UNIVERSITY OF CALIFORNIA, SAN DIEGO

CHE CAFE

ASSET NUMBER: 6167

FACILITY CONDITION ANALYSIS

SEPTEMBER 15, 2010

ISES CORPORATION

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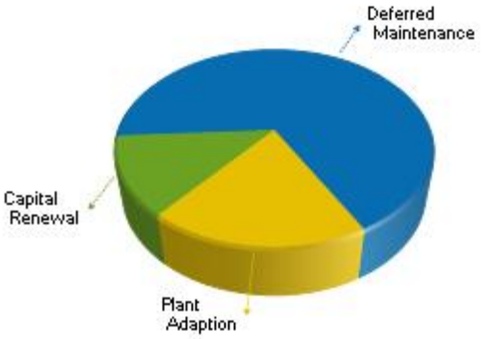
FACILITY CONDITION ANALYSIS

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - CHE CAFE

PROJECT COSTS BY CLASSIFICATION



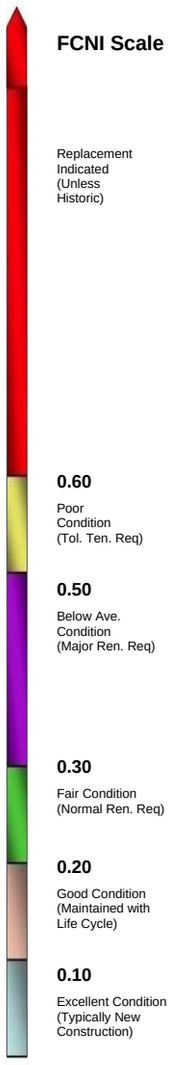
Building Code: 6167
Building Name: CHE CAFE
Year Built: 1942
Building Use: Food Service / Dining
Square Feet: 3,492

Project Costs by Priority

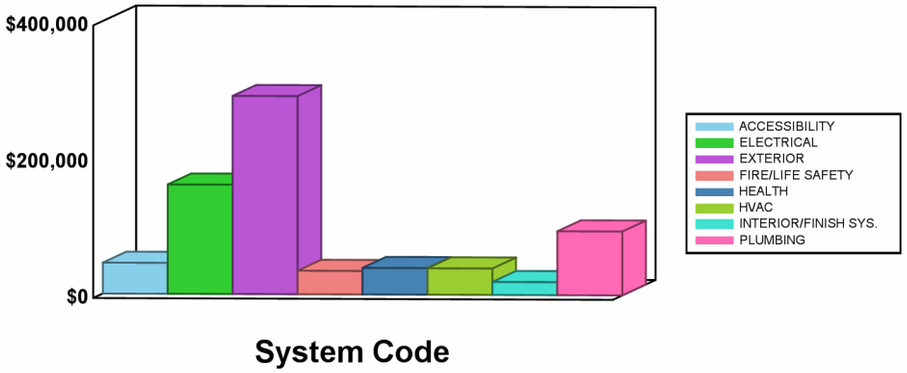
Priority 1:	$33,154
Priority 2:	$349,237
Priority 3:	$243,479
Priority 4:	$96,601
Total Project Costs:	**$722,471**

Facility Replacement Cost: **$1,402,000**

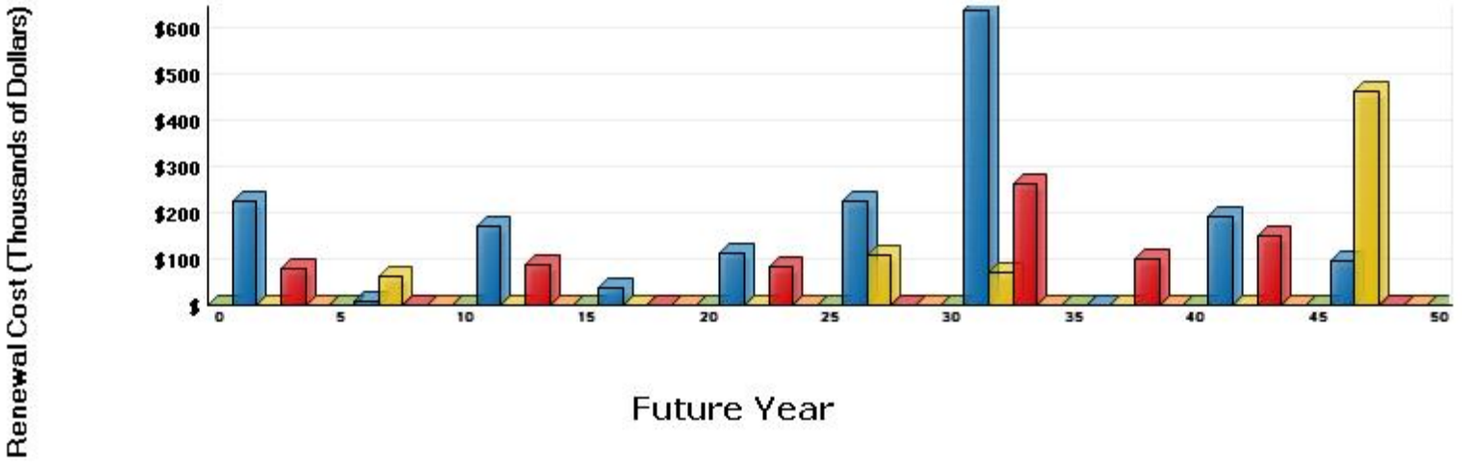
Facility Condition Needs Index (FCNI): **0.52**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $8.43

B. ASSET SUMMARY

The Che Café is described as a student commune where food is served and live performances are presented. Reportedly named for C(heap) H(ealthy) E(ats), and possibly for Ernesto "Che" Guevara, the Café is a wood-framed, U-shaped service building. Located near the southwest corner of the campus of the University of California, San Diego, in San Diego, California, the Café was constructed in 1942 and has an estimated area of 3,492 gross square feet.

Information for this report was gathered during a site inspection visit that concluded on July 15, 2010.

SITE

The building site consists primarily of asphalt paving and relatively wild natural vegetation, with essentially no formal landscaping. There are what appear to be a few small farming plots in the vicinity of this building. No landscaping or paving upgrades are proposed.

EXTERIOR STRUCTURE

The building exterior is sheathed with horizontally and diagonally applied painted wood siding, with painted portraits and slogans representing political revolutionaries. Because of the iconography on the exterior walls, it is unlikely that the building exterior will be repainted. However, it is likely that exterior repainting will be required within the next ten years and is therefore recommended. No budget provision is included for also repainting the portraitures. The few punched windows are wood-framed and in overall fair condition, with no proposed upgrades.

The roofing consists of multiple gables with asphalt shingles, flat areas of built-up roofing, and two shed roof areas atop the southeast wing. It is recommended that the deteriorating gabled and shed roof asphalt shingle systems be replaced. The existing stress conditions will lead to failure if left unattended. Replace the stressed roof and flashing with an architectural-grade asphalt shingle application. Also, the built-up roofing on the north wing should be replaced with a similar application.

The exterior siding is failing in many locations and is beyond repair. The installation of a high quality, architecturally appropriate siding system is recommended to restore the aesthetics and integrity of the building envelope. Replacement of the substrate, insulation, and vapor barrier may also be necessary. Some of the exterior doors are also in overall poor condition and are recommended for replacement in conjunction with the siding work.

INTERIOR FINISHES / SYSTEMS

The building interior is anchored by the main entry hall, an attached library room, and an adjacent kitchen, all north of the interior courtyard. A series of storage rooms line the west side of the courtyard, and an assembly room with a stage area lines the east side. Interior doors are in overall good condition. Flooring finishes include carpet, vinyl tile, ceramic tile, and hardwood. They are in overall fair condition and are considered adequate for the next ten years due to the building use.

Interior wall and ceiling finishes are almost exclusively paint, many with graffiti-like artwork, and are in overall fair condition. Upgrades to the applied wall and ceiling finishes should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. Repainting costs will be higher than normally anticipated due to the existing artwork.

ACCESSIBILITY

There are some at-grade entrances to this building but few other provisions for handicapped accessibility. Therefore, some upgrades are proposed. Current accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the kitchen service counter is a barrier to accessibility. A wheelchair accessible section should be incorporated into each non-compliant service counter.

Accessibility legislation requires that goods and services offered in buildings be generally accessible to all persons. Elevation changes in the southeast corner performance room are not easily navigable in a wheelchair. It is recommended that ramps with associated compliant painted metal handrails be installed at this location.

The restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, and accessories, is recommended. Restroom expansion may be necessary in order to meet modern minimum fixture count and accessibility requirements.

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards.

HEALTH

There are reports of vermin infestations in this facility. An extermination program should be implemented in this complex. The food service operation includes a vented smoke extraction hood with fire extinguishment and gas service emergency shutdown. The indoor hood and extinguishment system components of the smoke extraction system are considered serviceable for ten additional years. However, the exhaust fan serving the hood is recommended for replacement in the HVAC segment of this report. No physical testing of the hood extinguishment or gas shutdown system was performed.

The kitchen area has an outdoor food refrigeration / freezer component. This walk-in refrigerated room is in very poor condition. The refrigeration condenser and evaporator / cooling unit were last replaced in 1992, although the enclosure is decades older. Rusted panels and leakage of stormwater into the enclosure are issues of note. Replacement of the food service walk-in cooler / freezer refrigeration system and the enclosure is recommended. Remove the existing system. Install a new modular refrigerated food service storage facility using an air-cooled non-CFC/HCFC refrigerant based cooling system of the latest energy-efficient design in a new insulated enclosure.

FIRE / LIFE SAFETY

It is not apparent that all of the southeast corner wing exterior sliding glass door glazing has safety labels. The installation of safety glazing is recommended at the sliding glass doors in the west facade of this wing if the doors lack wire glass or where it cannot be determined that the existing glazing is safety rated.

Presently, this facility houses static storage, a library archive, a restaurant, and an assembly space. Given these uses, the facility should have a permanently installed fire alarm and detection system to help protect transient visitors. Install a modern fire alarm system to serve this facility. Specify a point addressable supervised main fire alarm panel with an annunciator. This work includes pull stations, audible and visible alarms, smoke and heat detectors, and wiring network. Install all devices in accordance with current NFPA and ADA requirements. The system should be monitored to report activation or trouble to an applicable receiving station such as the local fire response entity.

The interior space generally has no automated fire suppression. A few handheld fire extinguishers are available for kitchen staff. Due to the limited size and nature of this small wood-framed structure, the addition of full fire suppression is not recommended at this time.

The exit signage is obsolete and does not function in battery mode. Exits are not adequately identified, and there is no emergency egress lighting. Replace the existing exit signage, and add exit signage to clearly label exit pathways and doors. Install modular emergency egress lighting throughout the building to provide code compliant pathway illumination throughout the egress path. New emergency signage and lighting should have self-charging battery packs for illumination during power outages. Install the latest energy-efficient and low maintenance technology. Costs cover Che Cafe, Dark Star, and Craft segments of the structure.

HVAC

While the assembly / stage segment of this facility received a new ducted rooftop package system with DX cooling and gas heat in 2010, the remainder of the facility remains largely without air conditioning. The exception is a timeworn window air conditioning unit located in the south elevation of the west building. It is recommended that DX split systems with gas furnaces for heat be installed for HVAC in the remaining space. The recommended project includes the split systems, furnaces, ductwork, programmable thermostats, refrigerant piping, gas piping, connections, etc.

The food service exhaust system and restroom areas are served by two very old utility-type fans with no belt shrouds. The lack of belt shrouds is a safety issue if visitors continue to be allowed on the roof. In addition, the service / storage room and the electrical closet have through-wall axial exhaust fans. All fans are very old and timeworn. Therefore, all 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.

ELECTRICAL

The primary transformer for this facility is owned and maintained by the public utility up to the meter. The facility is fed 480 volt power from the utility to the meter base. An old indoor dry-type transformer feeds a

fused main switch, which then feeds the various breaker panels in the building. The transformer and fused switch are about 1956 vintage and are obsolete and timeworn. An upgrade of the electrical service is recommended. Remove existing electrical service equipment. Install a new service transformer, switchgear, conductors, connections, and terminations. Main switchgear components should include a ground fault main circuit breaker and digital metering. Size the electrical service to accommodate present and future electrical demands.

The electrical distribution network is, in most areas, original or at least fifty years of age. Surface solid and flexible conduit is installed in many areas. Breaker panels installed as early as 1956 remain in service. Some breaker panels are extensively corroded. All receptacles and switches observed are over twenty years of age. Breaker panels have limited capacity and will not support proposed HVAC upgrades. Therefore, an upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification.

Interior lighting consists of a variety of low cost and / or low efficiency residential style fixtures installed in pendant, surface, track, and recessed form powered by surface and recessed conduit or residential bundled conductors. Much of the lighting is decades old, and even newer fixtures are installed in a minimalist fashion. Therefore, an interior lighting upgrade is recommended. Redesign the lighting scheme according to the current uses of the spaces. Install modern fixtures of the latest energy-efficient design. Install occupancy sensors in select areas for additional energy conservation. Brace all new lighting systems for seismic activity.

Exterior lighting consists of an array of 2002 vintage HID wallpacks controlled by a mechanical timer. This lighting is satisfactory for extended future use and is not recommended for replacement within the ten-year purview of this assessment. The facility has no emergency generator or inverter power option. The addition of this equipment is not recommended at this time due to the size and quality of the structure.

PLUMBING

The facility is provided domestic water from the public utility through a traditional turbine-type water meter. The age of the domestic water supply piping network cannot be determined visually, although is it likely that the existing copper system is original. No reports or observance of active leaks could be confirmed at the time of this inspection. The majority of the system is concealed in wall cavities. Based upon age and probable future failure, replacement of the aging water piping network is recommended. Failure to replace the water piping will likely result in frequent leaks and escalating maintenance costs. Remove the existing water supply network. Install new copper water supply piping with fiberglass insulation. Also install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers as needed. Brace all new piping for seismic activity.

The age of the sanitary drain piping network cannot be determined visually, although is it likely that the existing primarily iron hub-and-spigot design system with copper fixture connections is original. No reports or observance of active leaks could be confirmed at the time of this inspection. The majority of

the system is concealed in wall cavities or is buried. 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 drain piping as needed. Install new cast-iron drain piping networks with copper run-outs to the fixtures. Also install new floor drains, roof drains, and traps. Brace all new elevated piping for seismic activity.

The restroom plumbing fixtures and fixture components were generally replaced by modern fixtures in recent years. The kitchen fixtures remain in satisfactory condition. The current plumbing fixtures have substantial remaining service life. However, fixture replacements are recommended as part of proposed accessibility upgrades.

Presently, the source of domestic hot water for restroom and kitchen fixtures is one 2002 vintage, 40 gallon, gas, residential style water heater located in the storage / mechanical room. Given the need to support the kitchen functions, the sizing of the unit is questionable. Future replacement of the domestic water heating equipment is recommended to maintain a reliable and ample supply of domestic hot water. Remove old water heating equipment and related piping. Install new water heating equipment to meet the present needs of this facility. Brace the new equipment for seismic activity.

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: July 15, 2010

INSPECTION TEAM PERSONNEL:

NAME	POSITION	SPECIALTY
Doug Fredendall	Facility Analyst	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Norm Teahan, RA, AIA, NCARB	Project Architect	Interior Finishes / Exterior / ADA-Handicapped Accessibility / Site / Fire Safety / Life Safety / Health

FACILITY CONTACTS:

NAME	POSITION
Jeff Turner	Senior Vice President, Brailsford & Dunlavey
Matt Bohannon	Project Manager, Brailsford & Dunlavey
Paul Terzino	Director, UC San Diego

REPORT DEVELOPMENT:

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Contact:
Norman Teahan, Project Manager
770-879-7376, ext. 153

D. FACILITY CONDITION ANALYSIS - 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 San Diego using the R. S. Means City Cost Index for material / labor cost factors (2010). Typical general contractor and professional fees are also included in the project costs.

GLOBAL MARKUP PERCENTAGES		R.S. MEANS
Local Labor Index:	107.5 %	of National Average
Local Materials Index:	102.4 %	of National Average
General Contractor Markup:	25.0 %	Contractor profit and overhead, bonds and insurance
Professional Fees:	16.0 %	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. Facility replacement cost 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.

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

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.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection, including GFCI receptacles and breakers.
EL4E	DEVICES AND FIXTURES	LIGHTNING PROTECTION	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	EMERGENCY POWER SYSTEM	GENERATION/ DISTRIBUTION	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	SYSTEMS	UPS/DC POWER SUPPLY	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	INFRASTRUCTURE	ABOVE GROUND TRANSMISSION	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	INFRASTRUCTURE	UNDERGROUND TRANSMISSION	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	INFRASTRUCTURE	SUBSTATIONS	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	INFRASTRUCTURE	DISTRIBUTION SWITCHGEAR	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	INFRASTRUCTURE	AREA AND STREET LIGHTING	Area and street lighting systems, including stanchions, fixtures, feeders, etc.
EL8A	GENERAL	OTHER	Electrical system components not catalogued elsewhere.
SYSTEM DESCRIPTION: EXTERIOR			
ES1A	FOUNDATION/FOOTING	STRUCTURE	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, 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.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
ES6E	GENERAL	OTHER	Any exterior work not specifically categorized elsewhere, including finish and structural work on freestanding boiler stacks.
SYSTEM DESCRIPTION: FIRE / LIFE SAFETY			
FS1A	LIGHTING	EGRESS LIGHTING/EXIT SIGNAGE	R&R work on exit signage and packaged AC/DC emergency lighting.
FS2A	DETECTION/ALARM	GENERAL	Repair or replacement of fire alarm/detection system/components, including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	SUPPRESSION	SPRINKLERS	Repair or installation of water 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.

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.
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.

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.
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.

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	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.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
SS2B	SITE	GENERAL	Hidden areas due to foliage, fencing, parking, walls, etc.
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two-way speakers, reliability, redundancy, etc.
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off-campus housing and class locations, etc.
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.
SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION			
VT1A	MACHINE ROOM	GENERAL	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, 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
6167 : CHE CAFE

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	7,868	34,817	2,787	45,471
EL	ELECTRICAL	0	123,598	36,970	0	160,568
ES	EXTERIOR	0	193,523	97,315	0	290,838
FS	FIRE/LIFE SAFETY	0	18,248	16,329	0	34,577
HE	HEALTH	33,154	6,000	0	0	39,154
HV	HVAC	0	0	38,889	0	38,889
IS	INTERIOR/FINISH SYS.	0	0	19,160	0	19,160
PL	PLUMBING	0	0	0	93,814	93,814
	TOTALS	33,154	349,237	243,479	96,601	722,471

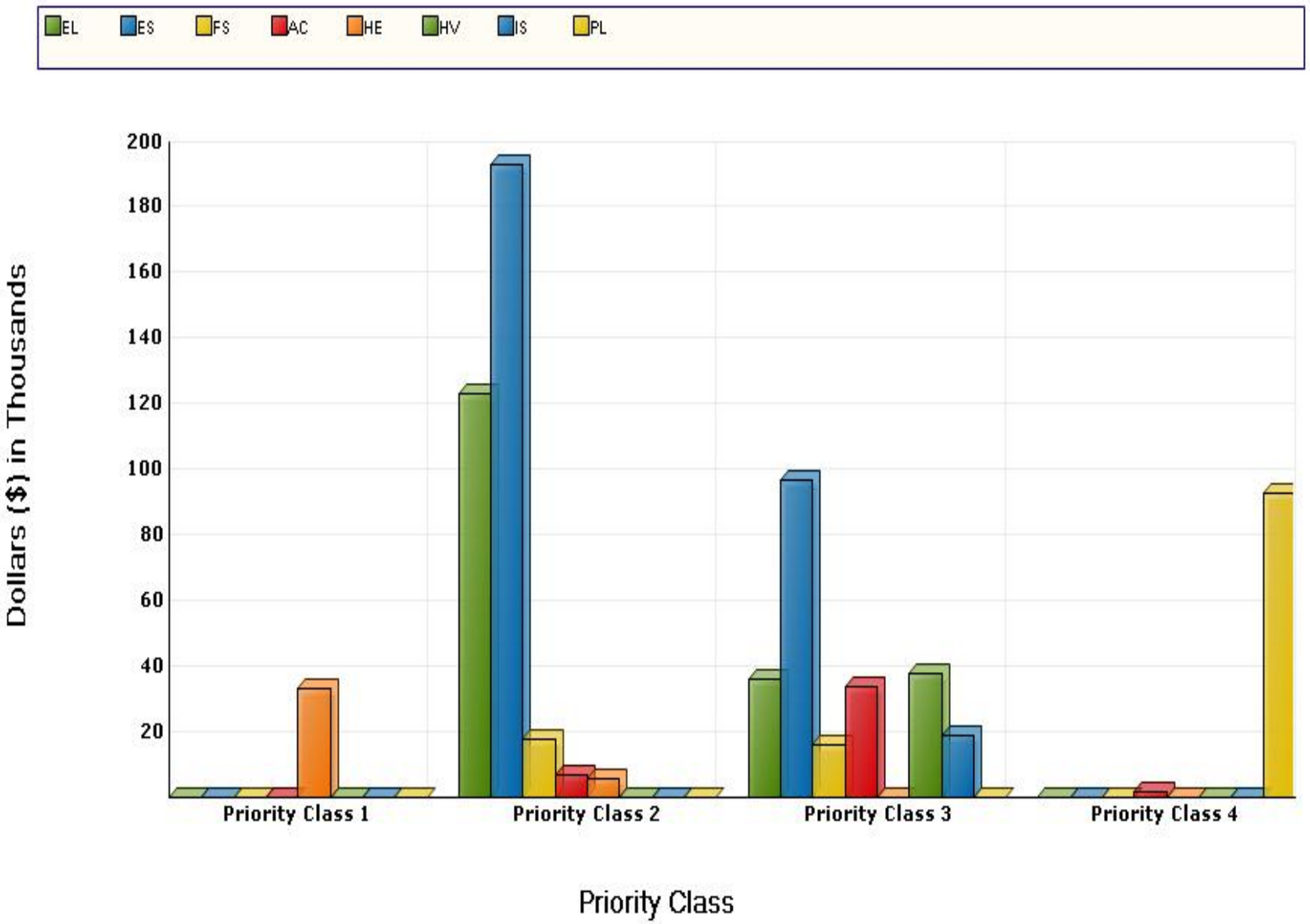
Facility Replacement Cost	$1,402,000
Facility Condition Needs Index	0.52

Gross Square Feet	3,492	**Total Cost Per Square Foot**	$206.89

FACILITY CONDITION ANALYSIS

System Code by Priority Class

6167 : CHE CAFE



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
6167 : CHE CAFE

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	45,471	45,471
EL	ELECTRICAL	0	110,338	50,230	160,568
ES	EXTERIOR	0	290,838	0	290,838
FS	FIRE/LIFE SAFETY	0	16,329	18,248	34,577
HE	HEALTH	0	39,154	0	39,154
HV	HVAC	0	14,030	24,859	38,889
IS	INTERIOR/FINISH SYS.	0	19,160	0	19,160
PL	PLUMBING	93,814	0	0	93,814
	TOTALS	93,814	489,849	138,808	722,471

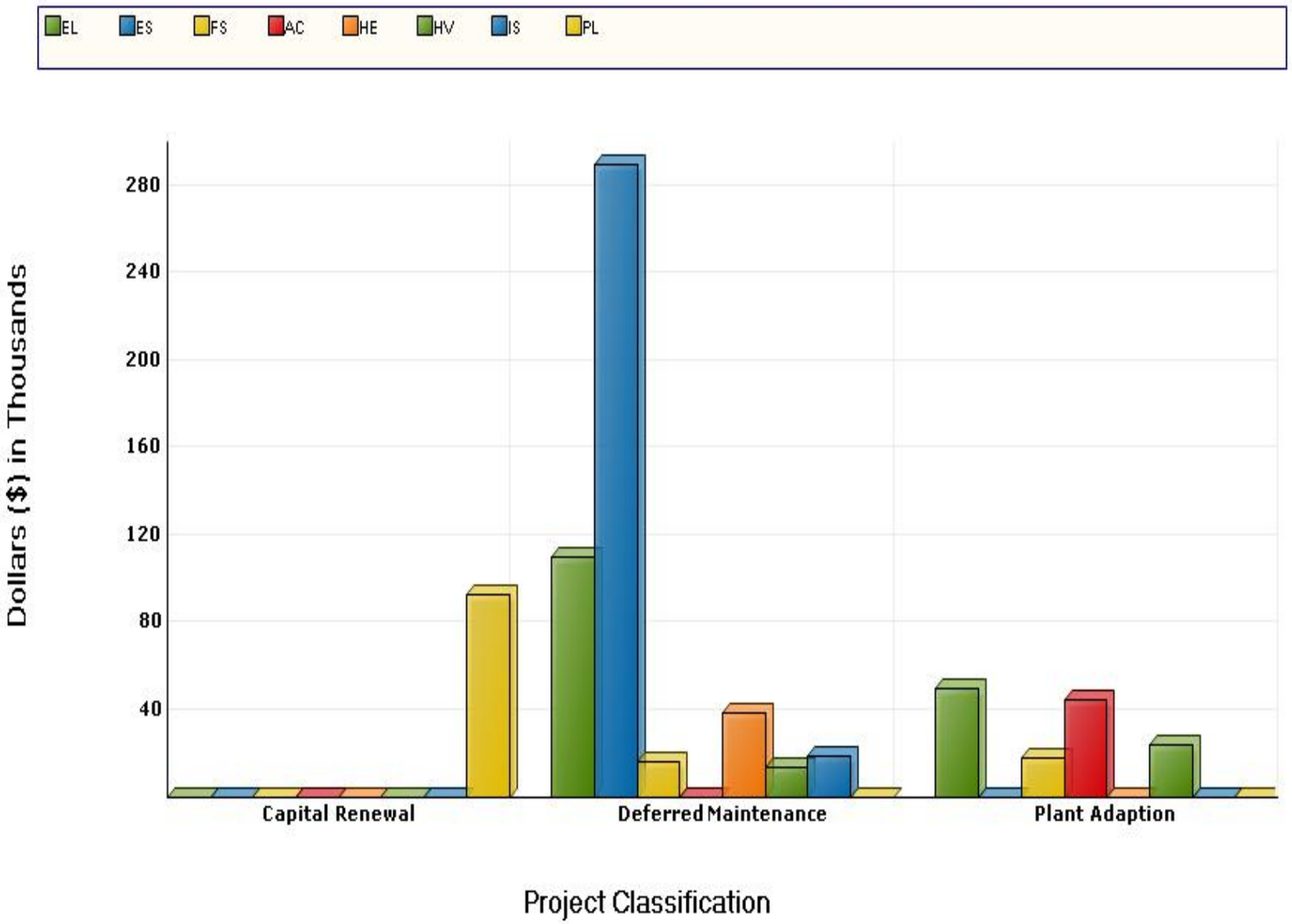
Facility Replacement Cost	$1,402,000
Facility Condition Needs Index	0.52

Gross Square Feet	3,492	**Total Cost Per Square Foot**	$206.89

FACILITY CONDITION ANALYSIS

System Code by Project Class

6167 : CHE CAFE



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
6167 : CHE CAFE

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	0	0	0	93,814	93,814
Deferred Maintenance	33,154	272,892	183,804	0	489,849
Plant Adaption	0	76,346	59,675	2,787	138,808
TOTALS	33,154	349,237	243,479	96,601	722,471

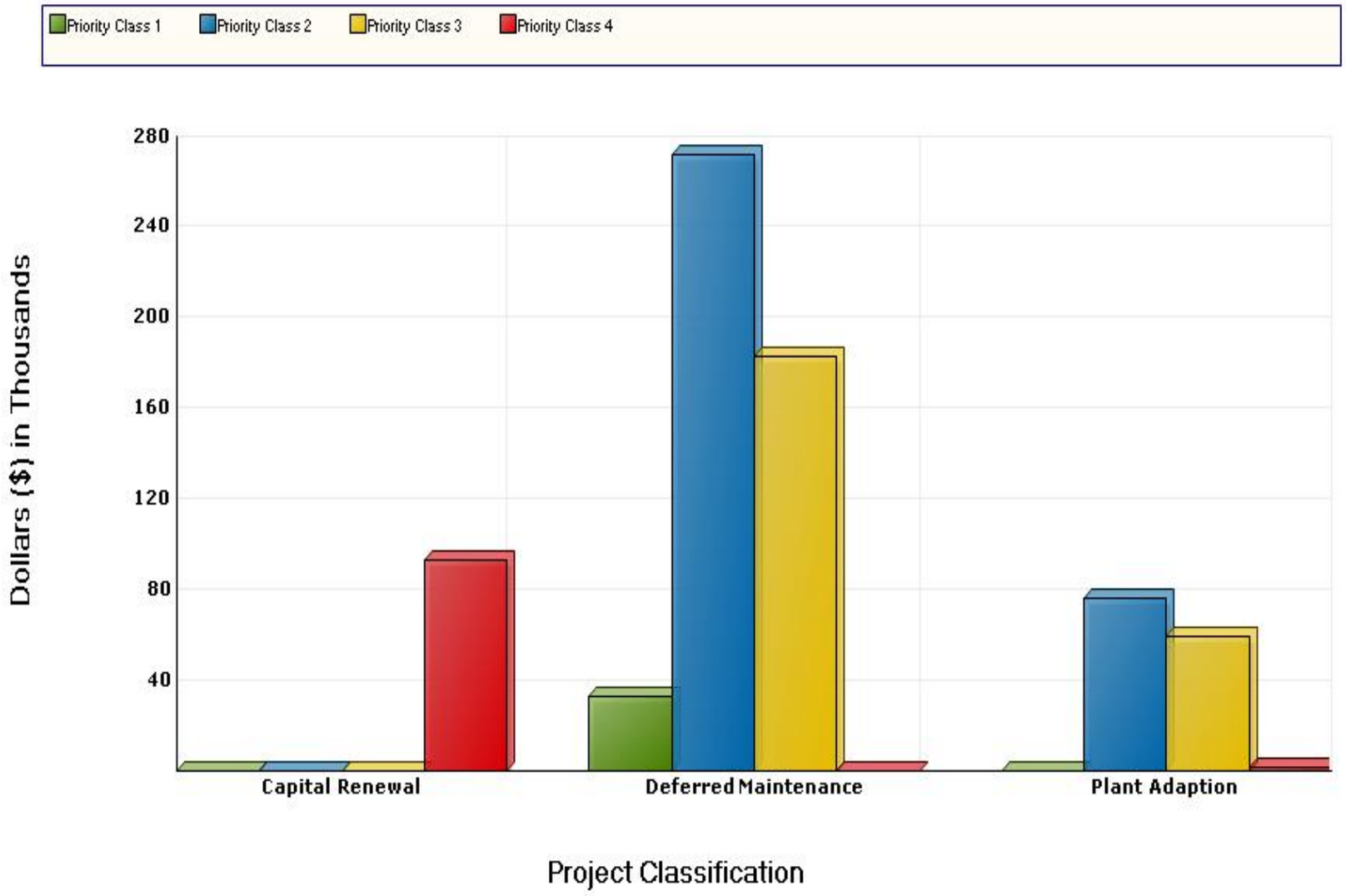
Facility Replacement Cost	$1,402,000
Facility Condition Needs Index	0.52

Gross Square Feet	3,492	**Total Cost Per Square Foot**	$206.89

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

6167 : CHE CAFE



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

6167 : CHE CAFE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
HE1A	6167HE01	1	1	FOOD SERVICE REFRIGERATED ROOM REPLACEMENT	28,581	4,573	33,154
				Totals for Priority Class 1	**28,581**	**4,573**	**33,154**
FS5C	6167FS03	2	2	INSTALL SAFETY GLAZING	4,620	739	5,359
FS2A	6167FS01	2	3	FIRE ALARM SYSTEM INSTALLATION	11,111	1,778	12,889
HE2A	6167HE02	2	4	EXTERMINATION PROGRAM	6,000	0	6,000
AC4A	6167AC01	2	5	INTERIOR AMENITY ACCESSIBILITY UPGRADES	1,626	260	1,886
AC3A	6167AC02	2	6	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	5,157	825	5,982
ES4B	6167ES01	2	7	ROOFING REPLACEMENTS	166,830	26,693	193,523
EL1A	6167EL01	2	8	UPGRADE ELECTRICAL SERVICE	43,301	6,928	50,230
EL3B	6167EL03	2	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	63,249	10,120	73,369
				Totals for Priority Class 2	**301,894**	**47,343**	**349,237**
FS1A	6167FS02	3	10	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	14,077	2,252	16,329
AC3E	6167AC03	3	11	RESTROOM RENOVATIONS	30,015	4,802	34,817
ES2B	6167ES02	3	12	EXTERIOR SIDING AND DOOR REPLACEMENT	78,952	12,632	91,584
ES2B	6167ES03	3	13	REPAINT BUILDING EXTERIOR	4,940	790	5,730
HV3D	6167HV01	3	14	INSTALL HVAC SYSTEMS IN UNCONDITIONED SPACE	21,430	3,429	24,859
HV4B	6167HV02	3	15	EXHAUST FAN REPLACEMENT	12,095	1,935	14,030
EL4B	6167EL02	3	16	INTERIOR LIGHTING UPGRADE	31,871	5,099	36,970
IS2B	6167IS01	3	17	REFINISH WALLS AND CEILING	16,517	2,643	19,160
				Totals for Priority Class 3	**209,896**	**33,583**	**243,479**
AC3D	6167AC04	4	18	SIGNAGE PACKAGE INSTALLATION	2,402	384	2,787
PL1A	6167PL02	4	19	WATER SUPPLY PIPING REPLACEMENT	30,596	4,895	35,491
PL2A	6167PL03	4	20	DRAIN PIPING REPLACEMENT	45,878	7,341	53,219
PL1E	6167PL01	4	21	DOMESTIC WATER HEATER REPLACEMENT	4,400	704	5,104
				Totals for Priority Class 4	**83,277**	**13,324**	**96,601**
				Grand Total:	**623,647**	**98,824**	**722,471**

Detailed Project Summary

Facility Condition Analysis

Project Classification

6167 : CHE CAFE

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
PL1A	6167PL02	19	Capital Renewal	4	WATER SUPPLY PIPING REPLACEMENT	35,491
PL2A	6167PL03	20	Capital Renewal	4	DRAIN PIPING REPLACEMENT	53,219
PL1E	6167PL01	21	Capital Renewal	4	DOMESTIC WATER HEATER REPLACEMENT	5,104
					Totals for Capital Renewal	**93,814**
HE1A	6167HE01	1	Deferred Maintenance	1	FOOD SERVICE REFRIGERATED ROOM REPLACEMENT	33,154
HE2A	6167HE02	4	Deferred Maintenance	2	EXTERMINATION PROGRAM	6,000
ES4B	6167ES01	7	Deferred Maintenance	2	ROOFING REPLACEMENTS	193,523
EL3B	6167EL03	9	Deferred Maintenance	2	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	73,369
FS1A	6167FS02	10	Deferred Maintenance	3	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	16,329
ES2B	6167ES02	12	Deferred Maintenance	3	EXTERIOR SIDING AND DOOR REPLACEMENT	91,584
ES2B	6167ES03	13	Deferred Maintenance	3	REPAINT BUILDING EXTERIOR	5,730
HV4B	6167HV02	15	Deferred Maintenance	3	EXHAUST FAN REPLACEMENT	14,030
EL4B	6167EL02	16	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	36,970
IS2B	6167IS01	17	Deferred Maintenance	3	REFINISH WALLS AND CEILING	19,160
					Totals for Deferred Maintenance	**489,849**
FS5C	6167FS03	2	Plant Adaption	2	INSTALL SAFETY GLAZING	5,359
FS2A	6167FS01	3	Plant Adaption	2	FIRE ALARM SYSTEM INSTALLATION	12,889
AC4A	6167AC01	5	Plant Adaption	2	INTERIOR AMENITY ACCESSIBILITY UPGRADES	1,886
AC3A	6167AC02	6	Plant Adaption	2	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	5,982
EL1A	6167EL01	8	Plant Adaption	2	UPGRADE ELECTRICAL SERVICE	50,230
AC3E	6167AC03	11	Plant Adaption	3	RESTROOM RENOVATIONS	34,817
HV3D	6167HV01	14	Plant Adaption	3	INSTALL HVAC SYSTEMS IN UNCONDITIONED SPACE	24,859
AC3D	6167AC04	18	Plant Adaption	4	SIGNAGE PACKAGE INSTALLATION	2,787
					Totals for Plant Adaption	**138,808**
					Grand Total:	**722,471**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

6167 : CHE CAFE

Cat Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES4B	6167ES01	2	7	ROOFING REPLACEMENTS	193,523	700	276.46
				Totals for Priority Class 2	**193,523**	**700**	**276.46**
EL4B	6167EL02	3	16	INTERIOR LIGHTING UPGRADE	36,970	710	52.07
				Totals for Priority Class 3	**36,970**	**710**	**52.07**
				Grand Total:	**230,493**	**1,410**	**163.47**

Detailed Project Summary

Facility Condition Analysis

Category/System Code

6167 : CHE CAFE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	6167AC01	2	5	INTERIOR AMENITY ACCESSIBILITY UPGRADES	1,626	260	1,886
AC3A	6167AC02	2	6	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	5,157	825	5,982
AC3E	6167AC03	3	11	RESTROOM RENOVATIONS	30,015	4,802	34,817
AC3D	6167AC04	4	18	SIGNAGE PACKAGE INSTALLATION	2,402	384	2,787
				Totals for System Code: ACCESSIBILITY	**39,200**	**6,272**	**45,471**
EL1A	6167EL01	2	8	UPGRADE ELECTRICAL SERVICE	43,301	6,928	50,230
EL3B	6167EL03	2	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	63,249	10,120	73,369
EL4B	6167EL02	3	16	INTERIOR LIGHTING UPGRADE	31,871	5,099	36,970
				Totals for System Code: ELECTRICAL	**138,421**	**22,147**	**160,568**
ES4B	6167ES01	2	7	ROOFING REPLACEMENTS	166,830	26,693	193,523
ES2B	6167ES02	3	12	EXTERIOR SIDING AND DOOR REPLACEMENT	78,952	12,632	91,584
ES2B	6167ES03	3	13	REPAINT BUILDING EXTERIOR	4,940	790	5,730
				Totals for System Code: EXTERIOR	**250,722**	**40,116**	**290,838**
FS5C	6167FS03	2	2	INSTALL SAFETY GLAZING	4,620	739	5,359
FS2A	6167FS01	2	3	FIRE ALARM SYSTEM INSTALLATION	11,111	1,778	12,889
FS1A	6167FS02	3	10	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS	14,077	2,252	16,329
				Totals for System Code: FIRE/LIFE SAFETY	**29,808**	**4,769**	**34,577**
HE1A	6167HE01	1	1	FOOD SERVICE REFRIGERATED ROOM REPLACEMENT	28,581	4,573	33,154
HE2A	6167HE02	2	4	EXTERMINATION PROGRAM	6,000	0	6,000
				Totals for System Code: HEALTH	**34,581**	**4,573**	**39,154**
HV3D	6167HV01	3	14	INSTALL HVAC SYSTEMS IN UNCONDITIONED SPACE	21,430	3,429	24,859
HV4B	6167HV02	3	15	EXHAUST FAN REPLACEMENT	12,095	1,935	14,030
				Totals for System Code: HVAC	**33,525**	**5,364**	**38,889**
IS2B	6167IS01	3	17	REFINISH WALLS AND CEILING	16,517	2,643	19,160
				Totals for System Code: INTERIOR/FINISH SYS.	**16,517**	**2,643**	**19,160**
PL1A	6167PL02	4	19	WATER SUPPLY PIPING REPLACEMENT	30,596	4,895	35,491
PL2A	6167PL03	4	20	DRAIN PIPING REPLACEMENT	45,878	7,341	53,219
PL1E	6167PL01	4	21	DOMESTIC WATER HEATER REPLACEMENT	4,400	704	5,104
				Totals for System Code: PLUMBING	**80,874**	**12,940**	**93,814**
				Grand Total:	**623,647**	**98,824**	**722,471**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167HE01	**Title:**	FOOD SERVICE REFRIGERATED ROOM REPLACEMENT
Priority Sequence:	1		
Priority Class:	1		
Category Code:	HE1A	**System:**	HEALTH
		Component:	ENVIRONMENTAL CONTROL
		Element:	EQUIPMENT AND ENCLOSURES
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: ASHRAE 15-2004

Project Class: Deferred Maintenance

Project Date: 8/3/2010

Project Location: Room Only: Floor(s) 1

Project Description

This walk-in refrigerated room is in very poor condition. The refrigeration condenser and evaporator / cooling unit were last replaced in 1992, although the enclosure is decades older. Rusted panels and leakage of stormwater into the enclosure are issues of note. Replacement of the food service walk-in cooler / freezer refrigeration system and the enclosure is recommended. Remove the existing system. Install a new modular refrigerated food service storage facility using an air-cooled non-CFC/HCFC refrigerant based cooling system of the latest energy-efficient design in a new insulated enclosure.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167HE01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Refrigeration system, including compressor, evaporator unit, controls, refrigerant, and demolition of existing equipment	SYS	1	$3,480	$3,480	$2,580	$2,580	$6,060
Insulated outdoor rated walk-in food service storage facility, including disposal and demolition of existing	SF	100	$94.34	$9,434	$63.88	$6,388	$15,822
Project Totals:				**$12,914**		**$8,968**	**$21,882**

Material/Labor Cost		$21,882
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$22,865
General Contractor Mark Up at 25.0%	+	$5,716
Construction Cost		$28,581
Professional Fees at 16.0%	+	$4,573
Total Project Cost		**$33,154**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167FS03	**Title:**	INSTALL SAFETY GLAZING
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS5C	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	SEPARATION RATING
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: NFPA 2400

Project Class: Plant Adaption

Project Date: 9/7/2010

Project Location: Item Only: Floor(s) 1

Project Description

It is not apparent that all of the southeast corner wing exterior sliding glass door glazing has safety labels. The installation of safety glazing is recommended at the sliding glass doors in the west facade of this wing if the doors lack wire glass or where it cannot be determined that the existing glazing is safety rated.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167FS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Safety rated glazing installation allowance	LOT	1	$250	$250	$3,200	$3,200	$3,450
Project Totals:				**$250**		**$3,200**	**$3,450**

Material/Labor Cost		$3,450
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$3,696
General Contractor Mark Up at 25.0%	+	$924
Construction Cost		$4,620
Professional Fees at 16.0%	+	$739
Total Project Cost		**$5,359**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167FS01	**Title:**	FIRE ALARM SYSTEM INSTALLATION
Priority Sequence:	3		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	702.1
	NFPA	1, 101

Project Class:	Plant Adaption
Project Date:	8/3/2010
Project Location:	Floor-wide: Floor(s) 1

Project Description

Presently, this facility houses static storage, a library archive, a restaurant, and an assembly space. Given these uses, the facility should have a permanently installed fire alarm and detection system to help protect transient visitors. Install a modern fire alarm system to serve this facility. Specify a point addressable supervised main fire alarm panel with an annunciator. This work includes pull stations, audible and visible alarms, smoke and heat detectors, and wiring network. Install all devices in accordance with current NFPA and ADA requirements. The system should be monitored to report activation or trouble to an applicable receiving station such as the local fire response entity.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167FS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	3,492	$1.52	$5,308	$0.92	$3,213	$8,520
Project Totals:				**$5,308**		**$3,213**	**$8,520**

Material/Labor Cost		$8,520
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$8,889
General Contractor Mark Up at 25.0%	+	$2,222
Construction Cost		$11,111
Professional Fees at 16.0%	+	$1,778
Total Project Cost		**$12,889**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167HE02	**Title:**	EXTERMINATION PROGRAM
Priority Sequence:	4		
Priority Class:	2		
Category Code:	HE2A	**System:**	HEALTH
		Component:	PEST CONTROL
		Element:	GENERAL
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	9/7/2010		
Project Location:	Building-wide: Floor(s) 1		

Project Description

There are reports of vermin infestations in this facility. An extermination program should be implemented in this complex.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167HE02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Extermination program allowance	LOT	1	$2,500	$2,500	$3,200	$3,200	$5,700
Project Totals:				**$2,500**		**$3,200**	**$5,700**

Material/Labor Cost	$5,700
Material Index	102.4%
Labor Index	107.5%
Material/Labor Indexed Cost	$6,000
No GCM Required	
Construction Cost	$6,000
No Professional Fees Required	
Total Project Cost	**$6,000**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167AC01	**Title:**	INTERIOR AMENITY ACCESSIBILITY UPGRADES
Priority Sequence:	5		
Priority Class:	2		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 9/7/2010

Project Location: Item Only: Floor(s) 1

Project Description

Current accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of the kitchen service counter is a barrier to accessibility. A wheelchair accessible section should be incorporated into each non-compliant service counter.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167AC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	5	$163	$815	$86.74	$434	$1,249
Project Totals:				**$815**		**$434**	**$1,249**

Material/Labor Cost		$1,249
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$1,301
General Contractor Mark Up at 25.0%	+	$325
Construction Cost		$1,626
Professional Fees at 16.0%	+	$260
Total Project Cost		**$1,886**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167AC02	**Title:**	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES
Priority Sequence:	6		
Priority Class:	2		
Category Code:	AC3A	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	405, 505

Project Class:	Plant Adaption
Project Date:	9/7/2010
Project Location:	Item Only: Floor(s) 1

Project Description

Accessibility legislation requires that goods and services offered in buildings be generally accessible to all persons. Elevation changes in the southeast corner performance room are not easily navigable in a wheelchair. It is recommended that ramps with associated compliant painted metal handrails be installed at this location.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167AC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Ramp construction, including handrails	VFT	1	$1,843	$1,843	$2,082	$2,082	$3,925
Project Totals:				**$1,843**		**$2,082**	**$3,925**

Material/Labor Cost		$3,925
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$4,125
General Contractor Mark Up at 25.0%	+	$1,031
Construction Cost		$5,157
Professional Fees at 16.0%	+	$825
Total Project Cost		**$5,982**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167ES01	**Title:**	ROOFING REPLACEMENTS
Priority Sequence:	7		
Priority Class:	2		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Energy Conservation $700		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	9/7/2010		
Project Location:	Floor-wide: Floor(s) R		

Project Description

The roofing consists of multiple gables with asphalt shingles, flat areas of built-up roofing, and two shed roof areas atop the southeast wing. It is recommended that the deteriorating gabled and shed roof asphalt shingle systems be replaced. The existing stress conditions will lead to failure if left unattended. Replace the stressed roof and flashing with an architectural-grade asphalt shingle application. Also, the built-up roofing on the north wing should be replaced with a similar application.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167ES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fiberglass / asphalt shingle roof	SF	17,000	$2.98	$50,660	$3.27	$55,590	$106,250
Built-up roof	SF	3,000	$3.19	$9,570	$3.73	$11,190	$20,760
Project Totals:				**$60,230**		**$66,780**	**$127,010**

Material/Labor Cost		$127,010
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$133,464
General Contractor Mark Up at 25.0%	+	$33,366
Construction Cost		$166,830
Professional Fees at 16.0%	+	$26,693
Total Project Cost		**$193,523**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167EL01	**Title:**	UPGRADE ELECTRICAL SERVICE
Priority Sequence:	8		
Priority Class:	2		
Category Code:	EL1A	**System:**	ELECTRICAL
		Component:	INCOMING SERVICE
		Element:	TRANSFORMER
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: NEC Articles 230 and 450

Project Class: Plant Adaption

Project Date: 8/3/2010

Project Location: Room Only: Floor(s) 1

Project Description

The facility is fed 480 volt power from the utility to the meter base. An old indoor dry-type transformer feeds a fused main switch, which then feeds the various breaker panels in the building. The transformer and fused switch are about 1956 vintage and are obsolete and timeworn. An upgrade of the electrical service is recommended. Remove existing electrical service equipment. Install a new service transformer, switchgear, conductors, connections, and terminations. Main switchgear components should include a ground fault main circuit breaker and digital metering. Size the electrical service to accommodate present and future electrical demands.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167EL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Service transformer, main distribution, and all connections and terminations	AMP	400	$57.53	$23,012	$25.76	$10,304	$33,316
Project Totals:				**$23,012**		**$10,304**	**$33,316**

Material/Labor Cost		$33,316
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$34,641
General Contractor Mark Up at 25.0%	+	$8,660
Construction Cost		$43,301
Professional Fees at 16.0%	+	$6,928
Total Project Cost		**$50,230**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167EL03	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	9		
Priority Class:	2		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

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

Project Class: Deferred Maintenance

Project Date: 8/3/2010

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

Project Description

The electrical distribution network is, in most areas, original or at least fifty years of age. Surface solid and flexible conduit is installed in many areas. Breaker panels installed as early as 1956 remain in service. Some breaker panels are extensively corroded. All receptacles and switches observed are over twenty years of age. Breaker panels have limited capacity and will not support proposed HVAC upgrades. Therefore, an upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove existing aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide GFCI protection where required, and clearly label all panels for circuit identification.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167EL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	3,492	$5.50	$19,206	$8.24	$28,774	$47,980
Project Totals:				**$19,206**		**$28,774**	**$47,980**

Material/Labor Cost		$47,980
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$50,599
General Contractor Mark Up at 25.0%	+	$12,650
Construction Cost		$63,249
Professional Fees at 16.0%	+	$10,120
Total Project Cost		**$73,369**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167FS02	**Title:**	RECONFIGURE EXIT SIGNS AND EMERGENCY LIGHTS
Priority Sequence:	10		
Priority Class:	3		
Category Code:	FS1A	**System:**	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application:	NFPA	101-47
	IBC	1011

Project Class:	Deferred Maintenance
Project Date:	8/3/2010
Project Location:	Floor-wide: Floor(s) 1

Project Description

The exit signage is obsolete and does not function in battery mode. Exits are not adequately identified, and there is no emergency egress lighting. Replace the existing exit signage, and add exit signage to clearly label exit pathways and doors. Install modular emergency egress lighting throughout the building to provide code compliant pathway illumination throughout the egress path. New emergency signage and lighting should have self-charging battery packs for illumination during power outages. Install the latest energy-efficient and low maintenance technology. Costs cover Che Cafe, Dark Star, and Craft segments of the structure.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167FS02

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	EA	4	$138	$552	$148	$592	$1,144
Installation of new exit signs, including all connections	EA	5	$192	$960	$241	$1,205	$2,165
Installation of new battery pack emergency lights, including all connections	EA	17	$194	$3,298	$241	$4,097	$7,395
Project Totals:				**$4,810**		**$5,894**	**$10,704**

Material/Labor Cost		$10,704
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$11,261
General Contractor Mark Up at 25.0%	+	$2,815
Construction Cost		$14,077
Professional Fees at 16.0%	+	$2,252
Total Project Cost		**$16,329**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167AC03	**Title:**	RESTROOM RENOVATIONS
Priority Sequence:	11		
Priority Class:	3		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

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

Project Class:	Plant Adaption
Project Date:	9/7/2010
Project Location:	Room Only: Floor(s) 1

Project Description

The restroom fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are dated and are spaced such that clearances are not ADA compliant. A comprehensive restroom renovation, including new fixtures, finishes, and accessories, is recommended. Restroom expansion may be necessary in order to meet modern minimum fixture count and accessibility requirements.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167AC03

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	6	$2,050	$12,300	$1,770	$10,620	$22,920
Project Totals:				**$12,300**		**$10,620**	**$22,920**

Material/Labor Cost		$22,920
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$24,012
General Contractor Mark Up at 25.0%	+	$6,003
Construction Cost		$30,015
Professional Fees at 16.0%	+	$4,802
Total Project Cost		**$34,817**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167ES02	**Title:**	EXTERIOR SIDING AND DOOR REPLACEMENT
Priority Sequence:	12		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	9/7/2010		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The exterior siding is failing in many locations and is beyond repair. The installation of a high quality, architecturally appropriate siding system is recommended to restore the aesthetics and integrity of the building envelope. Replacement of the substrate, insulation, and vapor barrier may also be necessary. Some of the exterior doors are also in overall poor condition and are recommended for replacement.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167ES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Substrate, insulation, and vapor barrier	SF	4,670	$1.40	$6,538	$2.69	$12,562	$19,100
Quality lap, shingle or tongue and groove siding with applied finish	SF	4,670	$3.63	$16,952	$4.17	$19,474	$36,426
Exterior door and door hardware allowance	LOT	1	$1,200	$1,200	$3,200	$3,200	$4,400
Project Totals:				**$24,690**		**$35,236**	**$59,926**

Material/Labor Cost		$59,926
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$63,162
General Contractor Mark Up at 25.0%	+	$15,790
Construction Cost		$78,952
Professional Fees at 16.0%	+	$12,632
Total Project Cost		**$91,584**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167ES03	**Title:**	REPAINT BUILDING EXTERIOR
Priority Sequence:	13		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	9/7/2010		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Because of the iconography on the exterior walls, it is unlikely that the building exterior will be repainted. However, it is likely that exterior repainting will be required within the next ten years and is therefore recommended. No budget provision is included for also repainting the portraitures.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167ES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Paint (2 coats), supplies, and tools allowance	LOT	1	$500	$500	$3,200	$3,200	$3,700
Project Totals:				**$500**		**$3,200**	**$3,700**

Material/Labor Cost		$3,700
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$3,952
General Contractor Mark Up at 25.0%	+	$988
Construction Cost		$4,940
Professional Fees at 16.0%	+	$790
Total Project Cost		**$5,730**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167HV01	**Title:**	INSTALL HVAC SYSTEMS IN UNCONDITIONED SPACE
Priority Sequence:	14		
Priority Class:	3		
Category Code:	HV3D	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	CONVENTIONAL SPLIT SYSTEM
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: ASHRAE 62-2004

Project Class: Plant Adaption

Project Date: 8/3/2010

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

Project Description

While the assembly / stage segment of this facility received a new ducted rooftop package system with DX cooling and gas heat in 2010, the remainder of the facility remains largely without air conditioning. The exception is a timeworn window air conditioning unit located in the south elevation of the west building. It is recommended that DX split systems with gas furnaces for heat be installed for HVAC in the remaining space. This project includes the cost for the split systems, furnaces, ductwork, programmable thermostats, refrigerant piping, gas piping, connections, etc.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167HV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Split DX air conditioning system, gas furnace, controls, and refrigerant piping	SF	2,442	$3.05	$7,448	$1.87	$4,567	$12,015
Ductwork and interior finish work	SF	2,442	$0.31	$757	$1.46	$3,565	$4,322
Project Totals:				**$8,205**		**$8,132**	**$16,337**

Material/Labor Cost		$16,337
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$17,144
General Contractor Mark Up at 25.0%	+	$4,286
Construction Cost		$21,430
Professional Fees at 16.0%	+	$3,429
Total Project Cost		**$24,859**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167HV02	**Title:**	EXHAUST FAN REPLACEMENT
Priority Sequence:	15		
Priority Class:	3		
Category Code:	HV4B	**System:**	HVAC
		Component:	AIR MOVING/VENTILATION
		Element:	EXHAUST FANS
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: ASHRAE 62-2004

Project Class: Deferred Maintenance

Project Date: 8/3/2010

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

Project Description

The food service exhaust system and restroom areas are served by two very old utility-type fans with no belt shrouds. The lack of belt shrouds is a safety issue if visitors continue to be allowed on the roof. In addition, the service / storage room and the electrical closet have through-wall axial exhaust fans. All fans are very old and timeworn. Therefore, all 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.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167HV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace utility set exhaust fan	EA	2	$2,090	$4,180	$1,340	$2,680	$6,860
Replace propeller exhaust fan	EA	2	$850	$1,700	$360	$720	$2,420
Project Totals:				**$5,880**		**$3,400**	**$9,280**

Material/Labor Cost		$9,280
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$9,676
General Contractor Mark Up at 25.0%	+	$2,419
Construction Cost		$12,095
Professional Fees at 16.0%	+	$1,935
Total Project Cost		**$14,030**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167EL02	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	16		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Energy Conservation $710		
Code Application:	NEC Articles 210, 410		
Project Class:	Deferred Maintenance		
Project Date:	8/3/2010		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Interior lighting consists of a variety of low cost and / or low efficiency residential style fixtures installed in pendant, surface, track, and recessed form powered by surface and recessed conduit or residential bundled conductors. Much of the lighting is decades old, and even newer fixtures are installed in a minimalist fashion. Therefore, an interior lighting upgrade is recommended. Redesign the lighting scheme according to the current uses of the spaces. Install modern fixtures of the latest energy-efficient design. Install occupancy sensors in select areas for additional energy conservation. Brace all new lighting systems for seismic activity.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167EL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent and HID fixtures, occupancy sensors, and demolition of existing lighting	SF	3,492	$3.12	$10,895	$3.82	$13,339	$24,234
Project Totals:				**$10,895**		**$13,339**	**$24,234**

Material/Labor Cost		$24,234
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$25,496
General Contractor Mark Up at 25.0%	+	$6,374
Construction Cost		$31,871
Professional Fees at 16.0%	+	$5,099
Total Project Cost		**$36,970**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167IS01	**Title:**	REFINISH WALLS AND CEILING
Priority Sequence:	17		
Priority Class:	3		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	9/7/2010		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Interior wall finishes are almost exclusively paint, many with graffiti-like artwork, and are in overall fair condition. Upgrades to the applied wall and ceiling finishes should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts. Repainting costs will be higher than normally anticipated due to the existing artwork.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167IS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard wall and ceiling finish (paint, wall covering, etc.)	SF	3,880	$0.17	$660	$0.85	$3,298	$3,958
Artwork repainting allowance	SF	1,320	$2.37	$3,128	$4.08	$5,386	$8,514
Project Totals:				**$3,788**		**$8,684**	**$12,472**

Material/Labor Cost		$12,472
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$13,214
General Contractor Mark Up at 25.0%	+	$3,303
Construction Cost		$16,517
Professional Fees at 16.0%	+	$2,643
Total Project Cost		**$19,160**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167AC04	**Title:**	SIGNAGE PACKAGE INSTALLATION
Priority Sequence:	18		
Priority Class:	4		
Category Code:	AC3D	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	703.1, 309.4

Project Class:	Plant Adaption
Project Date:	9/7/2010
Project Location:	Floor-wide: Floor(s) 1

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167AC04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	27	$53.11	$1,434	$15.62	$422	$1,856
Project Totals:				**$1,434**		**$422**	**$1,856**

Material/Labor Cost		$1,856
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$1,922
General Contractor Mark Up at 25.0%	+	$480
Construction Cost		$2,402
Professional Fees at 16.0%	+	$384
Total Project Cost		**$2,787**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167PL02	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	19		
Priority Class:	4		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapter 6

Project Class:	Capital Renewal
Project Date:	8/3/2010
Project Location:	Floor-wide: Floor(s) 1

Project Description

The age of the domestic water supply piping network cannot be determined visually, although is it likely that the existing copper system is original. No reports or observance of active leaks could be confirmed at the time of this inspection. The majority of the system is concealed in wall cavities. Based upon age and probable future failure, replacement of the aging water piping network is recommended. Failure to replace the water piping will likely result in frequent leaks and escalating maintenance costs. Remove the existing water supply network. Install new copper water supply piping with fiberglass insulation. Also install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers as needed. Brace all new piping for seismic activity.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167PL02

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	3,492	$1.89	$6,600	$4.72	$16,482	$23,082
Project Totals:				**$6,600**		**$16,482**	**$23,082**

Material/Labor Cost		$23,082
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$24,477
General Contractor Mark Up at 25.0%	+	$6,119
Construction Cost		$30,596
Professional Fees at 16.0%	+	$4,895
Total Project Cost		**$35,491**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167PL03	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	20		
Priority Class:	4		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 7-11

Project Class: Capital Renewal

Project Date: 8/3/2010

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

Project Description

The age of the sanitary drain piping network cannot be determined visually, although is it likely that the existing primarily iron hub-and-spigot design system with copper fixture connections is original. No reports or observance of active leaks could be confirmed at the time of this inspection. The majority of the system is concealed in wall cavities or is buried. 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 drain piping as needed. Install new cast-iron drain piping networks with copper run-outs to the fixtures. Also install new floor drains, roof drains, and traps. Brace all new elevated piping for seismic activity.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167PL03

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	3,492	$3.01	$10,511	$6.91	$24,130	$34,641
Project Totals:				**$10,511**		**$24,130**	**$34,641**

Material/Labor Cost		$34,641
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$36,703
General Contractor Mark Up at 25.0%	+	$9,176
Construction Cost		$45,878
Professional Fees at 16.0%	+	$7,341
Total Project Cost		**$53,219**

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Description

Project Number:	6167PL01	**Title:**	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	21		
Priority Class:	4		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	6167		
Building Name:	CHE CAFE		
Subclass/Savings:	Not Applicable		

Code Application: IPC Chapters 5, 607

Project Class: Capital Renewal

Project Date: 8/3/2010

Project Location: Item Only: Floor(s) 1

Project Description

Presently, the source of domestic hot water for restroom and kitchen fixtures is one 2002 vintage, 40 gallon, gas, residential style water heater located in the storage / mechanical room. Given the need to support the kitchen functions, the sizing of the unit is questionable. Future replacement of the domestic water heating equipment is recommended to maintain a reliable and ample supply of domestic hot water. Remove old water heating equipment and related piping. Install new water heating equipment to meet the present needs of this facility. Brace the new equipment for seismic activity.

Specific Project Details

Facility Condition Analysis
Section Three
6167 : CHE CAFE

Project Cost

Project Number: 6167PL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Gas-fired, residential-grade water heater replacement, including demolition	GAL	50	$35.55	$1,778	$31.63	$1,582	$3,359
Project Totals:				**$1,778**		**$1,582**	**$3,359**

Material/Labor Cost		$3,359
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$3,520
General Contractor Mark Up at 25.0%	+	$880
Construction Cost		$4,400
Professional Fees at 16.0%	+	$704
Total Project Cost		**$5,104**

FACILITY CONDITION ANALYSIS

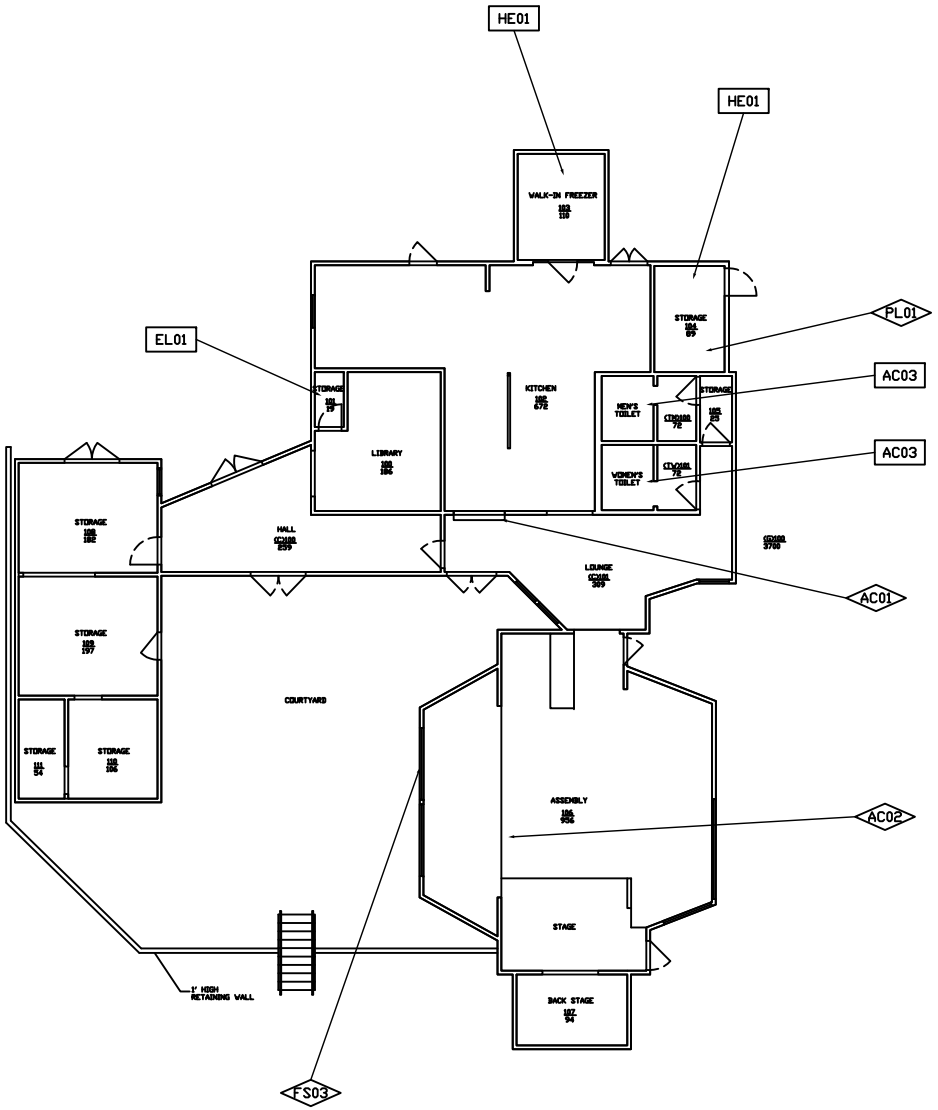
SECTION 4

DRAWINGS AND PROJECT LOCATIONS

UNIVERSITY OF CALIFORNIA, SAN DIEGO

ROOF

ES01 HV02



ES02 ES03 HE02

AC04 EL02 EL03 FS01 FS02 HV01

HV02 IS01 PL02 PL03

CHE CAFE

BLDG NO. 6167

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court
Suite N
Stone Mountain GA 30087
770.879.7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 09/13/10
Drawn by: J.T.V.
Project No. 10-059

FIRST FLOOR PLAN

Sheet No.
1 of 1

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model
Building Component Summary
6167 : CHE CAFE

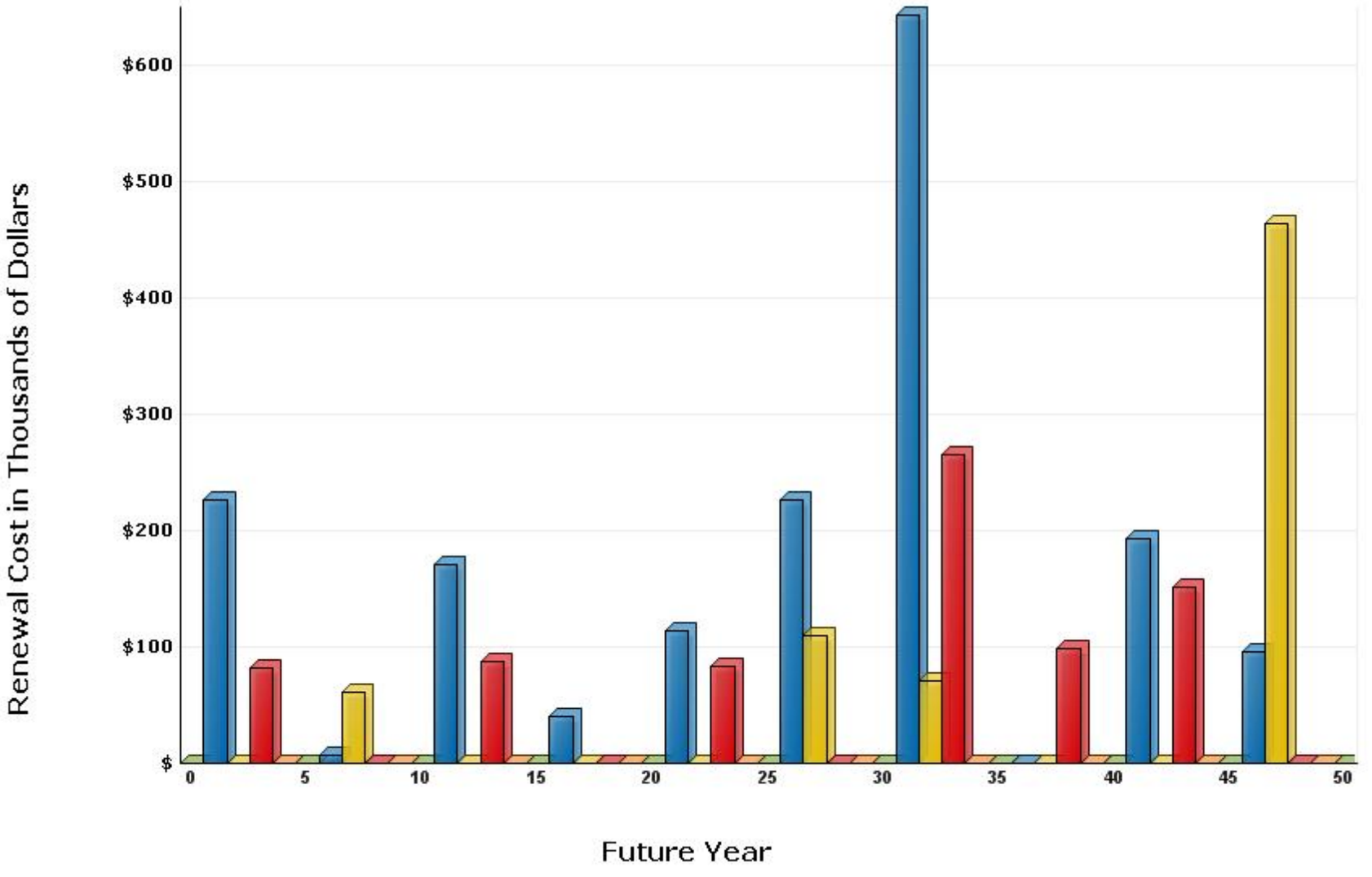
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	QUALITY LAP, SHINGLE OR T&G SIDING	4,670	SF	$16.39		$76,548	1942	50
B2020	STANDARD GLAZING AND CURTAIN WALL	760	SF	$133.27		$101,282	1980	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	6	LEAF	$5,875.48		$35,253	1980	20
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	4	LEAF	$5,875.48		$23,502	1990	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	9	LEAF	$3,688.75		$33,199	1980	40
B3010	FIBERGLASS / ASPHALT SHINGLE ROOF	17,000	SF	$8.61		$146,291	1980	30
B3010	BUILT-UP ROOF	3,000	SF	$9.52		$28,548	1980	20
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	5	LEAF	$1,095.20		$5,476	1980	35
C1020	INTERIOR DOOR HARDWARE	5	EA	$482.78		$2,414	1980	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	880	SF	$1.43		$1,257	1990	10
C3010	PREMIUM WALL FINISH (EPOXY, TILE, WOOD PANEL, ETC.)	1,320	SF	$8.91		$11,767	1990	20
C3020	CARPET	1,110	SF	$10.40		$11,543	1990	10
C3020	VINYL FLOOR TILE	820	SF	$8.58		$7,036	1980	15
C3020	CERAMIC FLOOR TILE	370	SF	$25.67		$9,499	1980	20
C3020	HARDWOOD REPLACEMENT	350	SF	$36.68		$12,838	1980	50
C3020	SAND AND FINISH HARDWOOD FLOORING	350	SF	$6.24		$2,185	1980	15
C3030	PAINTED CEILING FINISH APPLICATION	2,650	SF	$1.43		$3,786	1990	15
D2010	PLUMBING FIXTURES - STUDENT UNION	1,048	SF	$11.15		$11,681	1972	35
D2010	PLUMBING FIXTURES - STUDENT UNION	2,444	SF	$11.15		$27,241	2006	35
D2020	WATER PIPING - STUDENT UNION	3,492	SF	$9.18		$32,069	1942	35
D2020	WATER HEATER (RES., GAS)	40	GAL	$92.11		$3,684	2002	10
D2030	DRAIN PIPING - STUDENT UNION	3,492	SF	$13.74		$47,988	1942	40
D3030	ROOFTOP HVAC UNIT	4	TON	$3,278.52		$13,114	2010	15
D3040	EXHAUST FAN - UTILITY SET OR SIMILAR	2	EA	$4,705.09		$9,410	1956	20
D3040	EXHAUST FAN - PROPELLER TYPE OR SIMILAR	2	EA	$1,642.43		$3,285	1956	20
D3040	KITCHEN EXHAUST SYSTEM WITH MAKE-UP UNIT	1	SYS	$72,100.38	.33	$23,793	1956	20
D3050	THRU-WALL AC UNIT	2	TON	$1,954.41		$3,909	1972	10
D5010	ELECTRICAL SYSTEM - STUDENT UNION	3,492	SF	$18.96		$66,215	1956	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	300	AMP	$43.46		$13,039	1956	20

Life Cycle Model
Building Component Summary
6167 : CHE CAFE

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5020	EXIT SIGNS (BATTERY)	4	EA	$392.65		$1,571	1972	20
D5020	EXTERIOR LIGHT (HID)	5	EA	$844.09		$4,220	2002	20
D5020	LIGHTING - STUDENT UNION	3,492	SF	$9.56		$33,395	1972	20
						$807,039		

Life Cycle Model Expenditure Projections

6167 : CHE CAFE



Average Annual Renewal Cost Per SqFt $8.43

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

6167 : CHE CAFE

Photo ID No	Description	Location	Date
6167001a	View looking southwest across west building roof	Exterior elevation	7/15/2010
6167001e	Gas meter and water service entrance	Storage area	7/15/2010
6167002a	View looking northeast across northeast wing	Roof	7/15/2010
6167002e	Domestic water heater	Storage area	7/15/2010
6167003a	View looking northeast across west facade, northeast wing	Exterior elevation	7/15/2010
6167003e	Refrigeration condensing unit for walk-in freezer	Storage area	7/15/2010
6167004a	View looking southeast at southeast wing	Exterior elevation	7/15/2010
6167004e	Rooftop exhaust fan	Storage area	7/15/2010
6167005a	North facade, northeast wing	Exterior elevation	7/15/2010
6167005e	Incandescent lighting and original BX wiring	Storage area	7/15/2010
6167006a	North facade, west wing	Exterior elevation	7/15/2010
6167006e	Two 1 hp exhaust fans with no motor shrouds	Roof	7/15/2010
6167007a	Service counter lacking wheelchair height position	Lounge	7/15/2010
6167007e	Sodium vapor lighting	Courtyard	7/15/2010
6167008a	View looking south in assembly room	Assembly 106	7/15/2010
6167008e	Carrier rooftop package unit	Roof	7/15/2010
6167009a	Deteriorated gutter and downspout system at northwest corner, southeast wing	Exterior detail	7/15/2010
6167009e	Carrier rooftop package unit	Roof	7/15/2010
6167010a	View of southwest corner, south extension, southeast wing	Exterior elevation	7/15/2010
6167010e	Sodium vapor wall pack	Courtyard	7/15/2010
6167011a	View looking northwest along east facade, southeast wing	Exterior elevation	7/15/2010
6167011e	Analog electric meter	North elevation, near Dark Star	7/15/2010
6167012a	Typically damaged portion of exterior siding repaired with foam insulation, southeast corner, southeast wing	Exterior detail	7/15/2010
6167012e	Transformer	Dark Star mechanical room	7/15/2010
6167013a	East facade entrance	Exterior detail	7/15/2010
6167013e	Main fused power disconnect	Dark Star mechanical room	7/15/2010
6167014a	View of northeast corner	Exterior elevation	7/15/2010
6167014e	Square D load center	Dark Star mechanical room	7/15/2010
6167015e	Exterior lighting control	Dark Star mechanical room	7/15/2010
6167016e	Through-wall exhaust and analog thermostat	Dark Star mechanical room	7/15/2010

Photo Log - Facility Condition Analysis

6167 : CHE CAFE

Photo ID No	Description	Location	Date
6167017e	Fluorescent lighting	Dark Star mechanical room	7/15/2010
6167018e	Overhead lighting	Dark Star	7/15/2010
6167019e	Lack of exit signage	Dark Star	7/15/2010
6167020e	Exit signage	Dark Star	7/15/2010
6167021e	Air curtain	Exit from Dark Star	7/15/2010
6167022e	Commercial-grade range hood	Kitchen	7/15/2010
6167023e	Range, grill, and fryer	Kitchen	7/15/2010
6167024e	Ansul extinguishment system	Kitchen	7/15/2010
6167025e	Gas safety valve	Kitchen	7/15/2010
6167026e	Ansul extinguishment system details	Kitchen	7/15/2010
6167027e	Three-basin food service sink	Kitchen	7/15/2010
6167028e	Sink	Kitchen	7/15/2010
6167029e	Deteriorated floor	Walk-in cooler	7/15/2010
6167030e	Bohn evaporator fan	Walk-in cooler	7/15/2010
6167031e	Defaced plumbing fixtures	Men's restroom	7/15/2010
6167032e	Automatic flush urinal	Men's restroom	7/15/2010
6167033e	Trigger-flush tank-type water closet	Men's restroom	7/15/2010
6167034e	Hydrant	Courtyard	7/15/2010
6167035e	Dilapidated window air conditioner	South elevation, exterior of craft center	7/15/2010
6167036e	Residential style lighting for theatrical application	Stage area	7/15/2010
6167037e	Overloaded breaker panel	Stage area	7/15/2010

6167001A.jpg

6167001E.jpg

6167002A.jpg

6167002E.jpg

6167003A.jpg

6167003E.jpg

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6167005E.jpg

6167006A.jpg

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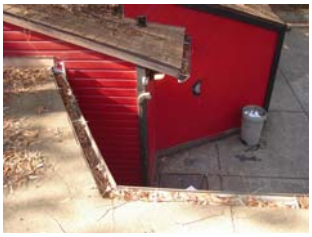
6167007A.jpg



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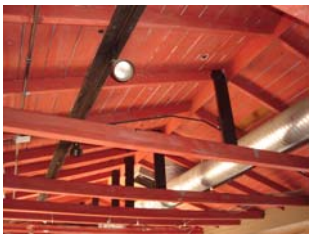

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