UNIVERSITY OF CALIFORNIA, SAN DIEGO

PRICE CENTER-EAST

ASSET NUMBER: 6862

FACILITY CONDITION ANALYSIS

SEPTEMBER 15, 2010

ISES CORPORATION

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FACILITY CONDITION ANALYSIS

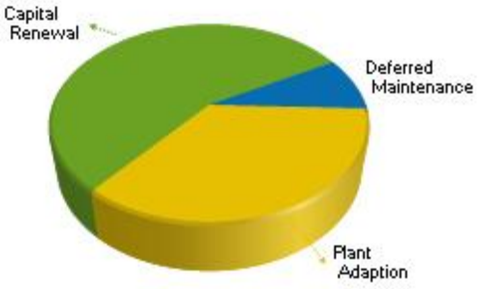
SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - PRICE CENTER-EAST

Building Code: 6862
Building Name: PRICE CENTER-EAST
Year Built: 2008
Building Use: Student Union
Square Feet: 227,708

PROJECT COSTS BY CLASSIFICATION

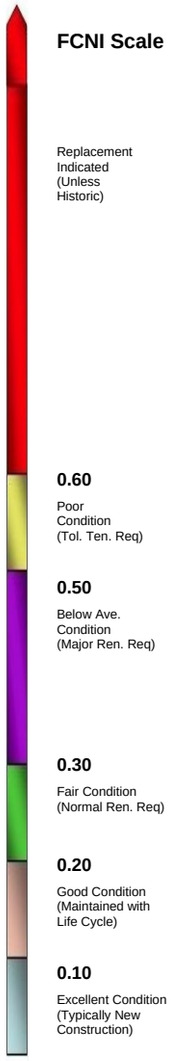


Project Costs by Priority

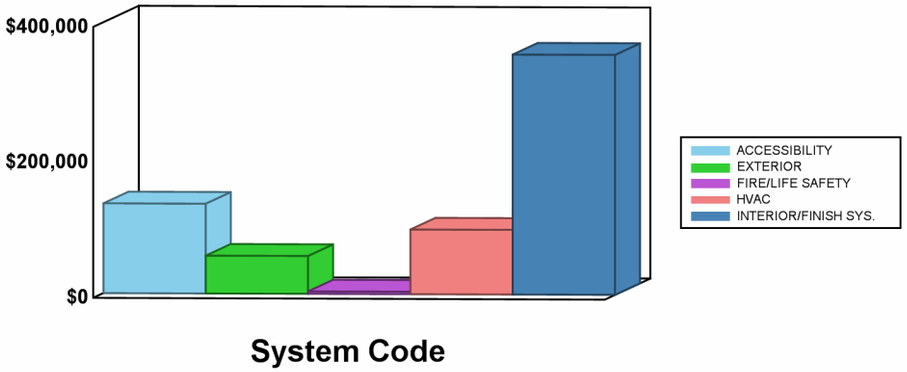
Priority 1:	$118,951
Priority 2:	$96,594
Priority 3:	$354,352
Priority 4:	$72,102
Total Project Costs:	**$641,999**

Facility Replacement Cost: **$91,427,000**

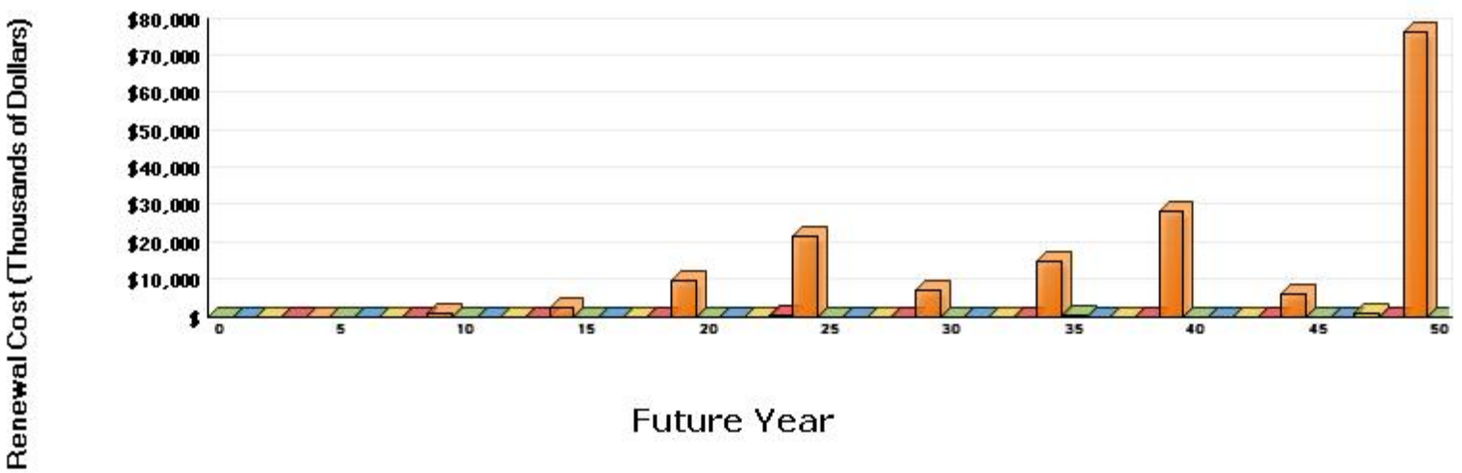
Facility Condition Needs Index (FCNI): **0.01**
(Project Costs / Replacement Cost)



PROJECT COSTS BY SYSTEM CODE



LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



Average Annual Renewal Cost Per SqFt $5.01

B. ASSET SUMMARY

Built in 2008, Price Center-East is a steel and concrete-framed retail / office / student union building. The majority of the retail space is devoted to the numerous food court dining businesses on the entry floor. The dining areas belong to the business owners, who are also responsible for their area's finishes and maintenance. This building footprint has the general appearance of four relatively long, square cross-section tubes stacked at an angle similar to a backwards capital letter "N". The two east wings, with a footprint of the capital letter "A", are four stories high. The remainder of the building to the west is three stories high and abuts the east facade of Price Center-West. There is a basement level loading dock and support spaces beneath the middle half of the building. Located near the middle of the University of California, San Diego campus in San Diego, California, the Price Center-East portion of the Price Center complex has a listed area of 227,708 gross square feet.

Information for this report was gathered during a site inspection that concluded on July 14, 2010.

SITE

This building is essentially built on a plateau, necessitating a long run of entry steps at the south facade. There is a lot of concrete plaza and sidewalk paving at this building and very little landscaping. The paving and minimal landscaping are adequate and in overall good condition. No site upgrades are proposed.

EXTERIOR STRUCTURE

The exterior of the multi-winged Price Center-East structure consists mostly of stucco, which is in overall good condition. The roofing is a combination of sloped, unballasted membrane with rubber battens and smaller areas of flat, built-up roofing. There are several large skylight areas in the sloped roof sections. All of this roofing is in overall good condition. Exterior glazing is generally glass and aluminum curtainwall sections at the small north and south facades of the long and narrow wings and punched glass and aluminum windows in the longer facades. This glazing is in overall good condition. Most exterior entry doors are glass and aluminum.

There is evidence of water infiltration through many expansion joints and beneath balcony door thresholds. Some of these doors lack a threshold, and some balconies may not slope away from the adjacent exterior doors. It is proposed that all expansion joints be inspected for leaks and be repaired as necessary. Missing door thresholds should be installed, and balcony slopes should be made positive away from entrances.

INTERIOR FINISHES / SYSTEMS

The interior is mostly one large open space in the middle of the building, creating a four-story high atrium with several crisscrossing walkways and multi-shaped floor openings. The majority of this open space at the entry floor is a food court with privately-run fast food shops and some student meeting and study areas. The relatively small top two floors are office spaces. The basement is an enclosed loading dock area, primarily for the adjacent bookstore, and some maintenance and mechanical spaces. Offices are

generally carpeted and have painted walls and painted or lay-in tile ceilings. Dining areas tend to have concrete floors and exposed interior structures. The interior finishes are in overall good condition and should outlast the scope of this report. However, over the next five years, carpeting upgrades will likely become necessary due to typical life cycle depletion. Replacement is recommended.

ACCESSIBILITY

As can be expected in a building constructed in 2008, there is much handicapped accessibility into and through this building, including at-grade entrances, ramped entrances, wheelchair accessible restrooms, ADA compliant elevators, and lever door hardware. However, a few accessibility upgrades are still proposed.

Accessibility legislation requires that site steps be wheelchair accessible. To comply with the intent of this legislation, it is recommended that handrails be installed at the south facade site step seating area. There is a wheelchair ramp adjacent to a sloping sidewalk at the northeast corner of the northwest wing. The sidewalk starts with a set of steps and the ramp bypasses the sidewalk, connected by another set of steps. Due to all of these steps, the direct route across the north facade of the northwest wing is not wheelchair accessible. It is recommended that the intervening wall between the wheelchair ramp and the sloped sidewalk be breached at a common elevation to permit a wheelchair path between the two routes.

Building stairs are required to have handrails on both sides and to have intermediate handrails where the stair is wider than 88 inches. The drawings for the atrium stair show an intermediate handrail, but one is not currently there. The installation of a painted metal intermediate handrail is recommended at this stair.

Accessibility legislation further requires that goods, services, and amenities offered in buildings be generally accessible to all persons. Elevation changes in the main multi-purpose room prevent wheelchair access from the house seating directly onto the stage. It is recommended that a ramp with associated ADA compliant painted metal handrails be installed at this location. Also install transmitter and headphone receiver sets in this room to accommodate those individuals who require audible assistance.

Current ADA 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 the appropriate accessibility standards. This scope includes directional signage.

HEALTH

Each of the food service operations contains one or more smoke extraction hoods with fire extinguishment and gas service emergency shutdown. The hoods, fans, and extinguishment system components of the smoke extraction systems are considered serviceable for at least ten additional years. No physical testing of the hood extinguishment or gas shutdown system was performed as part of this visual assessment of the facility.

The tenant maintained and purchased food refrigeration / freezer components installed in the first floor food court areas are generally in satisfactory condition. These elements are not the financial responsibility of UCSD, so they have been omitted from the components of this assessment. However, generally, these relatively new elements are in satisfactory condition.

FIRE / LIFE SAFETY

This facility appears to have been constructed in substantial compliance with building codes. There are numerous exits, and these are appropriately located. Therefore, no exiting projects are proposed. However, this building lacks a vertical roof access ladder. The installation of such a ladder, with an OSHA compliant safety cage and platform, is recommended to help limit University liability.

This facility is equipped with a sophisticated fire alarm and detection system that is fully interfaced with the HVAC air supply and extraction systems. Both local smoke / fire detectors and laser-type detectors serve this system. Manual pull stations are installed at appropriate intervals along designated egress routes. Both audible horns and visible strobes provide local alarms for the system. This Notifier brand fire alarm / detection system is suitable for more than ten future years of service.

The interior space is fully equipped with automated fire suppression with glass bulb type sprinkler heads. A small firewater booster pump boosts water pressure to a limited amount of the upper level space, but infrastructure pressure is generally adequate for the majority of the system. This relatively new system is suitable for extended future use beyond the ten-year future considered by this assessment.

Exit signage is energy efficient and liberally applied. Emergency power is supplied to unit devices via the installed emergency power distribution grid. Emergency egress lighting is provided by normal lighting fixtures stationed along the designated egress pathways. Egress lighting is alternately powered by the emergency power grid. No egress lighting or signage upgrades should be needed within ten future years given the age of the present applications.

HVAC

Thermal media is supplied to the facility via campus infrastructure thermal media distribution systems. Media consists of chilled water for space cooling and high temperature / high pressure hot water for space heating, reheat, and domestic water production. Therefore, this structure has no boilers or chillers. Local heating media is generated by shell-and-tube heat exchangers using the high temperature / high pressure infrastructure media as the source of thermal energy. Both heating hot water and chilled water are circulated by electrically driven high efficiency pumps. Insulated steel pipe distributes thermal media throughout the facility.

The HVAC system is an award-winning design installed in 2008. It supplies variable volumes of tempered fresh and recirculated air to variable air volume (VAV) terminal units within the spaces. A total of five principle air handling units stationed on the rooftops and within enclosed interior mechanical rooms are electrically driven by high efficiency drive units ranging in size between 10 hp and 50 hp. Air handlers contain hot and chilled water coils to temper the delivery air and supply medium and low pressure air to local terminal units. Two axial fans on the roof act to extract smoke from the multi-story atrium space, and one of these fans assists in pressurizing the atrium space. Generally, terminal units do not have reheat coils. Perimeter office spaces and perimeter spaces with large glass exposures are served by hot

water radiant panel heating elements suspended within the lighting grids. Smaller, specific use spaces, such as telecom rooms, machine rooms, shop space, and basement utilitarian spaces, are served by dedicated small fan coil units, unit heaters, fresh air supply fans, and exhaust fans. This design uses space plenums as part of the air delivery system. Therefore, a sophisticated interface with the fire / smoke detection systems has been constructed to assure safe user passage through egress pathways during emergency circumstances. HVAC controls use digital logic and pneumatic control actuation monitored and modulated by a central energy management and control computer. The food service exhaust systems are served by dedicated rooftop exhaust fans, which are maintained by the food service tenants operating within the facility.

While the HVAC system in general is efficient and very effective in the majority of the space, there are some weaknesses (or latent design defects) which should be prioritized and corrected. Although a detailed test, balance, and commissioning study has not been performed to verify inadequacies of the AHU #5 HVAC zone, it is anecdotally reported that AHU #5 cannot maintain temperatures within the large spaces of the central and western ubuilding zones which it serves. Operators must pre-cool spaces to be used, which becomes problematic if multiple assembly areas are used simultaneously. Short of a detailed test, commissioning, and potential redesign of this segment of the system, there are some initial modifications which may help to boost cooling performance of this segment of the HVAC system. It is recommended that the chilled water control valve and coil in the air handler be reviewed for size / capacity. It is presumed that modifications to the control valve sizing, along with the valve header piping, will positively affect performance. In addition, it is possible that the cooling coil will need to resized (replaced) to provide additional surge cooling capacity in this zone of the building.

Operating agents have indicated that the local weather conditions and the building's general form tend to encourage accumulations of very wet (and/or stagnant) air within the open-topped rooftop mechanical enclosure over the eastern wing of the building. This complicates humidity control and perceived air quality within the structure. To encourage better flow of fresh, wind-driven air within the enclosure, the addition of fresh air louvers is recommended at strategic locations in the enclosure walls. The location and size of louvers should be determined by a designer who has considered the predominant wind direction and best potential for air quality improvement within the enclosure.

The basement truck dock area is subject to a build-up of diesel fumes. The building relief air is discharged along the northern segment of maintenance truck parking fairly near the basement vehicular entrance doors. To encourage better ventilation of the truck dock area, extension of the metal relief air duct from the current discharge location to a more advantageous location nearer the truck dock is recommended. This will encourage better extraction of truck exhaust fumes with no change to the building air balance. The installation of metal duct suspended in visible fashion along the northern edge of the basement vehicular parking area is recommended.

The eastern segment of the building is experiencing an issue with odor infiltration stemming from the location of the food service exhaust fans for Tapioca Express, Burger King, and Santorini Restaurant. Although, these tenants are located on the first floor level, food odors permeate all levels above within of this segment of the structure. The upper relief air vent serving elevator 4 is placed adjacent to this cluster of food service exhaust fans on the roof. It is believed that this proximity is the cause of the food odor permeation. Therefore, the addition of a sheet metal duct extending from the current relief air port over the elevator shaft westward, through the wall of the rooftop mechanical enclosure, is recommended to resolve the issue.

At the time of the building inspection, the fresh air intake plenum located on the roof contained standing water, while the intact air water separating filters and tray were dry. It is believed that the low quality and rusted door providing access to the space from the east side is the source of infiltrating water. Since it is imperative to keep this space dry to avert the potential for unwanted organic growth, it is a high priority to assure the space remains dry. Replacement of the access door with an assembly which includes a double seal and positive locking is recommended.

The pneumatic HVAC control system for this facility relies on a relatively low quality, single compressor design air source. Since clean and dry control air is critical to building operation, replacement of the control compressor system with a tandem design system is recommended. This will provide a margin of operating safety and will also allow single compressors to be isolated for repair without affecting building operation.

ELECTRICAL

Power is supplied to this facility underground from the campus infrastructure 15 kV nominal distribution grid. The primary service equipment in this facility feeds not only the loads of Price Center-East, but also powers Price Center-West. There are three 2008 vintage Square D brand substations located in the basement electrical vault. In addition, there are three automatic transfer switches and related central distribution systems in the same location. The equipment serving Price-East consists of one 1,500 kVA, 480 volt substation and one 750 kVA, 208 volt substation, each fed separately. The third substation feeding 480 volt power to Price-West is rated for 2,000 kVA capacity. Air break switches isolate the air-cooled transformers. All feeder and primary breakers are adjustable. Instruments are digital. Primary service power is metered at each substation, and in addition, there are eight tenant power meters serving user loads in the tenant spaces. This relatively new service equipment should be adequately sized and suitable for more than ten future years of service.

The three automatic transfer switches and distribution switchboards providing emergency power to both Price-East and Price-West are energized by a district emergency generator located east of the structure near Lisa Laboratory. The district power generator appears to have been recently replaced, possibly in concert with the construction of Price-East. The generator is not the replacement or maintenance responsibility of Price Center, so it is not included in equipment replacement models for this complex. Generally, emergency power equipment is relatively new and has extended future life beyond the ten year future considered by this report.

This structure contains a dedicated 480 volt emergency power grid system that is reduced in voltage for select circuits by dry-type transformers to 208 volts. The emergency power grid feeds select exhaust fans, select elevators, sump pumps, smoke evacuation fans, life / fire safety loads, and select critical user loads. The emergency power network is suitable for more than ten future years of service given appropriate routine maintenance and cyclical testing.

The electrical distribution network consists of both 480/277 volt and 208Y120 volt circuitry. Equipment and lighting loads are carried by 480 volt systems, while local user loads are served by the 208 volt power distribution network. No reports of localized power inadequacies or anomalies were registered during the inspection. The distribution panels, circuitry, and terminal devices are typically 2008 vintage and suitable for extended future use beyond ten future years.

Interior lighting consists of a variety of high quality and high efficiency commercial-grade lighting systems. The large assembly spaces have sophisticated centralized and programmable lighting controls. Various administrative and sporadically used spaces benefit from automated lighting controls actuated by occupancy sensors. Lighting appears to be adequate and should have substantial remaining service life extending beyond the ten-year future considered by this assessment.

Generally, exterior lighting is provided by infrastructure street-lighting and walk-lighting systems. However, a few select exterior activity areas and exit doors have HID wall-pack lighting, which remains in excellent condition. No exterior lighting upgrades are recommended at this time.

PLUMBING

The facility is provided domestic water from the public utility through a traditional turbine-type water meter and backflow prevention system. The building's distribution systems had a pressure controller and a primary plus eight tenant water supply circuits. Each of the water circuits is separately metered. Water supply piping is hard-drawn copper construction with jacketed fiberglass pipe insulation. A water supply system of this design should last decades before needing any major repair, so no water supply network restoration needs are foreseen within the ten-year future considered by this assessment.

The sanitary and storm drain piping network is hubless iron construction. Each system (sanitary and storm) is served by dedicated duplex submersible pump systems located in the basement pump and converter room. Since this design of piping network should last for many decades with no trouble, no drain piping recommendations are offered at this time. The sump pumps are also relatively new and should last more than ten future years.

Natural gas is distributed by black steel piping through eight food service tenant gas meters. Both the piping and metering array are 2008 vintage and should last for decades. No gas service work is recommended at this time.

Plumbing fixtures are high quality 2008 vintage water conserving designs. Outside of any unforeseen future space modifications, the restroom and food service plumbing fixtures and water control devices are suitable for extended future use. No plumbing fixture upgrade recommendations are suggested for the ten-year future considered by this assessment.

This facility generates domestic hot water for both local use and for use within Price Center-West. Two shell-and-tube heat exchangers, powered by campus high temperature / high pressure hot water, produce properly tempered domestic hot water that is pressurized and circulated by two local electric circulating pumps. In addition, distributed domestic hot water is softened and filtered by a central system also located in the basement pump room. Water softening, heating, and pumping equipment is 2008 vintage. Based upon the relatively young age of these systems, no major capital repairs are anticipated to be necessary within ten future years.

VERTICAL TRANSPORTATION

Six elevators serve this facility. These are numbered 4 through 9. Elevators 4 and 6 have five and four stops, respectively, and are for passenger use. Elevators 5, 7, 8, and 9 have either two or three stops and are hydraulic systems intended for either passenger or freight use, or both. All elevators are 2008 vintage and, as such, should not need any major renovation work within ten future years.

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 14, 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:

Report Development by:
ISES Corporation
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Suite N
Stone Mountain, GA 30087

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

6862 : PRICE CENTER-EAST

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	27,994	32,508	0	72,102	132,604
ES	EXTERIOR	0	55,912	0	0	55,912
FS	FIRE/LIFE SAFETY	3,598	0	0	0	3,598
HV	HVAC	87,359	8,174	0	0	95,533
IS	INTERIOR/FINISH SYS.	0	0	354,352	0	354,352
	TOTALS	118,951	96,594	354,352	72,102	641,999

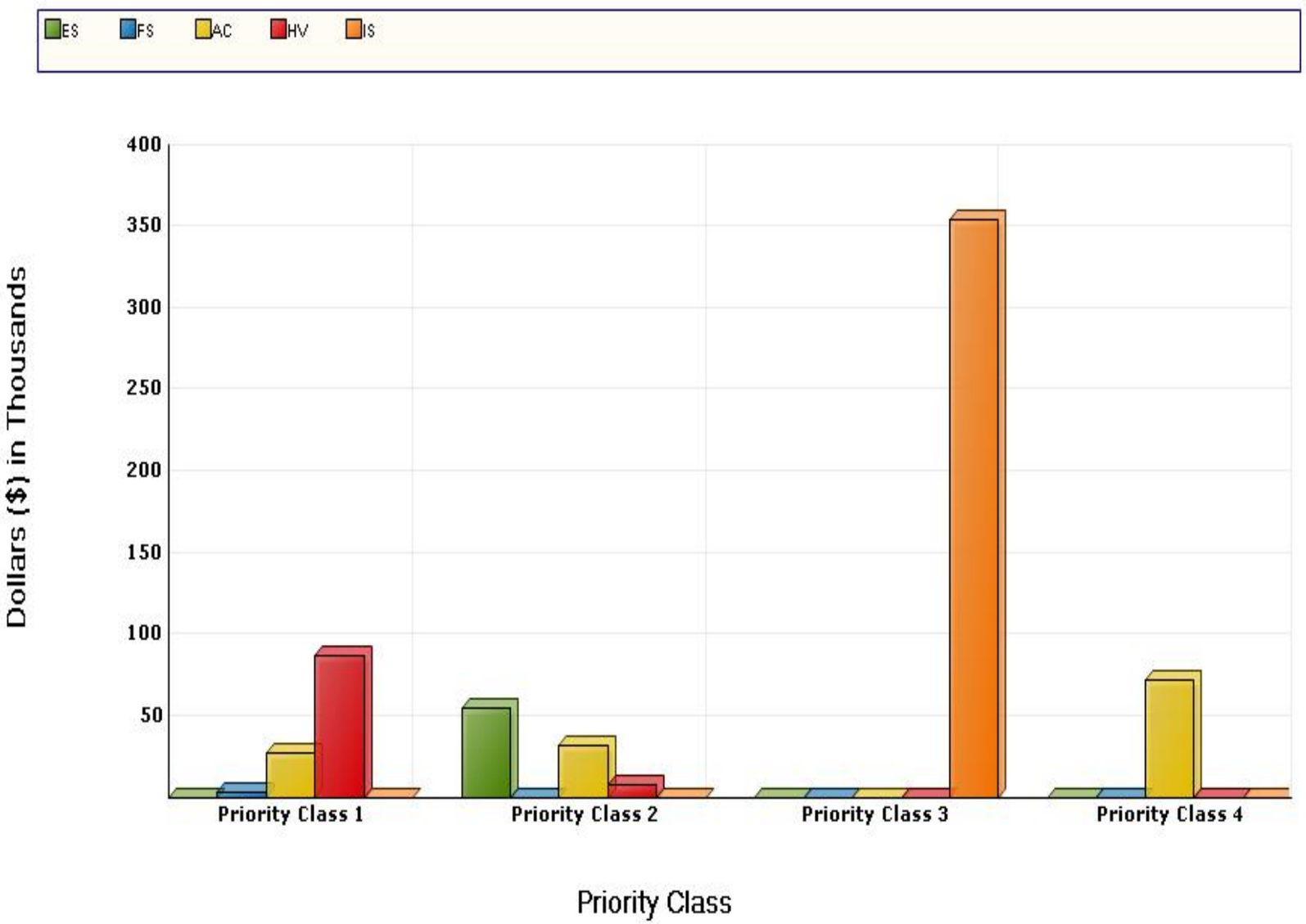
Facility Replacement Cost	$91,427,000
Facility Condition Needs Index	0.01

Gross Square Feet	227,708	**Total Cost Per Square Foot**	$2.82

FACILITY CONDITION ANALYSIS

System Code by Priority Class

6862 : PRICE CENTER-EAST



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
6862 : PRICE CENTER-EAST

System Code	System Description	Project Classes: Captial Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	132,604	132,604
ES	EXTERIOR	0	55,912	0	55,912
FS	FIRE/LIFE SAFETY	3,598	0	0	3,598
HV	HVAC	0	0	95,533	95,533
IS	INTERIOR/FINISH SYS.	354,352	0	0	354,352
	TOTALS	357,950	55,912	228,137	641,999

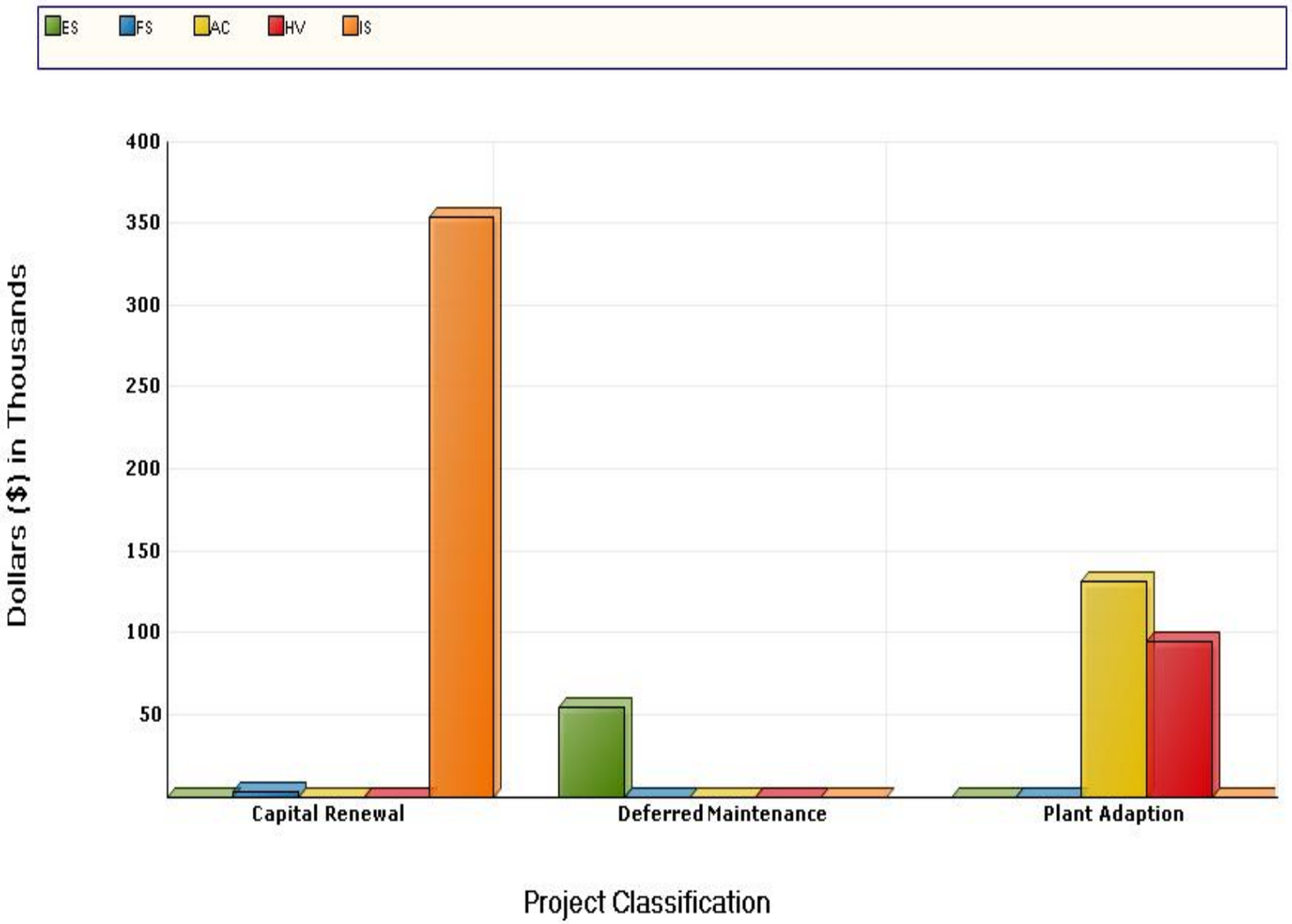
Facility Replacement Cost	$91,427,000
Facility Condition Needs Index	0.01

Gross Square Feet	227,708	**Total Cost Per Square Foot**	$2.82

FACILITY CONDITION ANALYSIS

System Code by Project Class

6862 : PRICE CENTER-EAST



Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
6862 : PRICE CENTER-EAST

	Priority Classes				
Project Class	**1**	**2**	**3**	**4**	**Subtotal**
Capital Renewal	3,598	0	354,352	0	357,950
Deferred Maintenance	0	55,912	0	0	55,912
Plant Adaption	115,353	40,682	0	72,102	228,137
TOTALS	118,951	96,594	354,352	72,102	641,999

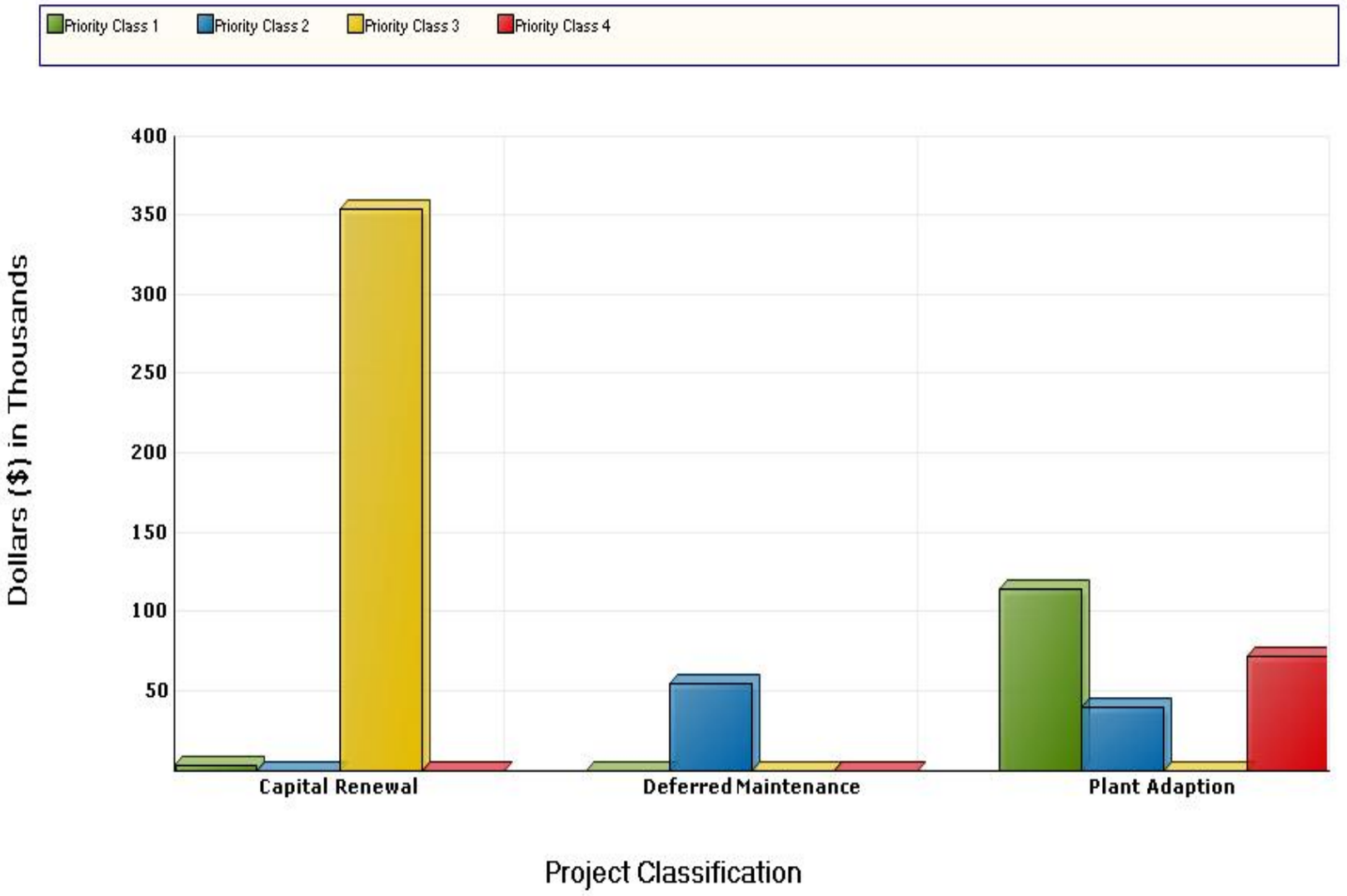
Facility Replacement Cost	$91,427,000
Facility Condition Needs Index	0.01

Gross Square Feet	227,708	**Total Cost Per Square Foot**	$2.82

FACILITY CONDITION ANALYSIS

Project Class by Priority Class

6862 : PRICE CENTER-EAST



Detailed Project Summary

Facility Condition Analysis

Priority Class - Priority Sequence

6862 : PRICE CENTER-EAST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5A	6862FS01	1	1	INSTALL ROOF ACCESS LADDER WITH SAFETY CAGE	3,102	496	3,598
AC2A	6862AC01	1	2	SITE ACCESSIBILITY UPGRADES	24,133	3,861	27,994
HV3A	6862HV05	1	3	INTAKE PLENUM DOOR IMPROVEMENT	3,428	549	3,977
HV3A	6862HV03	1	4	ELEVATOR 4 RELIEF AIR DUCT MODIFICATION	6,802	1,088	7,890
HV3A	6862HV01	1	5	AHU #5 IMPROVEMENTS	29,191	4,671	33,861
HV3A	6862HV02	1	6	BASEMENT RELIEF AIR DUCT MODIFICATION	8,021	1,283	9,304
HV3A	6862HV04	1	7	CENTRAL ROOF ENCLOSURE LOUVER ADDITION	27,867	4,459	32,326
				Totals for Priority Class 1	**102,544**	**16,407**	**118,951**
AC2A	6862AC02	2	8	ATRIUM HANDRAIL INSTALLATION	3,506	561	4,067
AC4B	6862AC03	2	9	ASSISTIVE LISTENING SYSTEM INSTALLATION	3,891	623	4,514
AC4B	6862AC04	2	10	CONSTRUCT STAGE ACCESS RAMP	20,627	3,300	23,927
ES1B	6862ES01	2	11	WATERPROOFING REPAIRS TO EXPANSION JOINTS AND THRESHOLDS	48,200	7,712	55,912
HV6B	6862HV06	2	12	UPGRADE CONTROL AIR SOURCE	7,047	1,127	8,174
				Totals for Priority Class 2	**83,271**	**13,323**	**96,594**
IS1A	6862IS01	3	13	CARPETING UPGRADES	305,476	48,876	354,352
				Totals for Priority Class 3	**305,476**	**48,876**	**354,352**
AC3D	6862AC05	4	14	SIGNAGE PACKAGE INSTALLATION	62,157	9,945	72,102
				Totals for Priority Class 4	**62,157**	**9,945**	**72,102**
				Grand Total:	**553,448**	**88,552**	**641,999**

Detailed Project Summary

Facility Condition Analysis

Project Classification

6862 : PRICE CENTER-EAST

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
FS5A	6862FS01	1	Capital Renewal	1	INSTALL ROOF ACCESS LADDER WITH SAFETY CAGE	3,598
IS1A	6862IS01	13	Capital Renewal	3	CARPETING UPGRADES	354,352
					Totals for Capital Renewal	**357,950**
ES1B	6862ES01	11	Deferred Maintenance	2	WATERPROOFING REPAIRS TO EXPANSION JOINTS AND THRESHOLDS	55,912
					Totals for Deferred Maintenance	**55,912**
AC2A	6862AC01	2	Plant Adaption	1	SITE ACCESSIBILITY UPGRADES	27,994
HV3A	6862HV05	3	Plant Adaption	1	INTAKE PLENUM DOOR IMPROVEMENT	3,977
HV3A	6862HV03	4	Plant Adaption	1	ELEVATOR 4 RELIEF AIR DUCT MODIFICATION	7,890
HV3A	6862HV01	5	Plant Adaption	1	AHU #5 IMPROVEMENTS	33,861
HV3A	6862HV02	6	Plant Adaption	1	BASEMENT RELIEF AIR DUCT MODIFICATION	9,304
HV3A	6862HV04	7	Plant Adaption	1	CENTRAL ROOF ENCLOSURE LOUVER ADDITION	32,326
AC2A	6862AC02	8	Plant Adaption	2	ATRIUM HANDRAIL INSTALLATION	4,067
AC4B	6862AC03	9	Plant Adaption	2	ASSISTIVE LISTENING SYSTEM INSTALLATION	4,514
AC4B	6862AC04	10	Plant Adaption	2	CONSTRUCT STAGE ACCESS RAMP	23,927
HV6B	6862HV06	12	Plant Adaption	2	UPGRADE CONTROL AIR SOURCE	8,174
AC3D	6862AC05	14	Plant Adaption	4	SIGNAGE PACKAGE INSTALLATION	72,102
					Totals for Plant Adaption	**228,137**
					Grand Total:	**641,999**

Detailed Project Summary

Facility Condition Analysis

Energy Conservation

6862 : PRICE CENTER-EAST

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

No Projects Meeting This Criteria Found

Totals for Priority Class

Grand Total:

Detailed Project Summary

Facility Condition Analysis

Category/System Code

6862 : PRICE CENTER-EAST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	6862AC01	1	2	SITE ACCESSIBILITY UPGRADES	24,133	3,861	27,994
AC2A	6862AC02	2	8	ATRIUM HANDRAIL INSTALLATION	3,506	561	4,067
AC4B	6862AC03	2	9	ASSISTIVE LISTENING SYSTEM INSTALLATION	3,891	623	4,514
AC4B	6862AC04	2	10	CONSTRUCT STAGE ACCESS RAMP	20,627	3,300	23,927
AC3D	6862AC05	4	14	SIGNAGE PACKAGE INSTALLATION	62,157	9,945	72,102
				Totals for System Code: ACCESSIBILITY	**114,314**	**18,290**	**132,604**
ES1B	6862ES01	2	11	WATERPROOFING REPAIRS TO EXPANSION JOINTS AND THRESHOLDS	48,200	7,712	55,912
				Totals for System Code: EXTERIOR	**48,200**	**7,712**	**55,912**
FS5A	6862FS01	1	1	INSTALL ROOF ACCESS LADDER WITH SAFETY CAGE	3,102	496	3,598
				Totals for System Code: FIRE/LIFE SAFETY	**3,102**	**496**	**3,598**
HV3A	6862HV05	1	3	INTAKE PLENUM DOOR IMPROVEMENT	3,428	549	3,977
HV3A	6862HV03	1	4	ELEVATOR 4 RELIEF AIR DUCT MODIFICATION	6,802	1,088	7,890
HV3A	6862HV01	1	5	AHU #5 IMPROVEMENTS	29,191	4,671	33,861
HV3A	6862HV02	1	6	BASEMENT RELIEF AIR DUCT MODIFICATION	8,021	1,283	9,304
HV3A	6862HV04	1	7	CENTRAL ROOF ENCLOSURE LOUVER ADDITION	27,867	4,459	32,326
HV6B	6862HV06	2	12	UPGRADE CONTROL AIR SOURCE	7,047	1,127	8,174
				Totals for System Code: HVAC	**82,356**	**13,177**	**95,533**
IS1A	6862IS01	3	13	CARPETING UPGRADES	305,476	48,876	354,352
				Totals for System Code: INTERIOR/FINISH SYS.	**305,476**	**48,876**	**354,352**
				Grand Total:	**553,448**	**88,552**	**641,999**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862FS01	**Title:**	INSTALL ROOF ACCESS LADDER WITH SAFETY CAGE
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5A	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	DESIGNATION
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	OSHA 1910.27		
Project Class:	Capital Renewal		
Project Date:	9/9/2010		
Project Location:	Undefined: Floor(s) R		

Project Description

This building lacks a vertical roof access ladder. The installation of such a ladder, with an OSHA compliant safety cage and platform, is recommended to help limit University liability.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862FS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Vertical safety ladder with cage	LF	25	$65.06	$1,627	$30.36	$759	$2,386
Project Totals:				**$1,627**		**$759**	**$2,386**

Material/Labor Cost		$2,386
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$2,481
General Contractor Mark Up at 25.0%	+	$620
Construction Cost		$3,102
Professional Fees at 16.0%	+	$496
Total Project Cost		**$3,598**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862AC01	**Title:**	SITE ACCESSIBILITY UPGRADES
Priority Sequence:	2		
Priority Class:	1		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 403.6, 405, 505

Project Class: Plant Adaption

Project Date: 9/9/2010

Project Location: Area Wide: Floor(s) 1, 2

Project Description

Accessibility legislation requires that site steps be wheelchair accessible. To comply with the intent of this legislation, it is recommended that handrails be installed at the south facade site step seating area. There is a wheelchair ramp adjacent to a sloping sidewalk at the northeast corner of the northwest wing. The sidewalk starts with a set of steps and the ramp bypasses the sidewalk, connected by another set of steps. Due to all of these steps, the direct route across the north facade of the northwest wing is not wheelchair accessible. It is recommended that the intervening wall between the wheelchair ramp and the sloped sidewalk be breached at a common elevation to permit a wheelchair path between the two routes.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862AC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Ramp, including handrails	VFT	4	$1,843	$7,372	$2,082	$8,328	$15,700
Wall-mounted handrail system, painted	LF	30	$52.59	$1,578	$36.87	$1,106	$2,684
Project Totals:				**$8,950**		**$9,434**	**$18,384**

Material/Labor Cost		$18,384
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$19,306
General Contractor Mark Up at 25.0%	+	$4,827
Construction Cost		$24,133
Professional Fees at 16.0%	+	$3,861
Total Project Cost		**$27,994**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862HV05	**Title:**	INTAKE PLENUM DOOR IMPROVEMENT
Priority Sequence:	3		
Priority Class:	1		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Plant Adaption		
Project Date:	9/7/2010		
Project Location:	Item Only: Floor(s) R		

Project Description

At the time of the building inspection, the fresh air intake plenum located on the roof contained standing water, while the intact air water separating filters and tray were dry. It is believed that the low quality and rusted door providing access to the space from the east side is the source of infiltrating water. Since it is imperative to keep this space dry to avert the potential for unwanted organic growth, it is a high priority to assure the space remains dry. Replacement of the access door with an assembly which includes a double seal and positive locking is recommended.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862HV05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace duct access door with pressure rated dual-seal door and frame assembly, including flashing and opening modifications	SYS	1	$1,744	$1,744	$890	$890	$2,634
Project Totals:				**$1,744**		**$890**	**$2,634**

Material/Labor Cost		$2,634
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$2,743
General Contractor Mark Up at 25.0%	+	$686
Construction Cost		$3,428
Professional Fees at 16.0%	+	$549
Total Project Cost		**$3,977**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862HV03	**Title:**	ELEVATOR 4 RELIEF AIR DUCT MODIFICATION
Priority Sequence:	4		
Priority Class:	1		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Plant Adaption		
Project Date:	9/7/2010		
Project Location:	Item Only: Floor(s) R		

Project Description

The eastern segment of the building is experiencing an issue with odor infiltration stemming from the location of the food service exhaust fans for Tapioca Express, Burger King, and Santorini Restaurant. Although, these tenants are located on the first floor level, food odors permeate all levels above within of this segment of the structure. The upper relief air vent serving elevator 4 is placed adjacent to this cluster of food service exhaust fans on the roof. It is believed that this proximity is the cause of the food odor permeation. Therefore, the addition of a sheet metal duct extending from the current relief air port over the elevator shaft westward, through the wall of the rooftop mechanical enclosure, is recommended to resolve the issue.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862HV03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Duct extension allocation	LF	25	$13.47	$337	$107	$2,675	$3,012
Wall penetration and relief air louver allocation	EA	1	$1,028	$1,028	$1,087	$1,087	$2,115
Project Totals:				**$1,365**		**$3,762**	**$5,127**

Material/Labor Cost		$5,127
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$5,442
General Contractor Mark Up at 25.0%	+	$1,360
Construction Cost		$6,802
Professional Fees at 16.0%	+	$1,088
Total Project Cost		**$7,890**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862HV01	**Title:**	AHU #5 IMPROVEMENTS
Priority Sequence:	5		
Priority Class:	1		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Plant Adaption		
Project Date:	9/7/2010		
Project Location:	Item Only: Floor(s) R		

Project Description

Although a detailed test, balance, and commissioning study has not been performed to verify inadequacies of the AHU #5 HVAC zone, it is anecdotally reported that AHU #5 cannot maintain temperatures within the large spaces of the central and western building zones which it serves. Operators must pre-cool spaces to be used, which becomes problematic if multiple assembly areas are used simultaneously. Short of a detailed test, commissioning, and potential redesign of this segment of the system, there are some initial modifications which may help to boost cooling performance of this segment of the HVAC system. It is recommended that the chilled water control valve and coil in the air handler be reviewed for size / capacity. It is presumed that modifications to the control valve sizing, along with the valve header piping, will positively affect performance. In addition, it is possible that the cooling coil will need to resized (replaced) to provide additional surge cooling capacity in this zone of the building.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862HV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Control valve, header connections, insulation, and related modifications allocation	EA	1	$2,070	$2,070	$2,560	$2,560	$4,630
Coil replacement with larger capacity, including air balance adjustment allocation	SYS	1	$6,500	$6,500	$11,000	$11,000	$17,500
Project Totals:				**$8,570**		**$13,560**	**$22,130**

Material/Labor Cost		$22,130
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$23,353
General Contractor Mark Up at 25.0%	+	$5,838
Construction Cost		$29,191
Professional Fees at 16.0%	+	$4,671
Total Project Cost		**$33,861**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862HV02	**Title:**	BASEMENT RELIEF AIR DUCT MODIFICATION
Priority Sequence:	6		
Priority Class:	1		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Plant Adaption		
Project Date:	9/7/2010		
Project Location:	Item Only: Floor(s) B		

Project Description

The basement truck dock area is subject to a build-up of diesel fumes. The building relief air is discharged along the northern segment of maintenance truck parking fairly near the basement vehicular entrance doors. To encourage better ventilation of the truck dock area, extension of the metal relief air duct from the current discharge location to a more advantageous location nearer the truck dock is recommended. This will encourage better extraction of truck exhaust fumes with no change to the building air balance. The installation of metal duct suspended in visible fashion along the northern edge of the basement vehicular parking area is recommended.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862HV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Duct extension allocation	LF	50	$13.00	$650	$107	$5,350	$6,000
Project Totals:				**$650**		**$5,350**	**$6,000**

Material/Labor Cost		$6,000
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$6,417
General Contractor Mark Up at 25.0%	+	$1,604
Construction Cost		$8,021
Professional Fees at 16.0%	+	$1,283
Total Project Cost		**$9,304**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862HV04	**Title:**	CENTRAL ROOF ENCLOSURE LOUVER ADDITION
Priority Sequence:	7		
Priority Class:	1		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
Project Class:	Plant Adaption		
Project Date:	9/7/2010		
Project Location:	Area Wide: Floor(s) R		

Project Description

Operating agents have indicated that the local weather conditions tend to encourage accumulations of very wet air within the open-topped rooftop mechanical enclosure over the eastern wing of the building. This complicates humidity control and air quality within the structure. To encourage better flow of fresh, wind-driven air within the enclosure, the addition of fresh air louvers is recommended in the enclosure wall. The location and size of louver should be determined by a designer who has considered the predominant wind direction and best potential for air quality improvement in the enclosure.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862HV04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Louver allocation	SF	192	$47.60	$9,139	$14.05	$2,698	$11,837
Enclosure wall framing, flashing, and structural modification allocation	EA	1	$3,220	$3,220	$6,268	$6,268	$9,488
Project Totals:				**$12,359**		**$8,966**	**$21,325**

Material/Labor Cost		$21,325
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$22,294
General Contractor Mark Up at 25.0%	+	$5,573
Construction Cost		$27,867
Professional Fees at 16.0%	+	$4,459
Total Project Cost		**$32,326**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862AC02	**Title:**	ATRIUM HANDRAIL INSTALLATION
Priority Sequence:	8		
Priority Class:	2		
Category Code:	AC2A	**System:**	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL

Building Code:	6862
Building Name:	PRICE CENTER-EAST
Subclass/Savings:	Not Applicable

Code Application: ADAAG 505

Project Class:	Plant Adaption
Project Date:	9/9/2010
Project Location:	Item Only: Floor(s) 1, 2

Project Description

Building stairs are required to have handrails on both sides and to have intermediate handrails where the stair is wider than 88 inches. The drawings for the atrium stair show an intermediate handrail, but one is not currently there. The installation of a painted metal intermediate handrail is recommended at this stair.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862AC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handrail system, painted	LF	30	$52.59	$1,578	$36.87	$1,106	$2,684
Project Totals:				**$1,578**		**$1,106**	**$2,684**

Material/Labor Cost		$2,684
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$2,805
General Contractor Mark Up at 25.0%	+	$701
Construction Cost		$3,506
Professional Fees at 16.0%	+	$561
Total Project Cost		**$4,067**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862AC03	**Title:**	ASSISTIVE LISTENING SYSTEM INSTALLATION
Priority Sequence:	9		
Priority Class:	2		
Category Code:	AC4B	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		

Code Application:	ADAAG	219.3, 706.1

Project Class:	Plant Adaption
Project Date:	9/9/2010
Project Location:	Room Only: Floor(s) 2

Project Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. To enhance accessibility in the main multi-purpose room, install transmitter and headphone receiver sets to accommodate those individuals who require audible assistance.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862AC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	1	$1,583	$1,583	$1,388	$1,388	$2,971
Project Totals:				**$1,583**		**$1,388**	**$2,971**

Material/Labor Cost		$2,971
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$3,113
General Contractor Mark Up at 25.0%	+	$778
Construction Cost		$3,891
Professional Fees at 16.0%	+	$623
Total Project Cost		**$4,514**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862AC04	**Title:**	CONSTRUCT STAGE ACCESS RAMP
Priority Sequence:	10		
Priority Class:	2		
Category Code:	AC4B	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 405, 505		
Project Class:	Plant Adaption		
Project Date:	9/9/2010		
Project Location:	Item Only: Floor(s) 2		

Project Description

Accessibility legislation requires that goods, services, and amenities offered in buildings be generally accessible to all persons. Elevation changes in the main multi-purpose room prevent wheelchair access from the house seating directly onto the stage. It is recommended that a ramp with associated ADA compliant painted metal handrails be installed at this location.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862AC04

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	4	$1,843	$7,372	$2,082	$8,328	$15,700
Project Totals:				**$7,372**		**$8,328**	**$15,700**

Material/Labor Cost		$15,700
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$16,502
General Contractor Mark Up at 25.0%	+	$4,125
Construction Cost		$20,627
Professional Fees at 16.0%	+	$3,300
Total Project Cost		**$23,927**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862ES01	**Title:**	WATERPROOFING REPAIRS TO EXPANSION JOINTS AND THRESHOLDS
Priority Sequence:	11		
Priority Class:	2		
Category Code:	ES1B	**System:**	EXTERIOR
		Component:	FOUNDATION/FOOTING
		Element:	DAMPPROOFING/DEWATERING
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	9/9/2010		
Project Location:	Building-wide: Floor(s) 1		

Project Description

There is evidence of water infiltration through many expansion joints and beneath balcony door thresholds. Some of these doors lack a threshold, and some balconies may not slope away from the adjacent exterior doors. It is proposed that all expansion joints be inspected for leaks and be repaired as necessary. Missing door thresholds should be installed, and balcony slopes should be made positive away from entrances.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862ES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Expansion joint repair allowance	LOT	1	$2,500	$2,500	$6,400	$6,400	$8,900
Balcony remediation and threshold allowance	LOT	1	$15,000	$15,000	$12,800	$12,800	$27,800
Project Totals:				**$17,500**		**$19,200**	**$36,700**

Material/Labor Cost		$36,700
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$38,560
General Contractor Mark Up at 25.0%	+	$9,640
Construction Cost		$48,200
Professional Fees at 16.0%	+	$7,712
Total Project Cost		**$55,912**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862HV06	**Title:**	UPGRADE CONTROL AIR SOURCE
Priority Sequence:	12		
Priority Class:	2		
Category Code:	HV6B	**System:**	HVAC
		Component:	CONTROLS
		Element:	MODIFICATIONS/REPAIRS
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Plant Adaption		
Project Date:	9/7/2010		
Project Location:	Item Only: Floor(s) B		

Project Description

The pneumatic HVAC control system for this facility relies on a relatively low quality, single compressor design air source. Since clean and dry control air is critical to building operation, replacement of the control compressor system with a tandem design system is recommended. This will provide a margin of operating safety and will also allow single compressors to be isolated for repair without affecting building operation.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862HV06

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Air compressor package, including tank, compressor, air dryer, all connections, demolition, and disposal fees	SYS	1	$4,340	$4,340	$1,110	$1,110	$5,450
Project Totals:				**$4,340**		**$1,110**	**$5,450**

Material/Labor Cost		$5,450
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$5,637
General Contractor Mark Up at 25.0%	+	$1,409
Construction Cost		$7,047
Professional Fees at 16.0%	+	$1,127
Total Project Cost		**$8,174**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862IS01	**Title:**	CARPETING UPGRADES
Priority Sequence:	13		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	9/9/2010		
Project Location:	Floor-wide: Floor(s) 1, 2, 3, 4		

Project Description

Most of the installed flooring is carpet, which is in overall good condition. However, over the next five years, carpeting upgrades will likely become necessary due to typical life cycle depletion. Replacement should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862IS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	30,740	$5.58	$171,529	$2.08	$63,939	$235,468
Project Totals:				**$171,529**		**$63,939**	**$235,468**

Material/Labor Cost		$235,468
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$244,381
General Contractor Mark Up at 25.0%	+	$61,095
Construction Cost		$305,476
Professional Fees at 16.0%	+	$48,876
Total Project Cost		**$354,352**

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Description

Project Number:	6862AC05	**Title:**	SIGNAGE PACKAGE INSTALLATION
Priority Sequence:	14		
Priority Class:	4		
Category Code:	AC3D	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	6862		
Building Name:	PRICE CENTER-EAST		
Subclass/Savings:	Not Applicable		

Code Application: ADAAG 703.1

Project Class: Plant Adaption

Project Date: 9/9/2010

Project Location: Floor-wide: Floor(s) 1, 2, 3, 4, B

Project Description

Current ADA 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 the appropriate accessibility standards. This scope includes directional signage.

Specific Project Details

Facility Condition Analysis
Section Three
6862 : PRICE CENTER-EAST

Project Cost

Project Number: 6862AC05

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	671	$55.30	$37,106	$16.26	$10,910	$48,017
Project Totals:				**$37,106**		**$10,910**	**$48,017**

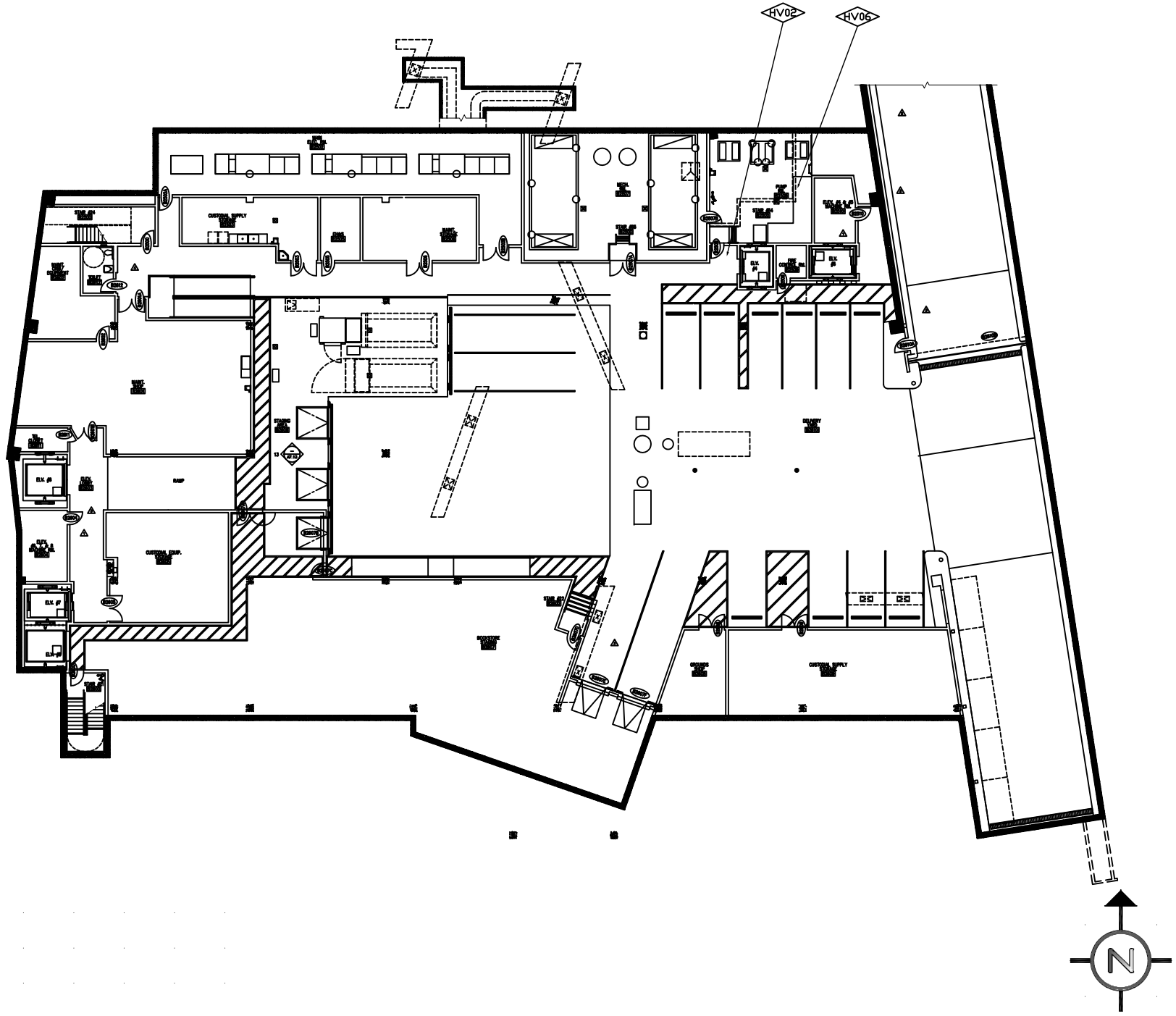
Material/Labor Cost		$48,017
Material Index		102.4%
Labor Index		107.5%
Material/Labor Indexed Cost		$49,726
General Contractor Mark Up at 25.0%	+	$12,431
Construction Cost		$62,157
Professional Fees at 16.0%	+	$9,945
Total Project Cost		**$72,102**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

UNIVERSITY OF CALIFORNIA, SAN DIEGO



PRICE CENTER - EAST

BLDG NO. 6862

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

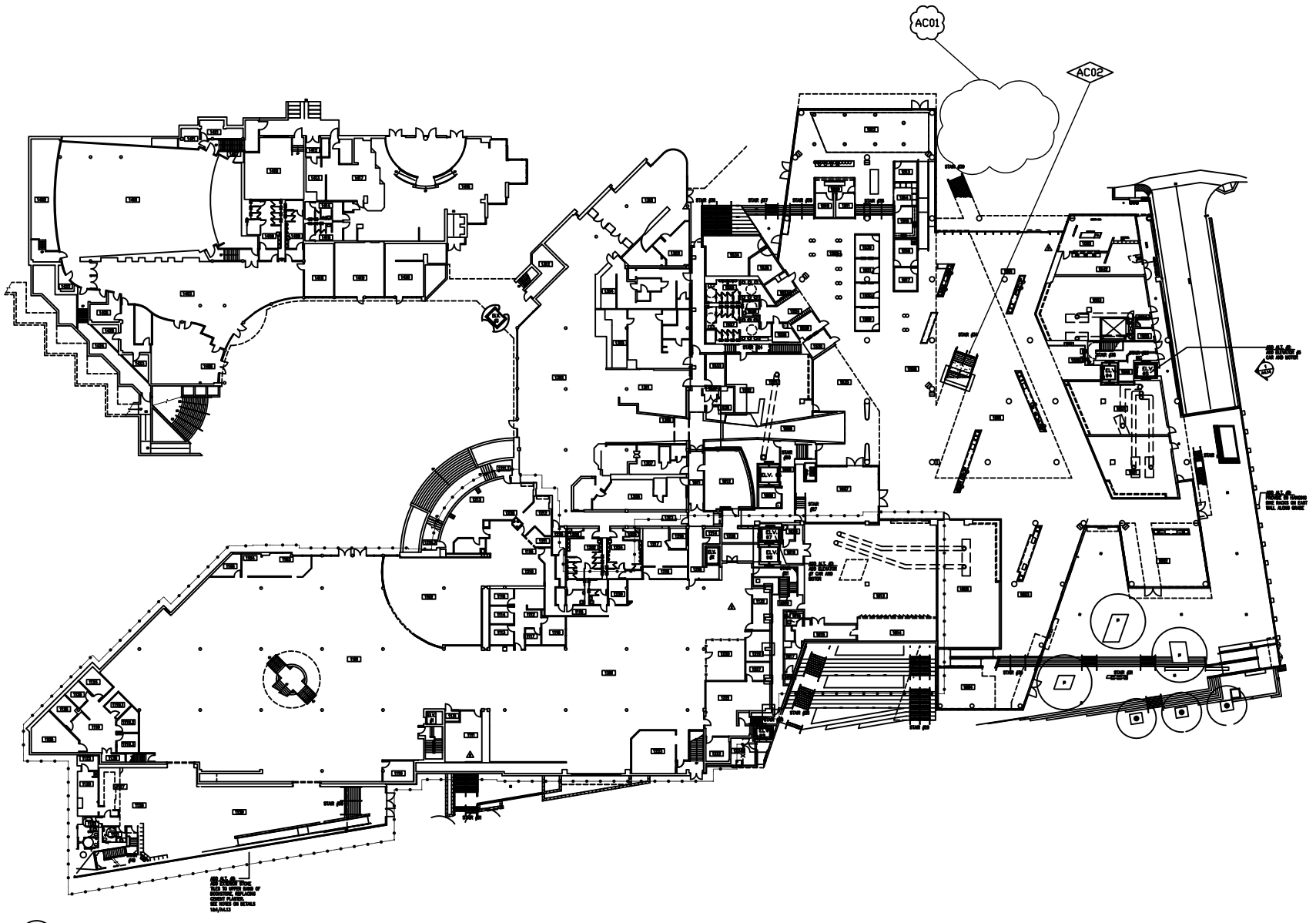
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 09/15/10
Drawn by: J.T.V.
Project No. 10-059

BASEMENT FLOOR PLAN

Sheet No.
1 of 6

UNIVERSITY OF CALIFORNIA, SAN DIEGO



PRICE CENTER - EAST

BLDG NO. 6862

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

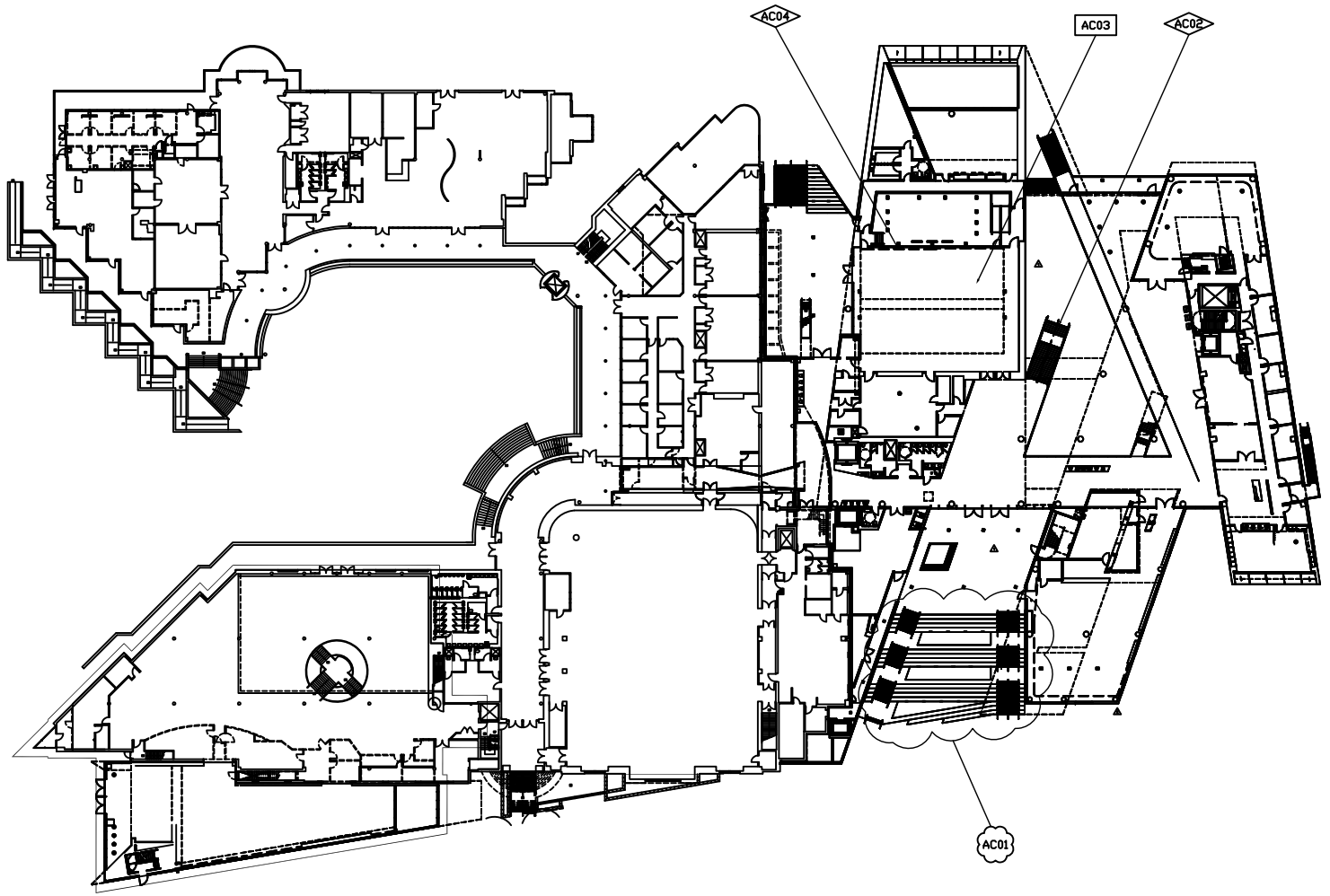
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 09/15/10
Drawn by: J.T.V.
Project No. 10-059

FIRST FLOOR PLAN

Sheet No.
2 of 6

UNIVERSITY OF CALIFORNIA, SAN DIEGO



AC05 IS01

PRICE CENTER - EAST

BLDG NO. 6862

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: 09/15/10
Drawn by: J.T.V.
Project No. 10-059

SECOND FLOOR PLAN

Sheet No.
3 of 6

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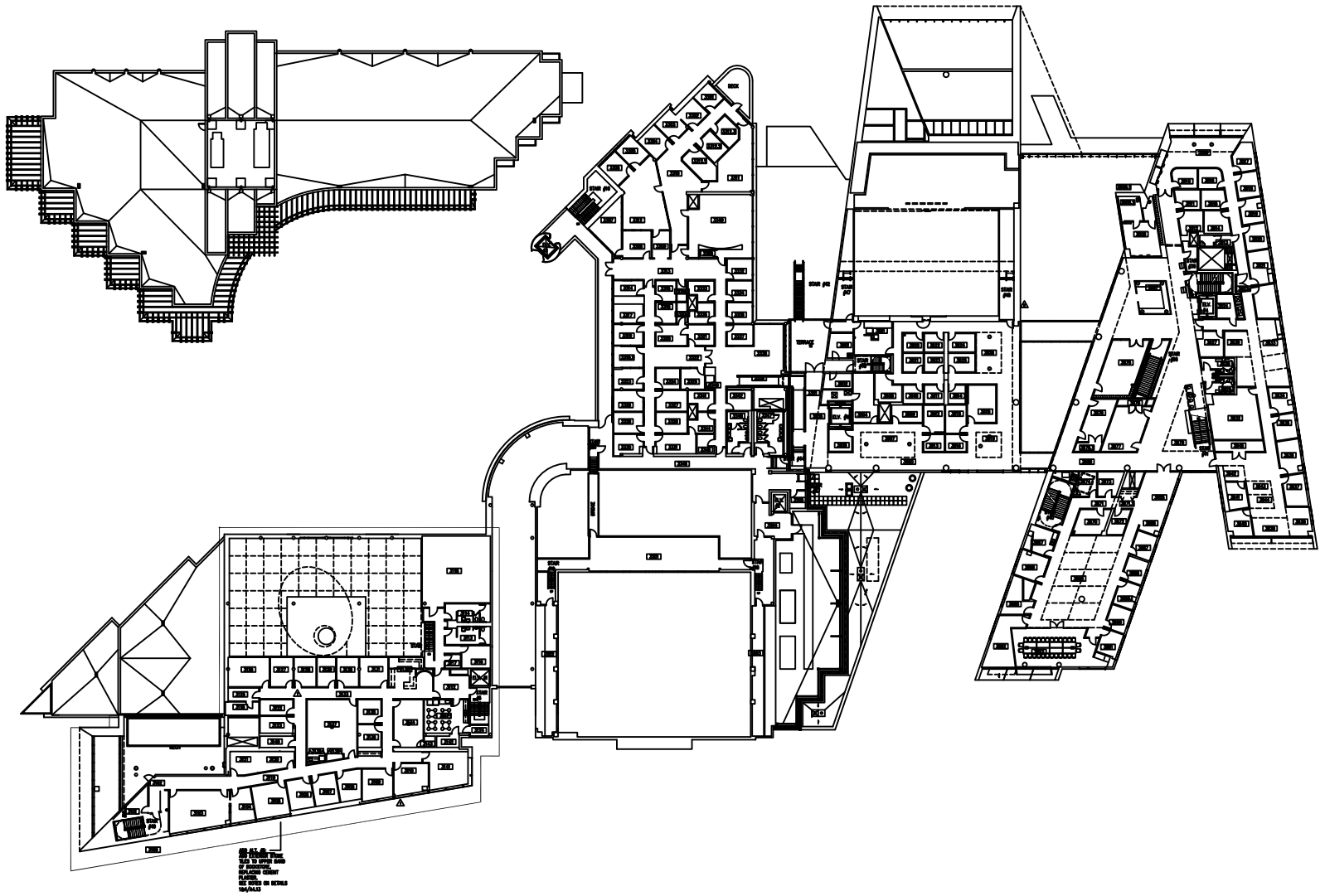


AC05 IS01

PRICE CENTER - EAST

BLDG NO. 6862

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

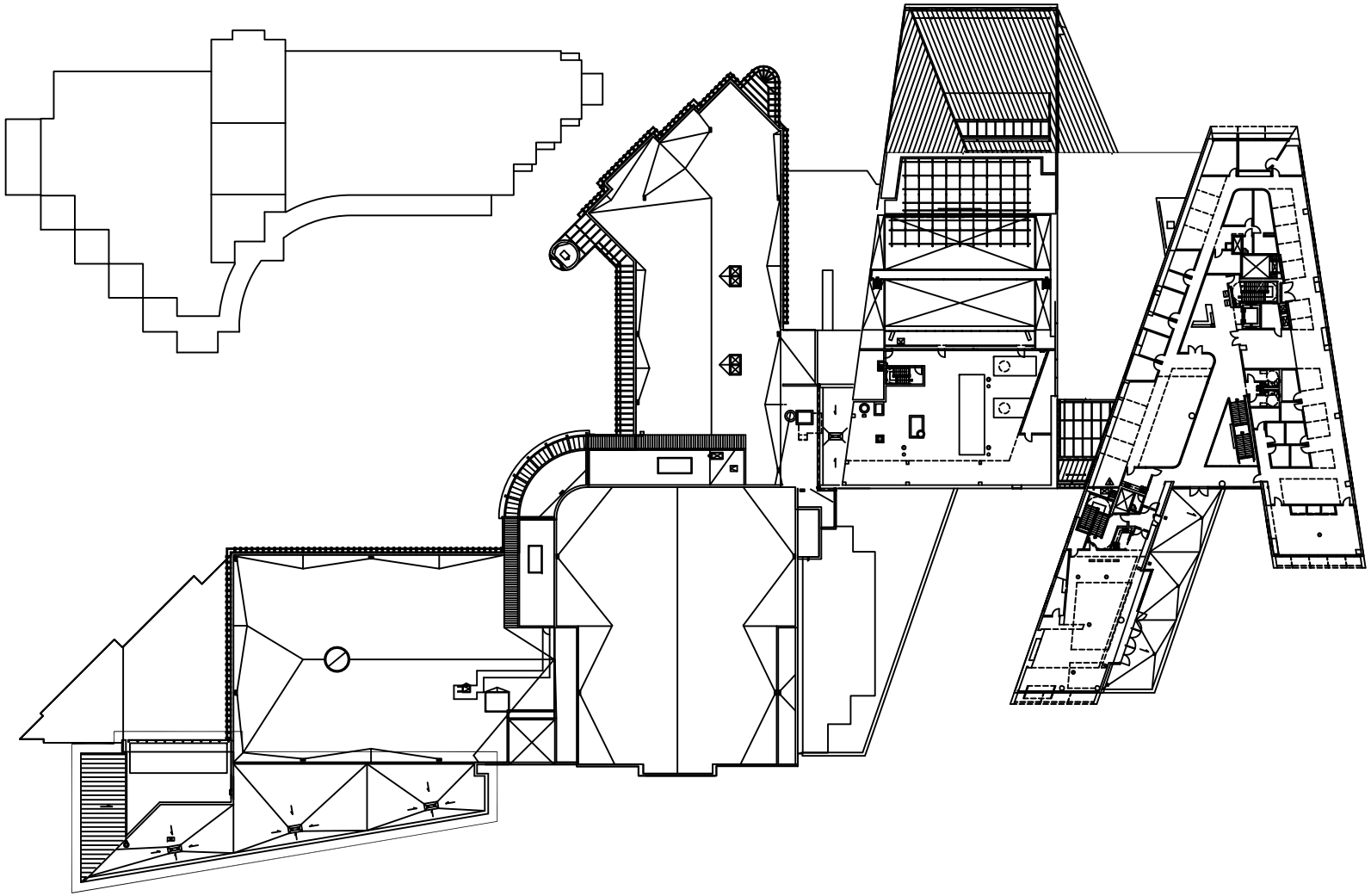
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 09/15/10
Drawn by: J.T.V.
Project No. 10-059

THIRD FLOOR PLAN

Sheet No.
4 of 6

UNIVERSITY OF CALIFORNIA, SAN DIEGO



AC05 IS01

PRICE CENTER - EAST

BLDG NO. 6862

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

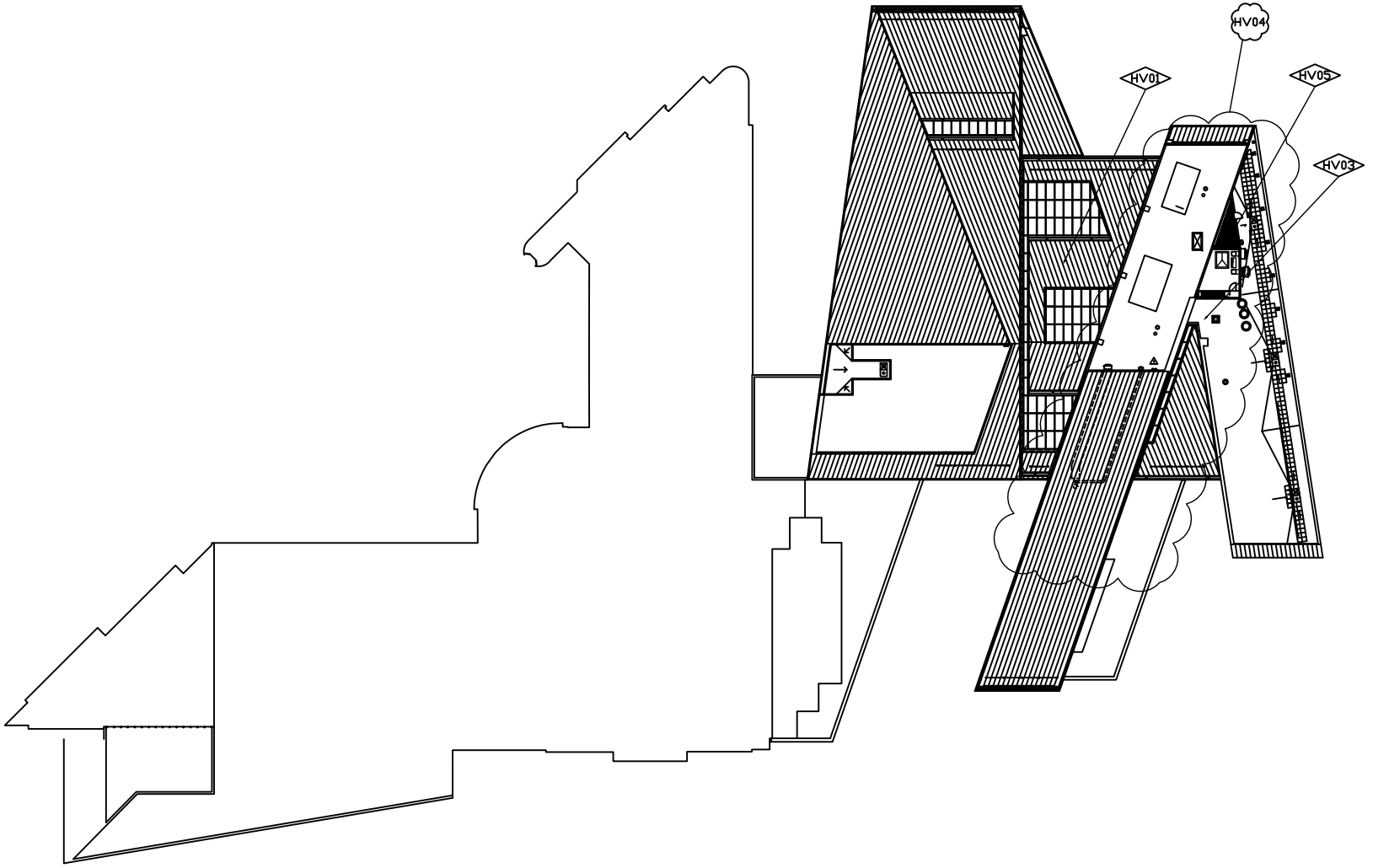
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 09/15/10
Drawn by: J.T.V.
Project No. 10-059

FOURTH FLOOR PLAN

Sheet No.
5 of 6

UNIVERSITY OF CALIFORNIA, SAN DIEGO



FS01

N

PRICE CENTER - EAST

BLDG NO. 6862

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: 09/15/10
Drawn by: J.T.V.
Project No. 10-059

ROOF FLOOR PLAN

Sheet No.
6 of 6

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model
Building Component Summary
6862 : PRICE CENTER-EAST

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	910	SF	$2.18		$1,982	2008	10
B2010	STUCCO FINISH RENEWAL	29,330	SF	$5.26		$154,339	2008	30
B2020	STANDARD GLAZING AND CURTAIN WALL	68,430	SF	$133.27		$9,119,408	2008	55
B2020	STANDARD GLAZING AND CURTAIN WALL	9,330	SF	$133.27		$1,243,374	2008	55
B2030	OVERHEAD GARAGE DOOR	1	EA	$9,474.30		$9,474	2008	30
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	$5,875.48		$11,751	2008	20
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	12	LEAF	$5,875.48		$70,506	2008	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	5	LEAF	$3,688.75		$18,444	2008	40
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	29	LEAF	$3,688.75		$106,974	2008	40
B3010	BUILT-UP ROOF	39,970	SF	$9.52		$380,358	2008	20
B3010	MEMBRANE ROOF	32,700	SF	$7.82		$255,741	2008	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	512	LEAF	$1,095.20		$560,741	2008	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	159	LEAF	$2,126.48		$338,110	2008	35
C1020	INTERIOR DOOR HARDWARE	159	EA	$482.78		$76,762	2008	15
C1020	INTERIOR DOOR HARDWARE	512	EA	$482.78		$247,183	2008	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	434,470	SF	$1.43		$620,758	2008	10
C3010	PREMIUM WALL FINISH (EPOXY, TILE, WOOD PANEL, ETC.)	48,270	SF	$8.91		$430,298	2008	20
C3020	CARPET	30,740	SF	$10.40		$319,671	2008	10
C3020	VINYL FLOOR TILE	10,250	SF	$8.58		$87,950	2008	15
C3020	CERAMIC FLOOR TILE	14,350	SF	$25.67		$368,413	2008	20
C3020	RESURFACE AND SEAL CONCRETE OR TERRAZZO	139,360	SF	$11.87		$1,654,433	2008	50
C3020	HARDWOOD REPLACEMENT	10,250	SF	$36.68		$375,973	2008	50
C3020	SAND AND FINISH HARDWOOD FLOORING	10,250	SF	$6.24		$63,978	2008	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	24,590	SF	$7.32		$180,094	2008	15
C3030	PAINTED CEILING FINISH APPLICATION	18,440	SF	$1.43		$26,347	2008	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$224,835.51		$224,836	2008	25
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	2	EA	$224,835.51		$449,671	2008	25
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$224,835.51		$224,836	2008	25
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	1	EA	$184,323.61		$184,324	2008	25

Life Cycle Model
Building Component Summary
6862 : PRICE CENTER-EAST

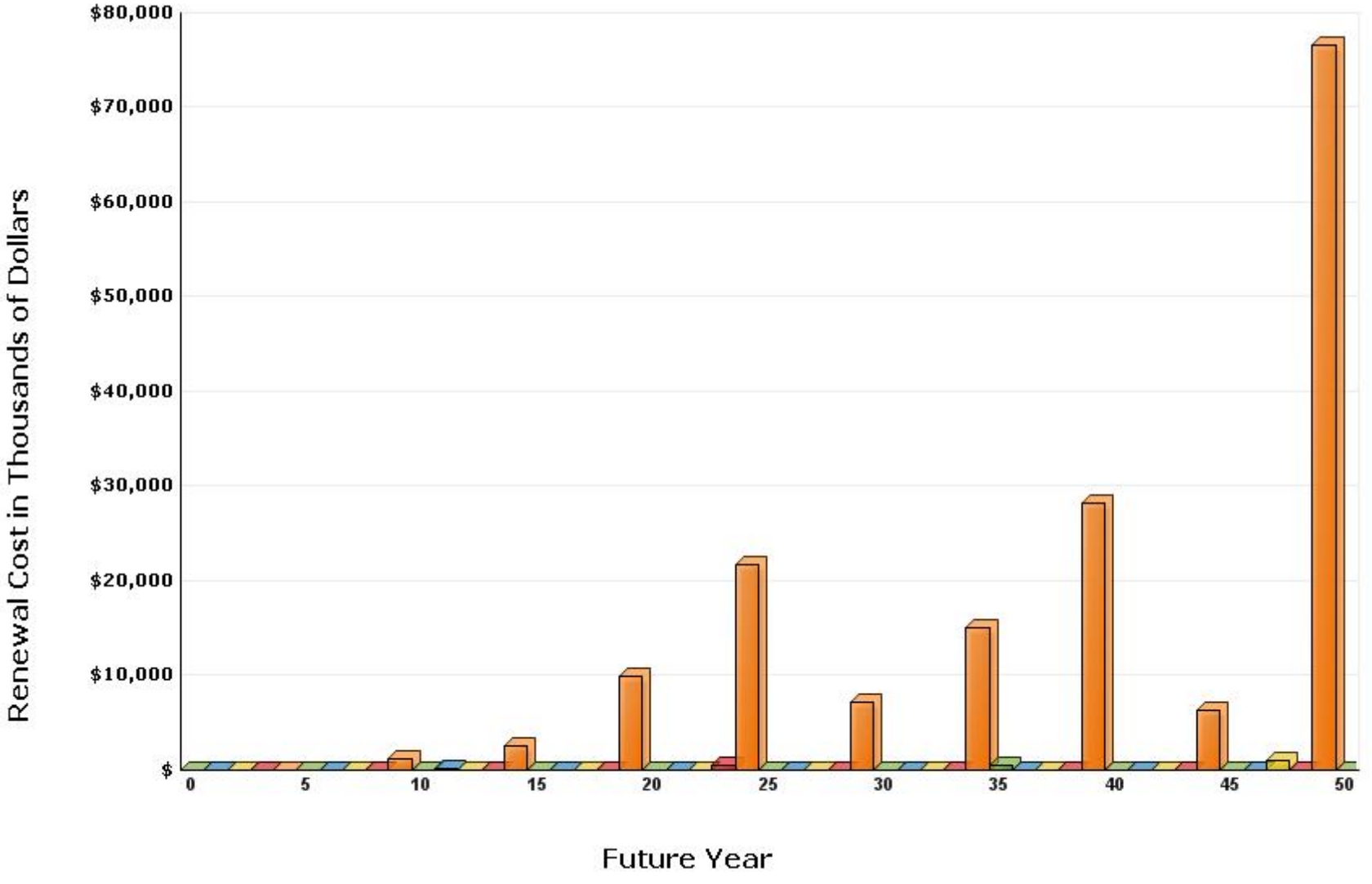
Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	1	EA	$184,323.61		$184,324	2008	25
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$42,018.07		$42,018	2008	12
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$42,018.07		$42,018	2008	12
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$42,018.07		$42,018	2008	12
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	$42,018.07		$42,018	2008	12
D2010	PLUMBING FIXTURES - STUDENT UNION	227,708	SF	$11.15		$2,538,070	2008	35
D2020	WATER PIPING - STUDENT UNION	227,708	SF	$9.18		$2,091,163	2008	35
D2020	WATER HEATER, SHELL AND TUBE HEAT EXCHANGER	154	GPM	$474.41		$73,060	2008	24
D2020	WATER SOFTENER	180	GPM	$166.50		$29,970	2008	15
D2030	DRAIN PIPING - STUDENT UNION	227,708	SF	$13.74		$3,129,236	2008	40
D2030	SUMP PUMP SYS (2 PUMPS, CONTROLS)	1	SYS	$10,770.71	.4	$4,308	2008	20
D2030	SUMP PUMP SYS (2 PUMPS, CONTROLS)	1	SYS	$10,770.71	.4	$4,308	2008	20
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	$7,366.16	.7	$5,156	2008	25
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	9	EA	$3,798.54		$34,187	2008	20
D3040	EXHAUST FAN - UTILITY SET OR SIMILAR	2	EA	$4,705.09	1.2	$11,292	2008	20
D3040	EXHAUST FAN - PROPELLER TYPE OR SIMILAR	4	EA	$1,642.43	1.25	$8,212	2008	20
D3040	KITCHEN EXHAUST SYSTEM WITH MAKE-UP UNIT	8	SYS	$72,100.38		$576,803	2008	20
D3040	HVAC SYSTEM - STUDENT UNION	227,708	SF	$41.19		$9,378,753	2008	25
D4010	FIRE SPRINKLER SYSTEM	227,708	SF	$9.82		$2,235,079	2008	80
D4010	FIRE SPRINKLER HEADS	227,708	SF	$0.65		$147,810	2008	20
D4020	FIRE PUMP - ELECTRIC (UP TO 750 GPM)	350	GPM	$95.58		$33,454	2008	25
D5010	ELECTRICAL SYSTEM - STUDENT UNION	227,708	SF	$18.96		$4,317,756	2008	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	2,500	AMP	$43.46		$108,659	2008	20
D5010	ELECTRICAL SWITCHGEAR 277/480V	2,500	AMP	$52.17		$130,417	2008	20
D5010	ELECTRICAL SWITCHGEAR 277/480V	4,000	AMP	$52.17		$208,668	2008	20
D5010	TRANSFORMER, DRY, 15KV (500 TO 1500 KVA)	750	KVA	$116.49		$87,366	2008	30
D5010	TRANSFORMER, OIL, 5-15KV (500-1500 KVA)	1,500	KVA	$54.45		$81,681	2008	30
D5010	TRANSFORMER, OIL, 5-15KV (OVER 1500 KVA)	2,000	KVA	$33.75		$67,508	2008	30
D5020	EXIT SIGNS (CENTRAL POWER)	226	EA	$230.71		$52,141	2008	20

Life Cycle Model
Building Component Summary
6862 : PRICE CENTER-EAST

Uniformat Code	Component Description	Qty	Units	Unit Cost	Complx Adj	Total Cost	Install Date	Life Exp
D5020	EXTERIOR LIGHT (HID)	5	EA	$844.09		$4,220	2008	20
D5020	LIGHTING - STUDENT UNION	227,708	SF	$9.56		$2,177,608	2008	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	227,708	SF	$3.33		$757,874	2008	15
						$46,453,883		

Life Cycle Model Expenditure Projections

6862 : PRICE CENTER-EAST



Average Annual Renewal Cost Per SqFt $5.01

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo Log - Facility Condition Analysis

6862 : PRICE CENTER-EAST

Photo ID No	Description	Location	Date
6862001a	View looking north across unballasted single-ply membrane roof between east and west legs of east wing	Roof	7/14/2010
6862001e	Previously seeping but healed joints in the stand pipe	Fourth floor, stair 35 landing	7/14/2010
6862002a	View looking southwest along east facade, west side, east wing	Exterior elevation	7/14/2010
6862002e	VFD for AHU #1	Roof	7/14/2010
6862003a	View looking west across west wing roof	Roof	7/14/2010
6862003e	AHU #1 general appearance	Roof	7/14/2010
6862004a	View looking north across central roof	Roof	7/14/2010
6862004e	Outdoor power distribution center	Roof	7/14/2010
6862005a	View looking north into north portion of atrium	Third floor, atrium	7/14/2010
6862005e	Switches inside power distribution center	Roof	7/14/2010
6862006a	South facade site step seating area lacking handrails	Site detail	7/14/2010
6862006e	Exhaust fan serving Burger King	Roof	7/14/2010
6862007a	Evidence of water infiltration through overhead expansion joint down to second floor	Second floor, west entry	7/14/2010
6862007e	Standing water in fresh air plenum	Roof, mixing plenum	7/14/2010
6862008a	Lack of wheelchair access to stage	Second floor, multi-purpose room 2509	7/14/2010
6862008e	Typical terminal unit	Fourth floor, corridor	7/14/2010
6862009a	Monumental stair lacking central handrail	First floor, atrium	7/14/2010
6862009e	Typical horn strobe	Fourth floor, restroom	7/14/2010
6862010a	South facade, south entry steps	Exterior elevation	7/14/2010
6862010e	Overhead piping for roof drains	Fourth floor, corridor	7/14/2010
6862011a	View of southwest corner, west wing	Exterior elevation	7/14/2010
6862011e	Typical exit signage	Fourth floor, corridor	7/14/2010
6862012a	View of southwest corner, east wing	Exterior elevation	7/14/2010
6862012e	Three Square D power panels	Fourth floor, machine well	7/14/2010
6862013a	View of southeast corner, east wing	Exterior elevation	7/14/2010
6862013e	Make-up air vent / smoke evacuation port	Fourth floor, machine well	7/14/2010
6862014a	View of northeast corner, east wing	Exterior elevation	7/14/2010
6862014e	Coil and valve piping on AHU #5	Roof	7/14/2010
6862015a	East facade, west wing	Exterior elevation	7/14/2010
6862015e	Return unit	Roof	7/14/2010
6862016a	View of northeast corner, west wing	Exterior elevation	7/14/2010

Photo Log - Facility Condition Analysis

6862 : PRICE CENTER-EAST

Photo ID No	Description	Location	Date
6862016e	7.5 hp axial atrium pressurization fan	Roof	7/14/2010
6862017a	View looking south at north main entry steps	Exterior detail	7/14/2010
6862017e	Axial atrium pressurization fan without VFD	Roof	7/14/2010
6862018a	Lack of wheelchair interconnection between main sidewalk and wheelchair ramp at northeast corner, west wing	Site detail	7/14/2010
6862018e	Radiant panel overhead hot water panels	Third floor, east end, office	7/14/2010
6862019e	Typical bottom mounted lavatory and GFCI	Third floor, restroom	7/14/2010
6862020e	Automatic flush water closet	Third floor, restroom	7/14/2010
6862021e	Fire alarm terminal cabinet	Second floor, electrical room	7/14/2010
6862022e	Small fire booster pump	First floor, gas and water meter room	7/14/2010
6862023e	Gas manifold	First floor, gas and water meter room	7/14/2010
6862024e	Domestic water and tenant meter manifold	First floor, gas and water meter room	7/14/2010
6862025e	PRV for main incoming water	First floor, gas and water meter room	7/14/2010
6862026e	Tenant electrical panels	First floor, outside access electrical room	7/14/2010
6862027e	Main inverters for solar panels	First floor, outside access electrical room	7/14/2010
6862028e	HVAC control and fire alarm interface panel	First floor, outside access electrical room	7/14/2010
6862029e	Fire alarm control panel	First floor, outside access electrical room	7/14/2010
6862030e	Typical domestic water heat exchangers	Garage level, loading dock area	7/14/2010
6862031e	Water softener and cartridge filtration system for domestic hot water	Garage level, loading dock area	7/14/2010
6862032e	Danfoss VFDs serving the heating hot water systems	Basement, pump room	7/14/2010
6862033e	10 hp heating hot water pumps	Basement, pump room	7/14/2010
6862034e	HX1 and HX2 for heating media generation	Basement, pump room	7/14/2010
6862035e	Chilled water pumps for cooling media circulation	Basement, pump room	7/14/2010
6862036e	Primary control air compressor and dryer	Basement, pump room	7/14/2010
6862037e	Makeshift backup control air compressor	Basement, pump room	7/14/2010
6862038e	Sanitary sewer lift station	Basement, pump room	7/14/2010
6862039e	Storm sewer lift station	Basement, pump room	7/14/2010
6862040e	Motor control distribution panel	Basement, electrical vault	7/14/2010

Photo Log - Facility Condition Analysis

6862 : PRICE CENTER-EAST

Photo ID No	Description	Location	Date
6862041e	Emergency power distribution center	Basement, electrical vault	7/14/2010
6862042e	208Y120 volt substation	Basement, electrical vault	7/14/2010
6862043e	480/277 volt substation	Basement, electrical vault	7/14/2010
6862044e	2,000 kVA, 480/277 volt substation feeding Price-West	Basement, electrical vault	7/14/2010
6862045e	Control diagrams	Garage level, maintenance shop	7/14/2010
6862046e	Control diagrams	Garage level, maintenance shop	7/14/2010
6862047e	Generator status panel	Garage level, maintenance shop	7/14/2010
6862048e	District diesel emergency generator	Site, east of structure near Lisa Lab	7/14/2010

6862001A.jpg

6862001E.jpg

6862002A.jpg

6862002E.jpg

6862003A.jpg

6862003E.jpg

6862004A.jpg

6862004E.jpg

6862005A.jpg

6862005E.jpg

6862006A.jpg

6862006E.jpg

6862007A.jpg

6862007E.jpg

6862008A.jpg

6862008E.jpg

6862009A.jpg

6862009E.jpg

6862010A.jpg

6862010E.jpg

6862011A.jpg

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6862012A.jpg

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6862013A.jpg

6862013E.jpg

6862014A.jpg

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6862016A.jpg

6862016E.jpg

6862017A.jpg

6862017E.jpg

6862018A.jpg

6862018E.jpg

6862019E.jpg

6862020E.jpg

6862021E.jpg

6862022E.jpg

6862023E.jpg

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6862025E.jpg

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6862028E.jpg

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6862030E.jpg

6862031E.jpg

6862032E.jpg

6862033E.jpg

6862034E.jpg

6862035E.jpg

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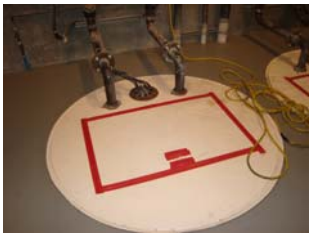
6862037E.jpg



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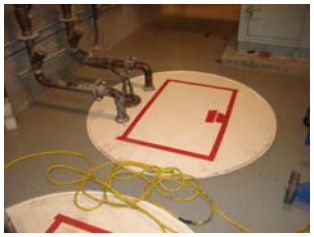

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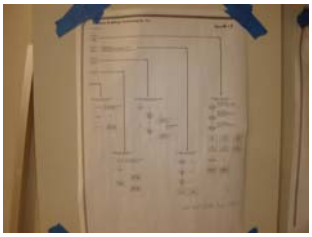

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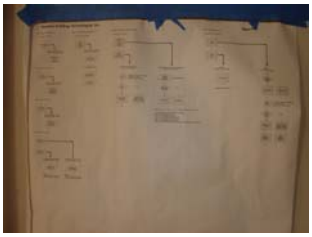

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