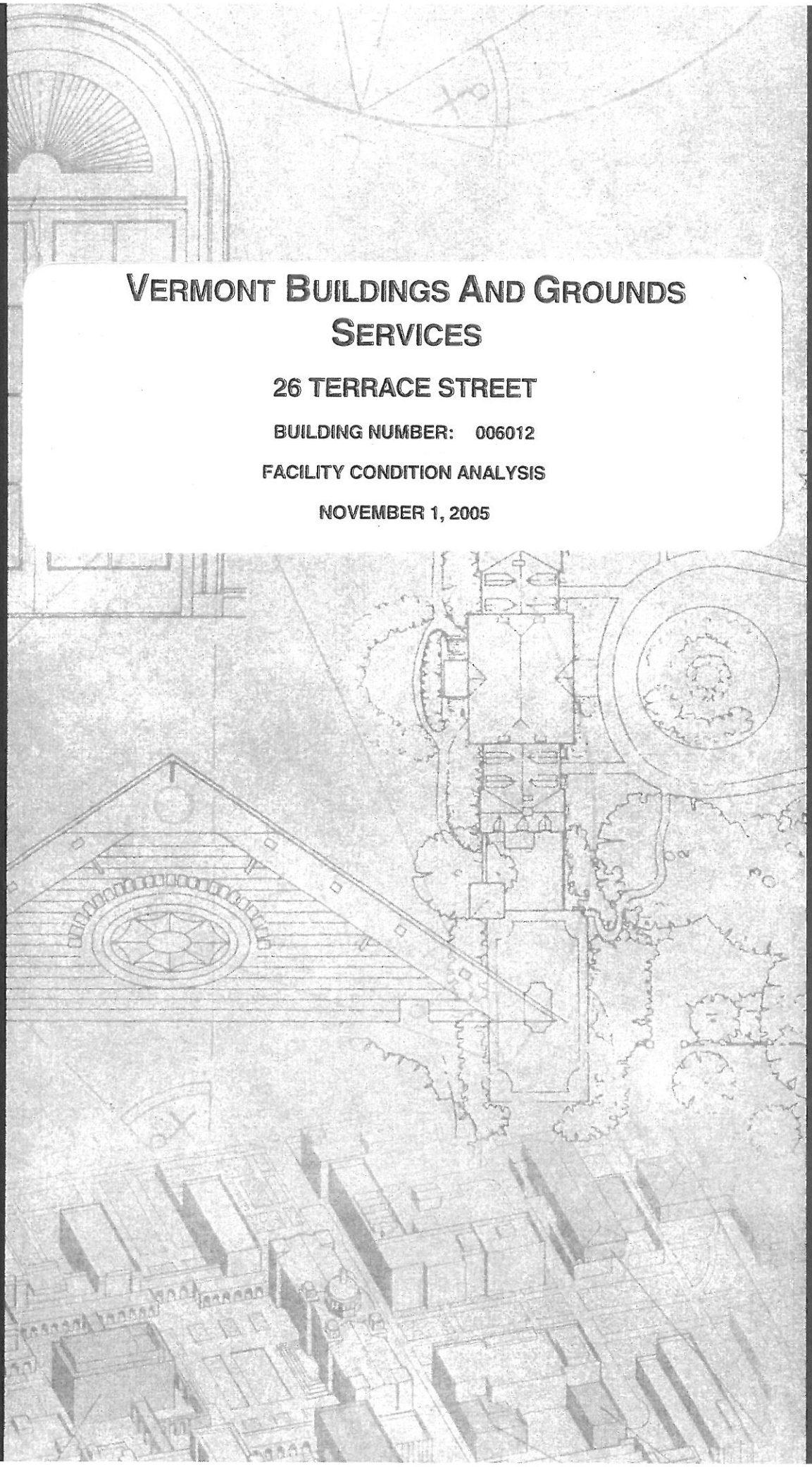

VERMONT BUILDINGS AND GROUNDS SERVICES

26 TERRACE STREET

BUILDING NUMBER: 006012

FACILITY CONDITION ANALYSIS

NOVEMBER 1, 2005

FACILITY CONDITION ANALYSIS

ISES CORPORATION

VERMONT BUILDINGS AND GROUNDS SERVICES

26 TERRACE STREET

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NOVEMBER 1, 2005

TABLE OF CONTENTS

VERMONT BUILDINGS AND GROUNDS SERVICES
Facility Condition Analysis
Section One

A. BUILDING SUMMARY

The State Office Building located at 26 Terrace Street is a three-story structure located northwest of the Vermont State Capital building in Montpelier. It sits on prime real estate and faces south, overlooking the State Capital grounds and downtown Montpelier. The building was constructed in 1880 and appears to have once been a luxurious manor house. A renovation took place so that it could be used as a state government office facility. This 10,318 square foot office building consists of office spaces for the Secretary of the State.

The exterior consists of a stone and brick masonry façade and a steeply pitched, standing seam metal roof. The windows are painted, wood-framed, single pane systems original to the building, with metal storm windows installed over the originals. There is a basement used for workspace and utilities. There are numerous entrances, due to the many protruding porches and the probable multiple additions. However, the only entrance accessible via wheelchair is the front ramp located on the south side of the building, opposite the parking lot.

The typical interior has offices and corridors with wall-to-wall carpet and restrooms utilizing vinyl tile flooring. The basement has a concrete floor sealed and finished with epoxy paint. Walls are typically painted plaster, and ceilings either painted plaster or covered with adhered acoustical tile systems. There is a unisex handicapped accessible restroom on the first floor and several unisex non-accessible restrooms through the different levels of the facility.

The information in this report is based solely on physical observations, and no intrusive testing or engineering analysis has taken place to confirm these observations. The following assessments and estimates are based solely on visual and non-destructive observations, a review of existing reports, and discussions with facility personnel. Non-standard inspection methods may be required to further define the scope and costs to repair some of the noted deficiencies. A number of code deficiencies are technically "grandfathered", and upgrades to current codes would be required only if major structural changes are made or substantial renovation (generally 50 percent of the cost of the facility) is undertaken.

The information for this report was collected during a site visit that concluded on September 19, 2005.

SITE

The site is a very wooded tract of land up the hillside overlooking the State Capital, downtown Montpelier, and the Winooski River, all to the south. The view has been obscured by the thick woodland forest that has grown up uncontrolled over recent years. There is a small narrow grass lawn immediately around the facility and a small grass lawn out to the north with a couple of flowering trees and the asphalt parking lot. The present landscaping immediately surrounding the facility is adequate.

The asphalt pavement of the parking lot north of this facility is in a deficient state. Most of the high traffic areas have previously repaired potholes and very deteriorated pavement. It is recommended that any remaining potholes be repaired by filling them with asphalt patch and that select areas be scarified, where necessary, to improve drainage patterns. Then, the entire lot should receive a two inch asphalt surface course and new striping. The new striping should include a designated accessible parking space near the accessible entrance to the facility.

EXTERIOR STRUCTURE

Recent repairs or modifications to the standing seam tin roof application have extended the useful service life of this system through the ten-year window of this assessment. However, there are some areas of older metal roofing panels that possibly could require some minimal maintenance and / or repairs, although no full scale reapplication within the next ten years appears warranted at this time.

The exterior brick surfaces are generally in fair condition for their age. Many areas need brick pointing and construction joint caulking to restore weather protection. This work is selective, so matching mortar should be applied. Following a detailed examination of the brick and the repair of mortar construction joints, the entire building should be pressure washed to remove soil and stains.

The exterior wooden windows are universally in fair condition. A metal storm window system with a contrasting color has been installed over the original windows for protection and energy efficiency. A complete window replacement is recommended as part of the overall exterior envelope improvements in an effort to restore the structure to its original 1880 vintage appearance. The replacement units should retain similar architectural profiles to the originals, but incorporate modern, energy-efficient features. This work is intended to be coordinated with other exterior envelope projects for best efficiency.

Paint on the wooden exterior components of this building, including on the porches, is noticeably weathered, and in some areas, there is severe wear and weathering, leaving the wood unprotected. Clean, repair, and repaint the previously painted surfaces. A shorter painting cycle needs to be implemented to avoid unnecessary weathering and deterioration of the exterior wood finishes.

There appears to be a historic problem with water penetration through the masonry along the exterior foundation wall from the northern side of the basement. Excavation and the installation of new damp-proofing material on this wall is recommended.

INTERIOR FINISHES / SYSTEMS

The offices and common use hallway spaces have carpet. Carpet installations in facilities with similar traffic patterns tend to reach the end of their useful service life in seven to ten years, and should then be replaced. Typically, the carpet in this facility is in good to fair overall condition, and universal replacement is warranted within the next two to five years. Restrooms typically have vinyl tile applications that are in good condition and will not need to be replaced at this time. The basement area has a concrete floor that has been sealed and finished with an epoxy paint. This floor surface needs to be renewed as part of this overall floor upgrade.

There are painted walls throughout the entire facility. These interior finishes are in good condition, but will require an almost continuous program of renewal in order to maintain an acceptable interior appearance. Cyclical painting should be considered as a standard approach to maintaining the quality of the interior finishes. It is recommended that all previously painted surfaces be repainted according to established cycles for this occupancy and use type. Budgetary considerations are taken into account for the next ten years for interior repairs and maintenance. Minor repairs should be completed before work begins.

The majority of the ceiling area on the first floor and in the basement of this facility is an adhered ceiling tile system. The system is in poor condition from age. In conjunction with the separately recommended

above-ceiling Electrical and Fire / Life Safety category projects, and to improve the interior appearance of the facility, the installation of new acoustical ceiling tile is recommended throughout the first floor and basement of this facility.

ACCESSIBILITY

Some required handicapped accessibility upgrades have been incorporated into the remodeling done over the last ten to fifteen years. An accessible restroom is provided on the first floor, and a wheelchair ramp has been incorporated into the redesign of the front porch and entranceway. However, several additional upgrades are still needed to improve the overall accessibility of this public state office facility.

The majority of the doors in this facility have knob actuated hardware. Accessibility legislation requires that door hardware be designed for operation by persons with little or no ability to grasp objects with their hands. It is recommended that lever handle door hardware be installed on all doors that currently still have knobs. Doors requiring locks are to be rekeyed to the appropriate security system. Doors leading into spaces typically off-limits to the general public or into dangerous areas, such as mechanical or electrical rooms, should have levers with knurled handles.

Present accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that they continue past the newel posts. The stairwells within this facility only have handrails on one side. It is recommended that wood handrails, and handrail extensions if appropriate, be installed at all currently non-ADA compliant interior stairs. Following the installation, all of the handrails are to be stained for a more uniform appearance.

Current ADA legislation has established signage requirements for all permanent spaces in a building. These criteria include sign size and contrast, Braille and raised graphics, pictograms, character height and proportions, and sign mounting height and location. Most of the signs in this structure conform to these standards. All non-compliant signage should be removed and replaced with signs conforming to ADA standards.

HEALTH

Based on the age of the structure, it is possible that both lead paint and asbestos containing materials (ACMs) may have been used in the original construction. However, as a result of the more recent renovations that took place over the years at this 125-year-old manor house, any visible and accessible asbestos that may have been in the building apparently has been removed. There was no asbestos or any other no suspicious material observed during the inspection.

In the future, as building renovations are undertaken, the disturbance of previously undocumented asbestos, though unlikely, is possible. Federal regulations require that ACMs, if affected by renovation, be removed by accredited personnel prior to disturbance. Even though with proper precautions, the lead paint and asbestos health risks can be minimized, all workers during any and all remodeling should be made aware of the hazards of working with such materials.

Furthermore, there were no reports or evidence of pest or insect infestations in this building, and break areas contain no built-in cooking equipment. Therefore, no food preparation or pest eradication projects apply to this building.

FIRE / LIFE SAFETY

This facility has a wooden ladder for accessing the attic storage area. It is recommended that a new permanent stair be added in the general vicinity of the existing wooden ladder. Appropriately designed guardrails and handrails should be incorporated into the design requirements.

Fire sprinkling is present throughout the building, with dry-pipe service in areas exposed to extreme cold. Although recent glass-bulb sprinkler heads are present in some areas, the majority of the fire sprinkling system is several decades old. Sprinkler piping and heads are recommended for replacement periodically to prevent scale accumulation or corrosion in piping and sprinkler heads from interfering with water dispersion. Replace the fire sprinkler system throughout the facility, to include piping, valves, sprinkler heads, compressor, and piping supports. Install flow switches and sensors that interface with the fire alarm system.

The zoned fire alarm system appears to be adequate for continued use, and some of the occupied spaces are equipped with ADA compliant audible / visible annunciation. However, many areas are not so equipped. The strobe unit in the second floor corridor is not a modern xenon strobe type, and some of the restrooms lack visible annunciation. Install appropriate visual alarm devices to allow this alarm system to serve in accordance with ADA guidelines.

Battery backup exit signs and egress lights are several years old and in fair condition. Some areas lack illuminating exit signage. It is recommended that new battery backup exit signs be installed where signage is required and that aged signs be replaced with new high grade units. Replace aged egress lights with new high grade stand-alone lights or battery backup ballasts on select interior fluorescent lights. The new emergency lights and exit signs should have individual battery packs for backup power. LED type exit signs are recommended, because they are energy-efficient and require little maintenance.

HVAC

An oil-fired boiler located in the basement provides hot water for radiators, unit heaters, and air handler coils. Cooling is direct expansion, with split DX coils in air handlers and numerous window-mounted air conditioners. An aged Liebert system serves the vault, and the computer room is served by a window-mounted air conditioner enhanced by a free-standing oscillating fan. Radiators provide no air circulation, and window air conditioners vibrate and drip condensation, causing damage to the buildings in which they are installed. Therefore, it is recommended that radiators and window units be demolished and replaced with high grade, residential style air handlers. Demolish the aged boiler. The heating capacity of this boiler can be replaced with a new boiler or with stand-alone furnaces in each air handler. Provide ductwork for the new systems.

The aged Liebert unit at the building exterior serves the vault area, which is prone to moisture. This unit is weathered, timeworn, and due for replacement. A similar unit should be added to serve the computer room in lieu of the window unit and oscillating fan.

ELECTRICAL

Electrical power enters the building at 120/208 volts through a 400 amp panelboard located in the vault. This unit appears to date to the mid-1970s, as does the majority of the secondary electrical system. The distribution panels, conductors, switches, and receptacles are recommended for replacement. The needs

of a modern office building can no longer be met adequately by secondary electrical equipment and distribution schemes that predate the personal computer era. It is recommended that the secondary electrical distribution be upgraded with new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide ground fault circuit interrupter (GFCI) protection where required, and clearly label all panels for circuit identification. The 7.2 kVA generator located in the vault is abandoned in place and should be demolished.

Exterior lighting is provided by a variety of fixtures. An aged streetlight style fixture is mounted to the building by the parking area. Several decrepit incandescent globe fixtures are mounted to the soffits above entry porches, and some of them were observed to be illuminated during the day. The access ramp is served by several weathered footlight fixtures. It is recommended that aged existing fixtures be replaced with high grade fixtures of appropriate quality for this facility. Specify high efficiency fixtures with photocells for lighting control to save energy and prevent unnecessary illumination.

Interior lighting is generally incandescent lighting in the attic and older T12 fluorescent lighting in the occupied spaces, except for portions of the first and second floors that are equipped with newer T8 fluorescent lighting. It is recommended that interior lighting be upgraded throughout. New fixtures should be high grade light fixtures in keeping with the architectural significance of this building. Lamps should be high efficiency to reduce energy consumption.

PLUMBING

Existing domestic supply piping is 1-1/2 inch copper, equipped with a backflow preventer. Waste piping appears to be largely original hub-and-spigot cast-iron. Piping is generally at or near the end of its service life and due for replacement. Remove the existing water supply network, and install new copper water supply piping with fiberglass insulation. Also install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers in the appropriate areas. Demolish existing waste piping, and install new cast-iron piping. This estimate includes costs for abatement of asbestos material likely to be found on pipe insulations.

The domestic water heater is a 30 gallon, electric-fired unit installed in 2002. Although in good condition at the time of this survey, units such as this have a typical life cycle of only a few years. Within the ten-year timeframe covered by this report, it is anticipated that this water heater will exceed its service life and require replacement. Remove the existing water heater, and install a new similar unit.

Fixtures in the second floor restroom and the first floor restroom beneath the stairs are generally porcelain fixtures that are several decades old. These fixtures are at or beyond the end of their service life and recommended for replacement. The stainless steel sink in the basement and the fixtures in the first floor restroom opposite the stairs are in better condition, but will still require replacement within the next several years. Remove the existing plumbing fixtures, and install new fixtures, including rough-ins. Coordinate this work with proposed accessibility and finish upgrades.

A simplex sump pump serves the boiler room. This unit appears aged and is recommended for replacement. Install a new duplex sump pump system, including pumps, alternating controls, alarms, piping, and electrical connections.

VERMONT BUILDINGS AND GROUNDS SERVICES
Facility Condition Analysis
Section One

Note: The deficiencies outlined in this report were noted from a visual inspection. ISES engineers and architects developed projects with related costs that are needed over the next ten-year period to bring the facility to "like-new" condition. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information. However, existing fixed building components and systems were thoroughly inspected. The developed costs represent correcting existing deficiencies and anticipated life cycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function. Please refer to Section Three of this report for recommended Specific Project Details.

Life Cycle Model
Building Component Summary
006012 - 26 TERRACE STREET

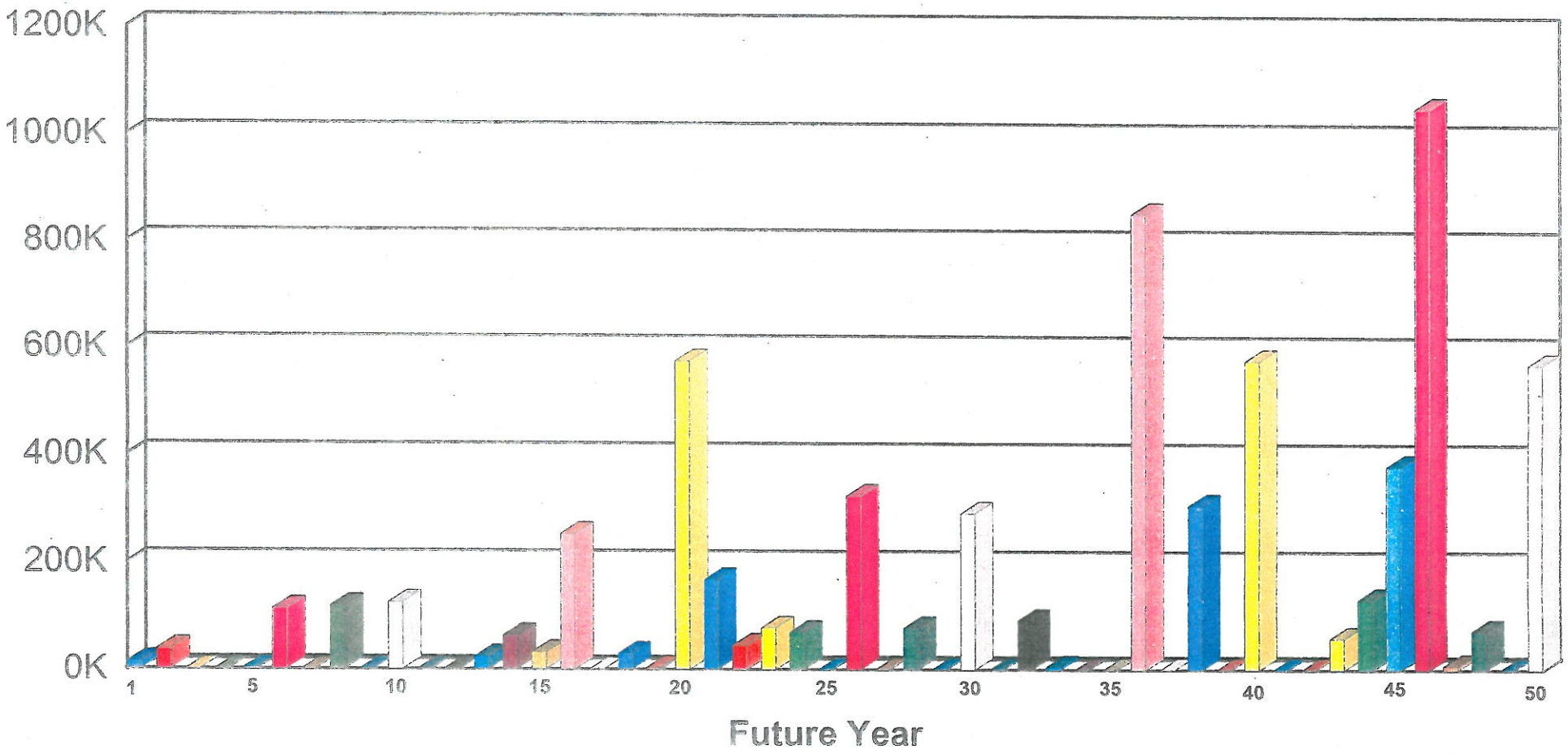
Comp Code	Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
ER1	A2020	FOUNDATION WATERPROOFING (DPTHS UP TO 10FT, INC EXCAVATION)	1,500	SF	$42.25		$63,380	1974	25
ER11	B2010	ORNAMENTAL MASONRY TRIM AND CAST STONE REPLACEMENT	500	LF	$117.47		$58,734	1900	50
ER3	B2010	CLEAN, POINT, AND CAULK EXTERIOR MASONRY SURFACES	4,500	LF	$7.22		$32,475	1900	20
ER4	B2010	EXTERIOR PRESSURE WASH AND STAIN REMOVAL	5,000	SF	$0.20		$993	1900	10
ER8	B2010	EXTERIOR PAINTING	2,500	SF	$0.81		$2,030	1974	7
ER9	B2010	EXTERIOR OVERHANG AND ENTRY SOFFIT REFINISHING	500	SF	$0.66		$332	1900	7
DR5	B2020	CUSTOM WOOD DOORS	6	EA	$13,669.31		$82,016	1974	50
WR3	B2020	SPECIAL WINDOW REPLACEMENT	1,225	SF	$98.54	1.50	$181,063	1900	70
DH1	B2030	LO - USE EXT. DOOR LOCKSET REPLACEMENT	6	EA	$253.49		$1,521	1974	10
RR10	B3010	METAL STANDING SEAM ROOF	30	SQ	$770.18	1.50	$34,658	1998	30
DH3	C1020	LO - USE INT. DOOR LOCKSET REPLACEMENT	50	EA	$123.94		$6,197	1974	10
ID1	C1020	INTERIOR DOOR REPLACEMENTS (LESS HARDWARE)	50	EA	$1,291.07		$64,553	1900	30
IR1	C3010	INTERIOR PAINTING (DRYWALL PLASTER REPAIR INCLD)	40,000	SF	$0.91		$36,270	2000	6
IR3	C3010	PLASTER WALL REPLACEMENT	20,000	SF	$5.84		$116,785	1900	72
FL3	C3020	REFINISH EPOXY FLOORING	1,300	SF	$2.50		$3,252	1990	10
FL5	C3020	LO - USE CARPET REPLACEMENT	1,000	SY	$41.73		$41,731	1990	10
CL4	C3030	GLUE-ON ACOUSTICAL CEILING TILES	4,300	SF	$4.81		$20,668	1974	15
CL6	C3030	PLASTER CEILING REPLACEMENT	6,000	SF	$5.09	1.50	$45,792	1900	72
FC7	D2010	PLUMBING FIXTURE COMPONENTS	10,318	SF	$0.45		$4,663	1930	8
PF2	D2010	PLUMBING FIXTURES	10,318	SF	$1.72		$17,758	1930	32
PI7	D2020	WATER SUPPLY PIPING	10,318	SF	$1.35		$13,883	1930	25
WH4	D2020	WATER HEATER (ELECTRIC)	30	GAL	$44.70		$1,341	2002	8
DP7	D2030	DRAIN PIPING SYSTEMS	10,318	SF	$1.98		$20,439	1930	40
AC1	D2050	AIR COMPRESSOR PACKAGE (MEDIUM SIZE)	1	SYS	$4,999.65		$5,000	1974	25
BL1	D3020	BOILER (SF)	10,318	SF	$1.15		$11,821	1974	25
RH1	D3020	HEATING SYSTEM, STEAM OR HYDRONIC	10,318	SF	$6.18		$63,802	1900	25
PU2	D3040	COMPUTER PACKAGE UNIT - REF., GLYCOL	8	TON	$4,990.08		$39,921	1982	15
DX1	D3050	SPLIT DX SYSTEM	8	TON	$2,057.02		$16,456	2002	15
TU1	D3050	THRU-WALL AC UNIT	8	TON	$2,237.51		$17,900	2002	10
FS1	D4010	FIRE SPRINKLER HEADS	10,318	SF	$0.34		$3,551	1950	20

Life Cycle Model
Building Component Summary
006012 - 26 TERRACE STREET

Comp Code	Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
FS5	D4010	FIRE SPRINKLER SYSTEM	10,318	SF	$4.74		$48,891	1950	80
SE2	D5010	SECONDARY ELECTRICAL SYSTEM	10,318	SF	$10.41		$107,394	1974	50
SG4	D5010	ELECTRICAL SWITCHGEAR 400A, 208V	1	EA	$10,698.55		$10,699	1974	20
EM1	D5020	EMERGENCY LIGHT (BATTERY)	16	EA	$480.22		$7,683	1980	20
ES2	D5020	EXIT SIGNS (BATTERY)	30	EA	$248.27		$7,448	1980	20
LE1	D5020	EXTERIOR LIGHT (HID)	1	EA	$774.45		$774	1974	20
LI2	D5020	INTERIOR LIGHTING	10,318	SF	$6.76		$69,749	1974	20
SR7	D5020	SWITCHES AND RECEPTACLES	10,318	SF	$0.48		$4,927	1974	10
FA1	D5030	FIRE ALARM SYSTEM, NON-ADDRESSABLE	10,318	SF	$1.91		$19,657	1980	15
GN7	D5040	EMERGENCY GENERATOR, 30 KW	8	KW	$916.99		$7,336	1950	25
							$1,293,540		

Life Cycle Model Expenditure Projections

006012 - 26 TERRACE STREET



Average Annual Renewal Cost per SqFt $ 5.03

C. INSPECTION TEAM DATA

DATE OF INITIAL INSPECTION: September 19, 2005

INSPECTION TEAM PERSONNEL:

NAME	POSITION	SPECIALTY
Carl Mason, P.E.	Project Engineer	Interior / Finish Systems / Exterior / ADA-Handicapped Accessibility / Health / Fire Safety / Life Safety / Site
Bill Rockoff	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health

FACILITY CONTACTS:

NAME	POSITION
Guy D. Norwood	Department of Buildings and General Services, Facilities Operations

REPORT DEVELOPMENT:

Report Development by:

ISES CORPORATION
2165 West Park Court
Suite N
Stone Mountain, GA 30087

Contact:

Carl Mason, Project Manager
770-879-7376

D. FACILITY CONDITION ANALYSIS - DEFINITIONS

The following information is a clarification of Building Report Sections using example definitions.

1. REPORT DESCRIPTION

Section 1: Building Summary, Life Cycle Model Building Component Summary, and General Report Information.

Section 2: Detailed Project Summaries and Totals

A. Detailed Project Totals – Matrix with FCNI Data and Associated Charts
B. Detailed Projects by Priority Class / Priority Sequence
C. Detailed Projects by Cost within range [$0 - <$10,000]
D. Detailed Projects by Cost within range [≥ $10,000 - < $50,000]
E. Detailed Projects by Cost within range [≥ $50,000 - < $100,000]
F. Detailed Projects by Cost within range [≥ $100,000 - < $500,000]
G. Detailed Projects by Cost within range [≥$500,000]
H. Detailed Projects by Project Classification
I. Detailed Projects by Project Rating Type - Energy Conservation
J. Detailed Projects by Category / System Code

FCNI = Facility Condition Needs Index, Total Cost vs. Replacement Cost. The FCNI provides a life cycle cost comparison. Facility replacement cost based on replacement with current construction standards for facility use type, and not original design parameters. This index gives the state a comparison within all buildings for identifying worst case / best case building conditions.

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

Section 3: Specific Project Details Illustrating Description / Cost

Section 4: Drawings with Iconography

The drawings for this facility are marked with ICONS (see legend), denoting the specific location(s) for each project. Within each ICON is the last four (4) characters of the respective project number (e.g., 006012IS01 is marked on plan by IS01). There is one set of drawings marked with ICONS representing all priority classes (1, 2, 3, 4, and 5).

Note: For Sections 2 and 3, at the end of the reports and project detail, an *Inflation Adjustment Factor* will be designed and built into the program for update purposes. Updates will not be reflected in the original report.

2. PROJECT CLASSIFICATION

A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).

B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.

C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

3. PROJECT SUBCLASS TYPE

A. Energy Conservation - Projects with energy conservation opportunities, based on simple payback analysis.

4. PRIORITY SEQUENCE BY PRIORITY CLASS (Shown in Sections 2 and 3)

All projects are assigned both a Priority Sequence number and Priority Class number for categorizing and sorting projects based on criticality and recommended execution order.

Example:

PRIORITY CLASS 1

CODE	PROJECT NO.	PRIORITY SEQUENCE
HV2C	006012HV04	01
PL1D	006012PL02	02

PRIORITY CLASS 2

CODE	PROJECT NO.	PRIORITY SEQUENCE
IS1E	006012IS06	03
EL4C	006012EL03	04

5. **PRIORITY CLASS** (Shown in Sections 2 and 3)

PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:
a. return a facility to normal operation
b. stop accelerated deterioration
c. correct a cited safety hazard

PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:
a. intermittent interruptions
b. rapid deterioration
c. potential safety hazards

PRIORITY 3 - Necessary - Not Yet Critical (Years Two to Five)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY 4 - Recommended (Years Six to Ten)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 4 projects will either improve overall usability and / or reduce long-term maintenance.

PRIORITY 5 - Does not meet current codes / standards ("Grandfathered")

Conditions in this category include items that do not conform to existing codes, but are "grandfathered" in their condition. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.

6. **COST SUMMARIES AND TOTALS**

The cost summaries and totals are illustrated by Detailed Projects sorted in multiple formats (shown in Sections, 2, and 3).

City Index material / labor cost factors: (shown in Sections 2 and 3)

Cost factors are based on the Montpelier City Index and are adjusted for material and labor cost factors (2005). Refer to the project related labor report found later in this section.

Global Markup Percentages		R.S. MEANS
Local Labor Index:	66.1 %	of National Average
Local Materials Index:	100 %	of National average
General Contractor Markup:	20 %	Contractor profit & overhead, bonds & insurance
Professional Fees:	15 %	Arch. / Eng. Firm design fees, in-house design cost, and contingencies

7. **PROJECT NUMBER** (Shown in Sections 2 and 3)

Example:

Project Number = 006012-EL-04 (unique for each independent project)

006012 - Building Identification Number
EL - System Code, EL represents Electrical
04 - Sequential Assignment Project Number by Category / System

8. **PHOTO NUMBER**

A code shown on the Photographic Log identifies the building number, photo sequence, and architect, engineer, or vertical transportation.

Example: 006012006e

Building Number	Photo Sequence	Arch / Eng / VT
006012	006	e

9. **LIFE CYCLE COST MODEL DESCRIPTION AND DEFINITIONS** (Shown in Section 1)

Included in this report is a Life Cycle Cost Model. This model consists of two elements, one is the component listing (starting on page 1.2.1) and the other is the Life Cycle Cost Projections Graph (page 1.3.1). The component list is a summary of all major systems and components within the facility. Each indicated component has the following associated information:

Uniformat Code	This is the standard Uniformat Code that applies to the component
Component Description	This line item describes the individual component
Qty	The quantity of the listed component
Units	The unit of measure associated with the quantity
Unit Cost	The cost to replace each individual component unit (This cost is in today's dollars)
Total Cost	Unit cost multiplied by Quantity, also in today's dollars. Note that this is a one time renewal / replacement cost
Install Date	Year that the component was installed. Where this data is not available, it defaults to the year the asset was constructed
Life Exp	Average life expectancy for each individual component

The component listing forms the basis for the Life Cycle Cost Projections Graph shown on page 1.3.1. This graph represents a projection over a fifty year period (starting from the date the report is run) of expected component renewals based on each individual item's renewal cost and life span. Some components might require renewal several times within the fifty year model, while others might not occur at all. Each individual component is assigned a renewal year based on life cycles, and the costs for each item are inflated forward to the appropriate year. The vertical bars shown on the graph represent the accumulated (and inflated) total costs for each individual year. At the bottom of the graph, the average annual cost per gross square foot ($/GSF) is shown for the facility. In this calculation, all costs are not inflated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

10. **CATEGORY CODE** (Shown in Sections 2 and 3)

Refer to the following Category Code Report.

Example: Category Code = EL5A

Example:

EL = System Description
5 = Component Description
A = Element Description

CATEGORY CODE		
AC1A	-	AC4B
EL1A	-	EL8A
ES1A	-	ES6E
FS1A	-	FS6A
HE1A	-	HE7A
HV1A	-	HV8B
IS1A	-	IS6D
PL1A	-	PL5A
SI1A	-	SI4A
SS1A	-	SS7A
VT1A	-	VT7A

SYSTEM DESCRIPTION
ACCESSIBILITY
ELECTRICAL
EXTERIOR STRUCTURE
FIRE / LIFE SAFETY
HEALTH
HVAC
INTERIOR / FINISH SYSTEMS
PLUMBING
SITE
SECURITY SYSTEMS
VERTICAL TRANSPORTATION

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

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL4C	DEVICES AND FIXTURES	LIGHTING CONTROLLERS	Motion sensors, photocell controllers, lighting contactors, etc.
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection including GFCI receptacles and breakers.
EL4E	DEVICES AND FIXTURES	LIGHTNING PROTECTION	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	EMERGENCY POWER SYSTEM	GENERATION/ DISTRIBUTION	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	SYSTEMS	UPS/DC POWER SUPPLY	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	INFRASTRUCTURE	ABOVE GROUND TRANSMISSION	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	INFRASTRUCTURE	UNDERGROUND TRANSMISSION	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	INFRASTRUCTURE	SUBSTATIONS	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	INFRASTRUCTURE	DISTRIBUTION SWITCHGEAR	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	INFRASTRUCTURE	AREA AND STREET LIGHTING	Area and street lighting systems including stanchions, fixtures, feeders, etc.
EL8A	GENERAL	OTHER	Electrical system components not catalogued elsewhere.
SYSTEM DESCRIPTION: EXTERIOR			
ES1A	FOUNDATION/FOOTING	STRUCTURE	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, piles including crack repairs, shoring & pointing
ES1B	FOUNDATION/FOOTING	DAMPPROOFING/ DEWATERING	Foundation/footing waterproofing work including, damp proofing, dewatering, insulation, etc.
ES2A	COLUMNS/BEAMS/ WALLS	STRUCTURE	Structural work to primary load-bearing structural components aside from floors including columns, beams, bearing walls, lintels, arches, etc.
ES2B	COLUMNS/BEAMS/ WALLS	FINISH	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components including masonry/pointing, expansion joints, efflorescence & stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	FLOOR	STRUCTURE	Work concerning the structural integrity of the load supporting floors both exposed and unexposed including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	ROOF	REPAIR	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total) including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	ROOF	REPLACEMENT	Work involving total refurbishment of roofing system including related component rehab.
ES5A	FENESTRATIONS	DOORS	Work on exterior exit/access door including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	FENESTRATIONS	WINDOWS	Work on exterior fenestration closure & related components including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.
ES6A	GENERAL	ATTACHED STRUCTURE	Work on attached exterior structure components not normally considered in above categories including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	GENERAL	AREAWAYS	Work on attached grade level or below structural features including subterranean light wells, areaways, basement access stairs, etc.
ES6C	GENERAL	TRIM	Work on ornamental exterior (generally non-structural) elements including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
ES6D	GENERAL	SUPERSTRUCTURE	Finish and structural work on non-standard structures with exposed load-bearing elements such as stadiums, bag houses, bleachers, freestanding towers, etc.
ES6E	GENERAL	OTHER	Any exterior work not specifically categorized elsewhere including finish and structural work on freestanding boiler stacks.
SYSTEM DESCRIPTION: FIRE / LIFE SAFETY			
FS1A	LIGHTING	EGRESS LIGHTING/EXIT SIGNAGE	R & R work on exit signage and packaged AC/DC emergency lighting.
FS2A	DETECTION/ALARM	GENERAL	Repair or replacement of fire alarm/detection system/components including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	SUPPRESSION	SPRINKLERS	Repair or installation of water sprinklers type automatic fire suppressions including wet pipe & dry pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	SUPPRESSION	STANDPIPE/HOSE	Repair or installation of standpipe system or components including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	SUPPRESSION	EXTINGUISHERS	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	SUPPRESSION	OTHER	Other fire suppression items not specifically categorized elsewhere including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	HAZARDOUS MATERIALS	STORAGE ENVIRONMENT	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	HAZARDOUS MATERIALS	USER SAFETY	Improvements, repairs, installation, or testing of user safety equipment including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	EGRESS PATH	DESIGNATION	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	EGRESS PATH	DISTANCE/ GEOMETRY	Work involving remediation of egress routing problems including elimination of dead end corridors, excessive egress distance modifications and egress routing inadequacies.
FS5C	EGRESS PATH	SEPARATION RATING	Restoration of required fire protective barriers including wall rating compromises, fire rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	EGRESS PATH	OBSTRUCTION	Clearance of items restricting the required egress routes.
FS5E	EGRESS PATH	STAIRS RAILING	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	EGRESS PATH	FIRE DOORS/ HARDWARE	Installation/replacement/repair of fire doors and hardware including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	EGRESS PATH	FINISH/FURNITURE RATINGS	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	GENERAL	OTHER	Life/fire safety items not specifically categorized elsewhere.
SYSTEM DESCRIPTION: HEALTH			
HE1A	ENVIRONMENTAL CONTROL	EQUIPMENT AND ENCLOSURES	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.
HE1B	ENVIRONMENTAL CONTROL	OTHER	General environmental control problems not catalogued elsewhere.
HE2A	PEST CONTROL	GENERAL	Includes all measures necessary to control and destroy insects, rodents and other pests.
HE3A	REFUSE	GENERAL	Issues related to the collection, handling and disposal of refuse.
HE4A	SANITATION EQUIPMENT	LABORATORY AND PROCESS	Includes autoclaves, cage washers, steam cleaners, etc.
HE5A	FOOD SERVICE	KITCHEN EQUIPMENT	Includes ranges, grilles, cookers, sculleries, etc.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
HE5B	FOOD SERVICE	COLD STORAGE	Includes the cold storage room and all associated refrigeration equipment.
HE6A	HAZARDOUS MATERIAL	STRUCTURAL ASBESTOS	Testing, abatement and disposal of structural and building finish materials containing asbestos.
HE6B	HAZARDOUS MATERIAL	MECHANICAL ASBESTOS	Testing, abatement and disposal of mechanical insulation materials containing asbestos.
HE6C	HAZARDOUS MATERIAL	PCBs	Includes testing, demolition, disposal and cleanup of PCB contaminated substances.
HE6D	HAZARDOUS MATERIAL	FUEL STORAGE	Includes monitoring, removal and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	HAZARDOUS MATERIAL	LEAD PAINT	Testing, removal and disposal of lead-based paint systems.
HE6F	HAZARDOUS MATERIAL	OTHER	Handling, storage, and disposal of other hazardous materials.
HE7A	GENERAL	OTHER	Health related issues not catalogued elsewhere.
SYSTEM DESCRIPTION: HVAC			
HV1A	HEATING	BOILERS/STACKS/ CONTROLS	Boilers for heating purposes including their related stacks, flues, and controls.
HV1B	HEATING	RADIATORS/ CONVECTORS	Including cast iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	HEATING	FURNACE	Furnaces and their related controls, flues, etc.
HV1D	HEATING	FUEL SUPPLY/STORAGE	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	COOLING	CHILLERS/ CONTROLS	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	COOLING	HEAT REJECTION	Repair/replacement of cooling towers, dry coolers, air-cooling and heat rejection. (Includes connection of once-through system to cooling tower.)
HV3A	HEATING/COOLING	SYSTEM RETROFIT/ REPLACE	Replacement or major retrofit of HVAC systems.
HV3B	HEATING/COOLING	WATER TREATMENT	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	HEATING/COOLING	PACKAGE/SELF-CONTAINED UNITS	Repair/replacement of self-contained/package type units including stand up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	HEATING/COOLING	CONVENTIONAL SPLIT SYSTEMS	Repair, installation, or replacement of conventional split systems; both air conditioners and heat pumps including independent component replacements of compressors and condensers.
HV4A	AIR MOVING/ VENTILATION	AIR HANDLERS/ FAN UNITS	Includes air handlers & coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems or other specifically categorized systems.
HV4B	AIR MOVING/ VENTILATION	EXHAUST FANS	Exhaust fan systems including fans, range and fume hoods, controls, and related ductwork.
HV4C	AIR MOVING/ VENTILATION	OTHER FANS	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	AIR MOVING/ VENTILATION	AIR DISTRIBUTION NETWORK	Repair, replacement, or cleaning of air distribution network including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	STEAM/HYDRONIC DISTRIBUTION	PIPING NETWORK	Repair/replacement of piping networks for heating and cooling systems including pipe, fittings, insulation, related components, etc.
HV5B	STEAM/HYDRONIC DISTRIBUTION	PUMPS	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HV5C	STEAM/HYDRONIC DISTRIBUTION	HEAT EXCHANGERS	Including shell and tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	CONTROLS	COMPLETE SYSTEM UPGRADE	Replacement of HVAC control systems.
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water including boilers and related components.
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water including chillers and related components.
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, replacement of utility system access chambers.
HV7F	INFRASTRUCTURE	OTHER	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	GENERAL	CFC COMPLIANCE	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	GENERAL	OTHER	HVAC issues not catalogued elsewhere.
SYSTEM DESCRIPTION: INTERIOR / FINISH SYSTEMS			
IS1A	FLOOR	FINISHES-DRY	R & R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum & tile, marble, terrazzo, rubber flooring, underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	FLOOR	FINISHES-WET	Flooring finish/underlayment work in predominantly "wet" areas including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	PARTITIONS	STRUCTURE	Structural work on full height permanent interior partitions including wood/metal stud & drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	PARTITIONS	FINISHES	Work on full height permanent interior partitions including R & R to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	CEILINGS	REPAIR	Repair of interior ceilings (<40% of total) including tiles, gypsum board, plaster, paint, etc.
IS3B	CEILINGS	REPLACEMENT	Major refurbishments (>40% of total) to interior ceiling systems including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.
IS4A	DOORS	GENERAL	Any work on interior non-fire rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	STAIRS	FINISH	Any finish restorative work to stair tower walking surfaces including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	GENERAL	MOLDING	R & R to interior trim/molding systems including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	GENERAL	CABINETRY	R & R work to interior casework systems including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems including toilet partitions, urinal/vanity screens, etc.

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere including light coves, phone booths, interior light wells, etc.
SYSTEM DESCRIPTION: PLUMBING			
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	DOMESTIC WATER	PUMPS	Domestic water booster pumps, circulating pumps, related controls, etc.
PL1C	DOMESTIC WATER	STORAGE/ TREATMENT	Equipment or vessels for storage or treatment of domestic water.
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters including gas, oil, and electric water heaters, shell and tube heat exchangers, tank type and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alternations made to the water distribution system to conserve water.
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices including backflow preventers, vacuum breakers, etc.
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater including sewage ejectors and other sump systems.
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/ TREATMENT	Storage and treatment of potable water for distribution.
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/ TREATMENT	Storage and treatment of industrial water for distribution.
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems, sanitary sewer systems; including combined systems.
PL4D	INFRASTRUCTURE	STORM WATER COLLECTION	Storm water collection systems, storm sewer systems; storm water only.
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.
SYSTEM DESCRIPTION: SITE			
SI1A	ACCESS	PEDESTRIAN	Paved pedestrian surfaces including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc.
SI1B	ACCESS	VEHICULAR	Paved vehicular surfaces including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc.
SI2A	LANDSCAPE	GRADE/FLORA	Landscape related work including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc.
SI3A	HARDSCAPE	STRUCTURE	Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc.

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
SI4A	GENERAL	OTHER	Other site work not specifically categorized elsewhere.
SYSTEM DESCRIPTION: SECURITY SYSTEMS			
SS1A	LIGHTING	EXTERIOR	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.
SS2A	SITE	FENCING	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.
SS2B	SITE	GENERAL	Hidden areas due to foliage, fencing, parking, walls, etc.
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two way speakers, reliability, redundancy, etc.
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off campus housing and class locations, etc.
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.
SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION			
VT1A	MACHINE ROOM	GENERAL	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, floor.
VT2A	CAR	GENERAL	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, ventilation.
VT3A	HOISTWAY	GENERAL	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, compensation.
VT4A	HALL FIXTURES	GENERAL	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, card/key access.
VT5A	PIT	GENERAL	Buffer(s), guards, sheaves, hydro packing, floor, lighting, safety controls.
VT6A	OPERATING CONDITIONS	GENERAL	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, nudging.
VT7A	GENERAL	OTHER	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ANALYSIS

SECTION 2

DETAILED PROJECT SUMMARIES AND TOTALS

Detailed Project Totals
Facility Condition Analysis
System Code by Priority Class
006012 - 26 TERRACE STREET

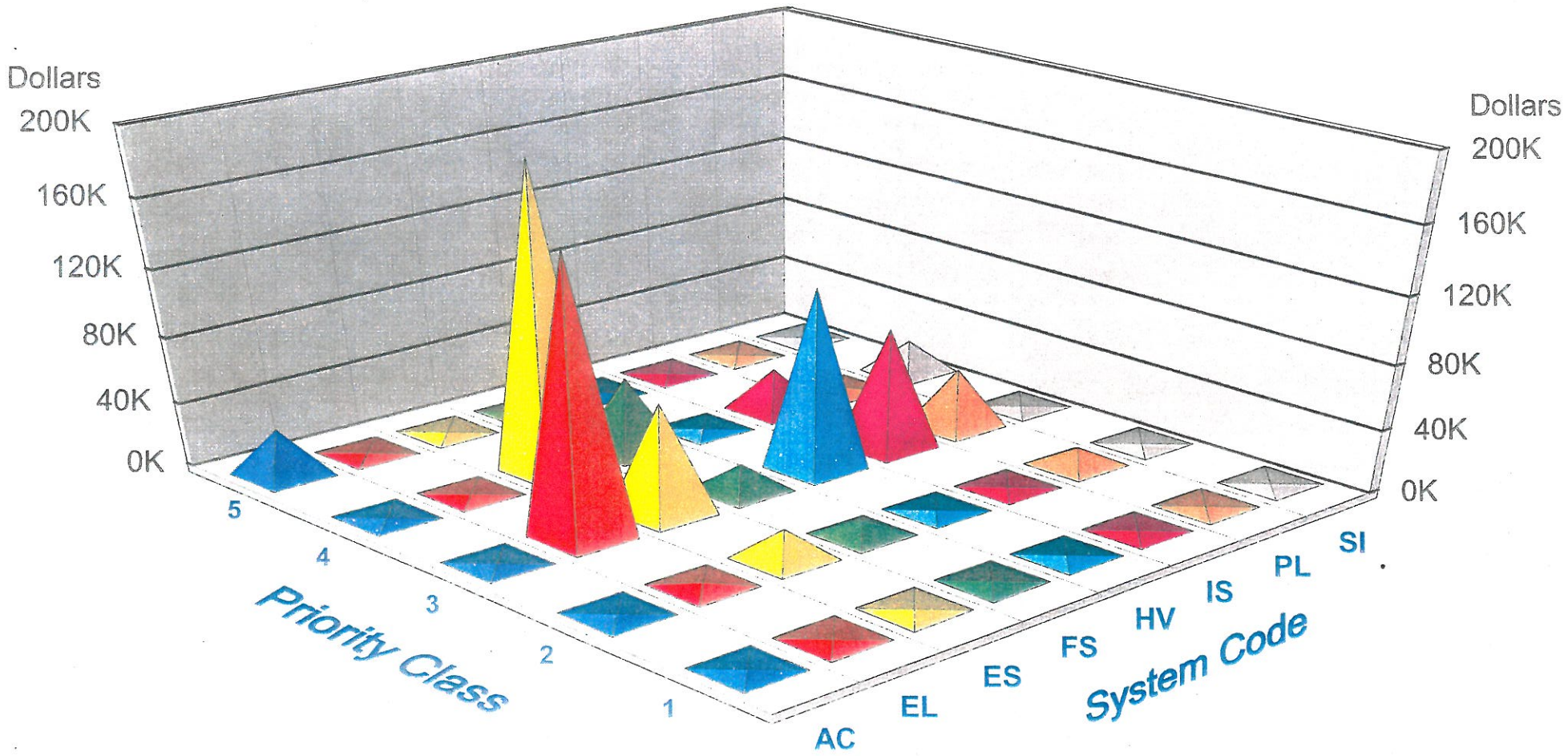
System Code	System Description	Priority Classes 1	2	3	4	5	Subtotal
AC	ACCESSIBILITY	0	0	0	0	29,202	29,202
EL	ELECTRICAL	0	2,075	166,241	0	0	168,316
ES	EXTERIOR	0	18,839	68,714	185,635	0	273,188
FS	FIRE/LIFE SAFETY	0	9,408	16,857	46,222	0	72,488
HV	HVAC	0	0	111,116	0	0	111,116
IS	INTERIOR/FINISH SYS.	0	0	74,776	26,451	0	101,227
PL	PLUMBING	0	11,438	37,319	1,703	0	50,460
SI	SITE	0	0	0	20,066	0	20,066
	TOTALS	$0	$41,761	$475,023	$280,077	$29,202	$826,062

Facility Replacement Cost	$1,653,965
Facility Condition Needs Index	0.50

Gross Square Feet	10,318

Total Cost Per Square Foot	$80.06

FACILITY CONDITION ANALYSIS
System Code by Priority Class
006012 - 26 TERRACE STREET



Detailed Project Totals
Facility Condition Analysis
System Code by Project Class
006012 - 26 TERRACE STREET

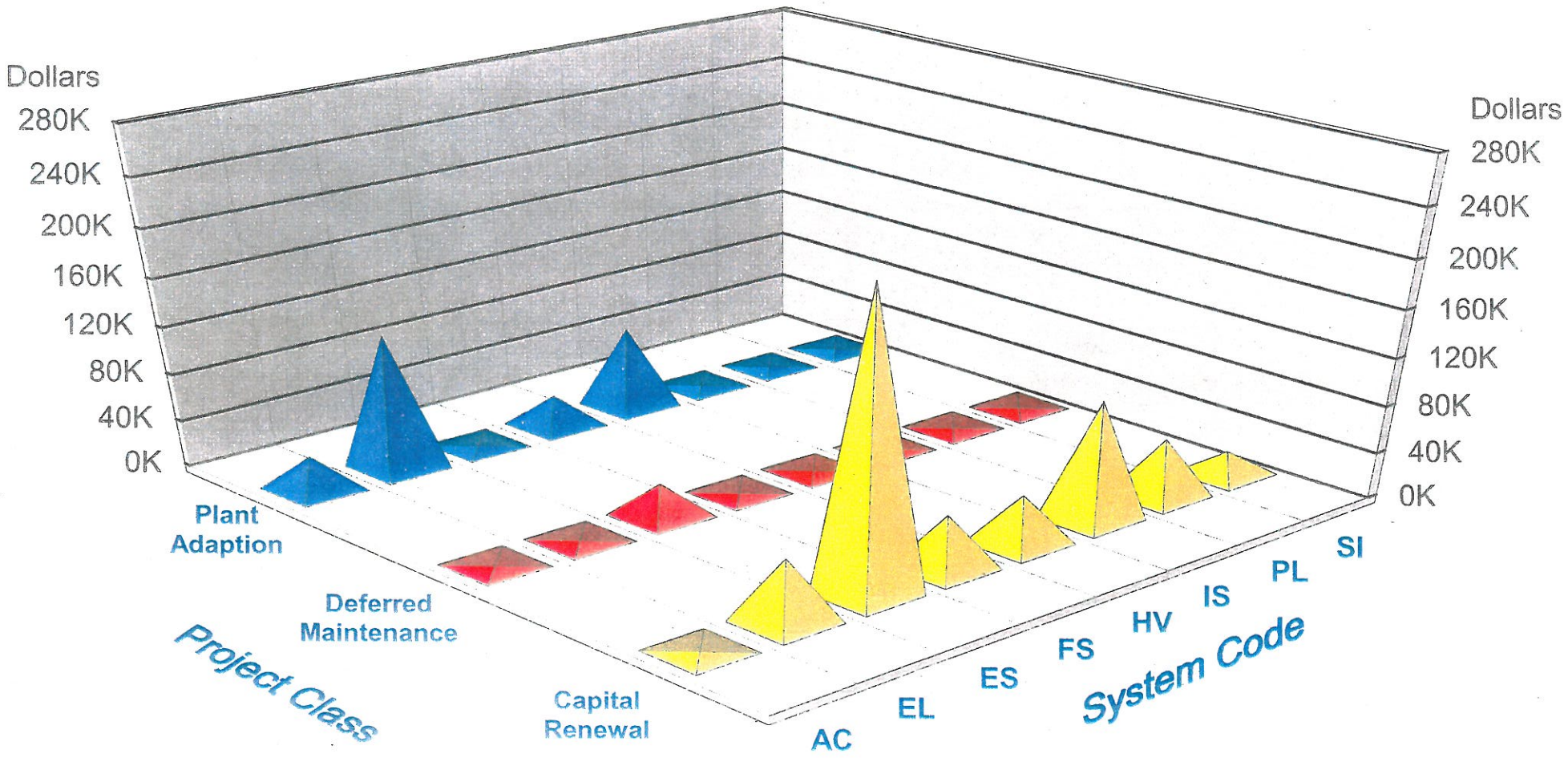
System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	29,202	29,202
EL	ELECTRICAL	54,343	0	113,973	168,316
ES	EXTERIOR	244,579	28,609	0	273,188
FS	FIRE/LIFE SAFETY	46,222	0	26,266	72,488
HV	HVAC	42,176	0	68,940	111,116
IS	INTERIOR/FINISH SYS.	101,227	0	0	101,227
PL	PLUMBING	50,460	0	0	50,460
SI	SITE	20,066	0	0	20,066
	TOTALS	$559,072	$28,609	$238,381	$826,062

Facility Replacement Cost	$1,653,965
Facility Condition Needs Index	0.50

Gross Square Feet	10,318

Total Cost Per Square Foot	$80.06

FACILITY CONDITION ANALYSIS
System Code by Project Class
006012 - 26 TERRACE STREET



Vermont Buildings and Grounds

Detailed Project Summary
Facility Condition Analysis
Project Class by Priority Class
006012 - 26 TERRACE STREET

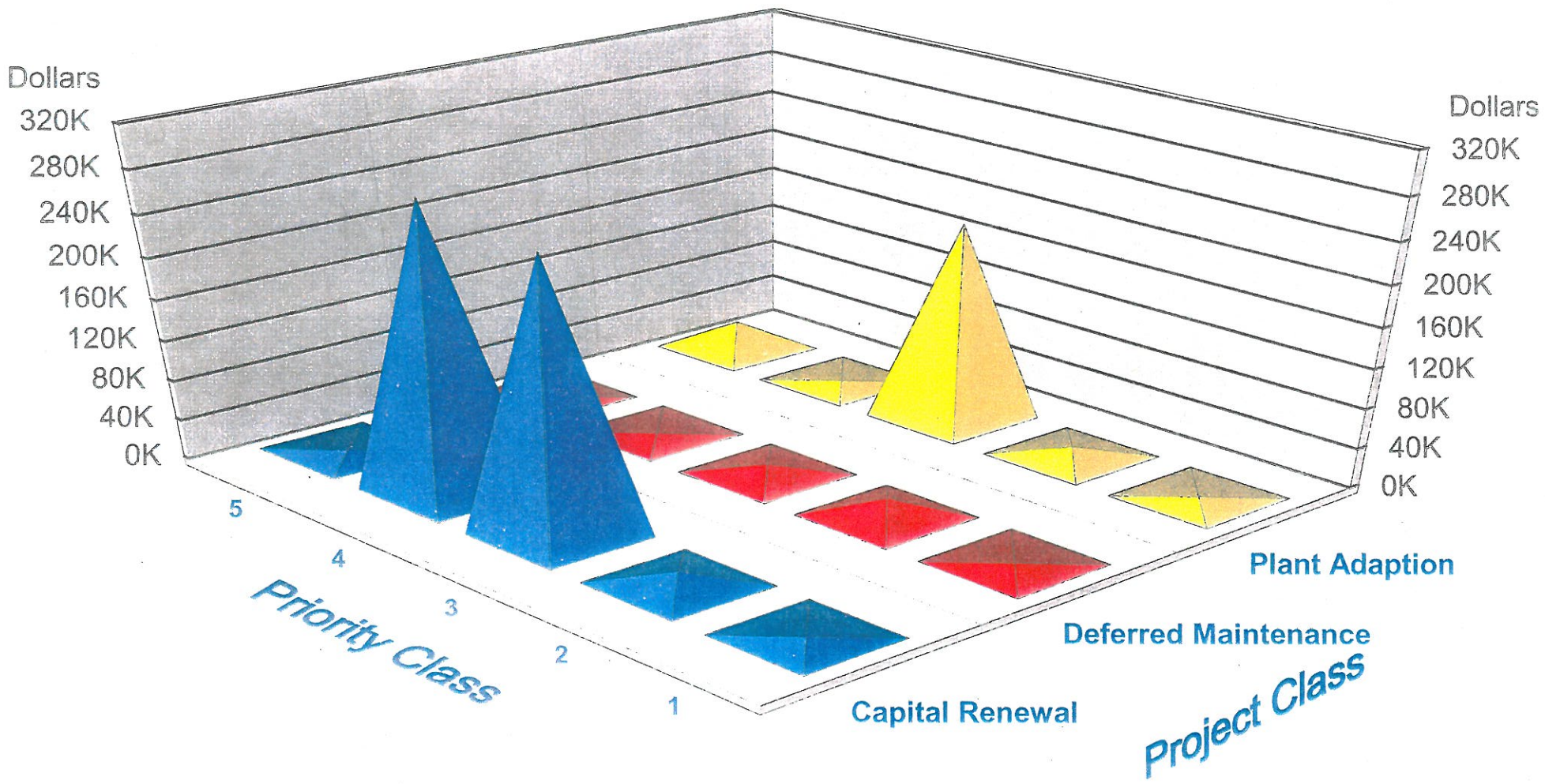
Project Class	Priority Classes 1	2	3	4	5	Subtotal
Capital Renewal	0	13,514	265,482	280,077	0	559,072
Deferred Maintenance	0	18,839	9,770	0	0	28,609
Plant Adaption	0	9,408	199,771	0	29,202	238,381
TOTALS	$0	$41,761	$475,023	$280,077	29,202	$826,062

Facility Replacement Cost	$1,653,965
Facility Condition Needs Index	0.50

Gross Square Feet	10,318

Total Cost Per Square Foot	$80.06

FACILITY CONDITION ANALYSIS
Project Class by Priority Class
006012 - 26 TERRACE STREET



Detailed Project Summary
Facility Condition Analysis
Section Two
Priority Class - Priority Sequence
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	006012FS02	2	1	UPGRADE FIRE ALARM ANNUNCIATION DEVICES	1,404	0	1,404
FS5E	006012FS01	2	2	ADD NEW INTERIOR STAIR	6,960	1,044	8,004
ES1B	006012ES04	2	3	EXTERIOR WATERPROOFING OF FOUNDATION	16,382	2,457	18,839
EL4A	006012EL01	2	4	UPGRADE EXTERIOR LIGHTING	2,075	0	2,075
PL1G	006012PL01	2	5	REPLACE PLUMBING FIXTURES	9,946	1,492	11,438
				Totals for Priority Class 2	**36,768**	**4,993**	**41,761**
FS1A	006012FS04	3	6	REPLACE EXIT SIGNS AND EGRESS LIGHTS	14,659	2,199	16,857
ES2B	006012ES03	3	7	CLEAN, POINT, AND CAULK EXTERIOR BRICK SURFACES	51,255	7,688	58,943
ES6C	006012ES02	3	8	EXTERIOR PAINTING	8,496	1,274	9,770
HV3C	006012HV02	3	9	REPLACE LIEBERT UNIT FOR VAULT, ADD UNIT FOR COMPUTER ROOM	36,675	5,501	42,176
HV3D	006012HV01	3	11	HVAC SYSTEM UPGRADES	59,948	8,992	68,940
EL3B	006012EL03	3	12	SECONDARY ELECTRICAL DISTRIBUTION UPGRADES	99,107	14,866	113,973
EL4B	006012EL02	3	13	UPGRADE INTERIOR LIGHTING	45,450	6,817	52,267
IS1A	006012IS02	3	14	INTERIOR FLOOR FINISH RESTORATION	48,531	0	48,531
IS3B	006012IS03	3	15	CEILING TILE REMOVAL AND SYSTEM REPLACEMENT	22,822	3,423	26,245
PL1A	006012PL04	3	16	REPLACE DOMESTIC SUPPLY AND WASTE PIPING	30,521	4,578	35,099
PL2B	006012PL03	3	17	REPLACE SUMP PUMP	2,220	0	2,220
				Totals for Priority Class 3	**419,683**	**55,340**	**475,023**
FS3A	006012FS03	4	18	REPLACE FIRE SPRINKLING SYSTEM	46,222	0	46,222
ES5B	006012ES01	4	19	REPLACEMENT OF EXTERIOR WINDOWS	161,422	24,213	185,635
IS2B	006012IS01	4	20	INTERIOR PAINT FINISH UPGRADE	26,451	0	26,451
PL1E	006012PL02	4	21	REPLACE DOMESTIC WATER HEATER	1,481	222	1,703
SI1B	006012SI01	4	22	REBUILD ASPHALT PARKING LOT	17,448	2,617	20,066
				Totals for Priority Class 4	**253,024**	**27,053**	**280,077**

Detailed Project Summary
Facility Condition Analysis
Section Two
Priority Class - Priority Sequence
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	006012AC01	5	23	LEVER HANDLE DOOR HARDWARE INSTALLATION	18,608	2,791	21,400
AC3D	006012AC02	5	24	BUILDING SIGNAGE PACKAGE UPGRADES	3,911	587	4,498
AC3B	006012AC03	5	25	INTERIOR STAIR HANDRAIL IMPROVEMENTS	2,873	431	3,304
				Totals for Priority Class 5	**25,393**	**3,809**	**29,202**
				Grand Total:	**734,867**	**91,195**	**826,062**

Detailed Project Summary
Facility Condition Analysis
Section Two
Priority Class - Priority Sequence - Projects < 10,000
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS2A	006012FS02	2	1	UPGRADE FIRE ALARM ANNUNCIATION DEVICES	1,404	0	1,404
FS5E	006012FS01	2	2	ADD NEW INTERIOR STAIR	6,960	1,044	8,004
EL4A	006012EL01	2	4	UPGRADE EXTERIOR LIGHTING	2,075	0	2,075
				Totals for Priority Class 2	**10,440**	**1,044**	**11,484**
ES6C	006012ES02	3	8	EXTERIOR PAINTING	8,496	1,274	9,770
PL2B	006012PL03	3	17	REPLACE SUMP PUMP	2,220	0	2,220
				Totals for Priority Class 3	**10,716**	**1,274**	**11,990**
PL1E	006012PL02	4	21	REPLACE DOMESTIC WATER HEATER	1,481	222	1,703
				Totals for Priority Class 4	**1,481**	**222**	**1,703**
AC3D	006012AC02	5	24	BUILDING SIGNAGE PACKAGE UPGRADES	3,911	587	4,498
AC3B	006012AC03	5	25	INTERIOR STAIR HANDRAIL IMPROVEMENTS	2,873	431	3,304
				Totals for Priority Class 5	**6,784**	**1,018**	**7,802**
	Grand Totals For Projects < 10,000				**29,420**	**3,558**	**32,978**

Detailed Project Summary
Facility Condition Analysis
Section Two
Priority Class - Priority Sequence - Projects >= 10,000 and < 50,000
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
ES1B	006012ES04	2	3	EXTERIOR WATERPROOFING OF FOUNDATION	16,382	2,457	18,839
PL1G	006012PL01	2	5	REPLACE PLUMBING FIXTURES	9,946	1,492	11,438
				Totals for Priority Class 2	**26,328**	**3,949**	**30,277**
FS1A	006012FS04	3	6	REPLACE EXIT SIGNS AND EGRESS LIGHTS	14,659	2,199	16,857
HV3C	006012HV02	3	9	REPLACE LIEBERT UNIT FOR VAULT, ADD UNIT FOR COMPUTER ROOM	36,675	5,501	42,176
IS1A	006012IS02	3	14	INTERIOR FLOOR FINISH RESTORATION	48,531	0	48,531
IS3B	006012IS03	3	15	CEILING TILE REMOVAL AND SYSTEM REPLACEMENT	22,822	3,423	26,245
PL1A	006012PL04	3	16	REPLACE DOMESTIC SUPPLY AND WASTE PIPING	30,521	4,578	35,099
				Totals for Priority Class 3	**153,207**	**15,701**	**168,909**
FS3A	006012FS03	4	18	REPLACE FIRE SPRINKLING SYSTEM	46,222	0	46,222
IS2B	006012IS01	4	20	INTERIOR PAINT FINISH UPGRADE	26,451	0	26,451
SI1B	006012SI01	4	22	REBUILD ASPHALT PARKING LOT	17,448	2,617	20,066
				Totals for Priority Class 4	**90,122**	**2,617**	**92,739**
AC3C	006012AC01	5	23	LEVER HANDLE DOOR HARDWARE INSTALLATION	18,608	2,791	21,400
				Totals for Priority Class 5	**18,608**	**2,791**	**21,400**
				Grand Totals For Projects >= 10,000 and < 50,000	**288,265**	**25,059**	**313,324**

Detailed Project Summary
Facility Condition Analysis
Section Two
Priority Class - Priority Sequence - Projects >= 50,000 and < 100,000
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
ES2B	006012ES03	3	7	CLEAN, POINT, AND CAULK EXTERIOR BRICK SURFACES	51,255	7,688	58,943
HV3D	006012HV01	3	11	HVAC SYSTEM UPGRADES	59,948	8,992	68,940
EL4B	006012EL02	3	13	UPGRADE INTERIOR LIGHTING	45,450	6,817	52,267
				Totals for Priority Class 3	**156,653**	**23,498**	**180,151**
				Grand Totals For Projects >= 50,000 and < 100,000	**156,653**	**23,498**	**180,151**

Detailed Project Summary
Facility Condition Analysis
Section Two
Priority Class - Priority Sequence - Projects >= 100,000 and < 500,000
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
EL3B	006012EL03	3	12	SECONDARY ELECTRICAL DISTRIBUTION UPGRADES	99,107	14,866	113,973
				Totals for Priority Class 3	**99,107**	**14,866**	**113,973**
ES5B	006012ES01	4	19	REPLACEMENT OF EXTERIOR WINDOWS	161,422	24,213	185,635
				Totals for Priority Class 4	**161,422**	**24,213**	**185,635**
				Grand Totals For Projects >= 100,000 and < 500,000	**260,529**	**39,079**	**299,609**
				Grand Total for All Projects:	**734,867**	**91,195**	**826,062**

Detailed Project Summary
Facility Condition Analysis
Section Two
Project Classification
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
EL4A	006012EL01	4	Capital Renewal	2	UPGRADE EXTERIOR LIGHTING	2,075
PL1G	006012PL01	5	Capital Renewal	2	REPLACE PLUMBING FIXTURES	11,438
ES2B	006012ES03	7	Capital Renewal	3	CLEAN, POINT, AND CAULK EXTERIOR BRICK SURFACES	58,943
HV3C	006012HV02	9	Capital Renewal	3	REPLACE LIEBERT UNIT FOR VAULT, ADD UNIT FOR COMPUTER ROOM	42,176
EL4B	006012EL02	13	Capital Renewal	3	UPGRADE INTERIOR LIGHTING	52,267
IS1A	006012IS02	14	Capital Renewal	3	INTERIOR FLOOR FINISH RESTORATION	48,531
IS3B	006012IS03	15	Capital Renewal	3	CEILING TILE REMOVAL AND SYSTEM REPLACEMENT	26,245
PL1A	006012PL04	16	Capital Renewal	3	REPLACE DOMESTIC SUPPLY AND WASTE PIPING	35,099
PL2B	006012PL03	17	Capital Renewal	3	REPLACE SUMP PUMP	2,220
FS3A	006012FS03	18	Capital Renewal	4	REPLACE FIRE SPRINKLING SYSTEM	46,222
ES5B	006012ES01	19	Capital Renewal	4	REPLACEMENT OF EXTERIOR WINDOWS	185,635
IS2B	006012IS01	20	Capital Renewal	4	INTERIOR PAINT FINISH UPGRADE	26,451
PL1E	006012PL02	21	Capital Renewal	4	REPLACE DOMESTIC WATER HEATER	1,703
SI1B	006012SI01	22	Capital Renewal	4	REBUILD ASPHALT PARKING LOT	20,066
			Totals for Capital Renewal			**559,072**
ES1B	006012ES04	3	Deferred Maintenance	2	EXTERIOR WATERPROOFING OF FOUNDATION	18,839
ES6C	006012ES02	8	Deferred Maintenance	3	EXTERIOR PAINTING	9,770
			Totals for Deferred Maintenance			**28,609**
FS2A	006012FS02	1	Plant Adaption	2	UPGRADE FIRE ALARM ANNUNCIATION DEVICES	1,404
FS5E	006012FS01	2	Plant Adaption	2	ADD NEW INTERIOR STAIR	8,004
FS1A	006012FS04	6	Plant Adaption	3	REPLACE EXIT SIGNS AND EGRESS LIGHTS	16,857

Detailed Project Summary
Facility Condition Analysis
Section Two
Project Classification
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
HV3D	006012HV01	11	Plant Adaption	3	HVAC SYSTEM UPGRADES	68,940
EL3B	006012EL03	12	Plant Adaption	3	SECONDARY ELECTRICAL DISTRIBUTION UPGRADES	113,973
AC3C	006012AC01	23	Plant Adaption	5	LEVER HANDLE DOOR HARDWARE INSTALLATION	21,400
AC3D	006012AC02	24	Plant Adaption	5	BUILDING SIGNAGE PACKAGE UPGRADES	4,498
AC3B	006012AC03	25	Plant Adaption	5	INTERIOR STAIR HANDRAIL IMPROVEMENTS	3,304
			Totals for Plant Adaption			**238,381**
			Grand Total:			**826,062**

Detailed Project Summary
Facility Condition Analysis
Section Two
Energy Conservation
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
EL4A	006012EL01	2	4	UPGRADE EXTERIOR LIGHTING	2,075	180	11.53
				Totals for Priority Class 2	**2,075**	**180**	11.53
EL4B	006012EL02	3	13	UPGRADE INTERIOR LIGHTING	52,267	2,200	23.76
				Totals for Priority Class 3	**52,267**	**2,200**	23.76
				Grand Total:	**54,343**	**2,380**	22.83

Detailed Project Summary
Facility Condition Analysis
Section Two
Category/System Code
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	006012AC01	5	23	LEVER HANDLE DOOR HARDWARE INSTALLATION	18,608	2,791	21,400
AC3D	006012AC02	5	24	BUILDING SIGNAGE PACKAGE UPGRADES	3,911	587	4,498
AC3B	006012AC03	5	25	INTERIOR STAIR HANDRAIL IMPROVEMENTS	2,873	431	3,304
	Totals for System Code			**ACCESSIBILITY**	**25,393**	**3,809**	**29,202**
EL4A	006012EL01	2	4	UPGRADE EXTERIOR LIGHTING	2,075	0	2,075
EL3B	006012EL03	3	12	SECONDARY ELECTRICAL DISTRIBUTION UPGRADES	99,107	14,866	113,973
EL4B	006012EL02	3	13	UPGRADE INTERIOR LIGHTING	45,450	6,817	52,267
	Totals for System Code			**ELECTRICAL**	**146,632**	**21,684**	**168,316**
ES1B	006012ES04	2	3	EXTERIOR WATERPROOFING OF FOUNDATION	16,382	2,457	18,839
ES2B	006012ES03	3	7	CLEAN, POINT, AND CAULK EXTERIOR BRICK SURFACES	51,255	7,688	58,943
ES6C	006012ES02	3	8	EXTERIOR PAINTING	8,496	1,274	9,770
ES5B	006012ES01	4	19	REPLACEMENT OF EXTERIOR WINDOWS	161,422	24,213	185,635
	Totals for System Code			**EXTERIOR**	**237,555**	**35,633**	**273,188**
FS2A	006012FS02	2	1	UPGRADE FIRE ALARM ANNUNCIATION DEVICES	1,404	0	1,404
FS5E	006012FS01	2	2	ADD NEW INTERIOR STAIR	6,960	1,044	8,004
FS1A	006012FS04	3	6	REPLACE EXIT SIGNS AND EGRESS LIGHTS	14,659	2,199	16,857
FS3A	006012FS03	4	18	REPLACE FIRE SPRINKLING SYSTEM	46,222	0	46,222
	Totals for System Code			**FIRE/LIFE SAFETY**	**69,245**	**3,243**	**72,488**
HV3C	006012HV02	3	9	REPLACE LIEBERT UNIT FOR VAULT, ADD UNIT FOR COMPUTER ROOM	36,675	5,501	42,176
HV3D	006012HV01	3	11	HVAC SYSTEM UPGRADES	59,948	8,992	68,940
	Totals for System Code			**HVAC**	**96,623**	**14,493**	**111,116**
IS1A	006012IS02	3	14	INTERIOR FLOOR FINISH RESTORATION	48,531	0	48,531
IS3B	006012IS03	3	15	CEILING TILE REMOVAL AND SYSTEM REPLACEMENT	22,822	3,423	26,245

Detailed Project Summary
Facility Condition Analysis
Section Two
Category/System Code
006012 - 26 TERRACE STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
IS2B	006012IS01	4	20	INTERIOR PAINT FINISH UPGRADE	26,451	0	26,451
	Totals for System Code			**INTERIOR/FINISH SYS.**	**97,804**	**3,423**	**101,227**
PL1G	006012PL01	2	5	REPLACE PLUMBING FIXTURES	9,946	1,492	11,438
PL1A	006012PL04	3	16	REPLACE DOMESTIC SUPPLY AND WASTE PIPING	30,521	4,578	35,099
PL2B	006012PL03	3	17	REPLACE SUMP PUMP	2,220	0	2,220
PL1E	006012PL02	4	21	REPLACE DOMESTIC WATER HEATER	1,481	222	1,703
	Totals for System Code			**PLUMBING**	**44,168**	**6,292**	**50,460**
SI1B	006012SI01	4	22	REBUILD ASPHALT PARKING LOT	17,448	2,617	20,066
	Totals for System Code			**SITE**	**17,448**	**2,617**	**20,066**
	Grand Total:				**734,867**	**91,195**	**826,062**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012FS02	**Title:**	UPGRADE FIRE ALARM ANNUNCIATION DEVICES
Priority Sequence:	1		
Priority Class:	2		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 4.28		
	NFPA 1, 101		
Project Class:	Plant Adaption		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,A,B		

Project Description

The zoned fire alarm system appears to be adequate for continued use, and some of the occupied spaces are equipped with ADA compliant audible / visible annunciation. However, many areas are not so equipped. The strobe unit in the second floor corridor is not a modern xenon strobe type, and some of the restrooms lack visible annunciation. Install appropriate visual alarm devices to allow this alarm system to serve in accordance with ADA guidelines.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012FS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm visual annunciators, wire, raceways, and cut and patching materials	SF	10,318	$0.09	$929	$0.07	$722	$1,651
	Project Totals:			**$929**		**$722**	**$1,651**

Material/Labor Cost		$1,651
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$1,404
No GCM Required	+	$0
Inflation	+	$0
Construction Cost		$1,404
No Professional Fees Required	+	$0
Total Project Cost		**$1,404**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012FS01	**Title:**	ADD NEW INTERIOR STAIR
Priority Sequence:	2		
Priority Class:	2		
Category Code:	FS5E	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Plant Adaption		
Project Date:	09/19/2005		
Project Location:	Item Only: Floor(s) A		

Project Description

This facility has a wooden ladder for accessing the attic storage area. It is recommended that a new permanent stair be added in the general vicinity of the existing wooden ladder. Appropriately designed guardrails and handrails should be incorporated into the design requirements.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012FS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
New stairs with doors and hardware, including dumping fees	EA	1	$2,500	$2,500	$5,000	$5,000	$7,500
	Project Totals:			**$2,500**		**$5,000**	**$7,500**

Material/Labor Cost		$7,500
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$5,800
General Contractor Mark Up at 20.0%	+	$1,160
Inflation	+	$0
Construction Cost		$6,960
Professional Fees at 15.0%	+	$1,044
Total Project Cost		**$8,004**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012ES04	**Title:**	EXTERIOR WATERPROOFING OF FOUNDATION
Priority Sequence:	3		
Priority Class:	2		
Category Code:	ES1B	**System:**	EXTERIOR
		Component:	FOUNDATION/FOOTING
		Element:	DAMPPROOFING/DEWATERING
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Deferred Maintenance
Project Date:	09/19/2005
Project Location:	Item Only: Floor(s) B

Project Description

There appears to be a historic problem with water penetration through the masonry along the exterior foundation wall from the northern side of the basement. Excavation and the installation of new damp-proofing material on this wall is recommended.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012ES04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Damp-proofing, cleanup, drainage, stone, and insulation	SF	500	$7.43	$3,715	$5.82	$2,910	$6,625
Excavation and backfill	CY	100	$14.00	$1,400	$55.00	$5,500	$6,900
Landscape restoration	LOT	1	$2,000	$2,000	$1,500	$1,500	$3,500
	Project Totals:			**$7,115**		**$9,910**	**$17,025**

Material/Labor Cost		$17,025
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$13,651
General Contractor Mark Up at 20.0%	+	$2,730
Inflation	+	$0
Construction Cost		$16,382
Professional Fees at 15.0%	+	$2,457
Total Project Cost		**$18,839**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012EL01	**Title:**	UPGRADE EXTERIOR LIGHTING
Priority Sequence:	4		
Priority Class:	2		
Category Code:	EL4A	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	EXTERIOR LIGHTING
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Energy Conservation	$ 180.00	
Code Application:	NEC 410		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Exterior lighting is provided by a variety of fixtures. An aged streetlight style fixture is mounted to the building by the parking area. Several decrepit incandescent globe fixtures are mounted to the soffits above entry porches, and some of them were observed to be illuminated during the day. The access ramp is served by several weathered footlight fixtures. It is recommended that aged existing fixtures be replaced with high grade fixtures of appropriate quality for this facility. Specify high efficiency fixtures with photocells for lighting control to save energy and prevent unnecessary illumination.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012EL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
HID wall-mount fixture and demolition of existing fixture	EA	1	$480	$480	$137	$137	$617
Compact fluorescent, wall-mount exterior light and demolition of existing light	EA	3	$129	$387	$90.00	$270	$657
Recessed footlight fixture, including demolition of existing fixture	EA	4	$145	$580	$137	$548	$1,128
	Project Totals:			**$1,447**		**$955**	**$2,402**

Material/Labor Cost		$2,402
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$2,075
No GCM Required	+	$0
Inflation	+	$0
Construction Cost		$2,075
No Professional Fees Required	+	$0
Total Project Cost		**$2,075**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012PL01	**Title:**	REPLACE PLUMBING FIXTURES
Priority Sequence:	5		
Priority Class:	2		
Category Code:	PL1G	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	FIXTURES
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 4		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,B		

Project Description

Fixtures in the second floor restroom and first floor restroom beneath the stairs are generally older porcelain fixtures that are several decades old. These are at or beyond the end of their service life and are recommended for replacement. The stainless steel sink in the basement and the fixtures in the first floor restroom opposite the stairs are in better condition, but will still require replacement within the next several years. Remove the existing plumbing fixtures, and install new fixtures, including rough-ins.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012PL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lavatory, automatic faucets, trap, rough-in, and demolition	EA	3	$702	$2,106	$590	$1,770	$3,876
Water closet, automatic flush valve, rough-in, and demolition	EA	3	$971	$2,913	$578	$1,734	$4,647
Kitchen sink, stainless steel, trim fittings, rough-in, and demolition	EA	1	$590	$590	$567	$567	$1,157
	Project Totals:			**$5,609**		**$4,071**	**$9,680**

Material/Labor Cost		$9,680
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$8,289
General Contractor Mark Up at 20.0%	+	$1,658
Inflation	+	$0
Construction Cost		$9,946
Professional Fees at 15.0%	+	$1,492
Total Project Cost		**$11,438**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012FS04	**Title:**	REPLACE EXIT SIGNS AND EGRESS LIGHTS
Priority Sequence:	6		
Priority Class:	3		
Category Code:	FS1A	**System:**	FIRE/LIFE SAFETY
		Component:	LIGHTING
		Element:	EGRESS LTG./EXIT SIGNAGE
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 101-47		

Project Class:	Plant Adaption
Project Date:	09/19/2005
Project Location:	Floor-wide: Floor(s) 1,2,3,A,B

Project Description

Battery backup exit signs and egress lights are several years old and in fair condition. However, some areas lack illuminating exit signage. It is recommended that new battery backup exit signs be installed where signage is required and that aged signs be replaced with new high grade units. Replace aged egress lights with new high grade, stand-alone lights or battery backup ballasts on select interior fluorescent lights. The new emergency lights and exit signs should have individual battery packs for backup power. LED type exit signs are recommended, because they are energy-efficient and require little maintenance.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012FS04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement of existing exit signs with new battery pack LED exit signs	EA	30	$131	$3,930	$111	$3,330	$7,260
Replacement of existing battery pack emergency lights	EA	16	$191	$3,056	$111	$1,776	$4,832
Installation of new battery pack LED exit signs, including all connections	EA	6	$165	$990	$222	$1,332	$2,322
	Project Totals:			**$7,976**		**$6,438**	**$14,414**

Material/Labor Cost		$14,414
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$12,216
General Contractor Mark Up at 20.0%	+	$2,443
Inflation	+	$0
Construction Cost		$14,659
Professional Fees at 15.0%	+	$2,199
Total Project Cost		**$16,857**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012ES03	**Title:**	CLEAN, POINT, AND CAULK EXTERIOR BRICK SURFACES
Priority Sequence:	7		
Priority Class:	3		
Category Code:	ES2B	**System:**	EXTERIOR
		Component:	COLUMNS/BEAMS/WALLS
		Element:	FINISH
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Building-wide: Floor(s) 1,2,3		

Project Description

The exterior brick surfaces are generally in fair condition for their age, although many areas need brick pointing and construction joint caulking to restore weather protection. This work is selective, so matching mortar should be applied. Following a detailed examination of the brick and the repair of mortar construction joints, the entire building should be pressure washed to remove soil and stains.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012ES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Construction joint caulk and backer	LF	1,500	$1.28	$1,920	$3.32	$4,980	$6,900
Scaffolding / man-lift rental	WK	8	$2,358	$18,864	$1,797	$14,376	$33,240
Tuck pointing of the building facades	SF	2,500	$0.28	$700	$5.13	$12,825	$13,525
	Project Totals:			**$21,484**		**$32,181**	**$53,665**

Material/Labor Cost		$53,665
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$42,713
General Contractor Mark Up at 20.0%	+	$8,543
Inflation	+	$0
Construction Cost		$51,255
Professional Fees at 15.0%	+	$7,688
Total Project Cost		**$58,943**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012ES02	**Title:**	EXTERIOR PAINTING
Priority Sequence:	8		
Priority Class:	3		
Category Code:	ES6C	**System:**	EXTERIOR
		Component:	GENERAL
		Element:	TRIM
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Deferred Maintenance		
Project Date:	09/19/2005		
Project Location:	Building-wide: Floor(s) 1,2,3		

Project Description

Exterior paint on the wooden exterior components of this building, including the porches, is noticeably weathered, and in some areas, there is severe wear and weathering, leaving the wood unprotected. Clean, repair, and repaint the previously painted surfaces. A shorter painting cycle needs to be implemented to avoid unnecessary weathering and deterioration of the exterior wood finishes.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012ES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Exterior primer, paint, and preparation materials	SF	2,500	$0.35	$875	$0.65	$1,625	$2,500
Exterior wood repair and replacement	LOT	1	$1,500	$1,500	$5,500	$5,500	$7,000
	Project Totals:			**$2,375**		**$7,125**	**$9,500**

Material/Labor Cost		$9,500
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$7,080
General Contractor Mark Up at 20.0%	+	$1,416
Inflation	+	$0
Construction Cost		$8,496
Professional Fees at 15.0%	+	$1,274
Total Project Cost		**$9,770**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012HV02	**Title:**	REPLACE LIEBERT UNIT FOR VAULT, ADD UNIT FOR COMPUTER ROOM
Priority Sequence:	9		
Priority Class:	3		
Category Code:	HV3C	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	PKG./SELF CONTAINED UNITS
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Capital Renewal
Project Date:	09/19/2005
Project Location:	Floor-wide: Floor(s) 1,3,B

Project Description

The aged Liebert unit at the building exterior serves the vault area, which is prone to moisture. This unit is weathered and timeworn and due for replacement. A similar unit should be added to serve the computer room.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012HV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Computer-grade package air conditioner, refrigerant or glycol type, and demolition of existing unit	TON	10	$3,139	$31,390	$809	$8,090	$39,480
	Project Totals:			**$31,390**		**$8,090**	**$39,480**

Material/Labor Cost		$39,480
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$36,675
No GCM Required	+	$0
Inflation	+	$0
Construction Cost		$36,675
Professional Fees at 15.0%	+	$5,501
Total Project Cost		**$42,176**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012HV01	**Title:**	HVAC SYSTEM UPGRADES
Priority Sequence:	11		
Priority Class:	3		
Category Code:	HV3D	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	CONVENTIONAL SPLIT SYSTEM
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	IMC M4, M6, M11		
Project Class:	Plant Adaption		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,A,B		

Project Description

An oil-fired boiler located in the basement provides hot water for radiators, unit heaters, and air handler coils. Cooling is direct expansion, with split DX coils in air handlers and numerous window-mounted air conditioners. An aged Liebert system serves the vault, and the computer room is served by a window-mounted air conditioner enhanced by a freestanding oscillating fan. Radiators provide no air circulation, and window air conditioners vibrate and drip condensation, causing damage to the buildings in which they are installed. Therefore, it is recommended that radiators and window units be demolished. The installation of a high grade, residential style forced-air HVAC system is recommended, in keeping with the building's residential style layout. Install air handlers to serve occupied spaces. Demolish window units and aged split DX units, and install new split DX equipment to serve the air handlers. Demolish the aged boiler, and replace with a new boiler or with stand-alone furnaces in each air handler. Provide ductwork for the new systems. Add ventilation to restrooms. Replacement of the aged Liebert unit serving the vault and installation of a similar unit to serve the computer room are recommended in a separate project.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012HV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Split DX heat pump system, boiler / pump or furnaces, controls, and refrigerant piping	SF	10,318	$2.76	$28,478	$1.49	$15,374	$43,852
Ductwork and interior finish work	SF	10,318	$0.27	$2,786	$1.26	$13,001	$15,787
	Project Totals:			**$31,264**		**$28,375**	**$59,638**

Material/Labor Cost		$59,638
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$49,957
General Contractor Mark Up at 20.0%	+	$9,991
Inflation	+	$0
Construction Cost		$59,948
Professional Fees at 15.0%	+	$8,992
Total Project Cost		**$68,940**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012EL03	**Title:**	SECONDARY ELECTRICAL DISTRIBUTION UPGRADES
Priority Sequence:	12		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	NEC	Articles 110, 210, 220, 230	

Project Class:	Plant Adaption
Project Date:	09/19/2005
Project Location:	Floor-wide: Floor(s) 1,2,3,A,B

Project Description

The secondary electrical system in this building appears to date to the mid-1970s. The distribution panels and conductors appear to be in fair condition and could be expected to serve adequately throughout the next ten years based on their condition, but the needs of a current office building can no longer be met adequately by secondary electrical equipment and distribution schemes that predate the personal computer era. It is recommended that the secondary electrical distribution be upgraded with new power panels, switches, raceways, conductors, and devices. Provide molded case thermal magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide GFCI protection where required, and clearly label all panels for circuit identification. The abandoned-in-place 7.2 kVA generator located in the vault should be demolished.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012EL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace secondary electrical system, to include power panels, conductors, raceways, devices, and cut and patching materials	SF	10,318	$4.02	$41,478	$6.04	$62,321	$103,799
	Project Totals:			**$41,478**		**$62,321**	**$103,799**

Material/Labor Cost		$103,799
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$82,589
General Contractor Mark Up at 20.0%	+	$16,518
Inflation	+	$0
Construction Cost		$99,107
Professional Fees at 15.0%	+	$14,866
Total Project Cost		**$113,973**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012EL02	**Title:**	UPGRADE INTERIOR LIGHTING
Priority Sequence:	13		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Energy Conservation	$ 2,200.00	
Code Application:	NEC	Articles 210, 410	

Project Class:	Capital Renewal
Project Date:	09/19/2005
Project Location:	Floor-wide: Floor(s) 1,2,3,A,B

Project Description

Interior lighting is generally incandescent in the attic and older T12 fluorescent in the occupied spaces, except for portions of the first and second floors that are equipped with newer T8 fluorescent lighting. It is recommended that interior lighting be upgraded throughout. New fixtures should be high grade light fixtures in keeping with the architectural significance of this building. Lamps should be high efficiency to reduce energy consumption.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012EL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Architectural-grade light fixtures, high efficiency lamps, and demolition of existing lighting	SF	10,318	$2.44	$25,176	$2.98	$30,748	$55,924
	Project Totals:			**$25,176**		**$30,748**	**$55,924**

Material/Labor Cost		$55,924
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$45,450
No GCM Required	+	$0
Inflation	+	$0
Construction Cost		$45,450
Professional Fees at 15.0%	+	$6,817
Total Project Cost		**$52,267**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012IS02	**Title:**	INTERIOR FLOOR FINISH RESTORATION
Priority Sequence:	14		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR/FINISH SYS.
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,B		

Project Description

The offices and common use hallway spaces have carpet. Carpet installations in facilities with similar traffic patterns tend to reach the end of their useful service life in seven to ten years, and should then be replaced. Typically, the carpet in this facility is in good to fair overall condition, and universal replacement is warranted within the next two to five years. The basement area has a concrete floor that has been sealed and finished with an epoxy paint. This floor surface needs to be renewed as part of this overall floor upgrade.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012IS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dump truck rental and dumping fee	DAY	15	$533	$8,001	$161	$2,419	$10,420
40 oz. nylon, level loop, direct glue down carpet, mastic, tools, and supplies	SY	1,000	$20.00	$20,000	$13.00	$13,000	$33,000
Concrete surface repair, preparation, and finish	SF	1,300	$1.28	$1,664	$0.75	$975	$2,639
	Project Totals:			**$29,665**		**$16,394**	**$46,059**

Material/Labor Cost		$46,059
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$40,442
General Contractor Mark Up at 20.0%	+	$8,088
Inflation	+	$0
Construction Cost		$48,531
No Professional Fees Required	+	$0
Total Project Cost		**$48,531**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012IS03	**Title:**	CEILING TILE REMOVAL AND SYSTEM REPLACEMENT
Priority Sequence:	15		
Priority Class:	3		
Category Code:	IS3B	**System:**	INTERIOR/FINISH SYS.
		Component:	CEILINGS
		Element:	REPLACEMENT
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,B		

Project Description

The majority of the ceiling area on the first floor and in the basement is an adhered ceiling tile system. The system is in poor condition from age. In conjunction with the separately recommended above-ceiling Electrical and Fire / Life Safety category projects, and to improve the interior appearance of the facility, the installation of new acoustical ceiling tile is recommended throughout the first floor and basement this facility.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012IS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Suspended, acoustical ceiling system, including seismic clips, etc.	SF	4,300	$2.76	$11,868	$1.40	$6,020	$17,888
Dump truck rental and dumping fee	DAY	5	$533	$2,667	$161	$806	$3,473
	Project Totals:			**$14,535**		**$6,826**	**$21,361**

Material/Labor Cost		$21,361
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$19,018
General Contractor Mark Up at 20.0%	+	$3,804
Inflation	+	$0
Construction Cost		$22,822
Professional Fees at 15.0%	+	$3,423
Total Project Cost		**$26,245**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012PL04	**Title:**	REPLACE DOMESTIC SUPPLY AND WASTE PIPING
Priority Sequence:	16		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		

Project Class:	Capital Renewal
Project Date:	09/19/2005
Project Location:	Floor-wide: Floor(s) 1,2,3,B

Project Description

Existing domestic supply piping is 1-1/2 inch copper equipped with a backflow preventer. Waste piping appears to be largely original hub-and-spigot cast-iron. Piping is generally at or near the end of its service life and is due for replacement. Remove the existing water supply network, and install new copper water supply piping with fiberglass insulation. Also install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers in the appropriate areas. Demolish the existing waste piping, and install new cast-iron piping. This estimate includes costs for abatement of asbestos material likely to be found on pipe insulation.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012PL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	10,318	$0.42	$4,334	$0.88	$9,080	$13,413
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	10,318	$0.52	$5,365	$1.43	$14,755	$20,120
	Project Totals:			**$9,699**		**$23,835**	**$33,534**

Material/Labor Cost		$33,534
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$25,434
General Contractor Mark Up at 20.0%	+	$5,087
Inflation	+	$0
Construction Cost		$30,521
Professional Fees at 15.0%	+	$4,578
Total Project Cost		**$35,099**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012PL03	**Title:**	REPLACE SUMP PUMP
Priority Sequence:	17		
Priority Class:	3		
Category Code:	PL2B	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PUMPS
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	IPC 712		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) B		

Project Description

A simplex sump pump serves the boiler room. This unit appears aged and is recommended for replacement. Install a new duplex sump pump system, including pumps, alternating controls, alarms, piping, and electrical connections.

Project Cost

Project Number: 006012PL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sump pump system, including pit, pumps, controls, connections, and demolition of existing system	SYS	1	$1,685	$1,685	$814	$814	$2,499
	Project Totals:			**$1,685**		**$814**	**$2,499**

Material/Labor Cost		$2,499
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$2,220
No GCM Required	+	$0
Inflation	+	$0
Construction Cost		$2,220
No Professional Fees Required	+	$0
Total Project Cost		**$2,220**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012FS03	**Title:**	REPLACE FIRE SPRINKLING SYSTEM
Priority Sequence:	18		
Priority Class:	4		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA	1, 13, 13R, 101	
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,A,B		

Project Description

Fire sprinkling is present throughout the building, with dry-pipe service in areas exposed to extreme cold. Although recent glass bulb sprinkler heads are present in some areas, the majority of the fire sprinkling system is several decades old. Sprinkler piping and heads are recommended for replacement periodically to prevent scale accumulation or corrosion in piping and sprinkler heads from interfering with water dispersion. Replace the fire sprinkler system throughout the facility, to include piping, valves, sprinkler heads, compressor, and piping supports. Install flow switches and sensors that interface with the fire alarm system.

Project Cost

Project Number: 006012FS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace sprinkler system, including valves, piping, sprinkler heads, compressor, piping supports, etc.	SF	10,318	$1.80	$18,572	$2.93	$30,232	$48,804
	Project Totals:			**$18,572**		**$30,232**	**$48,804**

Material/Labor Cost		$48,804
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$38,518
General Contractor Mark Up at 20.0%	+	$7,704
Inflation	+	$0
Construction Cost		$46,222
No Professional Fees Required	+	$0
Total Project Cost		**$46,222**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012ES01	**Title:**	REPLACEMENT OF EXTERIOR WINDOWS
Priority Sequence:	19		
Priority Class:	4		
Category Code:	ES5B	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Building-wide: Floor(s) 1,2,3		

Project Description

The exterior wooden windows are universally in fair condition. A metal storm window system with a contrasting color has been installed over the original windows for protection and energy efficiency. A complete window replacement is recommended as part of the overall exterior envelope improvements in an effort to revitalize the structure to its original 1880 vintage appearance. The replacement units should retain similar architectural profiles to the originals, but incorporate modern energy-efficient features. This project is intended to be coordinated with other exterior envelope projects for best efficiency.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012ES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dump truck rental and dumping fee	DAY	10	$533	$5,334	$161	$1,613	$6,947
Exterior operable thermal glazing units	SF	1,225	$75.00	$91,875	$45.00	$55,125	$147,000
	Project Totals:			**$97,209**		**$56,738**	**$153,947**

Material/Labor Cost		$153,947
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$134,518
General Contractor Mark Up at 20.0%	+	$26,904
Inflation	+	$0
Construction Cost		$161,422
Professional Fees at 15.0%	+	$24,213
Total Project Cost		**$185,635**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012IS01	**Title:**	INTERIOR PAINT FINISH UPGRADE
Priority Sequence:	20		
Priority Class:	4		
Category Code:	IS2B	**System:**	INTERIOR/FINISH SYS.
		Component:	PARTITIONS
		Element:	FINISHES
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,B		

Project Description

There are painted walls throughout the entire facility. These interior finishes are in good condition, but will require an almost continuous program of renewal in order to maintain an acceptable interior appearance. Cyclical painting should be considered as a standard approach to maintaining the quality of the interior finishes. It is recommended that all previously painted surfaces be repainted according to established cycles for this occupancy and use type. Budgetary considerations are taken into account for the next ten years for interior repairs and maintenance. Minor repairs should be completed before work begins.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012IS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Masking, surface preparation, and tools	SF	4,000	$0.03	$120	$0.22	$880	$1,000
Paint (two coats), supplies, and tools	SF	40,000	$0.09	$3,600	$0.47	$18,800	$22,400
Cleanup, masking, and stripping	SF	4,000	$0.01	$40	$0.11	$440	$480
Drywall and plaster repair and painting	LOT	1	$2,033	$2,033	$4,481	$4,481	$6,514
	Project Totals:			**$5,793**		**$24,601**	**$30,394**

Material/Labor Cost		$30,394
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$22,043
General Contractor Mark Up at 20.0%	+	$4,409
Inflation	+	$0
Construction Cost		$26,451
No Professional Fees Required	+	$0
Total Project Cost		**$26,451**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012PL02	**Title:**	REPLACE DOMESTIC WATER HEATER
Priority Sequence:	21		
Priority Class:	4		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	IPC	Chapters 5, 607	

Project Class:	Capital Renewal
Project Date:	09/19/2005
Project Location:	Undefined: Floor(s) B

Project Description

The domestic water heater is a 30 gallon, electric-fired unit installed in 2002. Although in good condition at the time of this survey, units such as this have a typical life cycle of only a few years. Within the ten-year timeframe covered by this report, it is anticipated that this water heater will exceed its service life and require replacement. Remove the existing water heater, and install a new similar unit.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012PL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
30 gallon, residential, electric, domestic water heater, and demolition of existing unit	EA	1	$623	$623	$926	$926	$1,549
	Project Totals:			**$623**		**$926**	**$1,549**

Material/Labor Cost		$1,549
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$1,234
General Contractor Mark Up at 20.0%	+	$247
Inflation	+	$0
Construction Cost		$1,481
Professional Fees at 15.0%	+	$222
Total Project Cost		**$1,703**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012SI01	**Title:**	REBUILD ASPHALT PARKING LOT
Priority Sequence:	22		
Priority Class:	4		
Category Code:	SI1B	**System:**	SITE
		Component:	ACCESS
		Element:	VEHICULAR
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	09/19/2005		
Project Location:	Undefined: Floor(s) 1		

Project Description

The asphalt pavement of the existing parking lot north of this facility is in a deficient state. Most of the high traffic areas have previously repaired potholes and very deteriorated pavement. It is recommended that any remaining potholes be repaired by filling them with asphalt patch and that select areas be scarified, where necessary, to improve drainage patterns. Then, the entire lot should receive a two inch asphalt surface course and new striping. The new striping should include a designated accessible parking space near the accessible entrance to the facility.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012SI01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Two inch asphalt resurfacing	SY	2,500	$4.25	$10,625	$1.50	$3,750	$14,375
Existing pavement rehabilitation and surface preparation	SY	250	$3.20	$800	$3.99	$998	$1,798
	Project Totals:			**$11,425**		**$4,748**	**$16,173**

Material/Labor Cost		$16,173
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$14,540
General Contractor Mark Up at 20.0%	+	$2,908
Inflation	+	$0
Construction Cost		$17,448
Professional Fees at 15.0%	+	$2,617
Total Project Cost		**$20,066**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012AC01	**Title:**	LEVER HANDLE DOOR HARDWARE INSTALLATION
Priority Sequence:	23		
Priority Class:	5		
Category Code:	AC3C	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 4.13.9		
Project Class:	Plant Adaption		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,B		

Project Description

The majority of the doors in this facility have knob actuated hardware. Accessibility legislation requires that door hardware be designed for operation by persons with little or no ability to grasp objects with their hands. It is recommended that lever handle door hardware be installed on all doors that currently still have knobs. Doors requiring locks are to be rekeyed to the appropriate security system. Doors leading into spaces typically off-limits to the general public or into dangerous areas, such as mechanical or electrical rooms, should have levers with knurled handles.

Project Cost

Project Number: 006012AC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Keyed, lever actuated lockset with cylinder, knurled where required, supplies, and tools	EA	50	$262	$13,100	$67.00	$3,350	$16,450
Dumping fee	LOT	1	$112	$112	$162	$162	$274
	Project Totals:			**$13,212**		**$3,512**	**$16,724**

Material/Labor Cost		$16,724
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$15,507
General Contractor Mark Up at 20.0%	+	$3,101
Inflation	+	$0
Construction Cost		$18,608
Professional Fees at 15.0%	+	$2,791
Total Project Cost		**$21,400**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012AC02	**Title:**	BUILDING SIGNAGE PACKAGE UPGRADES
Priority Sequence:	24		
Priority Class:	5		
Category Code:	AC3D	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 4.30		
Project Class:	Plant Adaption		
Project Date:	09/19/2005		
Project Location:	Floor-wide: Floor(s) 1,2,3,B		

Project Description

Current ADA legislation has established signage requirements for all permanent spaces in a building. These requirements include sign size and contrast, Braille and raised graphics, pictograms, character height and proportions, and sign mounting height and location. Few of the signs in this building conform to these requirements. It is recommended that all non-compliant signage be removed and replaced with signs conforming to ADA standards.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012AC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Adhesive backed, acrylic, ADA compliant, individual signs	EA	50	$51.00	$2,550	$15.00	$750	$3,300
Dumping fee	LOT	1	$112	$112	$161	$161	$274
	Project Totals:			**$2,662**		**$911**	**$3,574**

Material/Labor Cost		$3,574
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$3,259
General Contractor Mark Up at 20.0%	+	$652
Inflation	+	$0
Construction Cost		$3,911
Professional Fees at 15.0%	+	$587
Total Project Cost		**$4,498**

Specific Project Details

Facility Condition Analysis

Section Three

Project Description

Project Number:	006012AC03	**Title:**	INTERIOR STAIR HANDRAIL IMPROVEMENTS
Priority Sequence:	25		
Priority Class:	5		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	006012		
Building Name:	26 TERRACE STREET		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 4.1.3, 4.9.4		

Project Class:	Plant Adaption
Project Date:	09/19/2005
Project Location:	Floor-wide: Floor(s) 1,2,3,B

Project Description

Present accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that they continue past the newel posts. The stairwells within this facility only have handrails on one side. To comply with this legislation, it is recommended that wood handrails and handrail extensions, if appropriate, be installed at all currently non-compliant interior stairs. Following the installation, all of the handrails are to be stained for a more uniform appearance.

Specific Project Details

Facility Condition Analysis

Section Three

Project Cost

Project Number: 006012AC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Paint (two coats), tools, and supplies	LOT	1	$225	$225	$2,156	$2,156	$2,381
Wood rails, tools, and supplies	LF	120	$3.25	$390	$4.48	$538	$928
	Project Totals:			**$615**		**$2,694**	**$3,309**

Material/Labor Cost		$3,309
Material Index		100.0%
Labor Index		66.0%
Material/Labor Indexed Cost		$2,394
General Contractor Mark Up at 20.0%	+	$479
Inflation	+	$0
Construction Cost		$2,873
Professional Fees at 15.0%	+	$431
Total Project Cost		**$3,304**

FACILITY CONDITION ANALYSIS

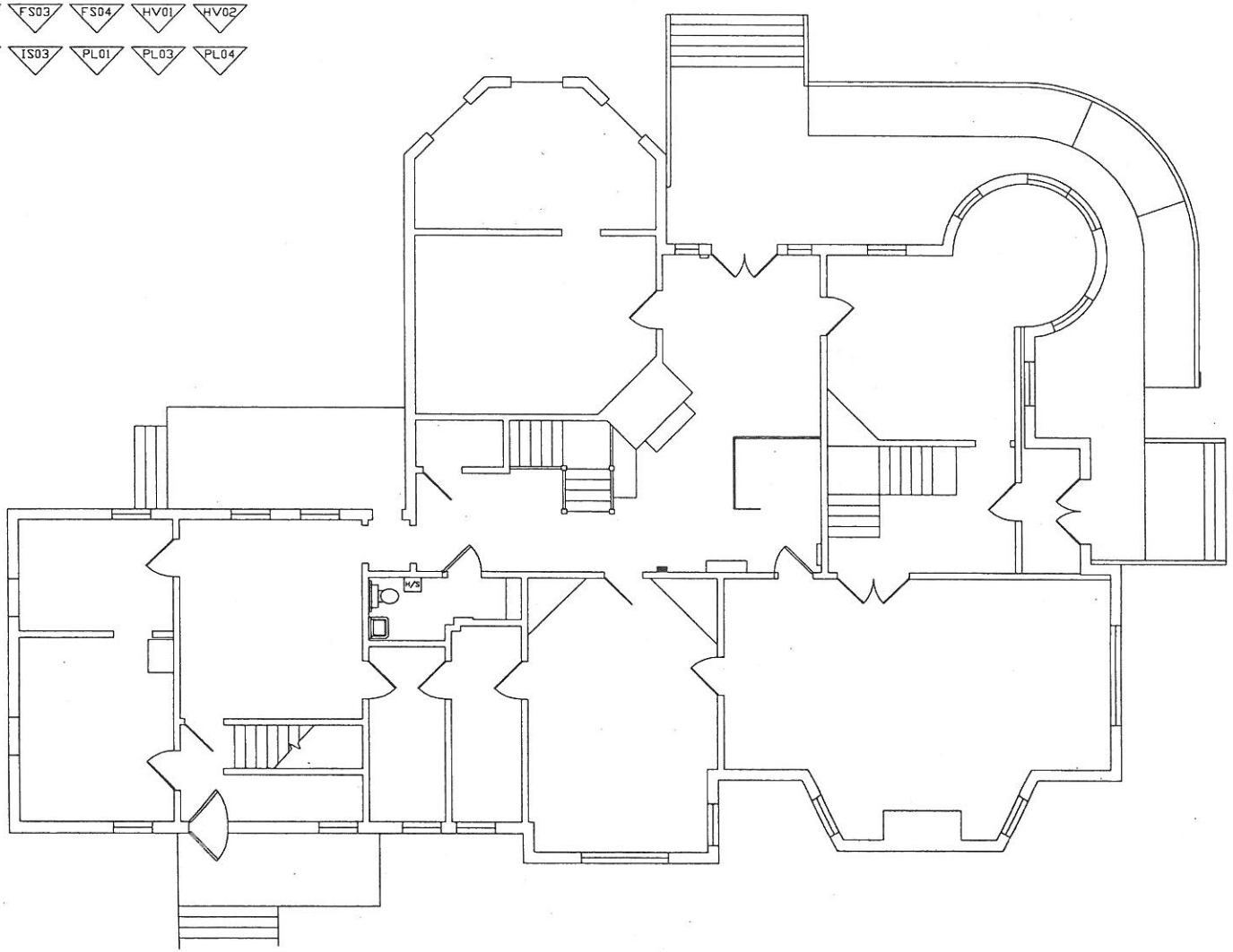
SECTION 4

DRAWINGS AND PROJECT LOCATIONS

VERMONT BUILDINGS AND GROUNDS SERVICES

BASEMENT

HV03 PL02 AC01 AC02 AC03 EL02
EL03 FS02 FS03 FS04 HV01 HV02
IS01 IS02 IS03 PL01 PL03 PL04
ES04



EL01 ES01 ES02 ES03 SI01
AC01 AC02 AC03 EL02 EL03 FS02
FS03 FS04 HV01 HV02 IS01 IS02
IS03 PL01 PL04

N

26 TERRACE STREET

BLDG NO. 006012

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court Suite N
Stone Mountain, GA 30087
(770) 879-7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY
PROJECT NUMBER APPLIES TO ONE ITEM ONLY
PROJECT NUMBER APPLIES TO ENTIRE BUILDING
PROJECT NUMBER APPLIES TO ENTIRE FLOOR
PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS
PROJECT NUMBER APPLIES TO AREA AS NOTED

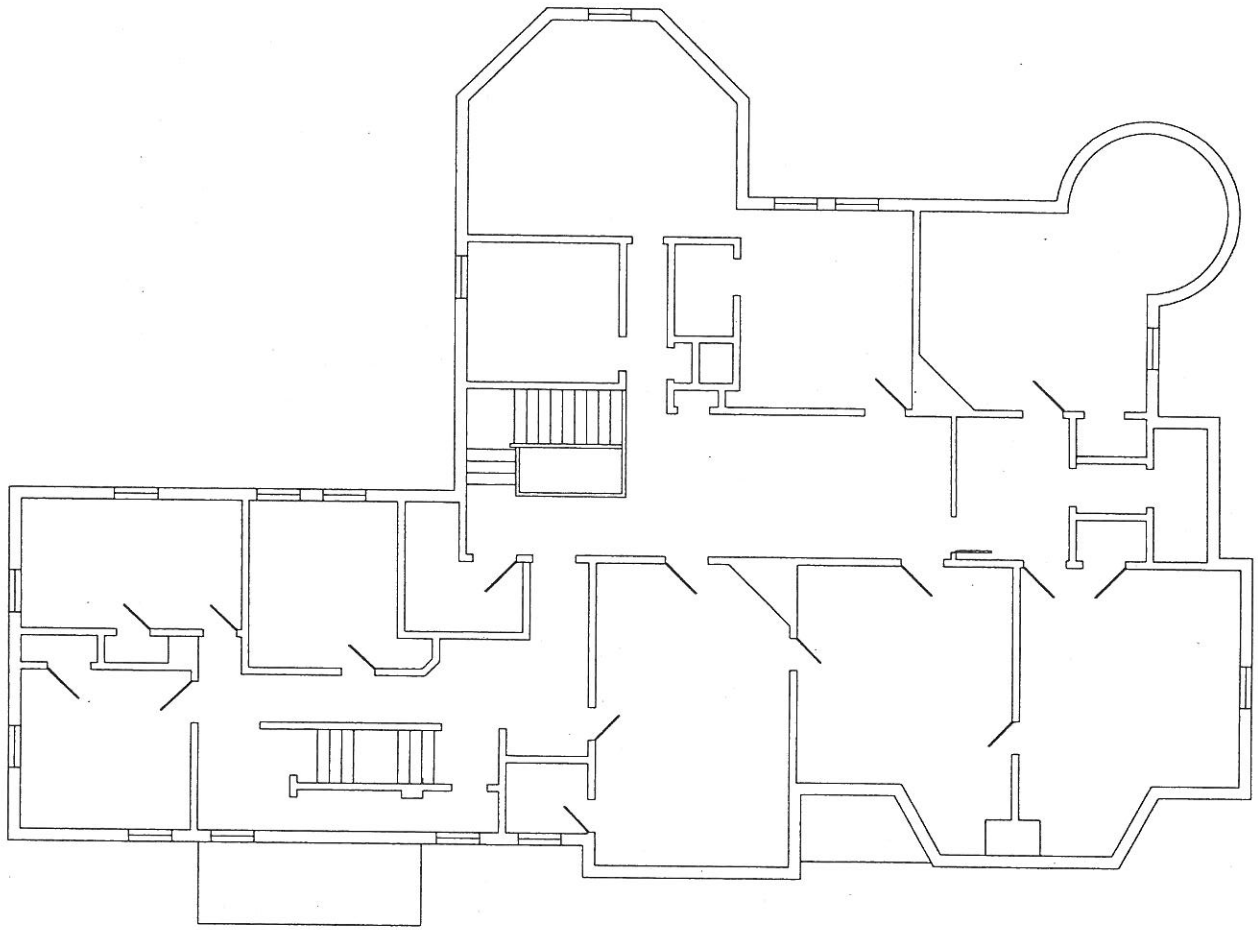
PRIORITY LAYERS				
SI1	SI2	SI3	SI4	SI5
ES1	ES2	ES3	ES4	ES5
IS1	IS2	IS3	IS4	IS5
AC1	AC2	AC3	AC4	AC5
HE1	HE2	HE3	HE4	HE5
FS1	FS2	FS3	FS4	FS5
HV1	HV2	HV3	HV4	HV5
PL1	PL2	PL3	PL4	PL5
EL1	EL2	EL3	EL4	EL5
VT1	VT2	VT3	VT4	VT5
SS1	SS2	SS3	SS4	SS5

Date: 11/01/05
Drawn: M.G.T.
Project No. 05-064
Drawing: 006012F1

FIRST FLOOR PLAN

Sheet No.
1 of 3

VERMONT BUILDINGS AND GROUNDS SERVICES



AC01 AC02 AC03 EL02 EL03 FS02
FS03 FS04 HV01 IS01 IS02 PL01
PL04

N

26 TERRACE STREET

BLDG NO. 006012

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2165 West Park Court Suite N
Stone Mountain, GA 30087
(770) 879-7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

PRIORITY LAYERS				
SI1	SI2	SI3	SI4	SI5
ES1	ES2	ES3	ES4	ES5
IS1	IS2	IS3	IS4	IS5
AC1	AC2	AC3	AC4	AC5
HE1	HE2	HE3	HE4	HE5
FS1	FS2	FS3	FS4	FS5
HV1	HV2	HV3	HV4	HV5
PL1	PL2	PL3	PL4	PL5
EL1	EL2	EL3	EL4	EL5
VT1	VT2	VT3	VT4	VT5
SS1	SS2	SS3	SS4	SS5

Date: 11/01/05
Drawn: M.G.T.
Project No. 05-084
Drawing: 006012F2

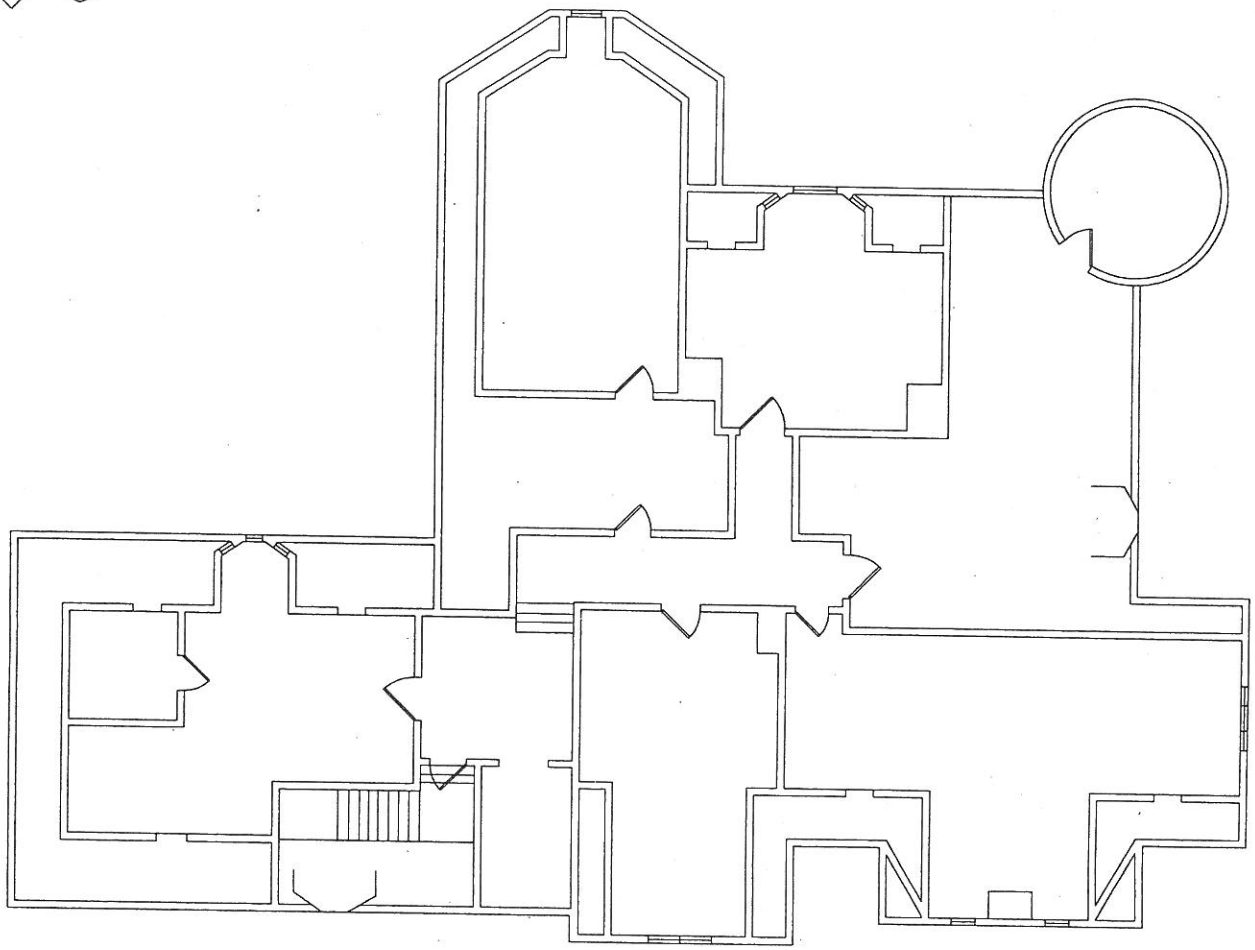
SECOND FLOOR PLAN

Sheet No.
2 of 3

VERMONT BUILDINGS AND GROUNDS SERVICES

ATTIC

EL02 EL03 FS02 FS03 FS04 HV01 FS01



AC01 AC02 AC03 EL02 EL03 FS02 FS03 FS04 HV01 HV02 IS01 IS02 PL04

N

FLAN

Sheet No.
2 of 3

26 TERRACE STREET

BLDG NO. 006012

ISES CORPORATION

FACILITY CONDITION ANALYSIS

2105 West Park Court Suite N
Stone Mountain, GA 30087
(770) 879-7376

PROJECT NUMBER APPLIES TO ONE ROOM ONLY

PROJECT NUMBER APPLIES TO ONE ITEM ONLY

PROJECT NUMBER APPLIES TO ENTIRE BUILDING

PROJECT NUMBER APPLIES TO ENTIRE FLOOR

PROJECT NUMBER APPLIES TO A SITUATION OF UNDEFINED EXTENTS

PROJECT NUMBER APPLIES TO AREA AS NOTED

PRIORITY LAYERS				
SI1	SI2	SI3	SI4	SI5
ES1	ES2	ES3	ES4	ES5
IS1	IS2	IS3	IS4	IS5
AC1	AC2	AC3	AC4	AC5
HE1	HE2	HE3	HE4	HE5
FS1	FS2	FS3	FS4	FS5
HV1	HV2	HV3	HV4	HV5
PL1	PL2	PL3	PL4	PL5
EL1	EL2	EL3	EL4	EL5
VT1	VT2	VT3	VT4	VT5
SS1	SS2	SS3	SS4	SS5

Date: 11/01/05
Drawn: M.G.T.
Project No. 05-064
Drawing: 006012F3

THIRD FLOOR PLAN

Sheet No.
3 of 3