

Shippensburg University



FACILITIES CONDITION AUDIT



PREPARED BY:

**ENTECH
ENGINEERING INC.**
April 27, 2005



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Methodology

This section describes the standardized practices employed by Entech during the facilities surveys, analyses and report compilation.

Code Compliance Issues

A formal code study of the subject buildings was not included in the scope of this audit. Where obvious safety hazards were discovered during the survey of the subject buildings, corrective projects were proposed and included in this report.

Furniture-Related Projects

In general, the condition of existing furniture is not included in the scope of this Facilities Condition Audit. However, when the furniture is closely tied to the layout or aesthetic design of a particular space, it is included. This principle applies to lobby furniture where the style of furniture is typically coordinated with the style of the building. It also applies to room furniture where the furniture is integrated with the space. Quite often, in fact, it is so integrally related that it is built-in and is actually considered to be a part of the building itself.

Capital Construction

Although Capital Construction needs are not a part of the scope of this project there may be some Capital Construction Projects included in the database. This is because during the course of the building surveys it may have been discovered that there are some space allocations that are awkward and/or undersized or because Janssen identified specific needs. New construction or addition projects were proposed as a solution to alleviate these situations.

Information Gathering

Entech staff members may utilize all or some of the following methods to gather information, which is used to analyze construction, renovation, and maintenance projects.

1. Architects and engineers make inspections of all the buildings included in the scope of this audit (as described in the Overview section of this report). Each building receives a thorough visual inspection. No destructive testing, x-rays, or infrared testing is

performed. Only those items readily viewable are inspected (i.e. items above suspended ceilings or behind walls were not viewed). The surveyors take note of the composition and condition of specific architectural, structural, and mechanical systems (as described in the Overview section of this report).

2. Key maintenance staff are interviewed to gain insight from their knowledge and familiarity of the buildings.
3. Existing drawings and reports are reviewed, where made available by the Institution's contacts.

Threshold for Identified Projects

Small projects with a total project budget of less than \$500 are generally not included in this report. For the purpose of this report, it is assumed that projects of this small scale are budgeted by the Institution in other ways.

Project costs are generally conceptual in nature and are generally within 20% of actual costs. This is especially true of larger, more complex projects requiring further study and/or detailed design.

Estimating Conventions

Building replacement costs are either taken from real estate data provided by Janssen or from related PSGA data. This data reflects costs to build a structure of similar scale and function to present standards. Costs include all overhead and professional fees but do not include unusual excavation costs, real estate (land) values, specialized processing equipment or furnishings.

Project costs are obtained from the latest R.S. Means cost data, from recent professional project experience, or from data provided by Janssen.

Cost adjustments reflecting the conditions applicable to bidding of projects are included as a portion of the percentage value used for the *Overhead Cost Factor* used in the Facility Project Information section of FM-Assistant.

These costs can vary slightly from project to project depending on project scope and the Institution's particular practices with regard to procurement of various kinds of work.

While these will vary, in general, these *Overhead Cost Factors* are included in Entech's cost estimates as a line item component of the cost calculated as follows:

3%	Sales Taxes on Materials and Equipment
10%	Contractors Overhead (Supervision, Temporary Facilities, Temporary Utilities, Trash Services, etc.)
12%	General Conditions (Bonds, Permits, Insurance, Construction Management, Shop Drawings, Field Tests, etc.)
5%	Contractors Profit
<hr/>	
30%	Total

This value is stored as a global factor in FM-Assistant and can be utilized as a default, but may be overridden on a project-by-project basis.

Inflation

For purposes of consistency and flexibility, all cost value figures presented in this report, and in FM-Assistant, are in current-year-dollars.

However, inflation has been considered both for updating of old cost estimates and for long-term viability of this report.

For project cost estimates that were developed prior to the year of this report, inflation factors are added to adjust them to current-year-dollars. Factors are compounded from the year a proposed project was originated and estimated to the current year. To update cost estimates from previous years Entech uses the following construction index inflation factors as published by RS-Means:

1997 - 1998 2.04%

1998 - 1999 2.17%

1999 - 2000 2.81%

2000 - 2001 3.47%

2001 - 2002 2.88%

2002 - 2003 2.33%

2003 - 2004 2.65%

While forecasted budget numbers in this report are not adjusted to show the effects of inflation of cost-of-money, this does not mean the report will shortly become obsolete. FM-Assistant has the capabilities of upgrading all costs so that in the future, printouts and on-screen data produced in the application will reflect inflation that has occurred. Inflation factors, such as those above, can be entered into the application settings in order to accomplish this. (For information on this process clients may refer to the on-line help within the application.)

Glossary

This section has definitions for the terminology used in this report and in the printouts from FM-Assistant.

Project Priority Designations

The projects defined within the scope of the Facilities Condition Audit are assigned one of four priority levels as defined in the following legend. The *time frame* listed for each priority designates the time from the current year for which the projects are *loosely* scheduled.

Priority 1 – Immediate: Address immediately. These include safety or code violations, critical equipment that is not functional or close to failure. Generally scheduled for execution in the first year.

Priority 2 – High: Schedule soon. These include items needing attention in the near term, as failure would impact the mission. Generally scheduled for execution two to four years out.

Priority 3 – Medium: Schedule in the foreseeable future. Generally scheduled for execution five to seven years out.

Priority 4 – Low: Less important projects related to aesthetic or minor performance issues, or projects related to systems or equipment that will reach the end of its useful life cycle within the ten-year scope of this Audit. Generally scheduled for execution eight to ten years out.

Project Funding Designations

The projects defined within the scope of the Facilities Condition Audit are assigned one of four funding designations as defined in the following legend.

Deferred Maintenance: Work items in need of repair or replacement due to inadequate or past due maintenance, or when they have exceeded their expected life, resulting in physical depreciation or loss in the value of a building. It does not include ongoing maintenance and replacement.

Capital Renewal: These projects correct unacceptable conditions caused by aged building components that have exceeded or will exceed their useful life cycle within the next ten years. These items still function as originally intended and have not deteriorated to the point of being classified as Deferred Maintenance. Example: roof replacement where the new roof material is the same as the existing or replacement of old equipment with new items of equal quality or function. If execution of Capital Renewal projects is deferred for an

inordinate amount of time, they may instead be categorized as Deferred Maintenance.

Capital Improvement: Work done to a building that improves, enhances, or updates the building. Example: Work done to bring a building into compliance with current codes such as the addition of a handicapped accessible ramp, or work which improves a building's performance such as installing air conditioning.

Capital Construction: New construction or the addition of building area or volume. Example: Renovations which allow the occupancy of previously unoccupied space, the construction of new facilities such as substantial additions to existing buildings, entire new buildings, or addition of civil amenities such as roadways or water towers.

Operations and Maintenance (O&M): This refers to the ongoing costs of keeping a building online. It includes custodial services, trash disposal, utilities (gas, electric, water) and preventive maintenance. Values are lump sum based on data provided by the Institution or, where not available, values for similar facilities are used.

Benchmark Standards

There are several benchmark standards referenced in this report. Below is a description of some of these items.

Estimated Capital Allotments

There are three methods used to estimate an annual capital allotment for individual facility renewal, maintenance, and improvement.

Plant Replacement Value (PRV) Method:

This value, determined by simple empirical formula, represents an estimated annual cost allotment for a given building's maintenance and renewal projects and is based on a percentage of the plant replacement value of the building. It proposes an equal allotment over the lifespan of a building. Typically, as an accepted industry standard, the percentage is 1.5, but Facility Managers may elect to use other values.

Time Weighted Method: This is also known as the Sherman-Dergis Annual Renewal Value. It is calculated via a complex empirical formula, and represents an estimated annual allotment for a given building's annual maintenance and renewal. It is an accepted industry standard based on the

assumption that any building will need to have approximately two-thirds of its components replaced at some point within a 50-year-cycle. This formula attempts to adjust for a buildings age in that the costs are backend loaded. In other words, more annual costs are associated with older buildings. It is provided in this report as a comparative benchmark figure. It is most accurate for estimating the upcoming year, not other years. It is calculated as follows:

$$\text{Annual Appropriation} = \frac{2}{3}(\text{BV}) \cdot (\text{BA} \times \text{BR}) \div 1275$$

Where:

BV - is the current replacement cost of the building,

BA - is the current age of the building not to exceed 50 years,

BR - is an effective age adjustment to account for recent building renovations calculated as follows:

$$\text{BR} = \left\{ \left[\frac{(100 - \text{PR})}{100} \cdot \text{BA} \right] + \left[\frac{\text{PR}}{100} \cdot (\text{CY} - \text{YR}) \right] \right\} \div \text{BA}$$

Where:

CY - is the current year,

YR - is the year renovated,

PR - is the percent of the building renovated.

Annualized Audit Total Renewal Value: This value represents a method of estimating the cost of a building's annual maintenance and renewal based on data gathered during a Facilities Condition Audit. It is a more scientific method utilizing physical inspection of a subject facility and thus also includes system enhancement costs. It takes the total proposed project costs over a given time period and divides by the length of that time period to produce an average annual cost, thereby depicting an even spending level.

Facilities Condition Index (FCI)

The FCI represents the ratio of identified Deferred Maintenance costs to estimated building Replacement Cost.

$$\text{FCI} = \text{Deferred Maintenance Costs} / \text{Replacement Cost}$$

This value is typically expressed as a three-digit decimal value with lower numbers representing better conditions. This value can be used to compare a building's condition to that of others, or to other average values.

The National Association of College and College Business Officers (NACUBO) and the Association of Higher Education Facilities Officers (APPA) have outlined a scale for FCI ratios that offers some indication of the relative condition of a facility. They state that a building with an FCI greater than 0.100 is in poor condition and a building with an FCI less than 0.050 is in good condition. APPA and NACUBO also dictate in certain cases that buildings should be maintained so that the FCI is less than 0.020. Entech considers buildings with an FCI less than 0.020 to be in excellent condition. Given this outline, the condition of individual buildings can be rated according to the FCI as follows:

FCI		Rating
Over 0.10	=	Poor
0.05 to 0.10	=	Fair
0.02 to 0.05	=	Good
Less than 0.02	=	Excellent

Deficiency Cost per Square Foot

The Deficiency Cost per Square Foot value provides an indication of the relative magnitude of the deficiencies in relation to the size of the building. This value, expressed in dollars per square foot, can be used to compare the cost of repairing a building to the cost of replacing or renovating it. It can also be used to benchmark the condition of one building against another. This value is calculated by dividing the total cost of a building's proposed projects by the building's square footage.

Facility Profile Terms

The Facility Profile Reports created by FM-Assistant contain certain unique terms, which are as follows:

Regional Cost Index

This is an area cost adjustment factor for the Site's location as established by R.S. Means data.

Replacement Cost

This is the estimated building replacement cost, calculated as follows: Building Area x Cost per Square Foot x Regional Cost Index.

Total Project Cost	Sum of all project costs that have not been marked as completed and are within the Scope for Analysis period.
Regional Adjusted Total	This is the Total Project Cost x Regional Cost Index.
Components	Lists and descriptions of the major building components; including structural, architectural, mechanical, and electrical systems.
Findings	This is summary information concerning building conditions as identified during the Facility Condition Audit.

Facility Project Terms

The Facility Project Reports created by FM-Assistant contain certain unique terms, which are as follows:

Project Number	This value consists of a number that is system-generated by <i>FM-Assistant</i> as a unique project identifier.
In-House Check Box	If checked, this designates that in-house maintenance staff can complete this project.
Accessibility Check Box	If checked, this designates that this project addresses handicap accessibility.
Code Issue Check Box	If checked, this designates that this project addresses code compliance issues.
Energy Opportunity Check Box	If checked, this designates that this project may yield energy savings, if executed.
Omit from Totals Check Box	If checked, this project's costs are not included in summary cost calculations.
Environmental Issue Check Box	If checked, this designates that the project addresses environmental issues.
Schedule For	The year that the institution should plan to fund and execute the project.

Repeat Every	If set to other than zero, this value defines a time period, in years, after which this project will need to again be scheduled and paid for. The first incidence of a project is the <i>Scheduled Year</i> . The graphs and cost projection charts in the database use this value to replicate project costs in the future.
Other Allowance	Cost for additional funds that can be added to a project to account for difficulty or contingency.
Project Subtotal	Total cost of the project without contractor's overhead or professional services.
Overhead Cost Factor	This value is system-generated using a user set variable. It simply multiplies a project subtotal by a percentage to account for various overhead project costs as described in the Estimating Conventions section of this report.
Transition Cost	Cost for any operational relocations or downtime to be incurred as a result of the project (i.e. temporary trailers).
Original Total Project Cost	Final construction cost of the project.
Professional Service	Estimate of the Architect/ Engineer fees required for study and/ or design of the project.
Final Cost	This is the Gross cost of the project from the base year of the original estimate.
Regional Adjusted Cost	Cost at Year Originated adjusted for the Regional Cost Index.
Regional Adjusted Cost with Inflation	Region Index Adjusted Cost adjusted for inflation so that the result is in current-year dollars.

Facility Profiles & Proposed Projects

This section contains preformatted FM-Assistant Facility Profile printouts depicting building-by-building overview data and FM-Assistant Project Definition printouts for all proposed projects.

About the Facility Profiles and Projects

The section contains two types of reports produced by FM-Assistant.

Facility Profiles: These reports are comprised of several printouts from FM-Assistant. They represent a building-by-building summary of the Facility Condition Audit Findings. Since these printouts are produced by a dynamic database tool it is intended that these reports can be reproduced periodically utilizing the most current data contained in FM-Assistant.

Proposed Projects: These reports are a one-page, formatted description of each proposed project. They include all detailed categorizations and settings pertinent to portraying the projects importance and integration with database capabilities.

For more information about the terminology used in these printouts, refer to the Glossary section of this report.

Facility Profile, Overview (FP-1) Main Campus

Lackhove Hall Building

City	Shippensburg	Currency Type	Dollars	Maintenance Zone	N/A
State	Pennsylvania	Exchange Rate	\$1.00	Program Owner	RESIDENCES
Country	United States	Maintenance Cost	\$0.00	WalkThru	
Address		Building Age	41	Regional Cost Index	1
Stories	0	Year Built	1964	Area (Sq. Ft.)	51215
Attic		Year of Renewal	1995	Square Foot Cost	\$137.70
Capacity		Percent Renovated	0	Replacement Cost	\$7,052,305.50
Basement					



Overview

Lackhove was originally built as an all men's dormitory in 1962.

Summary

Architecturally, this building is in fair condition. Some of the most prevalent finishes (VAT and ceramic tile) are original to the building and need to be replaced. This building's original interior wall construction (plaster on steel studs) has not aged as well as the dormitories with CMU interior wall construction, especially evident in the corridors.

Mechanically, this building is in fair condition. The majority of mechanical equipment is original to the building and will need to be replaced within the next few years. All of the mechanical systems will require significant upgrade and maintenance to modernize the systems. The building is not currently equipped with air conditioning.

Electrically, the building is in fair condition. Some work has been done to upgrade the existing electrical system. A new emergency generator has been installed and data switches and outlets have been added to the student rooms. The main switchgear and wiring throughout the building is original and will require upgrades. Existing panels are original and fully loaded, cannot support additional system capacity and additional new panels and circuits are needed. The existing clock and speaker system should be modernized.

Project Cost

These figures are limited by the Time Span setting.

Adjusted Totals	Time Span(Years)	9
Capital Improvement		\$65,810.00
Deferred Maintenance		\$3,118,320.00
Capital Construction		\$0.00
Capital Renewal		\$0.00
Funding Total		\$3,184,130.00

Annual Renewal Cost

Annualized Total	\$318,413.00
Time Weighted Method	\$151,186.53
PRV Ratio Method	\$105,784.58

Other Benchmarks

Deficiency Cost Per Sq. Ft.	\$62.17
Facility Condition Index	0.4421

Facility Profile, Projects (FP - 2)

Lackhove Hall

Main Campus

Time Span (in years) 9

Building #

Project ID	Project Title	Priority Level	Year	Project Cost
Capital Improvement				
<i>Electric Lighting</i>				
91	Additional Exterior Lighting	1-Immediate	2005	\$11,210.00
<i>Electric Power and Distribution</i>				
4	Switchgear Replacement	3-Medium	2008	\$46,080.00
<i>Emergency Systems</i>				
81	Exit Sign Upgrade	3-Medium	2008	\$8,520.00
Funding Total				\$65,810.00
Deferred Maintenance				
<i>Communication Systems</i>				
90	Clock System Upgrade	3-Medium	2008	\$35,880.00
88	Speaker System Upgrade	3-Medium	2008	\$49,340.00
<i>Electric Power and Distribution</i>				
89	Electrical Upgrade	2-High	2007	\$343,850.00
<i>Exhaust and Ventilation</i>				
12	Interior Exhaust Fan Replacement	1-Immediate	2005	\$17,220.00
13	Duct Cleaning	1-Immediate	2005	\$29,900.00
28	Rooftop Exhaust Fan Replacement	3-Medium	2008	\$8,970.00
<i>Exterior Envelope, Windows, Doors, Etc.</i>				
73	Stair Tower Glazing Upgrades	3-Medium	2006	\$6,730.00
66	Sealant Replacement	3-Medium	2006	\$34,460.00
76	Exterior Door Refinishing	3-Medium	2007	\$1,060.00
71	Curtain Wall Upgrades	3-Medium	2007	\$14,390.00
67	Exterior Door Replacement	3-Medium	2007	\$14,650.00
74	Window Replacement	3-Medium	2007	\$27,930.00
64	Facade Restoration	3-Medium	2007	\$94,580.00
<i>General Renovation & Remodeling</i>				
92	Renovate Staff Apartments	1-Immediate	2007	\$95,700.00
72	Exterior Stair Upgrades	3-Medium	2006	\$7,850.00
68	Stair Tower Upgrade	3-Medium	2007	\$6,560.00
58	Replace existing mailboxes.	3-Medium	2007	\$9,050.00
77	Restroom Renovation - Lobby	3-Medium	2007	\$18,570.00
63	Stairwell Door Replacement	3-Medium	2007	\$26,010.00
69	Dumbwaiter Upgrade	3-Medium	2007	\$46,420.00
78	Interior Door Replacement	3-Medium	2007	\$172,810.00
70	Closet Shelving Replacement	3-Medium	2007	\$284,000.00
94	Bathroom Upgrades	3-Medium	2007	\$506,360.00
<i>Heating Systems</i>				
19	Steam Components Upgrade	2-High	2007	\$48,040.00
21	Condensate System Upgrade	2-High	2007	\$87,280.00
9	Replace Baseboard Heating	2-High	2007	\$283,460.00
79	Cabinet Heater Replacement	3-Medium	2009	\$28,410.00
11	Unit Ventilator Replacement	3-Medium	2009	\$71,370.00
17	Hot Water Heat Components Replacement	3-Medium	2009	\$144,960.00

80	Convactor Replacement	3-Medium	2010	\$15,710.00
15	Hot Water Pump Replacement	3-Medium	2010	\$63,920.00
HVAC Controls				
16	Thermostat Replacement	2-High	2006	\$20,120.00
Interior Finishes				
97	Floor Replacement - Student Rooms	2-High	2007	\$141,000.00
65	Wainscot Replacement	3-Medium	2007	\$50,350.00
60	VAT floor Replacement	3-Medium	2007	\$104,990.00
Plumbing Systems				
1	Water Meter Replacement	2-High	2006	\$12,840.00
3	Sewage Ejector Replacement	3-Medium	2009	\$9,440.00
18	Domestic Hot Water Heat Exchanger Replacement	3-Medium	2011	\$84,540.00
Roofing Systems				
96	Roof Replacement	3-Medium	2007	\$81,490.00
Various Plumbing Composite Systems				
40	Drinking Fountain Upgrade	3-Medium	2010	\$18,110.00

Funding Total \$3,118,320.00

Grand Total \$3,184,130.00

Shippensburg





Address...	
Address	
City	Shippensburg
State	Pennsylvania
Country	United States
Layout...	
Stories	0
Attic	
Capacity	
Basement	
Statistics and Cost..	
Area	51215
Cost per Sq Ft	\$137.70
Replacement Cost	\$7,052,305.50
Year Built	1964
Sorting...	
Primary	N/A
Secondary	RESIDENCES
Estimated Annual Renewal...	
Between...	\$151,186.53
and...	\$105,784.58

Ceiling Finishes

ID	Code	Material	Condition	Notes
19	8.4	Suspended Acoustical Tile Ceiling	Fair	

Electrical Service

ID	Code	Material	Condition	Notes
4	16.4	Primary Service - Dual Feed	Fair	

Elevators

ID	Code	Material	Condition	Notes
1	9.3	None	Fair	

Emergency Systems

ID	Code	Material	Condition	Notes
2	18.2	Emergency Generator	Good	

Fire Alarm Systems

ID	Code	Material	Condition	Notes
3	19.1	Modern System	Fair	

Floor Construction

ID	Code	Material	Condition	Notes
28	2.1	Concrete	Good	

Floor Finishes

ID	Code	Material	Condition	Notes
29	7.3	Tile	Fair	

Foundation

ID	Code	Material	Condition	Notes
30	1.1	Concrete	Good	

Heating

ID	Code	Material	Condition	Notes
5	12.3	Steam From Central System	Fair	

Interior Partitions

ID	Code	Material	Condition	Notes
31	6.5	Wood Stud/Plaster	Fair	

Lighting

ID	Code	Material	Condition	Notes
6	17.1	Fluorescent	Good	

Perimeter Walls

ID	Code	Material	Condition	Notes
32	4.11	CMU Backup, Face Brick	Good	

Plumbing Fixtures

ID	Code	Material	Condition	Notes
7	14.3	Partially Handicapped Accessible	Fair	There is one handicapped accessible bathroom on the first floor of the building.

Primary Structure

ID	Code	Material	Condition	Notes
33	3.1	Concrete Frame	Good	

Roofs

ID	Code	Material	Condition	Notes
34	24.14	EPDM, Ballasted	Fair	

Sprinklers

ID	Code	Material	Condition	Notes
8	10.1	Fully Sprinklered	Good	

Water Heating

ID	Code	Material	Condition	Notes
9	15.5	Steam Heat Exchanger	Fair	

Windows

ID	Code	Material	Condition	Notes
35	5.5	Curtain Wall	Excellent	

Shippensburg





Address...	
Address	
City	Shippensburg
State	Pennsylvania
Country	United States
Layout...	
Stories	0
Attic	
Capacity	
Basement	
Statistics and Cost...	
Area	51215
Square Ft. Cost	\$137.70
Replacement Cost	\$7,052,305.50
Year Built	1964
Sorting...	
Primary	N/A
Secondary	RESIDENCES
Estimated Annual Renewal...	
Between...	\$151,186.53
and...	\$105,784.58

Journal ID Description

1 Several of the first floor rooms have air conditioning.



2 New emergency generator.



3 Kitchenette.



4 Student lounge.



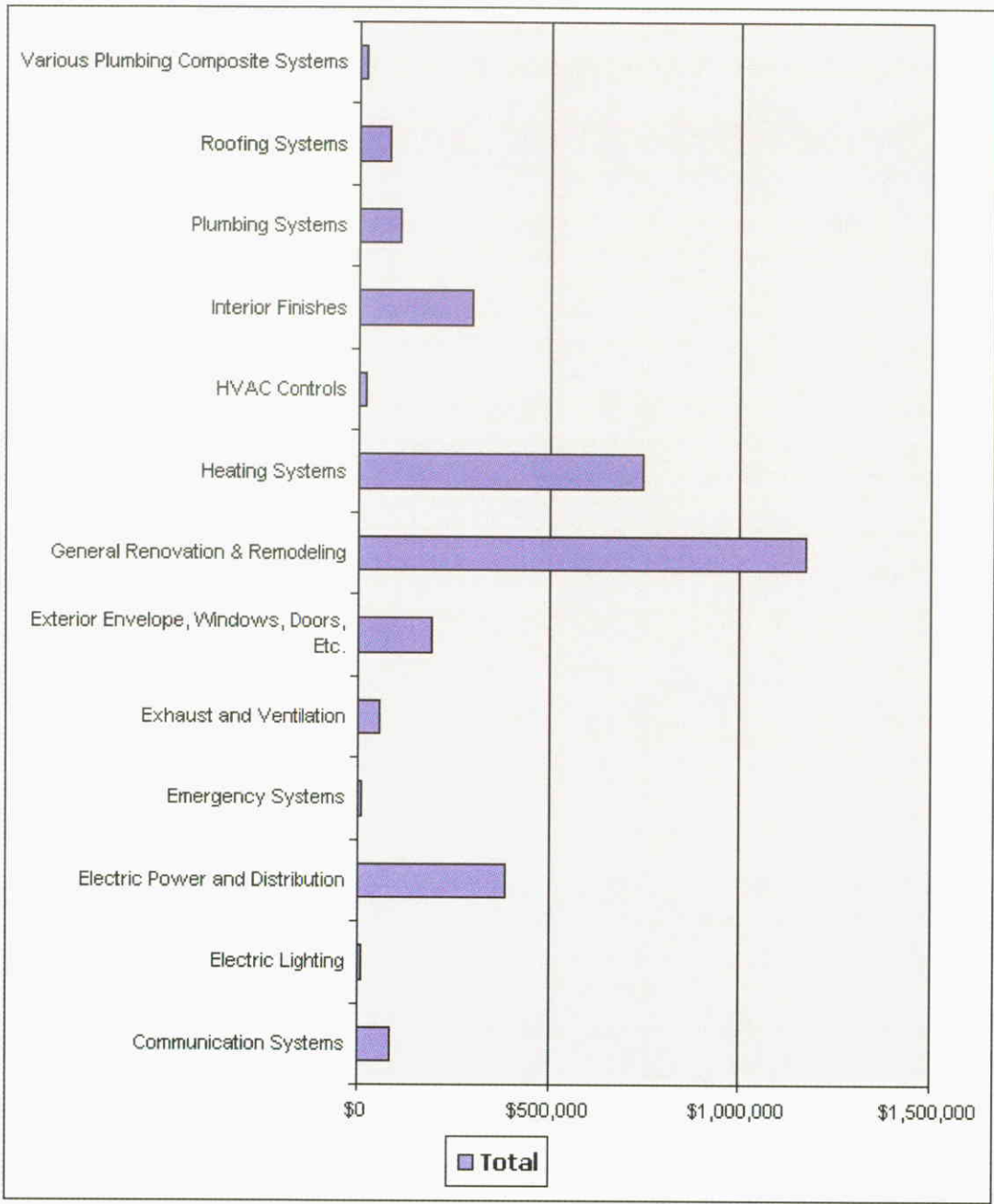
Shippensburg

Shippensburg University
5871 Old Main Drive
Shippensburg, PA 17257
(717) 427-3447



Projects by Category (FP - 7)

Site	Building Name	
Main Campus	Lackhove Hall	
Category		Category Total
+ Communication Systems		\$ 85,220
+ Electric Lighting		\$ 11,210
+ Electric Power and Distribution		\$ 389,930
+ Emergency Systems		\$ 8,520
+ Exhaust and Ventilation		\$ 56,090
+ Exterior Envelope, Windows, Doors, Etc.		\$ 193,800
+ General Renovation & Remodeling		\$ 1,173,330
+ Heating Systems		\$ 743,150
+ HVAC Controls		\$ 20,120
+ Interior Finishes		\$ 296,340
+ Plumbing Systems		\$ 106,820
+ Roofing Systems		\$ 81,490
+ Various Plumbing Composite Systems		\$ 18,110
+ Grand Total		\$ 3,184,130



Shippensburg



Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **18** Project Title **Domestic Hot Water Heat Exchanger Replacement**
 Project Type **Plumbing Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:46:02 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2011** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing domestic hot water generator is original and nearing the end of its useful life. Replace the existing hot water generator and trim.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$31,000.00	Project Subtotal	\$46,000.00
Labor Cost	\$0.00	Installation Cost	\$15,000.00	Project Overhead 0.3 =	\$13,800.00
Net Material Cost	\$0.00	Net Unit Cost	\$31,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$15,000.00	Original Total Cost	\$59,800.00
Area Total	\$0.00	Unit Total	\$46,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$46,000.00	Tota WithProf \$	\$59,800.00
				Project RCI	1.15
				Regional Adjusted Cost	\$68,770.00
				Escalation	1.229255
				Regional adjusted \$ with inflation	\$84,540.00

**Facility Profile, Projects (FP - 5)
Main Campus**

Lackhove Hall

Building #

Project ID 19 **Project Title** Steam Components Upgrade

Project Type Heating Systems

Initials BCH

Year Originated 2005

Date Stamp 3/15/2005 4:48:05 PM

Funding Type Deferred Maintenance

Priority Level 2-High

Schedule for 2007

Every 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed

Completed Date

Construction *ie.* BOCA

Accreditation *ie.* JCAHO

Name

Name

Section

Section

Deadline

Deadline



Cost Allocation

Deficiency

Solution

The existing steam components; including, the pressure reducing valves, shutoff valves, and control valves are nearing the end of their useful lives and should be replaced.

Replace the aging steam components in the pressure reducing station. Install a new digital steam meter on the incoming line.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$20,000.00	Project Subtotal	\$30,000.00
Labor Cost	\$0.00	Installation Cost	\$10,000.00	Project Overhead 0.3 =	\$9,000.00
Net Material Cost	\$0.00	Net Unit Cost	\$20,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$10,000.00	Original Total Cost	\$39,000.00
Area Total	\$0.00	Unit Total	\$30,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$30,000.00	Tota WithProf \$	\$39,000.00
				Project RCI	1.15
				Regional Adjusted Cost	\$44,850.00
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$48,040.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **21** Project Title **Condensate System Upgrade**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:51:14 PM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Energy Opportunity
- Accessibility
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction *ie.* BOCA Accreditation *ie.* JCAHO
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The 2 condensate pumps sets in the building are original and should be replaced. The pump set shown above is in worst condition and the pumps and tank are extremely rusted.

Replace the two duplex condensate units and all associated piping on the gravity return side of the tank. Reconnect electrical supplies and vent to the outside.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	2	Other Allowance	\$1,500.00
Material Cost	\$0.00	Quantity \$	\$16,500.00	Project Subtotal	\$54,500.00
Labor Cost	\$0.00	Installation Cost	\$10,000.00	Project Overhead 0.3 =	\$16,350.00
Net Material Cost	\$0.00	Net Unit Cost	\$33,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$20,000.00	Original Total Cost	\$70,850.00
Area Total	\$0.00	Unit Total	\$53,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$53,000.00	Tota WithProf \$	\$70,850.00
				Project RCI	1.15
				Regional Adjusted Cost	\$81,477.50
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$87,280.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **28** Project Title **Rooftop Exhaust Fan Replacement**
 Project Type **Exhaust and Ventilation** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:28:52 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2008** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The exhaust fans throughout the building used for general exhausting are original to the building. Many of the units are broken or do not work properly.

Replace all the existing interior exhaust fans with new units. Reuse existing roof curbs, and reconnect electrical supplies.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	3	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$1,500.00	Project Subtotal	\$6,000.00
Labor Cost	\$0.00	Installation Cost	\$500.00	Project Overhead 0.3 =	\$1,800.00
Net Material Cost	\$0.00	Net Unit Cost	\$4,500.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$1,500.00	Original Total Cost	\$7,800.00
Area Total	\$0.00	Unit Total	\$6,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$6,000.00	Tota WithProf \$	\$7,800.00
				Project RCI	1.15
				Regional Adjusted Cost	\$8,970.00
				Escalation	1
				Regional adjusted \$ with inflation	\$8,970.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **40** Project Title **Drinking Fountain Upgrade**
 Project Type **Various Plumbing Composite Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/16/2005 10:43:16 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2010** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction *ie.* BOCA Accreditation *ie.* JCAHO
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The drinking fountains in the building are not ADA compliant.

Remove the existing drinking fountains. Install ADA compliant drinking fountains, reconnect plumbing and electrical supplies.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	4	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$1,650.00	Project Subtotal	\$10,200.00
Labor Cost	\$0.00	Installation Cost	\$900.00	Project Overhead 0.3 =	\$3,060.00
Net Material Cost	\$0.00	Net Unit Cost	\$6,600.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$3,600.00	Original Total Cost	\$13,260.00
Area Total	\$0.00	Unit Total	\$10,200.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$10,200.00	Tota WithProf \$	\$13,260.00
				Project RCI	1.15
				Regional Adjusted Cost	\$15,249.00
				Escalation	1.187686
				Regional adjusted \$ with inflation	\$18,110.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **58** Project Title **Replace existing mailboxes.**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 8:34:29 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The mailboxes are original and are now outdated and hard to repair. Remove existing and provide new mailboxes.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	130	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$35.00	Project Subtotal	\$5,850.00
Labor Cost	\$0.00	Installation Cost	\$10.00	Project Overhead 0.3 =	\$1,755.00
Net Material Cost	\$0.00	Net Unit Cost	\$4,550.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$1,300.00	Original Total Cost	\$7,605.00
Area Total	\$0.00	Unit Total	\$5,850.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$5,850.00	Tota WithProf \$	\$7,605.00
				Project RCI	1.15
				Regional Adjusted Cost	\$8,745.75
				Escalation	1.035
				Regional adjusted \$ with inflation	\$9,050.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

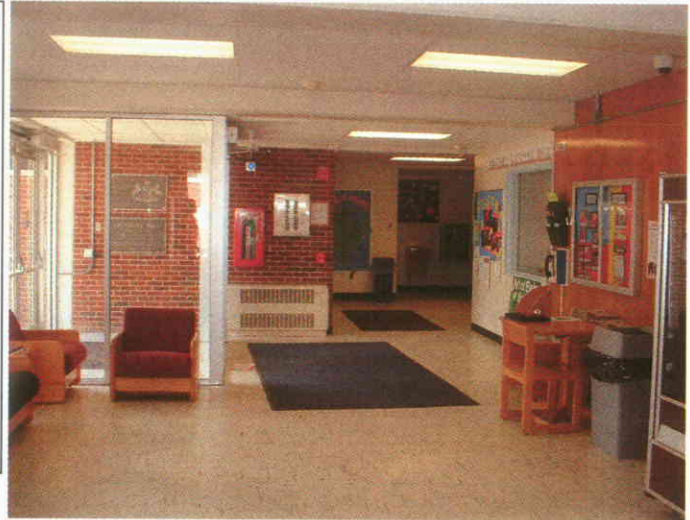
Project ID **60** Project Title VAT floor Replacement
 Project Type Interior Finishes Initials MKC Year Originated 2006 Date Stamp 3/22/2005 8:36:40 AM
 Funding Type Deferred Maintenance Priority Level 3-Medium Schedule for 2007 Every 0 for 0 Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed Completed Date
 Construction le. BOCA Accreditation le. JCAHO
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The VAT floors and base in corridors and stairs are original and have outlived their useful life.

Remove the existing VAT and base and provide new VCT (Vinyl Composition Tile) and vinyl base.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	15877	Quantity	1	Other Allowance	\$0.00
Material Cost	\$2.31	Quantity \$	\$1,200.00	Project Subtotal	\$67,850.14
Labor Cost	\$1.51	Installation Cost	\$6,000.00	Project Overhead 0.3 =	\$20,355.04
Net Material Cost	\$36,675.87	Net Unit Cost	\$1,200.00	Transition Cost	\$0.00
Net Labor Cost	\$23,974.27	Installation Cost	\$6,000.00	Original Total Cost	\$88,205.18
Area Total	\$60,650.14	Unit Total	\$7,200.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$67,850.14	Tota WithProf \$	\$88,205.18
New vinyl base replacement is noted under unit cost.				Project RCI	1.15
				Regional Adjusted Cost	\$101,435.96
				Escalation	1.035
				Regional adjusted \$ with inflation	\$104,990.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID 63 **Project Title** Stairwell Door Replacement

Project Type General Renovation & Remodeling **Initials** MKC **Year Originated** 2006 **Date Stamp** 3/22/2005 8:47:34 AM

Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2007 **Every** 0 **for** 0 **Years**

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed **Completed Date**

Construction **ie. BOCA** **Accreditation** **ie. JCAHO**

Name **Name**

Section **Section**

Deadline **Deadline**



Cost Allocation

Deficiency

Solution

The stairwell doors are original and over the years have been exposed to high usage and are in need of replacement.

Provide new steel doors and hardware, which is code compliant.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	18	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$799.00	Project Subtotal	\$16,812.00
Labor Cost	\$0.00	Installation Cost	\$135.00	Project Overhead 0.3 =	\$5,043.60
Net Material Cost	\$0.00	Net Unit Cost	\$14,382.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$2,430.00	Original Total Cost	\$21,855.60
Area Total	\$0.00	Unit Total	\$16,812.00	Professional Fees	\$0.00
		Project Subtotal	\$16,812.00	Tota WithProf \$	\$21,855.60
Pricing Notes				Project RCI	1.15
Steel doors at \$274 Ea.				Regional Adjusted Cost	\$25,133.94
Hardware for ea door at \$660.				Escalation	1.035
				Regional adjusted \$ with inflation	\$26,010.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **64** Project Title **Facade Restoration**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2007** Date Stamp **3/22/2005 8:49:24 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The masonry construction is original and over the years in some locations the masonry joints have opened and this allows moisture infiltration.

Re-point the masonry joints and seal.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	94	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$33.00	Project Subtotal	\$63,262.00
Labor Cost	\$0.00	Installation Cost	\$640.00	Project Overhead 0.3 =	\$18,978.60
Net Material Cost	\$0.00	Net Unit Cost	\$3,102.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$60,160.00	Original Total Cost	\$82,240.60
Area Total	\$0.00	Unit Total	\$63,262.00	Professional Fees	\$0.00
		Project Subtotal	\$63,262.00	Tota WithProf \$	\$82,240.60
				Project RCI	1.15
				Regional Adjusted Cost	\$94,576.69
				Escalation	1
				Regional adjusted \$ with inflation	\$94,580.00

Pricing Notes

Re-point brick - \$540/C.S.F.
 Seal brick - \$350/C.S.F.

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **65** Project Title **Wainscot Replacement**
 Project Type Interior Finishes Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 8:51:12 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The gypsum wainscot on corridor walls in some locations is in poor condition as illustrated in the picture.

Resurface the corridor walls with a new vandal resistant wainscot material. (FRP panels as manufactured by Kemlite Co.)

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	7568	Quantity	0	Other Allowance	\$0.00
Material Cost	\$2.00	Quantity \$	\$0.00	Project Subtotal	\$32,542.40
Labor Cost	\$2.30	Installation Cost	\$0.00	Project Overhead 0.3 =	\$9,762.72
Net Material Cost	\$15,136.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$17,406.40	Installation Cost	\$0.00	Original Total Cost	\$42,305.12
Area Total	\$32,542.40	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$32,542.40	Tota WithProf \$	\$42,305.12
				Project RCI	1.15
				Regional Adjusted Cost	\$48,650.89
				Escalation	1.035
				Regional adjusted \$ with inflation	\$50,350.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID 66 **Project Title** Sealant Replacement
Project Type Exterior Envelope, Windows, Doors, Etc. **Initials** MKC **Year Originated** 2006 **Date Stamp** 3/22/2005 8:55:01 AM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2006 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **ie. BOCA** **Accreditation** **ie. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

Sealants are only warranted for a number of years and after that they will fail.

Establish a schedule for sealant replacement.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	134	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$12.00	Project Subtotal	\$23,048.00
Labor Cost	\$0.00	Installation Cost	\$160.00	Project Overhead 0.3 =	\$6,914.40
Net Material Cost	\$0.00	Net Unit Cost	\$1,608.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$21,440.00	Original Total Cost	\$29,962.40
Area Total	\$0.00	Unit Total	\$23,048.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$23,048.00	Tota WithProf \$	\$29,962.40
				Project RCI	1.15
				Regional Adjusted Cost	\$34,456.76
				Escalation	1
				Regional adjusted \$ with inflation	\$34,460.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

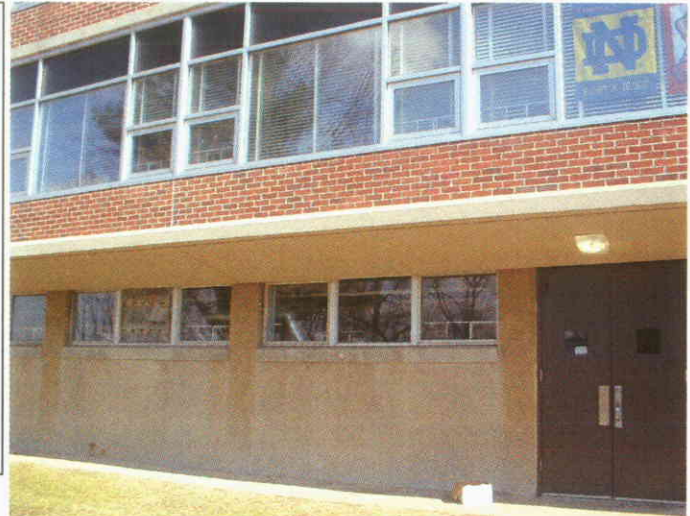
Project ID **67** Project Title **Exterior Door Replacement**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 8:57:14 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for 2007 **Every 0 for 0 Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The exterior doors are original steel doors and over the years they have rusted and have had high usage.

Provide new steel doors and hardware.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	12	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$682.00	Project Subtotal	\$9,468.00
Labor Cost	\$0.00	Installation Cost	\$107.00	Project Overhead 0.3 =	\$2,840.40
Net Material Cost	\$0.00	Net Unit Cost	\$8,184.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$1,284.00	Original Total Cost	\$12,308.40
Area Total	\$0.00	Unit Total	\$9,468.00	Professional Fees	\$0.00
		Project Subtotal	\$9,468.00	Tota WithProf \$	\$12,308.40
Pricing Notes				Project RCI	1.15
Steel doors at \$250 Ea.				Regional Adjusted Cost	\$14,154.66
Hardware for ea door at \$550.				Escalation	1.035
				Regional adjusted \$ with inflation	\$14,650.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **68** Project Title **Stair Tower Upgrade**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 8:59:10 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The handrails and balusters in the stair towers are original and are dated and do not meet present codes.

Replace the handrails and balusters with components that meet present codes.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	208	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$9.05	Project Subtotal	\$4,236.96
Labor Cost	\$0.00	Installation Cost	\$11.32	Project Overhead 0.3 =	\$1,271.09
Net Material Cost	\$0.00	Net Unit Cost	\$1,882.40	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$2,354.56	Original Total Cost	\$5,508.05
Area Total	\$0.00	Unit Total	\$4,236.96	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$4,236.96	Tota WithProf \$	\$5,508.05
				Project RCI	1.15
				Regional Adjusted Cost	\$6,334.26
				Escalation	1.035
				Regional adjusted \$ with inflation	\$6,560.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID 69 **Project Title** Dumbwaiter Upgrade

Project Type General Renovation & Remodeling

Initials MKC

Year Originated 2006

Date Stamp 3/22/2005 9:01:22 AM

Funding Type Deferred Maintenance

Priority Level 3-Medium

Schedule for 2007

Every 0 **for** 0 **Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed

Completed Date

Construction **ie. BOCA**

Accreditation **ie. JCAHO**

Name

Name

Section

Section

Deadline

Deadline



Cost Allocation

Deficiency

Solution

The dumbwaiter needs a general upgrade, and the dumbwaiter shaft needs to be fire-rated as it is a vertical shaft. Upgrade the dumbwaiter and fire protect the shaft.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$10,000.00	Project Subtotal	\$30,000.00
Labor Cost	\$0.00	Installation Cost	\$20,000.00	Project Overhead 0.3 =	\$9,000.00
Net Material Cost	\$0.00	Net Unit Cost	\$10,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$20,000.00	Original Total Cost	\$39,000.00
Area Total	\$0.00	Unit Total	\$30,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$30,000.00	Tota WithProf \$	\$39,000.00
				Project RCI	1.15
				Regional Adjusted Cost	\$44,850.00
				Escalation	1.035
				Regional adjusted \$ with inflation	\$46,420.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall
Building #

Project ID **70** Project Title **Closet Shelving Replacement**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 9:02:55 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date

Construction **le. BOCA** Accreditation **le. JCAHO**

Name Name

Section Section

Deadline Deadline



Cost Allocation

Deficiency

Solution

The closet shelving / wardrobe units are original and over the years have declined. Replace the closet shelving / wardrobe units with new.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	798	Quantity	0	Other Allowance	\$0.00
Material Cost	\$180.00	Quantity \$	\$0.00	Project Subtotal	\$183,540.00
Labor Cost	\$50.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$55,062.00
Net Material Cost	\$143,640.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$39,900.00	Installation Cost	\$0.00	Original Total Cost	\$238,602.00
Area Total	\$183,540.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$183,540.00	Tota WithProf \$	\$238,602.00
				Project RCI	1.15
				Regional Adjusted Cost	\$274,392.30
				Escalation	1.035
				Regional adjusted \$ with inflation	\$284,000.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall
Building #

Project ID 71 **Project Title** Curtain Wall Upgrades
Project Type Exterior Envelope, Windows, Doors, Etc. **Initials** MKC **Year Originated** 2006 **Date Stamp** 3/22/2005 9:04:24 AM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2007 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **ie. BOCA** **Accreditation** **ie. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

As the window units in the building were replaced with more efficient units, some units were not replaced and consequently there are still some sandwich panels in the curtain wall which do not match the new sandwich panel color.

Replace all the old sandwich panels with new sandwich panels that match the new color.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	300	Quantity	0	Other Allowance	\$0.00
Material Cost	\$25.00	Quantity \$	\$0.00	Project Subtotal	\$9,300.00
Labor Cost	\$6.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$2,790.00
Net Material Cost	\$7,500.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$1,800.00	Installation Cost	\$0.00	Original Total Cost	\$12,090.00
Area Total	\$9,300.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$9,300.00	Tota WithProf \$	\$12,090.00
				Project RCI	1.15
				Regional Adjusted Cost	\$13,903.50
				Escalation	1.035
				Regional adjusted \$ with inflation	\$14,390.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **72** Project Title **Exterior Stair Upgrades**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 9:06:29 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date

Construction **ie. BOCA** Accreditation **ie. JCAHO**

Name Name

Section Section

Deadline Deadline

No Photo Available

Cost Allocation

Deficiency

Solution

The exterior concrete steps and railings are original and need to be replaced.

Provide new concrete steps and railings.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	140	Quantity	1	Other Allowance	\$0.00
Material Cost	\$3.66	Quantity \$	\$1,080.00	Project Subtotal	\$5,250.40
Labor Cost	\$19.70	Installation Cost	\$900.00	Project Overhead 0.3 =	\$1,575.12
Net Material Cost	\$512.40	Net Unit Cost	\$1,080.00	Transition Cost	\$0.00
Net Labor Cost	\$2,758.00	Installation Cost	\$900.00	Original Total Cost	\$6,825.52
Area Total	\$3,270.40	Unit Total	\$1,980.00	Professional Fees	\$0.00
		Project Subtotal	\$5,250.40	Tota WithProf \$	\$6,825.52
Pricing Notes				Project RCI	1.15
Railings are noted under unit costs.				Regional Adjusted Cost	\$7,849.35
				Escalation	1
				Regional adjusted \$ with inflation	\$7,850.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **73** Project Title **Stair Tower Glazing Upgrades**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 9:08:28 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing windows in the stair towers are single pane glazing (wire glass) and are not energy efficient.

Replace the stair tower window units with new thermal break alum window frames with energy efficient insulating glass.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	10	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$200.00	Project Subtotal	\$4,500.00
Labor Cost	\$0.00	Installation Cost	\$250.00	Project Overhead 0.3 =	\$1,350.00
Net Material Cost	\$0.00	Net Unit Cost	\$2,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$2,500.00	Original Total Cost	\$5,850.00
Area Total	\$0.00	Unit Total	\$4,500.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$4,500.00	Tota WithProf \$	\$5,850.00
				Project RCI	1.15
				Regional Adjusted Cost	\$6,727.50
				Escalation	1
				Regional adjusted \$ with inflation	\$6,730.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

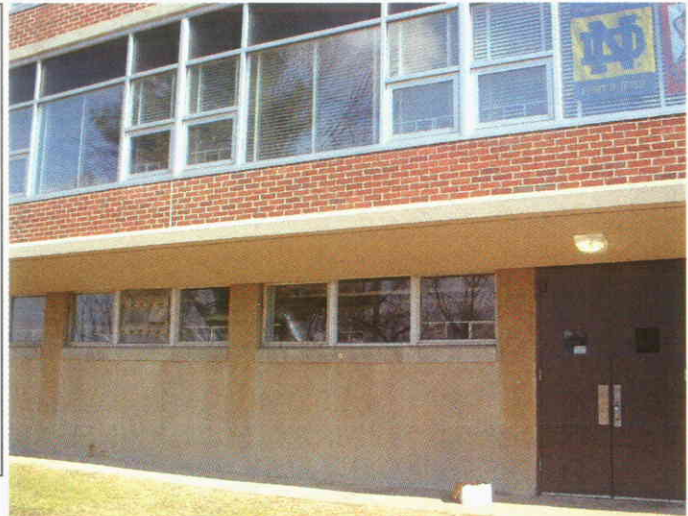
Project ID 74 **Project Title** Window Replacement
Project Type Exterior Envelope, Windows, Doors, Etc. **Initials** MKC **Year Originated** 2006 **Date Stamp** 3/22/2005 9:10:52 AM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2007 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **ie. BOCA** **Accreditation** **ie. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

The majority of the window / curtainwall units have been replaced over the years with more efficient glass and thermal break aluminum framing members, however a few original window units in common areas remain.

Replace the original window units that remain with more energy efficient units to match those already completed.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	32	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$414.00	Project Subtotal	\$18,048.00
Labor Cost	\$0.00	Installation Cost	\$150.00	Project Overhead 0.3 =	\$5,414.40
Net Material Cost	\$0.00	Net Unit Cost	\$13,248.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$4,800.00	Original Total Cost	\$23,462.40
Area Total	\$0.00	Unit Total	\$18,048.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$18,048.00	Tota WithProf \$	\$23,462.40
				Project RCI	1.15
				Regional Adjusted Cost	\$26,981.76
				Escalation	1.035
				Regional adjusted \$ with inflation	\$27,930.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **76** Project Title **Exterior Door Refinishing**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 9:15:40 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for 2007 **Every 0 for 0 Years**

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation
Deficiency

Solution

The exterior doors are original steel doors and the paint finish is faded / blistered.

Paint the steel doors and frames.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	11	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$12.00	Project Subtotal	\$682.00
Labor Cost	\$0.00	Installation Cost	\$50.00	Project Overhead 0.3 =	\$204.60
Net Material Cost	\$0.00	Net Unit Cost	\$132.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$550.00	Original Total Cost	\$886.60
Area Total	\$0.00	Unit Total	\$682.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$682.00	Tota WithProf \$	\$886.60
				Project RCI	1.15
				Regional Adjusted Cost	\$1,019.59
				Escalation	1.035
				Regional adjusted \$ with inflation	\$1,060.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID 77 **Project Title** Restroom Renovation - Lobby

Project Type General Renovation & Remodeling

Initials MKC

Year Originated 2006

Date Stamp 3/22/2005 9:17:23 AM

Funding Type Deferred Maintenance

Priority Level 3-Medium

Schedule for 2007

Every 0 **for** 0 **Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed

Completed Date

Construction **le. BOCA**

Accreditation **le. JCAHO**

Name

Name

Section

Section

Deadline

Deadline



Cost Allocation

Deficiency

Solution

The room has the original ceramic tile on the floor and glazed block walls which are dated and in need of repair.

Remove the existing ceramic tile floor and replace with new ceramic tile on the floor and walls. Perform a general renovation of the room with new fixtures, accessories and finishes including a new ceiling.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	120	Quantity	0	Other Allowance	\$0.00
Material Cost	\$50.00	Quantity \$	\$0.00	Project Subtotal	\$12,000.00
Labor Cost	\$50.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$3,600.00
Net Material Cost	\$6,000.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$6,000.00	Installation Cost	\$0.00	Original Total Cost	\$15,600.00
Area Total	\$12,000.00	Unit Total	\$0.00	Professional Fees	\$0.00
		Project Subtotal	\$12,000.00	Tota WithProf \$	\$15,600.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$17,940.00
				Escalation	1.035
				Regional adjusted \$ with inflation	\$18,570.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **78** Project Title **Interior Door Replacement**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2006** Date Stamp **3/22/2005 9:19:25 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The interior doors are largely original and some are in poor condition. Replace corridor doors with fire rated doors and new hardware.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	160	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$592.00	Project Subtotal	\$111,680.00
Labor Cost	\$0.00	Installation Cost	\$106.00	Project Overhead 0.3 =	\$33,504.00
Net Material Cost	\$0.00	Net Unit Cost	\$94,720.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$16,960.00	Original Total Cost	\$145,184.00
Area Total	\$0.00	Unit Total	\$111,680.00	Professional Fees	\$0.00
		Project Subtotal	\$111,680.00	Tota WithProf \$	\$145,184.00
Pricing Notes				Project RCI	1.15
Wood doors at \$334 Ea.				Regional Adjusted Cost	\$166,961.60
Hardware for ea door at \$360.				Escalation	1.035
				Regional adjusted \$ with inflation	\$172,810.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall
Building #

Project ID **79** Project Title **Cabinet Heater Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/16/2005 1:34:06 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2009** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing cabinet units are older, unreliable, and nearing the end of their useful lives.

Replace the existing cabinet heaters throughout the building. Replace the associated control valves with each unit.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	5	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$1,800.00	Project Subtotal	\$19,000.00
Labor Cost	\$0.00	Installation Cost	\$2,000.00	Project Overhead 0.3 =	\$5,700.00
Net Material Cost	\$0.00	Net Unit Cost	\$9,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$10,000.00	Original Total Cost	\$24,700.00
Area Total	\$0.00	Unit Total	\$19,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$19,000.00	Tota WithProf \$	\$24,700.00
				Project RCI	1.15
				Regional Adjusted Cost	\$28,405.00
				Escalation	1
				Regional adjusted \$ with inflation	\$28,410.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

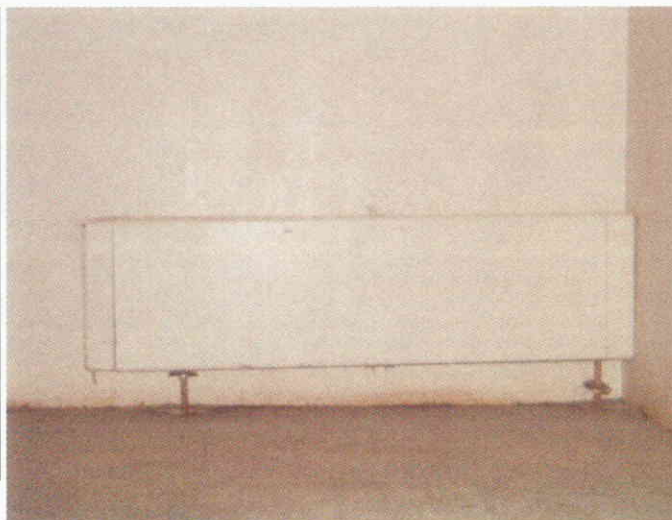
Project ID **80** Project Title **Convector Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/16/2005 1:34:06 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2010** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The heating convector units in the restrooms and hallways of the building should be replaced within the scope of this analysis.

Remove the existing convector units and install new units. Replace the associated control valves with each unit.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	3	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$850.00	Project Subtotal	\$8,850.00
Labor Cost	\$0.00	Installation Cost	\$2,100.00	Project Overhead 0.3 =	\$2,655.00
Net Material Cost	\$0.00	Net Unit Cost	\$2,550.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$6,300.00	Original Total Cost	\$11,505.00
Area Total	\$0.00	Unit Total	\$8,850.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$8,850.00	Tota WithProf \$	\$11,505.00
				Project RCI	1.15
				Regional Adjusted Cost	\$13,230.75
				Escalation	1.187686
				Regional adjusted \$ with inflation	\$15,710.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall
Building #

Project ID **81** Project Title **Exit Sign Upgrade**
 Project Type **Emergency Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:37:58 PM**
 Funding Type **Capital Improvement** Priority Level **3-Medium** Schedule for **2008** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction *ie.* BOCA Accreditation *ie.* JCAHO
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Many of the exit signs throughout the building are broken or unlit.

Solution

Provide new LED exit signs. The LED lamps have extremely long life and low energy consumption. An LED fixture will burn for 5 to 6 years, at 24 hours per day. These lamps use less energy and produce less heat in summer. Due to long lamp life, the signs will be illuminated when they are needed. Provide new LED fixtures with directional arrows. Signs mounted to ceiling panels should be secured to the building structure via a steel box, conduit strut and anchor.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	30	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$75.00	Project Subtotal	\$5,700.00
Labor Cost	\$0.00	Installation Cost	\$115.00	Project Overhead 0.3 =	\$1,710.00
Net Material Cost	\$0.00	Net Unit Cost	\$2,250.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$3,450.00	Original Total Cost	\$7,410.00
Area Total	\$0.00	Unit Total	\$5,700.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$5,700.00	Tota WithProf \$	\$7,410.00
				Project RCI	1.15
				Regional Adjusted Cost	\$8,521.50
				Escalation	1
				Regional adjusted \$ with inflation	\$8,520.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall
Building #

Project ID **88** Project Title **Speaker System Upgrade**
 Project Type **Communication Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/24/2005 11:25:11 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2008** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction *le. BOCA* Accreditation *le. JCAHO*
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The speaker system is original to the building and should be replaced. Components are outdated and speakers should be mounted on the ceilings of the space.

Replace the existing speaker system including, new speakers, wiring, and controls. Mount the new speakers on the ceiling of the space.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$7,000.00
Material Cost	\$0.00	Quantity \$	\$9,000.00	Project Subtotal	\$33,000.00
Labor Cost	\$0.00	Installation Cost	\$17,000.00	Project Overhead 0.3 =	\$9,900.00
Net Material Cost	\$0.00	Net Unit Cost	\$9,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$17,000.00	Original Total Cost	\$42,900.00
Area Total	\$0.00	Unit Total	\$26,000.00	Professional Fees	\$0.00
		Project Subtotal	\$26,000.00	Tota WithProf \$	\$42,900.00
Pricing Notes	An allowance has been added for cutting and patching.			Project RCI	1.15
				Regional Adjusted Cost	\$49,335.00
				Escalation	1
				Regional adjusted \$ with inflation	\$49,340.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **89** Project Title **Electrical Upgrade**
 Project Type **Electric Power and Distribution** Initials **BCH** Year Originated **2005** Date Stamp **3/24/2005 11:11:40 AM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The secondary electrical system is original to the building and past it's useful life. The existing wiring is cloth insulated and the insulation is brittle and deteriorating. The panels are filled to capacity and are not adequately sized to supply increasing student electrical demand.

Replace wiring throughout the building. Install new panel, circuits, and outlets. Each student rooms should be designed to be on it's own circuit.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$100,000.00	Project Subtotal	\$230,000.00
Labor Cost	\$0.00	Installation Cost	\$130,000.00	Project Overhead 0.3 =	\$69,000.00
Net Material Cost	\$0.00	Net Unit Cost	\$100,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$130,000.00	Original Total Cost	\$299,000.00
Area Total	\$0.00	Unit Total	\$230,000.00	Professional Fees	\$0.00
		Project Subtotal	\$230,000.00	Tota WithProf \$	\$299,000.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$343,850.00
				Escalation	1
				Regional adjusted \$ with inflation	\$343,850.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall
Building #

Project ID 90 **Project Title** Clock System Upgrade
Project Type Communication Systems **Initials** BCH **Year Originated** 2005 **Date Stamp** 3/24/2005 11:36:57 AM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2008 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **ie. BOCA** **Accreditation** **ie. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

Clock systems throughout campus are being upgraded to simplex systems.

Upgrade the existing clock system including new controls and wiring.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$7,000.00
Material Cost	\$0.00	Quantity \$	\$5,000.00	Project Subtotal	\$24,000.00
Labor Cost	\$0.00	Installation Cost	\$12,000.00	Project Overhead 0.3 =	\$7,200.00
Net Material Cost	\$0.00	Net Unit Cost	\$5,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$12,000.00	Original Total Cost	\$31,200.00
Area Total	\$0.00	Unit Total	\$17,000.00	Professional Fees	\$0.00
		Project Subtotal	\$17,000.00	Tota WithProf \$	\$31,200.00
Pricing Notes	An allowance has been added for cutting and patching.			Project RCI	1.15
				Regional Adjusted Cost	\$35,880.00
				Escalation	1
				Regional adjusted \$ with inflation	\$35,880.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **91** Project Title **Additional Exterior Lighting**
 Project Type **Electric Lighting** Initials **BCH** Year Originated **2005** Date Stamp **3/24/2005 11:56:37 AM**
 Funding Type **Capital Improvement** Priority Level **1-Immediate** Schedule for **2005** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Solution

Cost Allocation

Deficiency

Additional security lighting is needed on the exterior of the building. Some additional lighting has been added to the exterior of the building; however, more should be installed.

Install wall-mounted lighting fixtures on the exterior of the building to provide sufficient lighting around the perimeter of the building.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$2,500.00	Project Subtotal	\$7,500.00
Labor Cost	\$0.00	Installation Cost	\$5,000.00	Project Overhead 0.3 =	\$2,250.00
Net Material Cost	\$0.00	Net Unit Cost	\$2,500.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$5,000.00	Original Total Cost	\$9,750.00
Area Total	\$0.00	Unit Total	\$7,500.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$7,500.00	Tota WithProf \$	\$9,750.00
				Project RCI	1.15
				Regional Adjusted Cost	\$11,212.50
				Escalation	1
				Regional adjusted \$ with inflation	\$11,210.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID 92 **Project Title** Renovate Staff Apartments

Project Type General Renovation & Remodeling

Initials BCH

Year Originated 2005

Date Stamp 4/1/2005 2:39:01 PM

Funding Type Deferred Maintenance

Priority Level 1-Immediate

Schedule for 2007

Every 0 **for** 0 **Years**

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed **Completed Date**

Construction **le. BOCA** **Accreditation** **le. JCAHO**

Name **Name**

Section **Section**

Deadline **Deadline**

No Photo Available

Cost Allocation

Deficiency

Solution

The staff apartments are in general need of renovation including new finishes, kitchen upgrades.

Renovate the staff apartments with new finishes and a general upgrade.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	996	Quantity	0	Other Allowance	\$0.00
Material Cost	\$30.00	Quantity \$	\$0.00	Project Subtotal	\$59,760.00
Labor Cost	\$30.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$17,928.00
Net Material Cost	\$29,880.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$29,880.00	Installation Cost	\$0.00	Original Total Cost	\$77,688.00
Area Total	\$59,760.00	Unit Total	\$0.00	Professional Fees	\$0.00
		Project Subtotal	\$59,760.00	Tota WithProf \$	\$77,688.00
				Project RCI	1.15
				Regional Adjusted Cost	\$89,341.20
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$95,700.00

Pricing Notes

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **94** Project Title **Bathroom Upgrades**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2007** Date Stamp **4/14/2005 2:39:35 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The common bathrooms have original ceramic tile floors and glazed block walls which are outdated and in need of repair.

Remove the existing ceramic tile floor and provide new ceramic tile on the floors and walls.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	3387	Quantity	0	Other Allowance	\$0.00
Material Cost	\$50.00	Quantity \$	\$0.00	Project Subtotal	\$338,700.00
Labor Cost	\$50.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$101,610.00
Net Material Cost	\$169,350.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$169,350.00	Installation Cost	\$0.00	Original Total Cost	\$440,310.00
Area Total	\$338,700.00	Unit Total	\$0.00	Professional Fees	\$0.00
		Project Subtotal	\$338,700.00	Tota WithProf \$	\$440,310.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$506,356.50
				Escalation	1
				Regional adjusted \$ with inflation	\$506,360.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **96** Project Title **Roof Replacement**

Project Type **Roofing Systems**

Initials **MKC**

Year Originated **2006**

Date Stamp **4/15/2005 11:03:37 AM**

Funding Type **Deferred Maintenance**

Priority Level **3-Medium**

Schedule for **2007**

Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date

Construction **le. BOCA** Accreditation **le. JCAHO**

Name Name

Section Section

Deadline Deadline



Cost Allocation

Deficiency

Solution

Within a few years the existing roof at Lackhove will need to be replaced.

Provide a new EPDM roof.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	154	Quantity	0	Other Allowance	\$0.00
Material Cost	\$130.00	Quantity \$	\$0.00	Project Subtotal	\$52,668.00
Labor Cost	\$212.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$15,800.40
Net Material Cost	\$20,020.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$32,648.00	Installation Cost	\$0.00	Original Total Cost	\$68,468.40
Area Total	\$52,668.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$52,668.00	Tota WithProf \$	\$68,468.40
				Project RCI	1.15
				Regional Adjusted Cost	\$78,738.66
				Escalation	1.035
				Regional adjusted \$ with inflation	\$81,490.00

Facility Profile, Projects (FP - 5)
Main Campus

Lackhove Hall

Building #

Project ID **97** Project Title **Floor Replacement - Student Rooms**
 Project Type **Interior Finishes** Initials **MKC** Year Originated **2006** Date Stamp **4/15/2005 3:45:22 PM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The VAT (Vinyl Asbestos Tile) and base is original and has outlived its useful life.

Remove the existing VAT and base and provide VCT (Vinyl Composition Tile) and vinyl base.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	21888	Quantity	1	Other Allowance	\$0.00
Material Cost	\$2.31	Quantity \$	\$1,400.00	Project Subtotal	\$91,122.16
Labor Cost	\$1.51	Installation Cost	\$6,110.00	Project Overhead 0.3 =	\$27,336.65
Net Material Cost	\$50,561.28	Net Unit Cost	\$1,400.00	Transition Cost	\$0.00
Net Labor Cost	\$33,050.88	Installation Cost	\$6,110.00	Original Total Cost	\$118,458.81
Area Total	\$83,612.16	Unit Total	\$7,510.00	Professional Fees	\$0.00
		Project Subtotal	\$91,122.16	Tota WithProf \$	\$118,458.81
Pricing Notes				Project RCI	1.15
New vinyl base replacement is noted under unit cost.				Regional Adjusted Cost	\$136,227.63
				Escalation	1.035
				Regional adjusted \$ with inflation	\$141,000.00

Facility Profile, Overview (FP-1)
Main Campus

McLean Hall
Building #

City	Shippensburg	Currency Type	Dollars	Maintenance Zone	N/A
State	Pennsylvania	Exchange Rate	\$1.00	Program Owner	RESIDENCES
Country	United States	Maintenance Cost	\$0.00	WalkThru	
Address		Building Age	38	Regional Cost Index	1
Stories	0	Year Built	1967	Area (Sq. Ft.)	100340
Attic		Year of Renewal	2004	Square Foot Cost	\$135.75
Capacity		Percent Renovated	1	Replacement Cost	\$13,621,155.00
Basement					



Overview

This building is used as a student dormitory.

Summary

Architecturally, this building is in fair condition. The majority of the prevalent finishes (VAT, ceramic tile, terrazzo) are original to the building and need to be replaced. The building has a new roof and new windows.

Mechanically, this building is in fair condition. The majority of mechanical equipment is original to the building and will need to be replaced within the next few years. All of the mechanical systems will require significant upgrade and maintenance to modernize the systems. The building is not currently equipped with air conditioning.

Electrically, the building is in fair condition. Some work has been done to upgrade the existing electrical system. The main switchgear was replaced and a new oil filled transformer was installed. A new emergency generator has been installed and data switches and outlets have been added to the student rooms. The wiring throughout the building is original and will require upgrades. Existing panels are original are fully loaded, cannot support additional system capacity and additional new panels and circuits are needed. The existing speaker system should be modernized.

Project Cost

These figures are limited by the Time Span setting.

Adjusted Totals	Time Span(Years)	9
Capital Improvement		\$21,540.00
Deferred Maintenance		\$3,221,550.00
Capital Construction		\$0.00
Capital Renewal		\$0.00
Funding Total		\$3,243,090.00

Annual Renewal Cost

Annualized Total	\$324,309.00
Time Weighted Method	\$7,122.17
PRV Ratio Method	\$204,317.32

Other Benchmarks

Deficiency Cost Per Sq. Ft.	\$32.32
Facility Condition Index	0.2365

Facility Profile, Projects (FP - 2)

McLean Hall

Main Campus

Time Span (in years) 9

Building #

<i>Project ID</i>	<i>Project Title</i>	<i>Priority Level</i>	<i>Year</i>	<i>Project Cost</i>
Capital Improvement				
<i>Electric Lighting</i>				
85	Additional Exterior Lighting	2-High	2006	\$11,600.00
<i>Emergency Systems</i>				
30	Exit Sign Upgrade	1-Immediate	2005	\$9,940.00
				Funding Total
				\$21,540.00
Deferred Maintenance				
<i>Communication Systems</i>				
83	Speaker System Upgrade	3-Medium	2008	\$84,040.00
<i>Electric Power and Distribution</i>				
82	Electrical Upgrade	2-High	2007	\$562,120.00
<i>Exhaust and Ventilation</i>				
29	Duct Cleaning	1-Immediate	2005	\$37,380.00
27	Rooftop Exhaust Fan Replacement	2-High	2006	\$21,660.00
24	Rec Room Unit Ventilator Replacement	2-High	2007	\$41,640.00
34	Basement Ventilation Upgrade	3-Medium	2008	\$57,440.00
<i>Exterior Envelope, Windows, Doors, Etc.</i>				
52	Sealant Replacement	3-Medium	2006	\$78,510.00
51	Facade Restoration	3-Medium	2006	\$441,530.00
54	Exterior Door Refinishing	3-Medium	2007	\$1,990.00
<i>General Renovation & Remodeling</i>				
93	Renovate Staff Apartments	1-Immediate	2007	\$122,710.00
44	Reception Counter Replacement	3-Medium	2006	\$4,940.00
45	Mailbox Replacement	3-Medium	2006	\$16,010.00
56	Railing Replacement	3-Medium	2007	\$11,740.00
49	Corridor Door Replacement	3-Medium	2007	\$335,350.00
26	Kitchen Renovation	3-Medium	2008	\$33,150.00
50	Stairwell Door Replacement	3-Medium	2008	\$47,990.00
<i>Heating Systems</i>				
38	Steam Components Upgrade	2-High	2007	\$44,850.00
25	Replace Baseboard Heating	2-High	2007	\$363,540.00
23	Condensate System Upgrade	3-Medium	2009	\$25,730.00
41	Laundry Unit Ventilator Replacement	3-Medium	2009	\$32,290.00
42	Cabinet Heater Replacement	3-Medium	2009	\$53,780.00
33	Hot Water Heat Exchanger Replacement	3-Medium	2009	\$128,670.00
31	Hot Water Pump Replacement	3-Medium	2010	\$64,990.00
43	Convactor Replacement	3-Medium	2010	\$95,170.00
<i>HVAC Controls</i>				
32	Thermostat Replacement	2-High	2006	\$18,570.00
<i>Interior Finishes</i>				
46	Flooring Replacement	3-Medium	2006	\$115,070.00
55	Stairwell Tread Replacement	3-Medium	2007	\$40,590.00
86	Flooring Replacement - Student Rooms	3-Medium	2007	\$268,340.00
<i>Plumbing Systems</i>				

35 Domestic Hot Water Heat Exchanger Replacement 3-Medium 2011 \$71,760.00

Funding Total \$3,221,550.00

Grand Total \$3,243,090.00

Shippensburg



Main Campus

Building #:



<u>Address...</u>	
Address	
City	Shippensburg
State	Pennsylvania
Country	United States
<u>Layout...</u>	
Stories	0
Attic	
Capacity	
Basement	
<u>Statistics and Cost...</u>	
Area	100340
Cost per Sq Ft	\$135.75
Replacement Cost	\$13,621,155.00
Year Built	1967
<u>Sorting...</u>	
Primary	N/A
Secondary	RESIDENCES
<u>Estimated Annual Renewal...</u>	
Between...	\$7,122.17
and...	\$204,317.32

Electrical Service

ID	Code	Material	Condition	Notes
10	16.1	Primary Service	Good	

Elevators

ID	Code	Material	Condition	Notes
11	9.1	Electric	Good	

Emergency Systems

ID	Code	Material	Condition	Notes
12	18.2	Emergency Generator	Good	

Fire Alarm Systems

ID	Code	Material	Condition	Notes
13	19.1	Modern System	Fair	

Floor Construction

ID	Code	Material	Condition	Notes
20	2.1	Concrete	Good	

Floor Finishes

ID	Code	Material	Condition	Notes
21	7.1	Carpet	Fair	

Foundation

ID	Code	Material	Condition	Notes
22	1.2	Brick	Good	

Heating

ID	Code	Material	Condition	Notes
14	12.3	Steam From Central System	Fair	

Interior Partitions

ID	Code	Material	Condition	Notes
23	6.9	CMU	Good	

Lighting

ID	Code	Material	Condition	Notes
15	17.1	Fluorescent	Good	

Perimeter Walls

ID	Code	Material	Condition	Notes
24	4.11	CMU Backup, Face Brick	Good	

Plumbing Fixtures

ID	Code	Material	Condition	Notes
16	14.1	Fully Handicapped Accessible	Fair	

Primary Structure

ID	Code	Material	Condition	Notes
25	3.3	Steel Frame	Good	

Roofs

ID	Code	Material	Condition	Notes
26	24.1	EPDM, Fully Adhered	Excellent	

Sprinklers

ID	Code	Material	Condition	Notes
17	10.1	Fully Sprinklered	Good	

Water Heating

ID	Code	Material	Condition	Notes
18	15.5	Steam Heat Exchanger	Fair	

Windows

ID	Code	Material	Condition	Notes
27	5.1	Aluminum	Excellent	

Shippensburg





<i>Address...</i>	
Address	
City	Shippensburg
State	Pennsylvania
Country	United States
<i>Layout...</i>	
Stories	0
Attic	
Capacity	
Basement	
<i>Statistics and Cost...</i>	
Area	100340
Square Ft. Cost	\$135.75
Replacement Cost	\$13,621,155.00
Year Built	1967
<i>Sorting...</i>	
Primary	N/A
Secondary	RESIDENCES
<i>Estimated Annual Renewal...</i>	
Between...	\$7,122.17
and...	\$204,317.32

Journal ID Description
5 Standpipe in stairwell.



6 Roof.



7 Building controls.



8 Student laundry room.



9 Basement.

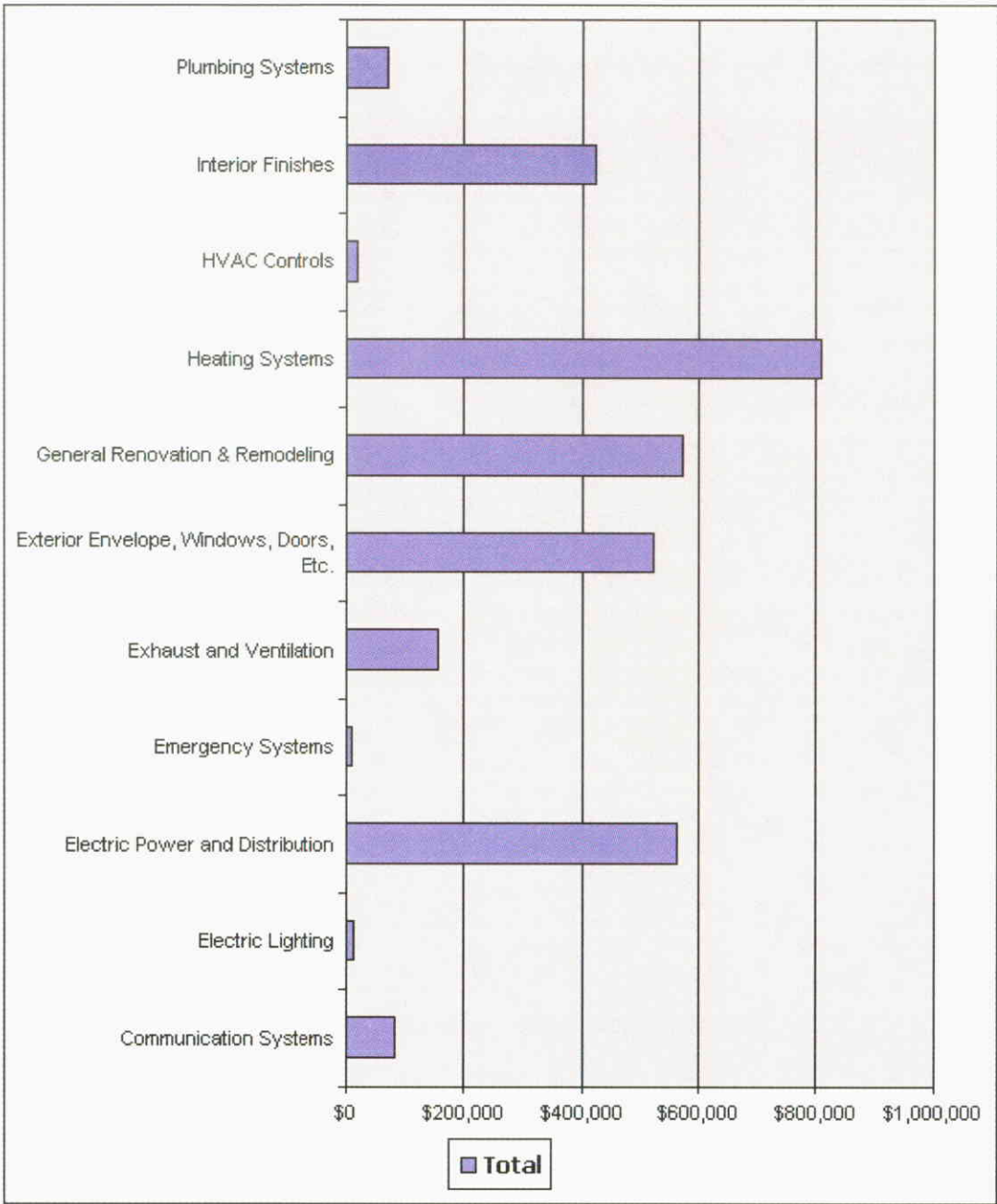


Shippensburg



Projects by Category (FP - 7)

Site	Building Name	
Main Campus	McLean Hall	
Category		Category Total
<input type="checkbox"/> Communication Systems		\$ 84,040
<input type="checkbox"/> Electric Lighting		\$ 11,600
<input type="checkbox"/> Electric Power and Distribution		\$ 562,120
<input type="checkbox"/> Emergency Systems		\$ 9,940
<input type="checkbox"/> Exhaust and Ventilation		\$ 158,120
<input type="checkbox"/> Exterior Envelope, Windows, Doors, Etc.		\$ 522,030
<input type="checkbox"/> General Renovation & Remodeling		\$ 571,890
<input type="checkbox"/> Heating Systems		\$ 809,020
<input type="checkbox"/> HVAC Controls		\$ 18,570
<input type="checkbox"/> Interior Finishes		\$ 424,000
<input type="checkbox"/> Plumbing Systems		\$ 71,760
<input type="checkbox"/> Grand Total		\$ 3,243,090



Shippensburg



Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID 23 **Project Title** Condensate System Upgrade

Project Type Heating Systems

Initials BCH

Year Originated 2005

Date Stamp 3/15/2005 4:51:14 PM

Funding Type Deferred Maintenance

Priority Level 3-Medium

Schedule for 2009

Every 0 **for** 0 **Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed

Completed Date

Construction ie. BOCA

Accreditation ie. JCAHO

Name

Name

Section

Section

Deadline

Deadline



Cost Allocation

Deficiency

Solution

The existing duplex condensate pump set is original to the building and should be replaced. The room, in which the tank is located, does not have any exhaust and becomes extremely overheated.

Replace the duplex condensate pump with a new unit. Replace all of the existing condensate piping on the gravity return side of the system. Reconnect electrical supplies and vent the unit to the outside. Install an exhaust fan and louver in the exterior wall of the condensate room.

Project Coordination

Cost Estimates:

Dimensional Cost:

Area or Length	0
Material Cost	\$0.00
Labor Cost	\$0.00
Net Material Cost	\$0.00
Net Labor Cost	\$0.00
Area Total	\$0.00

Unit Cost:

Quantity	1
Quantity \$	\$8,000.00
Installation Cost	\$5,500.00
Net Unit Cost	\$8,000.00
Installation Cost	\$5,500.00
Unit Total	\$13,500.00
Project Subtotal	\$13,500.00

Project Total & Markups:

Other Allowance	\$1,500.00
Project Subtotal	\$15,000.00
Project Overhead 0.3 =	\$4,500.00
Transition Cost	\$0.00
Original Total Cost	\$19,500.00
Professional Fees	\$0.00
Tota WithProf \$	\$19,500.00
Project RCI	1.15
Regional Adjusted Cost	\$22,425.00
Escalation	1.147523
Regional adjusted \$ with inflation	\$25,730.00

Pricing Notes

An allowance has been added to repair any interior walls or finishes that were disturbed during the project.

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

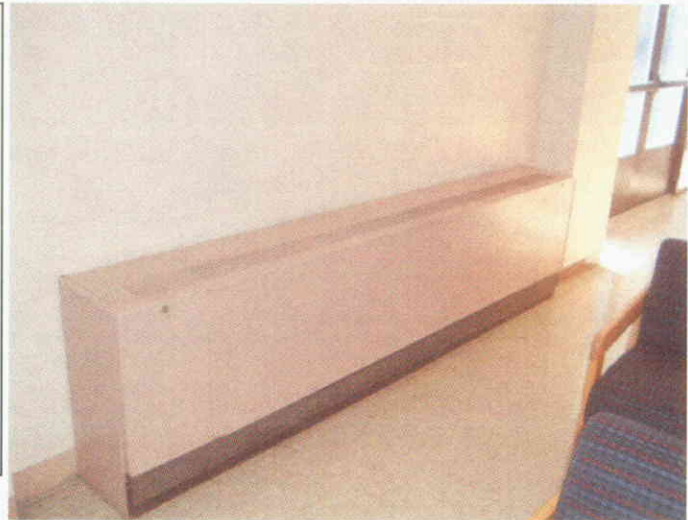
Project ID 24 **Project Title** Rec Room Unit Ventilator Replacement
Project Type Exhaust and Ventilation **Initials** BCH **Year Originated** 2005 **Date Stamp** 3/16/2005 9:45:01 AM
Funding Type Deferred Maintenance **Priority Level** 2-High **Schedule for** 2007 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **ie. BOCA** **Accreditation** **ie. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

The four unit ventilators located in the first floor recreation room are original to the building and are becoming unreliable. The units provide heating but do not supply outdoor air to the space.

Replace the existing units and associated control valves. Reconnect electrical supplies and restore interior finishes their original conditions.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	4	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$3,800.00	Project Subtotal	\$26,000.00
Labor Cost	\$0.00	Installation Cost	\$2,700.00	Project Overhead 0.3 =	\$7,800.00
Net Material Cost	\$0.00	Net Unit Cost	\$15,200.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$10,800.00	Original Total Cost	\$33,800.00
Area Total	\$0.00	Unit Total	\$26,000.00	Professional Fees	\$0.00
		Project Subtotal	\$26,000.00	Tota WithProf \$	\$33,800.00
				Project RCI	1.15
				Regional Adjusted Cost	\$38,870.00
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$41,640.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **25** Project Title **Replace Baseboard Heating**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 11:23:04 AM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Energy Opportunity
- Accessibility
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The original baseboard convectors throughout the building are worn and broken. Fins are bent, broken and do not perform properly.

Replace all the baseboard convectors throughout the building with new units and replace the associated control valves. Cut and patch building as necessary.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	2000	Quantity	40	Other Allowance	\$25,000.00
Material Cost	\$25.00	Quantity \$	\$300.00	Project Subtotal	\$227,000.00
Labor Cost	\$50.00	Installation Cost	\$1,000.00	Project Overhead 0.3 =	\$68,100.00
Net Material Cost	\$50,000.00	Net Unit Cost	\$12,000.00	Transition Cost	\$0.00
Net Labor Cost	\$100,000.00	Installation Cost	\$40,000.00	Original Total Cost	\$295,100.00
Area Total	\$150,000.00	Unit Total	\$52,000.00	Professional Fees	\$0.00
		Project Subtotal	\$202,000.00	Tota WithProf \$	\$295,100.00
Pricing Notes	The dimensional cost represents the cost to replace the baseboard fin-tube heating throughout the building. The unit cost represents the cost to replace the control valves. An allowance has been added to cover the cost of cutting and patching the building.			Project RCI	1.15
				Regional Adjusted Cost	\$339,365.00
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$363,540.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **26** Project Title **Kitchen Renovation**
 Project Type **General Renovation & Remodeling** Initials **BCH** Year Originated **2005** Date Stamp **3/16/2005 9:49:37 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2008** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing kitchen finishes, cabinets, countertops, appliances, and fixtures are deteriorating and should be replaced.

Renovate the existing kitchen area to include new wall and floor finishes, new countertop and cabinets, new sink, faucet, stove and exhaust system.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	150	Quantity	0	Other Allowance	\$5,000.00
Material Cost	\$50.00	Quantity \$	\$0.00	Project Subtotal	\$20,000.00
Labor Cost	\$50.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$6,000.00
Net Material Cost	\$7,500.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$7,500.00	Installation Cost	\$0.00	Original Total Cost	\$26,000.00
Area Total	\$15,000.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$15,000.00	Tota WithProf \$	\$26,000.00
				Project RCI	1.15
				Regional Adjusted Cost	\$29,900.00
				Escalation	1.108718
				Regional adjusted \$ with inflation	\$33,150.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID 27 **Project Title** Rooftop Exhaust Fan Replacement

Project Type Exhaust and Ventilation

Initials BCH

Year Originated 2005

Date Stamp 3/15/2005 4:28:52 PM

Funding Type Deferred Maintenance

Priority Level 2-High

Schedule for 2006

Every 0 **for** 0 **Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed

Completed Date

Construction **le. BOCA**

Accreditation **le. JCAHO**

Name

Name

Section

Section

Deadline

Deadline



Cost Allocation

Deficiency

Solution

The rooftop exhaust fans used for general exhausting are original to the building. Two of the units were recently replaced, however, the remaining fans should be replaced.

Replace the existing rooftop exhaust fans. Reuse existing roof curbs and reconnect electrical supplies.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	7	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$1,500.00	Project Subtotal	\$14,000.00
Labor Cost	\$0.00	Installation Cost	\$500.00	Project Overhead 0.3 =	\$4,200.00
Net Material Cost	\$0.00	Net Unit Cost	\$10,500.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$3,500.00	Original Total Cost	\$18,200.00
Area Total	\$0.00	Unit Total	\$14,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$14,000.00	Tota WithProf \$	\$18,200.00
				Project RCI	1.15
				Regional Adjusted Cost	\$20,930.00
				Escalation	1.035
				Regional adjusted \$ with inflation	\$21,660.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

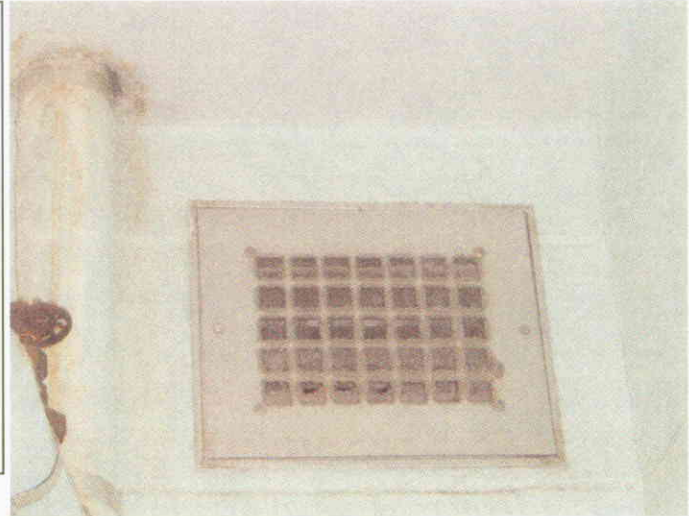
Project ID **29** Project Title **Duct Cleaning**
 Project Type **Exhaust and Ventilation** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:33:21 PM**
 Funding Type **Deferred Maintenance** Priority Level **1-Immediate** Schedule for **2005** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The ductwork throughout the building has not been cleaned since the residence hall was built in the 1960's. The ductwork has collected 40 years of dirt and no longer performs as originally intended.

Clean and sanitize all of the ductwork and grilles throughout the building.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	25000	Quantity	0	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$0.00	Project Subtotal	\$25,000.00
Labor Cost	\$1.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$7,500.00
Net Material Cost	\$0.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$25,000.00	Installation Cost	\$0.00	Original Total Cost	\$32,500.00
Area Total	\$25,000.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$25,000.00	Tota WithProf \$	\$32,500.00
				Project RCI	1.15
				Regional Adjusted Cost	\$37,375.00
				Escalation	1
				Regional adjusted \$ with inflation	\$37,380.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **30** Project Title **Exit Sign Upgrade**
 Project Type **Emergency Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:37:58 PM**
 Funding Type **Capital Improvement** Priority Level **1-Immediate** Schedule for **2005** Every **0** for **0** Years

Standard Issues:

- In House
- Energy Opportunity
- Accessibility
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction le. BOCA Accreditation le. JCAHO
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Many of the exit signs throughout the building are broken or unlit. The existing exit signs are the incandescent type. These lights burn out more frequently and use more energy than LED fixtures.

Solution

Provide new LED exit signs. The LED lamps have extremely long life and low energy consumption. An LED fixture will burn for 5 to 6 years, at 24 hours per day. These lamps use less energy and produce less heat in summer. Due to long lamp life, the signs will be illuminated when they are needed. Provide new LED fixtures with directional arrows. Signs mounted to ceiling panels should be secured to the building structure via a steel box, conduit strut and anchor.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	35	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$75.00	Project Subtotal	\$6,650.00
Labor Cost	\$0.00	Installation Cost	\$115.00	Project Overhead 0.3 =	\$1,995.00
Net Material Cost	\$0.00	Net Unit Cost	\$2,625.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$4,025.00	Original Total Cost	\$8,645.00
Area Total	\$0.00	Unit Total	\$6,650.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$6,650.00	Tota WithProf \$	\$8,645.00
				Project RCI	1.15
				Regional Adjusted Cost	\$9,941.75
				Escalation	1
				Regional adjusted \$ with inflation	\$9,940.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **31** Project Title **Hot Water Pump Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:39:18 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2010** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The original hot water pumps are nearing the end of their useful lives. Pump casings are deteriorating and pump motors are becoming unreliable.

Replace the existing hot water pumps, trim and motors. Reconnect electrical supplies and rebalance the system.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	3	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$7,500.00	Project Subtotal	\$36,600.00
Labor Cost	\$0.00	Installation Cost	\$4,700.00	Project Overhead 0.3 =	\$10,980.00
Net Material Cost	\$0.00	Net Unit Cost	\$22,500.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$14,100.00	Original Total Cost	\$47,580.00
Area Total	\$0.00	Unit Total	\$36,600.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$36,600.00	Tota WithProf \$	\$47,580.00
				Project RCI	1.15
				Regional Adjusted Cost	\$54,717.00
				Escalation	1.187686
				Regional adjusted \$ with inflation	\$64,990.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **32** Project Title **Thermostat Replacement**
 Project Type **HVAC Controls** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:40:52 PM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

- In House
- Energy Opportunity
- Accessibility
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Section
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The thermostats throughout the building are original, function poorly and provide poor temperature control.

Replace all of the thermostats in the building with new units compatible to the existing building automation system.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:		
Area or Length	0	Quantity	20	Other Allowance	\$5,000.00	
Material Cost	\$0.00	Quantity \$	\$250.00	Project Subtotal	\$12,000.00	
Labor Cost	\$0.00	Installation Cost	\$100.00	Project Overhead 0.3 =	\$3,600.00	
Net Material Cost	\$0.00	Net Unit Cost	\$5,000.00	Transition Cost	\$0.00	
Net Labor Cost	\$0.00	Installation Cost	\$2,000.00	Original Total Cost	\$15,600.00	
Area Total	\$0.00	Unit Total	\$7,000.00	Professional Fees	\$0.00	
		Project Subtotal	\$7,000.00	Tota WithProf \$	\$15,600.00	
Pricing Notes	An allowance has been added to verify that the pneumatic lines are in good condition.				Project RCI	1.15
				Regional Adjusted Cost	\$17,940.00	
				Escalation	1.035	
				Regional adjusted \$ with inflation	\$18,570.00	

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **33** Project Title **Hot Water Heat Exchanger Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:43:55 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2009** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Solution

Cost Allocation

Deficiency

The steam to hot water heat exchanger was installed in 1966. The unit was original to the building and should be replaced.

Replace the steam to hot water heat exchanger and associated trim. Insulate the new heat exchanger and insulate.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$50,000.00	Project Subtotal	\$75,000.00
Labor Cost	\$0.00	Installation Cost	\$25,000.00	Project Overhead 0.3 =	\$22,500.00
Net Material Cost	\$0.00	Net Unit Cost	\$50,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$25,000.00	Original Total Cost	\$97,500.00
Area Total	\$0.00	Unit Total	\$75,000.00	Professional Fees	\$0.00
		Project Subtotal	\$75,000.00	Tota WithProf \$	\$97,500.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$112,125.00
				Escalation	1.147523
				Regional adjusted \$ with inflation	\$128,670.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID 34 **Project Title** Basement Ventilation Upgrade
Project Type Exhaust and Ventilation **Initials** BCH **Year Originated** 2005 **Date Stamp** 3/16/2005 10:06:30 AM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2008 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **le. BOCA** **Accreditation** **le. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

The student life services area is cooled by a small a/c unit located in a closet and an water cooled unit which supplies outdoor air to the space. The small unit has a condensing unit located on the exterior of the building, which is in poor condition. A gas-fired unit located in the corner of the space provides heating during the colder months. The existing units are past the end of their useful lives and should be replaced.

Remove the existing units, the condensing unit, and all of the associated ductwork. Install a new air handling unit with hot water heating and DX cooling coils in the same location of the existing water cooled unit, reusing the existing outdoor air louver. Install a new condensing unit outside. Connect the new air handling unit to the condensing unit and to the building's hot water system. Install a new supply ductwork system throughout the student services area.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$13,500.00	Project Subtotal	\$28,500.00
Labor Cost	\$0.00	Installation Cost	\$15,000.00	Project Overhead 0.3 =	\$8,550.00
Net Material Cost	\$0.00	Net Unit Cost	\$13,500.00	Transition Cost	\$5,000.00
Net Labor Cost	\$0.00	Installation Cost	\$15,000.00	Original Total Cost	\$42,050.00
Area Total	\$0.00	Unit Total	\$28,500.00	Professional Fees	\$3,000.00
Pricing Notes		Project Subtotal	\$28,500.00	Tota WithProf \$	\$45,050.00
				Project RCI	1.15
				Regional Adjusted Cost	\$51,807.50
				Escalation	1.108718
				Regional adjusted \$ with inflation	\$57,440.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

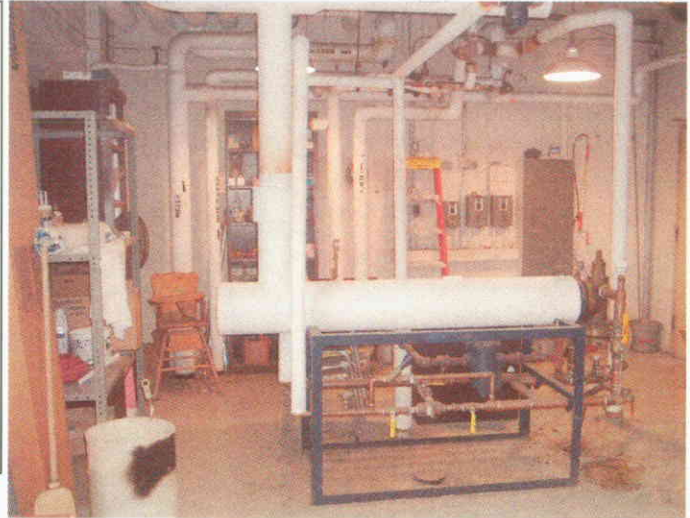
Project ID **35** Project Title **Domestic Hot Water Heat Exchanger Replacement**
 Project Type **Plumbing Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:46:02 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2011** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The facility maintenance staff reported leaking and pitting in the domestic hot water piping and heat exchanger. This reduces the life of the heat exchanger and piping.

Replace the existing hot water heat exchanger and trim. Reinsulate the heat exchanger. Replace all of the existing domestic hot water mains throughout the building, including the piping in the mechanical room.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	500	Quantity	1	Other Allowance	\$15,000.00
Material Cost	\$15.00	Quantity \$	\$7,500.00	Project Subtotal	\$48,000.00
Labor Cost	\$25.00	Installation Cost	\$5,500.00	Project Overhead 0.3 =	\$14,400.00
Net Material Cost	\$7,500.00	Net Unit Cost	\$7,500.00	Transition Cost	\$0.00
Net Labor Cost	\$12,500.00	Installation Cost	\$5,500.00	Original Total Cost	\$62,400.00
Area Total	\$20,000.00	Unit Total	\$13,000.00	Professional Fees	\$0.00
		Project Subtotal	\$33,000.00	Tota WithProf \$	\$62,400.00
				Project RCI	1.15
				Regional Adjusted Cost	\$71,760.00
				Escalation	1
				Regional adjusted \$ with inflation	\$71,760.00

Pricing Notes

The dimensional cost represents the cost to replace the piping. The unit cost represents the cost to replace the heat exchanger. An allowance has been added to cover the cost of cutting and patching the building.

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

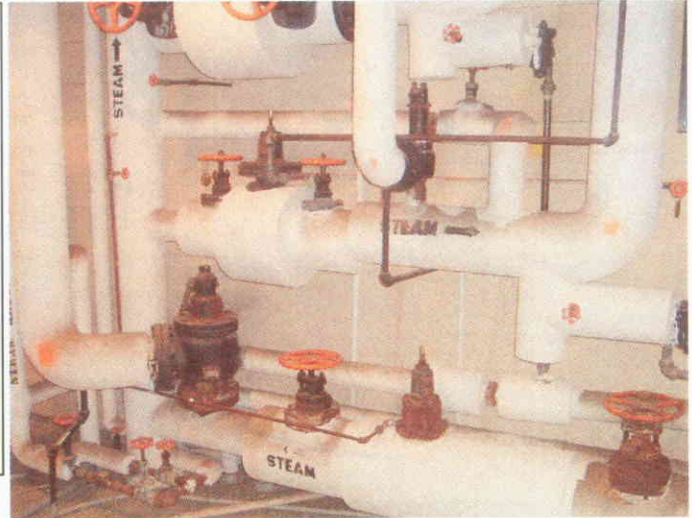
Project ID **38** Project Title **Steam Components Upgrade**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 4:48:05 PM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Energy Opportunity
- Accessibility
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing steam components; including, the pressure reducing valves, shutoff valves, and control valves are nearing the end of their useful lives and should be replaced.

Replace the aging steam components in the pressure reducing station. Install a new digital steam meter on the incoming line.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$20,000.00	Project Subtotal	\$30,000.00
Labor Cost	\$0.00	Installation Cost	\$10,000.00	Project Overhead 0.3 =	\$9,000.00
Net Material Cost	\$0.00	Net Unit Cost	\$20,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$10,000.00	Original Total Cost	\$39,000.00
Area Total	\$0.00	Unit Total	\$30,000.00	Professional Fees	\$0.00
		Project Subtotal	\$30,000.00	Tota WithProf \$	\$39,000.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$44,850.00
				Escalation	1
				Regional adjusted \$ with inflation	\$44,850.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **41** Project Title **Laundry Unit Ventilator Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/15/2005 11:25:56 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2009** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing unit ventilators are original to the building and past their useful lives. The units are noisy and dilapidated. Many of the units do not function properly and are dented.

Replace the existing unit ventilators with new units. Replace the associated control valves and reconnect electric and restore finishes to their original condition.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	4	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$3,300.00	Project Subtotal	\$21,600.00
Labor Cost	\$0.00	Installation Cost	\$2,100.00	Project Overhead 0.3 =	\$6,480.00
Net Material Cost	\$0.00	Net Unit Cost	\$13,200.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$8,400.00	Original Total Cost	\$28,080.00
Area Total	\$0.00	Unit Total	\$21,600.00	Professional Fees	\$0.00
		Project Subtotal	\$21,600.00	Tota WithProf \$	\$28,080.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$32,292.00
				Escalation	1
				Regional adjusted \$ with inflation	\$32,290.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **42** Project Title **Cabinet Heater Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/16/2005 1:34:06 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2009** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

The existing cabinet units are older, unreliable, and nearing the end of their useful lives.

Solution

Replace the existing cabinet heaters throughout the building. Replace the associated control valves with each unit.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	11	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$1,500.00	Project Subtotal	\$31,350.00
Labor Cost	\$0.00	Installation Cost	\$1,350.00	Project Overhead 0.3 =	\$9,405.00
Net Material Cost	\$0.00	Net Unit Cost	\$16,500.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$14,850.00	Original Total Cost	\$40,755.00
Area Total	\$0.00	Unit Total	\$31,350.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$31,350.00	Tota WithProf \$	\$40,755.00
				Project RCI	1.15
				Regional Adjusted Cost	\$46,868.25
				Escalation	1.147523
				Regional adjusted \$ with inflation	\$53,780.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **43** Project Title **Convector Replacement**
 Project Type **Heating Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/16/2005 1:34:06 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2010** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The heating convector units in the restrooms and hallways of the building should be replaced within the scope of this analysis.

Remove the existing convector units and install new units. Replace the associated control valves with each unit.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	32	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$550.00	Project Subtotal	\$53,600.00
Labor Cost	\$0.00	Installation Cost	\$1,125.00	Project Overhead 0.3 =	\$16,080.00
Net Material Cost	\$0.00	Net Unit Cost	\$17,600.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$36,000.00	Original Total Cost	\$69,680.00
Area Total	\$0.00	Unit Total	\$53,600.00	Professional Fees	\$0.00
		Project Subtotal	\$53,600.00	Tota WithProf \$	\$69,680.00
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$80,132.00
				Escalation	1.187686
				Regional adjusted \$ with inflation	\$95,170.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **44** Project Title **Reception Counter Replacement**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 2:02:23 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The present counter is original and has outlived its useful life. The wood on the counter has delaminated in many locations and is unsightly. The plastic laminate countertop is broken and missing in several locations.

Provide a new custom counter that better serves the needs of the owner.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	20	Quantity	0	Other Allowance	\$0.00
Material Cost	\$146.00	Quantity \$	\$0.00	Project Subtotal	\$3,194.00
Labor Cost	\$13.70	Installation Cost	\$0.00	Project Overhead 0.3 =	\$958.20
Net Material Cost	\$2,920.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$274.00	Installation Cost	\$0.00	Original Total Cost	\$4,152.20
Area Total	\$3,194.00	Unit Total	\$0.00	Professional Fees	\$0.00
		Project Subtotal	\$3,194.00	Tota WithProf \$	\$4,152.20
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$4,775.03
				Escalation	1.035
				Regional adjusted \$ with inflation	\$4,940.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID 45 **Project Title** Mailbox Replacement
Project Type General Renovation & Remodeling **Initials** MKC **Year Originated** 2005 **Date Stamp** 3/17/2005 2:24:13 PM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2006 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction ie. BOCA **Accreditation** ie. JCAHO
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

The mailboxes are original and are dated and hard to repair.

Remove existing and provide new mailboxes

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	230	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$35.00	Project Subtotal	\$10,350.00
Labor Cost	\$0.00	Installation Cost	\$10.00	Project Overhead 0.3 =	\$3,105.00
Net Material Cost	\$0.00	Net Unit Cost	\$8,050.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$2,300.00	Original Total Cost	\$13,455.00
Area Total	\$0.00	Unit Total	\$10,350.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$10,350.00	Tota WithProf \$	\$13,455.00
				Project RCI	1.15
				Regional Adjusted Cost	\$15,473.25
				Escalation	1.035
				Regional adjusted \$ with inflation	\$16,010.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **46** Project Title **Flooring Replacement**
 Project Type Interior Finishes Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 2:28:23 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The VAT and base in many common areas throughout the building is original and is past its useful life.

Remove the existing VAT and base and provide new VCT (Vinyl Composition Tile) and new vinyl base.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	17373	Quantity	1	Other Allowance	\$0.00
Material Cost	\$2.31	Quantity \$	\$1,500.00	Project Subtotal	\$74,364.86
Labor Cost	\$1.51	Installation Cost	\$6,500.00	Project Overhead 0.3 =	\$22,309.46
Net Material Cost	\$40,131.63	Net Unit Cost	\$1,500.00	Transition Cost	\$0.00
Net Labor Cost	\$26,233.23	Installation Cost	\$6,500.00	Original Total Cost	\$96,674.32
Area Total	\$66,364.86	Unit Total	\$8,000.00	Professional Fees	\$0.00
		Project Subtotal	\$74,364.86	Tota WithProf \$	\$96,674.32
Pricing Notes	New vinyl base replacement is noted under unit cost.			Project RCI	1.15
				Regional Adjusted Cost	\$111,175.47
				Escalation	1.035
				Regional adjusted \$ with inflation	\$115,070.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID 49 **Project Title** Corridor Door Replacement
Project Type General Renovation & Remodeling **Initials** MKC **Year Originated** 2005 **Date Stamp** 3/17/2005 2:42:05 PM
Funding Type Deferred Maintenance **Priority Level** 3-Medium **Schedule for** 2007 **Every** 0 **for** 0 **Years**

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status Proposed **Completed Date**
Construction **ie. BOCA** **Accreditation** **ie. JCAHO**
Name **Name**
Section **Section**
Deadline **Deadline**



Cost Allocation

Deficiency

Solution

The interior doors are largely original and some are in poor condition. Replace corridor doors with fire rated doors and new hardware.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	300	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$592.00	Project Subtotal	\$209,400.00
Labor Cost	\$0.00	Installation Cost	\$106.00	Project Overhead 0.3 =	\$62,820.00
Net Material Cost	\$0.00	Net Unit Cost	\$177,600.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$31,800.00	Original Total Cost	\$272,220.00
Area Total	\$0.00	Unit Total	\$209,400.00	Professional Fees	\$0.00
		Project Subtotal	\$209,400.00	Tota WithProf \$	\$272,220.00
Pricing Notes				Project RCI	1.15
Wood doors at \$334 Ea.				Regional Adjusted Cost	\$313,053.00
Hardware for ea door at \$360.				Escalation	1.071225
				Regional adjusted \$ with inflation	\$335,350.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **50** Project Title **Stairwell Door Replacement**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 2:56:23 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2008** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Solution

Cost Allocation

Deficiency

The stairwell doors are original and over the course of their life have been used hard and are in poor condition.

Provide new fire rated steel doors and hardware that is code compliant.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	31	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$799.00	Project Subtotal	\$28,954.00
Labor Cost	\$0.00	Installation Cost	\$135.00	Project Overhead 0.3 =	\$8,686.20
Net Material Cost	\$0.00	Net Unit Cost	\$24,769.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$4,185.00	Original Total Cost	\$37,640.20
Area Total	\$0.00	Unit Total	\$28,954.00	Professional Fees	\$0.00
		Project Subtotal	\$28,954.00	Tota WithProf \$	\$37,640.20
Pricing Notes				Project RCI	1.15
Steel doors at \$274 Ea.				Regional Adjusted Cost	\$43,286.23
Hardware for ea door at \$660.				Escalation	1.108718
				Regional adjusted \$ with inflation	\$47,990.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **51** Project Title **Facade Restoration**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 2:59:40 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Solution

Cost Allocation

Deficiency

The masonry construction is original and in several locations the mortar joints have opened up and are susceptible to water infiltration.

The mortar joints should be re-pointed and the masonry should be sealed.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	424	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$33.00	Project Subtotal	\$285,352.00
Labor Cost	\$0.00	Installation Cost	\$640.00	Project Overhead 0.3 =	\$85,605.60
Net Material Cost	\$0.00	Net Unit Cost	\$13,992.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$271,360.00	Original Total Cost	\$370,957.60
Area Total	\$0.00	Unit Total	\$285,352.00	Professional Fees	\$0.00
		Project Subtotal	\$285,352.00	Tota WithProf \$	\$370,957.60
Pricing Notes				Project RCI	1.15
Repoint brick - \$540/C.S.F.				Regional Adjusted Cost	\$426,601.24
Seal brick - \$135/C.S.F.				Escalation	1.035
				Regional adjusted \$ with inflation	\$441,530.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **52** Project Title **Sealant Replacement**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 3:02:20 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency **Solution**

Sealant is only warranted for several years and it will fail if not replaced.

Establish a schedule to re-seal the exterior joints with new sealant.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	295	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$12.00	Project Subtotal	\$50,740.00
Labor Cost	\$0.00	Installation Cost	\$160.00	Project Overhead 0.3 =	\$15,222.00
Net Material Cost	\$0.00	Net Unit Cost	\$3,540.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$47,200.00	Original Total Cost	\$65,962.00
Area Total	\$0.00	Unit Total	\$50,740.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	<u>\$50,740.00</u>	Tota WithProf \$	\$65,962.00
				Project RCI	1.15
				Regional Adjusted Cost	\$75,856.30
				Escalation	1.035
				Regional adjusted \$ with inflation	\$78,510.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **54** Project Title **Exterior Door Refinishing**
 Project Type **Exterior Envelope, Windows, Doors, Etc.** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 3:04:53 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Energy Opportunity
- Accessibility
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The exterior metal doors are largely original and are showing signs of age with rust and blistered paint.

Re-paint the metal doors and frames to add to their life expectancy by eliminating rust and renewing their appearance.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	20	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$12.00	Project Subtotal	\$1,240.00
Labor Cost	\$0.00	Installation Cost	\$50.00	Project Overhead 0.3 =	\$372.00
Net Material Cost	\$0.00	Net Unit Cost	\$240.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$1,000.00	Original Total Cost	\$1,612.00
Area Total	\$0.00	Unit Total	\$1,240.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$1,240.00	Tota WithProf \$	\$1,612.00
				Project RCI	1.15
				Regional Adjusted Cost	\$1,853.80
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$1,990.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **55** Project Title **Stairwell Tread Replacement**
 Project Type **Interior Finishes** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 3:09:06 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The rubber stair treads in the stairwells are original construction and they have outlived their useful life and are in poor condition. Provide new rubber stair treads in the stair towers.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	2200	Quantity	0	Other Allowance	\$0.00
Material Cost	\$9.25	Quantity \$	\$0.00	Project Subtotal	\$25,344.00
Labor Cost	\$2.27	Installation Cost	\$0.00	Project Overhead 0.3 =	\$7,603.20
Net Material Cost	\$20,350.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$4,994.00	Installation Cost	\$0.00	Original Total Cost	\$32,947.20
Area Total	\$25,344.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$25,344.00	Tota WithProf \$	\$32,947.20
				Project RCI	1.15
				Regional Adjusted Cost	\$37,889.28
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$40,590.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **56** Project Title **Railing Replacement**
 Project Type **General Renovation & Remodeling** Initials **MKC** Year Originated **2005** Date Stamp **3/17/2005 3:11:44 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

The hand rails, balusters in the stair towers are original and have outlived their useful life and should be replaced and brought into code compliance.

Solution

Provide new handrails, balusters that are code compliant.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	360	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$9.05	Project Subtotal	\$7,333.20
Labor Cost	\$0.00	Installation Cost	\$11.32	Project Overhead 0.3 =	\$2,199.96
Net Material Cost	\$0.00	Net Unit Cost	\$3,258.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$4,075.20	Original Total Cost	\$9,533.16
Area Total	\$0.00	Unit Total	\$7,333.20	Professional Fees	\$0.00
		Project Subtotal	\$7,333.20	Tota WithProf \$	\$9,533.16
Pricing Notes				Project RCI	1.15
				Regional Adjusted Cost	\$10,963.13
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$11,740.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **82** Project Title **Electrical Upgrade**
 Project Type **Electric Power and Distribution** Initials **BCH** Year Originated **2005** Date Stamp **3/24/2005 11:11:40 AM**
 Funding Type **Deferred Maintenance** Priority Level **2-High** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The existing wiring is cloth insulated and the insulation is brittle and deteriorating. The secondary panels are filled to capacity and cannot be expanded to supply increasing student electrical demand. Electrical circuits currently feed several rooms and breakers are frequently blown by hair dryers and microwaves.

Remove the existing secondary electrical system. Remove existing panels, wiring, and conduit. Install new panelboards and additional panelboards on each floor with each room on it's own circuit. Install additional electrical outlets in student rooms. Run new wiring and conduit. Cut and patch building as necessary.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$30,000.00
Material Cost	\$0.00	Quantity \$	\$136,000.00	Project Subtotal	\$351,000.00
Labor Cost	\$0.00	Installation Cost	\$185,000.00	Project Overhead 0.3 =	\$105,300.00
Net Material Cost	\$0.00	Net Unit Cost	\$136,000.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$185,000.00	Original Total Cost	\$456,300.00
Area Total	\$0.00	Unit Total	\$321,000.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$321,000.00	Tota WithProf \$	\$456,300.00
				Project RCI	1.15
				Regional Adjusted Cost	\$524,745.00
				Escalation	1.071225
				Regional adjusted \$ with inflation	\$562,120.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **83** Project Title **Speaker System Upgrade**
 Project Type **Communication Systems** Initials **BCH** Year Originated **2005** Date Stamp **3/24/2005 11:25:11 AM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2008** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

The speaker system is original to the building and should be replaced. Components are outdated and speakers should be mounted on the ceilings of the space.

Replace the existing speaker system including, new speakers, wiring, and controls. Mount new speakers on the ceilings of the building.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$7,000.00
Material Cost	\$0.00	Quantity \$	\$13,700.00	Project Subtotal	\$50,700.00
Labor Cost	\$0.00	Installation Cost	\$30,000.00	Project Overhead 0.3 =	\$15,210.00
Net Material Cost	\$0.00	Net Unit Cost	\$13,700.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$30,000.00	Original Total Cost	\$65,910.00
Area Total	\$0.00	Unit Total	\$43,700.00	Professional Fees	\$0.00
		Project Subtotal	\$43,700.00	Tota WithProf \$	\$65,910.00
Pricing Notes	An allowance has been added to cover the cost of cutting and patching.			Project RCI	1.15
				Regional Adjusted Cost	\$75,796.50
				Escalation	1.108718
				Regional adjusted \$ with inflation	\$84,040.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **85** Project Title **Additional Exterior Lighting**
 Project Type **Electric Lighting** Initials **BCH** Year Originated **2005** Date Stamp **3/24/2005 11:56:37 AM**
 Funding Type **Capital Improvement** Priority Level **2-High** Schedule for **2006** Every **0** for **0** Years

Standard Issues:

- In House
- Accessibility
- Energy Opportunity
- Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

Solution

Additional security lighting is needed on the exterior of the building. Some additional lighting has been added to the exterior of the building, however, more should be installed.

Install wall mounted lighting fixtures on the exterior of the building to provide sufficient lighting around the perimeter of the building.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	0	Quantity	1	Other Allowance	\$0.00
Material Cost	\$0.00	Quantity \$	\$2,500.00	Project Subtotal	\$7,500.00
Labor Cost	\$0.00	Installation Cost	\$5,000.00	Project Overhead 0.3 =	\$2,250.00
Net Material Cost	\$0.00	Net Unit Cost	\$2,500.00	Transition Cost	\$0.00
Net Labor Cost	\$0.00	Installation Cost	\$5,000.00	Original Total Cost	\$9,750.00
Area Total	\$0.00	Unit Total	\$7,500.00	Professional Fees	\$0.00
		Project Subtotal	\$7,500.00	Tota WithProf \$	\$9,750.00
				Project RCI	1.15
				Regional Adjusted Cost	\$11,212.50
				Escalation	1.035
				Regional adjusted \$ with inflation	\$11,600.00

Pricing Notes

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

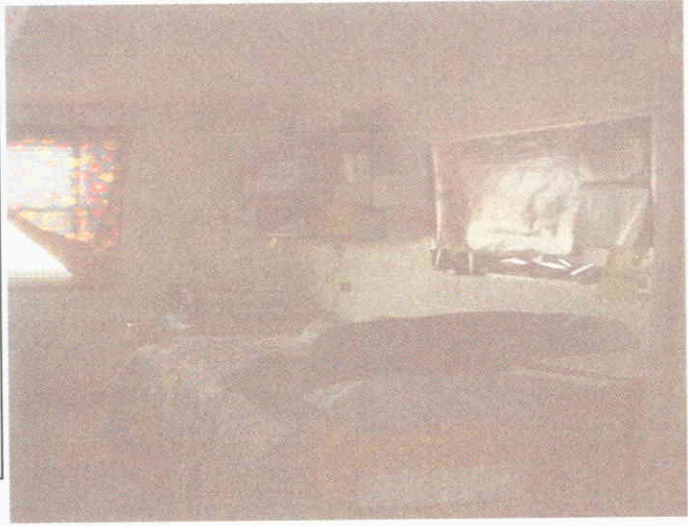
Project ID **86** Project Title **Flooring Replacement - Student Rooms**
 Project Type **Interior Finishes** Initials **MKC** Year Originated **2006** Date Stamp **3/24/2005 3:11:16 PM**
 Funding Type **Deferred Maintenance** Priority Level **3-Medium** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

In House Accessibility
 Energy Opportunity Environmental Issue

Planning:

Status **Proposed** Completed Date
 Construction **ie. BOCA** Accreditation **ie. JCAHO**
 Name Name
 Section Section
 Deadline Deadline



Cost Allocation

Deficiency

The VAT (Vinyl Asbestos Tile) and base is original and has outlived its useful life.

Solution

Remove the existing VAT and base and provide new VCT (Vinyl Composition Tile) and vinyl base.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	41472	Quantity	1	Other Allowance	\$0.00
Material Cost	\$2.31	Quantity \$	\$3,000.00	Project Subtotal	\$173,423.04
Labor Cost	\$1.51	Installation Cost	\$12,000.00	Project Overhead 0.3 =	\$52,026.91
Net Material Cost	\$95,800.32	Net Unit Cost	\$3,000.00	Transition Cost	\$0.00
Net Labor Cost	\$62,622.72	Installation Cost	\$12,000.00	Original Total Cost	\$225,449.95
Area Total	\$158,423.04	Unit Total	\$15,000.00	Professional Fees	\$0.00
		Project Subtotal	\$173,423.04	Tota WithProf \$	\$225,449.95
Pricing Notes				Project RCI	1.15
New vinyl base replacement is noted under unit cost.				Regional Adjusted Cost	\$259,267.44
				Escalation	1.035
				Regional adjusted \$ with inflation	\$268,340.00

Facility Profile, Projects (FP - 5)
Main Campus

McLean Hall

Building #

Project ID **93** Project Title **Renovate Staff Apartments**
 Project Type **General Renovation & Remodeling** Initials **BCH** Year Originated **2005** Date Stamp **4/1/2005 2:39:01 PM**
 Funding Type **Deferred Maintenance** Priority Level **1-Immediate** Schedule for **2007** Every **0** for **0** Years

Standard Issues:

- In House Accessibility
 Energy Opportunity Environmental Issue

No Photo Available

Planning:

Status **Proposed** Completed Date
 Construction **le. BOCA** Accreditation **le. JCAHO**
 Name Name
 Section Section
 Deadline Deadline

Cost Allocation

Deficiency

Solution

The staff apartments are in general need of renovation including new finishes, kitchen upgrade.

Renovate the staff apartments with new finishes and a general upgrade.

Project Coordination

Cost Estimates:

Dimensional Cost:		Unit Cost:		Project Total & Markups:	
Area or Length	1368	Quantity	0	Other Allowance	\$0.00
Material Cost	\$30.00	Quantity \$	\$0.00	Project Subtotal	\$82,080.00
Labor Cost	\$30.00	Installation Cost	\$0.00	Project Overhead 0.3 =	\$24,624.00
Net Material Cost	\$41,040.00	Net Unit Cost	\$0.00	Transition Cost	\$0.00
Net Labor Cost	\$41,040.00	Installation Cost	\$0.00	Original Total Cost	\$106,704.00
Area Total	\$82,080.00	Unit Total	\$0.00	Professional Fees	\$0.00
Pricing Notes		Project Subtotal	\$82,080.00	Tota WithProf \$	\$106,704.00
				Project RCI	1.15
				Regional Adjusted Cost	\$122,709.60
				Escalation	1
				Regional adjusted \$ with inflation	\$122,710.00