around the building consists of grassy lawns, ornamental shrubs, and some mature trees. The landscaping is in average condition but should outlast the ten-year scope of this report with routine maintenance. Pedestrian paving systems are in good condition and should not need work. Vehicular paving systems are included in the report for the main building.

EXTERIOR STRUCTURE

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

The roof over this facility is a flat modified bitumen roof. The roof was found to be in good condition, and no leaks were reported. The roof should have several years of remaining life, and no replacement projects are needed.

The window system in the building consists of dual pane glass in metal frames. Exterior doors consist of metal-framed glass doors at the west and south entrances. The windows and doors are original to the 2002 construction and should not need replacement within the next ten years.

INTERIOR FINISHES / SYSTEMS

Interior floor finishes include carpet, vinyl tile, and ceramic tile. Interior wall finishes consist of painted plaster walls, and ceiling finishes are lay-in acoustical tile. All of these applications vary in age and condition from area to area. Floor, wall, and ceiling finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. Interior doors were found to be in good condition. Doors were properly rated and equipped with lever hardware and Braille signage. Interior doors should outlast the ten-year scope of this report.

ACCESSIBILITY

Access to the building is provided by an accessible ramp at the south facade. Once inside, there are no transitions in floor level that require vertical transportation. Restrooms in the building were designed in 2002 and include proper clearances and compliant fixtures. With only one exception, this facility meets modern accessibility legislation.

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

HEALTH

There were no reports or evidence of any asbestos containing material or lead based paint. No health-related issues were noted during the inspection.

FIRE / LIFE SAFETY

The paths of egress in this building are adequate in regard to fire rating. However, structural fire separations are not maintained according to code requirements for new construction in select areas of the building. Primarily, data cabling has been routed with little regard for fire-rated separations. Intumescent passive firestopping and some minor structural separation repairs should be accomplished promptly.

The facility is served by a modern addressable fire alarm system that was manufactured by Notifier Corporation. The model 4020 fire alarm panel was installed in 2002. The system utilizes pull stations, heat detectors, smoke detectors, and duct smoke detectors for activation, while audible / visible strobes are present for notification. The fire alarm system appears to be in good condition and provide adequate coverage. However, an upgrade to the system should be considered in the next ten years based on age.

The building incorporates manual chemical type fire extinguishers and standpipe cabinets for fire suppression. It is recommended by the NFPA that buildings contain fire sprinkler systems. Light hazard, wet-pipe fire suppression should be installed throughout the structure, including piping, sprinkler heads (as required by code), and pipe bracing. Install flow switches and sensors that interface with the recommended fire alarm system upgrade. This installation will reduce overall liability and risk of loss.

Exit signs in this facility are LED-illuminated and are connected to the emergency power network. Emergency lighting is available through standard interior light fixtures with battery backup ballasts. All egress lighting systems are adequate and in good condition. There are no related projects to recommend at this time.

HVAC

The facility is connected to the campus steam loop. Steam is supplied to a heat exchanger in the main mechanical room that produces heating hot water. The hot water is then circulated throughout the

building by a pump to the associated HVAC equipment to heat the facility. The heat exchanger and pump appear to be in good condition and should continue to provide adequate service over the period covered by this report.

A local air-cooled chiller generates chilled water for building cooling. This unit has an 80 ton capacity and was manufactured by Trane. The chiller is in good condition and, with proper maintenance, will outlast the purview of this analysis.

The building is served by a forced air HVAC system with multizone air handling units. The air handling units have hot water heating coils and chilled water cooling coils. The air distribution network furnishes variable air volume (VAV) to the occupied spaces. The controls for this system are direct digital controls (DDCs) and were manufactured by Honeywell. The HVAC system is an adequate application for this facility. However, it should be expected that the condensate receiver will require replacement within the purview of this analysis.

The pharmacy area in this facility is served by a fume hood exhaust system. This hood and its associated mechanical components are new and in good condition. With diligent maintenance, it will outlast the scope of this report.

ELECTRICAL

An oil-filled transformer that is rated for 500 kVA service steps the incoming power down to 277/480 volts. The 277/480 volt power is distributed by a switchgear that is rated for 600 amp service and was manufactured by Square D. The equipment was installed in 2002. All of the main electrical distribution system components are serviceable and will likely remain so throughout the scope of this report.

The electrical distribution network in this facility supplies voltage at 120/208 volts and 480/277 volts. The lighting and major mechanical systems are supported by the 277/480 volt circuit. The panels were manufactured predominantly by Square D. Overall, the system appears to be in good condition. However, it should be anticipated that the electrical distribution network will require comprehensive, minor repairs within the scope of this report. Such remedies include, but are not limited to, installing additional circuits, replacing worn switches and receptacles, replacing circuit breakers, and updating panel directories.

The interior spaces of this facility are illuminated by fixtures that utilize compact and T8 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications with open-cell parabolic diffusers. The interior lighting is in good condition. With proper care, it will outlast the purview of this report.

The exterior areas adjacent to the building are illuminated by building-mounted high intensity discharge (HID) and stanchion-mounted fixtures. The exterior lighting systems are adequate and in good condition. It is probable that they will outlast the purview of this report. There are no exterior lighting projects to recommend at this time.

Emergency power for this facility is produced by a local diesel-fired emergency generator. This unit has a 37.5 kW capacity, generates 277/480 volt power, and was manufactured by Caterpillar. The generator is currently adequate and should remain a reliable source of stand-by power throughout the purview of this analysis.

PLUMBING

The main incoming domestic water enters the facility in the main mechanical room. A backflow sized at 2 inches and located on site protects the supply. Copper piping is then utilized to distribute water throughout the facility. The system appears to be in good condition and is anticipated to provide service for an additional twenty-eight years. The life cycle for this type of equipment is generally thirty-five years. Based on age, there are no recommendations for the extent of this report.

Sanitary waste and stormwater piping consists mainly of cast-iron, no-hub piping, with some plastic piping applications. The system appears to be in good condition, and no deterioration or leaks were observed or noted during the inspection. No projects are recommended for the sanitary waste and stormwater piping network within the scope of this report.

The plumbing fixtures consist of ceramic and stainless steel construction and utilize hands-free devices on restroom flush valves and faucets. The units appear to be in good condition, with no observed deterioration. The plumbing fixtures should continue to provide sufficient service over the scope of this report. No projects are recommended. Domestic water for this facility is heated by a heat exchanger that utilizes steam. This unit is adequate and in good condition. With proper maintenance, it will outlast the purview of this analysis.

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 11, 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

STHC : STUDENT HEALTH SERVICES ADDITION

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	5,873	0	0	5,873
EL	ELECTRICAL	0	0	0	14,696	14,696
ES	EXTERIOR	0	0	11,201	0	11,201
FS	FIRE/LIFE SAFETY	1,637	115,713	0	44,276	161,626
HV	HVAC	0	0	0	9,705	9,705
IS	INTERIOR/FINISH SYS.	0	0	122,374	64,001	186,376
	TOTALS	1,637	121,586	133,576	132,678	389,477

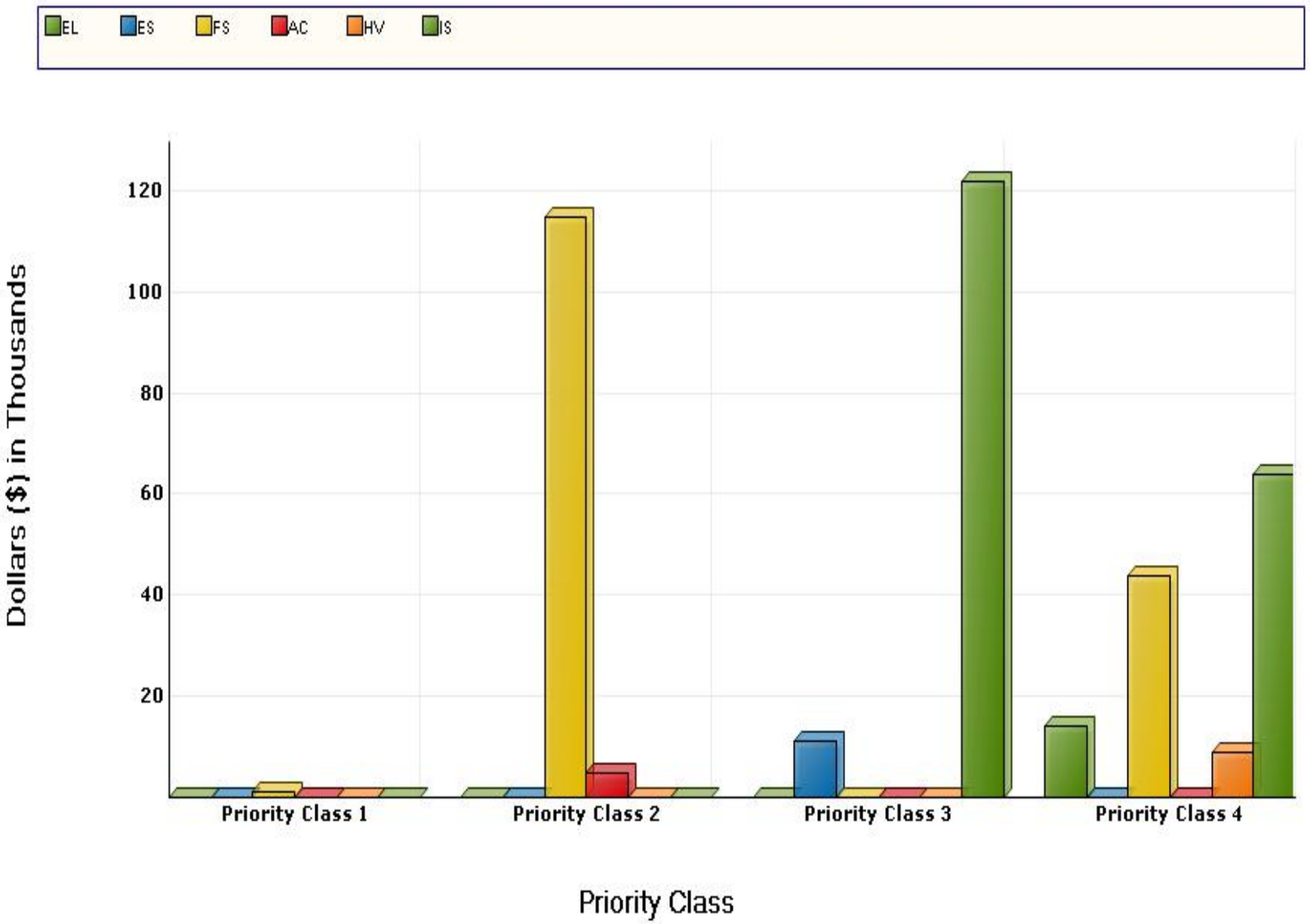
Facility Replacement Cost	$4,339,000
Facility Condition Needs Index	0.09

Gross Square Feet	16,508	**Total Cost Per Square Foot**	$23.59

FACILITY CONDITION ANALYSIS

System Code by Priority Class

STHC : STUDENT HEALTH SERVICES ADDITION



Detailed Project Totals

Facility Condition Analysis

System Code by Project Class

STHC : STUDENT HEALTH SERVICES ADDITION

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	5,873	5,873
EL	ELECTRICAL	14,696	0	0	14,696
ES	EXTERIOR	11,201	0	0	11,201
FS	FIRE/LIFE SAFETY	44,276	0	117,351	161,626
HV	HVAC	9,705	0	0	9,705
IS	INTERIOR/FINISH SYS.	186,376	0	0	186,376
	TOTALS	266,253	0	123,224	389,477

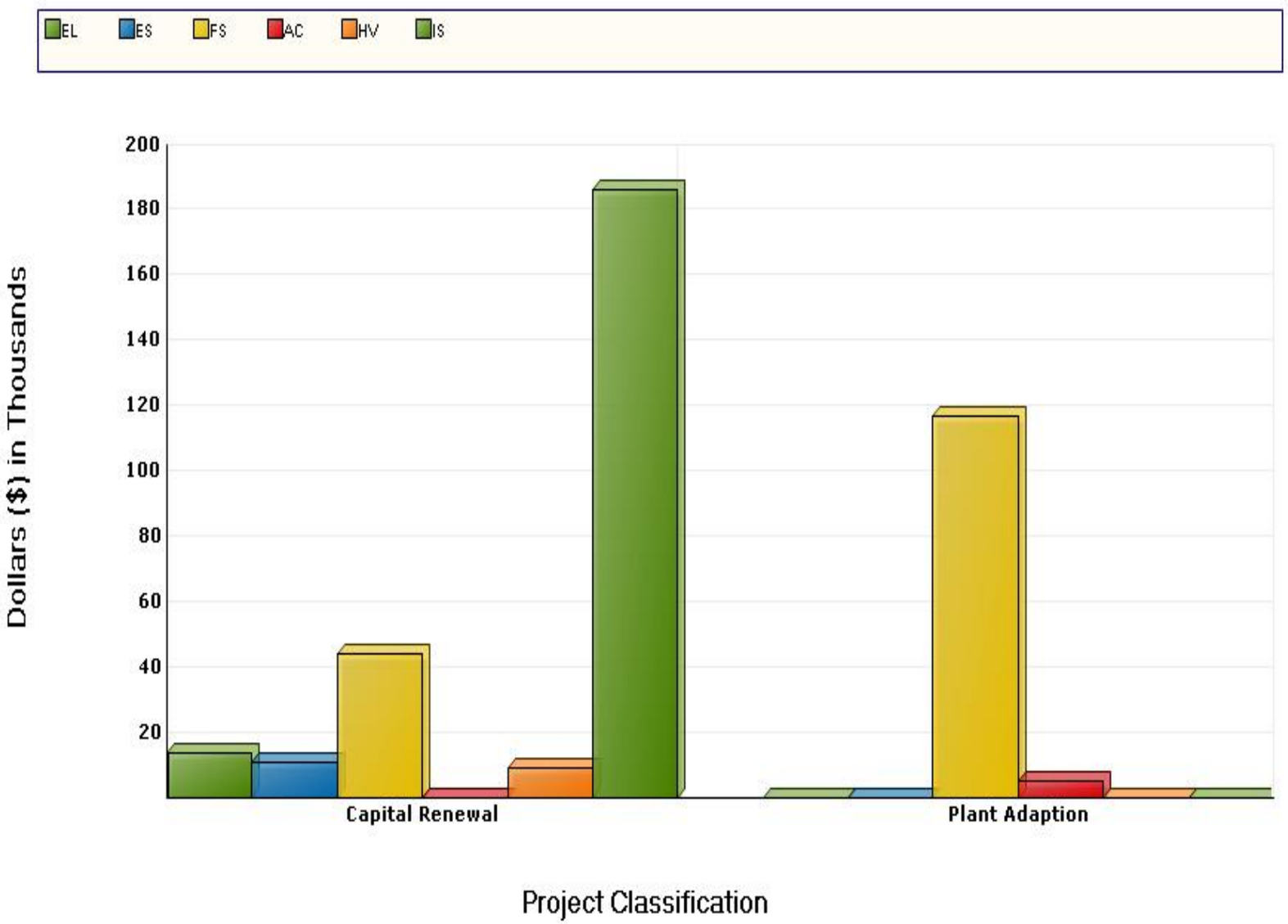
Facility Replacement Cost	$4,339,000
Facility Condition Needs Index	0.09

Gross Square Feet	16,508	**Total Cost Per Square Foot**	$23.59

FACILITY CONDITION ANALYSIS

System Code by Project Class

STHC : STUDENT HEALTH SERVICES ADDITION



Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

STHC : STUDENT HEALTH SERVICES ADDITION

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	133,576	132,678	266,253
Plant Adaption	1,637	121,586	0	0	123,224
TOTALS	1,637	121,586	133,576	132,678	389,477

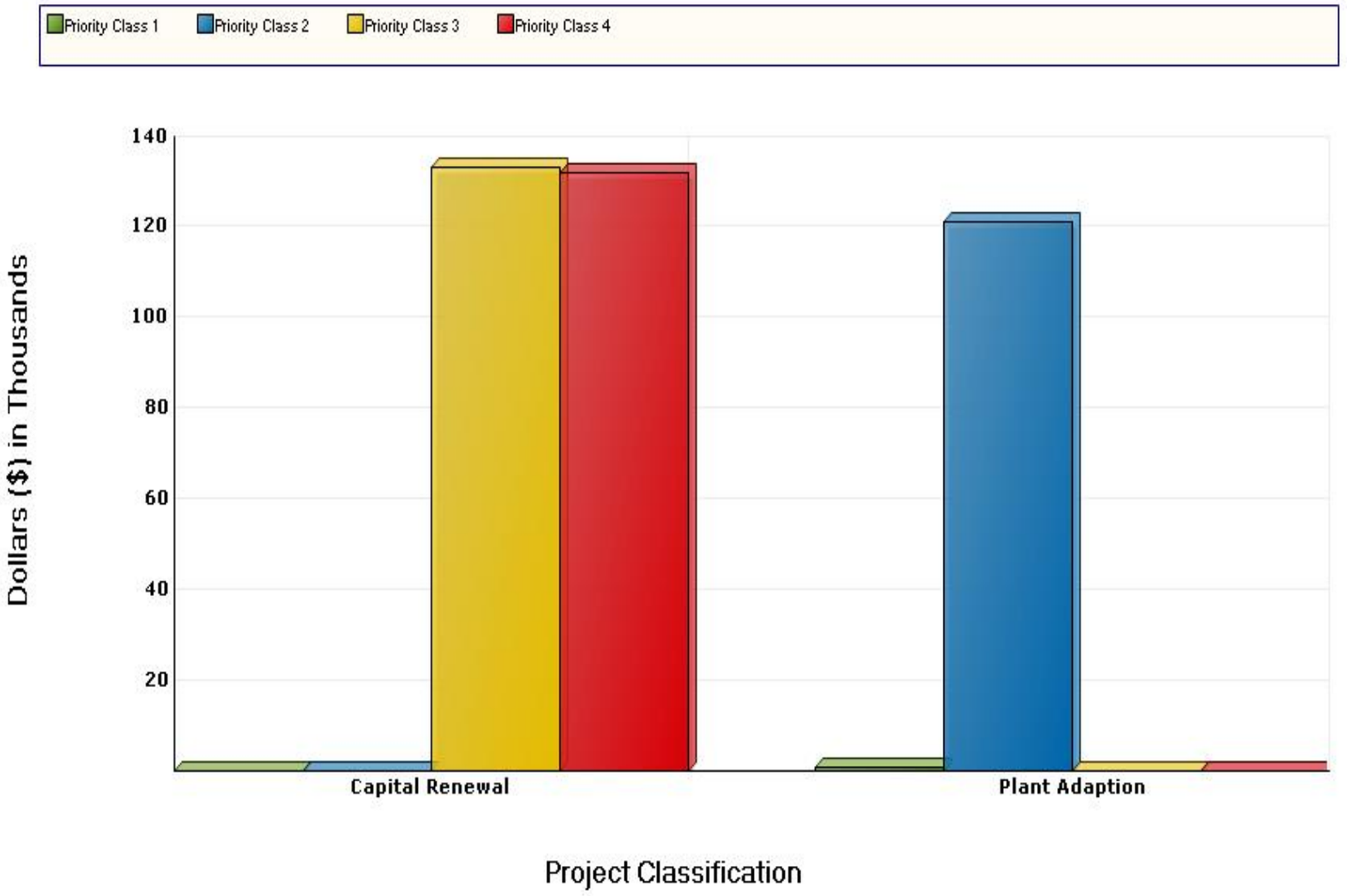
Facility Replacement Cost	$4,339,000
Facility Condition Needs Index	0.09

Gross Square Feet	16,508	**Total Cost Per Square Foot**	$23.59

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

STHC : STUDENT HEALTH SERVICES ADDITION



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

STHC : STUDENT HEALTH SERVICES ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5C	STHCFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	1,412	226	1,637
				Totals for Priority Class 1	**1,412**	**226**	**1,637**
FS3A	STHCFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	99,753	15,960	115,713
AC3F	STHCAC01	2	3	INTERIOR AMENITY ACCESSIBILITY UPGRADE	5,063	810	5,873
				Totals for Priority Class 2	**104,816**	**16,771**	**121,586**
ES2B	STHCES01	3	4	RESTORE BRICK VENEER	9,656	1,545	11,201
IS1A	STHCIS01	3	5	REFINISH FLOORING	67,835	10,854	78,688
IS2B	STHCIS02	3	6	REFINISH WALLS	37,660	6,026	43,686
				Totals for Priority Class 3	**115,151**	**18,424**	**133,576**
FS2A	STHCFS01	4	7	FIRE ALARM SYSTEM REPLACEMENT	38,169	6,107	44,276
HV5B	STHCHV01	4	8	CONDENSATE RECEIVER REPLACEMENT	8,366	1,339	9,705
EL3B	STHCEL01	4	9	ELECTRICAL SYSTEM REPAIRS	12,669	2,027	14,696
IS3B	STHCIS03	4	10	REFINISH CEILINGS	55,174	8,828	64,001
				Totals for Priority Class 4	**114,377**	**18,300**	**132,678**
				Grand Total:	**335,756**	**53,721**	**389,477**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

STHC : STUDENT HEALTH SERVICES ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5C	STHCFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	1,412	226	1,637
				Totals for Priority Class 1	**1,412**	**226**	**1,637**
AC3F	STHCAC01	2	3	INTERIOR AMENITY ACCESSIBILITY UPGRADE	5,063	810	5,873
				Totals for Priority Class 2	**5,063**	**810**	**5,873**
ES2B	STHCES01	3	4	RESTORE BRICK VENEER	9,656	1,545	11,201
IS1A	STHCIS01	3	5	REFINISH FLOORING	67,835	10,854	78,688
IS2B	STHCIS02	3	6	REFINISH WALLS	37,660	6,026	43,686
				Totals for Priority Class 3	**115,151**	**18,424**	**133,576**
FS2A	STHCFS01	4	7	FIRE ALARM SYSTEM REPLACEMENT	38,169	6,107	44,276
HV5B	STHCHV01	4	8	CONDENSATE RECEIVER REPLACEMENT	8,366	1,339	9,705
EL3B	STHCEL01	4	9	ELECTRICAL SYSTEM REPAIRS	12,669	2,027	14,696
IS3B	STHCIS03	4	10	REFINISH CEILINGS	55,174	8,828	64,001
				Totals for Priority Class 4	**114,377**	**18,300**	**132,678**
				Grand Totals for Projects < 100,000	**236,003**	**37,761**	**273,764**

Detailed Project Summary

Facility Condition Analysis

Project Cost Range

STHC : STUDENT HEALTH SERVICES ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS3A	STHCFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	99,753	15,960	115,713
				Totals for Priority Class 2	**99,753**	**15,960**	**115,713**
				Grand Totals for Projects >= 100,000 and < 500,000	**99,753**	**15,960**	**115,713**
				Grand Totals For All Projects:	**335,756**	**53,721**	**389,477**

Detailed Project Summary

Facility Condition Analysis

Project Classification

STHC : STUDENT HEALTH SERVICES ADDITION

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES2B	STHCES01	4	Capital Renewal	3	RESTORE BRICK VENEER	11,201
IS1A	STHCIS01	5	Capital Renewal	3	REFINISH FLOORING	78,688
IS2B	STHCIS02	6	Capital Renewal	3	REFINISH WALLS	43,686
FS2A	STHCFS01	7	Capital Renewal	4	FIRE ALARM SYSTEM REPLACEMENT	44,276
HV5B	STHCHV01	8	Capital Renewal	4	CONDENSATE RECEIVER REPLACEMENT	9,705
EL3B	STHCEL01	9	Capital Renewal	4	ELECTRICAL SYSTEM REPAIRS	14,696
IS3B	STHCIS03	10	Capital Renewal	4	REFINISH CEILINGS	64,001
					Totals for Capital Renewal	**266,253**
FS5C	STHCFS03	1	Plant Adaption	1	ELIMINATE FIRE RATING COMPROMISES	1,637
FS3A	STHCFS02	2	Plant Adaption	2	FIRE SPRINKLER SYSTEM INSTALLATION	115,713
AC3F	STHCAC01	3	Plant Adaption	2	INTERIOR AMENITY ACCESSIBILITY UPGRADE	5,873
					Totals for Plant Adaption	**123,224**
					Grand Total:	**389,477**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

STHC : STUDENT HEALTH SERVICES ADDITION

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback

No Projects Meeting This Criteria Found

Totals for Priority Class

Grand Total:

Detailed Project Summary

Facility Condition Analysis

Category/System Code

STHC : STUDENT HEALTH SERVICES ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3F	STHCAC01	2	3	INTERIOR AMENITY ACCESSIBILITY UPGRADE	5,063	810	5,873
				Totals for System Code: ACCESSIBILITY	**5,063**	**810**	**5,873**
EL3B	STHCEL01	4	9	ELECTRICAL SYSTEM REPAIRS	12,669	2,027	14,696
				Totals for System Code: ELECTRICAL	**12,669**	**2,027**	**14,696**
ES2B	STHCES01	3	4	RESTORE BRICK VENEER	9,656	1,545	11,201
				Totals for System Code: EXTERIOR	**9,656**	**1,545**	**11,201**
FS5C	STHCFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	1,412	226	1,637
FS3A	STHCFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	99,753	15,960	115,713
FS2A	STHCFS01	4	7	FIRE ALARM SYSTEM REPLACEMENT	38,169	6,107	44,276
				Totals for System Code: FIRE/LIFE SAFETY	**139,333**	**22,293**	**161,626**
HV5B	STHCHV01	4	8	CONDENSATE RECEIVER REPLACEMENT	8,366	1,339	9,705
				Totals for System Code: HVAC	**8,366**	**1,339**	**9,705**
IS1A	STHCIS01	3	5	REFINISH FLOORING	67,835	10,854	78,688
IS2B	STHCIS02	3	6	REFINISH WALLS	37,660	6,026	43,686
IS3B	STHCIS03	4	10	REFINISH CEILINGS	55,174	8,828	64,001
				Totals for System Code: INTERIOR/FINISH SYS.	**160,669**	**25,707**	**186,376**
				Grand Total:	**335,756**	**53,721**	**389,477**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCFS03	**Title:**	ELIMINATE FIRE RATING COMPROMISES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5C	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	SEPARATION RATING
Building Code:	STHC		
Building Name:	STUDENT HEALTH SERVICES ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 711.3		
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Structural fire separations are not maintained according to code requirements for new construction in select areas of this facility. Primarily, data cabling has been routed with little regard for fire-rated separations. Intumescent passive firestopping and some minor structural separation repairs should be accomplished promptly.

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCFS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Minor passive firestopping efforts	SF	16,510	$0.03	$495	$0.08	$1,321	$1,816
Project Totals:				**$495**		**$1,321**	**$1,816**

Material/Labor Cost		$1,816
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$1,176
General Contractor Mark Up at 20.0%	+	$235
Construction Cost		$1,412
Professional Fees at 16.0%	+	$226
Total Project Cost		**$1,637**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCFS02	**Title:**	FIRE SPRINKLER SYSTEM INSTALLATION
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	STHC		
Building Name:	STUDENT HEALTH SERVICES ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 1, 13, 13R, 101		
Project Class:	Plant Adaption		
Project Date:	10/9/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Install an automatic fire sprinkler system in unprotected areas throughout the facility. This includes piping, valves, sprinkler heads, and piping supports. Install flow switches and sensors to interface with the fire alarm system.

Project Cost

Project Number: STHCFS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install a wet-pipe sprinkler system, including valves, piping, sprinkler heads, piping supports, etc.	SF	16,508	$3.08	$50,845	$3.77	$62,235	$113,080
Project Totals:				**$50,845**		**$62,235**	**$113,080**

Material/Labor Cost		$113,080
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$83,127
General Contractor Mark Up at 20.0%	+	$16,625
Construction Cost		$99,753
Professional Fees at 16.0%	+	$15,960
Total Project Cost		**$115,713**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCAC01	**Title:**	INTERIOR AMENITY ACCESSIBILITY UPGRADE
Priority Sequence:	3		
Priority Class:	2		
Category Code:	AC3F	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	STHC		
Building Name:	STUDENT HEALTH SERVICES ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 211, 602		
Project Class:	Plant Adaption		
Project Date:	10/16/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCAC01

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	1	$1,216	$1,216	$374	$374	$1,590
Alcove construction, including finishes	EA	1	$877	$877	$3,742	$3,742	$4,619
Project Totals:				**$2,093**		**$4,116**	**$6,209**

Material/Labor Cost		$6,209
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$4,219
General Contractor Mark Up at 20.0%	+	$844
Construction Cost		$5,063
Professional Fees at 16.0%	+	$810
Total Project Cost		**$5,873**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCES01	**Title:**	RESTORE BRICK VENEER
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	STHC		
Building Name:	STUDENT HEALTH SERVICES ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/16/2009		
Project Location:	Building-wide: Floor(s) 1		

Project Description

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

Project Cost

Project Number: STHCES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cleaning and surface preparation	SF	5,880	$0.11	$647	$0.22	$1,294	$1,940
Selective mortar and / or sealant repairs (assumes 10 linear feet for every 100 square feet of envelope)	LF	588	$2.45	$1,441	$4.99	$2,934	$4,375
Applied finish or sealant	SF	5,880	$0.22	$1,294	$0.82	$4,822	$6,115
Project Totals:				**$3,381**		**$9,049**	**$12,430**

Material/Labor Cost		$12,430
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$8,047
General Contractor Mark Up at 20.0%	+	$1,609
Construction Cost		$9,656
Professional Fees at 16.0%	+	$1,545
Total Project Cost		**$11,201**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCIS01	**Title:**	REFINISH FLOORING
Priority Sequence:	5		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY

Building Code:	STHC
Building Name:	STUDENT HEALTH SERVICES ADDITION
Subclass/Savings:	Not Applicable

Code Application: Not Applicable

Project Class:	Capital Renewal
Project Date:	10/16/2009
Project Location:	Floor-wide: Floor(s) 1

Project Description

Interior floor finishes include carpet, vinyl tile, and ceramic tile. The applications vary in age and condition from area to area. 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
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCIS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	5,020	$5.36	$26,907	$2.00	$10,040	$36,947
Vinyl floor tile	SF	5,020	$3.53	$17,721	$2.50	$12,550	$30,271
Project Totals:				**$44,628**		**$22,590**	**$67,218**

Material/Labor Cost		$67,218
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$56,529
General Contractor Mark Up at 20.0%	+	$11,306
Construction Cost		$67,835
Professional Fees at 16.0%	+	$10,854
Total Project Cost		**$78,688**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCIS02	**Title:**	REFINISH WALLS
Priority Sequence:	6		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES

Building Code:	STHC
Building Name:	STUDENT HEALTH SERVICES ADDITION
Subclass/Savings:	Not Applicable

Code Application: Not Applicable

Project Class:	Capital Renewal
Project Date:	10/16/2009
Project Location:	Floor-wide: Floor(s) 1

Project Description

Interior wall finishes include painted plaster walls. The applications vary in age and condition from area to area. Wall finish upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCIS02

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	53,490	$0.17	$9,093	$0.81	$43,327	$52,420
Project Totals:				**$9,093**		**$43,327**	**$52,420**

Material/Labor Cost		$52,420
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$31,384
General Contractor Mark Up at 20.0%	+	$6,277
Construction Cost		$37,660
Professional Fees at 16.0%	+	$6,026
Total Project Cost		**$43,686**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCFS01	**Title:**	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	7		
Priority Class:	4		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL

Building Code:	STHC
Building Name:	STUDENT HEALTH SERVICES ADDITION
Subclass/Savings:	Not Applicable

Code Application:	ADAAG	702.1
	NFPA	1, 101

Project Class:	Capital Renewal
Project Date:	10/9/2009
Project Location:	Floor-wide: Floor(s) 1

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCFS01

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, and cut and patching materials	SF	16,508	$1.46	$24,102	$0.89	$14,692	$38,794
Project Totals:				**$24,102**		**$14,692**	**$38,794**

Material/Labor Cost		$38,794
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$31,807
General Contractor Mark Up at 20.0%	+	$6,361
Construction Cost		$38,169
Professional Fees at 16.0%	+	$6,107
Total Project Cost		**$44,276**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCHV01	**Title:**	CONDENSATE RECEIVER REPLACEMENT
Priority Sequence:	8		
Priority Class:	4		
Category Code:	HV5B	**System:**	HVAC
		Component:	STEAM/HYDRONIC DISTRIB.
		Element:	PUMPS
Building Code:	STHC		
Building Name:	STUDENT HEALTH SERVICES ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	10/9/2009		
Project Location:	Item Only: Floor(s) 1		

Project Description

The condensate receiver serving the heating system is at or approaching the ends of its intended life cycle. It is recommended that the unit be replaced in order to preclude failure. The project cost includes the replacement of the pumps, receiver, and all connections.

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCHV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace duplex condensate return application	SYS	1	$6,480	$6,480	$870	$870	$7,350
Project Totals:				**$6,480**		**$870**	**$7,350**

Material/Labor Cost		$7,350
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$6,972
General Contractor Mark Up at 20.0%	+	$1,394
Construction Cost		$8,366
Professional Fees at 16.0%	+	$1,339
Total Project Cost		**$9,705**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCEL01	**Title:**	ELECTRICAL SYSTEM REPAIRS
Priority Sequence:	9		
Priority Class:	4		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	STHC		
Building Name:	STUDENT HEALTH SERVICES ADDITION		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Articles 100, 210, 410		
Project Class:	Capital Renewal		
Project Date:	10/9/2009		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

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

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCEL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Switches, receptacles, cover plates, breakers, and miscellaneous materials	SF	16,508	$0.36	$5,943	$0.54	$8,914	$14,857
Project Totals:				**$5,943**		**$8,914**	**$14,857**

Material/Labor Cost		$14,857
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$10,558
General Contractor Mark Up at 20.0%	+	$2,112
Construction Cost		$12,669
Professional Fees at 16.0%	+	$2,027
Total Project Cost		**$14,696**

Specific Project Details

Facility Condition Analysis
Section Three
STHC : STUDENT HEALTH SERVICES ADDITION

Project Description

Project Number:	STHCIS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	10		
Priority Class:	4		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT

Building Code:	STHC
Building Name:	STUDENT HEALTH SERVICES ADDITION
Subclass/Savings:	Not Applicable
Code Application:	Not Applicable
Project Class:	Capital Renewal
Project Date:	10/16/2009
Project Location:	Floor-wide: Floor(s) 1

Project Description

Ceiling finishes consist of lay-in acoustical tile. The applications vary in age and condition from area to area. Ceiling 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
STHC : STUDENT HEALTH SERVICES ADDITION

Project Cost

Project Number: STHCIS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Acoustical tile ceiling system	SF	12,550	$2.12	$26,606	$2.98	$37,399	$64,005
Project Totals:				**$26,606**		**$37,399**	**$64,005**

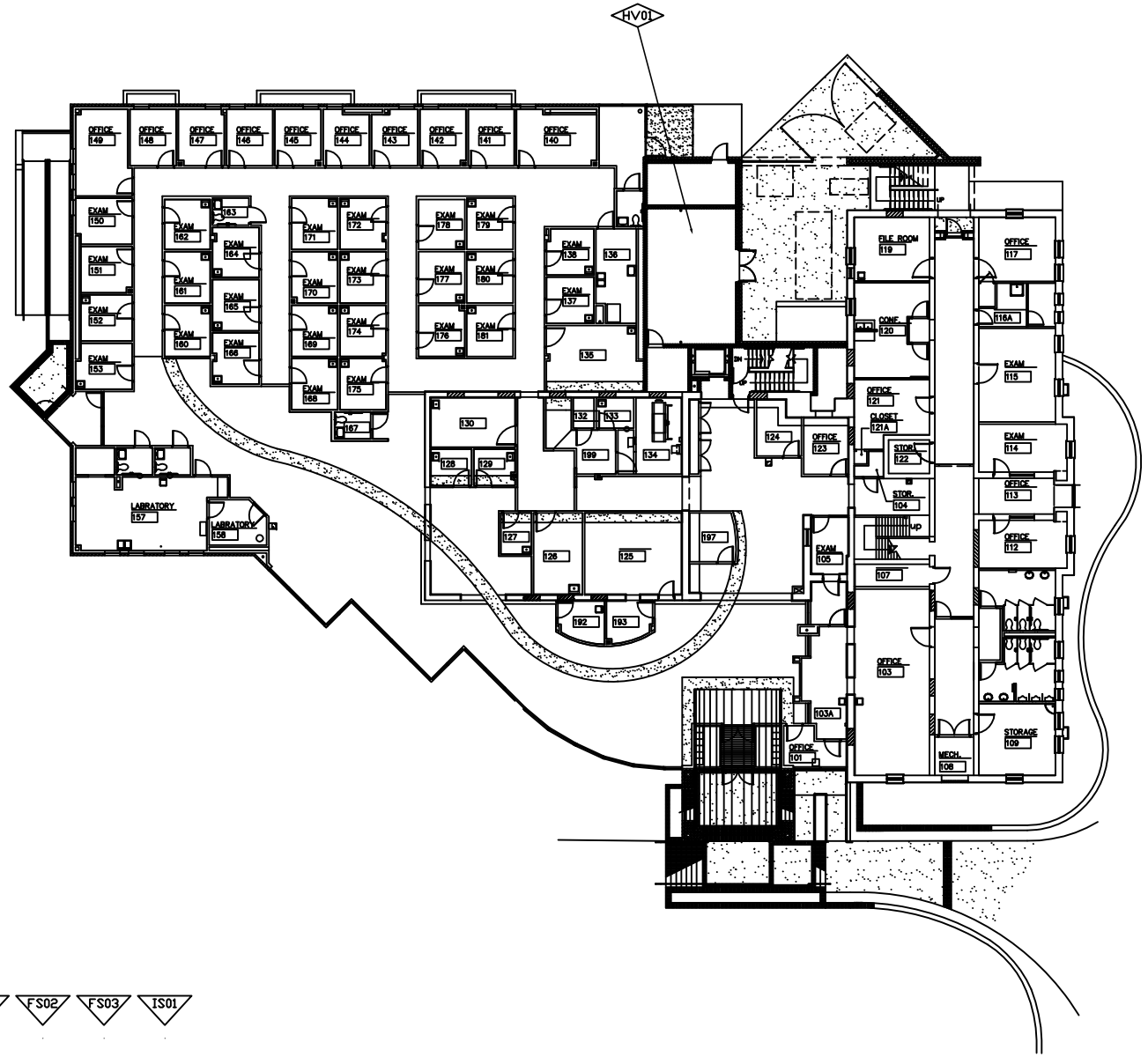
Material/Labor Cost		$64,005
Material Index		100.7%
Labor Index		51.3%
Material/Labor Indexed Cost		$45,978
General Contractor Mark Up at 20.0%	+	$9,196
Construction Cost		$55,174
Professional Fees at 16.0%	+	$8,828
Total Project Cost		**$64,001**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

EAST CAROLINA UNIVERSITY



ES01

AC01 EL01 FS01 FS02 FS03 IS01

IS02 IS03

N

STUDENT HEALTH SERVICES ADDITION

BLDG NO. STHC

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: 12/11/09
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

STHC : STUDENT HEALTH SERVICES ADDITION

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	5,880	SF	$1.30	.31	$2,376	2002	10
B2020	STANDARD GLAZING AND CURTAIN WALL	2,520	SF	$104.04		$262,172	2002	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	3	LEAF	$4,311.24		$12,934	2002	20
B3010	BUILT-UP ROOF	16,510	SF	$6.70		$110,660	2002	20
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	45	LEAF	$1,489.06		$67,008	2002	35
C1020	INTERIOR DOOR HARDWARE	45	EA	$423.04		$19,037	2002	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	53,490	SF	$0.80		$42,848	2002	10
C3020	CARPET	5,020	SF	$8.75		$43,907	2002	10
C3020	VINYL FLOOR TILE	5,020	SF	$6.59		$33,071	2002	15
C3020	CERAMIC FLOOR TILE	1,250	SF	$17.36		$21,703	2002	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	12,550	SF	$4.99		$62,662	2002	15
D2010	PLUMBING FIXTURES - MEDICAL / CLINIC	16,508	SF	$5.61		$92,621	2002	35
D2020	WATER / PROCESS PIPING - MEDICAL / CLINIC	16,508	SF	$3.99		$65,848	2002	35
D2020	WATER HEATER, SHELL AND TUBE HEAT EXCHANGER	48	GPM	$355.69		$17,073	2002	24
D2030	DRAIN PIPING - MEDICAL / CLINIC	16,508	SF	$6.06		$100,077	2002	40
D3030	CHILLER - AIR COOLED (60-100 TONS)	80	TON	$1,260.62		$100,849	2002	20
D3040	CONDENSATE RECEIVER	1	SYS	$9,504.01		$9,504	2002	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	5	EA	$2,768.62		$13,843	2002	20
D3040	ELECTRIC UNIT HEATER (10 KW)	1	EA	$1,255.64		$1,256	2002	22
D3040	FUME HOOD INCLUDING MECH. SYS	1	SYS	$41,216.93		$41,217	2002	20
D3040	HVAC SYSTEM - MEDICAL / CLINIC	16,508	SF	$26.28		$433,800	2002	25
D3040	BASE MTD. PUMP - UP TO 15 HP	2	HP	$3,175.77		$6,352	2002	20
D3040	BASE MTD. PUMP - 50 HP TO 150 HP	30	HP	$782.99		$23,490	2002	25
D5010	ELECTRICAL SYSTEM - MEDICAL / CLINIC	16,508	SF	$10.88		$179,563	2002	50
D5010	ELECTRICAL SWITCHGEAR 277/480V	600	AMP	$39.56		$23,738	2002	20
D5020	EXIT SIGNS (CENTRAL POWER)	20	EA	$163.78		$3,276	2002	20
D5020	EXTERIOR LIGHT (HID)	5	EA	$689.58		$3,448	2002	20
D5020	LIGHTING - MEDICAL / CLINIC	16,508	SF	$20.54		$339,073	2002	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	16,508	SF	$2.61		$43,162	2002	15

Life Cycle Model

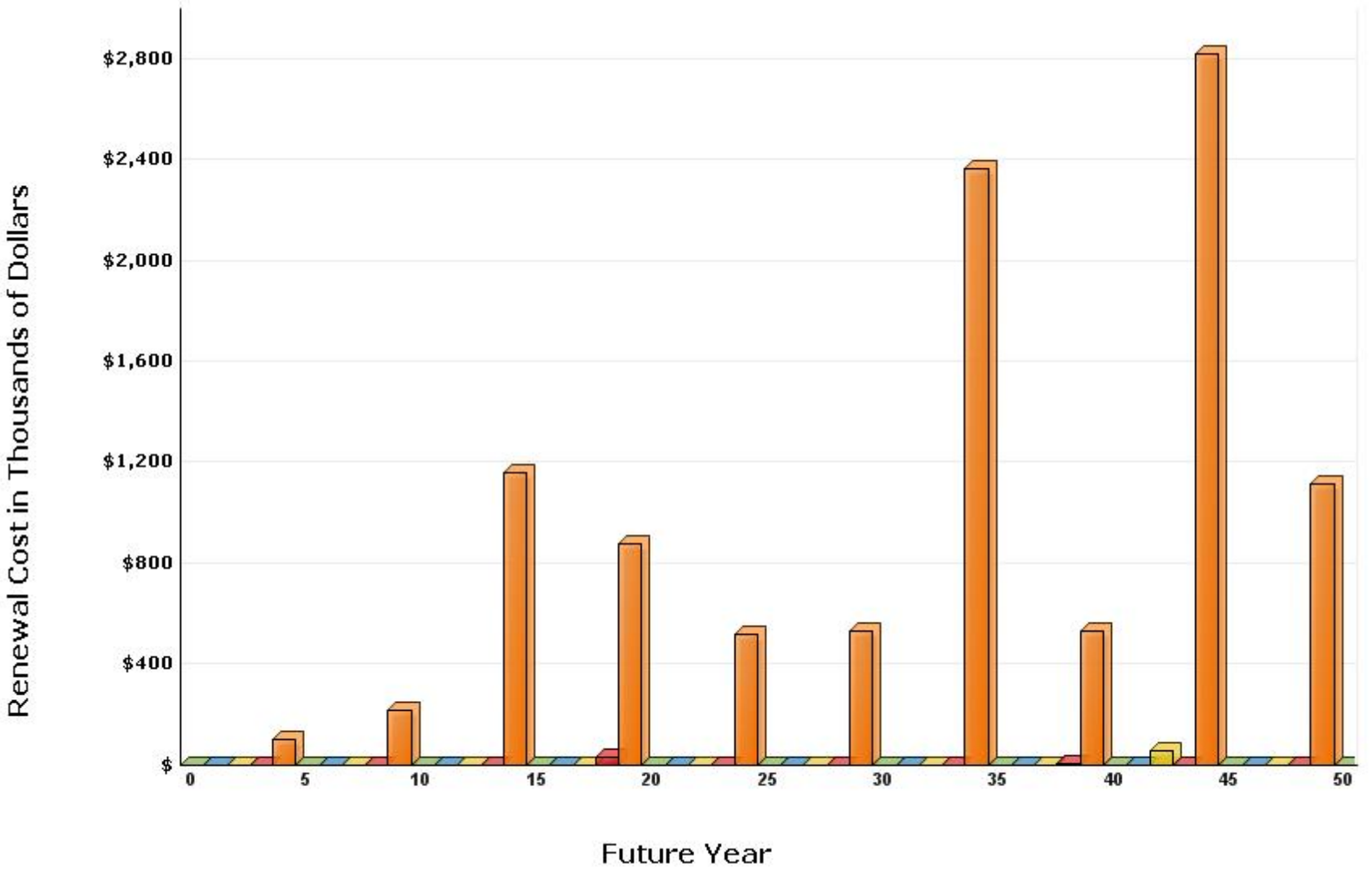
Building Component Summary

STHC : STUDENT HEALTH SERVICES ADDITION

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5040	GENERATOR, DIESEL (UP TO 50 KW)	38	KW	$1,123.84		$42,706	2002	25
						$2,219,273		

Life Cycle Model Expenditure Projections

STHC : STUDENT HEALTH SERVICES ADDITION



Average Annual Renewal Cost Per SqFt $4.97

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

STHC : STUDENT HEALTH SERVICES ADDITION

Photo ID No	Description	Location	Date
STHC001a	Roof detail	Roof	9/11/2009
STHC001e	Exhaust fans	Roof	9/11/2009
STHC002a	Roof detail	Roof	9/11/2009
STHC002e	Air-cooled chiller	Site	9/11/2009
STHC003a	Treatment room finishes	First floor	9/11/2009
STHC003e	Emergency generator	Site	9/11/2009
STHC004a	Interior corridor finishes	First floor	9/11/2009
STHC004e	Transformer	Site	9/11/2009
STHC005a	West facade	Exterior elevation	9/11/2009
STHC005e	Service sink	Janitor's closet	9/11/2009
STHC006a	South facade	Exterior elevation	9/11/2009
STHC006e	Secondary electrical panel	Exam room	9/11/2009
STHC007a	South facade	Exterior elevation	9/11/2009
STHC007e	Stainless steel sink	Closet	9/11/2009
STHC008a	East facade	Exterior elevation	9/11/2009
STHC008e	Fume hood	Pharmacy	9/11/2009
STHC009e	Fire alarm panel	Nurses' station	9/11/2009
STHC010e	Pump equipment	Main mechanical room	9/11/2009
STHC011e	Sump pump	Main mechanical room	9/11/2009
STHC012e	Water tank	Main mechanical room	9/11/2009
STHC013e	Pump equipment	Main mechanical room	9/11/2009
STHC014e	Heat exchanger	Main mechanical room	9/11/2009
STHC015e	Condensate return system	Main mechanical room	9/11/2009
STHC016e	Unit heater	Main mechanical room	9/11/2009
STHC017e	Air handling equipment	Main mechanical room	9/11/2009
STHC018e	Main incoming electrical equipment	Electrical room	9/11/2009
STHC019e	Automatic transfer switch	Electrical room	9/11/2009
STHC020e	Electrical equipment	Electrical room	9/11/2009
STHC021e	Transformer	Electrical room	9/11/2009
STHC022e	Secondary electrical panel	Electrical room	9/11/2009
STHC023e	Drain piping	Crawl space	9/11/2009
STHC024e	Drain piping	Crawl space	9/11/2009

STHC001A.jpg

STHC001E.jpg

STHC002A.jpg

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