

# FLORIDA A & M UNIVERSITY

## OLD DRS 63

ASSET CODE: 0063

FACILITY CONDITION ASSESSMENT

INSPECTION DATE: MAY 14, 2012





FLORIDA A & M UNIVERSITY  
Facility Condition Assessment

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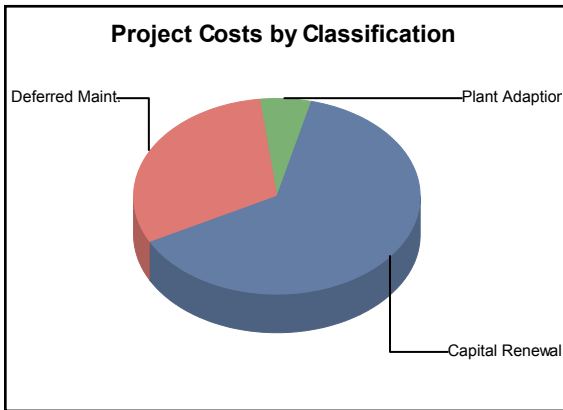
# FACILITY CONDITION ASSESSMENT

## SECTION 1

### GENERAL ASSET INFORMATION



### EXECUTIVE SUMMARY - OLD DRS 63

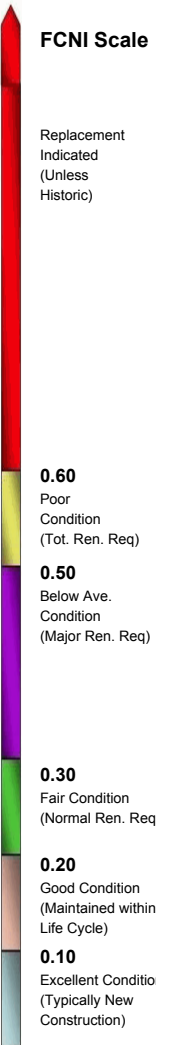


**Building Code:** 0063  
**Building Name:** OLD DRS 63  
**Year Built:** 1956  
**Building Use:** Classroom / Academic  
**Square Feet:** 2,953

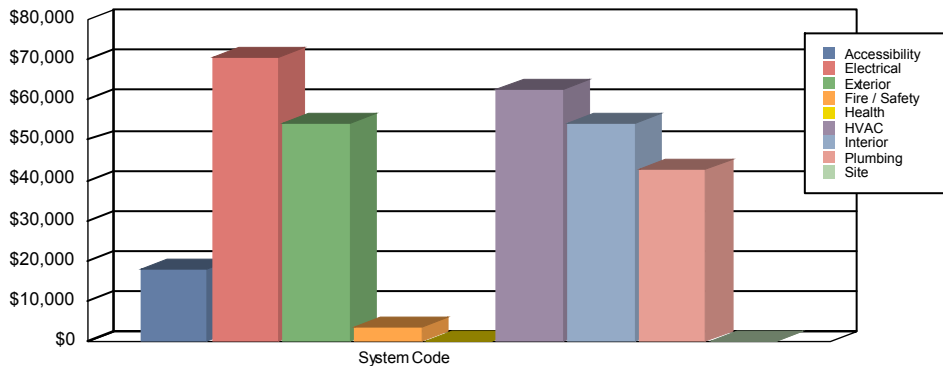
**Project Costs by Priority**

Priority 1:	\$0
Priority 2:	\$3,607
Priority 3:	\$266,147
Priority 4:	\$37,091
Priority 5:	\$0
<b>Total Project Costs:</b>	<b>\$306,846</b>
<b>Current Replacement Value:</b>	<b>\$949,000</b>

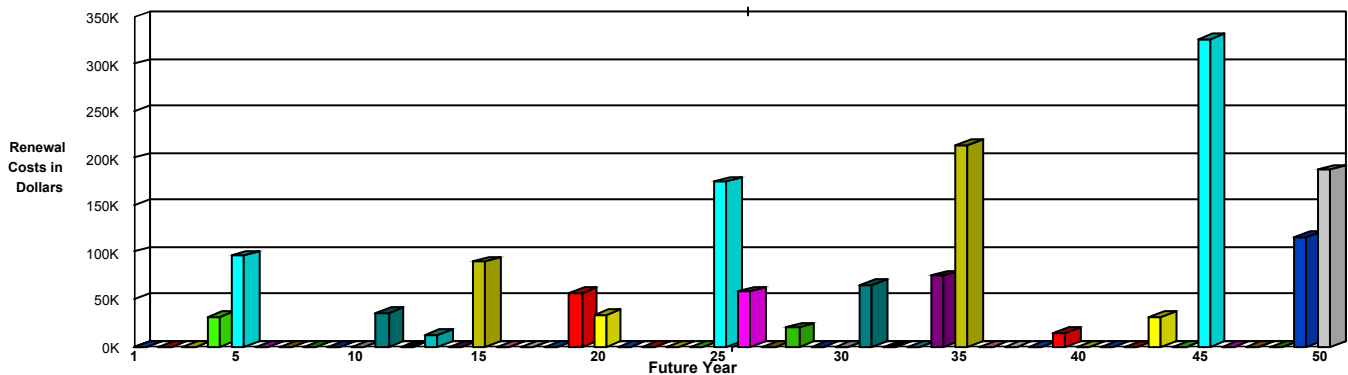
**Facility Condition Needs Index (FCNI):** 0.32  
 (Project Costs / Replacement Cost)



### Project Costs by System Code



### Life Cycle Model Expenditure Projections



**Average Annual Renewal Cost per SqFt**      **\$4.55**





## B. ASSET SUMMARY

Constructed in 1956, the Deve School of Research is part of a six-building complex north of Gamble Street on the campus of Florida A & M University. It lies north of building 61 and east of building 62. This small, single-story masonry structure currently contains offices on the east and west sides of building, as well as one large central classroom and a small unisex restroom. This relatively small structure is reported to comprise 2,953 gross square feet.

Information for this report was gathered during a site inspection that concluded on May 14, 2012.

### SITE

Parking for this group of buildings, including designated handicapped parking, is provided by campus parking lots to the north and west of this complex. Site landscaping for this small facility is considered adequate, and the concrete sidewalks leading to the breezeway awning on the south elevation are in acceptable condition, with no significant pedestrian tripping hazards.

### EXTERIOR STRUCTURE

The exterior brick facades are currently in reasonable condition, but minor repairs, isolated caulking / repointing, and spot cleaning will be needed over time. In conjunction with the proposed window replacement project, make repairs and clean and seal all elevations as necessary to restore the watertight integrity of the exterior envelope. At this time, no upgrades are being recommended for the pitched metal roof over the main structure or the asphalt roof over the small breezeway awning.

The single-pane, metal-framed windows have been recommended for replacement with new thermal-pane glazing that will lower energy consumption, including replacement of blocked up windows and the newer single-pane units on the north elevation. Also upgrade all exterior doors with new doors and frames that are fitted with code-compliant hardware.

### INTERIOR FINISHES / SYSTEMS

Interior painted walls are presently in fair condition but should be repaired and repainted on a cyclical basis to maintain a reasonable interior aesthetic. Although some ceiling grids are still adequate, the replacement of all acoustical ceiling systems has been recommended to create a more uniform interior appearance. It is assumed that existing stained or damaged ceiling tiles were caused by mechanical sweating and / or former roof leaks.

Interior doors have been recommended for replacement with new doors and frames that are fitted with accessible hardware. The timeworn carpeting throughout most occupied spaces should also be replaced as part of proposed building-wide interior upgrades.

## ACCESSIBILITY

The main entrances are essentially at grade-level, and this facility has been upgraded with compliant signage. However, the unisex restroom on the southeast corner is too small for adequate handicapped access. Renovate and enlarge this facility to create a fully accessible restroom with code-compliant clear widths, fixtures, and accessories. Note that the proposed replacement of the interior and exterior doors will provide additional ADA hardware and signage where it is lacking. No other ADA upgrades or improvements are being suggested for this small facility at this time.

## HEALTH

Because of the age of this facility, it is possible that the domestic water supply piping and HVAC ductwork is insulated with ACM. Prior to working on these systems, properly test and abate all ACM. The abatement cost is included in the individual projects.

## FIRE / LIFE SAFETY

The building appears to have adequate egress pathways, and no exiting obstructions were noted or reported. No fire or life safety issues related to the architectural features were observed during the inspection of this facility.

This facility is protected by a central fire alarm system that was installed as part of a 2009 renovation effort. The point addressable fire alarm control panel was manufactured by Edwards Systems Technology (EST) and is located in the adjacent building (Old DRS 61). The devices that serve this system include manual pull stations, audible / visible devices, and smoke detectors. A few of the fire strobes have lenses that are yellowing, and should be replaced as part of routine maintenance. The fire alarm system is adequate and in good condition. With proper testing and maintenance, it will outlast the purview of this analysis. This facility is not served by an automatic sprinkler system. Manual, dry-chemical fire extinguishers are available and will provide adequate fire suppression for the building.

The exit signs in this facility are aged and have battery backup power. Emergency lights need to be added to this facility in order to enable proper egress in case of an emergency. New battery pack units should be added in the near-term to provide for egress lighting. Eventually, by using battery ballast, the emergency lighting can be incorporated into the proposed interior lighting project.

## HVAC

Two 5 ton Carrier packaged HVAC systems serve this facility. These units utilize DX cooling and electric heat. The units are controlled with Honeywell thermostats. These packaged units are currently in good working order. However, it should be anticipated that they will require replacement in the next two to five years in order to preclude failure. Because of the age of the facility, it is possible that the HVAC ductwork is insulated with ACM material. Prior to replacement, properly abate all ACM. The rooftop exhaust fans will require replacement. Replace them with units that will sufficiently balance the air distribution of the building.

## ELECTRICAL

This facility is small enough that it does not have its own electrical switchgear. Electrical power is supplied to this facility at 120/208 volts from a nearby building. There is no 277/480 volt power in the building. The main distribution panel for the electrical distribution system is rated for approximately 100 amp service. The electrical panels, circuits and wiring appear to be original to the building. Therefore, the secondary electrical system is recommended for replacement. Aging components, such as the wiring devices, connections, and circuit breakers, serve as potential fire hazards due to overloads or short circuit conditions. It is recommended that the secondary electrical system be replaced, including all power panels, switches, raceways, conductors, and devices. Provide molded case, thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification.

The interior spaces are illuminated by fixtures that utilize compact and T8 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications with open-cell parabolic diffusers. The lighting system is currently sufficient. However, it should be anticipated that it will require replacement within the next ten years. Specify energy-efficient light fixtures for the new interior lighting systems, and install occupancy sensors where possible. Incorporate emergency lighting into the standard interior fixtures as a part of this project.

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

## PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and storm water piping is of cast iron. Except for recent repairs, it is assumed that the supply and drain piping networks are aged and should be replaced. Failure to undertake such upgrades will likely lead to leaks, drainage issues, and other problems that will require costly maintenance. It is possible that the supply piping might be insulated with ACM. Prior to replacement, properly abate all ACM. The plumbing fixtures are in good condition. However, they are recommended for replaced as part of the proposed restroom renovation in the Accessibility section of this report.

The exterior water spigot is missing a vacuum break. As part of routine maintenance, a vacuum break should be installed to help prevent contamination of domestic water supply. Campus personnel report that the domestic water is protected by a backflow preventer. This facility had no source of hot water.

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 14, 2012

**INSPECTION TEAM PERSONNEL:**

<u>NAME</u>	<u>POSITION</u>	<u>SPECIALTY</u>
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:**

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

Contact: Jonathan Thomas, Project Manager  
770-879-7376, ext. 152

## 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.

<u>GLOBAL MARKUP PERCENTAGES</u>		<u>R.S. MEANS</u>
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.

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

### 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.





**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

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

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
<b>SYSTEM DESCRIPTION: ACCESSIBILITY</b>			
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.
<b>SYSTEM DESCRIPTION: ELECTRICAL</b>			
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.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection, including GFCI receptacles and breakers.
EL4E	DEVICES AND FIXTURES	LIGHTNING PROTECTION	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	EMERGENCY POWER SYSTEM	GENERATION/DISTRIBUTION	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	SYSTEMS	UPS/DC POWER SUPPLY	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	INFRASTRUCTURE	ABOVE GROUND TRANSMISSION	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	INFRASTRUCTURE	UNDERGROUND TRANSMISSION	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	INFRASTRUCTURE	SUBSTATIONS	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	INFRASTRUCTURE	DISTRIBUTION SWITCHGEAR	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	INFRASTRUCTURE	AREA AND STREET LIGHTING	Area and street lighting systems, including stanchions, fixtures, feeders, etc.
EL8A	GENERAL	OTHER	Electrical system components not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: EXTERIOR</b>			
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	DAMP-PROOFING/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

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
			freestanding boiler stacks.
<b>SYSTEM DESCRIPTION: FIRE / LIFE SAFETY</b>			
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.
<b>SYSTEM DESCRIPTION: HEALTH</b>			
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.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE6B	HAZARDOUS MATERIAL	MECHANICAL ASBESTOS	Testing, abatement, and disposal of mechanical insulation materials containing asbestos.
HE6C	HAZARDOUS MATERIAL	PCBs	Includes testing, demolition, disposal, and cleanup of PCB contaminated substances.
HE6D	HAZARDOUS MATERIAL	FUEL STORAGE	Includes monitoring, removal, and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	HAZARDOUS MATERIAL	LEAD PAINT	Testing, removal, and disposal of lead-based paint systems.
HE6F	HAZARDOUS MATERIAL	OTHER	Handling, storage, and disposal of other hazardous materials.
HE7A	GENERAL	OTHER	Health related issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: HVAC</b>			
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.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water, including boilers and related components.
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water, including chillers and related components.
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, 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.
<b>SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS</b>			
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	CABINETY	R&R work to interior casework systems, including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems, including toilet partitions, urinal/vanity screens, etc.
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere, including light covers, phone booths, interior lightwells, etc.
<b>SYSTEM DESCRIPTION: PLUMBING</b>			
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.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1C	DOMESTIC WATER	STORAGE/ TREATMENT	Equipment or vessels for storage or treatment of domestic water.
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alterations 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.
<b>SYSTEM DESCRIPTION: SITE</b>			
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.
<b>SYSTEM DESCRIPTION: SECURITY SYSTEMS</b>			
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.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two-way speakers, reliability, redundancy, etc.
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off-campus housing and class locations, etc.
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.
<b>SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION</b>			
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 Analysis**  
**System Code by Priority Class**  
**0063 : OLD DRS 63**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	0	18,042	0	18,042
EL	ELECTRICAL	0	0	47,956	22,891	70,848
ES	EXTERIOR	0	0	54,264	0	54,264
FS	FIRE/LIFE SAFETY	0	3,607	0	0	3,607
HV	HVAC	0	0	48,697	14,200	62,896
IS	INTERIOR FINISHES/SYS	0	0	54,386	0	54,386
PL	PLUMBING	0	0	42,803	0	42,803
<b>TOTALS</b>		<b>\$0</b>	<b>\$3,607</b>	<b>\$266,147</b>	<b>\$37,091</b>	<b>\$306,846</b>

Current Replacement Value	\$949,000
Facility Condition Needs Index	0.32

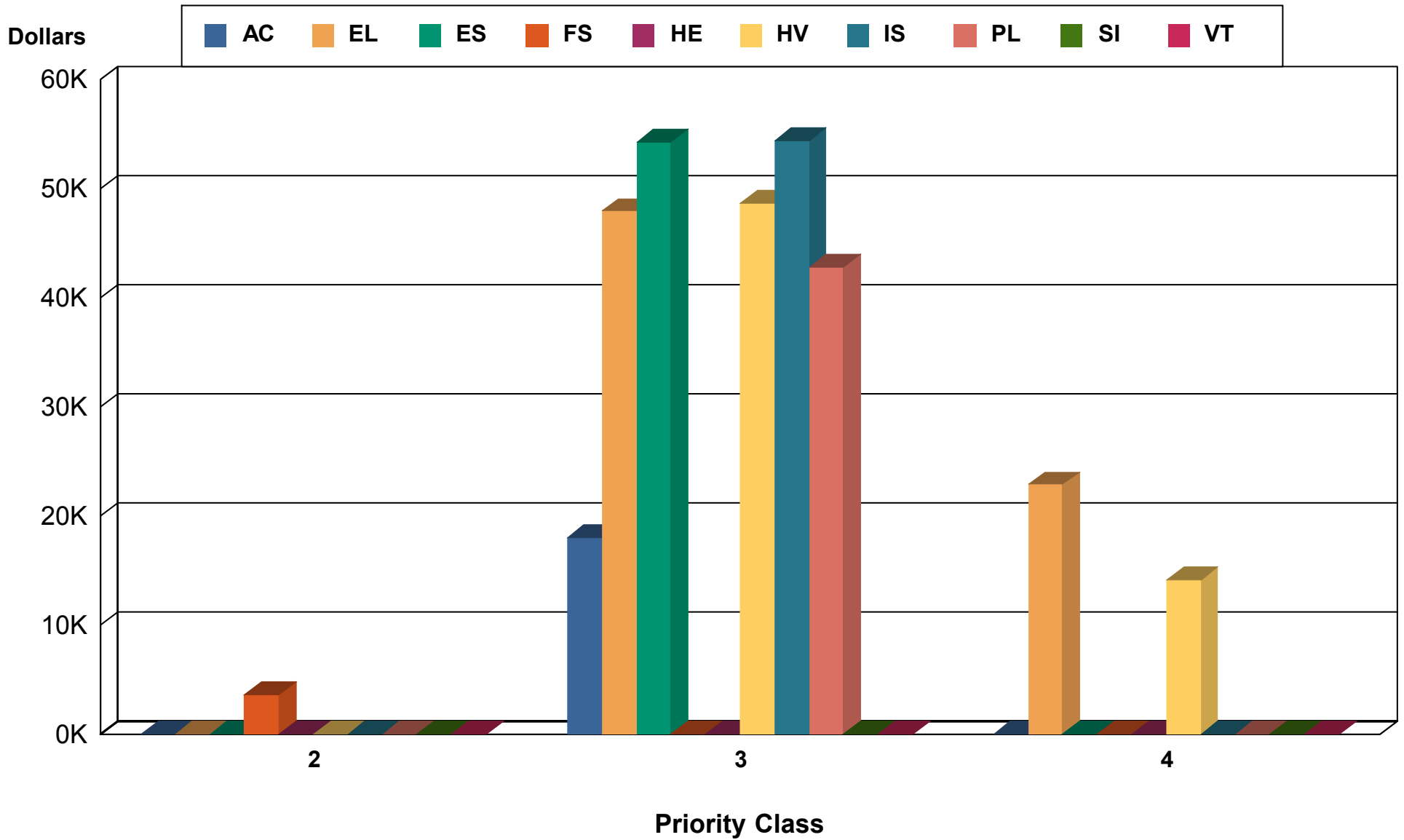
Gross Square Feet	2,953
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Total Cost Per Square Foot	\$103.91
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# FACILITY CONDITION ANALYSIS

## System Code by Priority Class

0063 : OLD DRS 63



**Detailed Project Totals**  
**Facility Condition Analysis**  
**System Code by Project Class**  
**0063 : OLD DRS 63**

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	18,042	18,042
EL	ELECTRICAL	22,891	47,956	0	70,848
ES	EXTERIOR	54,264	0	0	54,264
FS	FIRE/LIFE SAFETY	0	3,607	0	3,607
HV	HVAC	62,896	0	0	62,896
IS	INTERIOR FINISHES/SYS	54,386	0	0	54,386
PL	PLUMBING	0	42,803	0	42,803
<b>TOTALS</b>		<b>\$194,437</b>	<b>\$94,366</b>	<b>\$18,042</b>	<b>\$306,846</b>

<b>Current Replacement Value</b>	<b>\$949,000</b>
<b>Facility Condition Needs Index</b>	<b>0.32</b>

<b>Gross Square Feet</b>	<b>2,953</b>
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<b>Total Cost Per Square Foot</b>	<b>\$103.91</b>
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**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Class by Priority Class**  
**0063 : OLD DRS 63**

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	157,347	37,091	194,437
Deferred Maintenance	0	3,607	90,759	0	94,366
Plant Adaption	0	0	18,042	0	18,042
<b>TOTALS</b>	\$0	\$3,607	\$266,147	\$37,091	\$306,846

Current Replacement Value	\$949,000
Facility Condition Needs Index	0.32

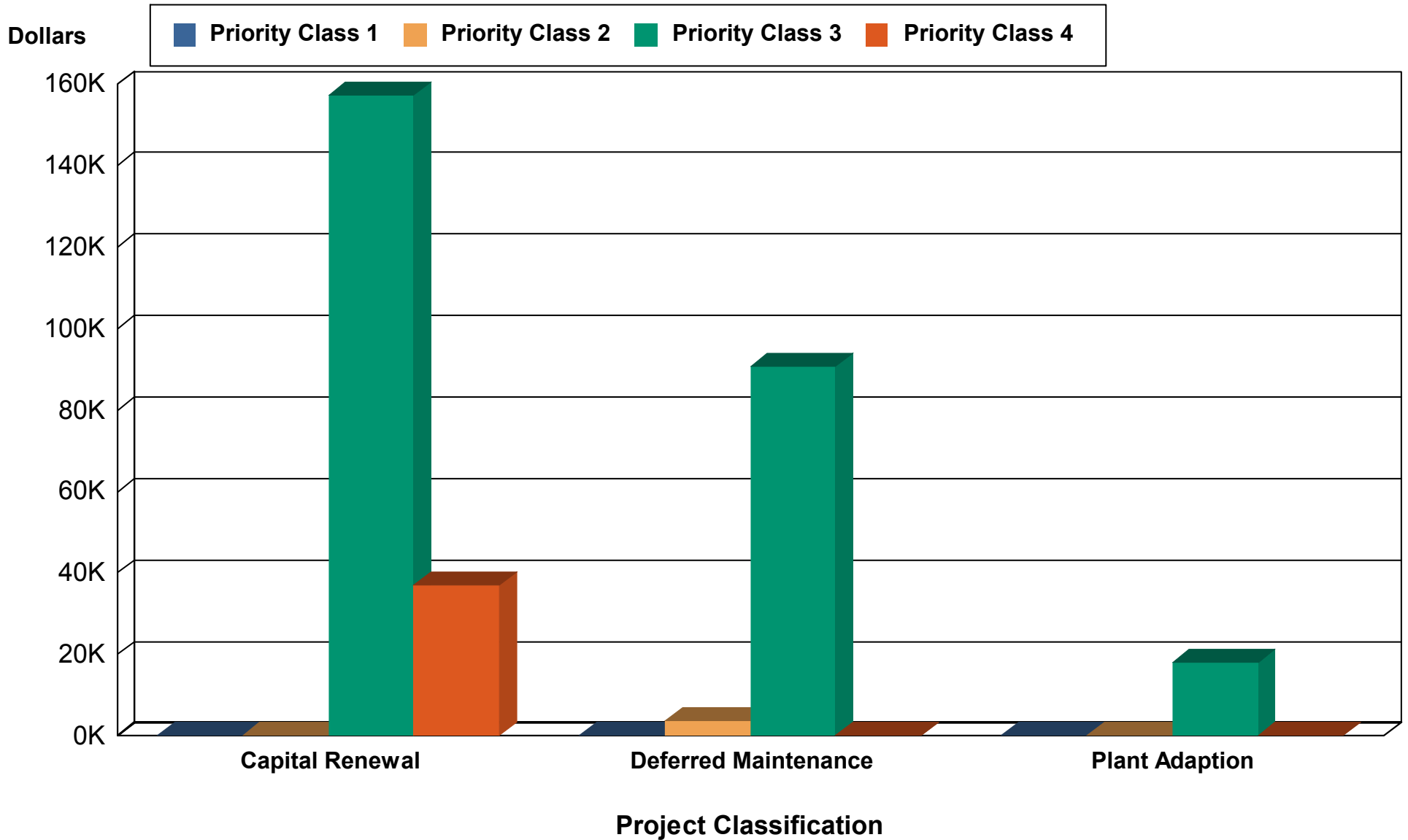
Gross Square Feet	2,953
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Total Cost Per Square Foot	\$103.91
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# FACILITY CONDITION ANALYSIS

## Project Class by Priority Class

0063 : OLD DRS 63



Detailed Project Summary  
Facility Condition Analysis  
Priority Class - Priority Sequence  
0063 : OLD DRS 63

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS1A	0063FS01	2	1	REPLACE EXIT SIGNS AND INSTALL EMERGENCY LIGHTS	3,110	498	3,607
<b>Totals for Priority Class 2</b>					<b>3,110</b>	<b>498</b>	<b>3,607</b>
AC3E	0063AC01	3	2	RESTROOM RENOVATION	15,553	2,489	18,042
ES5B	0063ES03	3	3	WINDOW REPLACEMENT	32,964	5,274	38,238
ES5A	0063ES02	3	4	EXTERIOR DOOR REPLACEMENT	9,265	1,482	10,748
ES2B	0063ES01	3	5	EXTERIOR REPAIRS	4,550	728	5,278
HV3A	0063HV01	3	6	REPLACE PACKAGED HVAC UNITS	41,980	6,717	48,697
EL3B	0063EL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	38,634	6,181	44,816
EL4A	0063EL03	3	8	EXTERIOR LIGHTING REPLACEMENT	2,708	433	3,141
IS1A	0063IS01	3	9	NEW CARPETING	23,080	3,693	26,773
IS2B	0063IS02	3	10	REFINISH WALLS	5,614	898	6,512
IS3B	0063IS03	3	11	REFINISH CEILINGS	14,244	2,279	16,523
IS4A	0063IS04	3	12	REPLACE INTERIOR DOORS	3,947	631	4,578
PL1A	0063PL01	3	13	WATER SUPPLY PIPING REPLACEMENT	16,439	2,630	19,069
PL2A	0063PL02	3	14	DRAIN PIPING REPLACEMENT	20,460	3,274	23,734
<b>Totals for Priority Class 3</b>					<b>229,437</b>	<b>36,710</b>	<b>266,147</b>
HV4B	0063HV02	4	15	EXHAUST FAN REPLACEMENT	12,241	1,959	14,200
EL4B	0063EL01	4	16	INTERIOR LIGHTING UPGRADE	19,734	3,157	22,891
<b>Totals for Priority Class 4</b>					<b>31,975</b>	<b>5,116</b>	<b>37,091</b>
<b>Grand Total:</b>					<b>264,522</b>	<b>42,323</b>	<b>306,846</b>



Detailed Project Summary  
Facility Condition Analysis  
**Project Classification**  
0063 : OLD DRS 63

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
ES5B	0063ES03	3	Capital Renewal	3	WINDOW REPLACEMENT	38,238
ES5A	0063ES02	4	Capital Renewal	3	EXTERIOR DOOR REPLACEMENT	10,748
ES2B	0063ES01	5	Capital Renewal	3	EXTERIOR REPAIRS	5,278
HV3A	0063HV01	6	Capital Renewal	3	REPLACE PACKAGED HVAC UNITS	48,697
IS1A	0063IS01	9	Capital Renewal	3	NEW CARPETING	26,773
IS2B	0063IS02	10	Capital Renewal	3	REFINISH WALLS	6,512
IS3B	0063IS03	11	Capital Renewal	3	REFINISH CEILINGS	16,523
IS4A	0063IS04	12	Capital Renewal	3	REPLACE INTERIOR DOORS	4,578
HV4B	0063HV02	15	Capital Renewal	4	EXHAUST FAN REPLACEMENT	14,200
EL4B	0063EL01	16	Capital Renewal	4	INTERIOR LIGHTING UPGRADE	22,891
<b>Totals for Capital Renewal</b>						<b>194,437</b>
FS1A	0063FS01	1	Deferred Maintenance	2	REPLACE EXIT SIGNS AND INSTALL EMERGENCY LIGHTS	3,607
EL3B	0063EL02	7	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	44,816
EL4A	0063EL03	8	Deferred Maintenance	3	EXTERIOR LIGHTING REPLACEMENT	3,141
PL1A	0063PL01	13	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	19,069
PL2A	0063PL02	14	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	23,734
<b>Totals for Deferred Maintenance</b>						<b>94,366</b>
AC3E	0063AC01	2	Plant Adaption	3	RESTROOM RENOVATION	18,042
<b>Totals for Plant Adaption</b>						<b>18,042</b>
<b>Grand Total:</b>						<b>306,846</b>

Detailed Project Summary  
 Facility Condition Analysis  
 Energy Conservation  
 0063 : OLD DRS 63

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES5B	0063ES03	3	3	WINDOW REPLACEMENT	38,238	300	127.46
EL4A	0063EL03	3	8	EXTERIOR LIGHTING REPLACEMENT	3,141	310	10.13
<b>Totals for Priority Class 3</b>					<b>41,379</b>	<b>610</b>	<b>67.83</b>
EL4B	0063EL01	4	16	INTERIOR LIGHTING UPGRADE	22,891	1,080	21.20
<b>Totals for Priority Class 4</b>					<b>22,891</b>	<b>1,080</b>	<b>21.20</b>
<b>Grand Total:</b>					<b>64,270</b>	<b>1,690</b>	<b>38.03</b>

Detailed Project Summary  
Facility Condition Analysis  
Category/System Code  
0063 : OLD DRS 63

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3E	0063AC01	3	2	RESTROOM RENOVATION	15,553	2,489	18,042
<b>Totals for System Code ACCESSIBILITY</b>					<b>15,553</b>	<b>2,489</b>	<b>18,042</b>
EL3B	0063EL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	38,634	6,181	44,816
EL4A	0063EL03	3	8	EXTERIOR LIGHTING REPLACEMENT	2,708	433	3,141
EL4B	0063EL01	4	16	INTERIOR LIGHTING UPGRADE	19,734	3,157	22,891
<b>Totals for System Code ELECTRICAL</b>					<b>61,075</b>	<b>9,772</b>	<b>70,848</b>
ES5B	0063ES03	3	3	WINDOW REPLACEMENT	32,964	5,274	38,238
ES5A	0063ES02	3	4	EXTERIOR DOOR REPLACEMENT	9,265	1,482	10,748
ES2B	0063ES01	3	5	EXTERIOR REPAIRS	4,550	728	5,278
<b>Totals for System Code EXTERIOR</b>					<b>46,779</b>	<b>7,485</b>	<b>54,264</b>
FS1A	0063FS01	2	1	REPLACE EXIT SIGNS AND INSTALL EMERGENCY LIGHTS	3,110	498	3,607
<b>Totals for System Code FIRE/LIFE SAFETY</b>					<b>3,110</b>	<b>498</b>	<b>3,607</b>
HV3A	0063HV01	3	6	REPLACE PACKAGED HVAC UNITS	41,980	6,717	48,697
HV4B	0063HV02	4	15	EXHAUST FAN REPLACEMENT	12,241	1,959	14,200
<b>Totals for System Code HVAC</b>					<b>54,221</b>	<b>8,675</b>	<b>62,896</b>
IS1A	0063IS01	3	9	NEW CARPETING	23,080	3,693	26,773
IS2B	0063IS02	3	10	REFINISH WALLS	5,614	898	6,512
IS3B	0063IS03	3	11	REFINISH CEILINGS	14,244	2,279	16,523
IS4A	0063IS04	3	12	REPLACE INTERIOR DOORS	3,947	631	4,578
<b>Totals for System Code INTERIOR FINISHES/SYS</b>					<b>46,885</b>	<b>7,502</b>	<b>54,386</b>
PL1A	0063PL01	3	13	WATER SUPPLY PIPING REPLACEMENT	16,439	2,630	19,069
PL2A	0063PL02	3	14	DRAIN PIPING REPLACEMENT	20,460	3,274	23,734
<b>Totals for System Code PLUMBING</b>					<b>36,899</b>	<b>5,904</b>	<b>42,803</b>
<b>Grand Total:</b>					<b>264,522</b>	<b>42,323</b>	<b>306,846</b>



FACILITY CONDITION ANALYSIS

**SECTION 3**

SPECIFIC PROJECT DETAILS  
ILLUSTRATING DESCRIPTION / COST

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063FS01	<b>Title:</b>	REPLACE EXIT SIGNS AND INSTALL EMERGENCY LIGHTS
<b>Priority Sequence:</b>	1		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	FS1A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	LIGHTING
		<b>Element:</b>	EGRESS LTG./EXIT SIGNAGE
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NFPA	101-47	
	IBC	1011	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

Replace the existing exit signage throughout the building. Install new exit signs as needed. The new units should have individual battery packs for backup power. LED type exit signs are recommended because they are energy-efficient and require minimal maintenance. Also install battery pack emergency lights until the emergency lighting can be incorporated into the interior light fixtures.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063FS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Replacement of existing exit signs with new battery pack LED exit signs	EA	5	\$145	\$725	\$155	\$775	\$1,500
Installation of new battery pack emergency lights, including all connections	EA	4	\$204	\$816	\$253	\$1,012	\$1,828
<b>Project Totals:</b>				<b>\$1,541</b>		<b>\$1,787</b>	<b>\$3,328</b>

<b>Material/Labor Cost</b>		<b>\$3,328</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$2,591</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$518
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$3,110</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$498</u>
<b>Total Project Cost</b>		<u><u><b>\$3,607</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063AC01	<b>Title:</b>	RESTROOM RENOVATION
<b>Priority Sequence:</b>	2		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	AC3E	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	RESTROOMS/BATHROOMS
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	604, 605, 606, 607, 608	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

The restroom finishes and fixtures are sound but not ADA compliant. To facilitate handicapped use, expand this facility to provide adequate clear widths and fully compliant fixtures and accessories.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063AC01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Major restroom renovation, including fixtures, finishes, partitions, accessories, and expansion if necessary (assumes 55 square feet of restroom area per fixture)	FIXT	2	\$4,304	\$8,608	\$3,714	\$7,428	\$16,036
<b>Project Totals:</b>				<b>\$8,608</b>		<b>\$7,428</b>	<b>\$16,036</b>

<b>Material/Labor Cost</b>		\$16,036
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$12,961</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$2,592
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$15,553</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,489</u>
<b>Total Project Cost</b>		<u><u>\$18,042</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063ES03	<b>Title:</b>	WINDOW REPLACEMENT
<b>Priority Sequence:</b>	3		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES5B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	FENESTRATIONS
		<b>Element:</b>	WINDOWS
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Energy Conservation	\$300.00	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Building-wide: Floor(s) 1		

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063ES03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Typical standard glazing applications	SF	320	\$62.60	\$20,032	\$39.83	\$12,746	\$32,778
<b>Project Totals:</b>				<b>\$20,032</b>		<b>\$12,746</b>	<b>\$32,778</b>

<b>Material/Labor Cost</b>		<b>\$32,778</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$27,470</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$5,494
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$32,964</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$5,274</u>
<b>Total Project Cost</b>		<u><u><b>\$38,238</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063ES02	<b>Title:</b>	EXTERIOR DOOR REPLACEMENT
<b>Priority Sequence:</b>	4		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES5A	<b>System:</b>	EXTERIOR
		<b>Component:</b>	FENESTRATIONS
		<b>Element:</b>	DOORS
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Building-wide: Floor(s) 1		

**Project Description**

Replacement of the exterior personnel doors is recommended. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063ES02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Low traffic door system	LEAF	4	\$1,127	\$4,508	\$1,366	\$5,464	\$9,972
<b>Project Totals:</b>				<b>\$4,508</b>		<b>\$5,464</b>	<b>\$9,972</b>

<b>Material/Labor Cost</b>		<b>\$9,972</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$7,721</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$1,544
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$9,265</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$1,482</u>
<b>Total Project Cost</b>		<u><u><b>\$10,748</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063ES01	<b>Title:</b>	EXTERIOR REPAIRS
<b>Priority Sequence:</b>	5		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES2B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	COLUMNS/BEAMS/WALLS
		<b>Element:</b>	FINISH
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Building-wide: Floor(s) 1		

**Project Description**

Although the exterior brick facades of this structure are in acceptable condition for their age, isolated repairs, repointing, spot cleaning, and sealing will be needed over time. Make necessary repairs to maintain the watertight integrity of the exterior envelope.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063ES01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Estimated allowance to make isolated repairs and repointing, as well as spot cleaning	LOT	1	\$1,995	\$1,995	\$3,050	\$3,050	\$5,045
<b>Project Totals:</b>				<b>\$1,995</b>		<b>\$3,050</b>	<b>\$5,045</b>

<b>Material/Labor Cost</b>		<b>\$5,045</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$3,792</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$758
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$4,550</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$728</u>
<b>Total Project Cost</b>		<u><u>\$5,278</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063HV01	<b>Title:</b>	REPLACE PACKAGED HVAC UNITS
<b>Priority Sequence:</b>	6		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	HV3A	<b>System:</b>	HVAC
		<b>Component:</b>	HEATING/COOLING
		<b>Element:</b>	SYSTEM RETROFIT/REPLACE
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Item Only: Floor(s) R		

**Project Description**

Remove the existing packaged HVAC systems. Install new units of the latest energy-efficient design. The project cost includes controls, related ductwork, and electrical connections. Test and balance the downstream air distribution system upon completion. It is possible that the HVAC ductwork is insulated with ACM material. Prior to replacement, properly abate all ACM.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063HV01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Rooftop package unit, controls, all connections, demolition of existing unit	TON	10	\$1,320	\$13,200	\$1,190	\$11,900	\$25,100
Air distribution system test and balance	SF	2,953	\$0.07	\$207	\$0.39	\$1,152	\$1,358
Allowance for abatement of suspected ACM	SF	2,953	\$1.49	\$4,400	\$5.45	\$16,094	\$20,494
<b>Project Totals:</b>				<b>\$17,807</b>		<b>\$29,146</b>	<b>\$46,952</b>

<b>Material/Labor Cost</b>		<b>\$46,952</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$34,983</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$6,997
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$41,980</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$6,717</u>
<b>Total Project Cost</b>		<u><u><b>\$48,697</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063EL02	<b>Title:</b>	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
<b>Priority Sequence:</b>	7		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL3B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	SECONDARY DISTRIBUTION
		<b>Element:</b>	DISTRIBUTION NETWORK
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	Articles 110, 210, 220, 230	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063EL02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	2,953	\$5.79	\$17,098	\$8.68	\$25,632	\$42,730
<b>Project Totals:</b>				<b>\$17,098</b>		<b>\$25,632</b>	<b>\$42,730</b>

<b>Material/Labor Cost</b>		<b>\$42,730</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$32,195</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$6,439
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$38,634</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$6,181</u>
<b>Total Project Cost</b>		<u><u>\$44,816</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063EL03	<b>Title:</b>	EXTERIOR LIGHTING REPLACEMENT
<b>Priority Sequence:</b>	8		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	EXTERIOR LIGHTING
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Energy Conservation	\$310.00	
<b>Code Application:</b>	NEC	410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Building-wide: Floor(s) 1,R		

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063EL03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
HID wall-mount fixture and demolition of existing fixture	EA	4	\$444	\$1,776	\$207	\$828	\$2,604
<b>Project Totals:</b>				<b>\$1,776</b>		<b>\$828</b>	<b>\$2,604</b>

<b>Material/Labor Cost</b>		<b>\$2,604</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$2,256</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$451
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$2,708</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$433</u>
<b>Total Project Cost</b>		<u><u><b>\$3,141</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063IS01	<b>Title:</b>	NEW CARPETING
<b>Priority Sequence:</b>	9		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS1A	<b>System:</b>	INTERIOR FINISHES/SYS
		<b>Component:</b>	FLOOR
		<b>Element:</b>	FINISHES-DRY
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

Carpet and ceramic tile applications are generally in good to fair condition. However, carpeting upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. Replace these floor finishes as necessary with durable applications.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063IS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Carpet	SF	2,700	\$5.86	\$15,822	\$2.19	\$5,913	\$21,735
<b>Project Totals:</b>				<b>\$15,822</b>		<b>\$5,913</b>	<b>\$21,735</b>

<b>Material/Labor Cost</b>		<b>\$21,735</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$19,233</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$3,847
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$23,080</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$3,693</u>
<b>Total Project Cost</b>		<u><u>\$26,773</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063IS02	<b>Title:</b>	REFINISH WALLS
<b>Priority Sequence:</b>	10		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS2B	<b>System:</b>	INTERIOR FINISHES/SYS
		<b>Component:</b>	PARTITIONS
		<b>Element:</b>	FINISHES
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

The interior walls are finished with standard paint applications. Although these finishes are currently in fair condition, it should be anticipated that they will require renewal within the scope of this analysis. They should be replaced with durable applications that are appropriate for the usage of the respective spaces.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063IS02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Standard wall finish (paint, wall covering, etc.)	SF	6,620	\$0.18	\$1,192	\$0.89	\$5,892	\$7,083
<b>Project Totals:</b>				<b>\$1,192</b>		<b>\$5,892</b>	<b>\$7,083</b>

<b>Material/Labor Cost</b>		<b>\$7,083</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$4,678</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$936
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$5,614</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$898</u>
<b>Total Project Cost</b>		<u><u><b>\$6,512</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063IS03	<b>Title:</b>	REFINISH CEILINGS
<b>Priority Sequence:</b>	11		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS3B	<b>System:</b>	INTERIOR FINISHES/SYS
		<b>Component:</b>	CEILINGS
		<b>Element:</b>	REPLACEMENT
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

The acoustical tile ceilings are currently in fair condition, with several stained or damaged ceiling tiles. 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 Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063IS03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Acoustical tile ceiling system	SF	2,800	\$2.32	\$6,496	\$3.26	\$9,128	\$15,624
<b>Project Totals:</b>				<b>\$6,496</b>		<b>\$9,128</b>	<b>\$15,624</b>

<b>Material/Labor Cost</b>		<b>\$15,624</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$11,870</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$2,374
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$14,244</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,279</u>
<b>Total Project Cost</b>		<u><u><b>\$16,523</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063IS04	<b>Title:</b>	REPLACE INTERIOR DOORS
<b>Priority Sequence:</b>	12		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS4A	<b>System:</b>	INTERIOR FINISHES/SYS
		<b>Component:</b>	DOORS
		<b>Element:</b>	GENERAL
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

The condition of the interior door systems is such that door system replacements are recommended as part of a comprehensive renovation effort. Complete demolition of the existing door systems and replacement according to a code-compliant plan to properly protect egress passages is recommended.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063IS04

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Interior door and frame installation with all hardware and accessible signage	EA	5	\$404	\$2,020	\$432	\$2,160	\$4,180
<b>Project Totals:</b>				<b>\$2,020</b>		<b>\$2,160</b>	<b>\$4,180</b>

<b>Material/Labor Cost</b>		<b>\$4,180</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$3,289</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$658
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$3,947</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$631</u>
<b>Total Project Cost</b>		<u><u><b>\$4,578</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063PL01	<b>Title:</b>	WATER SUPPLY PIPING REPLACEMENT
<b>Priority Sequence:</b>	13		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	PL1A	<b>System:</b>	PLUMBING
		<b>Component:</b>	DOMESTIC WATER
		<b>Element:</b>	PIPING NETWORK
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	IPC	Chapter 6	
	EPA	40 CFR 61.M, 763	
	OSHA	29 CFR 1910.1001, 1926.1101	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

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

**Specific Project Details  
Facility Condition Analysis  
Section Three**

**Project Cost**

Project Number: 0063PL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	2,953	\$1.54	\$4,548	\$3.84	\$11,340	\$15,887
Allowance for abatement of suspected ACM	SF	2,953	\$0.15	\$443	\$1.15	\$3,396	\$3,839
<b>Project Totals:</b>				<b>\$4,991</b>		<b>\$14,735</b>	<b>\$19,726</b>

<b>Material/Labor Cost</b>		<b>\$19,726</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$13,699</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$2,740
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$16,439</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,630</u>
<b>Total Project Cost</b>		<u><u><b>\$19,069</b></u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063PL02	<b>Title:</b>	DRAIN PIPING REPLACEMENT
<b>Priority Sequence:</b>	14		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	PL2A	<b>System:</b>	PLUMBING
		<b>Component:</b>	WASTEWATER
		<b>Element:</b>	PIPING NETWORK
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	IPC	Chapters 7-11	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

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



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063PL02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	2,953	\$2.45	\$7,235	\$5.63	\$16,625	\$23,860
<b>Project Totals:</b>				<b>\$7,235</b>		<b>\$16,625</b>	<b>\$23,860</b>

<b>Material/Labor Cost</b>		\$23,860
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$17,050</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$3,410
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$20,460</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$3,274</u>
<b>Total Project Cost</b>		<u><u>\$23,734</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063HV02	<b>Title:</b>	EXHAUST FAN REPLACEMENT
<b>Priority Sequence:</b>	15		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	HV4B	<b>System:</b>	HVAC
		<b>Component:</b>	AIR MOVING/VENTILATION
		<b>Element:</b>	EXHAUST FANS
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Cost**

Project Number: 0063HV02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Replace centrifugal roof exhauster (MEDIUM SIZE, belt-driven)	EA	2	\$1,480	\$2,960	\$1,430	\$2,860	\$5,820
Replace exhaust system ductwork	CFM	2,000	\$2.47	\$4,940	\$0.55	\$1,100	\$6,040
<b>Project Totals:</b>				<b>\$7,900</b>		<b>\$3,960</b>	<b>\$11,860</b>

<b>Material/Labor Cost</b>		\$11,860
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$10,201</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$2,040
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$12,241</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$1,959</u>
<b>Total Project Cost</b>		<u><u>\$14,200</u></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**

**Project Description**

<b>Project Number:</b>	0063EL01	<b>Title:</b>	INTERIOR LIGHTING UPGRADE
<b>Priority Sequence:</b>	16		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	EL4B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	INTERIOR LIGHTING
<b>Building Code:</b>	0063		
<b>Building Name:</b>	OLD DRS 63		
<b>Subclass/Savings:</b>	Energy Conservation	\$1,080.00	
<b>Code Application:</b>	NEC	Articles 210, 410	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/14/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1		

**Project Description**

An interior lighting upgrade is recommended in the next ten years. Replace existing light fixtures with modern fixtures of the latest energy-efficient design. Select lamps with the same color temperatures and rendering indexes for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation. Use battery ballast to Incorporate the emergency lighting into the new light fixtures.

**Specific Project Details  
Facility Condition Analysis  
Section Three**

**Project Cost**

Project Number: 0063EL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	2,953	\$3.24	\$9,568	\$3.96	\$11,694	\$21,262
<b>Project Totals:</b>				<b>\$9,568</b>		<b>\$11,694</b>	<b>\$21,262</b>

<b>Material/Labor Cost</b>		<b>\$21,262</b>
<b>Material Index</b>		99.40
<b>Labor Index</b>		59.30
<b>Material/Labor Indexed Cost</b>		<u>\$16,445</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$3,289
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$19,734</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$3,157</u>
<b>Total Project Cost</b>		<u><u>\$22,891</u></u>



FACILITY CONDITION ANALYSIS

**SECTION 4**

**DRAWINGS  
AND PROJECT LOCATIONS**



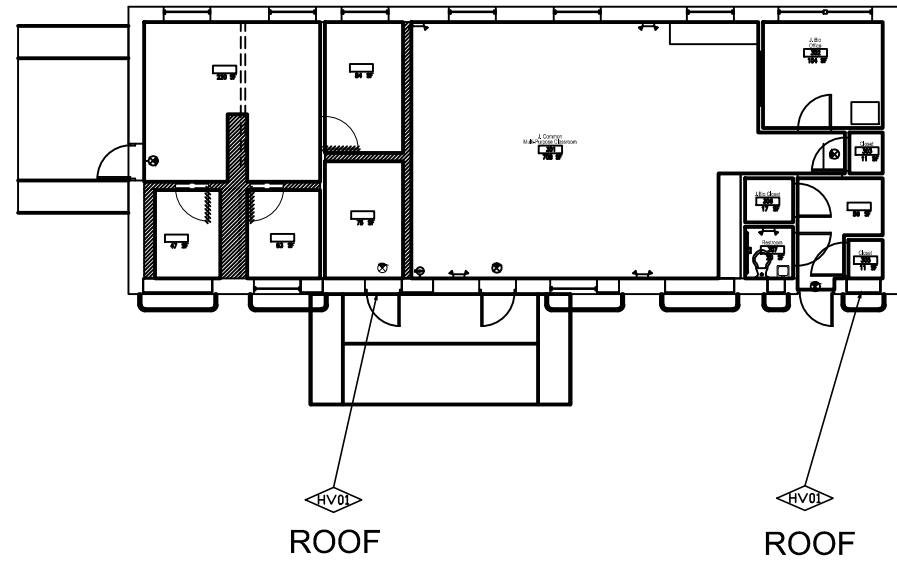




FACILITY  
CONDITION  
ASSESSMENT

2165 West Park Court  
Suite N  
Stone Mountain GA 30087  
770.879.7376

ROOF



ROOF

ROOF

- EL03
- ES01
- ES02
- ES03
- ▽ AC01
- ▽ EL01
- ▽ EL02
- ▽ FS01
- ▽ IS01
- ▽ IS02
- ▽ IS03
- ▽ IS04
- ▽ PL01
- ▽ PL02

□ PROJECT NUMBER  
APPLIES TO  
ONE ROOM ONLY

◇ PROJECT NUMBER  
APPLIES TO  
ONE ITEM ONLY

○ PROJECT NUMBER  
APPLIES TO  
ENTIRE BUILDING

▽ PROJECT NUMBER  
APPLIES TO  
ENTIRE FLOOR

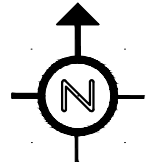
◌ PROJECT NUMBER  
APPLIES TO A SITUATION  
OF UNDEFINED EXTENTS

☼ PROJECT NUMBER  
APPLIES TO AREA  
AS NOTED

Date: 06/04/12

Drawn by: J.T.V.

Project No. 12-016



FIRST  
FLOOR  
PLAN

Sheet No.



FACILITY CONDITION ANALYSIS

**SECTION 5**

LIFE CYCLE MODEL SUMMARY  
AND PROJECTIONS



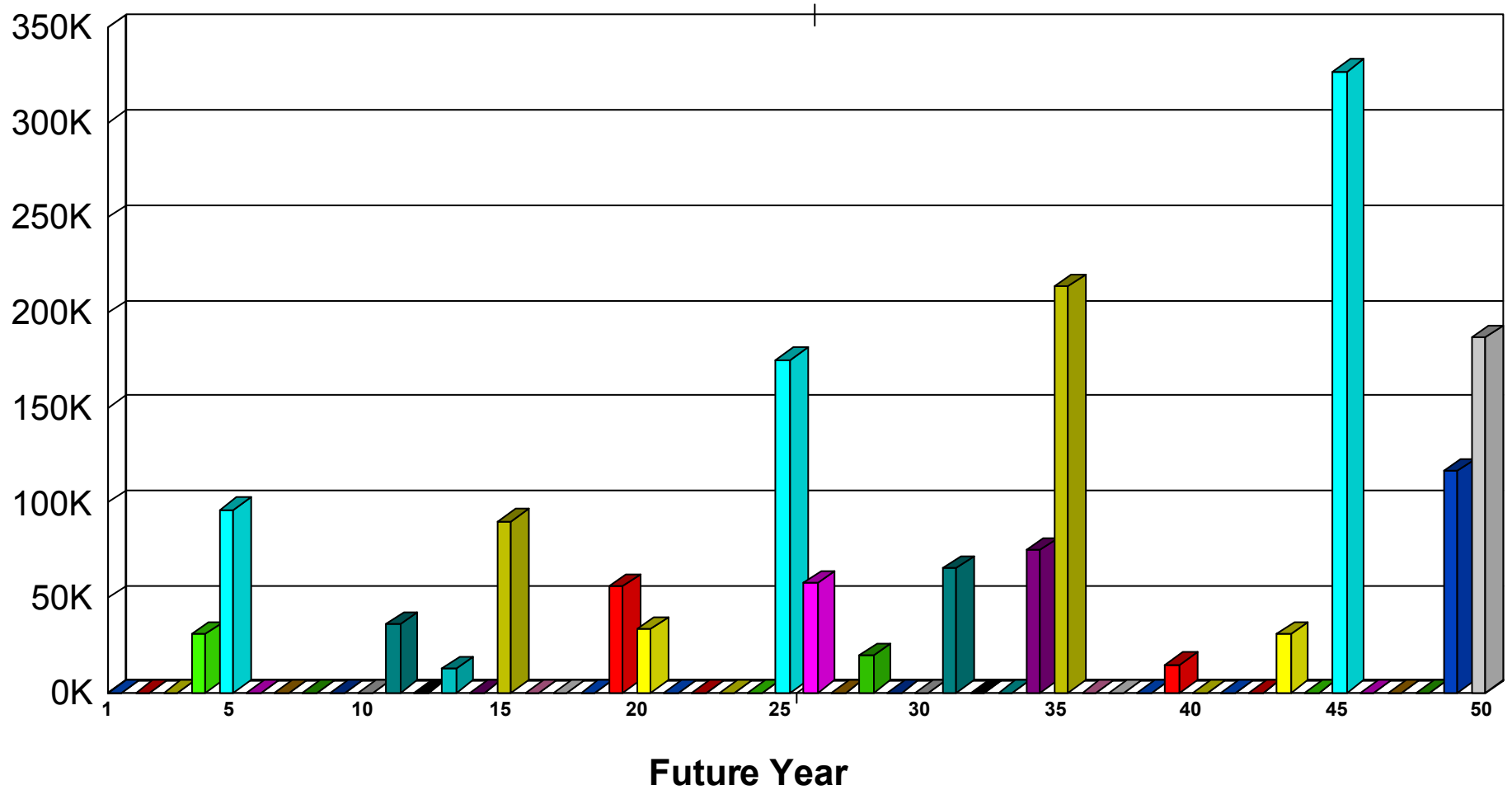
**Life Cycle Model  
Building Component Summary**

**0063 : OLD DRS 63**

<b>Uniformat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Cmplx Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
B2010	EXTERIOR FINISH RENEWAL	2,320	SF	\$1.55	0.31	\$1,117	1956	10
B2020	STANDARD GLAZING AND CURTAIN WALL	320	SF	\$116.73		\$37,355	1956	55
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	4	LEAF	\$3,216.19		\$12,865	1956	40
B3010	BUILT-UP ROOF	730	SF	\$7.68		\$5,609	1956	20
B3010	PAINTED METAL ROOF	2,920	SF	\$8.11		\$23,667	1956	30
B3010	STANDARD METAL GUTTER SYSTEM	20	LF	\$11.68		\$234	1956	30
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	5	LEAF	\$894.88		\$4,474	1956	35
C1020	INTERIOR DOOR HARDWARE	5	EA	\$464.55		\$2,323	1956	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	6,620	SF	\$0.96		\$6,383	1956	10
C3020	CARPET	2,700	SF	\$9.68		\$26,135	1956	10
C3020	CERAMIC FLOOR TILE	80	SF	\$20.06		\$1,605	1956	20
C3030	ACOUSTICAL TILE CEILING SYSTEM	2,800	SF	\$5.76		\$16,124	1956	15
D2010	PLUMBING FIXTURES - CLASSROOM / ACADEMIC	2,953	SF	\$9.09		\$26,843	2002	35
D2020	WATER PIPING - CLASSROOM / ACADEMIC	2,953	SF	\$6.68		\$19,734	1956	35
D2030	DRAIN PIPING - CLASSROOM / ACADEMIC	2,953	SF	\$10.12		\$29,871	1956	40
D3030	ROOFTOP HVAC UNIT	5	TON	\$2,741.42		\$13,707	2000	15
D3030	ROOFTOP HVAC UNIT	5	TON	\$2,741.42		\$13,707	2000	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	2	EA	\$3,149.42	0.80	\$5,039	2002	20
D5010	ELECTRICAL SYSTEM - CLASSROOM / ACADEMIC	2,953	SF	\$15.44		\$45,593	1956	50
D5020	EXIT SIGNS (BATTERY)	5	EA	\$320.65		\$1,603	1990	20
D5020	EXTERIOR LIGHT (HID)	4	EA	\$767.01		\$3,068	1990	20
D5020	LIGHTING - CLASSROOM / ACADEMIC	2,953	SF	\$7.18		\$21,207	2002	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	2,953	SF	\$2.93		\$8,658	2009	15
						<b>\$326,918</b>		

# Life Cycle Model Expenditure Projections

0063 : OLD DRS 63



Average Annual Renewal Cost per SqFt **\$4.55**

FACILITY CONDITION ANALYSIS

**SECTION 6**

PHOTOGRAPHIC LOG





Photo Log - Facility Condition Analysis  
0063 : OLD DRS 63

Photo ID No.	Description	Location	Date
0063001a	Carpeting, painted walls, and lay-in ceiling	Classroom	05/14/2012
0063001e	Exhaust fans on roof	Roof	05/14/2012
0063002a	Ceramic tile finishes and fixture layout	Unisex restroom	05/14/2012
0063002e	Carrier package unit	Roof	05/14/2012
0063003a	Interior and exterior doors with knob hardware	Office area	05/14/2012
0063003e	Water spigot lacking vacuum break	Exterior - east	05/14/2012
0063004a	Stained ceiling tile	Classroom	05/14/2012
0063004e	Aging exit sign	Classroom	05/14/2012
0063005a	Stained ceiling tile	Office area	05/14/2012
0063005e	Fire device (visual / audible)	Classroom	05/14/2012
0063006a	Carpeting, lay-in ceiling, and partitioning	Open plan office area	05/14/2012
0063006e	Manual fire pull device	Classroom	05/14/2012
0063007a	Exterior brickwork and single-pane glazing	North elevation	05/14/2012
0063007e	Fire extinguisher	Classroom	05/14/2012
0063008a	Concrete sidewalk and breezeway awning	South and east facades	05/14/2012
0063008e	Interior lighting	Classroom	05/14/2012
0063009a	Blocked in windows and exterior door	South elevation	05/14/2012
0063009e	Electrical outlets	Classroom	05/14/2012
0063010e	Light switches	Classroom	05/14/2012
0063011e	Honeywell thermostat	Classroom	05/14/2012
0063012e	Pedestal lavatory and water closet	Restroom	05/14/2012

Facility Condition Analysis - Photo Log



0063001a.jpg



0063001e.jpg



0063002a.jpg



0063002e.jpg



0063003a.jpg



0063003e.jpg



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Facility Condition Analysis - Photo Log



0063012e.jpg

