

# UNIVERSITY OF CALIFORNIA, SAN DIEGO

## PRICE CENTER-WEST

ASSET NUMBER: 6701

FACILITY CONDITION ANALYSIS

SEPTEMBER 15, 2010





UNIVERSITY OF CALIFORNIA, SAN DIEGO  
Facility Condition Analysis

---

**TABLE OF CONTENTS**

**Section 1: GENERAL ASSET INFORMATION**

A. Asset Executive Summary.....	1.1.1
B. Asset Summary.....	1.2.1
C. Inspection Team Data.....	1.3.1
D. Facility Condition Analysis - Definitions .....	1.4.1
1. Material and Labor Cost Factors and Additional Markups .....	1.4.1
2. Facility Condition Needs Index .....	1.4.1
3. Project Number .....	1.4.1
4. Project Classification.....	1.4.2
5. Priority Class .....	1.4.2
6. Category Code .....	1.4.3
7. Priority Sequence by Priority Class .....	1.4.3
8. Project Subclass Type .....	1.4.3
9. Drawings / Project Locations .....	1.4.4
10. Life Cycle Cost Model Description and Definitions .....	1.4.4
11. Photo Number .....	1.4.4
E. Category Code Report.....	1.5.1

**Section 2: DETAILED PROJECT SUMMARIES AND TOTALS**

A. Detailed Project Totals – Matrix with FCNI Data and Associated Charts .....	2.1.1
B. Detailed Projects by Priority Class / Priority Sequence .....	2.2.1
C. Detailed Projects by Project Classification.....	2.3.1
D. Detailed Projects by Project Subclass - Energy Conservation.....	2.4.1
E. Detailed Projects by Category / System Code.....	2.5.1

**Section 3: SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST .....3.1.1**

**Section 4: DRAWINGS / PROJECT LOCATIONS**

**Section 5: LIFE CYCLE MODEL SUMMARY AND PROJECTIONS**

A. Building Component Summary.....	5.1.1
B. Expenditure Projections.....	5.2.1

**Section 6: PHOTO LOG .....6.1.1**



# FACILITY CONDITION ANALYSIS

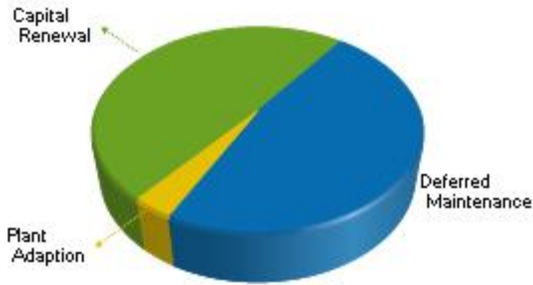
## SECTION 1

### GENERAL ASSET INFORMATION



### EXECUTIVE SUMMARY - PRICE CENTER-WEST

#### PROJECT COSTS BY CLASSIFICATION



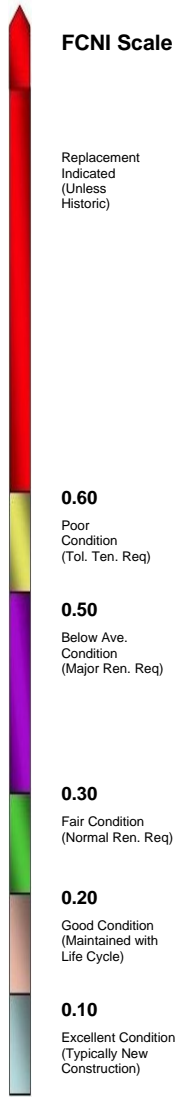
**Building Code:** 6701  
**Building Name:** PRICE CENTER-WEST  
**Year Built:** 1989  
**Building Use:** Student Union  
**Square Feet:** 202,544

#### Project Costs by Priority

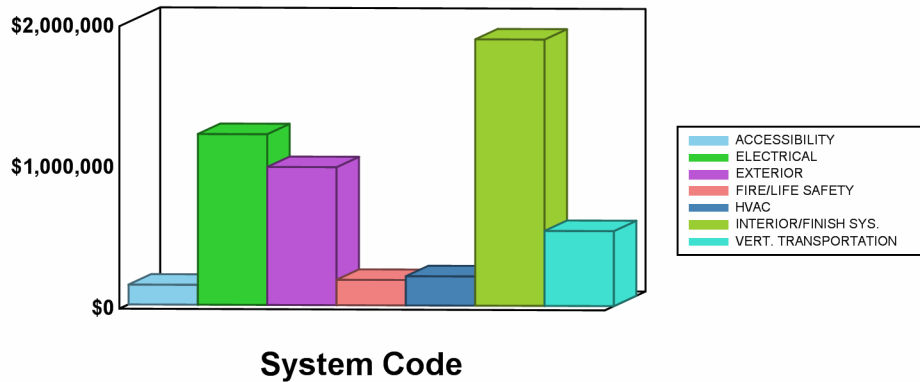
Priority 1:	\$60,859
Priority 2:	\$398,146
Priority 3:	\$4,587,014
Priority 4:	\$85,212
<b>Total Project Costs:</b>	<b>\$5,131,230</b>

**Facility Replacement Cost: \$81,324,000**

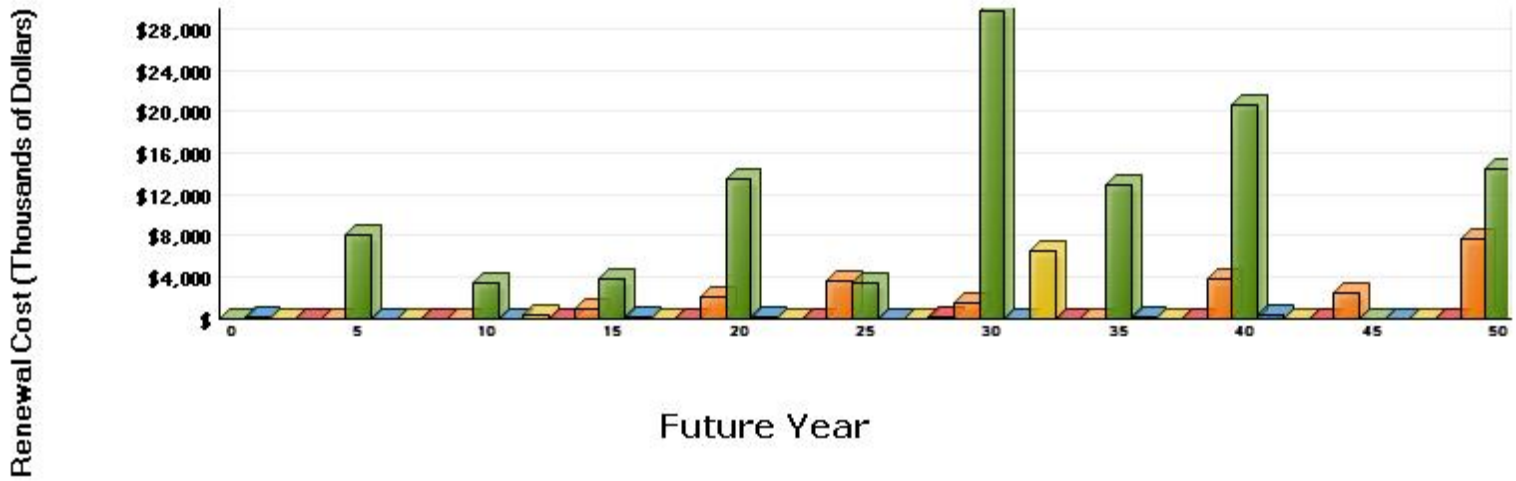
**Facility Condition Needs Index (FCNI): 0.06**  
 (Project Costs / Replacement Cost)



#### PROJECT COSTS BY SYSTEM CODE



#### LIFE CYCLE MODEL EXPENDITURE PROJECTIONS



**Average Annual Renewal Cost Per SqFt \$5.87**





## B. ASSET SUMMARY

Built in 1989, Price Center-West is a steel and concrete-framed retail / office / student union building. The majority of the retail space is devoted to the bookstore and to numerous food court dining businesses. The dining areas belong to the business owners, who are also responsible for their area's finishes and maintenance. This building is composed of three wings. The two-story north wing is separate from the three-story combined east and south wings. The three wings together enclose three sides of a paved plaza, which has a semi-circular, tiered seating area as its central focus. The fourth or west side of the plaza is a V-shaped sloped lawn pointing into the plaza area and lined with cascading fountain pools along its south side and cascading retaining walls and pedestrian steps along the north leg of the V. All three wings face this plaza, with open-frame wood trellises atop the open-air walkways that line the plaza facade of the three wings. Originally a freestanding complex, the east facade of the east wing now abuts the west facade of the 2008 Price Center-East addition, creating a much larger complex. Located near the middle of the University of California, San Diego campus in San Diego, California, the Price Center-West portion of this complex has a listed area of 202,544 gross square feet.

Information for this report was gathered during a site inspection that concluded on July 13, 2010.

### SITE

The slightly sloping site is well landscaped and has many areas of pedestrian paving, in addition to the central plaza. The landscaping and paving are generally in good condition. However, a section of concrete sidewalk at the west end of the north wing is subsiding. This area is above the theater projection room, so the recommended remediation work is included in the Exterior section of this report. No other site upgrades are proposed.

### EXTERIOR STRUCTURE

The exterior of the multi-faceted Price Center-West structure consists mostly of travertine, in overall good condition. Except for one slightly rounded area of glazed roofing at the tower element at the juncture of the east and south wings, the roofing is flat. There are relatively small areas of artificial stucco covered rooftop pop-up elements and some artificial stucco accent panels mixed in with the travertine. Exterior glazing is generally glass and aluminum storefront, including the majority of the exterior doors, and all are in overall good condition, except for reported leaks in the tower glazing system at the east-south wing intersection.

There is evidence of water infiltration through the basement foundation wall at the west end of the theater. Excavation and waterproofing system upgrades are recommended. Improve the slope of grade away from the foundation prior to restoring the landscaping and sidewalk. Also, the concrete sidewalk at the west end of the northwest wing is subsiding. This concrete should be removed, the cause of the subsidence determined, and new concrete installed.

It is anticipated that the applied finishes on the pitched metal roof applications will reach the end of their expected service life cycle within the ten-year window of this assessment, and much of this roofing

currently has mold on it. There are numerous locations where the base flashing or the expansion joint flashing has been torn or punctured, primarily on the south wing. Future budget modeling should include a provision for the replacement of the finish on the metal roofing and repairs to the damaged flashing.

The glazing in the curved section of exterior wall at the junction of the east and south wings (the "elbow") reportedly leaks. Repairs or replacements should be made to this glazing to restore the integrity of the weathertight building envelope.

The applied finish on the wood trellis work over the exterior walkways of most of this building is deteriorating, as are some of the wood trellis pieces themselves. Deteriorated wood members should be removed and replaced, and all of the applied finishes on these wood members should be renewed. The University should consider replacing the wood trellis members with a synthetic material.

It is recommended that the built-up roofing system be replaced within the next five years. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application. Replacement of the skylight systems or their flashing may also be necessary.

#### INTERIOR FINISHES / SYSTEMS

The building interior is mostly large open spaces, the bookstore, a ballroom, a theater, and dining arcades. There are also numerous offices and student study and meeting spaces. The floor plan tends to flow from one major space to another with small office and meeting areas attached to the sides of the major uses. Offices are generally carpeted and have painted walls and lay-in tile ceilings. Dining areas tend to have concrete floors and exposed interior structures.

Most walls are painted and in overall fair condition. The acoustical wall panels on the rear wall of the theater are coming loose. Repainting of the interior walls should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts, as well as repairing or replacing damaged theater acoustical wall panels.

Most of the floor areas are carpeted and in overall fair condition. However, carpeting in facilities with similar traffic patterns tends to need replacement every five to seven years. Carpeting upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts in this facility. Also, the ballroom wood flooring, which is currently in good condition, will need to be refinished within the next five years.

Ceiling finish applications vary between aging ceiling tile, paint, and exposed structure. Most of the ceiling tile is in overall poor condition. The ceilings should be repainted and the ceiling tiles replaced within the next ten years.

Interior doors are generally in overall good condition, except for the deteriorating ballroom entry doors. These doors are aged and damaged and should be replaced. Install modern rated units that are architecturally appropriate.

## ACCESSIBILITY

Numerous provisions for handicapped accessibility into and through this building have been made, including at-grade entrances, ramped entrances, wheelchair accessible restrooms, ADA compliant elevators, and lever door hardware. However, several accessibility upgrades are still proposed.

The semicircular tired seating area in the central plaza has numerous locations where there is a drop-off, and the western end of the steps blends into the sloped paving of the plaza. These conditions create potential tripping hazards, especially to those with limited or no eyesight. It is proposed that a guardrail system be created to mitigate these hazards.

Accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of many of the break room base cabinets is a barrier to wheelchair accessibility. A wheelchair accessible section should be incorporated into each non-compliant base cabinet. Also, the single level configuration of the drinking fountains is a barrier to accessibility. All single level drinking fountains should be replaced with dual level, refrigerated units.

ADA legislation also requires that places of assembly be accessible to the handicapped. The theater lacks an assistive listening system for the hearing impaired. Install transmitter and headphone receiver sets to accommodate those who require audible assistance.

The theater stage is inaccessible from the house seating to anyone in a wheelchair. In order to provide adequate access, it is recommended that a wheelchair ramp be installed at the stage. Also, the stage steps lack a second handrail. It is recommended that a second ADA compliant painted metal handrail be installed at both sets of steps.

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, make-up air tempering and supply units, and extinguishment system components of the food 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 the visual assessment of the facility.

The tenant maintained and purchased food refrigeration / freezer components vary widely in age and condition. Maintenance of these elements is not the financial responsibility of UCSD, so they have been omitted from restoration cost estimates for the purposes of this assessment.

## FIRE / LIFE SAFETY

The eastern edge of the solar panels on the north end of the east wing roof is very close to the roof edge, creating a dangerously narrow walkway. It is recommended that a painted metal guardrail be installed along the east edge of this roof area.

It is not apparent that all of the glazing in the glass and aluminum doors of this building has safety labels. The installation of safety glazing is recommended at all of the glass and aluminum doors where it cannot be determined that the existing glazing is safety rated.

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 at this time.

This facility is equipped with a digitally addressable fire alarm and detection system that is interfaced with the HVAC systems. Both local smoke / fire detectors and manual pull stations 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 PIV / Notifier brand fire alarm and detection system is suitable for more than ten future years of service.

The interior space is fully equipped with automated fire suppression with original metallic-triggered sprinkler heads. Infrastructure firewater pressure is presumed adequate for the system, since there is no fire pumping equipment. While the majority of the piping, tamper detection, flow detection, and infrastructure interface components are suitable for extended future use beyond the purview of this assessment, the sprinkler heads are recommended for replacement based upon obsolescence and typical life cycle depletion.

Although exit signage varies from area to area, the lighted (or self-luminous) exit signage is liberally applied and relatively energy efficient. The exit signage is battery type in some locations and self-luminous in others. In addition, the partial emergency power grid system supplies power to unit devices. Egress lighting is provided by a combination of select normal fixtures alternately powered by the partial emergency power distribution grid, and also by unitary egress lighting units with self-contained battery power. Generally, the exit signage and egress lighting system components are satisfactory for ten additional years of service, so no wholesale system redesign is recommended at this time.

A partial emergency power grid is present in the facility. This system is supplied by a district generator located near Lisa Laboratory and is fed through automatic transfer switches located in the basement electrical vault in Price Center-East. No modification of this arrangement is recommended at this time.

## 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. Generally, media distribution piping, pumping equipment, and heat exchange

elements are satisfactory for ten additional years of service given normal routine maintenance. Some of this equipment was recently updated as part of the Bookstore Expansion project and general Bookstore renovation efforts in recent years.

The HVAC system is a variable volume low pressure forced-air design with variable volume air terminals (some with hot water reheat). Central station handling units on the rooftops and within enclosed interior mechanical rooms are electrically driven by high efficiency drive units ranging in size between 10 hp and 25 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 which act to control local space temperatures. The systems serving the Bookstore and Bookstore Expansion areas were upgraded and restored during recent years. The original air handlers located within indoor machine rooms are generally serviceable and have at least ten additional years of service life. Duct is generally metallic design with internal insulation, with the exception of new duct installed in the Bookstore Expansion space. The duct and terminal distribution elements of the system are generally satisfactory for ten additional years of service. The HVAC control system consists of a combination of both Johnson Controls Metasys elements and Siemens Apogee elements (in the newer segment of construction). Food service exhaust hood make-up air tempering units also use hot water to pre-heat the make-up air. General space exhaust fans and dedicated food service exhaust fans ventilate the facility. In addition, some relief air fans enforce proper air exchange within administrative segments of the facility.

Generally, this largely original HVAC system is relatively efficient and has sustainable remaining life. The recently renovated segment of the system has substantial remaining sustainable life. However, there is some noted deterioration in select original elements of the system which should be corrected by Capital Projects due to their magnitude. Rooftop air handlers on the roof of Buildings 2, 3, and 4 are original and showing signs of age related deterioration. Restoration and repair of the rooftop air handlers is necessary. Work should include re-insulation of rooftop piping where it is damaged, repair of door gaskets and locks, repair of cooling coil condensation collection pans, and restoration of any deteriorated internal insulation. In addition, the repair of any leaks or deteriorated isolation on control valves is recommended. This work will adequately restore the units and sustain their life until their practical lifespans have been depleted.

Exhaust fans are partially maintained by local maintenance staff and partially maintained by tenants. The roof-mounted exhaust fans range widely in age and condition. Some of the original exhaust fans maintained by facility staff are corroded and showing signs of metal fatigue. The statistical life cycle for an exhaust fan is approximately twenty years. At or beyond this time, exhaust fans can incur high maintenance costs that justify replacement. While many of the original fans should remain serviceable, a small component of the high use and rough-service fans should be replaced to avert the potential for failure and potential negative impact on other aspects of the HVAC design.

## ELECTRICAL

Power is supplied to this facility from a recently installed 480 volt substation located in Price Center-East. The building service capacity is estimated to be about 2,000 kVA, with 4,000 amps, 480 volts. Locally, a primary 4,000 amp, 480 volt primary distribution switchboard feeds power to numerous dry-type step transformers and secondary distribution switchboards. Some of these are located in the central switchroom, but others are located within the various electrical rooms of the four segments of the building. There are at least eleven dedicated tenant power distribution systems that are separately

metered. The distribution equipment was manufactured by General Electric and has sustainable life. No major primary power equipment upgrades are recommended within ten future years, given normal routine maintenance efforts.

The electrical distribution network consists of both 480/277 volt and 208Y120 volt circuitry. Equipment and lighting loads are carried by 480/277 volt systems, while local user loads are served by the 208Y120 volt power distribution networks. The basic elements of the electrical distribution system (conductors, distribution panels, breaker panels, connects, etc.) are satisfactory for extended future use. However, the terminal devices are due for replacement based upon typical maintenance practices and schedules. Aging devices, including wall switches and receptacles, are potential shock and fire hazards. The replacement of all worn or damaged switches, receptacles, and cover plates is needed, as is the testing of power panels for proper operation followed by replacement of any faulty breakers. To enhance operational safety, power panel directories should be checked and updated as appropriate to reflect accurate load designations.

While the vast majority of the building has received upgraded lighting over the years, some areas have been overlooked for lighting replacement. Some of these areas have received elemental component replacements, but retain old and outdated fixtures that are far less efficient than modern design fixtures. Completion of the interior lighting restoration is recommended to unify the interior appearance and to eliminate any remaining use of incandescent fixtures. Replace aged and / or inefficient light fixtures with modern fixtures of the latest energy-efficient design. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation. Brace all new lighting systems for seismic activity.

Generally, exterior lighting fixtures are in satisfactory condition. Recent Bookstore area improvements included replacement and architectural upgrade of the exterior fixtures. At this time, it is apparent that the lighting was not connected to the Honeywell DCS central lighting control system. It is typical that these exterior lights operate 24/7 due to lack of practical control. Troubleshooting and reconnection of the Bookstore exterior lighting system to the Honeywell DCS central computerized relay control system is recommended to rectify the problem, save energy, and enhance fixture / lamp life.

Outdoor power is supplied to the central plaza amphitheater stage area from Building 4. To control this power, a relay system has been installed. Operation of the power relay to this outdoor power source requires that users enter secured space. To simplify control of the outdoor power at the stage area, the installation of a wireless remote control system is recommended. The control should have programmable user security passkey protection and should be industrial-grade to assure reliable operation.

## 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 system has central pressure control and does not require a pressure booster system. Water supply piping is hard-drawn copper construction with jacketed fiberglass pipe insulation. The piping network is generally original. A copper 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 years considered by this assessment.

The sanitary and storm drain piping network is hubless iron construction. These systems are gravity flow, and no significant pumping systems are installed. Food preparation and cleanup areas have local grease interceptors serviced by the tenants. Since this design of piping network should last for many decades with no trouble, no drain piping recommendations are offered at this time.

Natural gas is distributed by black steel piping through multiple food service tenant gas meters. Both the piping and metering arrays are generally original, but these design systems should last for decades. No gas service work is recommended at this time.

Plumbing base fixtures are high quality and original. Water control elements have been updated in recent years and feature pre-mix faucets and automated flush valves. Outside of any architecturally oriented space / finish modifications, the restroom fixtures, food service plumbing fixtures, and fixture water control elements are suitable for extended future use. No obsolescence, efficiency, or deterioration based plumbing fixture upgrade recommendations are suggested for the next ten years.

Price Center-East provides the majority of centrally distributed domestic hot water for this facility. Some food service operations have booster heaters and similar equipment associated with their operations, but this equipment is the property and maintenance responsibility of these tenants. Therefore, this equipment is not included in future cost planning considerations of this assessment. One small electric water heater serving semi-private restrooms was installed in 2005. This low use element should last at least ten additional years.

#### VERTICAL TRANSPORTATION

Three three-stop hydraulic passenger elevators (each with single-door geometry) are installed in this facility, but only two are used. The elevator located in the western extremity of Building 2 is not considered by this report, since Price Center-East elevators are nearby, and this unit is reportedly no longer needed. The centrally located Bookstore elevator and the outdoor access elevator located off of Building 3 are presently used (along with elevators in the connected Price Center-East). Comprehensive modernization of the currently used hydraulic elevators is recommended, based upon the probable age of the primary mechanical components of these systems (there were no reports of comprehensive mechanical renovations to these elevators). Modernization should include the installation of a new hydraulic machine, pump, valve, doors and hardware, car finishes, roller guides, and solid state controllers. The elevators have already received accessibility upgrades within the cars, including updated operating panels, audible notification, emergency lights, and hands-free phones. Renovation work should also include any currently required pits or machine room upgrades.

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 13, 2010

**INSPECTION TEAM PERSONNEL:**

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

<u>NAME</u>	<u>POSITION</u>
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  
2165 West Park Court  
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.

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

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

### 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

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

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
<b>SYSTEM DESCRIPTION: ACCESSIBILITY</b>			
AC1A	SITE	STAIR AND RAILINGS	Includes exterior stairs and railings which are not part of the building entrance points.
AC1B	SITE	RAMPS AND WALKS	Includes sidewalks, grade change ramps (except for a building entrance), curb ramps, etc.
AC1C	SITE	PARKING	Designated parking spaces, including striping, signage, access aisles and ramps, etc.
AC1D	SITE	TACTILE WARNINGS	Raised tactile warnings located at traffic crossing and elevation changes.
AC2A	BUILDING ENTRY	GENERAL	Covers all aspects of entry into the building itself, including ramps, lifts, doors and hardware, power operators, etc.
AC3A	INTERIOR PATH OF TRAVEL	LIFTS/RAMPS/ ELEVATORS	Interior lifts, ramps and elevators designed to accommodate level changes inside a building. Includes both installation and retrofitting.
AC3B	INTERIOR PATH OF TRAVEL	STAIRS AND RAILINGS	Upgrades to interior stairs and handrails for accessibility reasons.
AC3C	INTERIOR PATH OF TRAVEL	DOORS AND HARDWARE	Accessibility upgrades to the interior doors including widening, replacing hardware power, assisted operators, etc.
AC3D	INTERIOR PATH OF TRAVEL	SIGNAGE	Interior building signage upgrades for compliance with THE ADA.
AC3E	INTERIOR PATH OF TRAVEL	RESTROOMS/ BATHROOMS	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that are an integral part of residential suites are catalogued under HC4A.
AC3F	INTERIOR PATH OF TRAVEL	DRINKING FOUNTAINS	Upgrading/replacing drinking fountains for reasons of accessibility.
AC3G	INTERIOR PATH OF TRAVEL	PHONES	Replacement/modification of public access telephones.
AC4A	GENERAL	FUNCTIONAL SPACE MODIFICATIONS	This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms that are integral to efficiency suites are catalogued here.
AC4B	GENERAL	OTHER	All accessibility issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: ELECTRICAL</b>			
EL1A	INCOMING SERVICE	TRANSFORMER	Main building service transformer.
EL1B	INCOMING SERVICE	DISCONNECTS	Main building disconnect and switchgear.
EL1C	INCOMING SERVICE	FEEDERS	Incoming service feeders. Complete incoming service upgrades, including transformers, feeders, and main distribution panels are catalogued here.
EL1D	INCOMING SERVICE	METERING	Installation of meters to record consumption and/or demand.
EL2A	MAIN DISTRIBUTION PANELS	CONDITION UPGRADE	Main distribution upgrade due to deficiencies in condition.
EL2B	MAIN DISTRIBUTION PANELS	CAPACITY UPGRADE	Main distribution upgrades due to inadequate capacity.
EL3A	SECONDARY DISTRIBUTION	STEP-DOWN TRANSFORMERS	Secondary distribution step-down and isolation transformers.
EL3B	SECONDARY DISTRIBUTION	DISTRIBUTION NETWORK	Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here.
EL3C	SECONDARY DISTRIBUTION	MOTOR CONTROLLERS	Mechanical equipment motor starters and control centers.
EL4A	DEVICES AND FIXTURES	EXTERIOR LIGHTING	Exterior building lighting fixtures, including supply conductors and conduit.
EL4B	DEVICES AND FIXTURES	INTERIOR LIGHTING	Interior lighting fixtures (also system wide emergency lighting), including supply conductors and conduits.
EL4C	DEVICES AND FIXTURES	LIGHTING CONTROLLERS	Motion sensors, photocell controllers, lighting contactors, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection, including GFCI receptacles and breakers.
EL4E	DEVICES AND FIXTURES	LIGHTNING PROTECTION	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	EMERGENCY POWER SYSTEM	GENERATION/DISTRIBUTION	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	SYSTEMS	UPS/DC POWER SUPPLY	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	INFRASTRUCTURE	ABOVE GROUND TRANSMISSION	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	INFRASTRUCTURE	UNDERGROUND TRANSMISSION	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	INFRASTRUCTURE	SUBSTATIONS	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	INFRASTRUCTURE	DISTRIBUTION SWITCHGEAR	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	INFRASTRUCTURE	AREA AND STREET LIGHTING	Area and street lighting systems, including stanchions, fixtures, feeders, etc.
EL8A	GENERAL	OTHER	Electrical system components not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: EXTERIOR</b>			
ES1A	FOUNDATION/FOOTING	STRUCTURE	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, and piles, including crack repairs, shoring, and pointing
ES1B	FOUNDATION/FOOTING	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.
<b>SYSTEM DESCRIPTION: FIRE / LIFE SAFETY</b>			
FS1A	LIGHTING	EGRESS LIGHTING/EXIT SIGNAGE	R&R work on exit signage and packaged AC/DC emergency lighting.
FS2A	DETECTION/ALARM	GENERAL	Repair or replacement of fire alarm/detection system/components, including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	SUPPRESSION	SPRINKLERS	Repair or installation of water sprinkler type automatic fire suppressions, including wet-pipe and dry-pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	SUPPRESSION	STANDPIPE/HOSE	Repair or installation of standpipe system or components, including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	SUPPRESSION	EXTINGUISHERS	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	SUPPRESSION	OTHER	Other fire suppression items not specifically categorized elsewhere, including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	HAZARDOUS MATERIALS	STORAGE ENVIRONMENT	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies, including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	HAZARDOUS MATERIALS	USER SAFETY	Improvements, repairs, installation, or testing of user safety equipment, including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	EGRESS PATH	DESIGNATION	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	EGRESS PATH	DISTANCE/GEOMETRY	Work involving remediation of egress routing problems, including elimination of dead end corridors, excessive egress distance modifications, and egress routing inadequacies.
FS5C	EGRESS PATH	SEPARATION RATING	Restoration of required fire protective barriers, including wall rating compromises, fire-rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	EGRESS PATH	OBSTRUCTION	Clearance of items restricting the required egress routes.
FS5E	EGRESS PATH	STAIRS RAILING	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	EGRESS PATH	FIRE DOORS/HARDWARE	Installation/replacement/repair of fire doors and hardware, including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	EGRESS PATH	FINISH/FURNITURE RATINGS	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	GENERAL	OTHER	Life/fire safety items not specifically categorized elsewhere.
<b>SYSTEM DESCRIPTION: HEALTH</b>			
HE1A	ENVIRONMENTAL CONTROL	EQUIPMENT AND ENCLOSURES	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.
HE1B	ENVIRONMENTAL CONTROL	OTHER	General environmental control problems not catalogued elsewhere.
HE2A	PEST CONTROL	GENERAL	Includes all measures necessary to control and destroy insects, rodents, and other pests.
HE3A	REFUSE	GENERAL	Issues related to the collection, handling, and disposal of refuse.
HE4A	SANITATION EQUIPMENT	LABORATORY AND PROCESS	Includes autoclaves, cage washers, steam cleaners, etc.
HE5A	FOOD SERVICE	KITCHEN EQUIPMENT	Includes ranges, grilles, cookers, sculleries, etc.
HE5B	FOOD SERVICE	COLD STORAGE	Includes the cold storage room and all associated refrigeration equipment.
HE6A	HAZARDOUS MATERIAL	STRUCTURAL ASBESTOS	Testing, abatement, and disposal of structural and building finish materials containing asbestos.



CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE6B	HAZARDOUS MATERIAL	MECHANICAL ASBESTOS	Testing, abatement, and disposal of mechanical insulation materials containing asbestos.
HE6C	HAZARDOUS MATERIAL	PCBs	Includes testing, demolition, disposal, and cleanup of PCB contaminated substances.
HE6D	HAZARDOUS MATERIAL	FUEL STORAGE	Includes monitoring, removal, and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	HAZARDOUS MATERIAL	LEAD PAINT	Testing, removal, and disposal of lead-based paint systems.
HE6F	HAZARDOUS MATERIAL	OTHER	Handling, storage, and disposal of other hazardous materials.
HE7A	GENERAL	OTHER	Health related issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: HVAC</b>			
HV1A	HEATING	BOILERS/STACKS/ CONTROLS	Boilers for heating purposes, including their related stacks, flues, and controls.
HV1B	HEATING	RADIATORS/ CONVECTORS	Including cast-iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	HEATING	FURNACE	Furnaces and their related controls, flues, etc.
HV1D	HEATING	FUEL SUPPLY/STORAGE	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	COOLING	CHILLERS/ CONTROLS	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	COOLING	HEAT REJECTION	Repair/replacement of cooling towers, dry coolers, air-cooling, and heat rejection. Includes connection of once-through system to cooling tower.
HV3A	HEATING/COOLING	SYSTEM RETROFIT/ REPLACE	Replacement or major retrofit of HVAC systems.
HV3B	HEATING/COOLING	WATER TREATMENT	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	HEATING/COOLING	PACKAGE/SELF-CONTAINED UNITS	Repair/replacement of self-contained/package type units, including stand-up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	HEATING/COOLING	CONVENTIONAL SPLIT SYSTEMS	Repair, installation, or replacement of conventional split systems, both air conditioners and heat pumps, including independent component replacements of compressors and condensers.
HV4A	AIR MOVING/ VENTILATION	AIR HANDLERS/ FAN UNITS	Includes air handlers and coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems, or other specifically categorized systems.
HV4B	AIR MOVING/ VENTILATION	EXHAUST FANS	Exhaust fan systems, including fans, range and fume hoods, controls, and related ductwork.
HV4C	AIR MOVING/ VENTILATION	OTHER FANS	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	AIR MOVING/ VENTILATION	AIR DISTRIBUTION NETWORK	Repair, replacement, or cleaning of air distribution network, including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	STEAM/HYDRONIC DISTRIBUTION	PIPING NETWORK	Repair/replacement of piping networks for heating and cooling systems, including pipe, fittings, insulation, related components, etc.
HV5B	STEAM/HYDRONIC DISTRIBUTION	PUMPS	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	STEAM/HYDRONIC DISTRIBUTION	HEAT EXCHANGERS	Including shell-and-tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	CONTROLS	COMPLETE SYSTEM UPGRADE	Replacement of HVAC control systems.
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water, including boilers and related components.
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water, including chillers and related components.
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, or replacement of utility system access chambers.
HV7F	INFRASTRUCTURE	OTHER	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	GENERAL	CFC COMPLIANCE	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	GENERAL	OTHER	HVAC issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS</b>			
IS1A	FLOOR	FINISHES-DRY	R&R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum and tile, marble, terrazzo, rubber flooring, and underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	FLOOR	FINISHES-WET	Flooring finish/underlayment work in predominantly "wet" areas, including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	PARTITIONS	STRUCTURE	Structural work on full height permanent interior partitions, including wood/metal stud and drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	PARTITIONS	FINISHES	Work on full height permanent interior partitions, including R&R, to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	CEILINGS	REPAIR	Repair of interior ceilings (<40% of total), including tiles, gypsum board, plaster, paint, etc.
IS3B	CEILINGS	REPLACEMENT	Major refurbishments (>40% of total) to interior ceiling systems, including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.
IS4A	DOORS	GENERAL	Any work on interior non-fire-rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	STAIRS	FINISH	Any finish restorative work to stair tower walking surfaces, including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	GENERAL	MOLDING	R&R to interior trim/molding systems, including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	GENERAL	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 covers, phone booths, interior lightwells, etc.
<b>SYSTEM DESCRIPTION: PLUMBING</b>			
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	DOMESTIC WATER	PUMPS	Domestic water booster pumps, circulating pumps, related controls, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1C	DOMESTIC WATER	STORAGE/TREATMENT	Equipment or vessels for storage or treatment of domestic water.
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alterations made to the water distribution system to conserve water.
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices, including backflow preventers, vacuum breakers, etc.
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater, including sewage ejectors and other sump systems.
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/TREATMENT	Storage and treatment of potable water for distribution.
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/TREATMENT	Storage and treatment of industrial water for distribution.
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems and sanitary sewer systems, including combined systems.
PL4D	INFRASTRUCTURE	STORMWATER COLLECTION	Stormwater collection systems and storm sewer systems; storm water only.
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.

**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  
 6701 : PRICE CENTER-WEST**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	6,102	39,723	9,944	85,212	140,981
EL	ELECTRICAL	0	0	1,209,006	0	1,209,006
ES	EXTERIOR	21,548	223,818	731,541	0	976,907
FS	FIRE/LIFE SAFETY	33,209	0	146,888	0	180,097
HV	HVAC	0	46,348	160,821	0	207,169
IS	INTERIOR/FINISH SYS.	0	88,256	1,797,681	0	1,885,937
VT	VERT. TRANSPORTATION	0	0	531,133	0	531,133
	<b>TOTALS</b>	60,859	398,146	4,587,014	85,212	5,131,230

<b>Facility Replacement Cost</b>	\$81,324,000
<b>Facility Condition Needs Index</b>	0.06

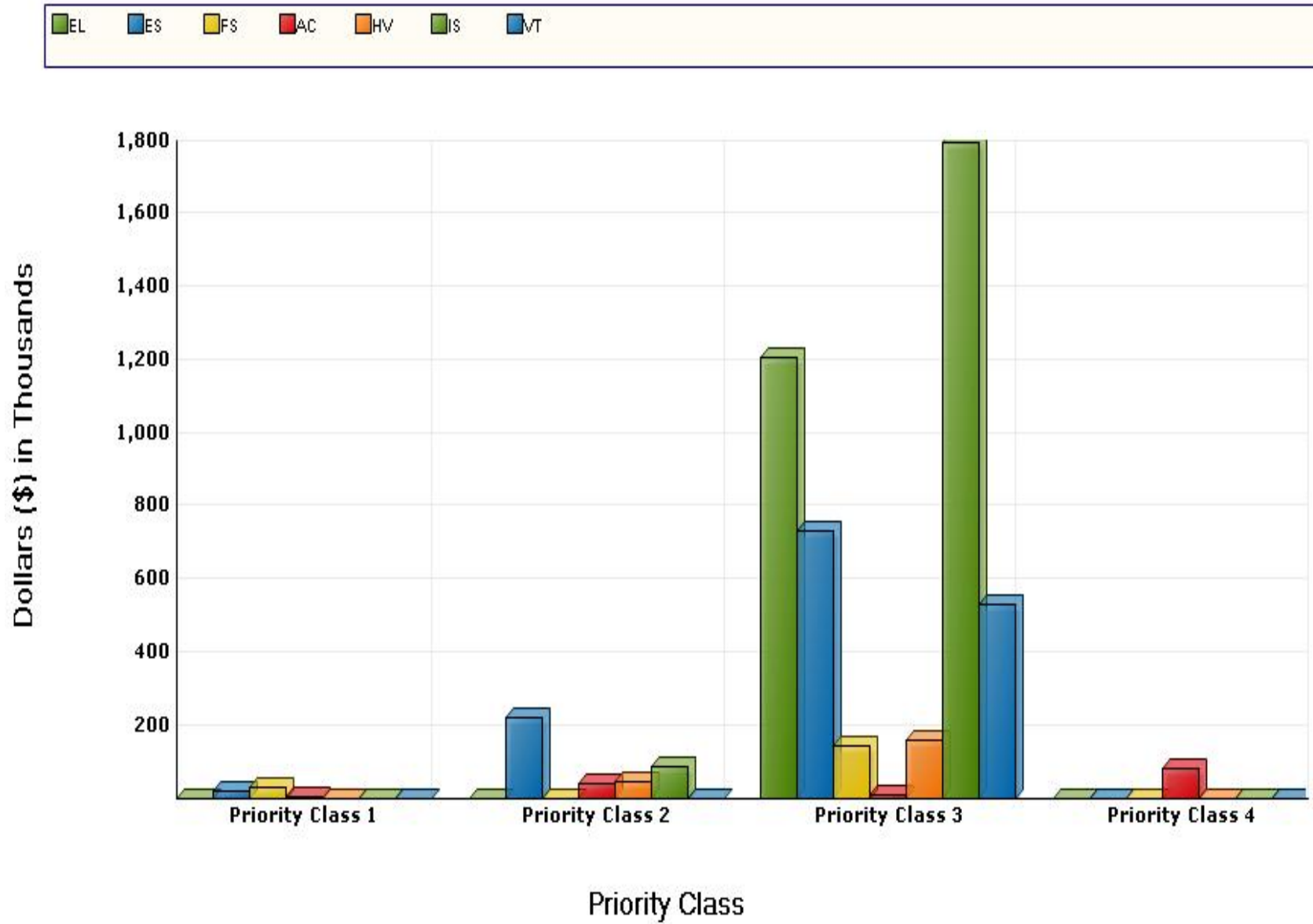
<b>Gross Square Feet</b>	202,544
--------------------------	---------

<b>Total Cost Per Square Foot</b>	\$25.33
-----------------------------------	---------

# FACILITY CONDITION ANALYSIS

## System Code by Priority Class

6701 : PRICE CENTER-WEST



**Detailed Project Totals  
 Facility Condition Analysis  
 System Code by Project Class  
 6701 : PRICE CENTER-WEST**

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	140,981	140,981
EL	ELECTRICAL	0	1,209,006	0	1,209,006
ES	EXTERIOR	806,183	170,724	0	976,907
FS	FIRE/LIFE SAFETY	0	146,888	33,209	180,097
HV	HVAC	160,821	46,348	0	207,169
IS	INTERIOR/FINISH SYS.	1,016,654	869,282	0	1,885,937
VT	VERT. TRANSPORTATION	531,133	0	0	531,133
	<b>TOTALS</b>	2,514,792	2,442,249	174,190	5,131,230

<b>Facility Replacement Cost</b>	<b>\$81,324,000</b>
<b>Facility Condition Needs Index</b>	<b>0.06</b>

<b>Gross Square Feet</b>	<b>202,544</b>
--------------------------	----------------

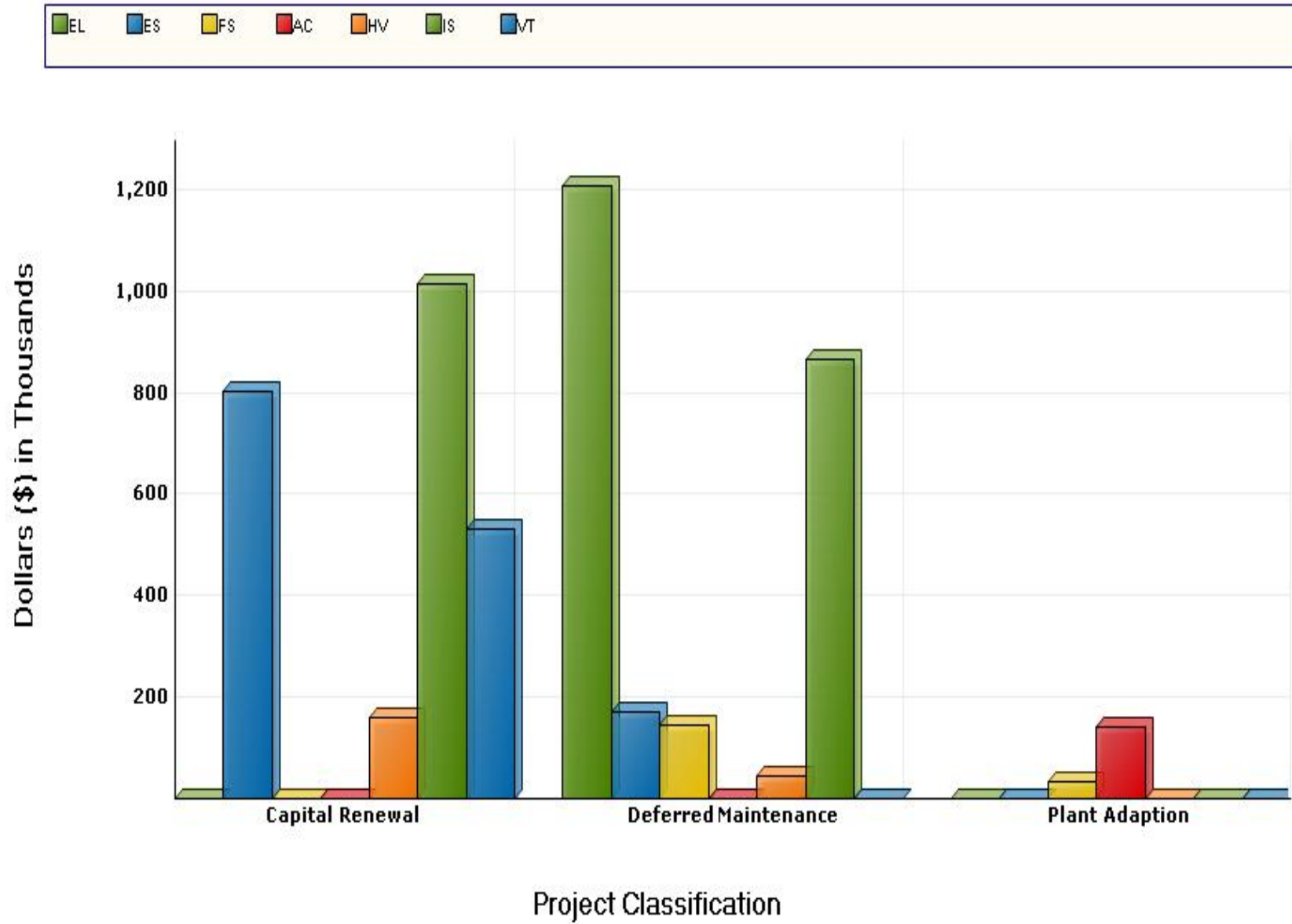
<b>Total Cost Per Square Foot</b>	<b>\$25.33</b>
-----------------------------------	----------------



# FACILITY CONDITION ANALYSIS

## System Code by Project Class

6701 : PRICE CENTER-WEST



**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Class by Priority Class**  
**6701 : PRICE CENTER-WEST**

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	105,730	2,409,061	0	2,514,792
Deferred Maintenance	21,548	252,692	2,168,008	0	2,442,249
Plant Adaption	39,311	39,723	9,944	85,212	174,190
<b>TOTALS</b>	60,859	398,146	4,587,014	85,212	5,131,230

Facility Replacement Cost	\$81,324,000
Facility Condition Needs Index	0.06

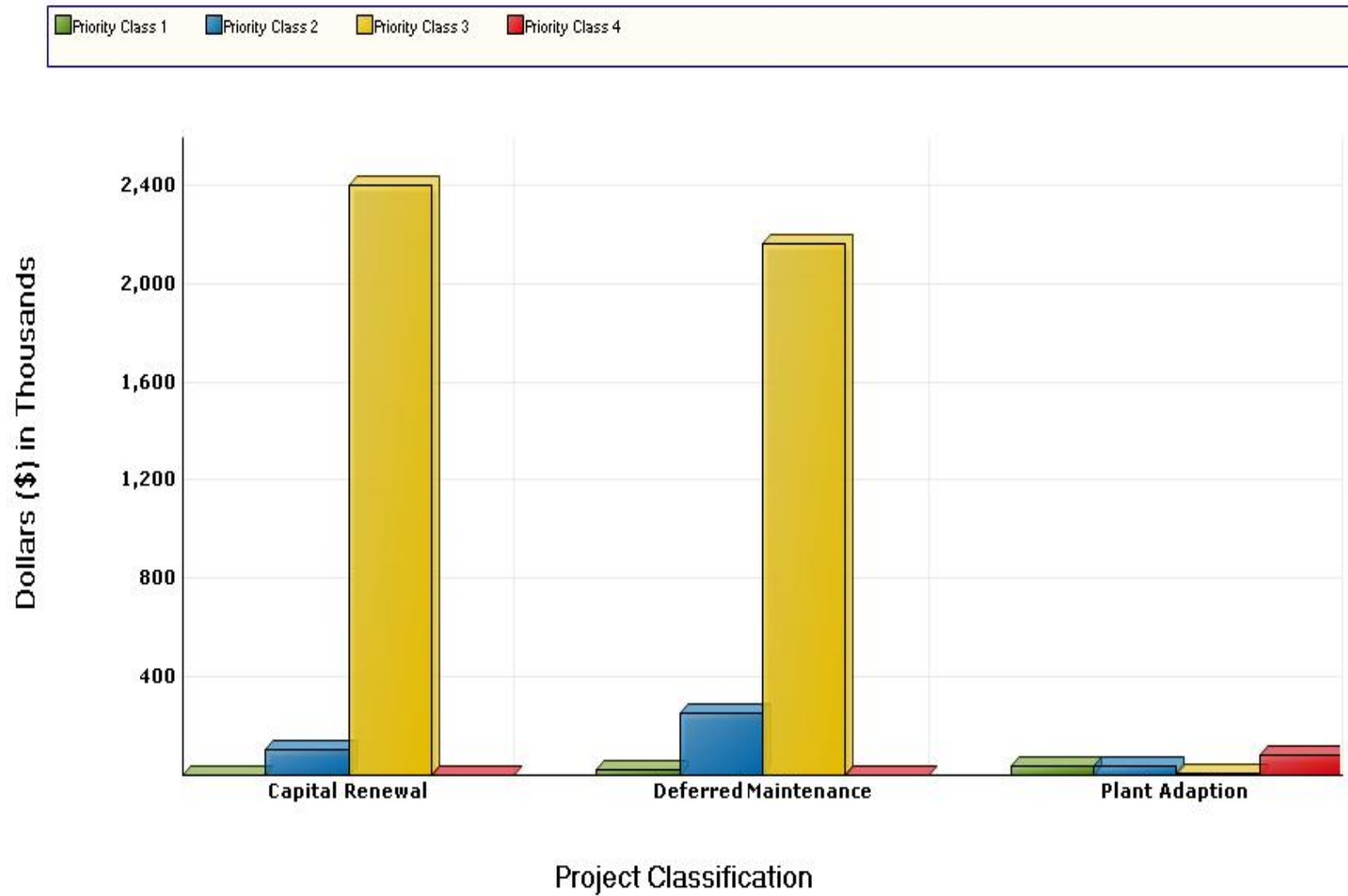
Gross Square Feet	202,544
-------------------	---------

Total Cost Per Square Foot	\$25.33
----------------------------	---------

# FACILITY CONDITION ANALYSIS

## Project Class by Priority Class

6701 : PRICE CENTER-WEST



Detailed Project Summary  
Facility Condition Analysis  
Priority Class - Priority Sequence  
6701 : PRICE CENTER-WEST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5E	6701FS02	1	1	INSTALL ROOF EDGE SAFETY RAILING	15,548	2,488	18,036
FS5C	6701FS03	1	2	INSTALL SAFETY GLAZING	13,080	2,093	15,173
AC1A	6701AC01	1	3	PLAZA STEP GUARDRAIL INSTALLATION	5,260	842	6,102
ES1B	6701ES01	1	4	WATERPROOFING OF EXTERIOR FOUNDATION WALL	18,576	2,972	21,548
<b>Totals for Priority Class 1</b>					<b>52,464</b>	<b>8,394</b>	<b>60,859</b>
AC4A	6701AC02	2	5	MODIFY MILLWORK FOR WHEELCHAIR ACCESSIBILITY	6,220	995	7,215
AC4B	6701AC03	2	6	ASSISTIVE LISTENING SYSTEM INSTALLATION	3,891	623	4,514
AC4B	6701AC04	2	7	THEATER ACCESSIBILITY UPGRADES	24,133	3,861	27,994
ES4B	6701ES02	2	8	CLEAN AND PAINT METAL ROOFING AND REPAIR FLASHING	91,147	14,583	105,730
ES5B	6701ES03	2	9	REPAIR WINDOW LEAKS	26,800	4,288	31,088
ES2B	6701ES04	2	10	REPAIR SUBSIDING NORTHWEST SIDEWALK	75,000	12,000	87,000
HV4B	6701HV02	2	11	EXHAUST FAN REPLACEMENT	39,955	6,393	46,348
IS4A	6701IS04	2	12	BALLROOM ENTRY DOOR REPLACEMENTS	76,083	12,173	88,256
<b>Totals for Priority Class 2</b>					<b>343,229</b>	<b>54,917</b>	<b>398,146</b>
FS3A	6701FS01	3	13	REPLACE SPRINKLER HEADS	126,628	20,260	146,888
AC3F	6701AC05	3	14	INSTALL DUAL LEVEL DRINKING FOUNTAINS	8,573	1,372	9,944
ES2B	6701ES05	3	15	REPAIR AND REPAINT WOOD TRELLIS TRIM	26,800	4,288	31,088
ES4B	6701ES06	3	16	BUILT-UP ROOF REPLACEMENT	603,839	96,614	700,453
HV3A	6701HV01	3	17	HVAC SYSTEM RESTORATION	138,639	22,182	160,821
EL4A	6701EL04	3	18	PLAZA POWER CONTROL UPGRADE	6,496	1,039	7,535
EL3B	6701EL02	3	19	ELECTRICAL SYSTEM REPAIRS	283,075	45,292	328,368
EL4B	6701EL01	3	20	INTERIOR LIGHTING UPGRADE	739,429	118,309	857,738
EL4A	6701EL03	3	21	EXTERIOR LIGHTING CONTROL IMPROVEMENT	13,246	2,119	15,366
IS2B	6701IS01	3	22	REFINISH WALLS	178,188	28,510	206,698
IS1A	6701IS02	3	23	REFINISH FLOORING	698,238	111,718	809,956
IS3B	6701IS03	3	24	REFINISH CEILINGS	673,298	107,728	781,026
VT7A	6701VT01	3	25	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION	457,873	73,260	531,133
<b>Totals for Priority Class 3</b>					<b>3,954,323</b>	<b>632,692</b>	<b>4,587,014</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Priority Class - Priority Sequence**  
 6701 : PRICE CENTER-WEST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3D	6701AC06	4	26	BUILDING SIGNAGE PACKAGE INSTALLATION	73,458	11,753	85,212
<b>Totals for Priority Class 4</b>					<b>73,458</b>	<b>11,753</b>	<b>85,212</b>
<b>Grand Total:</b>					<b>4,423,474</b>	<b>707,756</b>	<b>5,131,230</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Project Classification**  
6701 : PRICE CENTER-WEST

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
ES4B	6701ES02	8	Capital Renewal	2	CLEAN AND PAINT METAL ROOFING AND REPAIR FLASHING	105,730
ES4B	6701ES06	16	Capital Renewal	3	BUILT-UP ROOF REPLACEMENT	700,453
HV3A	6701HV01	17	Capital Renewal	3	HVAC SYSTEM RESTORATION	160,821
IS2B	6701IS01	22	Capital Renewal	3	REFINISH WALLS	206,698
IS1A	6701IS02	23	Capital Renewal	3	REFINISH FLOORING	809,956
VT7A	6701VT01	25	Capital Renewal	3	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION	531,133
<b>Totals for Capital Renewal</b>						<b>2,514,792</b>
ES1B	6701ES01	4	Deferred Maintenance	1	WATERPROOFING OF EXTERIOR FOUNDATION WALL	21,548
ES5B	6701ES03	9	Deferred Maintenance	2	REPAIR WINDOW LEAKS	31,088
ES2B	6701ES04	10	Deferred Maintenance	2	REPAIR SUBSIDING NORTHWEST SIDEWALK	87,000
HV4B	6701HV02	11	Deferred Maintenance	2	EXHAUST FAN REPLACEMENT	46,348
IS4A	6701IS04	12	Deferred Maintenance	2	BALLROOM ENTRY DOOR REPLACEMENTS	88,256
FS3A	6701FS01	13	Deferred Maintenance	3	REPLACE SPRINKLER HEADS	146,888
ES2B	6701ES05	15	Deferred Maintenance	3	REPAIR AND REPAINT WOOD TRELLIS TRIM	31,088
EL4A	6701EL04	18	Deferred Maintenance	3	PLAZA POWER CONTROL UPGRADE	7,535
EL3B	6701EL02	19	Deferred Maintenance	3	ELECTRICAL SYSTEM REPAIRS	328,368
EL4B	6701EL01	20	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	857,738
EL4A	6701EL03	21	Deferred Maintenance	3	EXTERIOR LIGHTING CONTROL IMPROVEMENT	15,366
IS3B	6701IS03	24	Deferred Maintenance	3	REFINISH CEILINGS	781,026
<b>Totals for Deferred Maintenance</b>						<b>2,442,249</b>
FS5E	6701FS02	1	Plant Adaption	1	INSTALL ROOF EDGE SAFETY RAILING	18,036
FS5C	6701FS03	2	Plant Adaption	1	INSTALL SAFETY GLAZING	15,173
AC1A	6701AC01	3	Plant Adaption	1	PLAZA STEP GUARDRAIL INSTALLATION	6,102
AC4A	6701AC02	5	Plant Adaption	2	MODIFY MILLWORK FOR WHEELCHAIR ACCESSIBILITY	7,215
AC4B	6701AC03	6	Plant Adaption	2	ASSISTIVE LISTENING SYSTEM INSTALLATION	4,514
AC4B	6701AC04	7	Plant Adaption	2	THEATER ACCESSIBILITY UPGRADES	27,994
AC3F	6701AC05	14	Plant Adaption	3	INSTALL DUAL LEVEL DRINKING FOUNTAINS	9,944

Detailed Project Summary  
Facility Condition Analysis  
Project Classification  
6701 : PRICE CENTER-WEST

Cat Code	Project Number	Pri. Seq.	Project Classification	Pri. Cls	Project Title	Total Cost
AC3D	6701AC06	26	Plant Adaption	4	BUILDING SIGNAGE PACKAGE INSTALLATION	85,212
					<b>Totals for Plant Adaption</b>	<b>174,190</b>
					<b>Grand Total:</b>	<b>5,131,230</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Energy Conservation**  
 6701 : PRICE CENTER-WEST

<b>Cat Code</b>	<b>Project Number</b>	<b>Pri Cls</b>	<b>Pri Seq</b>	<b>Project Title</b>	<b>Total Cost</b>	<b>Annual Savings</b>	<b>Simple Payback</b>
ES4B	6701ES02	2	8	CLEAN AND PAINT METAL ROOFING AND REPAIR FLASHING	105,730	300	352.43
ES5B	6701ES03	2	9	REPAIR WINDOW LEAKS	31,088	2,400	12.95
<b>Totals for Priority Class 2</b>					<b>136,818</b>	<b>2,700</b>	<b>50.67</b>
ES4B	6701ES06	3	16	BUILT-UP ROOF REPLACEMENT	700,453	2,600	269.4
EL4B	6701EL01	3	20	INTERIOR LIGHTING UPGRADE	857,738	3,940	217.7
EL4A	6701EL03	3	21	EXTERIOR LIGHTING CONTROL IMPROVEMENT	15,366	712	21.58
<b>Totals for Priority Class 3</b>					<b>1,573,556</b>	<b>7,252</b>	<b>216.98</b>
<b>Grand Total:</b>					<b>1,710,375</b>	<b>9,952</b>	<b>171.86</b>



Detailed Project Summary  
Facility Condition Analysis  
Category/System Code  
6701 : PRICE CENTER-WEST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC1A	6701AC01	1	3	PLAZA STEP GUARDRAIL INSTALLATION	5,260	842	6,102
AC4A	6701AC02	2	5	MODIFY MILLWORK FOR WHEELCHAIR ACCESSIBILITY	6,220	995	7,215
AC4B	6701AC03	2	6	ASSISTIVE LISTENING SYSTEM INSTALLATION	3,891	623	4,514
AC4B	6701AC04	2	7	THEATER ACCESSIBILITY UPGRADES	24,133	3,861	27,994
AC3F	6701AC05	3	14	INSTALL DUAL LEVEL DRINKING FOUNTAINS	8,573	1,372	9,944
AC3D	6701AC06	4	26	BUILDING SIGNAGE PACKAGE INSTALLATION	73,458	11,753	85,212
<b>Totals for System Code: ACCESSIBILITY</b>					<b>121,535</b>	<b>19,446</b>	<b>140,981</b>
EL4A	6701EL04	3	18	PLAZA POWER CONTROL UPGRADE	6,496	1,039	7,535
EL3B	6701EL02	3	19	ELECTRICAL SYSTEM REPAIRS	283,075	45,292	328,368
EL4B	6701EL01	3	20	INTERIOR LIGHTING UPGRADE	739,429	118,309	857,738
EL4A	6701EL03	3	21	EXTERIOR LIGHTING CONTROL IMPROVEMENT	13,246	2,119	15,366
<b>Totals for System Code: ELECTRICAL</b>					<b>1,042,246</b>	<b>166,759</b>	<b>1,209,006</b>
ES1B	6701ES01	1	4	WATERPROOFING OF EXTERIOR FOUNDATION WALL	18,576	2,972	21,548
ES4B	6701ES02	2	8	CLEAN AND PAINT METAL ROOFING AND REPAIR FLASHING	91,147	14,583	105,730
ES5B	6701ES03	2	9	REPAIR WINDOW LEAKS	26,800	4,288	31,088
ES2B	6701ES04	2	10	REPAIR SUBSIDING NORTHWEST SIDEWALK	75,000	12,000	87,000
ES2B	6701ES05	3	15	REPAIR AND REPAINT WOOD TRELIS TRIM	26,800	4,288	31,088
ES4B	6701ES06	3	16	BUILT-UP ROOF REPLACEMENT	603,839	96,614	700,453
<b>Totals for System Code: EXTERIOR</b>					<b>842,162</b>	<b>134,746</b>	<b>976,907</b>
FS5E	6701FS02	1	1	INSTALL ROOF EDGE SAFETY RAILING	15,548	2,488	18,036
FS5C	6701FS03	1	2	INSTALL SAFETY GLAZING	13,080	2,093	15,173
FS3A	6701FS01	3	13	REPLACE SPRINKLER HEADS	126,628	20,260	146,888
<b>Totals for System Code: FIRE/LIFE SAFETY</b>					<b>155,256</b>	<b>24,841</b>	<b>180,097</b>
HV4B	6701HV02	2	11	EXHAUST FAN REPLACEMENT	39,955	6,393	46,348
HV3A	6701HV01	3	17	HVAC SYSTEM RESTORATION	138,639	22,182	160,821
<b>Totals for System Code: HVAC</b>					<b>178,594</b>	<b>28,575</b>	<b>207,169</b>
IS4A	6701IS04	2	12	BALLROOM ENTRY DOOR REPLACEMENTS	76,083	12,173	88,256
IS2B	6701IS01	3	22	REFINISH WALLS	178,188	28,510	206,698
IS1A	6701IS02	3	23	REFINISH FLOORING	698,238	111,718	809,956
IS3B	6701IS03	3	24	REFINISH CEILINGS	673,298	107,728	781,026
<b>Totals for System Code: INTERIOR/FINISH SYS.</b>					<b>1,625,807</b>	<b>260,129</b>	<b>1,885,937</b>

**Detailed Project Summary**  
**Facility Condition Analysis**  
**Category/System Code**  
 6701 : PRICE CENTER-WEST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
VT7A	6701VT01	3	25	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION	457,873	73,260	531,133
<b>Totals for System Code: VERT. TRANSPORTATION</b>					<b>457,873</b>	<b>73,260</b>	<b>531,133</b>
<b>Grand Total:</b>					<b>4,423,474</b>	<b>707,756</b>	<b>5,131,230</b>

FACILITY CONDITION ANALYSIS

**SECTION 3**

SPECIFIC PROJECT DETAILS  
ILLUSTRATING DESCRIPTION / COST

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701FS02	<b>Title:</b>	INSTALL ROOF EDGE SAFETY RAILING
<b>Priority Sequence:</b>	1		
<b>Priority Class:</b>	1		
<b>Category Code:</b>	FS5E	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	EGRESS PATH
		<b>Element:</b>	STAIRS AND RAILING
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	IBC	1003.3	
	ADAAG	505	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Area Wide: Floor(s) R		

**Project Description**

The eastern edge of the solar panels on the north end of the east wing roof is very close to the roof edge, creating a dangerously narrow walkway. It is recommended that a painted metal guardrail be installed along the east edge of this roof area.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701FS02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Railing system up to 42 inches high with pickets at 4 1/2 inches on center	LF	80	\$112	\$8,960	\$37.95	\$3,036	\$11,996
<b>Project Totals:</b>				<b>\$8,960</b>		<b>\$3,036</b>	<b>\$11,996</b>

<b>Material/Labor Cost</b>		\$11,996
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$12,439</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$3,110</u>
<b>Construction Cost</b>		<u>\$15,548</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,488</u>
<b>Total Project Cost</b>		<u><b>\$18,036</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701FS03	<b>Title:</b>	INSTALL SAFETY GLAZING
<b>Priority Sequence:</b>	2		
<b>Priority Class:</b>	1		
<b>Category Code:</b>	FS5C	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	EGRESS PATH
		<b>Element:</b>	SEPARATION RATING
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NFPA	2400	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Undefined: Floor(s) 1		

**Project Description**

It is not apparent that all of the glazing in the glass and aluminum doors of this building has safety labels. The installation of safety glazing is recommend at all of the glass and aluminum doors where it cannot be determined that the existing glazing is safety rated.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701FS03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Safety rated glazing installation allowance	LOT	1	\$3,500	\$3,500	\$6,400	\$6,400	\$9,900
<b>Project Totals:</b>				<b>\$3,500</b>		<b>\$6,400</b>	<b>\$9,900</b>

<b>Material/Labor Cost</b>		<b>\$9,900</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$10,464</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$2,616</u>
<b>Construction Cost</b>		<u>\$13,080</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,093</u>
<b>Total Project Cost</b>		<u><b>\$15,173</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701AC01	<b>Title:</b>	PLAZA STEP GUARDRAIL INSTALLATION
<b>Priority Sequence:</b>	3		
<b>Priority Class:</b>	1		
<b>Category Code:</b>	AC1A	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	SITE
		<b>Element:</b>	STAIR AND RAILINGS
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	303	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Area Wide: Floor(s) 1		

**Project Description**

The semicircular tired seating area in the central plaza has numerous locations where there is a drop-off, and the western end of the steps blends into the sloped paving of the plaza. These conditions create potential tripping hazards, especially to those with limited or no eyesight. It is proposed that a guardrail system be created to mitigate these hazards.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701AC01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Plaza guardrail allowance	LOT	1	\$750	\$750	\$3,200	\$3,200	\$3,950
<b>Project Totals:</b>				<b>\$750</b>		<b>\$3,200</b>	<b>\$3,950</b>

<b>Material/Labor Cost</b>		<b>\$3,950</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$4,208</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$1,052</u>
<b>Construction Cost</b>		<u>\$5,260</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$842</u>
<b>Total Project Cost</b>		<u><b>\$6,102</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701ES01	<b>Title:</b>	WATERPROOFING OF EXTERIOR FOUNDATION WALL
<b>Priority Sequence:</b>	4		
<b>Priority Class:</b>	1		
<b>Category Code:</b>	ES1B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	FOUNDATION/FOOTING
		<b>Element:</b>	DAMPPROOFING/DEWATERING
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Area Wide: Floor(s) 1, 2		

**Project Description**

There is evidence of water infiltration through the basement foundation wall at the west end of the theater. Excavation and waterproofing system upgrades are recommended. Improve the slope of grade away from the foundation prior to restoring the landscaping and sidewalk. This work should be coordinated with the separately proposed Exterior category project to repair the subsiding northwest sidewalk.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701ES01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Excavation and backfill to a depth of 10 feet	LF	30	\$126	\$3,780	\$268	\$8,040	\$11,820
Landscape restoration 20 feet from building	LF	30	\$11.96	\$359	\$8.98	\$269	\$628
Dampproofing application to a height of 10 feet	LF	30	\$22.23	\$667	\$31.23	\$937	\$1,604
<b>Project Totals:</b>				<b>\$4,806</b>		<b>\$9,246</b>	<b>\$14,052</b>

<b>Material/Labor Cost</b>		<b>\$14,052</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$14,861</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$3,715</b>
<b>Construction Cost</b>		<b>\$18,576</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$2,972</b>
<b>Total Project Cost</b>		<b>\$21,548</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701AC02	<b>Title:</b>	MODIFY MILLWORK FOR WHEELCHAIR ACCESSIBILITY
<b>Priority Sequence:</b>	5		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC4A	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	GENERAL
		<b>Element:</b>	FUNCTIONAL SPACE MOD.
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	804	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Undefined: Floor(s) 1		

**Project Description**

Accessibility legislation requires that building amenities be generally accessible to all persons. The configuration of many of the break room base cabinets is a barrier to wheelchair accessibility. A wheelchair accessible section should be incorporated into each non-compliant base cabinet.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701AC02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Base cabinet modifications	LOT	1	\$1,500	\$1,500	\$3,200	\$3,200	\$4,700
<b>Project Totals:</b>				<b>\$1,500</b>		<b>\$3,200</b>	<b>\$4,700</b>

<b>Material/Labor Cost</b>		<b>\$4,700</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$4,976</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$1,244</u>
<b>Construction Cost</b>		<u>\$6,220</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$995</u>
<b>Total Project Cost</b>		<u><b>\$7,215</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701AC03	<b>Title:</b>	ASSISTIVE LISTENING SYSTEM INSTALLATION
<b>Priority Sequence:</b>	6		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC4B	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	GENERAL
		<b>Element:</b>	OTHER
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	219.3, 706.1	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Room Only: Floor(s) 1		

**Project Description**

ADA legislation also requires that places of assembly be accessible to the handicapped. The theater lacks an assistive listening system for the hearing impaired. Install transmitter and headphone receiver sets to accommodate those who require audible assistance.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701AC03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Infrared transmitter and headphone receiver sets	SYS	1	\$1,583	\$1,583	\$1,388	\$1,388	\$2,971
<b>Project Totals:</b>				<b>\$1,583</b>		<b>\$1,388</b>	<b>\$2,971</b>

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701AC04	<b>Title:</b>	THEATER ACCESSIBILITY UPGRADES
<b>Priority Sequence:</b>	7		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC4B	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	GENERAL
		<b>Element:</b>	OTHER
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	405, 505	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Item Only: Floor(s) 1		

**Project Description**

The theater stage is inaccessible from the house seating to anyone in a wheelchair. In order to provide adequate access, it is recommended that a wheelchair ramp be installed at the stage. Also, the stage steps lack a second handrail. It is recommended that a second ADA compliant painted metal handrail be installed at both sets of steps.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701AC04

**Task Cost Estimate**

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

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

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701ES02	<b>Title:</b>	CLEAN AND PAINT METAL ROOFING AND REPAIR FLASHING
<b>Priority Sequence:</b>	8		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	ES4B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	ROOF
		<b>Element:</b>	REPLACEMENT
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Energy Conservation	\$300	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Undefined: Floor(s) R		

**Project Description**

It is anticipated that the applied finishes on the pitched metal roof applications will reach the end of their expected service life cycle within the ten-year window of this assessment, and much of this roofing currently has mold on it. There are numerous locations where the base flashing or the expansion joint flashing has been torn or punctured, primarily on the south wing. Future budget modeling should include a provision for the replacement of the finish on the metal roofing and repairs to the damaged flashing.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701ES02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Painted metal roof	SF	8,270	\$3.37	\$27,870	\$3.93	\$32,501	\$60,371
Roof flashing repair allowance	LOT	1	\$2,500	\$2,500	\$6,400	\$6,400	\$8,900
<b>Project Totals:</b>				<b>\$30,370</b>		<b>\$38,901</b>	<b>\$69,271</b>

<b>Material/Labor Cost</b>		<b>\$69,271</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$72,917</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$18,229</u>
<b>Construction Cost</b>		<u>\$91,147</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$14,583</u>
<b>Total Project Cost</b>		<u><b>\$105,730</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701ES03	<b>Title:</b>	REPAIR WINDOW LEAKS
<b>Priority Sequence:</b>	9		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	ES5B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	FENESTRATIONS
		<b>Element:</b>	WINDOWS
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Energy Conservation	\$2,400	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Area Wide: Floor(s) 3		

**Project Description**

The glazing in the curved section of exterior wall at the junction of the east and south wings (the "elbow") reportedly leaks. Repairs or replacements should be made to this glazing to restore the integrity of the weathertight building envelope.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701ES03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Curtainwall glazing repair allowance	LOT	1	\$7,500	\$7,500	\$12,800	\$12,800	\$20,300
<b>Project Totals:</b>				<b>\$7,500</b>		<b>\$12,800</b>	<b>\$20,300</b>

<b>Material/Labor Cost</b>		\$20,300
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		\$21,440
<b>General Contractor Mark Up at 25.0%</b>	+	\$5,360
<b>Construction Cost</b>		\$26,800
<b>Professional Fees at 16.0%</b>	+	\$4,288
<b>Total Project Cost</b>		<b>\$31,088</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701ES04	<b>Title:</b>	REPAIR SUBSIDING NORTHWEST SIDEWALK
<b>Priority Sequence:</b>	10		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	ES2B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	COLUMNS/BEAMS/WALLS
		<b>Element:</b>	FINISH
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Area Wide: Floor(s) 1, 2		

**Project Description**

The concrete sidewalk at the west end of the northwest wing is subsiding. This concrete should be removed, the cause of the subsidence determined, and new concrete installed.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701ES04

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Equipment rental, concrete, reinforcing, supplies, tools, and landscape allowance	LOT	1	\$25,000	\$25,000	\$32,000	\$32,000	\$57,000
<b>Project Totals:</b>				<b>\$25,000</b>		<b>\$32,000</b>	<b>\$57,000</b>

<b>Material/Labor Cost</b>		<b>\$57,000</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$60,000</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$15,000</b>
<b>Construction Cost</b>		<b>\$75,000</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$12,000</b>
<b>Total Project Cost</b>		<b>\$87,000</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701HV02	<b>Title:</b>	EXHAUST FAN REPLACEMENT
<b>Priority Sequence:</b>	11		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	HV4B	<b>System:</b>	HVAC
		<b>Component:</b>	AIR MOVING/VENTILATION
		<b>Element:</b>	EXHAUST FANS
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

Exhaust fans are partially maintained by local maintenance staff and partially maintained by tenants. The roof-mounted exhaust fans range widely in age and condition. Some of the original exhaust fans maintained by facility staff are corroded and showing signs of metal fatigue. The statistical life cycle for an exhaust fan is approximately twenty years. At or beyond this time, exhaust fans can incur high maintenance costs that justify replacement. While many of the original fans should remain serviceable, a small component of the high use and rough-service fans should be replaced to avert the potential for failure and potential negative impact on other aspects of the HVAC design.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701HV02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Replace centrifugal roof exhauster	EA	11	\$1,410	\$15,510	\$1,360	\$14,960	\$30,470
<b>Project Totals:</b>				<b>\$15,510</b>		<b>\$14,960</b>	<b>\$30,470</b>

<b>Material/Labor Cost</b>		\$30,470
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		\$31,964
<b>General Contractor Mark Up at 25.0%</b>	+	\$7,991
<b>Construction Cost</b>		\$39,955
<b>Professional Fees at 16.0%</b>	+	\$6,393
<b>Total Project Cost</b>		<b>\$46,348</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701IS04	<b>Title:</b>	BALLROOM ENTRY DOOR REPLACEMENTS
<b>Priority Sequence:</b>	12		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	IS4A	<b>System:</b>	INTERIOR/FINISH SYS.
		<b>Component:</b>	DOORS
		<b>Element:</b>	GENERAL
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Room Only: Floor(s) 2		

**Project Description**

Interior doors are generally in overall good condition, except for the deteriorating ballroom entry doors. These doors are aged and damaged and should be replaced. Install modern rated units that are architecturally appropriate.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701IS04

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
High traffic door system	LEAF	14	\$2,060	\$28,840	\$2,082	\$29,148	\$57,988
<b>Project Totals:</b>				<b>\$28,840</b>		<b>\$29,148</b>	<b>\$57,988</b>

<b>Material/Labor Cost</b>		\$57,988
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$60,866</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$15,217</u>
<b>Construction Cost</b>		<u>\$76,083</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$12,173</u>
<b>Total Project Cost</b>		<u><b>\$88,256</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701FS01	<b>Title:</b>	REPLACE SPRINKLER HEADS
<b>Priority Sequence:</b>	13		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	FS3A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	SUPPRESSION
		<b>Element:</b>	SPRINKLERS
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NFPA	1, 13, 13D, 101	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, 3		

**Project Description**

The sprinkler heads are recommended for replacement. The statistical life cycle for a sprinkler head is approximately twenty years. During this time, scale can accumulate inside the head and cause it to malfunction when needed. It is recommended that the aging sprinkler heads be replaced to ensure that proper protection is available.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701FS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Fire sprinkler head replacement	SF	202,544	\$0.10	\$20,254	\$0.37	\$74,941	\$95,196
<b>Project Totals:</b>				<b>\$20,254</b>		<b>\$74,941</b>	<b>\$95,196</b>

<b>Material/Labor Cost</b>		\$95,196
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$101,302</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$25,326</u>
<b>Construction Cost</b>		<u>\$126,628</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$20,260</u>
<b>Total Project Cost</b>		<u><b>\$146,888</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701AC05	<b>Title:</b>	INSTALL DUAL LEVEL DRINKING FOUNTAINS
<b>Priority Sequence:</b>	14		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	AC3F	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	DRINKING FOUNTAINS
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	211, 602	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Item Only: Floor(s) 1, 3		

**Project Description**

The single level configuration of the drinking fountains is a barrier to accessibility. It is recommended that all single level drinking fountains be replaced with dual level, refrigerated units.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701AC05

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Dual level drinking fountain	EA	4	\$1,266	\$5,064	\$389	\$1,556	\$6,620
<b>Project Totals:</b>				<b>\$5,064</b>		<b>\$1,556</b>	<b>\$6,620</b>

<b>Material/Labor Cost</b>		<b>\$6,620</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$6,858</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$1,715</u>
<b>Construction Cost</b>		<u>\$8,573</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$1,372</u>
<b>Total Project Cost</b>		<u><b>\$9,944</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701ES05	<b>Title:</b>	REPAIR AND REPAINT WOOD TRELLIS TRIM
<b>Priority Sequence:</b>	15		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES2B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	COLUMNS/BEAMS/WALLS
		<b>Element:</b>	FINISH
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Building-wide: Floor(s) 1		

**Project Description**

The applied finish on the wood trellis work over the exterior walkways of most of this building is deteriorating, as are some of the wood trellis pieces themselves. Deteriorated wood members should be removed and replaced, and all of the applied finishes on these wood members should be renewed. The University should consider replacing the wood trellis members with a synthetic material.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701ES05

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Disposal fee, wood trim, applied exterior finish (2 coats), tools, and supplies	LOT	1	\$7,500	\$7,500	\$12,800	\$12,800	\$20,300
<b>Project Totals:</b>				<b>\$7,500</b>		<b>\$12,800</b>	<b>\$20,300</b>

<b>Material/Labor Cost</b>		\$20,300
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		\$21,440
<b>General Contractor Mark Up at 25.0%</b>	+	\$5,360
<b>Construction Cost</b>		\$26,800
<b>Professional Fees at 16.0%</b>	+	\$4,288
<b>Total Project Cost</b>		<b>\$31,088</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701ES06	<b>Title:</b>	BUILT-UP ROOF REPLACEMENT
<b>Priority Sequence:</b>	16		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES4B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	ROOF
		<b>Element:</b>	REPLACEMENT
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Energy Conservation	\$2,600	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

It is recommended that the built-up roofing system be replaced within the next five years. The existing stress conditions around the seams and at the perimeter flashing will lead to failure if left unattended. Replace the stressed roof and flashing with a similar application. Replacement of the skylight systems or their flashing may also be necessary.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701ES06

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Built-up roof	SF	64,670	\$3.19	\$206,297	\$3.73	\$241,219	\$447,516
Skylight repair allowance	LOT	1	\$5,500	\$5,500	\$6,400	\$6,400	\$11,900
<b>Project Totals:</b>				<b>\$211,797</b>		<b>\$247,619</b>	<b>\$459,416</b>

<b>Material/Labor Cost</b>		<b>\$459,416</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$483,071</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$120,768</b>
<b>Construction Cost</b>		<b>\$603,839</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$96,614</b>
<b>Total Project Cost</b>		<b>\$700,453</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701HV01	<b>Title:</b>	HVAC SYSTEM RESTORATION
<b>Priority Sequence:</b>	17		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	HV3A	<b>System:</b>	HVAC
		<b>Component:</b>	HEATING/COOLING
		<b>Element:</b>	SYSTEM RETROFIT/REPLACE
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

Rooftop air handlers on the roof of Buildings 2, 3, and 4 are original and showing signs of age related deterioration. Restoration and repair of the rooftop air handlers is necessary. Work should include re-insulation of rooftop piping where it is damaged, repair of door gaskets and locks, repair of cooling coil condensation collection pans, and restoration of any deteriorated internal insulation. In addition, the repair of any leaks or deteriorated isolation on control valves is recommended. This work will adequately restore the units and sustain their life until their practical lifespans have been depleted.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701HV01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Pipe insulation, door gasket, door lock, condensate pan, internal insulation, and valve repair allocation	EA	8	\$4,434	\$35,472	\$8,673	\$69,384	\$104,856
<b>Project Totals:</b>				<b>\$35,472</b>		<b>\$69,384</b>	<b>\$104,856</b>

<b>Material/Labor Cost</b>		<b>\$104,856</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$110,911</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$27,728</b>
<b>Construction Cost</b>		<b>\$138,639</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$22,182</b>
<b>Total Project Cost</b>		<b>\$160,821</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701EL04	<b>Title:</b>	PLAZA POWER CONTROL UPGRADE
<b>Priority Sequence:</b>	18		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	EXTERIOR LIGHTING
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Item Only: Floor(s) 1		

**Project Description**

Outdoor power is supplied to the central plaza amphitheater stage area from Building 4. To control this power, a relay system has been installed. Operation of the power relay to this outdoor power source requires that users enter secured space. To simplify control of the outdoor power at the stage area, the installation of a wireless remote control system is recommended. The control should have programmable user security passkey protection and should be industrial-grade to assure reliable operation.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701EL04

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Remote relay actuation system allocation	SYS	1	\$3,500	\$3,500	\$1,500	\$1,500	\$5,000
<b>Project Totals:</b>				<b>\$3,500</b>		<b>\$1,500</b>	<b>\$5,000</b>

<b>Material/Labor Cost</b>		<b>\$5,000</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$5,197</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$1,299</u>
<b>Construction Cost</b>		<u>\$6,496</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$1,039</u>
<b>Total Project Cost</b>		<u><b>\$7,535</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701EL02	<b>Title:</b>	ELECTRICAL SYSTEM REPAIRS
<b>Priority Sequence:</b>	19		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL3B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	SECONDARY DISTRIBUTION
		<b>Element:</b>	DISTRIBUTION NETWORK
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	Articles 100, 210, 410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, 3		

**Project Description**

The basic elements of the electrical distribution system (conductors, distribution panels, breaker panels, connects, etc.) are satisfactory for extended future use. However, the terminal devices are due for replacement based upon typical maintenance practices and schedules. Aging devices, including wall switches and receptacles, are potential shock and fire hazards. The replacement of all worn or damaged switches, receptacles, and cover plates is needed, as is the testing of power panels for proper operation followed by replacement of any faulty breakers. To enhance operational safety, power panel directories should be checked and updated as appropriate to reflect accurate load designations.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701EL02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Switches, receptacles, cover plates, breakers, and miscellaneous materials	SF	202,544	\$0.42	\$85,068	\$0.64	\$129,628	\$214,697
<b>Project Totals:</b>				<b>\$85,068</b>		<b>\$129,628</b>	<b>\$214,697</b>

<b>Material/Labor Cost</b>		<b>\$214,697</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$226,460</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$56,615</u>
<b>Construction Cost</b>		<u>\$283,075</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$45,292</u>
<b>Total Project Cost</b>		<u><b>\$328,368</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701EL01	<b>Title:</b>	INTERIOR LIGHTING UPGRADE
<b>Priority Sequence:</b>	20		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	INTERIOR LIGHTING
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Energy Conservation	\$3,940	
<b>Code Application:</b>	NEC	Articles 210, 410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, 3		

**Project Description**

While the vast majority of the building has received upgraded lighting over the years, some areas have been overlooked for lighting replacement. Some of these areas have received elemental component replacements, but retain old and outdated fixtures that are far less efficient than modern design fixtures. Completion of the interior lighting restoration is recommended to unify the interior appearance and to eliminate any remaining use of incandescent fixtures. Replace aged and / or inefficient light fixtures with modern fixtures of the latest energy-efficient design. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation. Brace all new lighting systems for seismic activity.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701EL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	81,018	\$3.12	\$252,776	\$3.82	\$309,489	\$562,265
<b>Project Totals:</b>				<b>\$252,776</b>		<b>\$309,489</b>	<b>\$562,265</b>

<b>Material/Labor Cost</b>		<b>\$562,265</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$591,543</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$147,886</b>
<b>Construction Cost</b>		<b>\$739,429</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$118,309</b>
<b>Total Project Cost</b>		<b>\$857,738</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701EL03	<b>Title:</b>	EXTERIOR LIGHTING CONTROL IMPROVEMENT
<b>Priority Sequence:</b>	21		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	EXTERIOR LIGHTING
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Energy Conservation	\$712	
<b>Code Application:</b>	NEC	410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Area Wide: Floor(s) 2		

**Project Description**

Generally, exterior lighting fixtures are in satisfactory condition. Recent Bookstore area improvements included replacement and architectural upgrade of the exterior fixtures. At this time, it is apparent that the lighting was not connected to the Honeywell DCS central lighting control system. It is typical that these exterior lights operate 24/7 due to lack of practical control. Troubleshooting and reconnection of the Bookstore exterior lighting system to the Honeywell DCS central computerized relay control system is recommended to rectify the problem, save energy, and enhance fixture / lamp life.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701EL03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Rewiring and control connection allocation	SYS	1	\$3,000	\$3,000	\$7,000	\$7,000	\$10,000
<b>Project Totals:</b>				<b>\$3,000</b>		<b>\$7,000</b>	<b>\$10,000</b>

<b>Material/Labor Cost</b>		<b>\$10,000</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$10,597</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$2,649</u>
<b>Construction Cost</b>		<u>\$13,246</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$2,119</u>
<b>Total Project Cost</b>		<u><b>\$15,366</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701IS01	<b>Title:</b>	REFINISH WALLS
<b>Priority Sequence:</b>	22		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS2B	<b>System:</b>	INTERIOR/FINISH SYS.
		<b>Component:</b>	PARTITIONS
		<b>Element:</b>	FINISHES
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, 3		

**Project Description**

Most walls are painted and in overall fair condition. The acoustical wall panels on the rear wall of the theater are coming loose. Repainting of the interior walls should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts, as well as repairing or replacing damaged theater acoustical wall panels.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701IS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Standard wall finish (paint, wall covering, etc.)	SF	105,990	\$0.17	\$18,018	\$0.85	\$90,092	\$108,110
Theater acoustical wall panel repair allowance	SF	4,000	\$2.37	\$9,480	\$4.08	\$16,320	\$25,800
<b>Project Totals:</b>				<b>\$27,498</b>		<b>\$106,412</b>	<b>\$133,910</b>

<b>Material/Labor Cost</b>		<b>\$133,910</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$142,551</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$35,638</b>
<b>Construction Cost</b>		<b>\$178,188</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$28,510</b>
<b>Total Project Cost</b>		<b>\$206,698</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701IS02	<b>Title:</b>	REFINISH FLOORING
<b>Priority Sequence:</b>	23		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS1A	<b>System:</b>	INTERIOR/FINISH SYS.
		<b>Component:</b>	FLOOR
		<b>Element:</b>	FINISHES-DRY
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, 3		

**Project Description**

Most of the floor areas are carpeted and in overall fair condition. However, carpeting in facilities with similar traffic patterns tends to need replacement every five to seven years. Carpeting upgrades should be considered as part of any future cosmetic improvements or major comprehensive renovation efforts in this facility. Also, the ballroom wood flooring, which is currently in good condition, will need to be refinished within the next five years.



**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701IS02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Carpet	SF	63,200	\$5.58	\$352,656	\$2.08	\$131,456	\$484,112
Sand and finish hardwood flooring	SF	11,760	\$0.38	\$4,469	\$4.08	\$47,981	\$52,450
<b>Project Totals:</b>				<b>\$357,125</b>		<b>\$179,437</b>	<b>\$536,562</b>

<b>Material/Labor Cost</b>		<b>\$536,562</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$558,590</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$139,648</b>
<b>Construction Cost</b>		<b>\$698,238</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$111,718</b>
<b>Total Project Cost</b>		<b>\$809,956</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701IS03	<b>Title:</b>	REFINISH CEILINGS
<b>Priority Sequence:</b>	24		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS3B	<b>System:</b>	INTERIOR/FINISH SYS.
		<b>Component:</b>	CEILINGS
		<b>Element:</b>	REPLACEMENT

**Building Code:** 6701  
**Building Name:** PRICE CENTER-WEST  
**Subclass/Savings:** Not Applicable

**Code Application:** Not Applicable

**Project Class:** Deferred Maintenance  
**Project Date:** 9/9/2010

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

**Project Description**

Ceiling finish applications vary between aging ceiling tile, paint, and exposed structure. Most of the ceiling tile is in overall poor condition. The ceilings should be repainted and the ceiling tiles replaced within the next ten years.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701IS03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Acoustical tile ceiling system	SF	91,120	\$2.21	\$201,375	\$3.10	\$282,472	\$483,847
Painted ceiling finish application	SF	26,450	\$0.17	\$4,497	\$0.85	\$22,483	\$26,979
<b>Project Totals:</b>				<b>\$205,872</b>		<b>\$304,955</b>	<b>\$510,826</b>

<b>Material/Labor Cost</b>		<b>\$510,826</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<b>\$538,639</b>
<b>General Contractor Mark Up at 25.0%</b>	+	<b>\$134,660</b>
<b>Construction Cost</b>		<b>\$673,298</b>
<b>Professional Fees at 16.0%</b>	+	<b>\$107,728</b>
<b>Total Project Cost</b>		<b>\$781,026</b>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701VT01	<b>Title:</b>	COMPREHENSIVE HYDRAULIC ELEVATOR MODERNIZATION
<b>Priority Sequence:</b>	25		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	VT7A	<b>System:</b>	VERT. TRANSPORTATION
		<b>Component:</b>	GENERAL
		<b>Element:</b>	OTHER
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASME	A17.1	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Room Only: Floor(s) 1, R		

**Project Description**

Three three-stop hydraulic passenger elevators (each with single-door geometry) are installed in this facility, but only two are used. The elevator located in the western extremity of Building 2 is not considered by this report, since Price Center-East elevators are nearby, and this unit is reportedly no longer needed. The centrally located Bookstore elevator and the outdoor access elevator located off of Building 3 are presently used (along with elevators in the connected Price Center-East). Comprehensive modernization of the currently used hydraulic elevators is recommended, based upon the probable age of the primary mechanical components of these systems (there were no reports of comprehensive mechanical renovations to these elevators). Modernization should include the installation of a new hydraulic machine, pump, valve, doors and hardware, car finishes, roller guides, and solid state controllers. The elevators have already received accessibility upgrades within the cars, including updated operating panels, audible notification, emergency lights, and hands-free phones. Renovation work should also include any currently required pits or machine room upgrades.

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701VT01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Comprehensive elevator modernization	LOT	2	\$80,700	\$161,400	\$93,500	\$187,000	\$348,400
<b>Project Totals:</b>				<b>\$161,400</b>		<b>\$187,000</b>	<b>\$348,400</b>

<b>Material/Labor Cost</b>		<b>\$348,400</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$366,299</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$91,575</u>
<b>Construction Cost</b>		<u>\$457,873</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$73,260</u>
<b>Total Project Cost</b>		<u><b>\$531,133</b></u>

**Specific Project Details**  
**Facility Condition Analysis**  
**Section Three**  
6701 : PRICE CENTER-WEST

**Project Description**

<b>Project Number:</b>	6701AC06	<b>Title:</b>	BUILDING SIGNAGE PACKAGE INSTALLATION
<b>Priority Sequence:</b>	26		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	AC3D	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	SIGNAGE
<b>Building Code:</b>	6701		
<b>Building Name:</b>	PRICE CENTER-WEST		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	703.1	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	9/9/2010		
<b>Project Location:</b>	Floor-wide: Floor(s) 1, 2, 3		

**Project Description**

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**  
6701 : PRICE CENTER-WEST

**Project Cost**

**Project Number:** 6701AC06

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
ADA compliant signage	EA	793	\$55.30	\$43,853	\$16.26	\$12,894	\$56,747
<b>Project Totals:</b>				<b>\$43,853</b>		<b>\$12,894</b>	<b>\$56,747</b>

<b>Material/Labor Cost</b>		<b>\$56,747</b>
<b>Material Index</b>		102.4%
<b>Labor Index</b>		107.5%
<b>Material/Labor Indexed Cost</b>		<u>\$58,767</u>
<b>General Contractor Mark Up at 25.0%</b>	+	<u>\$14,692</u>
<b>Construction Cost</b>		<u>\$73,458</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$11,753</u>
<b>Total Project Cost</b>		<u><b>\$85,212</b></u>



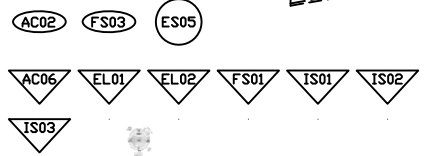
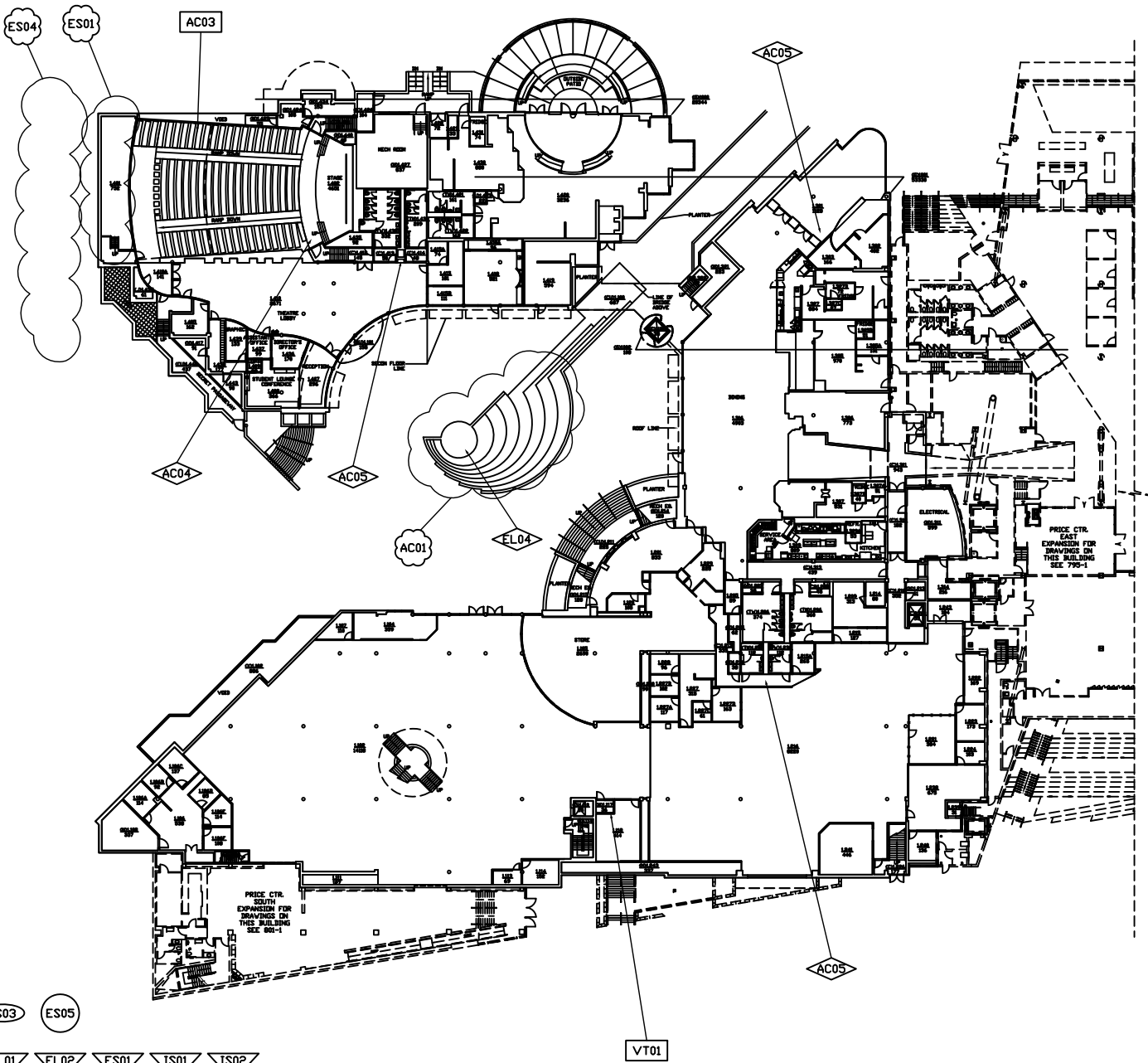


FACILITY CONDITION ANALYSIS

**SECTION 4**

**DRAWINGS  
AND PROJECT LOCATIONS**






PRICE CENTER - WEST

BLDG NO. 6701



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

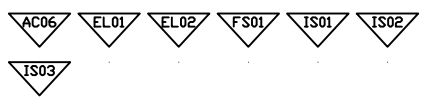
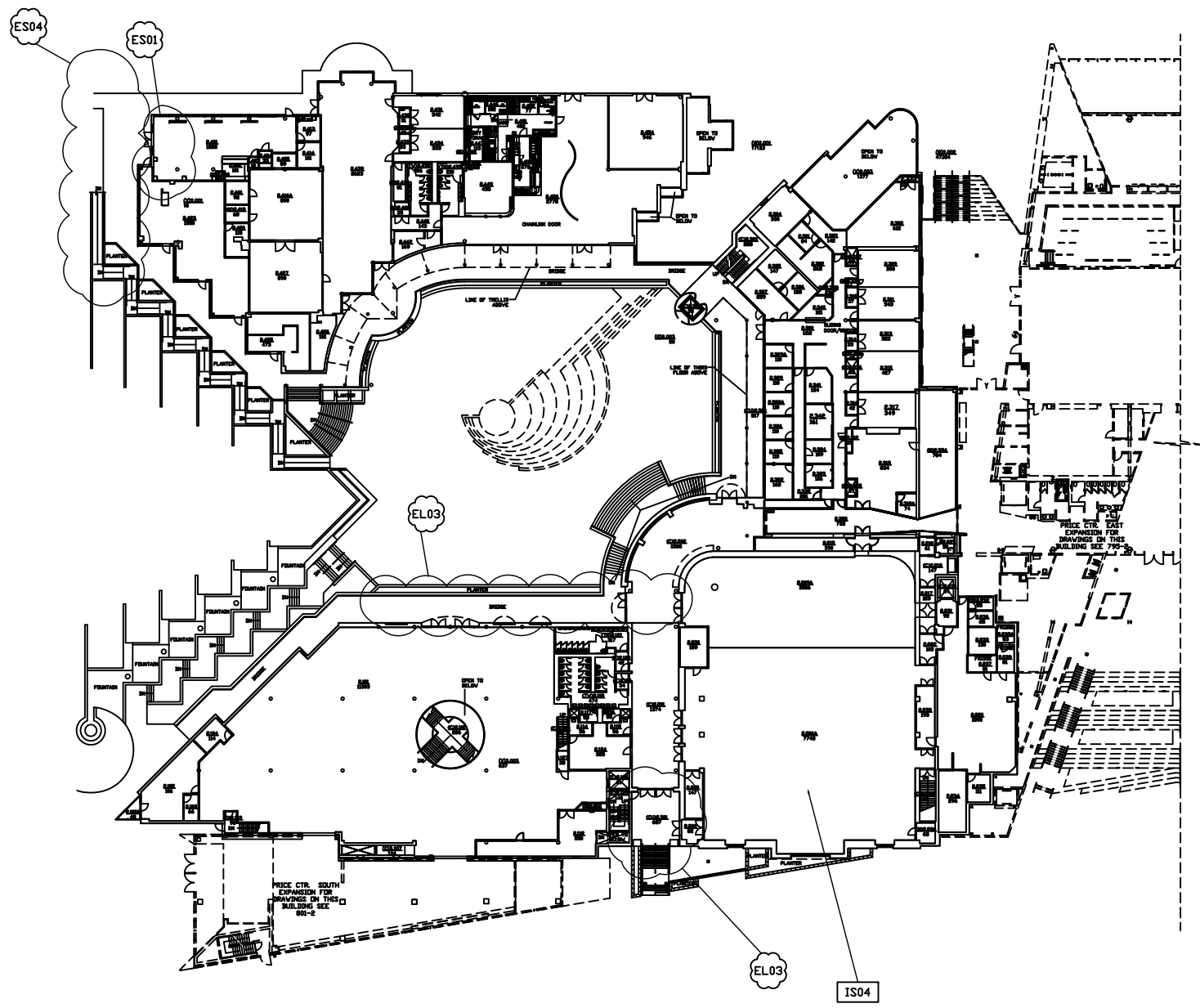
FIRST  
FLOOR  
PLAN







Sheet No.  
1 of 3



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

ROOF

ES02

ES06 HV01 HV02

ROOF

FS02

VT01 ROOF

ES03

ROOF

PRICE CTR. SOUTH EXPANSION FOR DRAWINGS ON THIS BUILDING SEE 790-3

PRICE CTR. EAST EXPANSION FOR DRAWINGS ON THIS BUILDING SEE 790-3

AC06 EL01 EL02 FS01 IS01 IS02

IS03

AC05

PRICE CENTER - WEST

BLDG NO. 6701



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

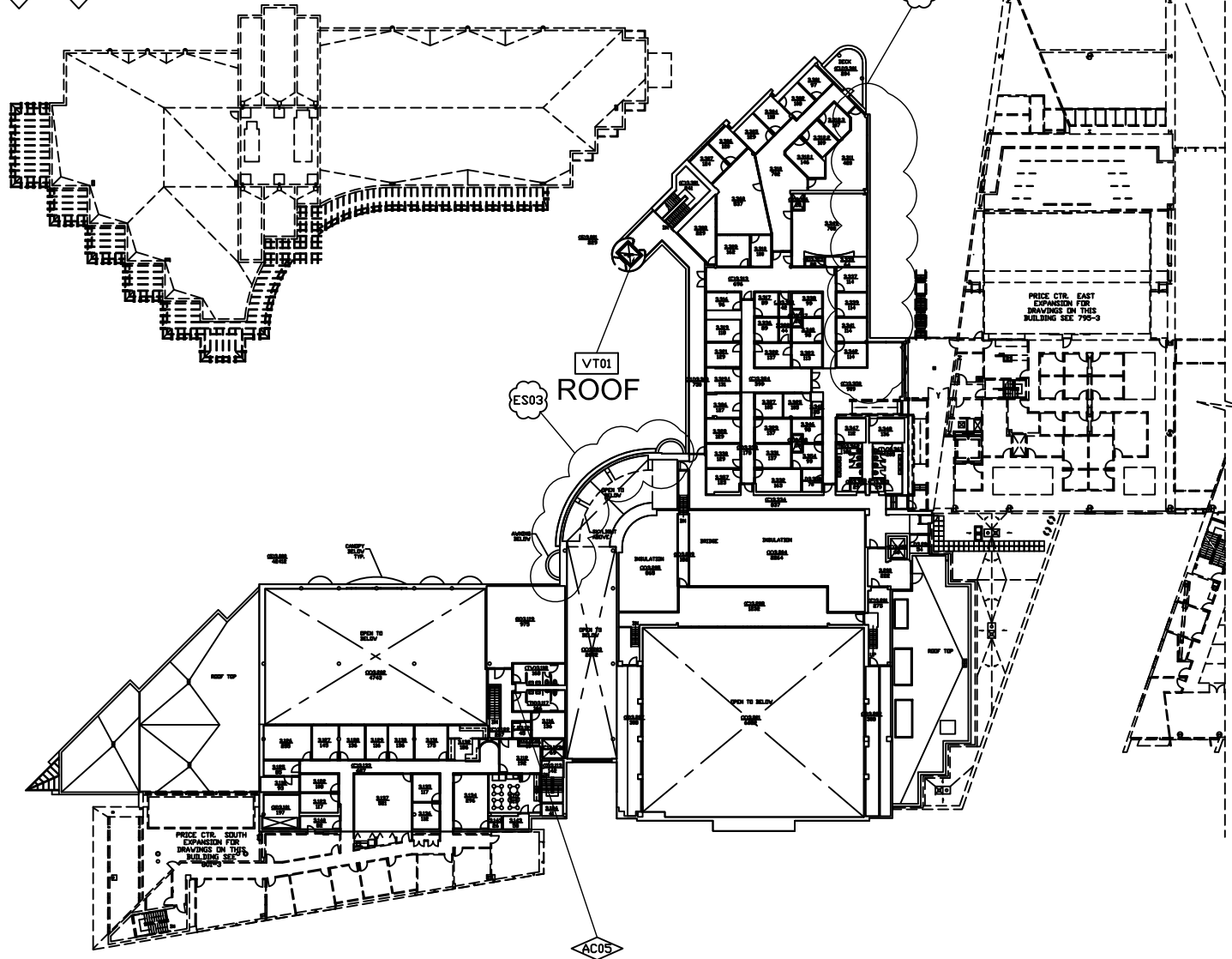
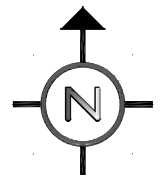
Date: 09/15/10

Drawn by: J.T.V.

Project No. 10-059

THIRD FLOOR PLAN

Sheet No. 3 of 3





FACILITY CONDITION ANALYSIS

**SECTION 5**

LIFE CYCLE MODEL SUMMARY  
AND PROJECTIONS





**Life Cycle Model**  
**Building Component Summary**  
**6701 : PRICE CENTER-WEST**

<b>Uniformat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Complex Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
B2010	EXTERIOR FINISH RENEWAL	32,460	SF	\$2.18		\$70,689	1989	10
B2010	QUALITY LAP, SHINGLE OR T&G SIDING	5,250	SF	\$16.39		\$86,055	1989	50
B2010	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	10,020	SF	\$21.85		\$218,934	1989	45
B2020	STANDARD GLAZING AND CURTAIN WALL	24,880	SF	\$133.27		\$3,315,664	1989	55
B2020	STANDARD GLAZING AND CURTAIN WALL	9,680	SF	\$133.27		\$1,290,017	1989	55
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	41	LEAF	\$5,875.48		\$240,895	1989	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	51	LEAF	\$3,688.75		\$188,126	1989	40
B3010	BUILT-UP ROOF	60,910	SF	\$9.52		\$579,624	1989	20
B3010	BUILT-UP ROOF	3,760	SF	\$9.52		\$35,780	2005	20
B3010	MEMBRANE ROOF	2,260	SF	\$7.82		\$17,675	2001	15
B3010	PAINTED METAL ROOF	8,270	SF	\$10.03		\$82,953	1989	30
B3020	SKYLIGHT	50	SF	\$133.27		\$6,663	1989	30
B3020	SKYLIGHT	120	SF	\$133.27		\$15,992	1989	30
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	452	LEAF	\$1,095.20		\$495,029	1989	35
C1020	RATED DOOR AND FRAME INCLUDING HARDWARE	16	LEAF	\$2,126.48		\$34,024	1989	35
C1020	INTERIOR DOOR HARDWARE	16	EA	\$482.78		\$7,724	1989	15
C1020	INTERIOR DOOR HARDWARE	452	EA	\$482.78		\$218,216	1989	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	105,990	SF	\$1.43		\$151,435	1989	10
C3010	PREMIUM WALL FINISH (EPOXY, TILE, WOOD PANEL, ETC.)	15,840	SF	\$8.91		\$141,204	1989	20
C3020	CARPET	63,200	SF	\$10.40		\$657,229	1989	10
C3020	VINYL FLOOR TILE	47,030	SF	\$8.58		\$403,538	1989	15
C3020	CERAMIC FLOOR TILE	16,170	SF	\$25.67		\$415,139	1989	20
C3020	RESURFACE AND SEAL CONCRETE OR TERRAZZO	8,820	SF	\$11.87		\$104,708	1989	50
C3020	HARDWOOD REPLACEMENT	11,760	SF	\$36.68		\$431,361	1989	50
C3020	SAND AND FINISH HARDWOOD FLOORING	11,760	SF	\$6.24		\$73,403	1989	15
C3030	ACOUSTICAL TILE CEILING SYSTEM	91,120	SF	\$7.32		\$667,350	1989	15
C3030	PAINTED CEILING FINISH APPLICATION	26,450	SF	\$1.43		\$37,791	1989	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	\$224,835.51		\$224,836	1989	25
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	\$224,835.51		\$224,836	1989	25

**Life Cycle Model**  
**Building Component Summary**  
**6701 : PRICE CENTER-WEST**

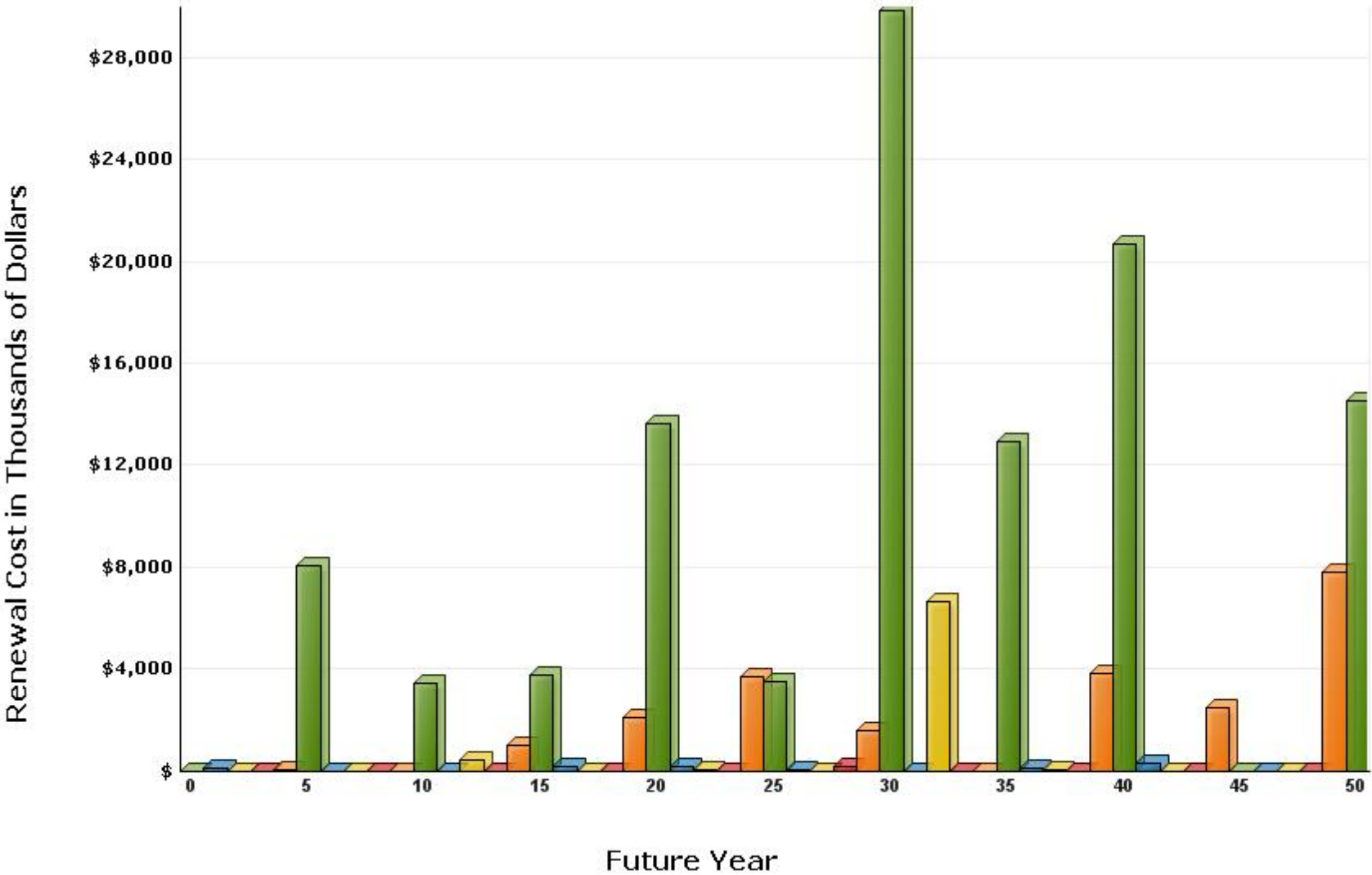
<b>Unifomat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Complex Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	\$42,018.07		\$42,018	1989	12
D1010	ELEVATOR CAB RENOVATION - PASSENGER	1	EA	\$42,018.07		\$42,018	1989	12
D2010	PLUMBING FIXTURES - STUDENT UNION	202,544	SF	\$11.15		\$2,257,588	2006	35
D2020	WATER PIPING - STUDENT UNION	202,544	SF	\$9.18		\$1,860,069	1989	35
D2020	WATER HEATER (RES., ELEC.)	40	GAL	\$66.63		\$2,665	2005	10
D2030	DRAIN PIPING - STUDENT UNION	202,544	SF	\$13.74		\$2,783,424	1989	40
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	2	SYS	\$7,366.16		\$14,732	2010	25
D3030	COLD BOX REFRIGERATION SYSTEM	2	SYS	\$8,300.26		\$16,601	1989	15
D3030	COLD BOX REFRIGERATION SYSTEM	2	SYS	\$8,300.26		\$16,601	1989	15
D3030	COLD BOX REFRIGERATION SYSTEM	1	SYS	\$8,300.26		\$8,300	1989	15
D3030	COLD BOX REFRIGERATION SYSTEM	1	SYS	\$8,300.26		\$8,300	1989	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	23	EA	\$3,798.54		\$87,366	1989	20
D3040	EXHAUST FAN - UTILITY SET OR SIMILAR	6	EA	\$4,705.09		\$28,231	2008	20
D3040	EXHAUST FAN - PROPELLER TYPE OR SIMILAR	4	EA	\$1,642.43		\$6,570	1989	20
D3040	KITCHEN EXHAUST SYSTEM WITH MAKE-UP UNIT	14	SYS	\$72,100.38		\$1,009,405	1989	20
D3040	HVAC SYSTEM - STUDENT UNION	157,984	SF	\$41.19		\$6,506,987	1989	25
D3040	HVAC SYSTEM - STUDENT UNION	44,560	SF	\$41.19		\$1,835,321	2008	25
D3040	BASE MTD. PUMP - 15 HP TO 50 HP	30	HP	\$1,494.98		\$44,849	2010	20
D3040	BASE MTD. PUMP - 15 HP TO 50 HP	30	HP	\$1,494.98		\$44,849	2010	20
D4010	FIRE SPRINKLER SYSTEM	202,544	SF	\$9.82		\$1,988,081	1989	80
D4010	FIRE SPRINKLER HEADS	202,544	SF	\$0.65		\$131,475	1989	20
D5010	ELECTRICAL SYSTEM - STUDENT UNION	202,544	SF	\$18.96		\$3,840,601	1989	50
D5010	ELECTRICAL SWITCHGEAR 277/480V	4,000	AMP	\$52.17		\$208,668	1989	20
D5010	TRANSFORMER, DRY, 480-208V (30-150 KVA)	1,050	KVA	\$118.62		\$124,552	1989	30
D5020	EXIT SIGNS (BATTERY)	158	EA	\$392.65		\$62,038	1989	20
D5020	EXIT SIGNS (BATTERY)	44	EA	\$392.65		\$17,276	2008	20
D5020	EXTERIOR LIGHT (HID)	22	EA	\$844.09		\$18,570	1989	20
D5020	EXTERIOR LIGHT (HID)	7	EA	\$844.09		\$5,909	2008	20
D5020	LIGHTING - STUDENT UNION	81,018	SF	\$9.56		\$774,788	1989	20
D5020	LIGHTING - STUDENT UNION	121,526	SF	\$9.56		\$1,162,173	2008	20

**Life Cycle Model  
Building Component Summary  
6701 : PRICE CENTER-WEST**

<b>Unifomat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Complex Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	202,544	SF	\$3.33		\$674,121	2008	15
E2010	STANDARD BASE OR WALL CABINetry	80	LF	\$339.90		\$27,192	1989	20
E2010	PREMIUM FOLDING FIXED SEATING	360	EA	\$890.59		\$320,613	2001	20
F1020	ENVIRONMENTAL CHAMBER	144	SF	\$175.37		\$25,253	1989	35
F1020	ENVIRONMENTAL CHAMBER	104	SF	\$175.37		\$18,239	1989	35
F1020	ENVIRONMENTAL CHAMBER	27	SF	\$175.37		\$4,735	1989	35
F1020	ENVIRONMENTAL CHAMBER	40	SF	\$175.37		<u>\$7,015</u>	1989	35
						<b>\$36,464,085</b>		

# Life Cycle Model Expenditure Projections

6701 : PRICE CENTER-WEST



**Average Annual Renewal Cost Per SqFt \$5.87**

FACILITY CONDITION ANALYSIS

**SECTION 6**

PHOTOGRAPHIC LOG



**Photo Log - Facility Condition  
Analysis**

**6701 : PRICE CENTER-WEST**

<b>Photo ID No</b>	<b>Description</b>	<b>Location</b>	<b>Date</b>
6701001a	North facade, south wing	Exterior elevation	7/13/2010
6701001e	Exit signage	Central wing, elevator bay	7/13/2010
6701002a	North facade at inside of L	Exterior elevation	7/13/2010
6701002e	Fire alarm horn strobe	Central wing, elevator bay	7/13/2010
6701003a	View looking west across west wing roof	Roof	7/13/2010
6701003e	Call station	Central wing, elevator bay	7/13/2010
6701004a	Cracked expansion joint cover, east end, west wing	Roof	7/13/2010
6701004e	Elevator car controls	Elevator	7/13/2010
6701005a	Typically aging finish on fake roof beam extensions at fascia, southwest corner, west wing	Exterior detail	7/13/2010
6701005e	Soffit light	Second floor, overhangs	7/13/2010
6701006a	View looking northeast along sloped standing seam metal siding showing growth of lichens, southwest corner of L	Roof	7/13/2010
6701006e	Obsolete sprinkler heads	Second floor, overhang	7/13/2010
6701007a	View looking northwest at west end, north wing	Exterior elevation	7/13/2010
6701007e	Architecturally significant exterior lighting	Exterior of Bookstore	7/13/2010
6701008a	View looking north at middle third, north wing	Exterior elevation	7/13/2010
6701008e	Renovated ductwork and piping systems	Bookstore, first floor	7/13/2010
6701009a	View looking northeast at west elevation, east wing	Exterior elevation	7/13/2010
6701009e	Motor control center	Bookstore, third floor, fan room	7/13/2010
6701010a	Deteriorated base flashing along north facade, south wing	Exterior elevation	7/13/2010
6701010e	HVAC controls	Bookstore, third floor, fan room	7/13/2010
6701011a	Single level drinking fountain	Third floor, south wing	7/13/2010
6701011e	Heat / smoke detector	Bookstore, third floor, fan room	7/13/2010
6701012a	View looking west across north wing roof	Roof	7/13/2010
6701012e	Exhaust fans that handle Building 2 restrooms	Bookstore, roof	7/13/2010
6701013a	View looking north along east edge, east wing, showing dangerous passageway requiring guardrail	Roof	7/13/2010
6701013e	Air handler 6	Bookstore, roof	7/13/2010
6701014a	Lack of wheelchair access to base cabinet	Third floor, room 3-311	7/13/2010
6701014e	VFD	Bookstore, roof, inside AH6	7/13/2010
6701015a	Subsiding concrete sidewalk over occupied space at southwest corner, north wing	Exterior detail	7/13/2010
6701015e	Original Pace single wall air handler	Central segment	7/13/2010

**Photo Log - Facility Condition  
Analysis**

**6701 : PRICE CENTER-WEST**

<b>Photo ID No</b>	<b>Description</b>	<b>Location</b>	<b>Date</b>
6701016a	Potential trip hazard intersection of semicircular plaza step to slope of plaza walking surface	Site detail	7/13/2010
6701016e	Lavatories and urinals	Third floor, restroom	7/13/2010
6701017a	View looking northwest up theater seating	First floor, theater	7/13/2010
6701017e	Side-projecting LED exit signage	Bookstore, third floor, office	7/13/2010
6701018a	Lack of wheelchair access to stage from house seating area	First floor, theater	7/13/2010
6701018e	Upgraded interior lighting	Bookstore, third floor, classroom	7/13/2010
6701019a	Deteriorating sound panels at rear wall	First floor, theater	7/13/2010
6701019e	Overhead fan coil unit ducted in from air handler room	Server room	7/13/2010
6701020a	View looking northeast along south facade, east wing	Exterior elevation	7/13/2010
6701020e	Iron hubless roof drain piping	Bookstore, mail sorting area	7/13/2010
6701021a	View of southeast corner, south wing	Exterior elevation	7/13/2010
6701021e	Grid track system	Bookstore, mail sorting area	7/13/2010
6701022a	View of southwest corner, south wing	Exterior elevation	7/13/2010
6701022e	Overhead recessed lighting	Second floor, outside of ballroom	7/13/2010
6701023a	West facade, south wing	Exterior elevation	7/13/2010
6701023e	Fluorescent lighting with battery backup	Third floor, corridor	7/13/2010
6701024a	View looking east across central plaza	Exterior elevation	7/13/2010
6701024e	Lighting tracts and internally insulated ductwork	Third floor, ballroom area	7/13/2010
6701025a	View looking southeast along north facade, south wing	Exterior elevation	7/13/2010
6701025e	15 hp Pace air handler	Roof	7/13/2010
6701026a	View looking southeast along west facade, north wing	Exterior elevation	7/13/2010
6701026e	20 hp Pace air handler	Roof	7/13/2010
6701027a	View looking southeast along north facade, north wing	Exterior elevation	7/13/2010
6701027e	10 hp Pace air handler	Roof	7/13/2010
6701028a	View looking southwest along north facade, north wing	Exterior elevation	7/13/2010
6701028e	Belt driven dishwasher exhaust	Roof, above ballroom	7/13/2010
6701029a	View looking southeast along west facade, east wing	Exterior elevation	7/13/2010
6701029e	Dry-type step transformer	Roof, flat above kitchen	7/13/2010
6701030a	View looking southwest along east facade, east wing	Exterior elevation	7/13/2010
6701030e	Refrigeration condenser	Roof, flat above kitchen	7/13/2010
6701031e	Deteriorated lenses on corridor lighting	Third floor, corridor	7/13/2010



**Photo Log - Facility Condition  
Analysis**

**6701 : PRICE CENTER-WEST**

<b>Photo ID No</b>	<b>Description</b>	<b>Location</b>	<b>Date</b>
6701032e	48 inch throat exhauster	Building 2, roof	7/13/2010
6701033e	Deteriorated condensing unit and exhaust fans	Building 2, roof	7/13/2010
6701034e	Air handler for Building 2	Building 2, roof	7/13/2010
6701035e	Main panel	Network systems room	7/13/2010
6701036e	Transducers	Network systems room	7/13/2010
6701037e	Food service fume hoods	Catering kitchen	7/13/2010
6701038e	Commercial-grade dishwasher	Catering kitchen	7/13/2010
6701039e	Power panels	Kitchen area, electrical room	7/13/2010
6701040e	Fresh air relief damper	Mechanical room 2.318	7/13/2010
6701041e	Old Johnson controls DCS lighting control for outdoor lighting	Machine room 2.334	7/13/2010
6701042e	DDC pneumatic hybrid design Siemens Apogee automatic controls	Machine room 2.334	7/13/2010
6701043e	Two Metasys HVAC control panels	Machine room 2.334	7/13/2010
6701044e	Exit signage	Building 4, second floor	7/13/2010
6701045e	Typical battery pack	Building 4, second floor	7/13/2010
6701046e	Water heater	Building 4, second floor, housekeeping room	7/13/2010
6701047e	Transformer	Second floor, electrical room	7/13/2010
6701048e	Meter base, sub-panel main, and individual tenant mains	Second floor, electrical room	7/13/2010
6701049e	Post-indicator valve and 6 inch fire main	Building 4, second floor, north end	7/13/2010
6701050e	Current power arrangement	Plaza area	7/13/2010
6701051e	Suspended overhead fan coil unit	Theater area	7/13/2010
6701052e	Fire suppression 4 inch OS&Y valve	Theater area, projection booth	7/13/2010
6701053e	Local power and lighting sub-panel	Electrical room 1.434	7/13/2010
6701054e	Water, gas, and domestic mains in various metals	Theater, north end	7/13/2010
6701055e	Tenant and house gas meters and two seismic disconnects	Theater area way on exit ramp	7/13/2010
6701056e	Roof service grease trap off of the edge of the air handler	Food service area	7/13/2010
6701057e	Pace air handler	Machine room	7/13/2010
6701058e	Food service condensers	Machine room	7/13/2010
6701059e	Electric water heater with fractional hp inline circulating pump	Machine room	7/13/2010
6701060e	Building 4 water meter	Machine room	7/13/2010
6701061e	Solar power inverter	Roof	7/13/2010

**Photo Log - Facility Condition  
Analysis**

**6701 : PRICE CENTER-WEST**

<b>Photo ID No</b>	<b>Description</b>	<b>Location</b>	<b>Date</b>
6701062e	Various HID and incandescent lighting fixtures	First floor, food court area	7/13/2010
6701063e	Fire alarm control panel	Electrical room 1.311	7/13/2010
6701064e	480 volt switchgear	Electrical room 1.311	7/13/2010
6701065e	Main switchgear for the tenants and the 480 volt	Electrical room 1.311	7/13/2010
6701066e	Step transformer, power panel, and lighting panel	Electrical room 1.311	7/13/2010
6701067e	Tenant meter panel	Electrical room 1.311	7/13/2010
6701068e	Hot water circulating pump	Bookstore, west end, machine room	7/13/2010
6701069e	1 of 2 chilled water VFDs	Bookstore, west end, machine room	7/13/2010
6701070e	Control air compressor	Bookstore, west end, machine room	7/13/2010
6701071e	Heat exchanger	Bookstore, west end, machine room	7/13/2010
6701072e	Two chilled water pumps	Bookstore, west end, machine room	7/13/2010
6701073e	Motor control center	Bookstore, west end, machine room	7/13/2010
6701074e	Digital water meter	Bookstore, lower level	7/13/2010
6701075e	Small Pace air handler serving first floor computer desk	Bookstore, lower level	7/13/2010
6701076e	Other small air handler	Bookstore, lower level	7/13/2010
6701077e	Substation area	Electrical room 1.222	7/13/2010
6701078e	Food service exhaust	Building 4, roof	7/13/2010
6701079e	Make-up air unit and small fan	Building 4, roof	7/13/2010
6701080e	Rusted out relief vent	Building 4, roof	7/13/2010
6701081e	1 of 2 Pace air handlers on the roof deck section	Building 4, roof	7/13/2010

Facility Condition Analysis - Photo Log



6701001A.jpg



6701001E.jpg



6701002A.jpg



6701002E.jpg



6701003A.jpg



6701003E.jpg



6701004A.jpg



6701004E.jpg



6701005A.jpg



6701005E.jpg



6701006A.jpg



6701006E.jpg



6701007A.jpg



6701007E.jpg



6701008A.jpg



6701008E.jpg



6701009A.jpg



6701009E.jpg



6701010A.jpg



6701010E.jpg

Facility Condition Analysis - Photo Log



6701011A.jpg



6701011E.jpg



6701012A.jpg



6701012E.jpg



6701013A.jpg



6701013E.jpg



6701014A.jpg



6701014E.jpg



6701015A.jpg



6701015E.jpg



6701016A.jpg



6701016E.jpg



6701017A.jpg



6701017E.jpg



6701018A.jpg



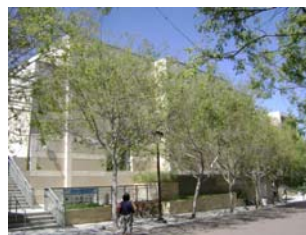
6701018E.jpg



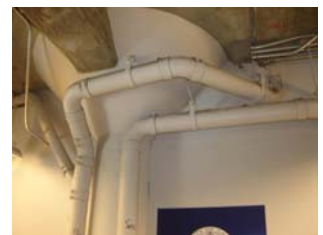
6701019A.jpg



6701019E.jpg



6701020A.jpg



6701020E.jpg

Facility Condition Analysis - Photo Log



6701021A.jpg



6701021E.jpg



6701022A.jpg



6701022E.jpg



6701023A.jpg



6701023E.jpg



6701024A.jpg



6701024E.jpg



6701025A.jpg



6701025E.jpg



6701026A.jpg



6701026E.jpg



6701027A.jpg



6701027E.jpg



6701028A.jpg



6701028E.jpg



6701029A.jpg



6701029E.jpg



6701030A.jpg



6701030E.jpg

Facility Condition Analysis - Photo Log



6701031E.jpg



6701032E.jpg



6701033E.jpg



6701034E.jpg



6701035E.jpg



6701036E.jpg



6701037E.jpg



6701038E.jpg



6701039E.jpg



6701040E.jpg



6701041E.jpg



6701042E.jpg



6701043E.jpg



6701044E.jpg



6701045E.jpg



6701046E.jpg



6701047E.jpg



6701048E.jpg



6701049E.jpg



6701050E.jpg

Facility Condition Analysis - Photo Log



6701051E.jpg



6701052E.jpg



6701053E.jpg



6701054E.jpg



6701055E.jpg



6701056E.jpg



6701057E.jpg



6701058E.jpg



6701059E.jpg



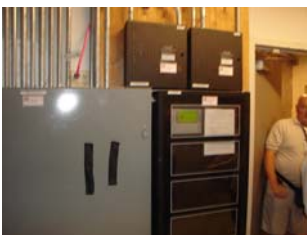
6701060E.jpg



6701061E.jpg



6701062E.jpg



6701063E.jpg



6701064E.jpg



6701065E.jpg



6701066E.jpg



6701067E.jpg



6701068E.jpg



6701069E.jpg



6701070E.jpg

Facility Condition Analysis - Photo Log



6701071E.jpg



6701072E.jpg



6701073E.jpg



6701074E.jpg



6701075E.jpg



6701076E.jpg



6701077E.jpg



6701078E.jpg



6701079E.jpg



6701080E.jpg



6701081E.jpg