FLORIDA A & M UNIVERSITY

JACKSON DAVIS HALL

ASSET CODE: 0002

FACILITY CONDITION ASSESSMENT

INSPECTION DATE: MAY 16, 2012

ISES CORPORATION

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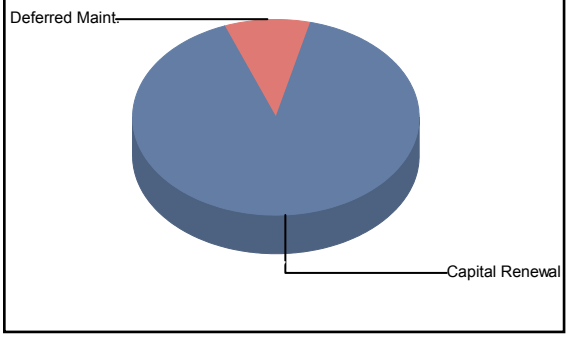
FACILITY CONDITION ASSESSMENT

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - JACKSON DAVIS HALL

Project Costs by Classification



Building Code:	0002
Building Name:	JACKSON DAVIS HALL
Year Built:	1927
Building Use:	Office / Administrative
Square Feet:	17,473

Project Costs by Priority

Priority 1:	$0
Priority 2:	$0
Priority 3:	$1,262,135
Priority 4:	$352,985
Priority 5:	$0
Total Project Costs:	**$1,615,120**
Current Replacement Value:	**$5,496,000**

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

FCNI Scale

Replacement Indicated (Unless Historic)

0.60 Poor Condition (Tot. Ren. Req)

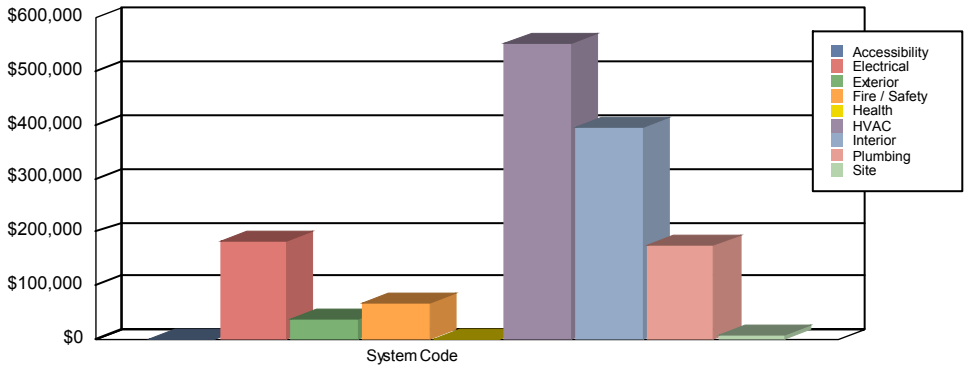
0.50 Below Ave. Condition (Major Ren. Req)

0.30 Fair Condition (Normal Ren. Req

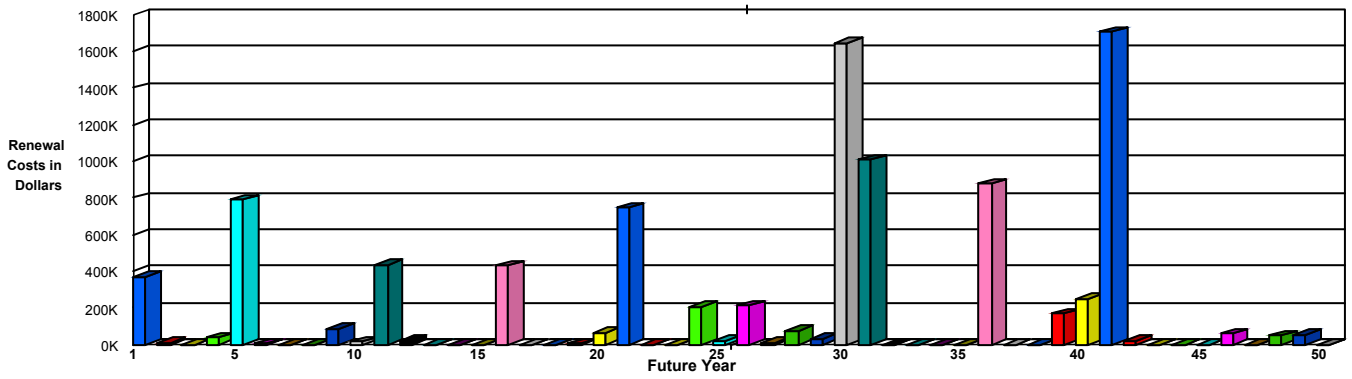
0.20 Good Condition (Maintained within Life Cycle)

0.10 Excellent Conditio (Typically New Construction)

Project Costs by System Code



Life Cycle Model Expenditure Projections



Average Annual Renewal Cost per SqFt **$5.16**

B. ASSET SUMMARY

Jackson Davis Hall at Florida A & M University was constructed in 1927. Located on Martin Luther King Drive due south of Lee Hall and east of University Commons, this four-story, concrete and masonry structure primarily houses offices, classrooms, and meeting space for the Department of Mathematics. This historic structure is reported to comprise17,473 gross square feet.

Information for this report was gathered during a site inspection that concluded on May 16, 2012.

SITE

There is no dedicated parking directly associated with this 1927 structure, but campus parking is provided to the north along Lee Hall Drive. The grounds around this building are satisfactorily landscaped with grass, shrubbery, and mature trees that blend well with the surrounding campus.

Although most of the concrete sidewalks that serve this facility are generally adequate, some potential pedestrian tripping hazards have developed in various locations, especially along the north, south, and west elevations. Make necessary repairs or replace badly damaged sections of concrete to improve the overall appearance of the site and enhance pedestrian safety.

EXTERIOR STRUCTURE

Although the exterior brickwork is basically sound, isolated pointing is needed, as well as repairs to casework, trim, soffits, and fascia. Make necessary repairs, then repoint and spot clean the building as needed. The steeply pitched asphalt shingle roof could only be viewed from the ground and adjacent structures, but it appears to be in acceptable condition with no reported problems or visible signs of active roof leaks.

At this time, no significant upgrades, other that repairs to damaged trim, are being recommended for the wooden, double-hung sash windows that are double glazed. Although the north exterior personnel door appears to be satisfactory, the modified main entry door is not in keeping with the historic architecture of this 1927 building. The south entry door is rotting at its base. Replace these exterior doors and frames with new doors that are more in keeping with the exterior design. To facilitate handicapped entry, the new south door and the interior stair tower door should be fitted with power-assisted door operators. In addition, install directional signage to more clearly identify this wheelchair accessible entrance.

INTERIOR FINISHES / SYSTEMS

The interior painted wall and ceiling finishes are currently in fairly good condition, with the exception of isolated wall damage, especially on the first floor. Minor repairs and cyclical repainting will be needed over time to maintain a reasonable interior aesthetic. Also, the timeworn acoustical tile ceiling grids in the corridors throughout the building are recommended for replacement. The interior doors are also in good working order and have been fitted with ADA hardware and signage throughout the building.

The vinyl tile flooring in the corridors and the carpeting in offices and classrooms are showing their age and are recommended for replacement within the next five years. All restrooms should also be modernized on a low priority basis to provide new fixtures, fittings, and accessories that conform to ADA standards for handicapped access. This effort should include the installation of new dual-level drinking fountains that equally accommodate all potential users.

ACCESSIBILITY

The recommended exterior door upgrades, detailed in the Exterior Structure section of this report, will improve the grade level access on the south elevation with a new door, directional signage, and power assisted door operation. The passenger elevator at the north end of the building provides adequate wheelchair access to all occupied levels. In addition, this building has been updated with lever action hardware and ADA signage.

The unisex restrooms in this building currently provide adequate handicapped access, but the proposed modernization of all restrooms, detailed in the Interior Finishes section of this report, should create additional accessible facilities, as well as new dual-level drinking fountains. The interior handrails / guardrails in this 1927 structure are also considered satisfactory, and there is movable seating in the math labs on the first floor.

HEALTH

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

FIRE / LIFE SAFETY

No major fire / life safety violations were identified at the time of this walk through. However, University personnel should assess occupancy loads to determine if the stair tower doors should be fitted with modern panic hardware that will facilitate escape in case of emergency. It may also be appropriate to install warning signs or an enlarged plinth at the immediate step down outside the main entry door. These minor assessments should form part of routine building maintenance.

This facility is protected by a central fire alarm system. The point addressable panel was manufactured by Silent Knight and is located in the second floor corridor. The devices that serve this system include manual pull stations, audible / visible devices, and smoke detectors. Many of the audible / visible fire devices and smoke detectors have aged beyond their intended life cycles. It should be anticipated that the system will require replacement within the scope of this analysis.

This facility is protected by a comprehensive, automatic, wet-pipe fire suppression system with fusible link-type sprinkler heads. The statistical life cycle for a sprinkler head is approximately twenty years. During this time, scale can accumulate inside the head and cause it to malfunction when needed. It is recommended that the aging sprinkler heads be replaced to ensure that proper protection is available.

The exit signs in this facility are LED-illuminated and have battery back-up power. The exit signs on the first floor were recently replaced. The exit signs on the higher floors are currently adequate, but will reach the end of their expected service lives in the next ten years and should be replaced.

Emergency lighting is available through unitary fixtures with battery back-up power. In some areas, such as the stairwells, the emergency lighting is available through standard interior light fixtures with battery back-up ballasts. Incorporate egress lighting into standard fixtures as part of the interior lighting recommendation detailed in the Electrical section of this report.

HVAC

This facility is on the campus steam loop and the campus chill water loop. A Joslyn Clark heat station, including heat exchanger and pumps, uses the steam to create hot water to be used as the heating medium. Both the heat station and the associated condensate receiver have signs of corrosion.

The HVAC system serving the functional spaces is a four-pipe fan coil unit network. Minimal fresh air is introduced to the interior spaces. A few common areas, such as the computer labs, are served by forced-air systems. The air handling units have hot water heating coils and chilled water cooling coils. The air distribution network furnishes constant volume air to the occupied spaces. The controls for this system are DDC and were manufactured by Siemens.

The components of the HVAC system, in general, are approaching the ends of their expected life cycles. It should be anticipated that it will require renovation within the next two to five years. Demolish and dispose of existing equipment. Install a new modern HVAC system with four-pipe fan coil units in the private spaces and air handling systems for the corridors and common areas. Outside air should also be delivered to the functional spaces, in accordance with ASHRAE ventilation standards. This work includes new fan coil units, air handlers, exhaust fans, ductwork, terminal units, heat exchangers, pumps, piping, condensate receiver, controls, and related electrical components. Specify direct digital controls for the new equipment.

Supplemental HVAC is provided by Mitsubishi Mr. Slim split systems. In conjunction with the proposed HVAC system upgrade, it is recommended that this unit be removed and the areas that it served included on the central HVAC system.

ELECTRICAL

Power is supplied to this facility by an ABB oil-filled transformer that is rated for 300 kVA service and steps the incoming power down to 120/208 volt for building distribution. It is then distributed by a General Electric switchgear that is rated for 800 amp service. It should be anticipated that the 120/208 volt switchgear will require replacement within the outlook of this report.

The electrical distribution network in this facility supplies 120/208 volt power throughout. The panels were manufactured by General Electric and installed during the 1992 building renovation. It is recommended that minor deficiencies in the electrical distribution network be rectified. Such remedies include, but are not limited to, installing additional circuits, replacing worn switches and receptacles, replacing circuit breakers, and updating panel directories.

The interior rooms of this facility are illuminated by compact and T8 fluorescent lights. The corridor fixtures are incandescent lights with CFL bulbs inserted. Many of the aging light fixtures are beyond their expected

service life. The lighting system should be replaced within the next five years. It is recommended that the unitary emergency lighting fixtures be removed and their functionality incorporated into the new interior lighting systems.

The exterior areas adjacent to the building are illuminated by building-mounted incandescent fixtures with CFL bulbs. Stanchion mounted lamps along the nearby road and sidewalk provide additional illumination. It is normal to replace incandescent fixtures with more energy-efficient ones. However, the decorative nature of the fixtures adds to the historical significance of this facility. Because the exterior light fixtures are currently in good condition, no upgrades are recommended.

PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and storm water piping is cast iron. During the 1992 building renovation, the original piping was reported replaced “as needed”. Within the next ten years, it is recommended to again replace the aged piping “as needed”. Failure to undertake such upgrades will likely lead to leaks, drainage issues, and other problems that will require costly maintenance.

The plumbing fixtures do not have automatic, touch-free faucets and flush valves applied. Given the high amount of traffic in this building, it is recommended that the fixtures in the public restrooms be fitted with such assemblies. This action is included as part of the restroom renovations detailed in the Interior Finishes section of this report.

No domestic water heater was observed in this facility. It is possible that it was inside a locked custodial closet. However, because of the warm climate, it is possible that no water heaters are present. No upgrade is needed.

VERTICAL TRANSPORTATION

This facility is served by a hydraulic, passenger elevator that was manufactured by Miami Elevator Company. This unit has a 25 hp, Dover, hydraulic pump, travels to all four floors and has a capacity of 2,500 pounds. This elevator was modernized in 1991, but the mechanical components will approach the end of their expected life cycles in the next five years. It is recommended that this elevator be modernized. This entails, but is not limited to, a new machine, safety and accessibility features, pump, and controls.

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: May 16, 2012

INSPECTION TEAM PERSONNEL:

NAME	POSITION	SPECIALTY
Richard Franck	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Richard Gadd	Facility Analyst	Interior Finishes / Exterior / ADA-Handicapped Accessibility / Site / Fire Safety / Life Safety / Health
Imelda Jordan	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Kurt Kucharczyk	Facility Analyst	Interior Finishes / Exterior / ADA-Handicapped Accessibility / Site / Fire Safety / Life Safety / Health

CLIENT CONTACT: (or contacts, as appropriate)

Kendall Jones	Director of Physical Plant
Kelvin Rosier	Assistant Director of Physical Plant
Clinton Smith	Assistant Director of Physical Plant

REPORT DEVELOPMENT:

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Stone Mountain, GA 30087

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Jonathan Thomas, Project Manager
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D. FACILITY CONDITION ASSESSMENT - DEFINITIONS

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

1. MATERIAL AND LABOR COST FACTORS AND ADDITIONAL MARKUPS

The cost summaries and totals are illustrated by detailed projects sorted in multiple formats (shown in Sections 2 and 3). The project costs are adjusted from national averages to reflect conditions in Tallahassee, Florida using the R. S. Means City Cost Index for material / labor cost factors (2012). Typical general contractor and professional fees are also included in the project costs.

GLOBAL MARKUP PERCENTAGES		R.S. MEANS
Local Labor Index:	59.3 %	of National Average
Local Materials Index:	99.4 %	of National Average
General Contractor Markup:	20 %	Contractor profit and overhead, bonds and insurance
Professional Fees:	16 %	Arch. / Eng. Firm design fees and in-house design cost

2. FACILITY CONDITION NEEDS INDEX (FCNI) (Shown in Sections 1 and 2)

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

$$FCNI = \frac{\text{Deferred Maintenance + Capital Renewal + Plant Adaption}}{\text{Current Replacement Value}}$$

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

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

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

4. PROJECT CLASSIFICATION (Shown in Sections 2 and 3)

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).

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. CATEGORY CODE (Shown in Sections 2 and 3)

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

*Refer to the Category Code Report starting on page 1.5.1.

7. PRIORITY SEQUENCE BY PRIORITY CLASS

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

8. PROJECT SUBCLASS TYPE

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

9. DRAWINGS / PROJECT LOCATIONS (Shown in Section 4)

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).

10. 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.

11. PHOTO NUMBER (Shown in Section 6)

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect, engineer, or vertical transportation.

Example: 0001006e

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

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 THE ADA.
AC3E	INTERIOR PATH OF TRAVEL	RESTROOMS/ BATHROOMS	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that are an integral part of residential suites are catalogued under HC4A.
AC3F	INTERIOR PATH OF TRAVEL	DRINKING FOUNTAINS	Upgrading/replacing drinking fountains for reasons of accessibility.
AC3G	INTERIOR PATH OF TRAVEL	PHONES	Replacement/modification of public access telephones.
AC4A	GENERAL	FUNCTIONAL SPACE MODIFICATIONS	This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms that are integral to efficiency suites are catalogued here.
AC4B	GENERAL	OTHER	All accessibility issues not catalogued elsewhere.
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 step-down and isolation transformers.
EL3B	SECONDARY DISTRIBUTION	DISTRIBUTION NETWORK	Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here.
EL3C	SECONDARY DISTRIBUTION	MOTOR CONTROLLERS	Mechanical equipment motor starters and control centers.
EL4A	DEVICES AND FIXTURES	EXTERIOR LIGHTING	Exterior building lighting fixtures, including supply conductors and conduit.
EL4B	DEVICES AND FIXTURES	INTERIOR LIGHTING	Interior lighting fixtures (also system wide emergency lighting), including supply conductors and conduits.
EL4C	DEVICES AND FIXTURES	LIGHTING CONTROLLERS	Motion sensors, photocell controllers, lighting contactors, etc.
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection, including GFCI receptacles and breakers.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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, and piles, including crack repairs, shoring, and pointing
ES1B	FOUNDATION/FOOTING	DAMPPROOFING/ DEWATERING	Foundation/footing waterproofing work, including, damp-proofing, dewatering, insulation, etc.
ES2A	COLUMNS/BEAMS/ WALLS	STRUCTURE	Structural work to primary load-bearing structural components aside from floors, including columns, beams, bearing walls, lintels, arches, etc.
ES2B	COLUMNS/BEAMS/ WALLS	FINISH	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components, including masonry/pointing, expansion joints, efflorescence and stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	FLOOR	STRUCTURE	Work concerning the structural integrity of the load supporting floors, both exposed and unexposed, including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	ROOF	REPAIR	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total), including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	ROOF	REPLACEMENT	Work involving total refurbishment of roofing system, including related component rehab.
ES5A	FENESTRATIONS	DOORS	Work on exterior exit/access door, including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	FENESTRATIONS	WINDOWS	Work on exterior fenestration closure and related components, including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.
ES6A	GENERAL	ATTACHED STRUCTURE	Work on attached exterior structure components not normally considered in above categories, including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	GENERAL	AREAWAYS	Work on attached grade level or below structural features, including subterranean lightwells, areaways, basement access stairs, etc.
ES6C	GENERAL	TRIM	Work on ornamental exterior (generally non-structural) elements, including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.
ES6D	GENERAL	SUPERSTRUCTURE	Finish and structural work on non-standard structures with exposed load-bearing elements, such as stadiums, bag houses, bleachers, freestanding towers, etc.
ES6E	GENERAL	OTHER	Any exterior work not specifically categorized elsewhere, including finish and structural work on freestanding boiler stacks.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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 sprinkler type automatic fire suppressions, including wet-pipe and dry-pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	SUPPRESSION	STANDPIPE/HOSE	Repair or installation of standpipe system or components, including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	SUPPRESSION	EXTINGUISHERS	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	SUPPRESSION	OTHER	Other fire suppression items not specifically categorized elsewhere, including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	HAZARDOUS MATERIALS	STORAGE ENVIRONMENT	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies, including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	HAZARDOUS MATERIALS	USER SAFETY	Improvements, repairs, installation, or testing of user safety equipment, including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	EGRESS PATH	DESIGNATION	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	EGRESS PATH	DISTANCE/ GEOMETRY	Work involving remediation of egress routing problems, including elimination of dead end corridors, excessive egress distance modifications, and egress routing inadequacies.
FS5C	EGRESS PATH	SEPARATION RATING	Restoration of required fire protective barriers, including wall rating compromises, fire-rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	EGRESS PATH	OBSTRUCTION	Clearance of items restricting the required egress routes.
FS5E	EGRESS PATH	STAIRS RAILING	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	EGRESS PATH	FIRE DOORS/ HARDWARE	Installation/replacement/repair of fire doors and hardware, including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	EGRESS PATH	FINISH/FURNITURE RATINGS	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	GENERAL	OTHER	Life/fire safety items not specifically categorized elsewhere.
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.
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.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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 and coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems, or other specifically categorized systems.
HV4B	AIR MOVING/ VENTILATION	EXHAUST FANS	Exhaust fan systems, including fans, range and fume hoods, controls, and related ductwork.
HV4C	AIR MOVING/ VENTILATION	OTHER FANS	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	AIR MOVING/ VENTILATION	AIR DISTRIBUTION NETWORK	Repair, replacement, or cleaning of air distribution network, including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	STEAM/HYDRONIC DISTRIBUTION	PIPING NETWORK	Repair/replacement of piping networks for heating and cooling systems, including pipe, fittings, insulation, related components, etc.
HV5B	STEAM/HYDRONIC DISTRIBUTION	PUMPS	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	STEAM/HYDRONIC DISTRIBUTION	HEAT EXCHANGERS	Including shell-and-tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	CONTROLS	COMPLETE SYSTEM UPGRADE	Replacement of HVAC control systems.
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.

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

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alternations made to the water distribution system to conserve water.
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices, including backflow preventers, vacuum breakers, etc.
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater, including sewage ejectors and other sump systems.
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/ TREATMENT	Storage and treatment of potable water for distribution.
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/ TREATMENT	Storage and treatment of industrial water for distribution.
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems and sanitary sewer systems, including combined systems.
PL4D	INFRASTRUCTURE	STORMWATER COLLECTION	Stormwater collection systems and storm sewer systems; storm water only.
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.
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.
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.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
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, and floor.
VT2A	CAR	GENERAL	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, and ventilation.
VT3A	HOISTWAY	GENERAL	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, and compensation.
VT4A	HALL FIXTURES	GENERAL	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, and card/key access.
VT5A	PIT	GENERAL	Buffer(s), guards, sheaves, hydro packing, floor, lighting, and safety controls.
VT6A	OPERATING CONDITIONS	GENERAL	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, and nudging.
VT7A	GENERAL	OTHER	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ANALYSIS

SECTION 2

DETAILED PROJECT SUMMARIES AND TOTALS

Detailed Project Totals
Facility Condition Assessment
System Code by Priority Class
0002 : JACKSON DAVIS HALL

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
EL	ELECTRICAL	0	0	185,024	0	185,024
ES	EXTERIOR	0	0	36,794	0	36,794
FS	FIRE/LIFE SAFETY	0	0	60,474	5,914	66,388
HV	HVAC	0	0	551,004	0	551,004
IS	INTERIOR FINISHES/SYS	0	0	222,899	171,848	394,747
PL	PLUMBING	0	0	0	175,223	175,223
SI	SITE	0	0	7,768	0	7,768
VT	VERT. TRANSPORTATION	0	0	198,172	0	198,172
	TOTALS	$0	$0	$1,262,135	$352,985	$1,615,120

Current Replacement Value	$5,496,000
Facility Condition Needs Index	0.29

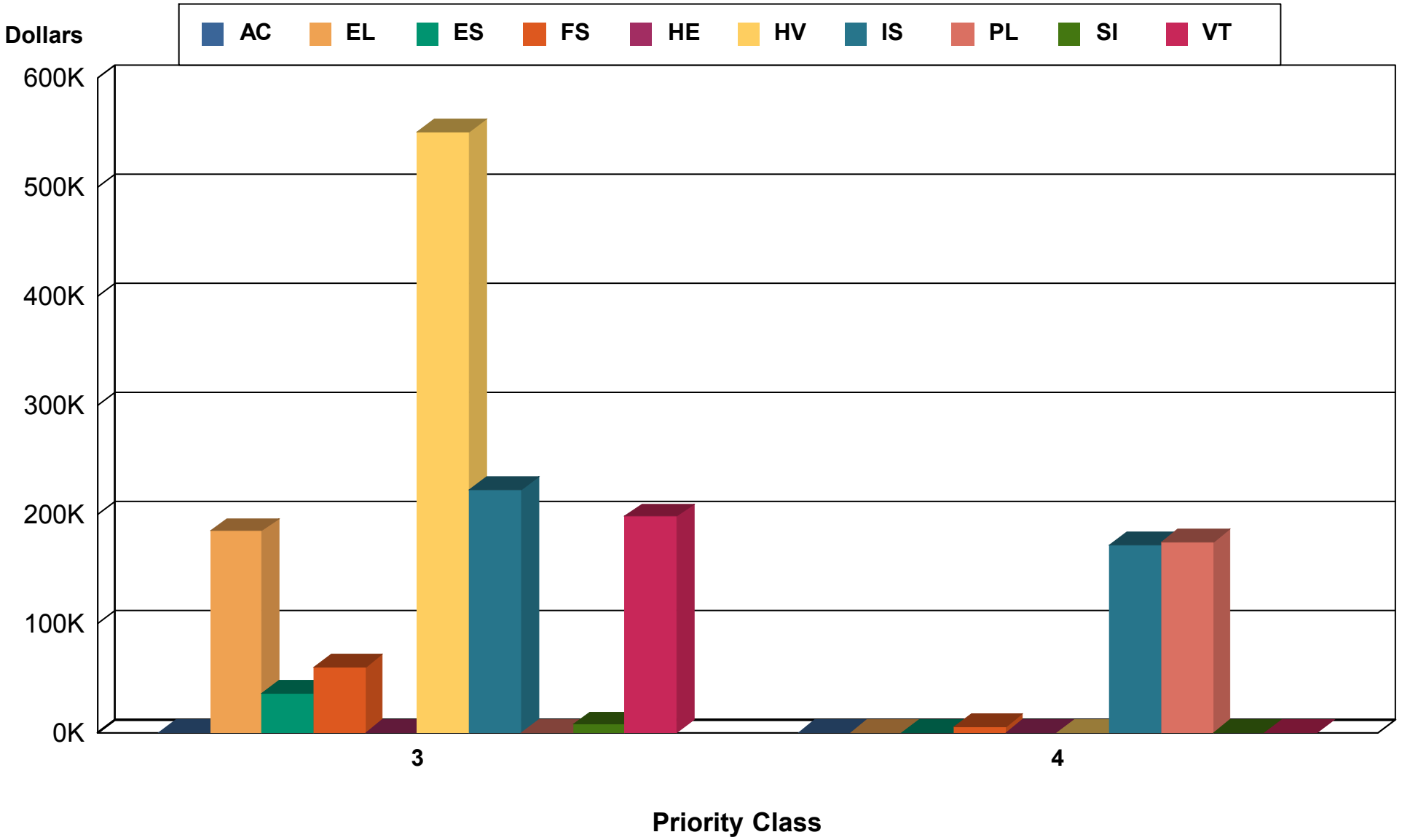
Gross Square Feet	17,473

Total Cost Per Square Foot	$92.44

FACILITY CONDITION ASSESSMENT

System Code by Priority Class

0002 : JACKSON DAVIS HALL



Detailed Project Totals
Facility Condition Assessment
System Code by Project Class
0002 : JACKSON DAVIS HALL

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
EL	ELECTRICAL	28,164	156,860	0	185,024
ES	EXTERIOR	36,794	0	0	36,794
FS	FIRE/LIFE SAFETY	66,388	0	0	66,388
HV	HVAC	551,004	0	0	551,004
IS	INTERIOR FINISHES/SYS	394,747	0	0	394,747
PL	PLUMBING	175,223	0	0	175,223
SI	SITE	7,768	0	0	7,768
VT	VERT. TRANSPORTATION	198,172	0	0	198,172
	TOTALS	$1,458,259	$156,860	$0	$1,615,120

Current Replacement Value	$5,496,000
Facility Condition Needs Index	0.29

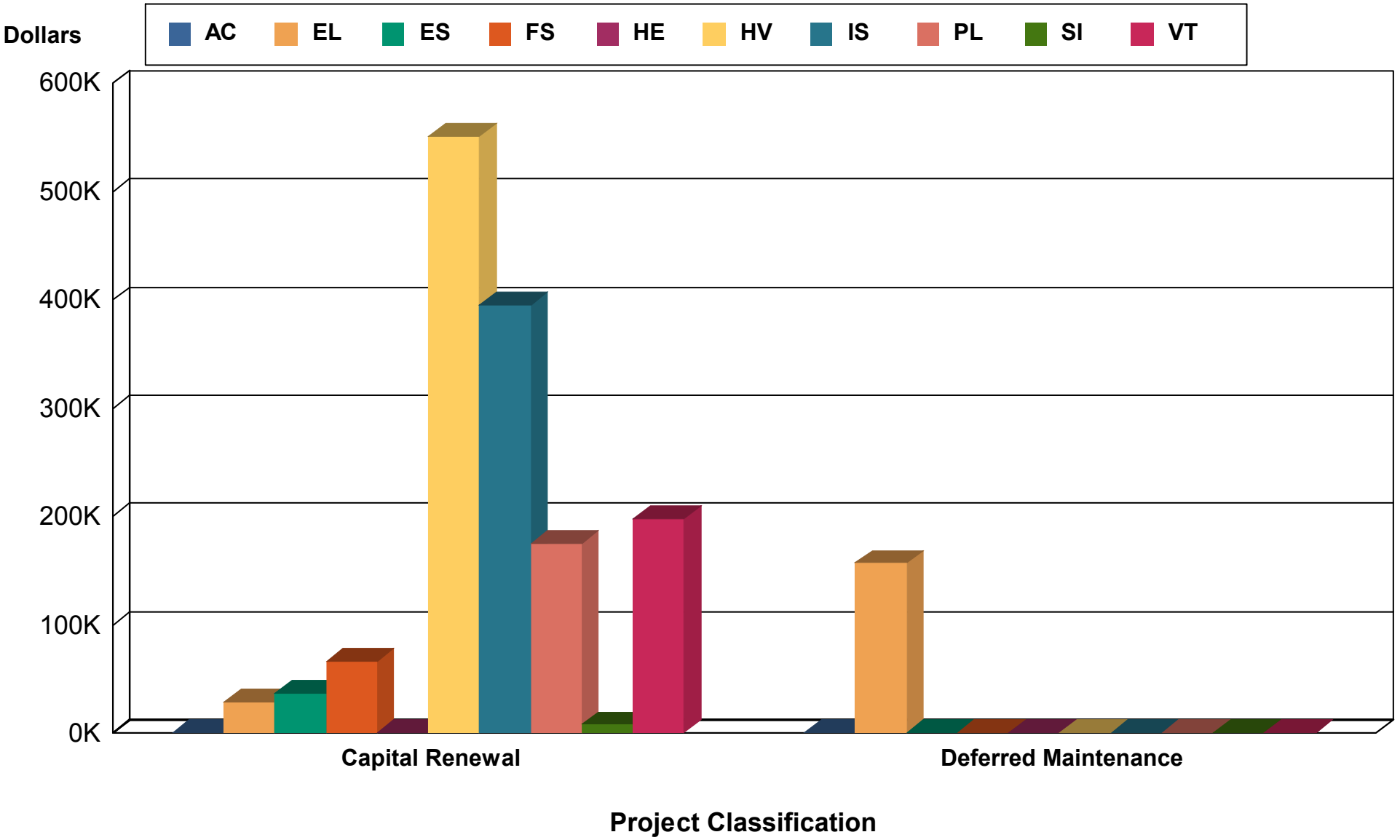
Gross Square Feet	17,473

Total Cost Per Square Foot	$92.44

FACILITY CONDITION ANALYSIS

System Code by Project Class

0002 : JACKSON DAVIS HALL



Detailed Project Summary
Facility Condition Assessment
Project Class by Priority Class
0002 : JACKSON DAVIS HALL

Project Class	Priority Classes 1	2	3	4	Subtotal
Capital Renewal	0	0	1,105,275	352,985	1,458,259
Deferred Maintenance	0	0	156,860	0	156,860
TOTALS	$0	$0	$1,262,135	$352,985	$1,615,120

Current Replacement Value	$5,496,000
Facility Condition Needs Index	0.29

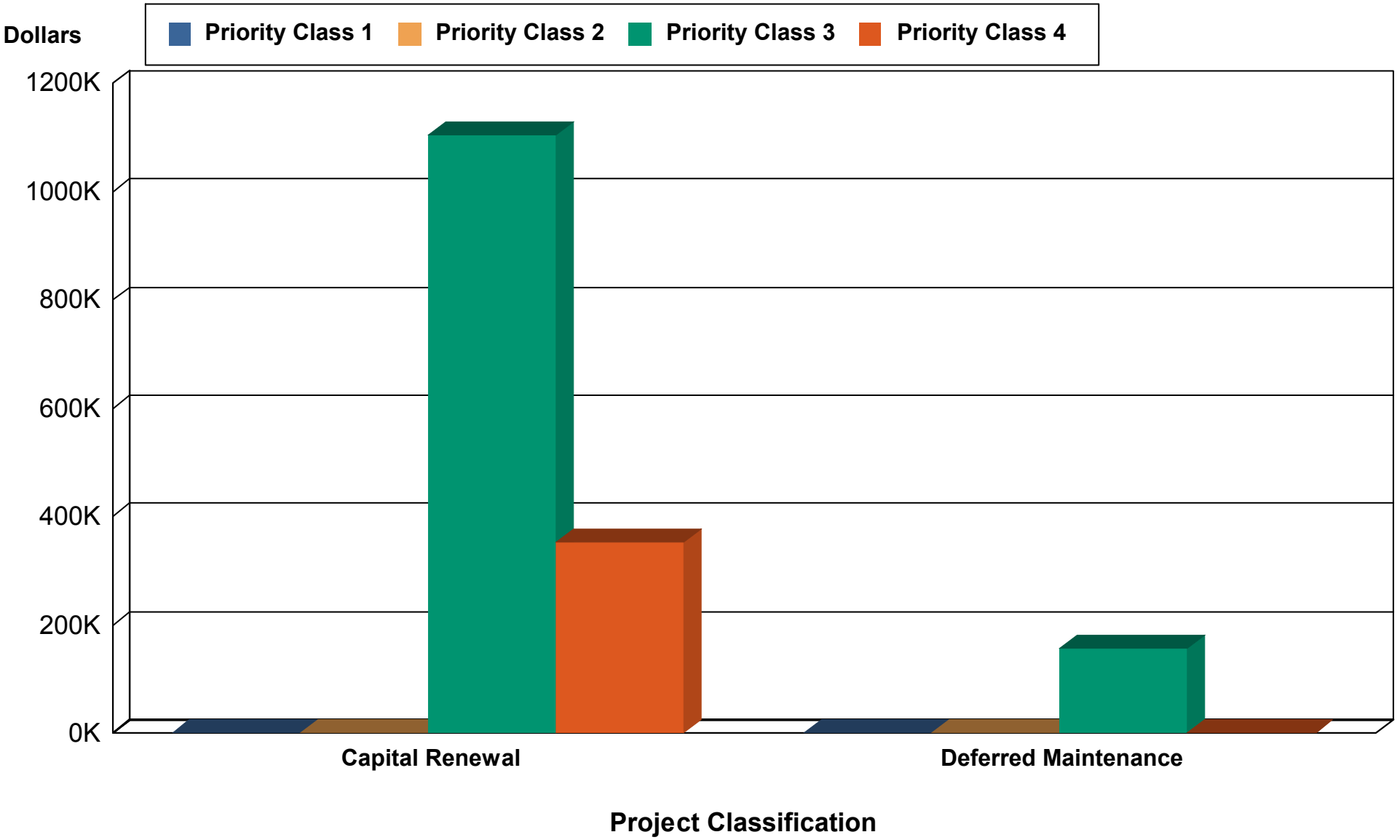
Gross Square Feet	17,473

Total Cost Per Square Foot	$92.44

FACILITY CONDITION ASSESSMENT

Project Class by Priority Class

0002 : JACKSON DAVIS HALL



Detailed Project Summary

Facility Condition Assessment

Priority Class - Priority Sequence

0002 : JACKSON DAVIS HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	0002FS01	3	1	FIRE ALARM SYSTEM REPLACEMENT	45,199	7,232	52,431
FS3A	0002FS02	3	2	REPLACE SPRINKLER HEADS	6,933	1,109	8,043
ES5A	0002ES02	3	3	EXTERIOR DOOR REPLACEMENT	16,859	2,697	19,557
ES2B	0002ES01	3	4	EXTERIOR REPAIRS	14,860	2,378	17,237
HV3A	0002HV01	3	5	HVAC SYSTEM REPLACEMENT	475,003	76,001	551,004
EL3B	0002EL03	3	6	ELECTRICAL SYSTEM REPAIRS	13,095	2,095	15,190
EL4B	0002EL02	3	7	INTERIOR LIGHTING UPGRADE	122,130	19,541	141,670
EL2A	0002EL01	3	8	REPLACE 120/208 VOLT SWITCHGEAR	24,279	3,885	28,164
IS1A	0002IS01	3	9	REFINISH FLOORING	132,677	21,228	153,906
IS2B	0002IS02	3	10	REFINISH WALLS	31,411	5,026	36,437
IS3B	0002IS03	3	11	REFINISH CEILINGS	28,066	4,491	32,557
SI4A	0002SI01	3	12	SITE PAVING UPGRADES	6,697	1,071	7,768
VT7A	0002VT01	3	13	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION	170,838	27,334	198,172
				Totals for Priority Class 3	**1,088,047**	**174,087**	**1,262,135**
FS1A	0002FS03	4	14	REPLACE EXIT SIGNS	5,099	816	5,914
IS6D	0002IS04	4	15	RESTROOM RENOVATION	148,145	23,703	171,848
PL1A	0002PL01	4	16	WATER SUPPLY PIPING REPLACEMENT	60,110	9,618	69,728
PL2A	0002PL02	4	17	DRAIN PIPING REPLACEMENT	90,944	14,551	105,495
				Totals for Priority Class 4	**304,297**	**48,688**	**352,985**
				Grand Total:	**1,392,344**	**222,775**	**1,615,120**

Detailed Project Summary

Facility Condition Assessment

Project Classification

0002 : JACKSON DAVIS HALL

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
FS2A	0002FS01	1	Capital Renewal	3	FIRE ALARM SYSTEM REPLACEMENT	52,431
FS3A	0002FS02	2	Capital Renewal	3	REPLACE SPRINKLER HEADS	8,043
ES5A	0002ES02	3	Capital Renewal	3	EXTERIOR DOOR REPLACEMENT	19,557
ES2B	0002ES01	4	Capital Renewal	3	EXTERIOR REPAIRS	17,237
HV3A	0002HV01	5	Capital Renewal	3	HVAC SYSTEM REPLACEMENT	551,004
EL2A	0002EL01	8	Capital Renewal	3	REPLACE 120/208 VOLT SWITCHGEAR	28,164
IS1A	0002IS01	9	Capital Renewal	3	REFINISH FLOORING	153,906
IS2B	0002IS02	10	Capital Renewal	3	REFINISH WALLS	36,437
IS3B	0002IS03	11	Capital Renewal	3	REFINISH CEILINGS	32,557
SI4A	0002SI01	12	Capital Renewal	3	SITE PAVING UPGRADES	7,768
VT7A	0002VT01	13	Capital Renewal	3	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION	198,172
FS1A	0002FS03	14	Capital Renewal	4	REPLACE EXIT SIGNS	5,914
IS6D	0002IS04	15	Capital Renewal	4	RESTROOM RENOVATION	171,848
PL1A	0002PL01	16	Capital Renewal	4	WATER SUPPLY PIPING REPLACEMENT	69,728
PL2A	0002PL02	17	Capital Renewal	4	DRAIN PIPING REPLACEMENT	105,495
			Totals for Capital Renewal			**1,458,259**
EL3B	0002EL03	6	Deferred Maintenance	3	ELECTRICAL SYSTEM REPAIRS	15,190
EL4B	0002EL02	7	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	141,670
			Totals for Deferred Maintenance			**156,860**
			Grand Total:			**1,615,120**

Detailed Project Summary

Facility Condition Assessment

Energy Conservation

0002 : JACKSON DAVIS HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
HV3A	0002HV01	3	5	HVAC SYSTEM REPLACEMENT	551,004	11,870	46.42
EL4B	0002EL02	3	7	INTERIOR LIGHTING UPGRADE	141,670	6,420	22.07
				Totals for Priority Class 3	**692,674**	**18,290**	37.87
FS1A	0002FS03	4	14	REPLACE EXIT SIGNS	5,914	10	591.43
				Totals for Priority Class 4	**5,914**	**10**	591.43
				Grand Total:	**698,588**	**18,300**	38.17

Detailed Project Summary

Facility Condition Assessment

Category/System Code

0002 : JACKSON DAVIS HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
EL3B	0002EL03	3	6	ELECTRICAL SYSTEM REPAIRS	13,095	2,095	15,190
EL4B	0002EL02	3	7	INTERIOR LIGHTING UPGRADE	122,130	19,541	141,670
EL2A	0002EL01	3	8	REPLACE 120/208 VOLT SWITCHGEAR	24,279	3,885	28,164
	Totals for System Code			**ELECTRICAL**	**159,503**	**25,521**	**185,024**
ES5A	0002ES02	3	3	EXTERIOR DOOR REPLACEMENT	16,859	2,697	19,557
ES2B	0002ES01	3	4	EXTERIOR REPAIRS	14,860	2,378	17,237
	Totals for System Code			**EXTERIOR**	**31,719**	**5,075**	**36,794**
FS2A	0002FS01	3	1	FIRE ALARM SYSTEM REPLACEMENT	45,199	7,232	52,431
FS3A	0002FS02	3	2	REPLACE SPRINKLER HEADS	6,933	1,109	8,043
FS1A	0002FS03	4	14	REPLACE EXIT SIGNS	5,099	816	5,914
	Totals for System Code			**FIRE/LIFE SAFETY**	**57,231**	**9,157**	**66,388**
HV3A	0002HV01	3	5	HVAC SYSTEM REPLACEMENT	475,003	76,001	551,004
	Totals for System Code			**HVAC**	**475,003**	**76,001**	**551,004**
IS1A	0002IS01	3	9	REFINISH FLOORING	132,677	21,228	153,906
IS2B	0002IS02	3	10	REFINISH WALLS	31,411	5,026	36,437
IS3B	0002IS03	3	11	REFINISH CEILINGS	28,066	4,491	32,557
IS6D	0002IS04	4	15	RESTROOM RENOVATION	148,145	23,703	171,848
	Totals for System Code			**INTERIOR FINISHES/SYS**	**340,299**	**54,448**	**394,747**
PL1A	0002PL01	4	16	WATER SUPPLY PIPING REPLACEMENT	60,110	9,618	69,728
PL2A	0002PL02	4	17	DRAIN PIPING REPLACEMENT	90,944	14,551	105,495
	Totals for System Code			**PLUMBING**	**151,054**	**24,169**	**175,223**
SI4A	0002SI01	3	12	SITE PAVING UPGRADES	6,697	1,071	7,768
	Totals for System Code			**SITE**	**6,697**	**1,071**	**7,768**
VT7A	0002VT01	3	13	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION	170,838	27,334	198,172

Detailed Project Summary

Facility Condition Assessment

Category/System Code

0002 : JACKSON DAVIS HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
Totals for System Code				**VERT. TRANSPORTATION**	**170,838**	**27,334**	**198,172**
Grand Total:					**1,392,344**	**222,775**	**1,615,120**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002FS01	**Title:**	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	1		
Priority Class:	3		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702.1 NFPA 1, 101		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 1,2,3,4		

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 an associated 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 Assessment

Section Three

Project Cost

Project Number: 0002FS01

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	17,473	$1.59	$27,782	$0.97	$16,949	$44,731
Project Totals:				**$27,782**		**$16,949**	**$44,731**

Material/Labor Cost		$44,731
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$37,666
General Contractor Mark Up at 20.0%	+	$7,533
Inflation	+	$0
Construction Cost		$45,199
Professional Fees at 16.0%	+	$7,232
Total Project Cost		**$52,431**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002FS02	**Title:**	REPLACE SPRINKLER HEADS
Priority Sequence:	2		
Priority Class:	3		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 1, 13, 13D, 101		

Project Class:	Capital Renewal
Project Date:	05/16/2012
Project Location:	Floor-wide: Floor(s) 1,2,3,4

Project Description

The statistical life cycle for a sprinkler head is approximately twenty years. During this time, fouling agents can accumulate inside the head and cause it to malfunction when needed. It is recommended that the aging sprinkler heads be replaced to ensure continued system reliability.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002FS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire sprinkler head replacement	SF	17,473	$0.10	$1,747	$0.39	$6,814	$8,562
Project Totals:				**$1,747**		**$6,814**	**$8,562**

Material/Labor Cost		$8,562
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$5,778
General Contractor Mark Up at 20.0%	+	$1,156
Inflation	+	$0
Construction Cost		$6,933
Professional Fees at 16.0%	+	$1,109
Total Project Cost		**$8,043**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002ES02	**Title:**	EXTERIOR DOOR REPLACEMENT
Priority Sequence:	3		
Priority Class:	3		
Category Code:	ES5A	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	DOORS
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The modified main entry door is not in keeping with the historic architecture of this 1927 building, and the south entry door is rotting at its base. Replace these exterior doors and frames with new doors that are more in keeping with the exterior design. To facilitate handicapped entry, the new south door and the interior stair tower door should be fitted with power-assisted door operators. In addition, install directional signage to more clearly identify this wheelchair accessible entrance.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002ES02

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	2	$2,162	$4,324	$2,185	$4,370	$8,694
Power-assisted door operator	EA	2	$2,718	$5,436	$1,280	$2,560	$7,996
Directional signage, including installation	EA	4	$51.00	$204	$15.00	$60	$264
	Project Totals:			**$9,964**		**$6,990**	**$16,954**

Material/Labor Cost		$16,954
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$14,049
General Contractor Mark Up at 20.0%	+	$2,810
Inflation	+	$0
Construction Cost		$16,859
Professional Fees at 16.0%	+	$2,697
Total Project Cost		**$19,557**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002ES01	**Title:**	EXTERIOR REPAIRS
Priority Sequence:	4		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Although the exterior brickwork is basically sound, isolated pointing is needed, as well as repairs to casework, trim, soffits, and fascia. Make necessary repairs, then repoint and spot clean the building as needed.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002ES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Estimated provisional sum for exterior repairs, isolated repointing, and spot cleaning	LOT	1	$6,495	$6,495	$9,995	$9,995	$16,490
Project Totals:				**$6,495**		**$9,995**	**$16,490**

Material/Labor Cost		$16,490
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$12,383
General Contractor Mark Up at 20.0%	+	$2,477
Inflation	+	$0
Construction Cost		$14,860
Professional Fees at 16.0%	+	$2,378
Total Project Cost		**$17,237**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002HV01	**Title:**	HVAC SYSTEM REPLACEMENT
Priority Sequence:	5		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Energy Conservation	$11,870.00	
Code Application:	ASHRAE 62-2004		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,R		

Project Description

A complete redesign and replacement of the HVAC system is recommended. Demolish and dispose of existing equipment. Install a new modern HVAC system with four-pipe fan coil units in the private spaces and air handling systems for the corridors and common areas. Outside air should also be delivered to the functional spaces, in accordance with ASHRAE ventilation standards. This work includes new fan coil units, air handlers, exhaust fans, ductwork, terminal units, heat exchangers, pumps, piping, condensate receiver, controls, and related electrical components. Specify direct digital controls for the new equipment.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002HV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fan coil units, air handlers, exhaust fans, ductwork, piping, pumps, heat exchangers, controls, terminal units, and demolition, and disposal fees	SF	17,473	$13.18	$230,294	$16.11	$281,490	$511,784
	Project Totals:			**$230,294**		**$281,490**	**$511,784**

Material/Labor Cost		$511,784
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$395,836
General Contractor Mark Up at 20.0%	+	$79,167
Inflation	+	$0
Construction Cost		$475,003
Professional Fees at 16.0%	+	$76,001
Total Project Cost		**$551,004**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002EL03	**Title:**	ELECTRICAL SYSTEM REPAIRS
Priority Sequence:	6		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Articles 100, 210, 410		

Project Class:	Deferred Maintenance
Project Date:	05/16/2012
Project Location:	Floor-wide: Floor(s) 1,2,3,4

Project Description

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

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002EL03

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	17,473	$0.33	$5,766	$0.50	$8,737	$14,503
	Project Totals:			**$5,766**		**$8,737**	**$14,503**

Material/Labor Cost		$14,503
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$10,912
General Contractor Mark Up at 20.0%	+	$2,182
Inflation	+	$0
Construction Cost		$13,095
Professional Fees at 16.0%	+	$2,095
Total Project Cost		**$15,190**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002EL02	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	7		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Energy Conservation	$6,420.00	
Code Application:	NEC	Articles 210, 410	

Project Class:	Deferred Maintenance
Project Date:	05/16/2012
Project Location:	Floor-wide: Floor(s) 1,2,3,4

Project Description

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

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002EL02

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	17,473	$3.39	$59,233	$4.14	$72,338	$131,572
	Project Totals:			**$59,233**		**$72,338**	**$131,572**

Material/Labor Cost		$131,572
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$101,775
General Contractor Mark Up at 20.0%	+	$20,355
Inflation	+	$0
Construction Cost		$122,130
Professional Fees at 16.0%	+	$19,541
Total Project Cost		**$141,670**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002EL01	**Title:**	REPLACE 120/208 VOLT SWITCHGEAR
Priority Sequence:	8		
Priority Class:	3		
Category Code:	EL2A	**System:**	ELECTRICAL
		Component:	MAIN DISTRIBUTION PANELS
		Element:	CONDITION UPGRADE
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 230		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Item Only: Floor(s) 1		

Project Description

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

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002EL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
120/208 V switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	800	$16.96	$13,568	$14.22	$11,376	$24,944
Project Totals:				**$13,568**		**$11,376**	**$24,944**

Material/Labor Cost		$24,944
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$20,233
General Contractor Mark Up at 20.0%	+	$4,047
Inflation	+	$0
Construction Cost		$24,279
Professional Fees at 16.0%	+	$3,885
Total Project Cost		**$28,164**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002IS01	**Title:**	REFINISH FLOORING
Priority Sequence:	9		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR FINISHES/SYS
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Capital Renewal
Project Date:	05/16/2012
Project Location:	Floor-wide: Floor(s) 1,2,3,4

Project Description

The carpeting in most occupied spaces, as well as the vinyl flooring in the corridors, is beginning to show its age. To maintain a reasonable interior aesthetic, it is recommended that timeworn or damaged floor finishes be upgraded with new carpet and vinyl flooring.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002IS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	13,300	$5.86	$77,938	$2.19	$29,127	$107,065
Vinyl floor tile	SF	2,900	$3.86	$11,194	$2.73	$7,917	$19,111
	Project Totals:			**$89,132**		**$37,044**	**$126,176**

Material/Labor Cost		$126,176
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$110,564
General Contractor Mark Up at 20.0%	+	$22,113
Inflation	+	$0
Construction Cost		$132,677
Professional Fees at 16.0%	+	$21,228
Total Project Cost		**$153,906**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002IS02	**Title:**	REFINISH WALLS
Priority Sequence:	10		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR FINISHES/SYS
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 1,2,3,4		

Project Description

The interior walls are finished with standard paint applications that are currently in fair to good condition, with some isolated wall damage that was being repaired at the time of this site visit. Nevertheless, it is anticipated that wall finish upgrades will be required within the scope of this analysis.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002IS02

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	37,040	$0.18	$6,667	$0.89	$32,966	$39,633
	Project Totals:			**$6,667**		**$32,966**	**$39,633**

Material/Labor Cost		$39,633
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$26,176
General Contractor Mark Up at 20.0%	+	$5,235
Inflation	+	$0
Construction Cost		$31,411
Professional Fees at 16.0%	+	$5,026
Total Project Cost		**$36,437**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002IS03	**Title:**	REFINISH CEILINGS
Priority Sequence:	11		
Priority Class:	3		
Category Code:	IS3B	**System:**	INTERIOR FINISHES/SYS
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Capital Renewal
Project Date:	05/16/2012
Project Location:	Floor-wide: Floor(s) 1,2,3,4

Project Description

The ceiling finishes consist of painted plaster / gypsum board and suspended acoustical tile grid systems that are currently in fair condition. However, ceiling finish upgrades should be considered as part of future cosmetic improvements or renovation efforts. Replace these finishes with durable applications.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002IS03

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	3,300	$2.32	$7,656	$3.26	$10,758	$18,414
Painted ceiling finish application	SF	13,300	$0.18	$2,394	$0.89	$11,837	$14,231
	Project Totals:			**$10,050**		**$22,595**	**$32,645**

Material/Labor Cost		$32,645
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$23,389
General Contractor Mark Up at 20.0%	+	$4,678
Inflation	+	$0
Construction Cost		$28,066
Professional Fees at 16.0%	+	$4,491
Total Project Cost		**$32,557**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002SI01	**Title:**	SITE PAVING UPGRADES
Priority Sequence:	12		
Priority Class:	3		
Category Code:	SI4A	**System:**	SITE
		Component:	GENERAL
		Element:	OTHER
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Capital Renewal
Project Date:	05/16/2012
Project Location:	Floor-wide: Floor(s) 1

Project Description

The pedestrian paving systems are in fairly poor condition, especially on the north, south, and west elevations. Make necessary repairs or relay damaged sections of sidewalk to minimize potential pedestrian tripping hazards.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002SI01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete pedestrian paving (1000 sf minimum)	SF	1,000	$3.24	$3,240	$3.98	$3,980	$7,220
Project Totals:				**$3,240**		**$3,980**	**$7,220**

Material/Labor Cost		$7,220
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$5,581
General Contractor Mark Up at 20.0%	+	$1,116
Inflation	+	$0
Construction Cost		$6,697
Professional Fees at 16.0%	+	$1,071
Total Project Cost		**$7,768**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002VT01	**Title:**	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION
Priority Sequence:	13		
Priority Class:	3		
Category Code:	VT7A	**System:**	VERT. TRANSPORTATION
		Component:	GENERAL
		Element:	OTHER
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ASME A17.1		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Room Only: Floor(s) 1		

Project Description

Comprehensive modernization of the hydraulic elevator in this building is recommended. Modernization should include installation of a new hydraulic machine, pump, valve, and solid state controller. Additionally, install new operating panels, audible notification, emergency lights, hands-free phone, doors and hardware, car finishes, roller guides, and all connections. Upgrade the pit, as necessary. Upgrade the machine room to meet current code requirements.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002VT01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Comprehensive elevator modernization	LOT	1	$84,700	$84,700	$98,100	$98,100	$182,800
Project Totals:				**$84,700**		**$98,100**	**$182,800**

Material/Labor Cost		$182,800
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$142,365
General Contractor Mark Up at 20.0%	+	$28,473
Inflation	+	$0
Construction Cost		$170,838
Professional Fees at 16.0%	+	$27,334
Total Project Cost		**$198,172**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002FS03	**Title:**	REPLACE EXIT SIGNS
Priority Sequence:	14		
Priority Class:	4		
Category Code:	FS1A	**System:**	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Energy Conservation	$10.00	
Code Application:	NFPA 101-47 IBC 1011		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 2,3,4		

Project Description

Replace the existing exit signage and emergency lighting on floors two, three and four. Install new exit signs and emergency lights as needed. The new units should have individual battery packs for backup power. LED exit signs are recommended because they are energy-efficient and require minimal maintenance. Remove the existing unitary emergency lights and incorporate this functionality into the standard lighting systems. This can be accomplished as a part of the proposed interior lighting upgrade.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002FS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement of existing exit signs with new battery pack LED exit signs	EA	18	$145	$2,610	$155	$2,790	$5,400
	Project Totals:			**$2,610**		**$2,790**	**$5,400**

Material/Labor Cost		$5,400
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$4,249
General Contractor Mark Up at 20.0%	+	$850
Inflation	+	$0
Construction Cost		$5,099
Professional Fees at 16.0%	+	$816
Total Project Cost		**$5,914**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002IS04	**Title:**	RESTROOM RENOVATION
Priority Sequence:	15		
Priority Class:	4		
Category Code:	IS6D	**System:**	INTERIOR FINISHES/SYS
		Component:	GENERAL
		Element:	OTHER
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 211, 602, 604, 605, 606		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 1,2,3,4		

Project Description

The restroom fixtures and finishes are sound but aged and inefficient. The finishes are outdated, and some walls in the restrooms are damaged. A comprehensive restroom renovation, including new fixtures, finishes, partitions, accessories, and dual-level drinking fountains, is recommended.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0002IS04

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	32	$2,152	$68,864	$1,857	$59,424	$128,288
Dual-level drinking fountain	EA	4	$1,329	$5,316	$409	$1,636	$6,952
Alcove construction	EA	4	$958	$3,832	$4,090	$16,360	$20,192
	Project Totals:			**$78,012**		**$77,420**	**$155,432**

Material/Labor Cost		$155,432
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$123,454
General Contractor Mark Up at 20.0%	+	$24,691
Inflation	+	$0
Construction Cost		$148,145
Professional Fees at 16.0%	+	$23,703
Total Project Cost		**$171,848**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002PL01	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	16		
Priority Class:	4		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 1,2,3,4		

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 Assessment

Section Three

Project Cost

Project Number: 0002PL01

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	17,473	$1.16	$20,269	$2.89	$50,497	$70,766
Project Totals:				**$20,269**		**$50,497**	**$70,766**

Material/Labor Cost		$70,766
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$50,092
General Contractor Mark Up at 20.0%	+	$10,018
Inflation	+	$0
Construction Cost		$60,110
Professional Fees at 16.0%	+	$9,618
Total Project Cost		**$69,728**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0002PL02	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	17		
Priority Class:	4		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	0002		
Building Name:	JACKSON DAVIS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapters 7-11		
Project Class:	Capital Renewal		
Project Date:	05/16/2012		
Project Location:	Floor-wide: Floor(s) 1,2,3,4		

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 Assessment

Section Three

Project Cost

Project Number: 0002PL02

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	17,473	$1.84	$32,150	$4.23	$73,911	$106,061
Project Totals:				**$32,150**		**$73,911**	**$106,061**

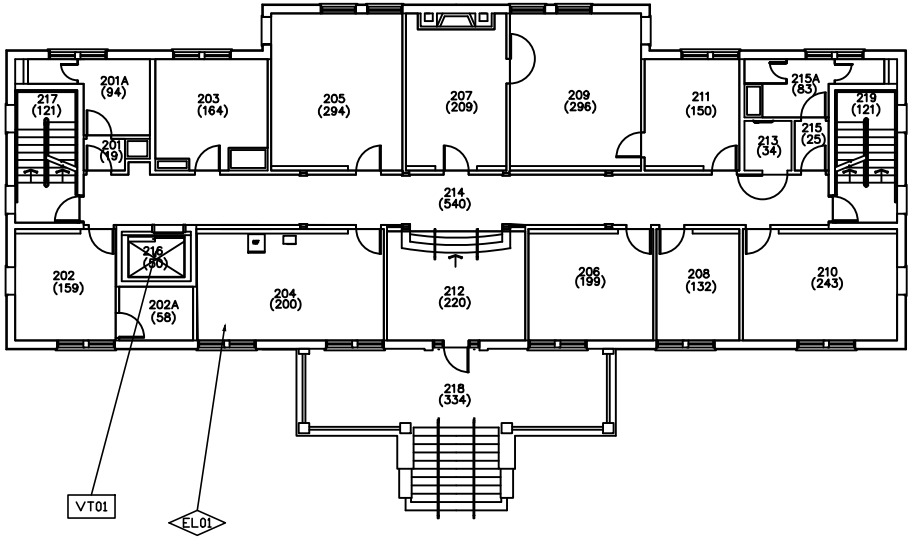
Material/Labor Cost		$106,061
Material Index		99.40
Labor Index		59.30
Material/Labor Indexed Cost		$75,787
General Contractor Mark Up at 20.0%	+	$15,157
Inflation	+	$0
Construction Cost		$90,944
Professional Fees at 16.0%	+	$14,551
Total Project Cost		**$105,495**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

FLORIDA A&M UNIVERSITY



ES01 ES02

EL02 EL03 FS01 FS02 HV01 IS01

IS02 IS03 IS04 PL01 PL02 SI01

N

JACKSON
DAVIS HALL

BLDG NO. 0002

ISES CORPORATION

FACILITY
CONDITION
ASSESSMENT

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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

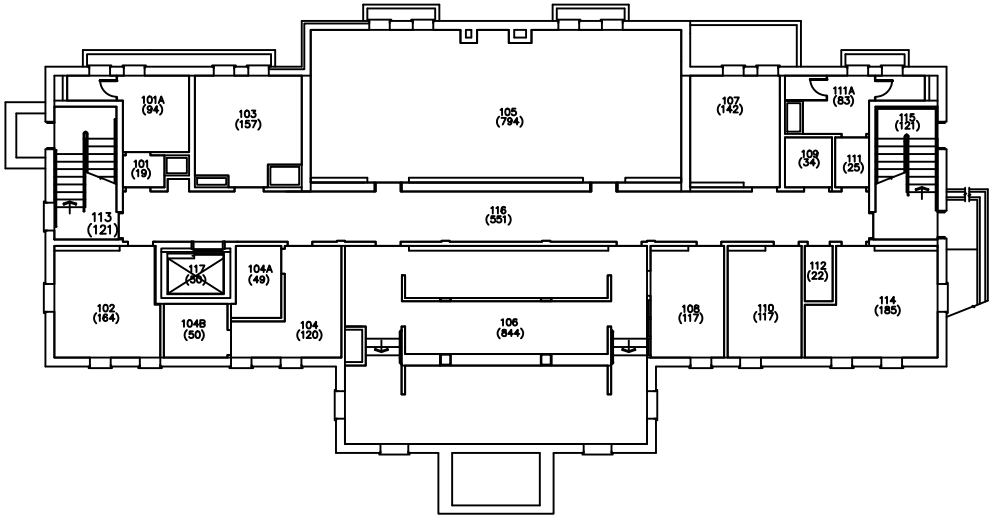
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 07/17/12
Drawn by: J.T.V.
Project No. 12-016

FIRST FLOOR PLAN

Sheet No.
1 of 4

FLORIDA A&M UNIVERSITY



EL02 EL03 FS01 FS02 FS03 HV01

IS01 IS02 IS03 IS04 PL01 PL02

JACKSON
DAVIS HALL

BLDG NO. 0002

ISES CORPORATION

FACILITY
CONDITION
ASSESSMENT

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

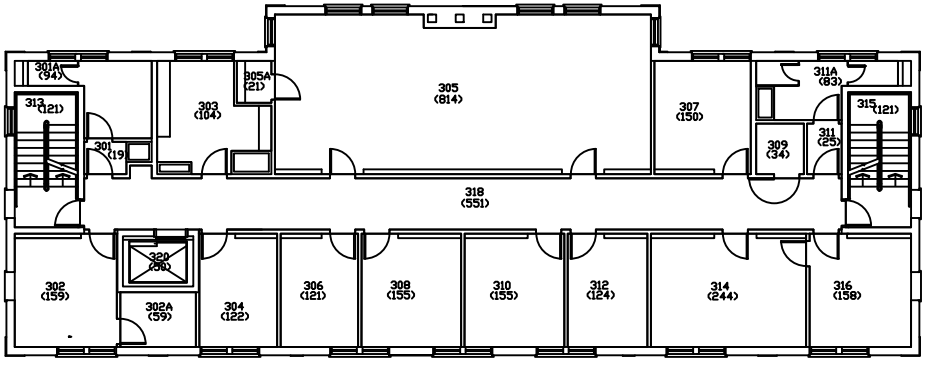
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 07/17/12
Drawn by: J.T.V.
Project No. 12-016

SECOND FLOOR PLAN

Sheet No.
2 of 4

FLORIDA A&M UNIVERSITY



EL02 EL03 FS01 FS02 FS03 HV01

IS01 IS02 IS03 IS04 PL01 PL02

JACKSON
DAVIS HALL

BLDG NO. 0002

ISES CORPORATION

FACILITY
CONDITION
ASSESSMENT

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: 07/17/12
Drawn by: J.T.V.
Project No. 12-016

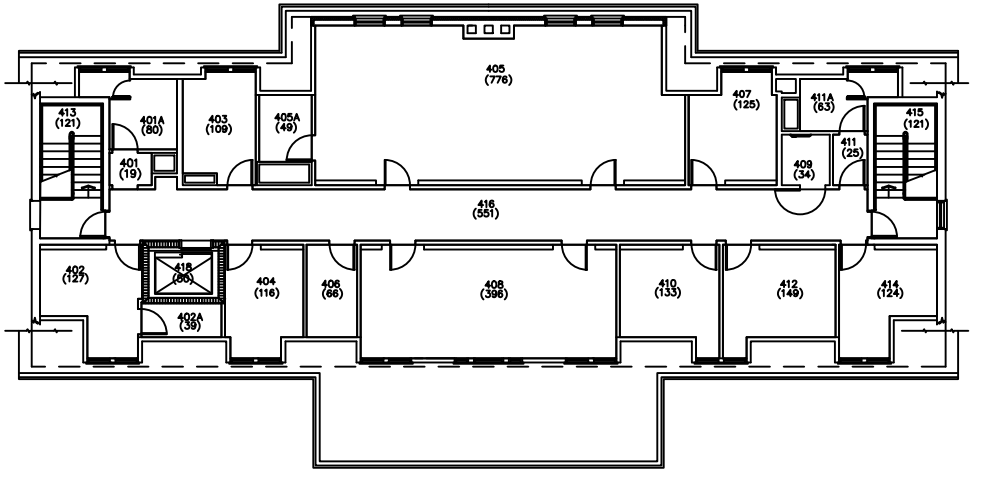
THIRD FLOOR PLAN

Sheet No.
3 of 4

FLORIDA A&M UNIVERSITY

ROOF

HV01



EL02 EL03 FS01 FS02 FS03 HV01

IS01 IS02 IS03 IS04 PL01 PL02

N

JACKSON
DAVIS HALL

BLDG NO. 0002

ISES CORPORATION

FACILITY
CONDITION
ASSESSMENT

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: 07/17/12
Drawn by: J.T.V.
Project No. 12-016

FOURTH FLOOR PLAN

Sheet No.
4 of 4

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model

Building Component Summary

0002 : JACKSON DAVIS HALL

Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	6,940	SF	$1.55	0.31	$3,341	1927	10
B2020	STANDARD GLAZING AND CURTAIN WALL	1,740	SF	$116.73		$203,117	1992	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	3	LEAF	$4,897.48		$14,692	1927	20
B3010	FIBERGLASS / ASPHALT SHINGLE ROOF	7,130	SF	$7.00		$49,940	1992	30
B3010	STANDARD METAL GUTTER SYSTEM	380	LF	$11.68		$4,437	1992	30
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	90	LEAF	$1,708.13		$153,732	1992	35
C1020	INTERIOR DOOR HARDWARE	90	EA	$464.55		$41,810	1992	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	37,040	SF	$0.96		$35,713	1992	10
C3020	CARPET	13,300	SF	$9.68		$128,738	1992	10
C3020	VINYL FLOOR TILE	2,900	SF	$7.41		$21,503	1992	15
C3020	CERAMIC FLOOR TILE	400	SF	$20.06		$8,025	1992	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	3,300	SF	$5.76		$19,003	1992	15
C3030	PAINTED CEILING FINISH APPLICATION	13,300	SF	$0.96		$12,824	1992	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$181,676.28		$181,676	1991	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$31,217.08		$31,217	1991	12
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	17,473	SF	$3.25		$56,874	1992	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	17,473	SF	$2.39		$41,798	1927	35
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	17,473	SF	$3.63		$63,354	1927	40
D3040	CONDENSATE RECEIVER	1	SYS	$10,347.43		$10,347	1991	15
D3040	ELECTRIC UNIT HEATER (10 KW)	8	EA	$1,408.50		$11,268	1991	22
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	17,473	SF	$28.46		$497,231	1991	25
D3040	BASE MTD. PUMP - UP TO 15 HP	10	HP	$3,555.42		$35,554	2011	20
D3040	BASE MTD. PUMP - UP TO 15 HP	2	HP	$3,555.42		$7,111	1927	20
D3050	SPLIT DX SYSTEM	2	TON	$2,401.45		$4,803	2008	15
D4010	FIRE SPRINKLER SYSTEM	17,473	SF	$7.88		$137,666	1992	80
D4010	FIRE SPRINKLER HEADS	17,473	SF	$0.45		$7,796	1992	20
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	17,473	SF	$13.68		$238,944	1992	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	800	AMP	$37.20		$29,763	1992	20
D5010	TRANSFORMER, OIL, 5-15KV (UP TO 500 KVA)	300	KVA	$85.00		$25,499	2005	30
D5010	VARIABLE FREQUENCY DRIVE (UP TO 10 HP)	10	HP	$1,128.68		$11,287	2011	12
D5020	EMERGENCY LIGHT (BATTERY)	14	EA	$323.73		$4,532	2000	20
D5020	EMERGENCY LIGHT (BATTERY)	4	EA	$323.73		$1,295	2000	20

Life Cycle Model

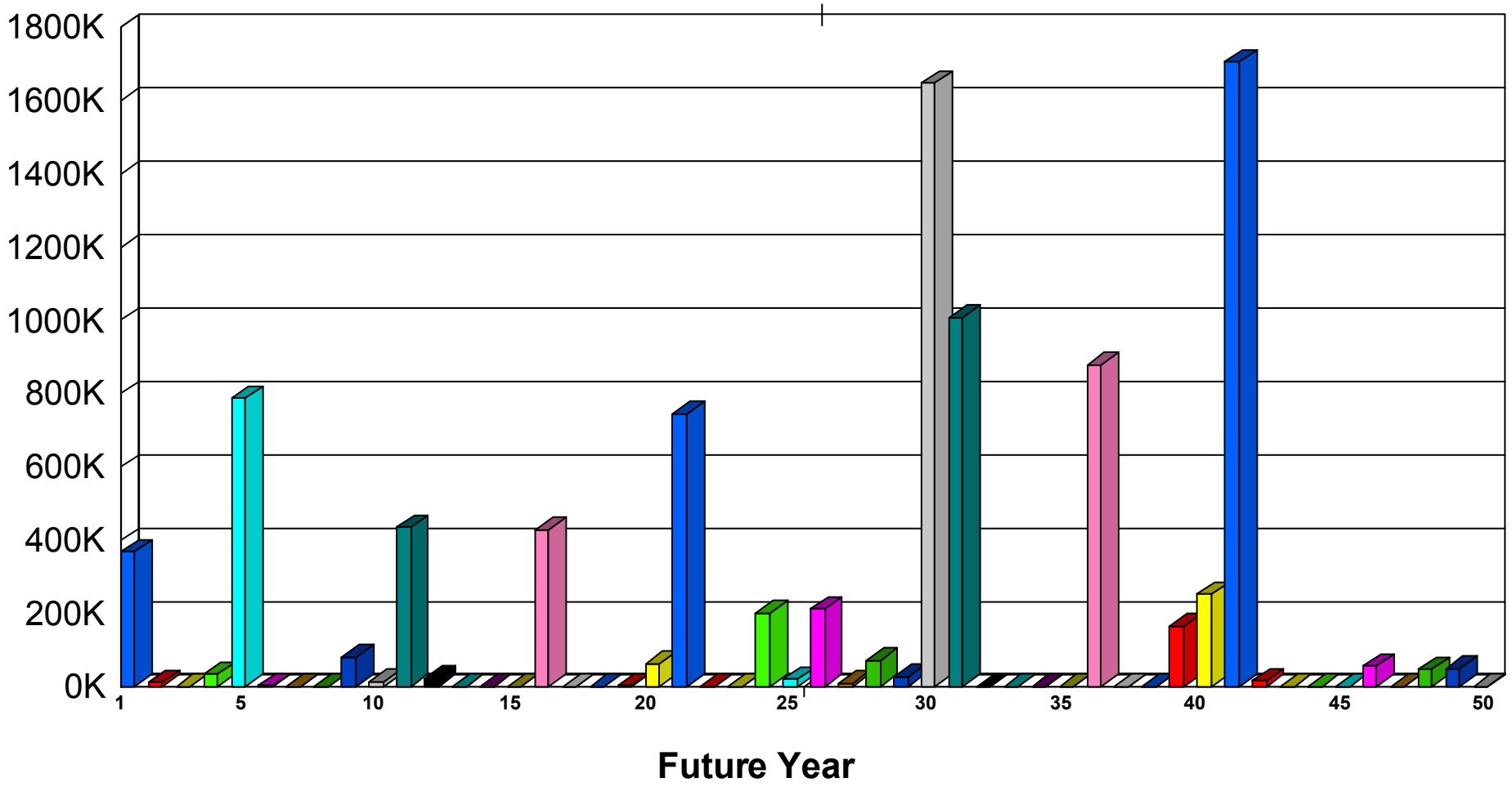
Building Component Summary

0002 : JACKSON DAVIS HALL

Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
D5020	EXIT SIGNS (BATTERY)	18	EA	$320.65		$5,772	2000	20
D5020	EXIT SIGNS (BATTERY)	4	EA	$320.65		$1,283	2010	20
D5020	EXTERIOR LIGHT (HID)	4	EA	$767.01		$3,068	1992	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	17,473	SF	$8.31		$145,198	1992	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	17,473	SF	$2.93		$51,231	2005	15
						$2,301,441		

Life Cycle Model Expenditure Projections

0002 : JACKSON DAVIS HALL



Average Annual Renewal Cost per SqFt $5.16

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo ID No.	Description	Location	Date
0002001a	Vinyl tile and lay-in ceiling	Fourth floor, corridor	05/16/2012
0002001e	Trane air handling unit with chill water and hot water coils serving computer room 106	Room 104	05/16/2012
0002002a	Handrail / guardrail configuration	North, stair tower	05/16/2012
0002002e	Siemens DDC controls for HVAC	Room 104	05/16/2012
0002003a	Water closet layout	Men's restroom, fourth floor	05/16/2012
0002003e	ABB variable frequency drive	Room 104	05/16/2012
0002004a	Urinal and washbasin configuration	Fourth floor, men's restroom	05/16/2012
0002004e	Dover, 25 hp, hydraulic pump for the Miami Elevator	Room 104A	05/16/2012
0002005a	Conference room	Fourth floor	05/16/2012
0002005e	A second Trane air handling unit serving the upstairs classrooms	Room 103	05/16/2012
0002006a	Single occupancy restroom	Fourth floor	05/16/2012
0002006e	New chill water pump	Room 103	05/16/2012
0002007a	Detail of delaminating vanity unit	Fourth floor, women's restroom	05/16/2012
0002007e	Joslyn Clark heat station that includes the heat exchanger and pump for the heated hot water	Room 103	05/16/2012
0002008a	Lever hardware and vinyl tile floor	Third floor, corridor	05/16/2012
0002008e	Condensate receiver	Room 103	05/16/2012
0002009a	Stepped entry	Second floor, west side	05/16/2012
0002009e	Typical lavatory	Room 401A	05/16/2012
0002010a	Corridor finishes	First floor	05/16/2012
0002010e	Electric unit heater in the restroom	Room 401A	05/16/2012
0002011a	Classroom 106	First floor	05/16/2012
0002011e	Typical urinal	Room 401A	05/16/2012
0002012a	Detail of isolated wall damage	First floor, room 105	05/16/2012
0002012e	Typical water closet	Room 401A	05/16/2012
0002013a	Damaged wall finish in restroom	First floor	05/16/2012
0002013e	Fusible link-type sprinkler head	Room 401A	05/16/2012
0002014a	Delaminating vanity unit	First floor, restroom	05/16/2012
0002014e	Modern fire strobe	Room 401A	05/16/2012
0002015a	Wooden double-hung sash windows	North elevation	05/16/2012
0002015e	Fire manual pull station	Fourth floor, corridor	05/16/2012
0002016a	Cracked sidewalk	Northwest site, corner	05/16/2012

Photo ID No.	Description	Location	Date
0002016e	Combination exit sign and emergency light	Fourth floor, corridor	05/16/2012
0002017a	Front facade	West elevation	05/16/2012
0002017e	Aging audible / visible fire device	Fourth floor, corridor	05/16/2012
0002018a	Handrails on stepped entry	West elevation	05/16/2012
0002018e	Aging smoke detector	Fourth floor, corridor	05/16/2012
0002019a	Exterior brickwork and glazing	South elevation	05/16/2012
0002019e	Modern emergency light	Fourth floor, corridor	05/16/2012
0002020a	Grade level access that lacks directional signage	South elevation	05/16/2012
0002020e	CFL bulb inside an incandescent light fixture	Fourth floor, corridor	05/16/2012
0002021a	Rotting door jamb	South elevation	05/16/2012
0002021e	Pendant fluorescent light fixtures	Room 408	05/16/2012
0002022a	Pitched, asphalt shingle roof and dormers	East elevation	05/16/2012
0002022e	Fan coil unit	Room 408	05/16/2012
0002023a	Immediate step down	Main entry	05/16/2012
0002023e	Typical light switch	Room 408	05/16/2012
0002024a	Damaged cornice work	Main entry	05/16/2012
0002024e	Silent Knight model 5207 fire alarm control panel	Second floor, corridor	05/16/2012
0002025a	Missing trim detail	Main entry	05/16/2012
0002025e	Incandescent and compact fluorescent light fixtures and exit sign	Second floor, main entrance	05/16/2012
0002026a	Missing trim detail	Exterior, glazing unit	05/16/2012
0002026e	Service sink with a vacuum break	Room 112	05/16/2012
0002027a	Damaged soffit and fascia	Northwest, corner	05/16/2012
0002027e	Computer lab is served by forced air HVAC system	Room 108	05/16/2012
0002028a	Pitched, asphalt shingle roof	Roof	05/16/2012
0002028e	Modern edge lit exit sign	First floor, corridor	05/16/2012
0002029e	CFL bulb inside a decorative incandescent light fixture	North exterior	05/16/2012
0002030e	Water from fiberglass rain barrel tank used for irrigation	East exterior	05/16/2012
0002031e	ABB, 300 kVA, oil-filled transformer	Southeast exterior	05/16/2012
0002032e	Mitsubishi Mr. Slim split system for DX cooling of electrical room	West exterior	05/16/2012
0002033e	4 inch backflow preventer inside fiberglass hotbox	West exterior	05/16/2012

Facility Condition Analysis - Photo Log

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