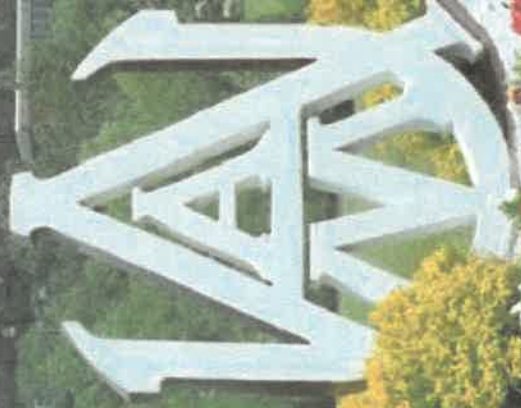


ALABAMA A&M UNIVERSITY

Strategic Planning Services
Priority Needs Assessment Presentation Report
September 2016





This report could not have been accomplished without the support and cooperation of the employees of Alabama A&M University. We would like, in particular, to thank Mike Mars, Director of Campus Facilities Department, for his time and support of our work. Invaluable assistance was provided by the Facilities Department and its dedicated staff. As leader of the Aramark Engineering Solutions team, I would like to extend my sincere thanks to all of them. Their contribution to this report is hereby acknowledged.

We are especially grateful as well to the following staff of Alabama A&M University.

Jeff Smith - Interim Operations Manager
Phil Bone - Electrician
Anthony Pruitt - HVAC
Chris Lockhart - Carpenter

And a warm thank you to Keith Kepler for his engagement and coordination of the overall effort.

During our campus survey, many building occupants offered their input to the process, and we are grateful for their participation:

Craig Patton
Dawn Miles
Kielti Walker-Parker
Kyle Pritchard
Michelle Weston
Dirk Spencer
Frankie Smith
Carl Jordan
Felicia Wilson
Brandon Willis
Clarene Teague-Johnson
Ernie Cebert
Brad Alverson

ASSESSMENT OVERVIEW

Study Objectives

Review existing major facility infrastructure components to determine the most critical facilities needs throughout the institution by:

1. Identifying those items that are inoperative, broken, not in service, or requiring immediate attention.
2. Identify those items impacting reliability, building integrity, and life safety.
3. Quantifying the deferred maintenance exposure throughout the building inventory with each item in the project inventory characterized with a cost estimate for corrective action or replacement, along with categorization and priority.

Assessment Team

The Assessment Team consisted of a group of four individuals containing backgrounds in engineering (mechanical & electrical), architecture, facilities management, strategic planning, and financial analysis.

The assessment team and role/discipline as follows:

- Dave Bacco – *Electrical Engineer*
- Hanns Mimberg – *Architect*
- Jim Lockaby – *Mechanical Engineer*
- Jim Ridge – *Project Manager*

DEFINITIONS

Priorities

Priority 1 – Critical Urgency: currently in critical condition and should be addressed immediately, i.e. life safety exposure or stop accelerated deterioration

Priority 2 – High Urgency: potentially critical very shortly and should be addressed as soon as possible, i.e. return a system to operation or rapid deterioration

Priority 3 – Medium to High Urgency: limited life left or deteriorating conditions are in evidence, i.e. failing systems or systems with known issues

Priority 4 – Medium to Low Urgency: end of useful life is past and requires attention

Priority 5 – Lower Urgency but Still an Outstanding Need: will require attention in five years, if not sooner

Building System Ratings

- 1 – Complete Replacement Required
- 2 – Significant System Components Require Replacement
- 3 – Moderate System Functionality Compromised
- 4 – Some System Functionality Compromised
- 5 – Limited Loss in System Functionality, If Any
- 0 – System not Installed in Building

Weighted Average Building System Ratings



Weighted Average	Major Projects
	Sub Projects
1	Structural Repair/Upgrade
2	Life Safety
	Fire Alarm System Upgrades
	Kitchen Vent Hoods Fire Suppression Upgrades
2	Roof Replacements
2	Mechanical: Heating, Ventilation, Air Conditioning and Plumbing
	HVAC Systems Replacement/Installation
	HVAC Equipment Replacement
	Domestic Water Heater Replacements - Various Locations
	Kitchen and Gymnasium HVAC Installations - Various Locations
	HVAC Controls
	Plumbing Repair/Replacement - Various Locations
3	American Disabilities Act (ADA) Upgrades
3	Window Replacements
4	Painting - Exterior and Interior

Weighted Average Building System Ratings

Weighted Average	Major Projects
	Sub Projects
5	General: Repairs and Replacements
	Elevator Upgrades and Repairs
	Auditorium Seating
	Ceilings
	Floors
	Fencing
5	Electrical
	General Lighting
	Gymnasium Lighting
	Auditorium Lighting
	Stage Lighting
	Clock/Bell and Intercom Systems
5	Paving
5	Playgrounds, Gymnasiums and Stadiums
	Playgrounds
	Gymnasiums Bleachers/Floors
	Stadiums

BUILDING INVENTORY

Building Inventory

No.	Building	Building Type	GSF
1	AG Mechanics	Academic	10,002
2	Agribition Center	Other	92,000
3	Agriculture Research	Academic	37,561
4	Bibb Graves	Academic	26,145
5	Business School	Academic	40,000
6	Carnegie	Administrative	7,684
7	Carter	Academic	41,632
8	Carver	Academic	131,000
9	Carver Annex	Academic	35,218
10	Chambers	Academic	40,000
11	Council Federal Credit Union	Administrative	1,454
12	Council Training	Academic	43,688
13	Dawson	Administrative	52,000
14	Drake Hall	Academic	8,246
15	Earnest Knight Living and Learning	Housing/Res Halls	256,188
16	Engineering School	Academic	85,249
17	Eugene Kendrick	Administrative	10,000
18	Foster Irradiation Center	Academic	20,936
19	Foster Living/Learning	Housing/Res Halls	183,321

Building Inventory

No.	Building	Building Type	GSF
20	Frank Lewis Gym	Athletic and Recreation	20,572
21	Green House	Support	2,200
22	Gym Annex	Library and Learning Center	8,000
23	Hillcrest	House (Not Routinely Cleaned)	5,538
24	Hobson Fieldhouse	Athletic and Recreation	10,283
25	Honors	Academic	1,700
26	HR Module	Administrative	4,000
27	J.F. Drake Memorial Library	Library and Learning Center	59,715
28	Lewis Crews Stadium	House (Not Routinely Cleaned)	37,000
29	Mechanical Engineering ANNEX	Academic	2,360
30	Morris	Housing/Res Halls	32,000
31	Morrison	Academic	68,068
32	Normal Hills APTS	House (Not Routinely Cleaned)	150,000
33	Old University Stadium	Academic (Seating Only, Not Enclosed)	10,000
34	Palmer	Housing/Res Halls	33,918
35	Patton	Administrative	52,272
36	Polk Cottage	Administrative	1,454
37	Poultry Science	Academic	2,400

Building Inventory

No.	Building	Building Type	GSF
38	R.H. Lee Complex	Social/Student Union	29,254
39	ROTC Skills	Academic	1,500
40	Security Office	Academic	2,609
41	Stephens	Housing/Res Halls	33,872
42	T.R. Parker Annex	Academic	8,000
43	T.M. Elmore Gym	Athletic and Recreation	104,297
44	T.R. Parker	Academic	6,000
45	Terry	Housing/Res Halls	33,700
46	Thigpen	Housing/Res Halls	32,088
47	Thomas	Housing/Res Halls	43,444
48	Virginia McCormick Building	Administrative	4,154
49	Walker Wood	Housing/Res Halls	31,518
50	Wellness Center	Athletic and Recreation	84,000
51	William H. Council	Academic	31,200
52	Wilson	House (Not Routinely Cleaned)	8,400
53	Morrison House	House (Not Routinely Cleaned)	2,100
54	Patton House	Administrative	2,100
55	Chase Rd Property	Administrative	2,500
56	AAMU Farm	Administrative	Comprised of 4 structures

Building Inventory

No.	Building	Building Type	GSF
57	Property on HWY 231		Not included in PNA
58	Buchanan Hall (University College)	Administrative	35,996
59	Carpentry Building	Facilities	4,655
60	Grayson Hall	Residential	20,431
61	Hopkins Hall	Residential	42,480
62	Hurt Hall	Residential	17,010
63	McCalep Vocational Building	Academic	23,305
64	Old Barn	Barn	3,000
65	Old Campus Police Office	Police	Demo'd
66	Old Silo	Silo	314
67	Prentis Dining Hall	Dining	27,260
68	Water Pump House	Pump House	Demo'd
70	Hester House	Infirmary	3,010



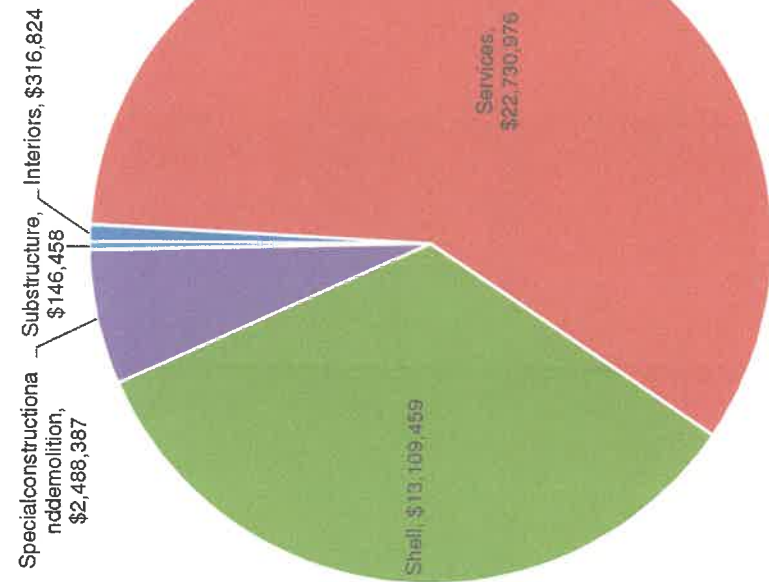
Campus Map

ΔΕΛΤΑ ΑΥΤΟΔΙΔΑΚΤΑ ΑΡΧΙΤΕΚΤΟΝΙΚΗ



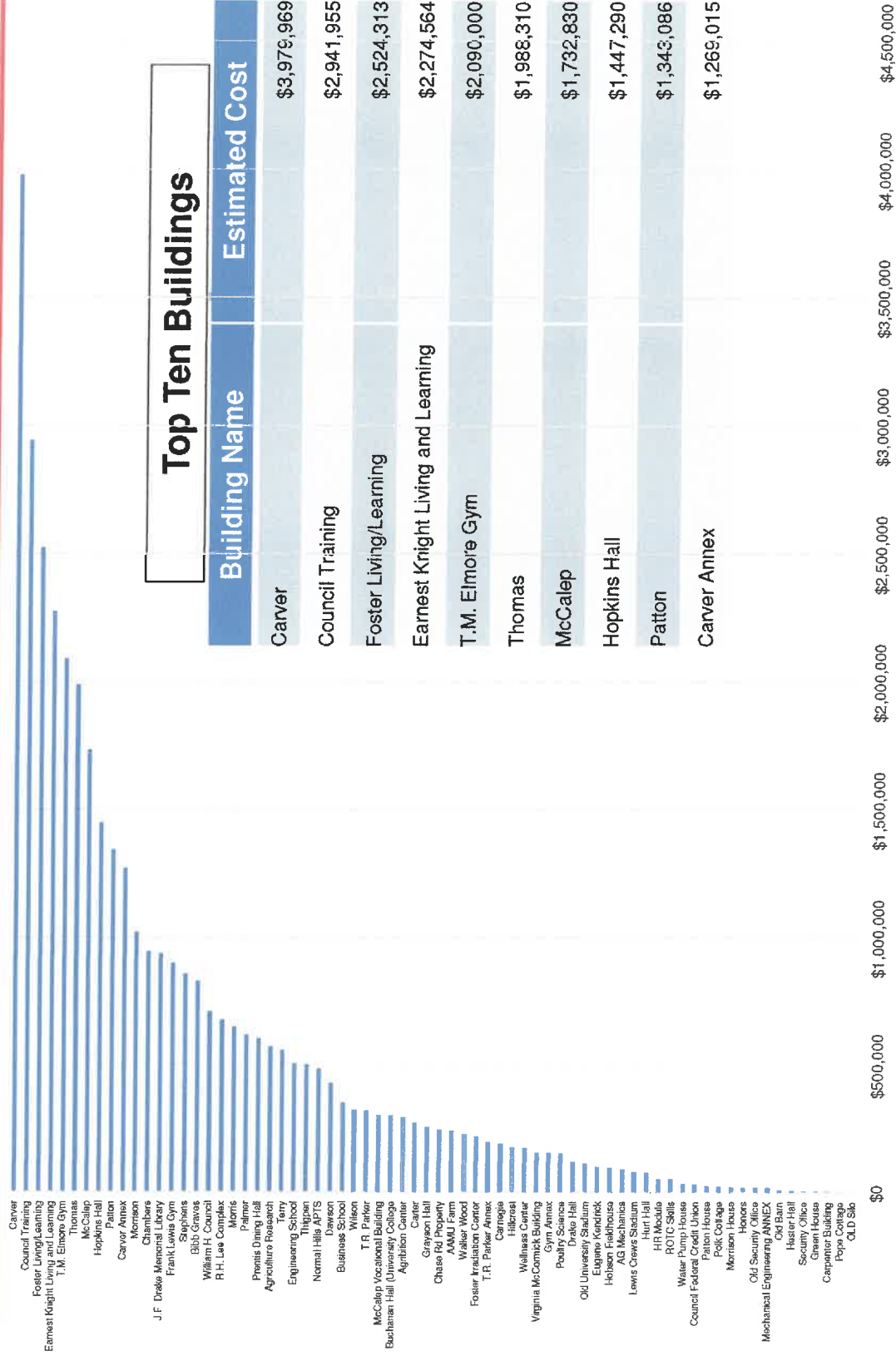
EXECUTIVE SUMMARY

Total Priority Need

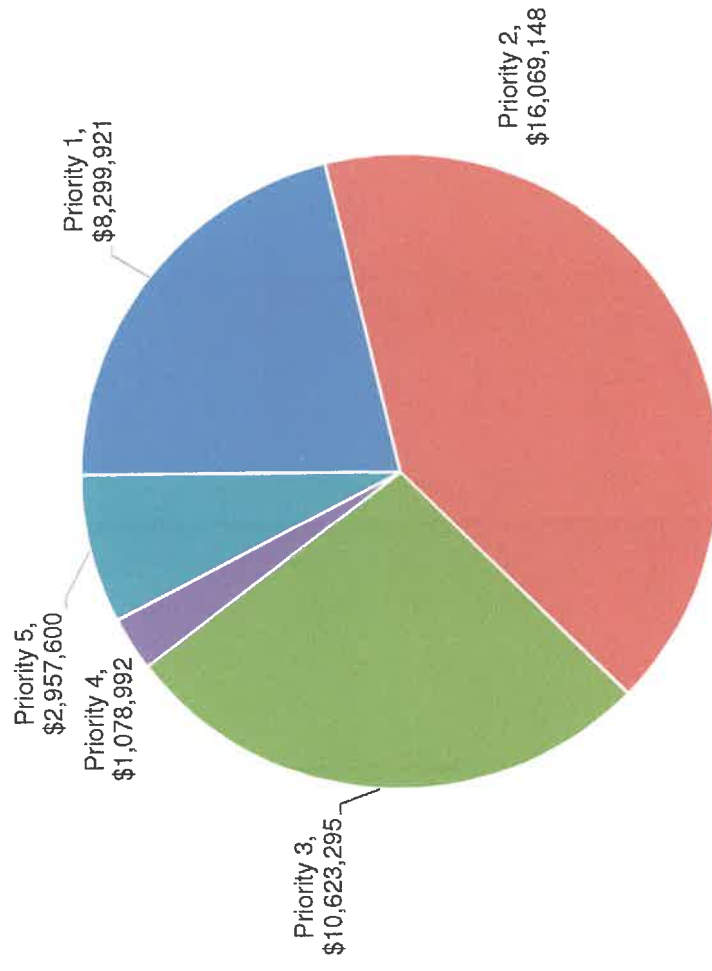


Total Priority Need
\$39 Million

Priority Need by Building



Total Priority Need by Priority



Total Priority 1 Need
\$8.3 Million

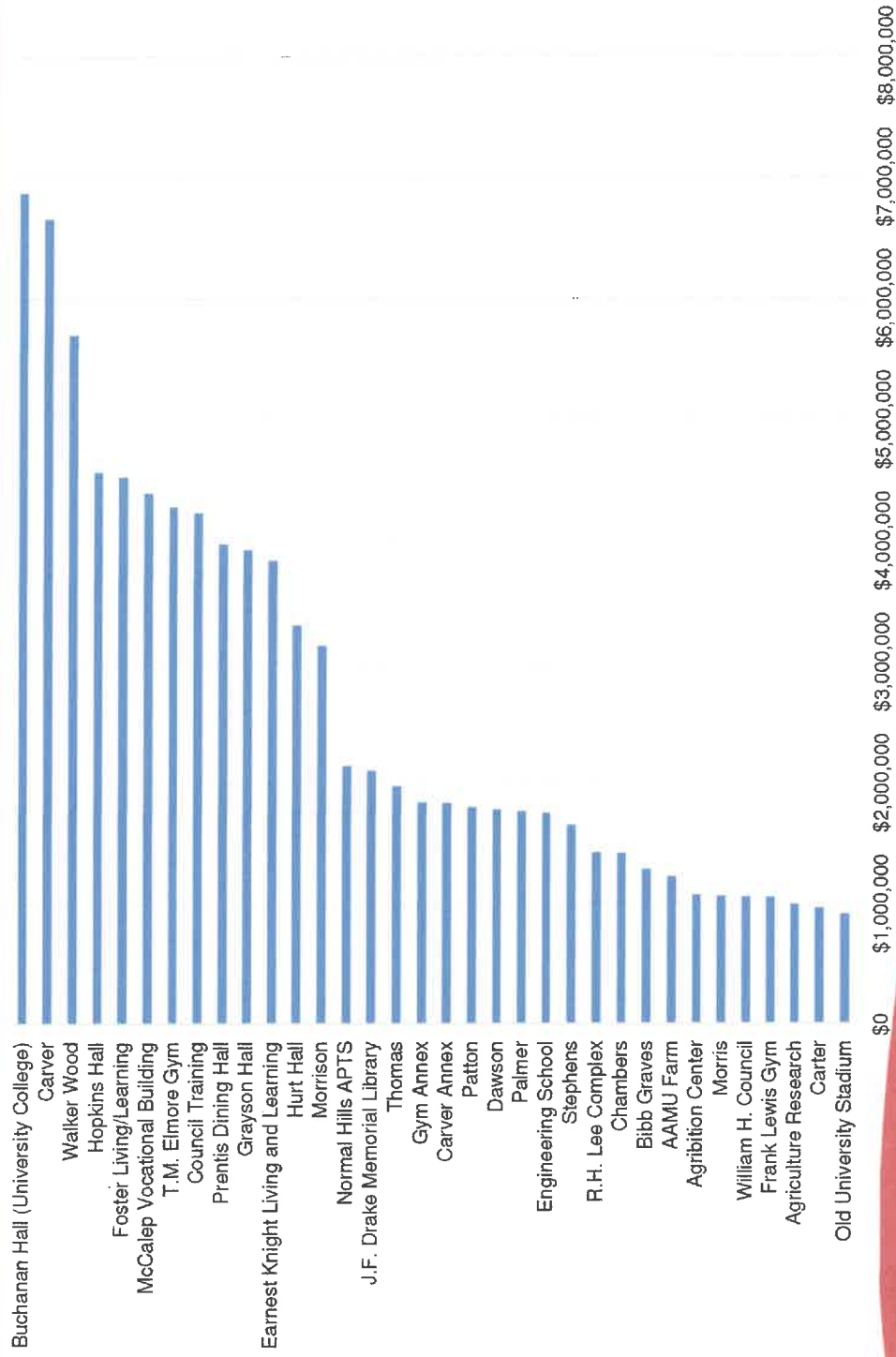
Total Priority Need by Priority and Category

Priority	Special				
	Interiors	Services	Shell	Construction and Demolition	Substructure
1	\$118,489	\$933,235	\$4,711,894	\$2,488,387	\$47,916
2	\$163,538	\$11,426,800	\$4,478,810		
3		\$9,038,661	\$1,584,634		
4	\$51,949	\$219,718	\$807,325		
5		\$1,112,562	\$1,737,348		\$107,690
Grand Total	\$333,976	\$22,730,976	\$13,320,011	\$2,488,387	\$155,606
					\$8,299,921
					\$16,069,148
					\$10,623,295
					\$1,078,992
					\$2,957,600
					\$39,028,957

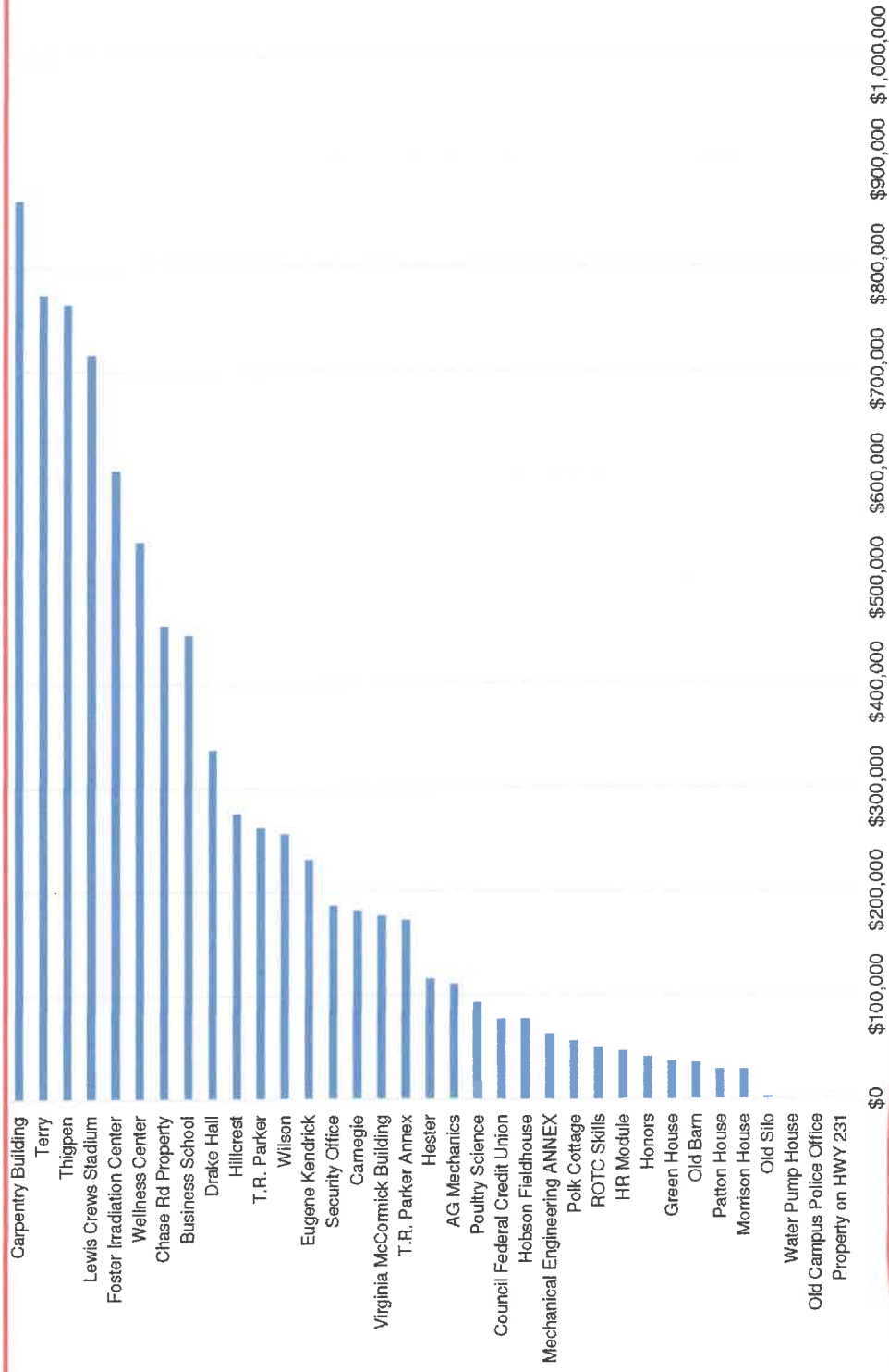
Priority 1 Details

Category	Estimated Cost
Interiors	\$118,489
C10 Interior Construction	\$64,566
C20 Stairs	\$4,925
C30 Interior Finishes	\$48,999
Services	\$933,235
D30 HVAC	\$147,084
D40 Fire Protection	\$540,103
D40 Fire Protection	\$12,923
D50 Electrical	\$233,125
Shell	\$4,711,894
B10 Superstructure	\$161,535
B20 Exterior Enclosure	\$1,362,480
B30 Roofing	\$3,177,433
C30 Interior Finishes	\$8,831
F20 Selective Building Demolition	\$1,615
Special Construction and Demolition	\$2,488,387
F10 Special Construction	\$53,845
F20 Selective Building Demolition	\$2,434,542
Substructure	\$47,916
A10 Foundations	\$47,916
Grand Total	\$8,299,921

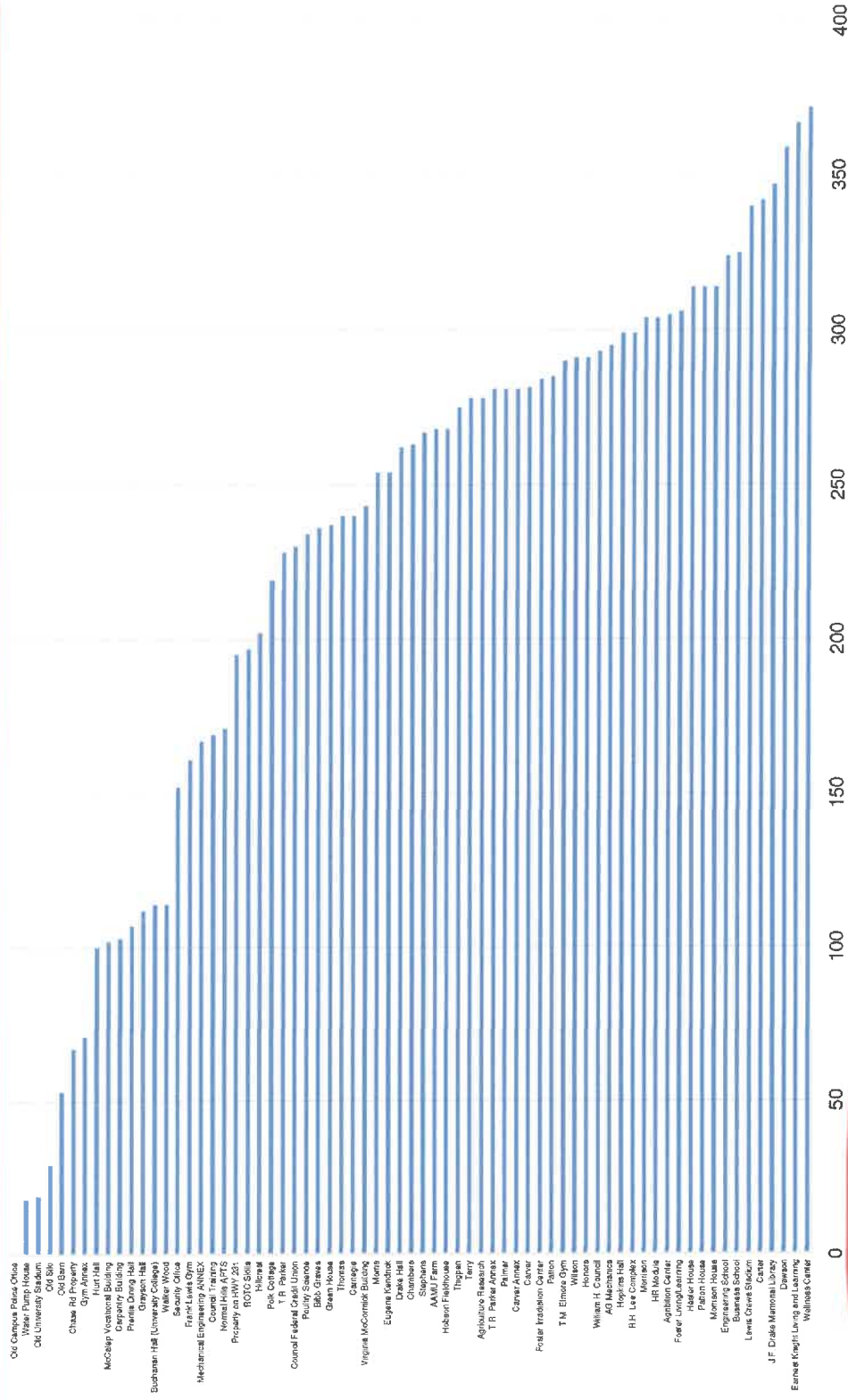
Total Deferred Need (Est.)



Total Deferred Need (Est.)



Weighted Average Comparison



FACILITY CONDITION ASSESSMENT

Facility Condition Assessment Definition

- A ratio used to measure the relative condition of a single building or portfolio of buildings.
- Calculated by dividing the Current Replacement Value (CRV) into the existing Cost of Deferred Maintenance.
- NACUBO's FCI is an effective metric for ranking the condition of assets and using it for comparative analysis in a portfolio.

$$\text{FACILITY CONDITION INDEX} = \frac{\text{COST OF DEFERRED MAINTENANCE}}{\text{CURRENT REPLACEMENT VALUE}}$$

Facility Condition Assessment

Suggested Condition Ratios ranges based on NACUBO are as follows:

<u>FCL Range</u>	<u>NACUBO Condition Rating</u>	<u>Aramark Rating</u> <u>Based on 20+ Years'</u> <u>Experience</u>
Under .05	Good	Excellent
.05 to .10	Fair	Good
.10 to .15	Poor	Fair
.15 to .30		Poor
Over .30		Critical

Facility Condition Index Rating

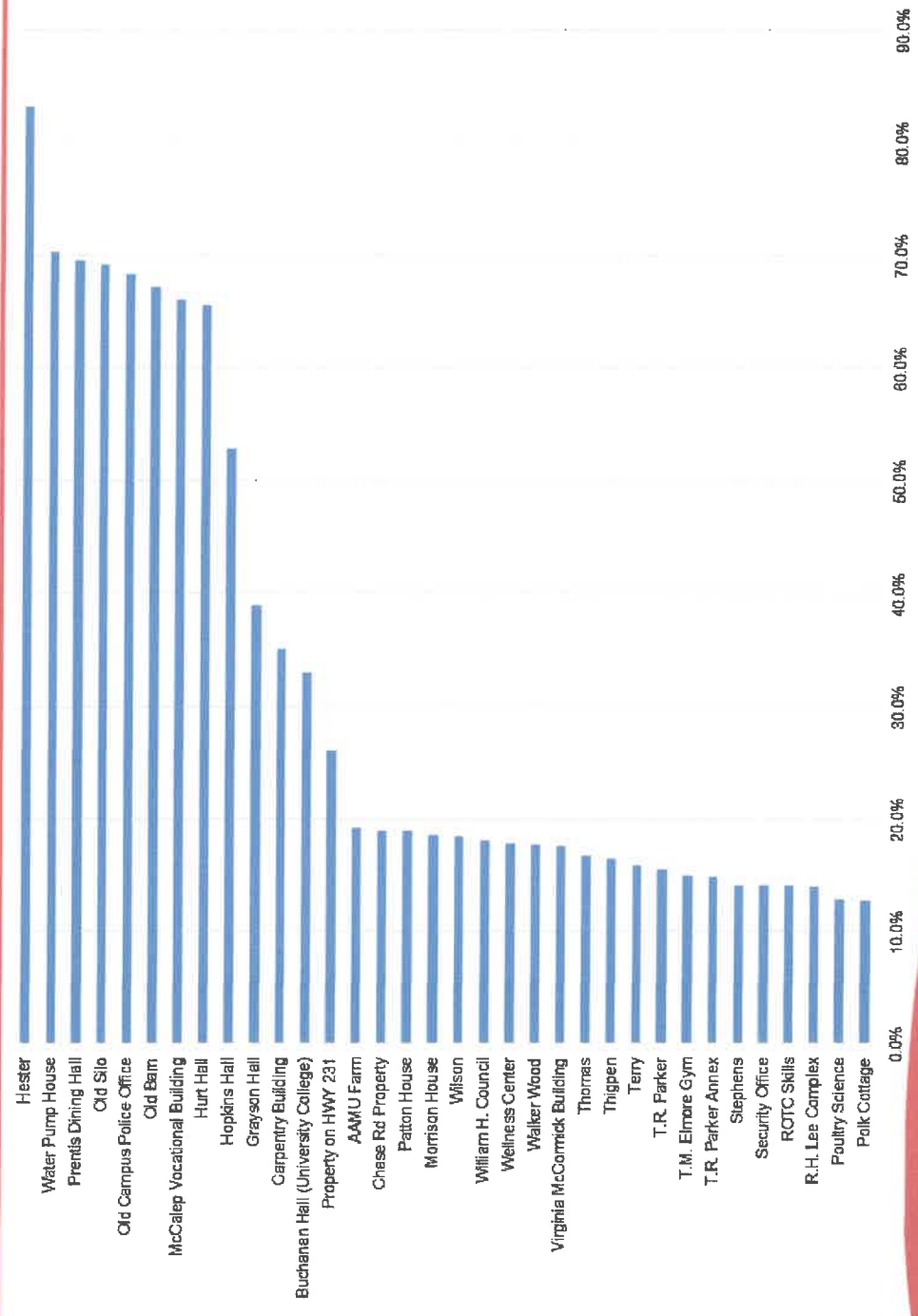
Alabama A&M University Facility Condition Estimate Rating (Est.)

Estimated Current Replacement Value (CRV)	\$633.2 Million
Total Priority Need	\$39.0 Million
Total Deferred Need (Est.)	\$98.6 Million

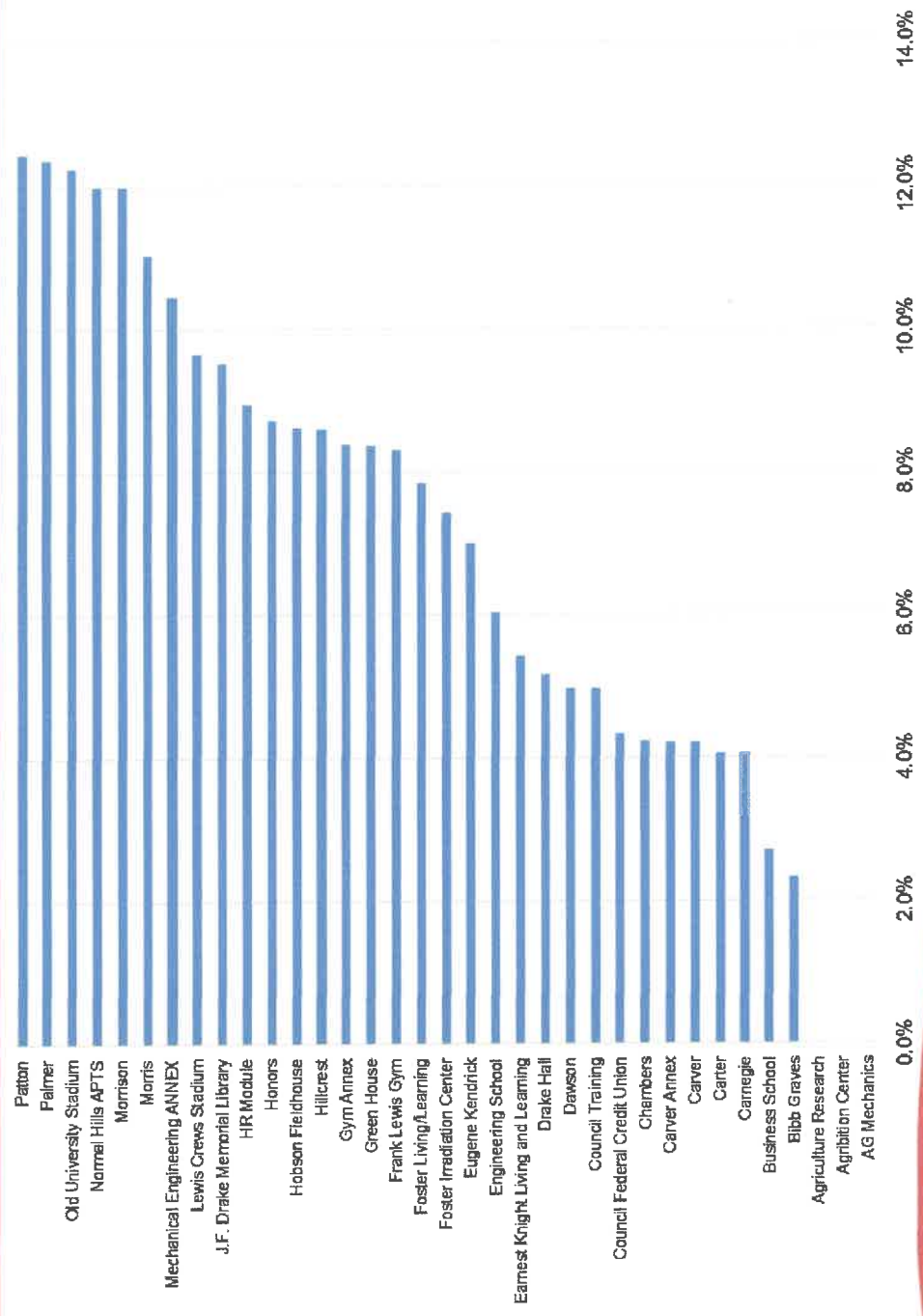
$$\begin{array}{rcl}
 \text{FACILITY CONDITION INDEX} & = & \frac{\text{DEFERRED NEED } \$98.6 \text{ M}}{\text{CURRENT REPLACEMENT VALUE } \$633.2 \text{ M}} = .16
 \end{array}$$

*Note: * Total Deferred Need and Current Replacement Value are estimated based on overall building system condition and national construction data adjusted for the region, respectively.*

Alabama A&M University – Building FCI (Est.)



Alabama A&M University – Building FCI (Est.)



SUMMARY OF MAJOR THEMES

Major Themes

Architectural Systems

- Roofs
- Building Façade
- Windows
- Water Infiltration
- Flooring
- Fire Egress

Mechanical & Plumbing

- Chillers
- Cooling Towers
- Boilers
- Elevators
- Heat Pumps
- Window ACs
- HVAC Controls
- Fire Protection (Sprinkler System)
- Domestic Hot Water Generation
- Chemical Management

Electrical

- Fire Protection (Alarm) Systems
- Power Distribution
- Egress Lighting
- Battery Packs and Ballasts
- Energy Savings

Chilled Water & Building Controls Summary

- Campus Cooling System Configurations
- Campus Control Systems

ARCHITECTURAL

Roofs

Exposure: Risk of leaks increases threatening underlying structure and interior finishes

Impact: Possible structural failure and unsightly appearance of damaged interior finishes



Carver Complex rolled asphalt roofing at end of useful life.



Engineering School roofing about to fail.



Council Training Center built up roof beyond useful life.

Building Facades

Exposure: Rapid building deterioration

Impact: Damage to interior and unsightly appearance for prospective students and parents



Poultry Science deteriorated mortar.



Bibb Graves deteriorated mortar and cracked bricks.



Hillcrest rotted siding.

Windows

Exposure: Rapid deterioration of building structure and interior finishes

Impact: Potential water intrusion, unsightly appearance and uncomfortable interior climate



Carnegie failed rotted wood windows.



Carver Complex windows well beyond useful life.



Drake Hall failed rotted wood windows.

Water Infiltration

Exposure: Rapid deterioration of building structure.

Impact: Weakening of structure and uncomfortable interior climate.



Bibb Graves stairwell damage due to poor gutters, leaders and mortar.



Agricultural Research Building corridor damage due to disintegrated mortar.



Hillcrest bedroom damage due to roofing beyond its useful life.

Flooring

Exposure: Vinyl asbestos tile presents a potential health hazard & degrades building appearance.

Impact: Potential health and liability hazard and unsightly appearance; these areas should be abated and replaced with Vinyl Composite Tile.



Thomas Hall VAT flooring.



Carver Complex north wing VAT flooring.



Bibb Graves VAT flooring.

Fire Egress

Exposure: Life threatening hazard

Impact: Tremendous financial liability



Carver Complex does not have rated doors in the corridors.



Frank Lewis Gym has no second exit for 2nd floor classrooms.



Dawson Hall fire door improper glass & door propped open.

MECHANICAL AND PLUMBING

Chillers

Exposure: Many chillers are aged, have non-functioning stages that limit capacity and impair reliability

Impact: Inadequate capacity reduces ability to cool and dehumidify, poor reliability may cause loss of use of building(s), may disrupt classes, or ruin research, etc.



Carver Annex – 36 year old reciprocating chiller, well beyond 20 year life



Dawson – 25 year old rotary screw chiller, beyond 20 year life



L. R. Patton Hall – 20 year old rotary screw chiller at the end of 20 year life

Typical examples of buildings with aged or impaired chillers.

Cooling Towers

Exposure: Many cooling towers are aged, corroded, damaged, etc.

Impact: Cooling towers require high maintenance effort and costs to prevent failure in service, are inefficient increasing energy costs, and unreliable risking cooling outages and damage to expensive chillers



Bibb Graves – inefficient tower, past its 15 year service life.

T. R. Parker Annex – aged, corroded, inefficient tower past its expected life.

T. M. Elmore – aged, inefficient tower, past the end of its service life.

Typical examples of buildings with aged, corroded, damaged, etc., cooling towers.

Boilers

Exposure: Many boilers are aged, corroded, leaking, damaged, inefficient compared to modern units and some are either past or are approaching the end of their expected lives

Impact: Increased risk of adverse comfort conditions for campus activities, excessive energy waste, high maintenance costs, unreliable heating system, impending high replacement costs that can be made worse by unexpected failure in service



Carver Hobson, boiler 48
years old, past its 30 year life.

Frank Lewis Gym – 66 year old boiler
has failed in service due to being long
past its 30 year life, leaving the building
without heat.

Earnest Knight Living &
Learning – 20 year old boiler
corroded and failing before its
30 year life due to the lack of
controls.

Typical examples of buildings with aged, corroded, inefficient boilers.

Elevators

Exposure: Several elevators are aged, at or past their expected lives

Impact: Elevators may become erratic in action or fail in service



Carver Annex:
36 years old



Carver – Hollings:
47 years old



T. M. Elmore:
43 years old

Typical examples of buildings with elevators past their 30 year expected lives.

Heat Pumps

Exposure: Water source heat pumps are aged, at or near the end of their expected lives

Impact: Units will require increasing maintenance effort and cost, and eventually will fail in service



Earnest Knight Living
& Learning Center

Engineering School

Bibb Graves

Typical examples of buildings with a water-source heat pump system that includes at least some aged, low-efficiency, units in the system, often in large numbers.

Window ACs

Exposure: Units are noisy, inefficient, have short useful lives, are high maintenance effort, block view from the windows, and leak heat and humidity into the space

Impact: Units become even more inefficient and labor intensive as they reach the end of their useful lives, and eventually fail in service



Palmer

Stephens

Thomas

Typical examples of buildings cooled, at least in part, with window AC units.

HVAC Controls

Exposure: Some buildings still have pneumatic controls, in whole or in part, and most buildings are not on a building-level front end, none are on a campus-wide BAS

Impact: Difficulty of implementing campus-wide energy saving strategies, as well as increased time detecting and diagnosing HVAC issues



Carver - Hobson

Carver Annex

Morrison

Typical examples of buildings with aged pneumatic controls (including air compressors), and/or aged BAS/DDC controls (including those no longer supported by vendor, or vendor no longer in business).

Fire Protection (Sprinkler System)

Exposure: Lack of sprinkler systems in many buildings, especially high priority areas such as dormitories and places of assembly

Impact: Increased risk to life and property



Morris Dormitory – Student residence



Stephens Dormitory – Student residence



T. M. Elmore – Place of Assembly for over 50 people

Typical examples of high-priority buildings without sprinklers.

Domestic Hot Water Generation

Exposure: Aged water heaters at or past the end of their expected life

Impact: Leakage, possible failure in service



Farm Administrative
Building



Carver Hobson



Wilson



Earnest Knight
Living & Learning

Typical examples of buildings with aged, corroded, leaking water heaters.

Chemical Management

Exposure: Many chemical storage areas are not equipped with secondary containment and safety eyewash/showers

Impact: Increased environmental and safety risk



Carver Hobson



Carver Annex



Earnest Knight Living
& Learning

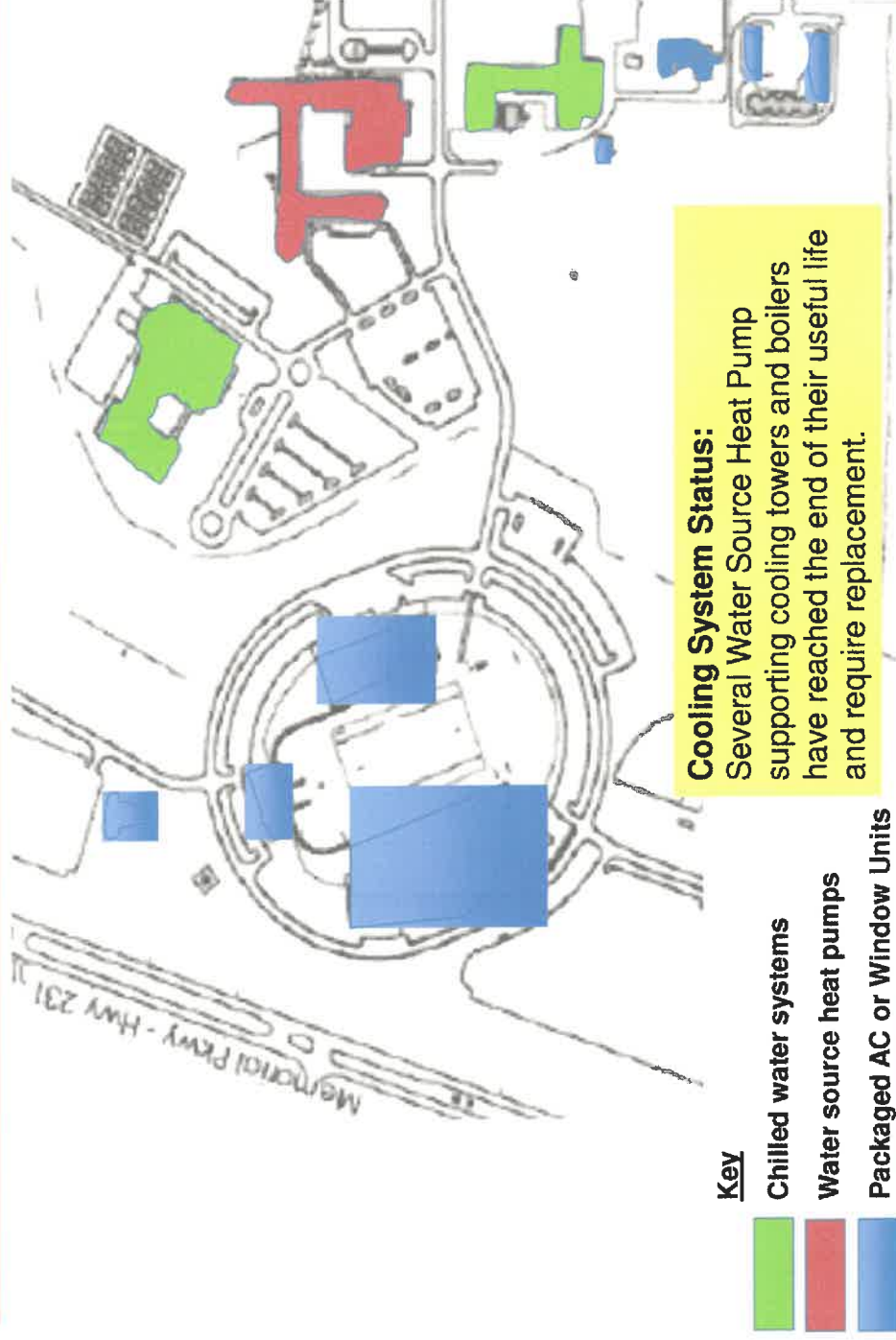


Hopkins Hall

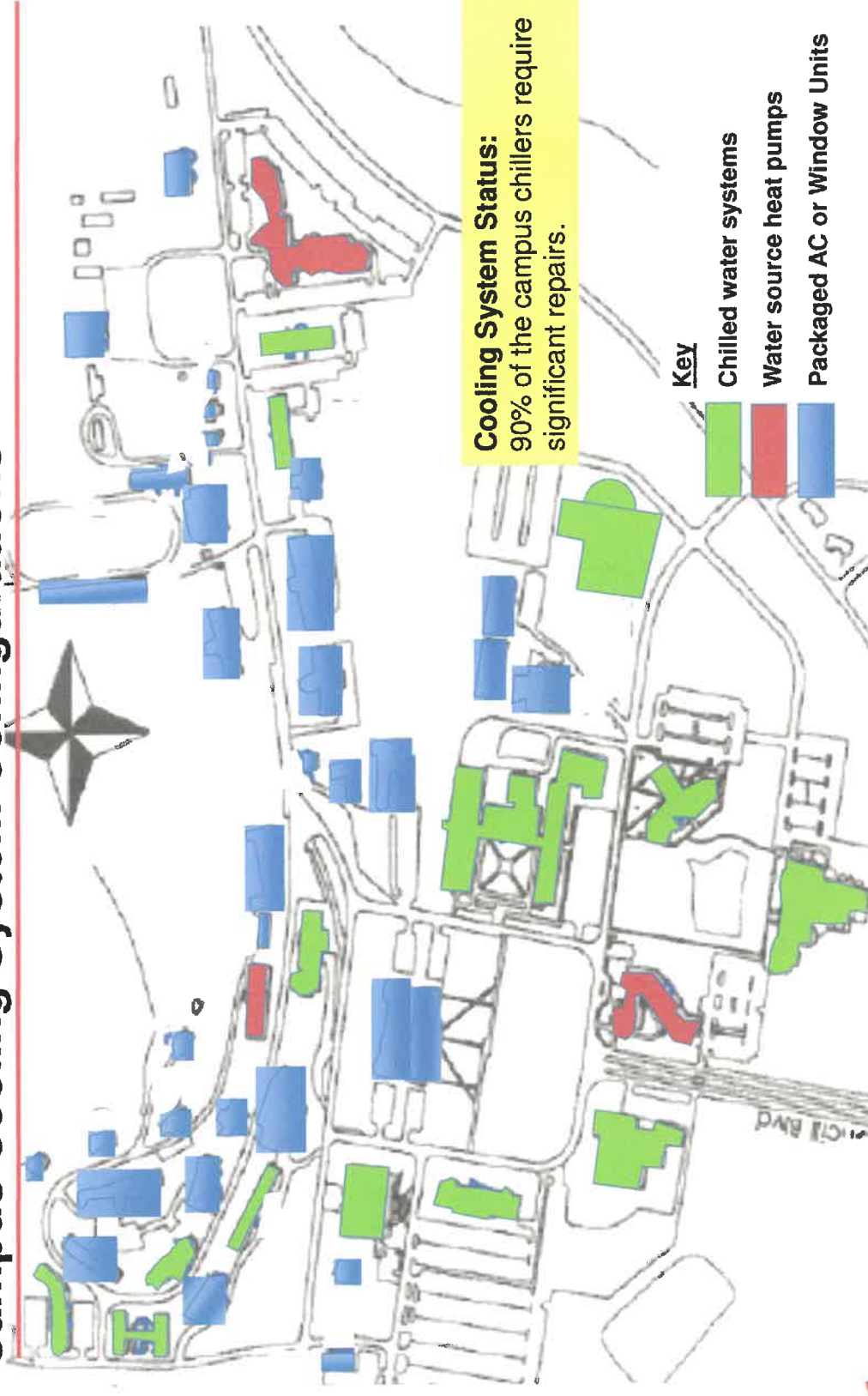
Typical examples of buildings with water treatment chemicals being stored, used, and dispensed without required containment or safety eyewash/shower.

CHILLED WATER & BUILDING CONTROLS SUMMARY

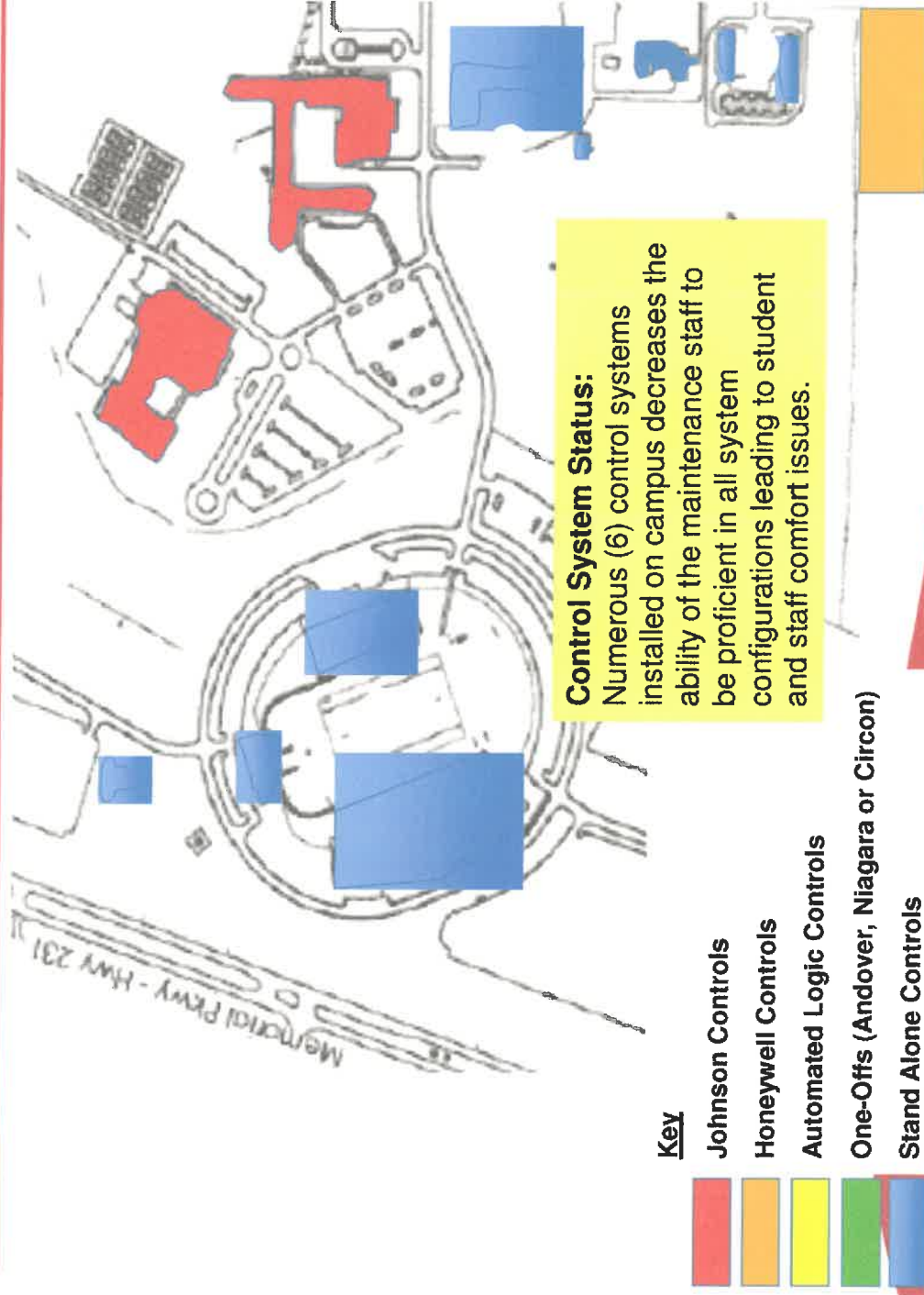
Campus Cooling System Configurations



Campus Cooling System Configurations



Campus Control Systems



Campus Control Systems



ELECTRICAL SYSTEMS

Fire Protection (Alarm) Systems

Exposure: Buildings without a Fire Alarm System and /or a lack of Audio/Visual Notification

Impact: Compromised NFPA & ADA systems & devices limiting the safety of students and staff



Council Center

Lacks code compliant ADA Fire Alarm System and Devices.

Frank Lewis Gym

Lacks code compliant ADA Fire Alarm System.

Virginia McCormick

Lacks code compliant ADA Fire Alarm System.

Multiple building fire alarm systems were found to be in a trouble mode and one fire alarm system was found to have had the power completely shut off.

Power Distribution

Exposure: Equipment failure, equipment protection, and emergency equipment.

Impact: Equipment life span shortened, personnel danger, no warning of emergency situations



Earnest Knight L & L Center

All electrical rooms with no ventilation.

Equipment operating very hot.



Bond Engineering

No protection from cooling tower water splash and chemicals.



Agricultural Research

Natural gas lines without protection. Top gas line appeared to be hit.



Morrison

No emergency power backup for mass campus / public notification of an emergency or potential catastrophic event.

Egress Lighting Battery Packs and Ballasts

Exposure: limited and obsolete emergency egress lighting
Impact: Substandard NFPA required emergency life safety lighting

NFPA 101 requires the testing and maintenance of emergency battery packs and ballasts on a regular basis. This testing can be time consuming and sometimes difficult perform with non-self-testing units.



Patton House
 Units tested did not operate properly.

T.M. Elmore Gym
 Units not working, lacking throughout, and some too difficult to test.

School of Business
 Emergency battery ballasts time consuming to test and appears egress lighting is inadequate throughout.

Energy Savings

Exposure: Costly, inefficient, and long burn times increases operating costs

Impact: Energy, maintenance and equipment savings



Agribition Center

400watt MH lighting fixtures without
energy saving lighting controls.

T.M. Elmore Gym

400 watt MH lighting on 24/7 and incapable of
providing NCAA recommended lighting levels and
without energy saving lighting controls.

OBSERVATION REPORT

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
1	AAMU Farm	Services	D20 Plumbing	Deferred Maintenance	Replace water heater.	3	\$5,207
2	AAMU Farm	Services	D30 HVAC	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$34,710
3	AAMU Farm	Services	D30 HVAC	Deferred Maintenance	Provide Bollard protection for fuel tanks.	1	\$17,355
4	AAMU Farm	Services	D30 HVAC	Deferred Maintenance	Recommend study of the fuel storage and dispensing arrangements to bring them into compliance with Environmental and safety regulations. The estimate is intended to provide for the study and provide a budget to implement the recommendations. The budget may need review subsequently.	1	\$86,775
5	AAMU Farm	Services	D30 HVAC	Deferred Maintenance	Recommend study of the bio-diesel production operation to bring them into compliance with Environmental and safety regulations. The estimate is intended to provide for the study and provide a budget to implement the recommendations. The budget may need review subsequently.	1	\$34,710
6	AAMU Farm	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$61,957
7	AAMU Farm	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are not present. Exit signs not working.	3	\$2,741
8	AG Mechanics	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$72,906
9	AG Mechanics	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$17,358
10	AG Mechanics	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$1,302
11	AG Mechanics	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 5-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,284
12	Agribition Center	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
13	Agribition Center	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$159,666
14	Agribition Center	Services	D50 Electrical	Deferred Maintenance	Arena is equipped with 68 - 400W metal Halide lighting fixtures. These fixtures are outdated and energy wasting. Based on burning these lights 8 hrs. / 5 days / year yields approx. 90940 kWh/yr. @ .11 cents per kWh. = \$10,003/yr. with no maintenance for approx. 20 yrs.	3	\$130,496

Project List



No	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
15	Agribition Center	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units. Provide adequate storage for chemicals. Replace boiler.	3	\$1,985
16	Agriculture Research	Services	D40 Fire Protection	Deferred Maintenance		1	\$8,678
17	Agriculture Research	Services	D40 Fire Protection	Deferred Maintenance		2	\$122,243
18	Agriculture Research	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$65,187
19	Agriculture Research	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$1,736
20	Agriculture Research	Services	D50 Electrical	Functional Deficiency	Both emergency generator fuel lines are unprotected from damage. Appears one has been hit from grass cutting?	1	\$3,775
21	Agriculture Research	Services	D50 Electrical	Deferred Maintenance	Site lighting remains on well into the day. The photo cell control is located below soffit and mounted on the south side of the building. This will result in wasted energy and higher utility costs.	3	\$382
22	Agriculture Research	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$3,241
23	Agriculture Research	Shell	B20 Exterior Enclosure	Deferred Maintenance	Brick repointing.	1	\$1,670.16
24	Agriculture Research	Shell	B30 Roofing	Deferred Maintenance	Replace roof membrane.	2	\$367,789
25	Bibb Graves	Interiors	C10 Interior Construction	Deferred Maintenance	Repair partition damage.	2	\$8,077
26	Bibb Graves	Interiors	C20 Stairs	Deferred Maintenance	Repair stair finishes.	1	\$4,925
27	Bibb Graves	Interiors	C30 Interior Finishes	Deferred Maintenance	Repair and repaint walls finishes.	2	\$5,385
28	Bibb Graves	Interiors	C30 Interior Finishes	Deferred Maintenance	Repair floor finishes.	2	\$13,310
29	Bibb Graves	Interiors	C30 Interior Finishes	Deferred Maintenance	Repair ceiling finishes.	2	\$10,769
30	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$175,600
31	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Install electronic safety edge on elevator door.	1	\$4,188
32	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Install LED lights in elevator.	3	\$13,612
33	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	1	\$11,518
34	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
35	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Replace cooling tower with premium efficiency system.	2	\$76,364
36	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Replace aged water-source heat pumps in a four year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	2	\$145,782

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
37	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$45,375
38	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$45,375
39	Bibb Graves	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,302
40	Bibb Graves	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,538
41	Bibb Graves	Shell	B20 Exterior Enclosure	Deferred Maintenance	Brick repointing.	1	\$132,030
42	Bibb Graves	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair & repaint wood trim.	1	\$22,615
43	Bibb Graves	Shell	B30 Roofing	Deferred Maintenance	Replace roof membrane.	2	\$2,692
44	Bibb Graves	Shell	B30 Roofing	Deferred Maintenance	Repair slate roofing.	1	\$19,091
45	Bibb Graves	Special construction and demolition	F20 Selective Building Demolition	Functional Deficiency	Hazardous components abatement.	1	\$85,937
46	Buchanan Hall (University College)	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	1	\$299,917
47	Business School	Services	D40 Fire Protection	Deferred Maintenance	Install solid state electronic starter on both elevators.	2	\$10,470
48	Business School	Services	D40 Fire Protection	Deferred Maintenance	Replace water heaters.	3	\$5,207
49	Business School	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	5	\$23,035
50	Business School	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
51	Business School	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
52	Business School	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
53	Business School	Services	D40 Fire Protection	Deferred Maintenance	Replace aged water-source heat pumps in a four year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	2	\$215,202
54	Business School	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$59,420
55	Business School	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,302
56	Business School	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$17,355
57	Business School	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,589

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
58	Business School	Services	D50 Electrical	Deferred Maintenance	NEC requires panic type hardware for exit door for safe and fast exit during emergency situations.	2	\$1,052
59	Business School	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
60	Carnegie	Interiors	C30 Interior Finishes	Deferred Maintenance	Repair and repaint wall finishes.	2	\$32,307
61	Carnegie	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$77,213
62	Carnegie	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$13,338
63	Carnegie	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,409
64	Carnegie	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace rotted wood windows.	1	\$88,726
65	Carpenter Building	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace wood roof trim.	1	\$5,365
66	Carter	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$270,224
67	Carter	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$3,144
68	Carter	Services	D50 Electrical	Deferred Maintenance	NEC requires exit doors to swing in the direction of egress and be equipped with panic type hardware for exit door for safe and fast exit during emergency situations.	2	\$1,052
69	Carter	Services	D50 Electrical	Functional Deficiency	Appears no emergency local gas shut off station is present per the NFPA. Also all power should also be disconnected in time of emergency.	1	\$0
70	Carver	Interiors	C10 Interior Construction	Functional Deficiency	Non rated doors.	1	\$37,268
71	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$79,812
72	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install electronic safety edge on elevator door.	1	\$4,188
73	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install solid state electronic starter.	2	\$5,235
74	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install elevator modernization package.	2	\$73,294
75	Carver	Services	D40 Fire Protection	Deferred Maintenance	Replace elevator jacking mechanism.	2	\$104,706
76	Carver	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$5,207
77	Carver	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	1	\$46,071
78	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$3,645
79	Carver	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
80	Carver	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
81	Carver	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller	5	\$150,612

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
82	Carver	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$183,364
83	Carver	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$227,351
84	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install insulation on domestic hot water piping.	2	\$2,603
85	Carver	Services	D40 Fire Protection	Deferred Maintenance	Install labeling on piping per ANSI standard.	1	\$5,207
86	Carver	Services	D40 Fire Protection	Deferred Maintenance	Replaces pumps with premium efficiency systems.	2	\$34,710
87	Carver	Services	D50 Electrical	Deferred Maintenance	All complexes - Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$9,468
88	Carver	Services	D50 Electrical	Functional Deficiency	Bonner Wing - Fire alarm system control panel inoperable. Was informed that a replacement control panel was ordered. Building should not be occupied until replaced.	1	\$0
89	Carver	Services	D50 Electrical	Functional Deficiency	Bonner Wing - Smell of natural gas was present during site visit. Appeared no gas regulator was present.	1	\$685
90	Carver	Services	D50 Electrical	Functional Deficiency	Bonner Wing - gas shut off valve behind fence and inaccessible	1	\$0
91	Carver	Services	D50 Electrical	Deferred Maintenance	Hobson Wing - Mech / Elec room is without emergency lighting and fire alarm AV devices, pull station, and smoke/heat/Co2 detectors.	2	\$7,573
92	Carver	Services	D50 Electrical	Deferred Maintenance	All switchboards, panelboards, and transformers in this room where/are subjected to water either via flooding and/or high humidity. Equipment interiors may be rusty and may not operation properly.	2	\$940
93	Carver	Services	D50 Electrical	Deferred Maintenance	HVAC lines running over top of switchboard. Switchboard paint peeling may be from leaking.	2	\$1,527
94	Carver	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replaces windows & doors.	2	\$321,433
95	Carver	Shell	B30 Roofing	Deferred Maintenance	Replace roof membrane.	2	\$1,830,730
96	Carver	Special construction and demolition Services	F20 Selective Building Demolition	Functional Deficiency	Hazardous components abatement.	1	\$139,135
97	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$242,039
98	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Replace elevator jacking mechanism.	2	\$104,708
99	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
100	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
101	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
102	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Replaces cooling tower with premium efficiency system.	3	\$41,199
103	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller	2	\$150,612
104	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$122,243

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
105	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$61,121
106	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$1,502
107	Carver Annex	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$52,065
108	Carver Annex	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
109	Carver Annex	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows & doors.	5	\$9,163
110	Carver Annex	Shell	B30 Roofing	Deferred Maintenance	Replace roof membrane.	2	\$478,144
111	Chambers	Interiors	C30 Interior Finishes	Deferred Maintenance	Replace ceiling tile where needed.	2	\$16,154
112	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$274,903
113	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Install electronic safety edge on elevator door.	1	\$4,188
114	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Install vandal-resistant fixtures in elevator car.	3	\$15,706
115	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Install elevator modernization package.	3	\$73,294
116	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	1	\$11,518
117	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
118	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$69,420
119	Chambers	Services	D40 Fire Protection	Deferred Maintenance	Repair as necessary and activate the fire pump.	1	\$17,355
120	Chambers	Services	D50 Electrical	Deferred Maintenance	NEC requires exit doors to swing in the direction of egress and be equipped with panic type hardware for exit door for safe and fast exit during emergency situations.	2	\$1,052
121	Chambers	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
122	Chambers	Services	D50 Electrical	Functional Deficiency	Protection GFI receptacles are not present within 6ft of sinks, & all water supply per the NEC. (one example of water supply would be fume hoods)	1	\$1,359
123	Chambers	Shell	B30 Roofing	Deferred Maintenance	Replace roof membrane.	1	\$458,530
124	Chase Rd Property	Services	D50 Electrical	Deferred Maintenance	Electrical & lighting system require complete replacement.	1	\$14,685
125	Chase Rd Property	Shell	B20 Exterior Enclosure	Deferred Maintenance	Reporting	5	\$198,541
126	Chase Rd Property	Special construction and demolition	F20 Selective Building Demolition	Functional Deficiency	Demolish partial building.	1	\$32,307
127	Council Federal Credit Union	Services	D40 Fire Protection	Deferred Maintenance	Building is without fire alarm A/V unit.	3	\$1,082
128	Council Federal Credit Union	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$22,988

Project List



No.	Bldg.	System	Sub System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
129	Council Federal Credit Union	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$2,523
130	Council Federal Credit Union	Shell	B20 Exterior Enclosure	Deferred Maintenance	Restore and paint exterior wood siding.	3	\$8,400
131	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$277,503
132	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
133	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$183,366
134	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$75,821
135	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$1,736
136	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Install insulation on steam, steam condensate, and domestic hot water piping.	1	\$8,678
137	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Install labeling on piping per ANSI standard.	1	\$5,207
138	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Replace the sanitary system piping.	2	\$227,462
139	Council Training	Services	D40 Fire Protection	Deferred Maintenance	Replace the fixtures.	2	\$124,566
140	Council Training	Services	D50 Electrical	Functional Deficiency	Wiring throughout the building is of a cloth insulation type. The insulation is becoming fragile. With was reported that the wiring was installed within the block work walls without conduit and has shorted out more then once. This will and is a danger to personnel.	2	\$84,919
141	Council Training	Services	D50 Electrical	Functional Deficiency	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	2	\$863
142	Council Training	Services	D50 Electrical	Functional Deficiency	Emergency egress lighting is lacking throughout the building.	2	\$2,056
143	Council Training	Services	D50 Electrical	Functional Deficiency	The building is not sprinklered and without an ADA fire alarm system. Only battery type smoke detectors are present. Though not required per code it is recommended that a fire alarm system is installed.	1	\$16,039
144	Council Training	Services	D50 Electrical	Functional Deficiency	Exit signs throughout are lacking and do not meet NFPA life safety standards.	1	\$822
145	Council Training	Services	D50 Electrical	Deferred Maintenance	Fused panel appears to be original to the building and has reached end of life and requires replacement to insure every ones safety.	2	\$4,405
146	Council Training	Services	D50 Electrical	Deferred Maintenance	Service and distribution disconnects switches will be reaching end of life within the next 5 years and should be replaced.	2	\$39,107
147	Council Training	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows & doors.	2	\$186,323
148	Council Training	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	1	\$914,692

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
149	Council Training	Special construction and demolition Services	F20 Selective Building Demolition	Functional Deficiency	Hazardous components abatement.	1	\$785,399
150	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Install battery lowering on elevator.	1	\$7,853
151	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Install solid state electronic starter.	2	\$5,235
152	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Replace mechanical door edge with electronic safety edge.	1	\$4,188
153	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
154	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil	2	\$11,518
155	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
156	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller.	2	\$274,077
157	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$80,246
158	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$1,302
159	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Install labeling on piping per ANSI standard.	1	\$5,207
160	Dawson	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$20,826
161	Dawson	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$3,506
162	Drake Hall	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$80,392
163	Drake Hall	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$14,311
164	Drake Hall	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,423
165	Drake Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair & repaint wood trim.	1	\$29,076
166	Drake Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows.	3	\$14,127
167	Drake Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows.	3	\$2,800
168	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Install electronic soft start on all three elevators.	2	\$15,705
169	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace water heaters.	3	\$2,603
170	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	4	\$69,106

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
171	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
172	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
173	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MIER.	1	\$3,471
174	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace cooling tower with premium efficiency system.	2	\$196,271
175	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace aged water-source heat pumps in a four year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	2	\$249,912
176	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$813,925
177	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$444,614
178	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Install labeling on piping per ANSI standard.	1	\$5,207
179	Earnest Knight Living and Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$43,368
180	Earnest Knight Living and Learning	Services	D50 Electrical	Functional Deficiency	Exterior emergency generator is located in close proximity to the cooling tower. The spray & splashing of the cooling tower treated water has caused corrosion to the fuel tank and possibly generator components making it unusable. Was told the temporary generator has been in place for quite a while now. The cost of renting this generator has been and will continue to be very expensive and not very feasible.	1	\$41,118
181	Earnest Knight Living and Learning	Services	D50 Electrical	Functional Deficiency	Exterior emergency generator is located in close proximity to the cooling tower. The spray & splashing of the cooling tower treated water will cause corrosion and can have a ill effect on the performance of the generator and its fuel tank. This is the same situation exists at Engineering Building.	2	\$11,748
182	Earnest Knight Living and Learning	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace failed windows.	4	\$40,707
183	Earnest Knight Living and Learning	Shell	B30 Roofing	Deferred Maintenance	Replace roofing at Kitchen/Dining.	3	\$333,839
184	Engineering School	Services	D40 Fire Protection	Deferred Maintenance	Replace cooling tower with premium efficiency system.	3	\$196,271
185	Engineering School	Services	D40 Fire Protection	Deferred Maintenance	Replace aged water-source heat pumps in a three year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	3	\$249,912
186	Engineering School	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$0

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
187	Engineering School	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$29,590
188	Engineering School	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$1,302
189	Engineering School	Services	D50 Electrical	Functional Deficiency	Exterior emergency generator is located in close proximity to the cooling tower. The spray & splashing of the cooling tower treated water will cause corrosion and can have a ill effect on the performance of the generator and its fuel tank. This is the same situation as at Earnest Knight.	2	\$11,749
190	Engineering School	Services	D50 Electrical	Deferred Maintenance	Electric room without ventilation or exhaust. Room is very warm. This extra heat will shorten equipment and conductor insulation life due to breakdown.	3	\$16,632
191	Engineering School	Services	D50 Electrical	Functional Deficiency	Appears the main service switchboard lineup is a mix of 3000A & 2500A bus sections with a main service plug rating at 3000A. The 3000A plug must be reduced to a 2500A plug.	1	\$0
192	Eugene Kendrick	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system	3	\$101,006
193	Foster Irradiation Center	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$146,064
194	Foster Irradiation Center	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
195	Foster Irradiation Center	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$36,334
196	Foster Irradiation Center	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas meter train.	1	\$2,603
197	Foster Irradiation Center	Services	D40 Fire Protection	Deferred Maintenance	Install labeling on piping per ANSI standard.	1	\$5,207
198	Foster Irradiation Center	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$26,033
199	Foster Irradiation Center	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,807
200	Foster Living/Learning	Services	D40 Fire Protection	Functional Deficiency	Install cooling system for room.	1	\$17,355
201	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Install electronic soft start on both elevators.	2	\$10,470
202	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Install battery lowering on both elevators.	1	\$4,188
203	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
204	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	3	\$57,588
205	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
206	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace cooling tower with premium efficiency system.	2	\$76,364
207	Foster Living/Learning	Services	D40 Fire Protection	Deferred Maintenance	Replace aged water-source heat pumps in a four year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	2	\$992,638

Project List



No.	Bldg.	System	Sub System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
234	Green House	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$3,818
235	Green House	Services	D40 Fire Protection	Deferred Maintenance	Install labeling on piping per ANSI standard.	1	\$2,603
236	Green House	Services	D50 Electrical	Deferred Maintenance	One emergency battery pack is present in the building with an average battery life span of 6-8 yrs. The unit appeared to be broken. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$216
237	Gym Annex	Services	D50 Electrical	Functional Deficiency	Building requires a completely new electric service, distribution and wiring system.	1	\$96,120
238	Gym Annex	Services	D50 Electrical	Functional Deficiency	Building lighting fixtures are inadequate and non-energy efficient.	1	\$10,280
239	Gym Annex	Services	D50 Electrical	Functional Deficiency	Some may also be unsafe to turn on.	1	\$17,942
240	Gym Annex	Special construction and demolition	F10 Special Construction	Functional Deficiency	Building is without fire alarm system. Building is not sprinklered.	1	\$32,307
241	Heater Hall	Services	D30 HVAC	Deferred Maintenance	Demolish building.	2	\$10,413
242	Heater Hall	Services	D30 HVAC	Deferred Maintenance	Replace the window AC with split system.	1	\$1,302
243	Hillcrest	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	3	\$54,592
244	Hillcrest	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$2,603
245	Hillcrest	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	2	\$9,611
246	Hillcrest	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	1	\$1,736
247	Hillcrest	Services	D50 Electrical	Deferred Maintenance	Repair chimney connection from furnace.	3	\$0
248	Hillcrest	Shell	B20 Exterior Enclosure	Deferred Maintenance	House is open to wildlife which may or may not have chewed on branch circuit wiring.	1	\$80,768
249	Hillcrest	Shell	B30 Roofing	Deferred Maintenance	Repair and repaint wood exterior.	1	\$28,834
250	Hobson Fieldhouse	Services	D40 Fire Protection	Deferred Maintenance	Replace roofing shingles.	3	\$74,954
251	Hobson Fieldhouse	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$2,603
252	Hobson Fieldhouse	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	2	\$17,846
253	Hobson Fieldhouse	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	1	\$1,302
254	Hobson Fieldhouse	Services	D50 Electrical	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	3	\$2,218
					Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.		

Project List



No.	Blg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
255	Honors	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$17,565
256	Honors	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$2,950
257	Honors	Services	D50 Electrical	Deferred Maintenance	Was informed that aluminum branch wiring was used throughout the house when built. Due to aluminum metal characteristics of expanding/contracting it is recommended to check all connections on all devices.	3	\$862
258	Honors	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$647
259	Hopkins Hall	Interiors	C10 Interior Construction	Functional Deficiency	Fire doors without functioning closers.	1	\$14,375
260	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Replace water heater.	3	\$2,603
261	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
262	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
263	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Replace aged water-source heat pumps in a four year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	3	\$249,912
264	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$86,775
265	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,736
266	Hopkins Hall	Services	D30 HVAC	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$17,355
267	Hopkins Hall	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
268	Hopkins Hall	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$4,854
269	Hopkins Hall	Services	D50 Electrical	Deferred Maintenance	NEC requires panic type hardware for exit door for safe and fast exit during emergency situations.	2	\$1,052
270	Hopkins Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows.	5	\$222,977
271	Hopkins Hall	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	1	\$303,955
272	Hopkins Hall	Special construction and demolition	F20 Selective Building Demolition	Functional Deficiency	Hazardous components abatement.	1	\$536,480
273	HR Module	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$47,900

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
274	HR Module	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$6,942
275	HR Module	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,294
276	HR Module	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
277	Hurt Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repainting.	3	\$68,726
278	Hurt Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair windows & doors.	3	\$12,727
279	J.F. Drake Memorial Library	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$103,635
280	J.F. Drake Memorial Library	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$129,602
281	J.F. Drake Memorial Library	Services	D40 Fire Protection	Deferred Maintenance	Replace elevator operation buttons.	3	\$3,979
282	J.F. Drake Memorial Library	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	5	\$23,035
283	J.F. Drake Memorial Library	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
284	J.F. Drake Memorial Library	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$3,865
285	J.F. Drake Memorial Library	Services	D50 Electrical	Functional Deficiency	Appeared no fire alarm ADA AV warning notification, heat detection & pull station NFPA life safety code.	2	\$5,825
286	J.F. Drake Memorial Library	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair/repaint brick retaining walls.	1	\$26,923
287	J.F. Drake Memorial Library	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	1	\$638,880
288	Lewis Crews Stadium	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
289	Lewis Crews Stadium	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$64,214
290	Lewis Crews Stadium	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair/repaint brick retaining walls.	1	\$16,154
291	McCauley	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
292	McCalep	Services	D50 Electrical	Functional Deficiency	Building requires a completely new electric service, distribution and wiring system. The present electrical service is a 120/240V, 3Phase, 4Wire system. This type of system is not seen much today. This system consists of what is called a 'high leg' meaning a different voltage is present on the system than 120v or 240v. This system can be bad for equipment and personnel if handled wrong. In addition, the system is comprised of many disconnect switches used to distribute power and located in a restroom which is unsafe.	2	\$1,644,720
293	McCalep	Services	D50 Electrical	Functional Deficiency	Lighting consists of energy inefficient T12 fluorescent and incandescent lighting fixtures and local switching. Present lighting system is inadequate for any type of planned use.	2	\$88,110
294	McCalep Vocational Building	Shell	B20 Exterior Enclosure	Deferred Maintenance	Reporting.	5	\$124,470
295	McCalep Vocational Building	Shell	B20 Exterior Enclosure	Deferred Maintenance	Windows & doors.	5	\$130,579
296	McCalep Vocational Building	Substructure	A10 Foundations	Functional Deficiency	Structural failure.	1	\$47,916
297	Mechanical Engineering ANNEX	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$17,202
298	Mechanical Engineering ANNEX	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$4,096
299	Morris	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$219,923
300	Morris	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
301	Morris	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
302	Morris	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	2	\$125,923
303	Morris	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$55,536
304	Morris	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,302
305	Morris	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$30,371
306	Morris	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
307	Morris	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$5,178
308	Morris	Services	D50 Electrical	Functional Deficiency	Appeared no fire alarm ADA AVV warning notification or smoke/heat detection present in room. NFPA life safety code.	2	\$6,355
309	Morris	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows.	4	\$110,725
310	Morris	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace storefront window system.	4	\$88,656

Project List



No.	Blgd.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-3)	Estimated Cost
311	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$446,539
312	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Install electronic safety edge on elevator door.	1	\$4,188
313	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	2	\$11,518
314	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
315	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area	1	\$1,736
316	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER	1	\$3,471
317	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$118,132
318	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train	1	\$1,736
319	Morrison	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems	2	\$26,033
320	Morrison	Services	D50 Electrical	Deferred Maintenance	Federal pacific switchboard, transformers, and panelboards are original to and present throughout the building. This particular manufacturer has not been in business for sometime and parts are scarce. In addition circuit breakers are known to malfunction when tripped or are turned on/off resulting in injury due to a fault in the manufacturers design.	3	\$28,428
321	Morrison	Services	D50 Electrical	Functional Deficiency	Very loud in room. Would not be able to hear fire alarm warning audio as required per NFPA code which may place personnel in danger.	2	\$2,330
322	Morrison	Services	D50 Electrical	Deferred Maintenance	Radio station is without emergency power backup. Would assume that the station is used or could be used for campus and public emergency announcements.	3	\$53,222
323	Morrison	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$4,405
324	Morrison	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
325	Morrison	Services	D50 Electrical	Deferred Maintenance	NEC requires panic type hardware for exit door for safe and fast exit during emergency situations.	3	\$1,052
326	Morrison	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair and repaint brick.	2	\$317,793
327	Morrison House	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$21,685
328	Morrison House	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$3,645
329	Normal Hills APTS	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$52,065

Project List



No.	Blq.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
330	Normal Hills APTS	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$260,325
331	Normal Hills APTS	Services	D50 Electrical	Functional Deficiency	Main service distribution equipment is unlocked and accessible to unauthorized personnel making them susceptible to Arc Flash dangers.	1	\$0
332	Normal Hills APTS	Shell	B10 Superstructure	Deferred Maintenance	Paint stair towers.	1	\$181,535
333	Normal Hills APTS	Shell	B30 Roofing	Deferred Maintenance	Replace gutters & downspouts.	1	\$10,789
334	Normal Hills APTS	Shell	F20 Selective Building	Functional Deficiency	Abate mold.	1	\$1,615
335	Old Barn	Shell	B20 Exterior Enclosure	Functional Deficiency	Structural failure.	1	\$12,923
336	Old Security Office	Special construction and demolition	F10 Special Construction	Functional Deficiency	Demolish building.	1	\$21,538
337	OLD Silo	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair structure.	1	\$538
338	Old University Stadium	Services	D50 Electrical	Functional Deficiency	Electrical & lighting system require complete replacement.	1	\$7,636
339	Old University Stadium	Substructure	A10 Foundations	Deferred Maintenance	Restore stonework.	5	\$107,690
340	Palmer	Interiors	C30 Interior Finishes	Deferred Maintenance	Install ceramic tile.	1	\$25,846
341	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$233,104
342	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Replace the window AC with split system.	2	\$34,710
343	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
344	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
345	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$58,865
346	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,736
347	Palmer	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$26,033
348	Palmer	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,561
349	Palmer	Services	D50 Electrical	Functional Deficiency	Switchboard exterior rusty. Appears to be to much humidity in the air. The interior of the switchboard is most likely the same.	1	\$862
350	Palmer	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair & recaulk.	3	\$48,461
351	Palmer	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	2	\$180,273
352	Patton	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$393,716
353	Patton	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
354	Patton	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller.	3	\$274,077

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
355	Patton	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$90,718
356	Patton	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$28,033
357	Patton	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$3,101
358	Patton	Services	D50 Electrical	Deferred Maintenance	Federal pacific panelboards are original to and present throughout the building. This particular manufacturer has not been in business for sometime and parts are scarce. However this equipment is known to malfunction when breakers trip and are turned on/off resulting in injury due to a fault in the manufacturers design.	3	\$17,618
359	Patton	Services	D50 Electrical	Deferred Maintenance	Federal pacific switchboard sections original to the building. This particular manufacturer has not been in business for sometime and parts are scarce. However this equipment is known to malfunction when breakers trip and are turned on/off resulting in injury due to a fault in the manufacturers design.	3	\$27,412
360	Patton	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows & doors.	5	\$507,807
361	Patton House	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$21,685
362	Patton House	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$3,645
363	Patton House	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,736
364	Patton House	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$431
365	Patton House	Services	D50 Electrical	Functional Deficiency	Main service distribution equipment is unlocked and accessible to unauthorized personnel making them susceptible to Arc Flash dangers	1	\$0
366	Polk Cottage	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$15,014
367	Polk Cottage	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$2,523
368	Polk Cottage	Shell	B20 Exterior Enclosure	Deferred Maintenance	Restore and paint exterior wood siding.	4	\$9,692
369	Pope Cottage	Services	D50 Electrical	Deferred Maintenance	No access at time of visit but was informed the same as Council FCU. Building is without fire alarm AV unit.	3	\$1,082
370	Poultry Science	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system	3	\$17,494

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
371	Poultry Science	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
372	Poultry Science	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$4,165
373	Poultry Science	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,736
374	Poultry Science	Services	D50 Electrical	Functional Deficiency	Emergency Generator battery has been disconnected or removed being battery terminal is hanging out of the enclosure.	1	\$215
375	Poultry Science	Services	D50 Electrical	Functional Deficiency	Emergency generator natural gas fuel line system appears to be without a gas pressure regulator or a local shutoff.	2	\$1,527
376	Poultry Science	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,294
377	Poultry Science	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repainting.	3	\$127,397
378	Prentiss Dining Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repainting/repair.	3	\$8,077
379	Prentiss Dining Hall	Shell	B20 Exterior Enclosure	Deferred Maintenance	Windows & doors.	3	\$91,889
380	Prentiss Dining Hall	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	3	\$503,182
381	R.H. Lee Complex	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$213,743
382	R.H. Lee Complex	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller.	4	\$150,612
383	R.H. Lee Complex	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$50,770
384	R.H. Lee Complex	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,209
385	R.H. Lee Complex	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode.	1	\$0
386	R.H. Lee Complex	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repainting.	4	\$258,104
387	ROTC Skills	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$10,934
388	ROTC Skills	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$2,603
389	ROTC Skills	Services	D50 Electrical	Functional Deficiency	It appears that there is no emergency egress lighting throughout the building as per NFPA.	1	\$1,371
390	ROTC Skills	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	1	\$40,384
391	Security Office	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603

Project List



No.	Bldg.	System	Sub System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
392	Security Office	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$4,528
393	Security Office	Special construction and demolition	F10 Special Construction	Functional Deficiency	Demolished.	1	\$0
394	Stephens	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$232,788
395	Stephens	Services	D40 Fire Protection	Deferred Maintenance	Replace the window AC with split system.	2	\$34,710
396	Stephens	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller.	2	\$150,612
397	Stephens	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$58,785
398	Stephens	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	3	\$26,033
399	Stephens	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$3,288
400	Stephens	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	1	\$349,442
401	T.M. Elmore Gym	Interiors	C10 Interior Construction	Deferred Maintenance	Shower fittings.	1	\$12,923
402	T.M. Elmore Gym	Interiors	C30 Interior Finishes	Deferred Maintenance	Wood flooring.	1	\$5,385
403	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$814,533
404	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Replace elevator jacking mechanism.	2	\$104,706
405	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Replace water heaters.	3	\$7,810
406	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	2	\$11,518
407	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
408	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
409	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/showers station in the MER.	1	\$3,471
410	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Replace cooling tower with premium efficiency system.	2	\$76,364
411	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	3	\$189,366
412	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$181,007
413	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,736
414	T.M. Elmore Gym	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	3	\$26,033

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
415	T.M. Elmore Gym	Services	D50 Electrical	Functional Deficiency	All panels are accessible to unauthorized personnel subjecting them to possible dangerous Arc Flash. These panels are used for switching of lighting and other equipment. While inspecting this building it was found that the circuit breaker for the Fire Alarm System had been turned off and the backup battery for the fire alarm system drained out. It could not be determined how long the fire alarm system was incapacitated but suspect for a while placing all personnel in a life safety situation.	1	\$0
416	T.M. Elmore Gym	Services	D50 Electrical	Deferred Maintenance	Lighting consists of 400w high bay Metal Halide and 8 high bay compact fluorescent light fixtures. Lighting is very poor with light levels far from the recommended NCAA lighting levels. These fixtures are not energy efficient. Was told that basically these fixtures stay on 24/7 making them very costly to operate. In addition these fixtures are controlled via circuit breakers which is not recommended at all.	3	\$179
417	T.M. Elmore Gym	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,250
418	T.M. Elmore Gym	Services	D50 Electrical	Functional Deficiency	Fire alarm system in trouble mode after breaker was turned back on. May be that battery needs replaced.	1	\$0
419	T.M. Elmore Gym	Services	D50 Electrical	Functional Deficiency	It appears that emergency egress lighting was lacking throughout the building.	1	\$4,288
420	T.M. Elmore Gym	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$431
421	T.M. Elmore Gym	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	2	\$851,050
422	T.R. Parker	Interiors	C30 Interior Finishes	Deferred Maintenance	Replace tile flooring.	1	\$17,769
423	T.R. Parker	Interiors	C30 Interior Finishes	Deferred Maintenance	Replace ceilings.	2	\$77,537
424	T.R. Parker	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$43,630
425	T.R. Parker	Services	D40 Fire Protection	Deferred Maintenance	Replace water heaters.	3	\$5,207
426	T.R. Parker	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$10,413
427	T.R. Parker	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$2,603
428	T.R. Parker	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,294
429	T.R. Parker	Shell	B30 Roofing	Deferred Maintenance	Replace roofing.	1	\$161,535

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
430	T.R. Parker Annex	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$58,313
431	T.R. Parker Annex	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
432	T.R. Parker Annex	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
433	T.R. Parker Annex	Services	D40 Fire Protection	Deferred Maintenance	Replace cooling tower with premium efficiency system.	2	\$93,719
434	T.R. Parker Annex	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$13,884
435	T.R. Parker Annex	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems	3	\$26,033
436	T.R. Parker Annex	Services	D50 Electrical	Deferred Maintenance	Emergency battery ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,294
437	Terry	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$222,248
438	Terry	Services	D40 Fire Protection	Deferred Maintenance	Replace chiller	3	\$150,612
439	Terry	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$58,486
440	Terry	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train	1	\$1,302
441	Terry	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$5,089
442	Terry	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows.	5	\$119,316
443	Thigpen	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$211,617
444	Thigpen	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
445	Thigpen	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
446	Thigpen	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$55,689
447	Thigpen	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,302
448	Thigpen	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,250
449	Thigpen	Services	D50 Electrical	Deferred Maintenance	Westinghouse panelboards have reached end of life and should be replaced.	3	\$13,214
450	Thigpen	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	3	\$213,432

Project List



No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
451	Thomas	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$286,509
452	Thomas	Services	D40 Fire Protection	Deferred Maintenance	Replace the window AC with split system.	2	\$34,710
453	Thomas	Services	D40 Fire Protection	Deferred Maintenance	Replace boiler.	3	\$125,923
454	Thomas	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$75,367
455	Thomas	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	2	\$28,033
456	Thomas	Services	D40 Fire Protection	Deferred Maintenance	Label all piping per ANSI standard.	2	\$5,207
457	Thomas	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$5,623
458	Thomas	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	1	\$301,783
459	Thomas	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows & doors.	5	\$251,995
460	Thomas	Shell	B30 Roofing	Deferred Maintenance	Replace roofing & gutters	1	\$253,115
461	Thomas	Special construction and demolition	F20 Selective Building Demolition	Functional Deficiency	Hazardous components abatement.	1	\$822,017
462	Virginia McCormick Building	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$47,797
463	Virginia McCormick Building	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$7,209
464	Virginia McCormick Building	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$1,344
465	Virginia McCormick Building	Services	D50 Electrical	Functional Deficiency	The building is not sprinklered and without an ADA fire alarm system. Only battery type smoke detectors are present. Though not required per code it is recommended that a fire alarm system is installed.	3	\$15,860
466	Virginia McCormick Building	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	1	\$74,453
467	Virginia McCormick Building	Shell	B30 Roofing	Deferred Maintenance	Downspouts.	1	\$1,965
468	Virginia McCormick Building	Shell	C30 Interior Finishes	Deferred Maintenance	Repair and repair interior walls.	1	\$8,831
469	Walker Wood	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	1	\$223,359
470	Walker Wood	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repair/Replace windows & doors.	1	\$5,395
471	Water Pump House	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repointing.	5	\$16,036
472	Water Pump House	Shell	B20 Exterior Enclosure	Deferred Maintenance	Windows & doors.	5	\$9,163
473	Water Pump House	Shell	B30 Roofing	Deferred Maintenance	Replace shingles.	5	\$11,631

Project List



No.	Elig.	System	Sub System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
474	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
475	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	5	\$11,518
476	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
477	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Provide containment for the chemical storage area.	1	\$1,736
478	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Provide emergency eyewash/shower station in the MER.	1	\$3,471
479	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$145,782
480	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,736
481	Wellness Center	Services	D40 Fire Protection	Deferred Maintenance	label all piping per ANSI standard.	2	\$3,471
482	Wellness Center	Services	D50 Electrical	Deferred Maintenance	NEC requires panic type hardware for exit door.	2	\$1,052
483	Wellness Center	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace gaskets.	1	\$3,231
484	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$209,551
485	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Install solid state electronic starter.	2	\$5,235
486	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
487	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	2	\$11,518
488	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
489	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Replace aged water-source heat pumps in a four year plan. The estimate is intended to provide for the total project, and the priority assigned is the recommended starting point.	2	\$249,912
490	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$54,148
491	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Provide safety bollards around gas pressure reduction meter train.	1	\$1,302
492	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	label all piping per ANSI standard.	2	\$3,471
493	William H. Council	Services	D40 Fire Protection	Deferred Maintenance	Replace pumps with premium efficiency systems.	3	\$26,033
494	William H. Council	Services	D50 Electrical	Functional Deficiency	Switchboard exterior rusty. Appears to be too much humidity in the air. The interior of the switchboard is most likely the same.	1	\$862
495	William H. Council	Services	D50 Electrical	Deferred Maintenance	Emergency battery packs and ballasts are present throughout with an average battery life span of 6-8 yrs. Random testing of some fixtures did not appear to meet NFPA. NFPA requires a comprehensive testing and maintenance plan for these units.	3	\$2,019
496	William H. Council	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repainting.	2	\$137,738
497	William H. Council	Shell	B20 Exterior Enclosure	Deferred Maintenance	Downspouts.	2	\$4,846
498	Wilson	Services	D40 Fire Protection	Deferred Maintenance	Install fire protection sprinkler system.	3	\$68,518
499	Wilson	Services	D40 Fire Protection	Deferred Maintenance	Install elevator modernization package.	1	\$73,294



Project List

No.	Bldg.	System	Sub-System	Project Type (Deferred Maintenance or Functional Deficiency)	Project Name	Priority (1-5)	Estimated Cost
500	Wilson	Services	D40 Fire Protection	Deferred Maintenance	Replace water heater.	3	\$2,603
501	Wilson	Services	D40 Fire Protection	Deferred Maintenance	Convert to high performance hydraulic oil.	3	\$11,518
502	Wilson	Services	D40 Fire Protection	Deferred Maintenance	Install containment for hydraulic oil.	2	\$1,215
503	Wilson	Services	D40 Fire Protection	Deferred Maintenance	Upgrade controls, completing the conversion to DDC, providing modern DDC sensors and controllers, updated programming, and communication integration into the campus-wide system, including web access.	2	\$14,578
504	Wilson	Shell	B20 Exterior Enclosure	Deferred Maintenance	Repoining.	3	\$124,088
505	Wilson	Shell	B20 Exterior Enclosure	Deferred Maintenance	Replace windows.	3	\$27,490