Report Parameters: Program = VHA, District = 3, VISN = 12, Station = 578

578 - Hines — District VHA - Midwest, VISN 12

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	OP/Research/Admin.
1	1921	0	4	442,785		Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	235065	2	D	*	3	*	$99,253	Provide complying landing at top of ramp at door; 2% maximum slope, handrails, curbs, warning stripes, etc.
Accessibility	236633	3	F	*	3	*	$137,841	Ramp to Building 220 at second floor is non-complying; upgrade.
Accessibility	236634	4	F	*	3	*	$13,670	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	236635	5	D	*	3	*	$73,105	Exit stairs existing are non-complying. Provide complying handrail extensions at all interior and exterior stairs; complying warning stripes at nosings. Non-complying stairs may remain under IBC.
Accessibility	236636	6	F	*	3	*	$2,399,871	Toilets are not complying. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.
Accessibility	236637	7	D	*	3	*	$75,159	At least one locker and shower shall be accessible at each staff locker room and toilet.
Accessibility	236638	8	D	*	3	*	$650,752	Provide lever type hardware throughout building; 80 percent doors have conventional knob hardware.
Accessibility	236639	9	D	*	3	*	$185,477	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. Approx 20 locations.
Accessibility	236640	10	D	*	3	*	$180,591	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Accessibility	279153	11	D	*	3	*	$38,109	Provide disabled accessible height counter space at service counters, 34 in. maximum AFF; at Nuclear Medicine, PIV badging, Police, and at the Credit Union.
Accessibility	165994	1	D	*	3	*	$270,561	Building is partially accessible; 60% of entries are required to be accessible.
Exterior Walls	413605	2	F	100	5	*	$1,526,791	Third and fourth floor balustrades falling and crumbling remove and or replace. All balconies are dangerous and have scaffolding for safety while scheduled for removal.
Exterior Walls	165996	1	F	10	5	exceeds	$8,687,261	All exterior masonry walls are in generally poor condition. Clean, repair, repoint all masonry, paint all trim. Water infiltration through brick walls is widespread. Scaffolding required to protect occupants leaving the building at several locations including Child Day Care Playground.
Fixed Equipment	165997	1	D	15	1	exceeds	$38,748,064	Generally in poor condition. Replace throughout.
Interior Finish/Door	363472	10	F	10	1	*	$447,859	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-18-021 created by VHAHINDoyleL.] * Police operations center is currently vacant and construction is incomplete. It was reported that Dispatch is currently only 50% functional. Completion of construction is required for Police to fully operate.
Interior Finish/Door	363473	11	D	10	1	exceeds	$758,988	Lab casework and flooring is past its useful life. Replace casework and flooring.
Interior Finish/Door	364976	12	D	10	1	*	$98,259	Water leaks have caused plaster spalling at various locations throughout the VMU.
Interior Finish/Door	364977	13	D	10	5	*	$590,835	Asbestos abatement for C244-1 area (approx. 2,100 sf) to restore to safe and useful condition.
Interior Finish/Door	279155	9	B	10		4	$0	Conference Room C308 and Child Daycare Toilet in good condition.

Interior Finish/Door	236902	2	D	10	1	exceeds	$13,340,547	Research - Complete renovation of all ORD spaces is required, including ceilings, walls, floors, doors and frames, door hardware, windows, etc. Renovation of approximately 80426 SF.
Interior Finish/Door	236903	3	D	*	1	*	$248,810	Water leaks have caused plaster spalling at various locations in Library at racks and in Conference Room 2. Repair water leaks and plaster.
Interior Finish/Door	236904	4	D	*	1	*	$522,887	Information Technology area is critical to medical center operations but is located in area with water leaks and asbestos; security also a concern. Repair water leaks and mitigate asbestos issues; enhance security or relocate facility.
Interior Finish/Door	236906	6	D	*	1	*	$105,330	Leak damage in VMU Storage, Room 1B 451; investigate and repair. OR 6: leak in ceiling above surgical light. Both from ongoing mechanical leaks in attic.
Interior Finish/Door	236908	8	D	*	1	*	$21,236	10" x 18" dent in VCT floor at Room A 326; investigate cause and repair. Flooring and walls cracked at ramp in Corridor 4B. Investigate cause and repair.
Interior Finish/Door	165998	1	D	10	1	exceeds	$84,707,690	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-19-012 created by VHAHINDoyleL.] * Generally in poor condition on all levels. Rework interior throughout and replace finishes. * Includes first floor B-section (578-16-006), first floor E-section (578-16-009), and third floor G-section
Life Safety	236909	2	D	*	5	*	$10,075,597	Building is not fully sprinklered. Provide justification for unsprinklered areas under applicable Building/Fire Code provisions.
Life Safety	236910	3	D	*	5	*	$1	Exterior fire escapes at Sections B, C, and E are existing, non-complying, but may remain under IBC. Fire escapes at Sections A and G have been removed. Cost included in Record 236912.
Life Safety	236911	4	C	*		*	$0	Elevators and exit stairs sharing a common lobby at Sections A and G are existing non-complying, but may remain under IBC.
Life Safety	236912	5	F	*	5	*	$350,063	Mitigate dead end corridor conditions at ends of Sections A and G, and as occur.
Life Safety	236913	6	D	*	5	*	$192,722	Clearance of doors at exit stairs is insufficient. Provide sufficient exit width, rated doors, panic hardware, etc. Library included.
Life Safety	236914	7	D	*	5	*	$33,486	Provide Areas of Refuge within rated vertical exit enclosures on an ongoing basis as interior renovations are implemented. (Do not duplicate, cost is normally part of the Safety & Infection Control specific construction project budget).
Life Safety	236915	8	D	*	5	*	$28,398	Verify positive pressurization, smoke seals, etc. at exit stairs. This FCA reviewer does not believe that stair pressurization is required in this building, but smoke seals at stair doors are recommended.
Life Safety	165999	1	F	*	5	*	$109,929	Patch/Repair fire and smoke wall penetrations and install inner locks on door hold opens. Add at all cross corridor doors.
Roof	279156	2	D	*	1	*	$1,180,605	Attic should be insulated for energy savings: research appropriate insulation type and installation details.
Roof	166000	1	B	20		17	$0	Roof replaced in 2018.
Signage / Wayfindg	166001	1	D	10	1	exceeds	$1,106,999	Beyond useful life and lacks good wayfinding.
Windows	166002	1	C	30		10	$0	1200 aluminum double glazed replacement windows in average condition.
Windows	166003	1	C	30		exceeds	$0	240 aluminum double glazed replacement windows in average condition.
Windows	166004	1	D	30	3	exceeds	$4,872,702	960 wood double hung single glazed windows in poor condition.
Fixed Research Equipment	292411	2	B	15		4	$0	Research - Cage washer in B400 is in good condition.

Fixed Research Equipment	292412	3	D	15	4	exceeds	$3,292,524	Research - Base and upper cabinets are beyond their useful lives in rooms A-315, A-318, A-326, A-329, A-337, A-341, A-418, B-338, B-341, B-342, C-235, C-237, C-244D/C-246A, C-248, C-247, D-217, D-218, D-220, D-225, D-400C, D-400L, D-400N, E-426, E-447, E-449, & E-457; demolish existing casework and replace with metal base and upper cabinets with epoxy counter tops (1473 LF). Countertops are beyond useful life in B-360 and should be replaced with new epoxy counter top (46 LF). Research sterilizer needs to be installed.
Fixed Research Equipment	292413	4	D	15	4	exceeds	$1,823,344	Research - Remove, replace & install (1) new chemical fume hood of same size as existing each in rooms A-214, A-340, B-300, B-303, B-306, B-338, B-356, C-208, C-216/C-222, C-244, C-244D/C-246A, C-247, D-220, D-225, E-426, E-447, E-449, & E-457 and (2) new chemical fume hoods of same size as existing in room B-360; reconnect to electrical services and provide proper certification.
Fixed Research Equipment	292414	5	F	15	1	exceeds	$2,637,681	Research - Remove, replace & install (1) new 210 SF Cold Room at room A305, (1) new 514 SF Cold Room at room B338, (1) new 100 SF Cold Room at room B339, (1) new 52 SF Cold Room at room B407, (1) new 80 SF Cold Room at room C-235, (1) new 176 SF Cold Room at room A-337, & (1) new 99 SF Cold Room at room B407A; reconnect to electrical services. Verify connection to emergency power per NIH standards.
Fixed Research Equipment	292415	6	F	15	1	exceeds	$8,057	Research - Remove, replace & install new Ice Machine in 341; reconnect to electrical services
System Total Correction $179,641,054						**System Replacement Cost** $186,927,602		Ratio: 0.96
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	166005	1	C	*		*	$0	* Panelboards are in electrical rooms and in corridors. 50% of the panelboards are located in the corridors. * Telecommunications equipment is in closets.
Emerg Elec Sys.	413430	2	D	25	5	*	$77,612	ATS in room F222 doesn't have NEC required working clearance. ATS and distribution equipment in room D222, room is very hot. Provide cooling in room. Equipment in room D108A do not have adequate working clearance
Emerg Elec Sys.	413431	3	D	30	5	*	$445,823	Ground fault at loads will trip the breakers in the emergency distribution panel. Perform coordination study for the entire electrical system for the building
Emerg Elec Sys.	166008	1	F	25	5	exceeds	$814,288	* Bldg is served by 4 generators, in adjacent Bldgs 222, 223, 224, 225. * Adequate egress lighting. * 1984-vintage Zenith transfer switches are in poor condition. Replace with new (4) 400 208/120V ASCO auto transfer switch with isolation by pass. * Replace old (4) 400A, 208/120V Emergency Distribution Panel in second floor electrical room in Section A, C , E and G. * Replace (21) 100A, 208/120V old and obsolete emergency panel in 1st, 3rd and 4th floor in Sections A, B, C, D, E, F and G.
Emerg Elec Sys.	166011	1	D	25	4	exceeds	$594,431	50% exit lights replaced with LED-type. Replace remaining with LED type.
Fire Alarm	166015	1	D	15	5	13	$14,860,763	* 2019 Simplex 4100U fire alarm system with new addressable system. * Upgrade fire alarm devices and wiring. * Duct smoke detectors not installed on all air handling units.
Lighting & Power	291292	2	D	25	5	*	$7,303,149	RESEARCH - Increase lighting levels in ALL research areas, replace fixtures. Recommended level is minimum of 70 footcandles.

Lighting & Power	291297	3	D	25	5	*	$122,143	RESEARCH - Install additional 208V outlets in A238 and additional capacity in A240 PNS/CNS Regeneration Labs.
Lighting & Power	166018	1	C	25		13	$0	* Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. * A minority of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects. * Corridor lighting has mostly been replaced and is in fair condition.
Lighting & Power	166020	1	F	25	5	exceeds	$12,003,120	* Approximately 60% of the branch circuit wiring is cloth-insulated in poor condition. The majority of the fluorescent lighting is T12 lamps with core and coil ballasts. Replace wiring with THHN/THWN, and lighting with T8 lamps with electronic ballasts. Typically guard and/or repair elevator machine room lighting. Replace old cloth insulation with new insulated wiring is necessary. Install remaining 40% fluorescent lighting with new T8 lamps and electronic ballast in the building. * There have been lighting replacement projects within corridors but the wiring was only replaced where it was not feasible to reconnect the new fixtures to the wiring. The remaining light fixtures as well as the majority of the wiring should be replaced. Due to many renovation projects, labeling and identification is inaccurate and/or nonexistent. There is also a lot of abandoned wiring that needs to be removed."
Lightning Protect	166021	1	D	20	5	*	$124,405	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	166022	1	C	15		3	$0	TV: Headend amplifiers for Medical Center TV service are owned by cable provider, and installed in room F155. Distributed amplifiers, of various manufacturers, provide TV service to Bldgs 1, 113, 128, 200, 217, 221, and 228. System is generally in acceptable condition.
Secondary Dist.	363201	4	D	30	5	*	$890,628	Emergency distribution is not separated between code required emergency (fire alarm, egress lighting, exit signs) and non-code required emergency
Secondary Dist.	241166	2	F	30	5	exceeds	$5,557,925	"Replace (28) 400A -120/208v old and obsolete secondary distribution panels in 1st floor hallways in Wing A, B, C, D, E, F, G (4 panels in each wing). Replace (84) 100A & 200A (mixed manufacturer) subpanels old and obsolete in 2nd , 3rd and 4th floor hallways in Wing A, B, C, D, E, F, G (4 panels in each wing per floor). Panelboards above have exceeded their life expectancy and require replacement but they are currently functional as-is."
Secondary Dist.	249011	3	D	30	5	exceeds	$2,290,186	"ELECTRICAL STUDY (01/2008) (Costs shown below are from study. Correction dollars include updated costs for these Elec Study items.) * Provide larger electrical service room, and replace and consolidate transformers and service equipment. ($175,000) * Replace electrical equipment. ($10,000 to $20,000 per location; study does not define quantity of locations) (Allowance included pending quantification at next FCA.) Pricing should be updated to reflect current market costs. Refer to secondary distribution sections above for requirements to price. "

Secondary Dist.	166023	1	F	30	5	exceeds	$4,458,229	* Eight (8) indoor GE AV-line 2000A 208/120V switchboards. Two (2) GE AV 800A line board 208/120V switchboards. Panelboards (mixed manufacturers) and feeders. * The distribution equipment throughout have exceeded their life expectancy but are currently functional as-is. The distribution equipment requires replacement and the electrical rooms require attention to conditioning. * Ground fault protection settings not properly set, occasionally causing nuisance tripping of the main circuit breakers.
Transformer	241168	2	F	30	5	exceeds	$150,134	Install high voltage front protection shield on (5) outdoor pad mounted transformer except for transformer ITF. Repair transformer ITCA housing (damaged base due to corrosion). Repair and re-paint transformer ITB and ITCA.
Transformer	166025	1	F	30	5	exceeds	$557,925	Ten (10) outdoor padmounted transformers with primary selective switches are in fair condition. 4.16kV primary; 208/120V secondaries. Eight (8) oil-filled; two dry-type (1TD). Integral primary-selective switches on all transformers. Busway feeds into indoor switchboards. Section A- ITA GE 500KVA - 4.16kV -208/120V outdoor pad mounted transformer with 2000A busway. Section B- ITB GE 750KVA - 4.16kV - 208/120V outdoor pad mounted transformer with 2000A busway. Section C- ITC Square D 750KVA - 4.16kV -208/120V outdoor pad mounted transformer with 2000A busway. Section ITCA GE 500KVA- 4.16kV -208/120V outdoor pad mounted transformer with 2000A busway. Section D- ITD GE 500KVA - 4.16kV -208/120V outdoor pad mounted transformer with 2000A busway. Section E- ITE GE 500KVA - 4.16kV - 208/120V outdoor pad mounted transformer with 2000A busway. Section F- ITF GE 500KVA - 4.16kV -208/120V outdoor pad mounted transformer with 2000A busway and ITF1 GE 300 KVA - 4.16kV -208/120V outdoor pad mounted transformer with 800A busway. Section G- ITG1 GE 500KVA - 4.16kV -208/120V outdoor pad mounted transformer with 2000A busway and ITG2 GE 300 KVA - 4.16kV -208/120V outdoor pad mounted transformer with 800A busway. The transformers and their associated busway into the building are currently functional as-is, but they are in poor condition. Some transformers have been painted and appear ok on the exterior, but FMS indicates that the internal components are rusted and have exceeded their life expectancy. Refer to secondary distribution above for cost to consolidate the transformers and provide new power distribution for the entire building.
Transformer	413432	3	A	30		29	$0	(3) 500KVA Outdoor pad mounted transformers and integral switches were replaced in 2020 and in good condition.
Transformer	413433	4	A	30		19	$0	(2) 500KVA outdoor pad mounted transformers and integral switches were replaced in 2010 and in good condition.
System Total Correction $50,250,761						**System Replacement Cost** $68,284,056		Ratio: 0.74
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Steam Distribution	166026	1	D	40	4	exceeds	$59,443,052	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-016 created by VHAHINDoyleL.] * Steam piping in both the bldg B-1 and tunnels exceeds its useful life expectancy and is in poor condition. Existing condensate system is undersized to handle load of additional bldgs which utilize Bldg 1 for condensate return. * 2021 Steam piping has not been upgraded and remains in the same condition as before.
System Total Correction $59,443,052						**System Replacement Cost**		
System Total Pending								

Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Asbestos	292417	1	D	*	3	*	$937,480	Research - VCT flooring contains asbestos in rooms A209/A211, A-212, A213/A213A, A-238, A-240, A-315, A-318, A-415, A-419, C-235, C-244, C-236A, C-236, C-244A, C-244B, C-244C, C-244D/C-246A, D-217, D-218, D-220, D-225, E-426, E-447, E-449, & E-457; remove and abate existing asbestos-containing VCT floor (7307 SF). Cost of new flooring included in Architectural>Interior Finish/Door.
System Total Correction $937,480						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	291306	19	D	20	3	exceeds	$692,145	* RESEARCH - Replace: AHU-A330 with new air handler and air cooled condensing unit that will meet the VA Guidelines and Standards. Estimated 6,000 cfm capacity AHU and a 30 T ACCU for cost purposes. * 2021 update - Year built is approx. 1975. Piping deteriorated. Controls obsolete. Steam/DX.
Air Handling Equip	291311	20	B	20		13	$0	* RESEARCH - AHU-B330 is a Carrier central station AHU with a condensing unit in good condition. * 2021 The same as above; M#39MN21D021K5T13XGS; S#0113U00510
Air Handling Equip	291314	21	D	20	3	exceeds	$457,370	* RESEARCH - Replace AHU-B309 with new air handler with 100% O.A. and all the components to meet VA Guidelines and Standards. Provide new DDC controls. Estimated 6,000 cfm capacity for cost purposes. * 2021 Steam and chilled water. Dated around 1974. Steam coil is broken. Served by air cooled chiller and chilled water pump 5 hp. Very old.
Air Handling Equip	363314	23	F	20	3		$6,786	Freeze stat is not located well and causes issues. Relocated low limit thermostat.
Air Handling Equip	363319	24	D	20	3		$58,810	Face and bypass operation is reported to not work correctly.
Air Handling Equip	363320	25	D	20	3		$226,191	Controls for D327 are obsolete and should be replaced.
Air Handling Equip	363321	26	D	20	3	exceeds	$200,622	* AHU B-138 has issues with cooling coil. * 2021 Same as above; Units is very old; M#40RR-034---017; S#2593F54704
Air Handling Equip	363322	27	D	20	3	exceeds	$957,969	* AHUC311 is short of capacity, the DX unit is short of capacity. * 2021 The same condition as above remains; This unit also has steam coil. Carrier M#5088012410; S#B437488; Manufacturer is unknown.

Air Handling Equip	363323	28	C	25		11	$0	* Indoor unit AHU-D327 is an indoor unit with DX cooling, steam preheat coil, no economizer and no DDC controls. * 2021 The same condition remains; Carrier M# 40RM-016--B611HC; S# 2802F64483;
Air Handling Equip	363324	29	D	20	3	exceeds	$835,924	* A432 is an AHU that is connect to a chiller that is short of capacity. Provide a new 85 T chiller. * 2021 The condition above remains. In addition piping has leaks. Unit is by BLC Industries M#08X32/22; S# 10582C; Dated 1993; Heating and chilled water;
Air Handling Equip	363325	30	D	20	3	exceeds	$939,913	* C436 is and indoor AHU in poor condition and should be replaced. * 2021 The same condition remains; This is chilled and heating water AHU; York M# CS402SHAF; Order # 92-901300A; Installed in 92; DDC Controls;
Air Handling Equip	363326	31	B	20		7	$0	AHU associated with A230. This is newer DX cooling only unit; Trane model MCCB012UA0A0UA; S#K06D52222;
Air Handling Equip	363327	32	C	20		5	$0	HX associated with G210. AHU is dated 2006 and is in good working condition; Air cooled chilled associated with this unit needs buffer tank. Not enough volume; Trane M# MCCB012UADC0UA; S#K05L2B331A
Air Handling Equip	363328	33	C	20		13	$0	AHU G23 is a central station unit with DX unit both in fair condition. This unit is in room G235; Carrier S#39MN17CO108KG44XDS; Steam/DX dated 2008
Air Handling Equip	363330	35	D	20	3	exceeds	$752,332	C226 Steam heating Steam humidification. DX cooling. Dated 1990. Face and bypass does not work. Pneumatic controls are obsolete. Insulation is deteriorated. Carrier S# 81890T25060; M#39ED1125060
Air Handling Equip	363331	36	D	20	3	exceeds	$663,330	* G441 Modular Carrier unit has corrosion in drain pan. * Same condition as above applies; DX/Steam has issues with controls.
Air Handling Equip	363332	37	C	20		5	$0	AHU-D327 is DX/Steam dated 2002
Air Handling Equip	363333	38	D	20	3	exceeds	$556,686	AHU C436 is a modular central station unit located above a HX and difficult to access. The unit has chilled water and steam and is in poor condition. Unit is York installed in 92
Air Handling Equip	363334	39	D	20	3	exceeds	$618,584	Trane AHU C210 over 30 years old. Steam/chilled water. Old pneumatic controls
Air Handling Equip	363335	40	B	20		12	$0	AHU G102 in good condition. Indoor central station unit with outdoor DX unit.
Air Handling Equip	291316	22	F	20	3	exceeds	$978,031	* RESEARCH - This unit has a bad drain pan and poor controls. The associated compressor is in poor condition. Replace AHU-2C/2D with new air handler with 100% O.A. and all the components to meet VA Guidelines and Standards. Estimated 13,000 cfm capacity for cost purposes. * 2021 Dated approx. 1981; Steam disconnected. DX cooling;
Air Handling Equip	413587	41	C	20		*	$0	E348 CARRIER AHU STEAM/DX CONDENSATE PUMP GETS PLUGGED, CONTROLS NEED UPGRADE.
Air Handling Equip	413588	42	F	20	3	*	$4,630,134	* F356 Old Trane AHU DX/Steam s#K8(S)8011702. * ALL COMPONENTS FAILED ONLY FAN WORKING; OFFICES HAVE WINDOW UNITS.
Air Handling Equip	413589	43	C	20		*	$0	CARRIER AHU STEAM/DX; CONDENSER COIL SMASHED STEAM VALVE LEAKS, DATED 2003 M#39M-017; S#4203F59939 IN FAIR CONDITION;
Air Handling Equip	413590	44	F	20	3	*	$463,200	E156 OLD TRANE AHU COILS NOT FUNCTIONAL - DX/STEAM; 5 HP MOTOR DATED 1985-S#K85K77323 UNIT TYPE #CCBB14ABL00 "F
Air Handling Equip	413591	45	C	20		*	$0	B228 STEAM/DK AHU DATED 1995 - CONTROLS ARE OUTDATED
Air Handling Equip	413592	46	F	20	3	*	$551,710	C325 OLD AHU PACKAGED CONDENSER INSIDE DUCTED TO OUTSIDE STEAM DISCONNECTED NOT FUNCTIONAL

Air Handling Equip	413593	47	C	20		*	$0	* AHU's A432 (60 ton) and C436 installed in approx. 1992 are in fair condition. * Phone room back up AHU (1988) is in fair condition.
Air Handling Equip	166027	1	C	20		6	$0	* AHU in room A230 installed in 2006 is in good condition. Unit consists of 2 stage DX compressor and unit outside and indoor unit. * 2021 Same as above DX Cooling only Trane M#MCCB012UA; S#K06D52222
Air Handling Equip	166028	1	C	20		3	$0	AHU's F151 and G210 installed in 2007 are in fair condition. G210 AHU Trane M#MCCB012UA; S# K06L29330A; F151 UNIT IS CARRIER NEW UNIT CHILLED AND STEAM WITH CIRCULATING PUMPS M#39M1STM03DKKFGXJGK; S#0607U03441.
Air Handling Equip	166030	1	D	20	3	10	$454,054	F456 AHU Carrier M#40RM-008-B600HC; F211 AHU M#40RR-008 531; S#1493F41973. * AHU IN F211 IS OLD SUSPENDED DX/STEAM UNIT. STEAM MAIN IS NOT WORKING; STEAM IS TAPPED FROM RADIATOR. G421 APPROX. 40 YEAR OLD AHU CARRIER DX COOLING ONLY; SOME PARTS HAVE BEEN REPLACED BUT STILL WORKING
Air Handling Equip	166033	1	D	20	3	exceeds	$9,720,715	* 15 ton AHU's , C210, A330, B309, C311, C325, E319A, D303, E477, B416,A206, 30 ton AHU's A403,A411. Also, replace old outdoor 30 ton DX unit serving phone room's AHU. D239 (20 ton) DX unit is very old unit and needs to be replaced. G301F, IRM, F310,F309,F356 have exceeded their useful life and are in poor condition and should be replaced. * 2021 The same above record remains: * C210 AHU is steam/Chilled water; Controls are pneumatic; Trane S#K3(8)9806099; * A330 is DX/steam AHU;A411 IS Veterenary research AHU Trane AHU dated 1985 DX/Steam Trane S# K84M47556; * B309 Ahu Carrier M#28DZ1109ZA3071; S# 30 89 034 steam/dx; * B228 AHU dated 1995 Steam/DX; Electric controls outdated; * D239 Carrier M#40RUAA16A2A6A0A0A0; S#3012U33323 dated 2012 dx clg only; * F310 AHU: CONTROLS ARE NOT WORKING; DAMPERS FAILED, CONDENSATE PUMP IS BROKEN TRANE; * F309 OLD CARRIER AHU-2 DX/STEAM M#39LF1063GC1034-R; S#2989T04001F254 * E319A "F" AHU DAYES 1974 HARDLY WORKING DX CLG ONLY NO HEATING NEEDS HEATING CONDENSER INSIDE DUCTED TO OUTSIDE * D303 CARRIER DX UNIT REFRIGERANT PIPING IS UNDERSIZED. DUCT IS NEW INSTALLED IN 2017; HUMIDIFIER ABANDONED;
Air Handling Equip	241380	2	D	20	3	*	$2,488,890	* F456 Carrier AHU very old DX Clg only; * F211 installed in 1985 AHU M#40RR-008 531; S#1493F41973; * G421 installed in 1995 CARRIER AHU DX ONLY SOME PARTS HAVE BEEN REPLACED, STILL WORKING; * G414 CARRIER AHU M#40RM-012-B500HC, S#3295F62084 DX COOLING ONLY
Air Handling Equip	241381	3	C	20		11	$0	* AHU E 348 installed 2009 and is in fair condition. * 2021 Same as above; Carrier AHU Steam/DX; Condensate pump gets plugged; Controls need upgrade;

Air Handling Equip	279359	4	C	20		13	$0	* AHU A134 is a DX system with no preheat coil and no final filter that serves the Daycare areas. * 2021 DX Coil AHU dated approx. 2013. Controls are obsolete.
Air Handling Equip	279360	5	D	20	3	exceeds	$255,301	10 Ton Carrier self contain unit is over 40 years old and should be replaced.
Air Handling Equip	279361	6	C	15		4	$0	8 Ton roof top unit serving reproduction services is in fair condition.
Air Handling Equip	279363	7	C	20		2	$0	* AHU A306 is an indoor air handling unit with an external face and bypass heating coil. * 2021 update - Year is approx. 2003; Steam piping is corroded. Insulation is missing; DX/steam; S#39MN17B0050B211SXS
Air Handling Equip	279364	8	D	20	3	2	$950,593	* AHU D214 is a single zone indoor AHU with steam heat and DX cooling. The outdoor unit is on the second floor roof, with the cooling tower. The unit has obsolete controls that should be upgraded to building standards. * 2021 DX Cooling; Controls need upgrade. Insulation deteriorated. Dated 1995. Carrier M#40RM-008--B611HC; S#4402F86713
Air Handling Equip	279366	9	C	20		7	$0	D327 installed in 2003 is in fair condition.
Air Handling Equip	279367	10	B	20		6	$0	* AHU C400A is a Trane Central Station AHU with chilled water coil and steam heating coil. The unit serves the animal ORs, has a 100 ton capacity, was installed in 2006 and is in good condition. * 2021 Same as above; Trane AHU M#MCCB030UA0D0UA; S#K06A11370
Air Handling Equip	279372	11	F	20	3	exceeds	$905,355	* AHU B404 is a Trane 100% OA unit with hot water heating in poor condition. There are cooling coil leaks, the ductwork is lined and in poor condition, there are issues with the fan bearings and steam leaks. * 2021 Old Trane Unit year around 1976.Chilled water and steam coil. Insulation deteriorated.
Air Handling Equip	279376	12	D	20	3	exceeds	$614,571	* AHU-A411 is a vertical 100% OA unit installed in 1984. The evaporator pan has lost is coating and is bare steel. The unit has a chilled water coil and a face and bypass steam coil. The unit runs short of air when air is bypassing the steam coil. The DX unit is short of capacity. * 2021 Veterinary research area. Trane AHU dated 1985.Steam heating DX cooling.
Air Handling Equip	279377	13	D		3	exceeds	$840,841	* AHU-B416, installed in 1993 uses chilled water from unit B404 and steam. The unit is consistently short of cooling capacity and has pneumatic controls. A new unit with DDC controls should be installed with chilled water coil, steam preheat, DDC controls and final filters. The unit has pneumatic controls * 2021 Same condition as above applies; This unit is suspended from structure; This unit also uses heating water; dated 1976; Piping insulation deteriorated.
Air Handling Equip	279379	14	D		3	exceeds	$735,121	* Existing AHU-C -109 in poor condition, unit is short of cooling and drain pan has eroded. Corrosion is progressing on drain pan. * 2021 In addition to the above listed defects evaporator coil leaks.
Air Handling Equip	279380	15	D		3	exceeds	$882,146	* AHU-1, Trane Climate Changer is approximately 30 years old and in poor condition. * 2021 This is located in room D108. It has hot and cold deck. Not working properly; Dampers and coils are very old.
Air Handling Equip	279381	16	F		3	exceeds	$558,696	* AHU-2, Trane Climate Changer indoor AHU has failed and is currently inoperable. * 2021 The same condition as listed above remains. This is located in room D108. No nameplate available.

Air Handling Equip	279387	17	D		4	Exceeds	$595,448	* AS-3 and AS-4 in E section mechanical room are in poor condition, with leaking coils and, corroded drain pans and multiple leaks in casing. Replace. * 2021 The same condition as listed above remains. This is located in room E112A; In addition controls are pneumatic and need upgrade. No nameplate available.
Air Handling Equip	279389	18	C-			10	$0	* AHU A106 was installed in 2011 and is in good condition. Unit is Carrier indoor AHU with outdoor Air Cooled Condensing Unit. With DX cooling and steam preheat. * 2021 This area and unit is abandoned.
Cooling twr	279386	1	B	15		9	$0	Cooling tower is in good condition. BAC M#S15E-1285-09MN; S#U150102201-01-01
Ducts & Water Dist	166034	1	D	30	4	exceeds	$2,616,787	Approx 5% of ducting throughout the bldg has exceeded its useful life and is in poor condition.
Ducts & Water Dist	291318	3	D	30	5	exceeds	$1,466,604	RESEARCH - Replace duct systems with new designed for proper temperature control, ventilation, relative room pressurization and air changes in all Research spaces.
Ducts & Water Dist	291299	2	D	30	5	exceeds	$5,272,728	RESEARCH - Inspect, remove and clean all supply duct work containing friable insulation. Also clean terminal outlets and surrounding ceiling surfaces. This is an extensive and expensive clean up operation.
Engr. Control syst.	291308	3	D	20	3	exceeds	$250,777	RESEARCH - Replace: DDC controls for AHU-A306 system or acquire the proper user rights for the DDC program codes.
Engr. Control syst.	166035	1	D	20	4	*	$13,180,851	Temperature controls throughout the building varies by air handler. Approx 50% are obsolete pneumatic systems which are in poor condition and the remainder are multiple vendor and vintage digital systems which are in poor condition. systems operate inefficiently or in manual conditions and current staff is unable to maintain. Recommend upgrading to a single vendor system with full communication to a campus wide system.
Engr. Control syst.	279365	2	D	30	3	exceeds	$351,088	Existing Staefa controls for unit AHU D214 are obsolete and not maintainable.
Heating System	279385	3	C	40		2	$0	Two hot water converters and pumps are in fair condition.
Heating System	279370	2	C	40		exceeds	$0	Heat exchanger serving AHU B404 is old and had last bundle replacement in 2003, insulation is deteriorated
Heating System	166036	1	C	30		exceeds	$0	Steam piping throughout bldg exceeds their useful life expectancy but are in fair condition.
Refrigeration Equip	279368	1	C			6	$0	Trane chiller serving AHU C400A (100 ton) installed in 2006 is in good condition.
Refrigeration Equip	279378	4	D		5	11	$507,624	Existing McQuay 65T nominal unit is significantly short of cooling and needs to be upsized to maintain condition in animal research area. M#alr0650; s#5YC0179700
Refrigeration Equip	279373	2	F		5	exceeds	$1,410,622	100 Ton Trane chiller installed in 1976 serving AHU B404. Has indoor evaporator bundle and requires 300 pounds of R27 refrigerant. Refrigerant leaks are common and parts are not available for the chiller.
Refrigeration Equip	279374	3	D		5	exceeds	$423,187	30 Ton, air cooled, recip. Trane chiller using R-27 and installed in 1978 is in constant need of maintenance and is undersized for its load.
Refrigeration Equip	279384	5	C			16	$0	Two water cooled Trane chillers installed in 2007 are in good condition. Primary and secondary pumps are in fair condition. Rm D108 M#RTWA 1254XH01d300; s#U07J05900

Refrigeration Equip	291305	6	D	23	3	exceeds	$320,995	RESEARCH - Replace old DX unit with new minimum 40 ton air cooled unit, selected to serve AHU-A330.
Refrigeration Equip	291309	7	D	23	5	exceeds	$361,119	RESEARCH - Replace existing failing 30 ton DX unit with minimum est.40 ton, air cooled unit, to serve AHU-411.
Refrigeration Equip	291315	9	D	23	5	exceeds	$541,679	RESEARCH - Replace Air cooled chiller unit and chilled water pumping and piping system with minimum 60 ton (100 gpm) system to serve AHU-B309 design capacity.
Refrigeration Equip	291317	10	D	23	5	exceeds	$361,119	RESEARCH - Replace existing failing 30 ton DX unit with minimum est.40 ton, air cooled unit, to serve AHU-2C/2D.
Room Air Dist/Term	166037	1	C	30		*	$0	Room air distribution varies by system. Some areas served by 100% OA Air handlers, while exhaust fans have been upgraded with individual air handler systems. Overall they are in fair condition.
Ventil (O.A. & Exh)	166038	1	C	30		*	$0	Ventilation varies by system. Some areas served by 100% OA Air handlers, while exhaust fans have been upgraded with individual air handler systems. Overall they are in fair condition.
Ventil (O.A. & Exh)	166039	1	D	30	1	1	$68,964	Machine room ventilation generally poor, install additional ventilation means.
Exhaust Fans	279388	2	D	30	3	xceeds	$1	Return fans for AS-3 and AS-4 are functional, but should be replaced with units. Cost included in Record 279387
Exhaust Fans	279382	1	D	30	3	exceeds	$1	Return fans for AHU-1 and AHU-2 are inline centrifugal fans that are still functional, but should be replaced when the air handling equipment is replaced. Costs included in Records 279380 & 279381
Exhaust Fans	291304	3	F	30	5	exceeds	$6,590,425	RESEARCH - Redesign and replace hazardous exhaust systems to comply with VA Guidelines and Standards. Existing hazardous exhaust fans are discharging within building and NOT above the roof. Recommend a maintenance program and procedures be put in place to regularly inspect and record these exhaust fans until complete.
System Total Correction $66,316,039						**System Replacement Cost** $82,916,353		Ratio: 0.80

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	166040	1	D	50	5	exceeds	$4,942,819	RESEARCH - provide full fire sprinkling of the building sections A, B, C, D, & E.
Fire Sprinkler / Pump	241382	2	F	50	5	0	$284,381	14 Single check valves should be upgraded to double check valves per VA standards.
Fixtures / Piping	166041	1	D	50	1	exceeds	$14,372,583	* 1st floor clinic areas have been upgraded to ADA standards. The remaining staff and research areas should also be upgraded. Piping is in fair condition, but approx 50% of the building is served by galvanized piping which exceeds its useful life expectancy and should be replaced. * 2021 SAME AS ABOVE EXCEPT ALL PIPING EXCEEDS IT'S USEFUL LIFE AND SHOULD BE UPGRADED;

Fixtures / Piping	291323	5	D	50	3	exceeds	$2,006,218	* RESEARCH - Replace De-ionized water equipment, controls, piping and fixtures with modern system in compliance with VA Guidelines and Standards. * 2021 SAME AS ABOVE EXCEPT PLUMBING FIXTURES HAVE BEEN UPGRADED.
Fixtures / Piping	291324	6	D	50	3	exceeds	$1,253,886	RESEARCH - Replace vivarium animal watering systems in Sections A & B which have exceeded their assigned useful life and are reported to be in only poor condition.
Fixtures / Piping	291325	7	F	50	5	exceeds	$321,456	RESEARCH - Provide new and replace existing piping to emergency shower and eye wash to all Research labs. (A2, A3, A-326, B3, B-300, B-303, B338, B342, B-356, B-360, C2, C4, D2, D4, E4) Emergency Shower/Eye Wash water pipe is rusted. Water color flow is brown/orange.
Fixtures / Piping	291319	2	D	50	3	exceeds	$9,028	RESEARCH - Replace with epoxy resin sink and water fixture with vacuum breaker in Darkroom A-318.
Fixtures / Piping	291320	3	D	50	5	exceeds	$537,696	RESEARCH - Provide backflow protection on all Sections' water systems to comply with Code and health safety. Install backflow protection devices on domestic hot and cold water serving laboratory spaces. Also provide reduced pressure backflow protection at all equipment i.e. sterilizers etc. POU vacuum breakers must be installed at all fixtures that can have a hose attached that can extend below the fixture flood rim. Estimate to include the backflow preventers and 10% of fixtures.
Fixtures / Piping	291321	4	D	50	3	exceeds	$2,620,868	RESEARCH - Replace & separate Laboratory waste system that is currently combined with sanitary. It has exceeded its assigned useful life and is deteriorated.
Fixtures / Piping	414615	8	D	50	5	*	$150,466	Station reports water main valves at the point of entrance to Building 1 are in poor condition and need replacement.
Hot Water Heater	166042	1	B	25		14	$0	Domestic HW is provided from Bldg 5. Two steam converters located in building 5 installed in 2006 are in good condition.
Medical Gases	166044	1	D	30	3	exceeds	$381,181	RESEARCH - Replace Lab vacuum systems (Section A - A228 and Section B - B330) with modern duplex rotary vane package unit in compliance with VA Guidelines and Standards. Estimate minimum 5 hp each medical type vacuum pumps, package complete with controls, filtration, etc.
Medical Gases	291322	2	D	30	3	exceeds	$401,244	RESEARCH - Replace Compressed air systems (Section A - A228 and Section B - B330) with new duplex oil-less package unit in compliance with VA Guidelines and Standards. Estimate based on minimum 10 scfm (5 hp) medical air type compressor system complete with controls, dryer for minus 40 degree dew point and minimum 100 psi pressure.
System Total Correction $27,281,826						**System Replacement Cost** $34,142,028		Ratio: 0.80
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	166045	1	C	100		8	$0	Reinforced concrete joist and slab system.
Floor Systems	236916	2	F	100	5	exceeds	$1,483,745	Exterior cantilevered concrete decks are failing; water penetration causes reinforcing steel to rust and expand causing spalling. Some chunks have fallen off; unsafe to occupy. Recommend removal of cantilevered decks.
Foundations	166046	1	C	100		4	$0	Reinforced concrete spread footings.
Vertical Members	166048	1	C	100		4	$0	Load bearing masonry walls and reinforced concrete columns.
Building Frame Seismic	363474	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.

Building Frame-Wind	363475	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363476	1	F	40	5	*	$24,423,341	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Emergency power and egress lighting shall be braced per ASCE 41-17. * Gypsum ceilings shall be braced every 12 sq ft per ASCE 41-17. * Unreinforced masonry and clay-tile partitions shall be braced at 10'-0" on center per ASCE 41-17. 95% of walls observed were clay-tile that were not braced and most of those walls did extend to structure.
System Total Correction $25,907,086						**System Replacement Cost** $114,619,666		Ratio: 0.23
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	279163	2	F	20	5	exceeds	$957,946	Elevator B and AB: 1996 Vintage Otis elevators in poor condition. Recommend full modernization including controllers, door operators, VFAC drive, motor, fixtures, and machines.
Elevators	279164	3	F	20	5	exceeds	$478,973	Elevator CD: Out of Service. 1990 vintage Mid American Elevator. Unit has been down for approximately 10 years. Recommend full modernization including controller, door operator, VFAC drive, motor, fixtures and cab interiors.
Elevators	279165	4	F	20	5	exceeds	$476,105	Elevator A: Installed in 1987, with a capacity of 4,000 lbs. serving 4 stops operating at 150 fpm. Vintage Schumacher Elevator AN-2 controls with Hollister Whitney machine. Recommend full modernization including controller, door operator, VFAC drive, motor, fixtures, and cab interior.
Elevators	279166	5	F	20	5	exceeds	$1,428,315	Elevators C, D, and F: 1963 installation modernized last in 1991 Vintage MCE elevators. Recommend full modernization including controller, door operator, VFAC drive, motor, fixtures, and cab interior. 4,000 lbs. capacity operating at 200 fpm serving 4 stops.
Elevators	279167	6	F	20	5	exceeds	$952,210	Elevators E and EF: 1963 installation 4 stop 4,000 lbs capacity operating at 150 fpm. EF upgraded in 1986 and E upgraded in 1991. Recommend full modernization including controller, door operator, VFAC drive, motor, fixtures, and cab interior.
Elevators	279168	7	F	20	5	exceeds	$445,828	Elevator G: Installed in 1983 with Vintage Elevator Systems Elevator controls ESI-83478 and Hollister Whitney machine, the system is in failing condition, Recommend full modernization including controller, door operator, VFAC drive, motor, fixtures, and cab interior.
System Total Correction $4,739,377						**System Replacement Cost** $7,316,149		Ratio: 0.65
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	166024	1	C	15		exceeds	$0	1998 TIPS project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition. The cables are routed in the overhead interstitial spaces between floors. The cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286823	1	C	15		*	$0	* The telecomm rooms in this building are in satisfactory condition however, most of the rooms are too small. See detailed records for deficiencies. * The TR rooms will be upgraded as part of EHRM project

Telecommunications Rooms	286824	2	D	15	4	*	$12,469	Telecommunications Room 117a: * Has no UPS units, install UPS with remote monitoriing supporting 20 minutes of power & onnect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Has bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286825	3	D	15	4	*	$12,469	Telecommunications Room 1d3: * Has unmonitored UPS, install an UPS with remote monitoring supporting twenty minutes of power & connected to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286826	4	D	15	4	*	$6,362	Telecommunications Room 330a: * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no convenience outlets; install convenience outlets on a separate circuit. * The wall sleeves are full; install larger or additional sleeves to support future growth. * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286827	5	D	15	4	*	$8,652	Telecommunications Room 337: * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no convenience outlets; install convenience outlets on a separate circuit. * The wall sleeves are full; install larger or additional sleeves to support future growth. * Has abandoned cabling; remove abandoned cabling to comply with code. * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286828	6	D	15	4	*	$6,362	Telecommunications Room 338b: * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no convenience outlets; install convenience outlets on a separate circuit. * The wall sleeves are full; install larger or additional sleeves to support future growth. * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286829	7	D	15	4	*	$17,813	Telecommunications Rooms 213, f27, 227a, 226b, 236c and b228: * Have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Have no convenience outlets; install convenience outlets on a separate circuit. * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286879	8	D	15	4	*	$11,451	Telecommunications Rooms 327a: * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no convenience outlets; install convenience outlets on a separate circuit. * The wall sleeves are full; install larger or additional sleeves to support future growth. * The TR rooms will be upgraded as part of EHRM project
Telecommunications Rooms	286882	9	F	15	4	*	$348,006	Telecommunications rooms 213, f27, 227a, 226b, 236c, b228, 337, 327a, 338b, 330a, 2fl, 1d3, 117a are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84. The TR rooms will be upgraded as part of EHRM project

System Total Correction $423,584	System Replacement Cost $8,949,418	Ratio: 0.05
System Total Pending		

Bldg Total Correction $414,940,259.18	Bldg Total Replacement $503,155,273	Bldg Ratio: 0.82
Bldg Total Pending		

Building 100	Year Built	Last Renov		Floors	FCA GSF		Current Function	Fisher House
	2010	0		2	13,819		Proposed Function	Fisher House

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	363793	1	A	*		*	$0	In general building is entrances and main circulation routes are accessible.
Accessibility	363794	2	A	*		*	$0	* Building public toilet and shower rooms are accessible. * Guest rooms and individual toilet room are accessible.
Accessibility	363795	3	A	*		*	$0	Building kitchen and laundry facilities are accessible.
Exterior Walls	414616	2	D	100	3	*	$119,429	Station reports some exterior doors are in poor condition and require replacement. Estimate 8 doors.
Exterior Walls	363796	1	B	100		94	$0	Exterior masonry in good condition
Fixed Equipment	363797	1	B	15		9	$0	Building is used as transient housing. In general kitchen, laundry, and casework are in good conditions.
Interior Finish/Door	363798	1	A	10		4	$0	Interior finishes are in like new condition.
Life Safety	363799	1	A	*		*	$0	Building is fully sprinklered.
Life Safety	363800	2	D	*	3	*	$38,679	Fire stair needs handrails on both sides of the stair. 450LF
Roof	363801	1	D	20	1	14	$121,224	Repair roofing where continuous leak is occurring on a regular basis.
Roof	363802	2	B	20		14	$0	Prefinished metal gutters and downspouts are in good condition.
Signage / Wayfindg	363803	1	A	10		4	$0	Signage is complete and accessible.
Windows	363804	1	B	30		24	$0	Residential style aluminum windows are in good condition.

System Total Correction $279,332	System Replacement Cost $3,160,214	Ratio: 0.09
System Total Pending		

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	363963	1	D	*	5	*	$114,509	Main electrical room shares room with mechanical room. Room was very hot. Excess temperatures will decrease the life of electrical equipment. Separate the functions.
Emerg Elec Sys.	363964	1	B	25		16	$0	Emergency battery fixtures and LED exit lights in good condition.
Fire Alarm	363966	1	B	15		6	$0	Simplex 4100U, addressable fire alarm panel is in good condition.
Lighting & Power	363969	1	A	25		24	$0	LED fixtures installed in 2020 are in like new condition.
Lightning Protect	363970	1	D	20	4	*	$20,057	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	363971	1	C	15		6	$0	Cable TV from local provider.
Secondary Dist.	363973	1	B	30		14	$0	400 Amp, 208/120 Volt main panel manufactured by Cutler Hammer and branch circuit panels manufacturer by Siemens are in good condition and were installed in 2005.

System Total Correction $134,566	System Replacement Cost $782,529	Ratio: 0.17
System Total Pending		

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Air Handling Equip	363975	1	C	20		8	$0	(2) Carrier DC/Heating water Air Handling units in closets are in fair condition. Carrier model #40RM-012--H611HC; S#2609U12746; VFD drive and smoke detector. Units are not equipped with economizer. There are also (2) DX cooling electric heating units suspended in the attic also in fair condition. They have dehumidification cycle. Carrier M#FA4CNBO60; S#2009A86300.
Ducts & Water Dist	363977	1	B	30		21	$0	Ductwork serving building is in good condition
Engr. Control syst.	363978	1	D	20	3	11	$437,603	* Zone thermostats control. * Station reports HVAC controls are not functioning as intended. Repairs needed.
Heating System	363979	1	B	30		16	$0	Boiler provides heating. Laars M#PNCH0500NACK2CJN; S#C09213379, Manufactured in 2009; 425MBH; Booster pumps are in good condition as well.
Refrigeration Equip	363980	1	C	23		16	$0	Condensing units are in fair condition. Carrier M#38ARD012;S#2709G40122; Some refrigerant piping missing insulation and condenser coils need to be brushed.
Room Air Dist/Term	363981	1	B	30		23	$0	Ductwork serving building is in good condition
Ventil (O.A. & Exh)	363982	1	C	30		23	$0	Toilet exhaust installed in fair working condition
System Total Correction $437,603						**System Replacement Cost** $722,335		Ratio: 0.61
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	363983	1	B	50		41	$0	Building is fully sprinkled and in good condition
Fixtures / Piping	363984	1	B	50		41	$0	Fixture are installed 2010 and in good condition
Hot Water Heater	363985	1	B	25		16	$0	2 AO Smith gas water heaters are in good condition, 40 gal capacity
System Total Correction $0						**System Replacement Cost** $270,876		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	363805	1	A	100		95	$0	FCA record added by Contractor - see detail/pending. Metal deck and wood framing
Foundations	363806	1	A	100		95	$0	FCA record added by Contractor - see detail/pending. Assumed spread footing
Vertical Members	363807	1	A	100		95	$0	FCA record added by Contractor - see detail/pending. Reinforced masonry and wood framing.
Building Frame Seismic	363808	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM1L/W1. * Low seismic zone; wind loads govern.
Building Frame-Wind	363809	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363810	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $2,934,485		Ratio: 0.00
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Elevators	363811	1	C	20		10	$0	Equipment is in serviceable condition. TKE Tac 20 Dual Piston Groundless Hydraulic. 2 stops with a capacity of 3000 lbs. and speed of 150 fpm. Installation in 2009. In serviceable condition with minor deficiencies. Repair pit lighting. Update all maintenance records, Monthly fire service testing form, code data plate, test tags, etc. Refer to A17.1 8.6
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $851,501.00	**Bldg Total Replacement** $7,870,439	Bldg Ratio: 0.11
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Blind Rehab Center
113	2005	0		3	56,267		**Proposed Function**	Blind Rehab Center

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161585	1	B	30		24	$0	Residential style aluminum windows are in good condition.
Accessibility	161586	2	D	*	3	*	$409,858	Acoustics suffer from reverberation. In a facility where the primary users rely heavily on their sense of hearing this presents an issue. Provide acoustic softening in corridors and public areas. Have replaced some tiles but still an issue.
Accessibility	279397	3	D	*	3	*	$140,302	In general staff locker rooms and showers are not accessible. Provide accessible lockers and showers at each staff locker room.
Accessibility	279398	4	D	*	3	*	$50,757	In general casework/countertops and sinks in staff break rooms, conference rooms, etc. are not accessible. Provide countertops/ sinks at 34 in. maximum AFF.
Accessibility	279399	5	D	*	3	*	$42,298	Provide disabled accessible height counter space at Main reception counter, 34 in. maximum AFF. All finishes at the counter need refreshing.
Accessibility	414637	6	D	*	3	*	$203,572	Station reports patient showers require folding, accessible benches installed. Estimate 30 locations.
Exterior Walls	161587	1	B	100		85	$0	Exterior masonry is in good condition. No problems reported or observed.
Fixed Equipment	161588	1	C	15		1	$0	Building has workshop equipment. In general equipment was reported to be in fair condition.
Fixed Equipment	363813	2	F	15	2	*	$22,144	Dust collection system was reported to be failing. Replace dust collection system.
Interior Finish/Door	279400	3	D	10	1	exceeds	$775,459	Typical patient room counters and community space p-lam casework is delaminating. Replace with solid surface tops and new p-lam bases where damaged. 500LF
Interior Finish/Door	161589	1	D	10	1	exceeds	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-038 created by VHAHINDoyleL.] Corridor flooring throughout the building is past its useful life. Floor tiles are coming loose and patch material is not available. Replace all corridor flooring. 18000SF. Flooring in corridors must be replaced in phases adding substantial overhead cost.
Interior Finish/Door	161590	2	C	10		exceeds	$0	* In general building finishes are in average condition. Finishes are suitable for their current use, but are nearing the end of their useful life. * While corridors have been renovated, the rooms have not been renovated. Paint, update ceiling and lights and replace flooring.
Life Safety	161591	1	A	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	241039	3	D	*	5	*	$16,998	Verify positive pressurization, smoke seals, etc. at exit stairs. Provide study.
Roof	161592	1	D	20	3	3	$1,173,429	Building 113 roof is in poor condition and needs to be replaced.

Signage / Wayfindg	161593	1	B	10		exceeds	$0	In general signage is complete and compliant.
Windows	161594	1	B	30		18	$0	Exterior windows are in good condition. No problems were observed or reported.
System Total Correction $2,834,817						**System Replacement Cost** $18,531,574		Ratio: 0.15
System Total Pending $0								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	162316	1	A	*		*	$0	Dedicated, adequate electrical and telecommunications closets.
Emerg Elec Sys.	162317	1	B	25		14	$0	Generator power from Building 128 generator. Adequate egress and LED exit lighting. Kohler 480/277V automatic transfer switches for Life Safety, Critical, and Equipment branches are in good condition.
Emerg Elec Sys.	364064	2	D	25	4	*	$14,810	Panel PCLA (critical branch) in poor condition is serving elevator cab lights. It is also labeled with the incorrect voltage.
Emerg Elec Sys.	364066	3	D	25	4	*	$41,987	Panel 2LSLA (life safety) in poor condition in electrical room A235 serves critical and equipment branch loads.
Fire Alarm	162318	1	A	15		7	$0	Simplex 4100U addressable fire alarm system meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162319	1	A	25		14	$0	20% of the lighting is T8 fluorescent with electronic ballasts. Branch circuit wiring is THHN/THWN with green wire grounds. good condition. 80% lighting is LED type.
Lightning Protect	162320	1	B	20		9	$0	Lightning protection system is in good condition.
Nurse Call/Int/TV	162321	1	A	15		3	$0	Patient Wandering: Accutech system installed in 2008.
Nurse Call/Int/TV	162327	2	D	15	5	exceeds	$858,574	* Nurse Call: 2005 Jeron system is in poor condition. Biomedical staff reports high maintenance required. Recommend revising to Rauland standard that rest of campus is using. * Intercom: Overhead paging is part of the nurse call system. * TV: signal from Building 1. Distributed amplifiers and cabling are in acceptable condition.
Secondary Dist.	162322	1	D	30	5	12	$867,643	* Cutler-Hammer electrical equipment installed in 2004 is in below average condition. 1200A service entrance switchboard in penthouse; 800A 480/277V emergency switchboard, various panel boards and stepdown transformers. Feeders are in good condition. * There are cooling issues in the penthouse. FMS indicates that the electrical rooms are very hot if the outside temperature exceeds 80 degrees. This will effect the life expectancy of the electrical equipment. Recommend assessing the space conditioning.
Transformer	162324	1	A	30		20	$0	Van Tran outdoor oil filled pad mounted transformer with primary selective switch, 750kVA, 4.16kV-480/277V, in excellent condition.
System Total Correction $1,783,014						**System Replacement Cost** $7,179,799		Ratio: 0.25
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	159369	1	D	20	5	6	$952,953	One custom built air handler with DX cooling, HW Pre-heat and a steam humidifier installed in 2005 is in poor condition. Station reports DX system is undersized with constant compressor failures.
Ducts & Water Dist	162651	1	C	30		16	$0	Ductwork and Piping installed in 2005 are in good condition
Engr. Control syst.	162652	1	C	20		5	$0	DDC Control installed on the Air Handler and VAV boxes are in fair condition.
Heating System	162653	1	C	30		15	$0	7-1/2 HP Pumps and steam converter are in fair condition
Refrigeration Equip	241454	1	C	23		9	$0	(2) 75 ton air cooled condensing units are in fair condition.
Room Air Dist/Term	162654	1	C	30		15	$0	VAV terminal units with HW reheat in fair condition.
Ventil (O.A. & Exh)	162655	1	C	30		15	$0	Eight exhaust fan are in fair condition.
System Total Correction $952,953						**System Replacement Cost** $8,205,485		Ratio: 0.12
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	162656	1	B	50		37	$0	Sprinklers installed with double check valve at building entrance are in good condition.
Fixtures / Piping	162657	1	B	50		37	$0	Fixtures installed in 2005 meet ADA requirements
Hot Water Heater	162658	1	C	25		11	$0	Domestic Hot Water is by a steam converter and is in good condition. Duplex condensate pump is in fair condition. Heating water pumps are on skid and in fair condition.
System Total Correction $0						**System Replacement Cost** $4,102,743		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161595	1	A	100		89	$0	No issues observed.
Foundations	161596	1	A	100		89	$0	Reinforced concrete spread footings.
Vertical Members	161598	1	A	100		89	$0	No issues observed.
Building Frame Seismic	363814	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM2L. * Low seismic zone; wind loads govern.
Building Frame-Wind	363815	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363816	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $13,477,507		Ratio: 0.00
System Total Pending								

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Elevators	162325	1	D	20	3	7	$792,583	Two Simplex hydraulic passenger elevators serving floors 1 and 2. 4500# Capacity. 2004 vintage ThyssenKrupp Model TAC22 controllers nearing end of useful life. Firefighters Emergency Operation does not function properly. Plan for a comprehensive modernization.
System Total Correction $792,583					**System Replacement Cost** $1,538,529			Ratio: 0.52
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162323	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286853	1	F	15	4	*	$267,188	All of the Telecommunications rooms (139, a234, a233) are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286854	2	D	15	4	*	$34,353	Telecommunincations Rooms 139, a234 and a233 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.
System Total Correction $301,541					**System Replacement Cost** $940,996			Ratio: 0.32
System Total Pending								

Bldg Total Correction $6,664,908.00	**Bldg Total Replacement** $53,976,632	Bldg Ratio: 0.12
Bldg Total Pending $0.00		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Offices and Workout Room
12	1929	2012	4	16,216		**Proposed Function**	Gym / Admin.

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	110689	2	B	*		*	$0	Building is substantially accessible after complete renovation in 2012. 60 percent of entries are required to be accessible. Accessible entry is provided through Wintergarden. * Toilets are substantially complying.
Accessibility	42072	1	D	*	3	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] * At exterior ramp: extend handrails 12 in. past lower landing. * At Wintergarden entry doors provide 32 in. clear when opened fully. * Provide complying ramps at rear exit. * At First Floor, door swing clearance 41 in. on push side.
Accessibility	238692	3	D	*	3	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] DELETE THIS RECORD: see record 110689 Building is partially accessible; 60% of entries are required to be accessible. Provide complying landing at top of ramp at door; 2% maximum slope, handrails, curbs, warning stripes, etc.

Accessibility	238693	4	F	*	3	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Deficiency corrected. DELETE THIS RECORD: upon completion of associated project(s). Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	238694	5	A	*		*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] At least one locker and shower are accessible at each staff locker room and toilet.
Accessibility	238695	6	F	*	3	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Deficiency corrected. DELETE THIS RECORD: upon completion of associated project(s). Provide lever type hardware throughout building; about 50% of doors have conventional knob hardware.
Accessibility	238696	7	A	*		*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Dual height or single disabled accessible height drinking fountains throughout building.
Accessibility	238697	8	D	*	3	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Deficiency corrected. DELETE THIS RECORD: upon completion of associated project(s). Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Exterior Walls	363543	2	D	100	3	*	$13,394	FCA record added by Contractor - see detail/pending. Stone water table at (1) exterior corner is damaged and failing. Repair/ replace 4 feet of stone.
Exterior Walls	161414	1	B	100		32	$0	Brick was tuck-pointed in 2012. Stone is in good condition. Exterior doors and trim are painted wood with painted metal railing. All in good condition.
Fixed Equipment	42073	1	B	*		*	$0	In general equipment is in good condition. No problems were reported or observed.
Interior Finish/Door	42074	1	B	10		4	$0	In general interior finishes/doors and cabinetry are in good condition.
Life Safety	42075	1	A	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	238702	2	C	*		*	$0	Bldg. 12 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.

Life Safety	238703	3	A	*		*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Complying handrails and guards at all exterior stairs provided with visual striping at all nosings at exterior stairs and at top and bottom nosings of each run at all interior stairs.
Life Safety	238704	4	D	*	5	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Deficiency corrected. DELETE THIS RECORD: upon completion of associated project(s). Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	238705	5	D	*	5	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] This FCA reviewer does not believe that Areas of Refuge are required in this building within vertical exit enclosures. DELETE THIS RECORD: upon completion of associated project(s). Provide Areas of Refuge within rated vertical exit enclosures on an ongoing basis as interior renovations are implemented. (Do not duplicate, cost is normally part of the Safety & Infection Control specific construction project budget).
Life Safety	238706	6	D	*	5	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Deficiency corrected. DELETE THIS RECORD: upon completion of associated project(s). Verify positive pressurization, smoke seals, etc. at exit stairs.
Life Safety	279331	7	D	*	5	*	$36,745	Provide handrail extensions per code at all interior stairs. * Provide cane detection at ground floor of stairs. * Glazing is located adjacent to stair landings. Verify Glazing is tempered.
Life Safety	279332	8	D	*	5	*	$6,311	Provide guardrail protection around attic access ladder.
Roof	42076	1	B	20		11	$0	2012 renovation provided composite slate look shingles on main roof and dormers, rebuilt integral gutters and copper downspouts. Attic is fully insulated. No issues were reported of observed.
Signage / Wayfindg	42077	1	B	10		4	$0	New signage installed in 2012. In good condition.
Windows	42078	1	A	30		24	$0	Aluminum double hung windows with insulated glass in excellent condition.
Windows	279333	2	A	30		24	$0	Aluminum fixed louvers in excellent condition.
System Total Correction $56,450						**System Replacement Cost** $5,834,440		Ratio: 0.01
System Total Pending $0								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42079	1	C	*		*	$0	Dedicated electrical and telecommunications closets in fair condition.
Emerg Elec Sys.	110690	2	A	25		18	$0	Emergency lighting is in good condition.

Fire Alarm	42081	1	B	15		8	$0	The Simplex 4100U, addressable, voice annunciation type fire alarm system is in good condition.
Lighting & Power	42082	1	B	25		19	$0	The lighting and wiring is in good condition, The lighting uses T8 lamps with electronic ballasts.
Lightning Protect	162093	1	D	20	4	*	$27,144	None. Perform risk analysis per NFPA 780.
Secondary Dist.	38036	1	B	30		22	$0	Existing building panels were replaced with Siemen distribution equipment in 2011. Siemens distribution equipment is in good condition.
Transformer	38037	1	B	30		24	$0	Fed at 470/277V from pad mounted transformer manufactured by ABB. Transformer is in good condition.
System Total Correction $27,144						**System Replacement Cost** $2,260,473		Ratio: 0.01
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	38038	1	B	40		27	$0	Steam Mains were replaced in 2004 and are in good condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	363509	3	C	20		11	$0	Two (2) Air handlers serving the second and third floors, installed in approx 2011 is in fair condition. Chilled and heating water pumps are 7-1/2 HP and in fair condition.
Air Handling Equip	162567	2	C	20		exceeds	$0	Twenty Five 2-pipe fan coils serving the first floor are in fair condition.
Ducts & Water Dist	38040	1	C	30		1	$0	Duct work and fan coil piping are in fair condition.
Engr. Control syst.	38041	1	C	20		2	$0	Air Compressor is in fair condition.
Heating System	38043	1	C	30		exceeds	$0	Building is heated by 2-pipe FCUs and steam radiators which are nearing the end of their useful life and are in fair condition.
Room Air Dist/Term	38044	1	C	30		1	$0	Room Air distribution is adequate and in fair condition.
Exhaust Fans	38045	1	D	25	4	exceeds	$25,756	Four Exhaust fans which have exceeded their life expectancy are in poor condition.
System Total Correction $25,756						**System Replacement Cost** $2,583,397		Ratio: 0.01
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	38046	1	B	50		46	$0	100% of the building is sprinkled. New Fire pump installed in 2013, sprinkler system is still under construction.
Fixtures / Piping	38047	1	B	50		41	$0	All fixtures in good condition. Replaced in 2013
Hot Water Heater	38048	1	C	15		11	$0	Domestic water has recirculating pump and is in fair condition. Domestic water pumps are in fair condition.
System Total Correction $0						**System Replacement Cost** $1,291,698		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Floor Systems	38050	1	C	100		14	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Roof: Wood frame. Floor: Concrete joists and slab.
Foundations	38051	1	C	100		14	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Reinforced concrete spread footings and basement walls.
Seismic / Wind Load	38052	1	C	*		*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Moved to proper subsystems DELETE THIS RECORD: upon completion of associated project(s). Low Seismic Zone. Wind load governs. The building structure provides adequate bracing for wind.
Vertical Members	38053	1	C	100		14	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-08-128 created by VHAHINDoyleL.] Reinforced concrete columns and load bearing masonry walls.
Building Frame Seismic	363544	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363545	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363546	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $4,243,230		Ratio: 0.00
System Total Pending $0								

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elevators	38054	1	C	20		12	$0	P1 passenger elevator manufactured by MEI serves 3 stops. In ground hydraulic with 2012 vintage MCE controller, 4000 lbs.capacity operating at 150 FPM in serviceable condition.
System Total Correction $0						**System Replacement Cost** $645,850		Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	100745	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition. Vacant / Function to be determined.
System Total Correction $0						**System Replacement Cost** $148,131		Ratio: 0.00
System Total Pending								

Bldg Total Correction $109,350.48	**Bldg Total Replacement** $17,007,218	Bldg Ratio: 0.01	
Bldg Total Pending $0.00			

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Spinal Cord Injury
128	2005	0	2	55,087		Proposed Function	Spinal Cord Injury

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161599	1	B	*		*	$0	* In general interior and exterior routes are accessible. * Toilet rooms and break rooms are substantially compliant.
Accessibility	279402	2	D	*	3	*	$7,438	Provide International Symbol of Accessibility at main entrance; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	279403	3	D	*	3	*	$112,869	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34 in. maximum AFF.
Accessibility	363819	4	D	*	3	exceeds	$55,643	In general drinking fountains are non-compliant. Provide approx (6) accessible high-low drinking fountains in alcoves. Remove non-compliant drinking fountains.
Accessibility	365113	5	D	*	3	exceeds	$302,654	Both exterior courtyards require pathway rework due to heaving sidewalks pre PVA.
Exterior Walls	161600	1	B	100		85	$0	In general exterior masonry walls are in good condition.
Exterior Walls	363820	2	B	100		*	$0	Internal exterior courtyards are in good condition and well maintained.
Exterior Walls	363821	3	B	100		*	$0	* Exterior metal framed canopy with translucent panels is in good condition. * Stone and metal clad entry canopy is in good condition.
Fixed Equipment	161601	1	B	15		7	$0	In general equipment in the patient rooms and common areas are reported to be in good condition with no problems reported.
Fixed Equipment	279404	2	D	15	3	4	$93,055	Nurse stations are in average condition and are adequate for their current use.
Interior Finish/Door	279405	4	D	*	1	*	$83,338	Paint chips at all hollow metal door frames. Repair and repaint.
Interior Finish/Door	241053	3	D	10	1	*	$375,704	Acoustics suffer from reverberation. In a facility where the primary users rely heavily on their sense of hearing this presents an issue. Provide acoustic softening in corridors and public areas. Have replaced some of the tile but still an issue.
Interior Finish/Door	161602	1	D	*	2	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-037 created by VHAHINDoyleL.] Random floor tile detachment. Patch material not available. Replace all corridor flooring. Flooring in corridors must be replaced in phases adding overhead costs.
Interior Finish/Door	161603	2	C	10		3	$0	In general interior finishes, doors, and trim is in average condition. Wood handrails are worn and need to be refinished.
Interior Finish/Door	363822	5	D	10	3	*	$15,734	Several ceiling tiles are stained and damaged from water infiltration. Remediate the cause of the infiltration and repair ceiling tiles. Approx (5) locations.
Life Safety	161604	1	A	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	241055	3	D	*	5	*	$11,359	Verify positive pressurization, smoke seals, etc. at exit stairs. This FCA reviewer does not believe that stair pressurization is required in this building, but smoke seals at stair doors are recommended.
Life Safety	363823	4	D	*	5	*	$2,901	Provide cane detection under egress stair to penthouse.
Life Safety	363824	5	D	*	5	*	$7,369	Canopy at main entrance drive through is not sprinkled.
Roof	161605	1	D	20	3	9	$1,756,410	Fully adhered EPDM in poor condition, membrane is not adhered in spots, and needs to be replaced.
Roof	363825	2	B	20		*	$0	In general prefinished metal gutters, downspouts, flashing, and coping is in good condition.
Signage / Wayfindg	161606	1	B	10		4	$0	Building signage is current and complete. Building signage is in good condition.
Windows	161607	1	B	30		15	$0	* In general fixed aluminum framed windows are in good condition. * Skylights and clerestories in good condition. * Metal louvers/ sunshades over fixed windows are in good condition.

System Total Correction $2,824,474 **System Replacement Cost** $19,174,248 Ratio: 0.15

System Total Pending $0

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	162328	1	B	*		*	$0	Dedicated, adequate electrical and telecommunications closets.
Emerg Elec Sys.	162329	1	A	25		14	$0	2005 Kohler outdoor diesel generator, 1000kW 480/277V, feeds Buildings 113 and 128. 4000 gal in-skid double-wall fuel tank with leak detection. Distribution switchboard within the generator weatherproof enclosure. Adequate egress and LED exit lighting.
Emerg Elec Sys.	363990	2	C	25		14	$0	Three Kohler automatic transfer switches are in fair condition.
Emerg Elec Sys.	363991	3	D	25	4	*	$45,804	There are air conditioning loads on the life safety panel and Fire alarm panel on the Critical branch panel. These should be connected to the correct branch of power.
Fire Alarm	162330	1	B	15		12	$0	Simplex 4100U addressable Simplex fire alarm system meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162331	1	A	25		14	$0	Lighting is T8 fluorescent with electronic ballasts. Branch circuit wiring is THHN/THWN with green wire grounds. Excellent condition.
Lightning Protect	162332	1	B	20		12	$0	Lightning protection system is in good condition.
Lightning Protect	413436	2	D	20	5	*	$105,586	FMS indicates that the building ground system is not as good as it should be. The lightning protection system is tied into the building ground. FMS has expressed concern for this. Recommend a building ground study. $5,800 cost for assessment and design.
Nurse Call/Int/TV	162333	1	B	15		5	$0	* Patient Wandering: 2008 project installed an Accutech system. * Intercom: overhead paging is part of the nurse call system. System zones were reconfigured as per function and floor usage. * TV: signal from Building 1. Distributed amplifiers and cabling are in good condition.
Nurse Call/Int/TV	279589	2	D	15	5	7	$856,753	* Nurse call system is in poor condition Completed in 2009. BioMed wants to replace non-Rauland systems to provide better performance and maintenance on system. Recommend revising to Rauland standard that the rest of campus is using.
Secondary Dist.	162334	1	D	30	5	15	$38,170	* Cutler-Hammer electrical equipment installed in 2004 is in good condition. 1200A service entrance switchboard in penthouse; 800A 480/277V emergency switchboard, various panel boards and stepdown transformers. Feeders are in excellent condition. * There are cooling issues in the penthouse. FMS indicates that the electrical rooms are very hot if the outside temperature exceeds 80 degrees. This will effect the life expectancy of the electrical equipment. Recommend assessing the space conditioning.
Transformer	162336	1	C	30		16	$0	Van Tran outdoor oil filled pad mounted transformer with primary selective switch, 1000kVA, 4.16kV-480/277V, enclosure housing is starting to rust.

System Total Correction $1,046,313 **System Replacement Cost** $7,210,300 Ratio: 0.15

System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Air Handling Equip	162660	1	D	20	3	6	$952,953	Carrier custom AHU DX cooling, HW pre-heat and steam humidifier installed in 2005 is in poor condition. One panel is broken on ABB VFD drives. Station reports DX system is undersized with constant compressor failure.
Ducts & Water Dist	162661	1	B	30		6	$0	Ductwork and Piping installed in 2005 are in good condition
Engr. Control syst.	162662	1	C	20		10	$0	DDC Control installed on the Air Handler and VAV boxes are in good condition.
Heating System	162663	1	C	30		19	$0	New duplex heating water system installed in 2013. Steam piping insulation has been repaired. Condensate return station in fair condition; Heating water pumps are 7.5 HP each and are in fair condition. Valve is leaking on PRV station.
Refrigeration Equip	241462	1	C	23		13	$0	(2) 75 ton air cooled chillers installed in 2005 in fair condition.
Room Air Dist/Term	162664	1	B	30		16	$0	VAV terminal units with HW reheat in good condition.
Room Air Dist/Term	414617	2	D	30	5	*	$137,682	Station reports the supply fan has failed once and the heating system has failed twice. And due to building occupancy changes, they now require redundant supply fans to cover this building. Cost to include study to evaluate this issue.
Ventil (O.A. & Exh)	162665	1	B	30		19	$0	Eight exhaust fan are in good condition.
Ventil (O.A. & Exh)	414618	2	D	30	5	*	$521,617	Station reports (4) isolation rooms are non-compliant for airborne isolation standards.
System Total Correction $1,612,252						**System Replacement Cost** $8,240,344		Ratio: 0.20
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	162666	1	B	50		39	$0	Sprinklers installed with double check valve at building entrance are in very good condition.
Fixtures / Piping	162667	1	B	50		39	$0	Fixtures installed in 2005 meet ADA requirements
Hot Water Heater	162668	1	B	25		14	$0	Domestic Hot Water is by a steam converter and is in good condition
Medical Gases	162669	1	B	30		19	$0	Medical Gas System is in good condition and is monitored from 2 locations per NFPA 99 fed from building 200.
System Total Correction $0						**System Replacement Cost** $4,120,171		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161608	1	A	100		89	$0	Concrete slab on grade.
Foundations	161609	1	A	100		89	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	161611	1	A	100		89	$0	No issues observed.
Building Frame Seismic	363826	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM2L. * Low seismic zone; wind loads govern.
Building Frame-Wind	363827	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	363828	1	F	40	5	*	$1,239,485	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Emergency power and egress lighting shall be braced per ASCE 41-17.
System Total Correction $1,239,485						**System Replacement Cost** $12,406,868		Ratio: 0.10
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	162337	1	D	20	3	5	$792,583	P1 and P2:Two TKE in ground hydraulic elevators installed in 2004. Capacity of 5,000lbs serving two landings with speed of 150 fpm. Units are in poor condition with minor deficiencies. Recommend planning for modernization.
System Total Correction $792,583						**System Replacement Cost** $2,060,086		Ratio: 0.38
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	241373	2	D	15	4	exceeds	$181,004	Replace 30% old Cat 3 cabling in the building.
Inside Cable Plant (ICP)	162335	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286855	1	F	15	4	*	$91,607	Telecommunications rooms 151 and 140 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286856	2	D	15	4	*	$22,902	Telecommunincations Rooms 151 and 140 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.
System Total Correction $295,513						**System Replacement Cost** $944,993		Ratio: 0.31
System Total Pending								

Bldg Total Correction $7,810,620.00	**Bldg Total Replacement** $54,157,011	Bldg Ratio: 0.14
Bldg Total Pending $0.00		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Vacant
13	1929	2012	4	20,446		**Proposed Function**	Mental Health Clinic / Wintergarden

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	238707	2	B	*		*	$0	Building is substantially accessible; 60% of entries are required to be accessible. Accessible from Wintergarden and 228. Toilets and drinking fountains are generally accessible.
Accessibility	279334	9	D	*	5	*	$107,791	* At exterior ramp: extend handrails 12 in. past lower landing. * At Wintergarden entry doors provide 32 in. clear when opened fully. * Provide complying ramps at rear exits.
Exterior Walls	38056	1	B	100		55	$0	In general exterior masonry walls are in good condition. Exterior walls were repaired/ tuckpointed in a 2012 renovation. Exterior Stone is in good condition. Exterior doors and trim are painted wood with painted metal railing. All in good condition.
Fixed Equipment	279335	1	B	10		6	$0	In general equipment is in good condition. No problems were reported or observed.

Interior Finish/Door	38057	1	B	10		5	$0	In general interior finishes/doors and cabinetry are in good condition including Wintergarden.
Life Safety	38058	1	A	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	279336	7	D	*	5	*	$30,007	Provide handrail extensions per code at all interior stairs.
Life Safety	238716	3	A	*		*	$0	* Complying handrails and guards at all exterior stairs provided with visual striping at all nosings at exterior stairs and at top and bottom nosings of each run at egress stairs. * Egress stairs have glazing at stair landing. Verify glazing is tempered. * Provide cane detection rails at egress doors.
Roof	279337	2	C	20		6	$0	Wintergarden roof is standing seam coated metal with fixed skylights in good condition. No problems observed.
Roof	38059	1	B	20		11	$0	In general composite slate look shingle roofing, dormers, integral gutters, and copper downspouts are in good condition. Roof was renovated in 2012. Attic is fully insulated.
Signage / Wayfindg	38060	1	B	10		6	$0	In general signage complete and compliant. It was reported signage was installed in 2012. Signage is in good condition.
Windows	39230	1	B	30		20	$0	Aluminum double hung windows with insulated glass is in good condition.
Windows	279338	2	B	30		20	$0	Aluminum fixed louvers and Wintergarden storefront glazing is in good condition.
System Total Correction $137,798						**System Replacement Cost** $7,469,016		Ratio: 0.02
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	39231	1	A	*		*	$0	Panels are in electrical closets, and basement mechanical space. Telecommunications closets.
Emerg Elec Sys.	39232	1	B	25		18	$0	The exit lighting is battery LED type installed in 2013 and in good condition.
Fire Alarm	110695	2	B	15		8	$0	The Simplex 4100 fire alarm system with addressable system that complies with current codes, VA criteria, and ADA requirements was installed in 2013 and in good condition.
Lighting & Power	39234	1	B	25		21	$0	The building lighting was replaced with T5 and LED lights in 2013 and is in good condition.
Lighting & Power	162109	2	B	25		18	$0	The building wiring was replaced in 2013 and is in good condition.
Lightning Protect	162110	1	D	20	4	*	$33,513	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	39235	1	B	15		8	$0	The nurse call/int/tv were installed in 2013 and are in good condition.
Secondary Dist.	110696	2	A	30		21	$0	400A service entrance switch, 400A 480/277V panel, stepdown transformer, 120/208V panels distributed for lighting and receptacles, 480V used for equipment. Distribution equipment is manufactured by Siemens and was installed in 2011.
Transformer	100747	1	B	30		22	$0	Fed at 480/277V from Bldg 200. The building was renovated in 2013 and the distribution equipment is new and in good condition.
System Total Correction $33,513						**System Replacement Cost** $2,808,655		Ratio: 0.01
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	162583	2	D	40	4	exceeds	$403,864	Steam distribution piping which has exceeded its useful life is in poor condition.
Steam Distribution	39237	1	B	40		26	$0	Steam Mains were replaced in 2004 and are in good condition.

System Total Correction $403,864	System Replacement Cost
System Total Pending	

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	279459	5	B	30		16	$0	Two water source heat pumps serving building cooling are located in attic. Unites are 40T package Carrier units. A plenum return is used.
Air Handling Equip	279455	3	B	30		14	$0	2 water source heat pumps with VFDs humidifiers and filtration serve atrium area. Installed in 2013.
Air Handling Equip	279456	4	B	30		13	$0	2 four pipe fan coil units serve perimeter heating in atrium area.
Heating System	279457	3	B	30		23	$0	Heating water baseboard radiation serves the atrium area.
Refrigeration Equip	279458	1	C			10	$0	* Four chiller/heater units serve building. Unit provides heating to building and chilled water to ground. Two condenser pumps and two heating water pumps serve the building. * 2021 These units are in fair condition manufactured by thermacool model #UCH070AFASBRB0S; S# P11744971
Exhaust Fans	279460	2	B	25		22	$0	Six relief fans and 4 exhaust fans installed in 2013 are in good condition.

System Total Correction $0	System Replacement Cost $3,209,893	Ratio: 0.00
System Total Pending		

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	110698	2	B	50		42	$0	Double check detector assembly to incoming fire service entrance installed in 2013 per VA guidelines.
Fire Sprinkler / Pump	35061	1	B	50		42	$0	Building fully sprinklered installed new in 2013.
Fixtures / Piping	35062	1	B	50		42	$0	Fixtures are in good working condition. All installed in 2013.
Fixtures / Piping	110699	2	B	50		42	$0	All installed in 2013.
Hot Water Heater	35063	1	B	15		10	$0	New steam instantaneous duplex water heater system installed in 2013.

System Total Correction $0	System Replacement Cost $1,604,946	Ratio: 0.00
System Total Pending		

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	35064	1	A	100		14	$0	Roof: wood frame. Floor: concrete joists and slab.
Foundations	35065	1	C	100		14	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	35067	1	C	100		14	$0	Reinforced concrete columns and load bearing masonry walls.
Building Frame Seismic	363561	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363562	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363563	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $0	System Replacement Cost $4,832,893	Ratio: 0.00
System Total Pending		

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elevators	35068	1	C	20		10	$0	P1: EECO in ground hydraulic passenger, 4000lbs. capacity operating at 125 FPM, 2011 vintage Cetek Flex-H controller. Equipment is in serviceable condition.

System Total Correction $0	System Replacement Cost $802,472	Ratio: 0.00

System Total Pending

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	100746	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286840	1	F	15	4	*	$205,646	All of the Telecommunications rooms are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286841	2	D	15	4	*	$19,085	Telecommunications Rooms 106, g301 and 307 have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.

System Total Correction $224,731 **System Replacement Cost** $368,107 Ratio: 0.61

System Total Pending

Bldg Total Correction $799,906.00 **Bldg Total Replacement** $21,095,981 Bldg Ratio: 0.04

Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	EULeased to Catholic Charities
14	1932	0	4	20,526		Proposed Function	Transitional Housing

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	363578	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. In general interior and exterior routes are substantially compliant. * Accessible ramp provided at main entrance.
Accessibility	363579	2	B	*		*	$0	FCA record added by Contractor - see detail/pending. In general toilet rooms, drinking fountains, and casework are substantially compliant.
Accessibility	365111	3	D	*	3	*	$334,862	FCA record added by Contractor - see detail/pending. Front Door (Trip Avenue) is inaccessible.
Accessibility	365112	4	D	*	3	*	$200,917	FCA record added by Contractor - see detail/pending. Courtyard ramp is deteriorated and does not meet VA rise to Run ratio. Replace ramp.
Exterior Walls	363580	1	C	100		25	$0	FCA record added by Contractor - see detail/pending. In general exterior masonry is in average condition. Masonry is nearing the end of its useful life.
Exterior Walls	363581	2	D	100	3	*	$402,973	FCA record added by Contractor - see detail/pending. Tuckpointing is required for 50% of the building exterior.
Exterior Walls	363582	3	D	100	4	*	$4,475	FCA record added by Contractor - see detail/pending. Concrete at exterior porches are is in poor condition. Repair concrete slabs. Approx. 50 linear feet at slab edges and stair treads.
Exterior Walls	363583	4	D	100	3	*	$6,697	FCA record added by Contractor - see detail/pending. Wood paneling and trim work at exterior patios required painting and repairs to maintain its current condition.
Fixed Equipment	363584	1	D	15	3	exceeds	$22,101	FCA record added by Contractor - see detail/pending. Commercial kitchen equipment is reported as out of order. Replace or remove kitchen equipment prior to occupancy.
Interior Finish/Door	363585	1	D	10	2	exceeds	$845,450	FCA record added by Contractor - see detail/pending. In general building finishes are past their useful life. Upgrade building finishes prior to occupancy.
Interior Finish/Door	363586	2	D	10	1	exceeds	$36,433	FCA record added by Contractor - see detail/pending. Basement finishes are below average condition with areas that have had water infiltration/ damage in the past. Replaster and paint walls prior to occupation of the building.
Life Safety	363587	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. Building is fully sprinkled. No problems observed or reported.

Life Safety	363588	2	D	*	5	*	$16,877	FCA record added by Contractor - see detail/pending. Stairwell has windows/glazing adjacent to the stair. Provide compliant guardrail at the stair and verify the glazing is tempered.
Roof	363589	1	C	20		10	$0	FCA record added by Contractor - see detail/pending. Lower portions of the roof are EPDM. Lower membrane
Roof	363590	2	D	20	3	*	$9,644	FCA record added by Contractor - see detail/pending. Roof dormers are in poor condition and require painting and repairs.
Roof	363591	3	D	20	3	5	$334,862	FCA record added by Contractor - see detail/pending. Building 18 roof was recently replaced. However additional repairs are required to make the roof water tight.
Signage / Wayfindg	363592	1	A	10		7	$0	FCA record added by Contractor - see detail/pending. In general building signage is complete and compliant.
Windows	363593	1	C	30		10	$0	FCA record added by Contractor - see detail/pending. In general residential style are wood and aluminum windows are in average condition and currently suitable for their current use.
System Total Correction $2,215,291						**System Replacement Cost** $4,276,889		Ratio: 0.52
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	363511	1	D	25	5	exceeds	$50,728	Building serve by battery type emergency lighting and exit signs. Exit sign should be replaced with new LED type fixtures.
Fire Alarm	364949	1	D	15	5	exceeds	$192,327	Simplex 4100 fire alarm system appears to be at the end of its rated life and should be replaced.
Lighting & Power	364950	2	D	25	5	exceeds	$14,615	70% of the fixture had T12 lamps and should be replaced
Lighting & Power	363512	1	B	25		10	$0	30% of the fixture had T8 lamps and electronic ballast
Lightning Protect	363513	1	D	20	4	*	$6,239	None. Perform risk analysis per NFPA 780.
Secondary Dist.	363514	1	D	30	5	exceeds	$54,248	"1200 amp, 208/120 Volt, Cregier electric panel. original to building and should be replaced. Mix of GE and Westinghouse branch panels, Westinghouse (7 Total) appear to be original, GE panel in fair Condition."
Transformer	363515	1	C	30		exceeds	$0	Exterior pad mounted transformer is in fair condition.
System Total Correction $318,156						**System Replacement Cost** $1,059,039		Ratio: 0.30
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	363516	1	C	20		10	$0	Air handling unit installed in attic space. Could not access at time of survey, building engineer states unit in good condition
Ducts & Water Dist	363517	1	C	30		15	$0	Duct work in fair condition
Engr. Control syst.	363518	1	C	20		10	$0	Local thermostats controlling zone in each space in fair condition
Heating System	363519	1	C	30		15	$0	Radiant heating serving zones in good condition
Refrigeration Equip	363520	1	C	23		20	$0	Window A/C units installed in all rooms in fair condition
Room Air Dist/Term	363521	1	C	30		15	$0	Duct work in fair condition
Ventil (O.A. & Exh)	363522	1	C	30		15	$0	exhaust fans serving bathrooms are in fair condition
System Total Correction $0						**System Replacement Cost** $1,154,760		Ratio: 0.00
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Fire Sprinkler / Pump	363523	1	B	50		30	$0	Building is fully sprinkled and in good condition.
Fixtures / Piping	363524	1	B	50		30	$0	Plumbing serving building in good condition
Hot Water Heater	363525	1	B	25		15	$0	1 gas water heater serving kitchen (75 gal) and 1 water heater serving bathrooms (35 kw electric) in good condition
System Total Correction $0						**System Replacement Cost** $357,426		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	363594	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Roof: Wood frame. Floor: Concrete joists and slab.
Foundations	363595	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Reinforced concrete spread footings and basement walls.
Vertical Members	363596	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Reinforced concrete columns and load bearing masonry walls.
Building Frame Seismic	363597	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9B.
Building Frame-Wind	363598	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363599	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-Essential Building.
System Total Correction $0						**System Replacement Cost** $3,971,397		Ratio: 0.00
System Total Pending								

Bldg Total Correction $2,533,447.34	**Bldg Total Replacement** $10,819,510	Bldg Ratio: 0.23
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Administration Offices
16	1929	0		4	19,511		**Proposed Function**	

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	363614	1	D	*	3	*	$16,286	* Entrance ramp at north side (main entrance) appears to exceed 1:12 slope, VA design criteria. Verify ramp satisfies code slope criteria.
Accessibility	363615	2	D	*	3	*	$73,738	Building is partially accessible; 60% of entries are required to be accessible. Provide a second accessible entry from main.
Accessibility	363616	3	D	*	3	*	$6,835	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	363617	4	D	*	3	*	$159,999	Toilets are not accessible; Provide at least one accessible toilet. Stairs are pre-existing and non-compliant. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.
Accessibility	363618	5	D	*	3	*	$619,764	Provide lever type hardware throughout building; about 50% of doors have conventional knob hardware.
Accessibility	363619	6	D	*	3	*	$74,191	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. 6 locations.
Accessibility	363620	7	D	*	3	*	$45,148	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF. Provide all new finishes at break rooms.
Exterior Walls	363621	1	C	100		12	$0	Brick is generally in fair condition.

Exterior Walls	363622	2	D	100	3	12	$12,947	* Trim and cornice paint is in poor condition and is peeling and spalling. * Center exterior wood paneling is deteriorating and rotting, repair or replace wood molding.
Fixed Equipment	363623	1	N/A	15		*	$0	FCA record added by Contractor - see detail/pending
Interior Finish/Door	363624	1	D	10	1	exceeds	$1,194,174	Walls, windows, and floor coverings on Level 1 are good. Level 2 and 3 are in poor condition. Basement is in total disrepair and is not occupiable. Patch, paint, and replace as necessary.
Interior Finish/Door	363625	2	C	10		5	$0	FCA record added by Contractor - see detail/pending. Interior finishes/doors are generally in average condition.
Interior Finish/Door	413626	3	B	10		exceeds	$0	Walls, windows, and floor coverings on Level 1 are good.
Life Safety	363626	1	F	*	5	*	$474,249	Unsprinklered building; provide justification under applicable Building/Fire Code provisions. Provide panic bar hardware for ground floor exit stair doors.
Life Safety	363627	2	C	*		*	$0	Bldg. 17 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply. See SITE historic.
Life Safety	363628	3	D	*	5	*	$45,498	Add guards and handrails at east stairs; existing are not compliant. Provide complying handrails and guards at all exterior and interior stairs; provide visual striping at all nosings at exterior stairs and at top and bottom nosings of each run at all interior stairs.
Life Safety	363629	4	D	*	5	*	$11,604	Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	363630	5	D	*	5	*	$10,046	FCA record added by Contractor - see detail/pending. Provide Areas of Refuge within rated vertical exit enclosures on an ongoing basis as interior renovations are implemented or provide an automatic fire suppression system. (Do not duplicate, cost is normally part of the Safety & Infection Control specific construction project budget).
Life Safety	363631	6	D	*	5	*	$13,456	Verify positive pressurization, smoke seals, etc. at exit stairs. This FCA reviewer does not believe that stair pressurization is required in this building, but smoke seals at stair doors are recommended.
Roof	363632	1	D	20	5	3	$677,629	Asphalt shingle roof is in poor condition and is missing shingles. Replaced in 2001.
Roof	413628	2	B	20		*	$0	Flat membrane roofing on both porches are in good condition.
Signage / Wayfindg	363633	1	D	10	5	exceeds	$51,655	Signage/wayfinding exceeds useful life is in poor condition and not code compliant. Replace.
Windows	363634	1	C	30		10	$0	Wood double glazed windows are in average condition. Some sashes are loose; repair as required
System Total Correction $3,487,219						**System Replacement Cost** $5,073,860		Ratio: 0.69
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	363527	1	D	*	4	*	$57,000	Building serve by battery type emergency lighting and exit signs. Exit sign should be replaced with new LED type fixtures. 4 additional emergency battery fixture should be provided for each floor.
Elec/Tele Closets	413438	2	C	*		*	$0	Separate electrical and Tele closets in fair condition. Some panels in corridor walls.
Fire Alarm	364951	1	D	15	5	exceeds	$267,612	Simplex 4100 fire alarm system appears to be at the end of its rated life and should be replaced.
Lighting & Power	363528	1	C	25		6	$0	Light fixtures on the First, Second and Third Floors have T8 lamps and are in fair condition
Lighting & Power	363529	2	D	25	4	exceeds	$59,799	Light fixtures in the basement have T12 lamps and need to be replaced
Lightning Protect	363530	1	D	20	4	*	$32,202	None. Perform risk analysis per NFPA 780.

Secondary Dist.	363531	1	B	30		10	$0	800 Amp, 480/277V Cutler Hammer main distribution panel, 225 kVA step down transformer and 800 amp 208/120 Volt distribution panel manufactured by Cutler Hammer. Cutler Hammer equipment was installed in 2000 and is in good condition. New branch panels were provided and the Existing panels were used fur Splice boxes.
Transformer	363532	1	B	30		10	$0	Building is served by pad mounted ABB transformer.
System Total Correction $416,613						**System Replacement Cost** $1,256,384		Ratio: 0.33
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	413586	1	D	20	5	*	$410,242	Air handling system is in poor condition and needs to be replaced.
System Total Correction $410,242						**System Replacement Cost** $1,369,942		Ratio: 0.30
System Total Pending $0								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	363635	1	C	100		14	$0	FCA record added by Contractor - see detail/pending. Roof: Wood frame. Floor: Concrete joists and slab.
Foundations	363636	1	C	100		14	$0	FCA record added by Contractor - see detail/pending. Reinforced concrete spread footings and basement walls.
Vertical Members	363637	1	C	100		14	$0	FCA record added by Contractor - see detail/pending. Reinforced concrete columns and load bearing masonry walls.
Building Frame Seismic	363638	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363639	1	C	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363640	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-Essential Building.
System Total Correction $0						**System Replacement Cost** $3,624,186		Ratio: 0.00
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	363641	1	C	20		5	$0	FCA record added by Contractor - see detail/pending. Schindler In ground Hydraulic Installed 2004. Capacity 4,500 lbs. and a speed of 150 fpm in serviceable condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	286845	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.

Telecommunications Rooms	286846	2	D	15	4	*	$10,560	Telecommunications Room 109: * Has unmonitored UPS, install an UPS with remote monitoring supporting twenty minutes of power & connected to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
Telecommunications Rooms	286844	1	F	15	4	*	$50,893	Telecommunications room 109 is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
System Total Correction $61,453						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $4,375,526.86	**Bldg Total Replacement** $11,748,403	Bldg Ratio: 0.37
Bldg Total Pending $0.00		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Office of Human Resources/Employment Center
17	1929	0		4	19,549		**Proposed Function**	Office of Human Resources

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42133	1	D	*	3	*	$82,605	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-11-115 created by VHAHINDoyleL.] Entrance ramp at north side (main entrance) appears to exceed 1:20 slope, VA design criteria. Verify ramp satisfies code slope criteria; badly cracked and heaved, difficult for wheelchair to negotiate and poses trip hazard; paint is deteriorated at wood handrails, curb is inadequate height, provide complying handrail extensions. Concrete steps at North entries are failing, rebuild steps.
Accessibility	239423	2	D	*	3	*	$79,891	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-11-115 created by VHAHINDoyleL.] Building is partially accessible; 60% of entries are required to be accessible. Provide a second accessible entry from main.
Accessibility	239424	3	D	*	3	*	$13,670	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-11-115 created by VHAHINDoyleL.] Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	239425	4	D	*	3	*	$147,989	Toilets are not accessible; except at first floor, which are complying. Stairs are pre-existing non-compliant. At second and third floor Toilets, verify door hardware, grab bars behind. And aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.
Accessibility	239427	6	D	*	3	*	$92,965	Provide lever type hardware throughout building; about 50% of doors have conventional knob hardware.
Accessibility	239428	7	D	*	3	*	$74,191	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. 6 locations.

Accessibility	239429	8	D	*	3	*	$67,676	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF. Provide all new finishes at break rooms.
Exterior Walls	42134	1	D	100	3	exceeds	$335,283	Brick is generally in poor condition. Partial tuckpointing in 2000. Some trim in need of paint like entry soffit. Provide new entry door and frame with power assist hardware.
Exterior Walls	161416	2	D	30	3	11	$69,934	Trim and cornice paint is in poor condition.
Fixed Equipment	239430	1	N/A	15		*	$0	
Interior Finish/Door	413614	3	F	10	2	25	$427,207	Basement flooding damage - entire break room including restrooms for break area, dry wall, act tile, doors, finishes, door thresholds all need replaced
Interior Finish/Door	414619	4	D	10	1	*	$348,601	Carpeting is in poor condition. Replace all carpeting throughout building.
Interior Finish/Door	161417	2	F	10	5	exceeds	$144,641	Walls, windows, and floor coverings on north wall damaged by water leaks. Basement is unoccupiable space. Reports of excessive water damage and mold. Patch, remediate, paint, and replace as necessary.
Interior Finish/Door	42135	1	C	10		exceeds	$0	Interior finishes/doors are generally in average condition.
Life Safety	42136	1	D	*	5	*	$836,117	Unsprinklered building; provide justification under applicable Building/Fire Code provisions. Provide panic bar hardware for ground floor exit stair doors.
Life Safety	239431	2	C	*		*	$0	Bldg. 17 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply. See SITE historic.
Life Safety	239432	3	F	*	5	*	$39,697	Add guards and handrails at east stairs; existing are not compliant. Provide complying handrails and guards at all exterior and interior stairs; provide visual striping at all nosings at exterior stairs and at top and bottom nosings of each run at all interior stairs.
Life Safety	239433	4	D	*	5	*	$58,400	Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	239434	5	D	*	5	*	$10,046	Provide Areas of Refuge within rated vertical exit enclosures on an ongoing basis as interior renovations are implemented. (Do not duplicate, cost is normally part of the Safety & Infection Control specific construction project budget).
Life Safety	239435	6	D	*	5	*	$15,339	Verify positive pressurization, smoke seals, etc. at exit stairs. This FCA reviewer does not believe that stair pressurization is required in this building, but smoke seals at stair doors are recommended.
Roof	279339	4	D	*	3	*	$139,580	Attic should be insulated for energy savings; research appropriate insulation type and installation details.
Roof	162451	3	C	20		exceeds	$0	Asphalt shingle roof is in fair condition. Replaced in 2001. Flat membrane roofing on both porches are in good condition.
Roof	110713	2	F	20	5	exceeds	$106,504	Built-in copper gutter is failing. Replace integral gutters and porch roofs.
Signage / Wayfindg	42138	1	C	10		10	$0	New signage has been installed in the landscaped area in a more conspicuous place for easy wayfinding. The building signage is dated but will no longer be used now or in the future. Remove signage from building walls unless considered a historic element.
Windows	42139	1	C	30		3	$0	Wood double glazed windows are in average condition. Some sashes are loose; repair as required.
System Total Correction $3,090,336						**System Replacement Cost** $5,052,313		Ratio: 0.61
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42140	1	C	*		*	$0	* Electric panels in corridors and basement mechanical room. * Telecommunications closets.
Emerg Elec Sys.	42141	1	C	25		2	$0	Adequate battery egress lighting.
Emerg Elec Sys.	162127	2	F	25	4	exceeds	$262,150	Replace exit lights with battery LED-type. Install 90% of exit lights with battery LED type in the building.

Fire Alarm	110714	2	F	15	5	exceeds	$458,238	Replace 1992-vintage Simplex 4100 fire alarm system with new addressable system that complies with current codes, VA criteria, and ADA requirements. Upgrade old Simplex FACP with new addressable fire alarm control panel devices and old fire alarm wiring.
Lighting & Power	110715	2	F	25	5	exceeds	$353,378	* Approximately 60% of the branch circuit wiring is cloth-insulated in failing condition. * The majority of the fluorescent lighting is T12 lamps with core and coil ballasts; incandescent lighting in mechanical/electrical areas. * Replace wiring with THHN/THWN, and lighting with T8 lamps with electronic ballasts. * Replace old cloth insulation with new insulated wiring is necessary. * Install remaining 50% fluorescent lighting with new T8 lamps and electronic ballast in the building.
Lighting & Power	42143	1	B	25		12	$0	Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. A minority of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects.
Lightning Protect	162128	1	D	20	4	*	$29,905	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	162129	1	C	15		exceeds	$0	Local building paging system is in fair condition.
Secondary Dist.	162130	2	F	30	5	exceeds	$203,572	Replace approx. (10) 225A obsolete panelboards and feeders.
Secondary Dist.	42144	1	C	30		3	$0	GE 1200A, 120/208V bolted pressure switch, AV-Line fused switch switchboard. Subpanels are all in fair condition.
Transformer	100749	1	D	30	5	8	$122,143	Outdoor padmounted oil-filled transformer with primary selective switch, 300kVA, 4.16KV-120/208V, is functional as-is, but is nearing its life expectancy, due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $1,429,386						**System Replacement Cost** $1,769,747		Ratio: 0.81
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42146	1	D	40	4	exceeds	$465,031	Steam and condensate piping exceeds its useful life expectancy and is in very poor condition. Insulation is damaged
System Total Correction $465,031						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	279477	2	F	30	5	exceeds	$172,700	AHU on 3rd floor in room MR308 is very old and is non functional. OA dampers shut in winter to prevent freezing. Humidifier is not working. These are multizone units with 4 zones. DX/Steam. AHU in room MR207 is still functional and still working.
Air Handling Equip	42147	1	C	20		8	$0	Condensing units are Carrier and in fair condition. One is Carrier M#38AKS024 S#2107G20045; Another unit is Carrier M#38AKS044; S#2606Q04885; Refrigerant piping insulation is damaged.
Ducts & Water Dist	42148	1	C	30		1	$0	Ductwork is in fair condition.

Engr. Control syst.	42149	1	D	20	5	1	$516,185	Air handler and terminal units are pneumatically controlled. Controls should be upgraded to DDC.
Heating & Ventil.	42150	1	D	25	5	exceeds	$73,352	Provide unit heaters in attic.
Heating System	42151	1	F	30	5	exceeds	$102,352	Fintube Radiators throughout the building were not supplied with temperature control valve and have been shutdown. Provide temp controls for all radiators.
Room Air Dist/Term	110716	2	D	30	5	exceeds	$1,743,867	The building mostly has window units and wall mounted fan coil units in fair condition. Central air distribution system needs to be provided.
Ventil (O.A. & Exh)	42153	1	D	30	5	*	$135,420	Provide ventilation for the attic.
Exhaust Fans	42154	1	D	25	5	exceeds	$42,319	Provide VFDs for return/relief fan on the 1st floor. Exhaust fan is old with no nameplate.
System Total Correction $2,786,195						**System Replacement Cost** $1,896,158		Ratio: 1.47
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fixtures / Piping	113939	2	D	50	3	exceeds	$413,361	Fixtures are in good condition but do not meet ADA requirements. Replace water closet and urinal flush valve handles and add insulation to lavatories at main restrooms to comply with ADA requirements. Replace 1 shower basin and mixing valve at each restroom for ADA compliance.
Fixtures / Piping	162570	3	D	50	5	exceeds	$406,902	Piping is in poor condition and exceeds maximum life expectancy.
Fixtures / Piping	162571	4	D	50	5	exceeds	$95,922	Interior storm sump pumps serve subsoil drainage. Provide dual pump.
Hot Water Heater	42156	1	C	25		5	$0	Water heater is in fair condition. Based on serial # it was made in 1992. 40 gal; American Water Heater Company M# E62-40R-045DV; S#0925T405740.
System Total Correction $916,185						**System Replacement Cost** $884,874		Ratio: 1.04
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42157	1	C	100		13	$0	Reinforced concrete joists, beams, and slab. Wood framed roof. Average condition.
Foundations	42158	1	C	100		13	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	42160	1	C	100		13	$0	Reinforced concrete columns and masonry bearing walls.
Building Frame Seismic	363643	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363644	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	279340	1	D	*	5	*	$551,960	None of the NSCE is currently braced. Provide anchorage and bracing to all Architectural, Elevators and MEPFP items per H-18-8 (4.0) and ASCE 7-10 Chapter 13.
System Total Correction $551,960						**System Replacement Cost** $3,322,069		Ratio: 0.17
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	42161	1	F	20	4	exceeds	$476,105	P1: hydraulic passenger elevator, in failing condition and exceeds design life. Mid American Programmable Controls (1996). Original US elevator. GAL door equipment with Adams ICU infrared, hydraulic. 4 stop, 4,000 lbs. @ 100 fpm. Recommend full modernization.
System Total Correction $476,105						**System Replacement Cost** $316,027		Ratio: 1.51
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	42145	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286847	3	F	15	4	*	$51,835	Telecommunications room 301 is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286848	4	D	15	4	*	$5,089	Telecommunications Room 301: * has unmonitored UPS, install an UPS with remote monitoring supporting twenty minutes of power & connected to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
System Total Correction $56,924						**System Replacement Cost** $115,972		Ratio: 0.49
System Total Pending								

Bldg Total Correction $9,772,121.44	**Bldg Total Replacement** $13,357,159	Bldg Ratio: 0.73
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	VISN Offices/Hoptel/Third Floor Vacant
18	1929	1993		4	19,921		**Proposed Function**	VISN Offices/Third Floor Vacant
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42162	1	D	*	3	*	$90,748	Entrance ramp at west side (main entrance) appears to exceed 1:20 slope, VA design criteria. Verify ramp satisfies code slope criteria; curb is inadequate height, provide complying handrail extensions. Building is partially accessible; 60% of entries are required to be accessible.
Accessibility	239436	2	D	*	3	*	$6,835	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	239437	3	C	*		*	$0	One elevator serves three floors and basement. Average condition.
Accessibility	239438	4	D	*	3	*	$53,596	Stair handrail is not compliant, too narrow. Provide complying handrail extensions at all interior and exterior stairs; complying warning stripes at nosings at interior and exterior stairs.

Accessibility	239439	5	F	*	3	*	$119,972	Toilets at first floor are substantially non-complying. At second and third floor toilets verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.
Accessibility	239440	6	D	*	3	*	$4,554	At least one locker and shower shall be accessible at each staff locker room and toilet.
Accessibility	239442	8	D	*	3	*	$55,643	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. 6 locations.
Accessibility	239443	9	D	*	3	*	$50,757	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Exterior Walls	110719	2	D	30	3	4	$57,004	Wood doors, trim, and cornices are in average condition. Center entrance paneling and porch paneling is rotting and deteriorating. Replace all wood trim and paint.
Exterior Walls	279341	3	D	100	3	exceeds	$21,545	North porch exterior door in poor condition. Replace. Add insulation below porch slab to prevent condensation in electrical room. Replace hollow metal door and frame to electrical room.
Exterior Walls	42163	1	D	100	3	exceeds	$306,951	Brick is in fair condition. Masonry was partially tuckpointed in 2001. Leaks observed inside building in several areas. Tuckpoint approx 1/3 of building. Install downspout at southeast corner. Repair gutter leak at elevator on south side and repair water damage in hoistway and other walls damaged by leaks.
Fixed Equipment	42164	1	N/A	*		*	$0	
Interior Finish/Door	42165	1	C	10		exceeds	$0	1st and 2nd floors are in average condition.
Interior Finish/Door	279342	3	D	10	1	exceeds	$21,373	VCT in stairwells is in poor condition. Replace.
Interior Finish/Door	110720	2	D	10	1	exceeds	$1,628,899	3rd floor is vacant and is in poor condition. Complete renovation required to make usable.
Life Safety	239450	2	D	*	5	*	$15,115	Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	239451	3	F	*	5	*	$17,405	Add guardrail at East Stair to basement. Existing are not compliant.
Life Safety	239452	4	D	*	5	*	$1	Provide Areas of Refuge within rated vertical exit enclosures on an ongoing basis as interior renovations are implemented. (Do not duplicate, cost is normally part of the Safety & Infection Control specific construction project budget).
Life Safety	239454	5	D	*	5	*	$11,359	Verify positive pressurization, smoke seals, etc. at exit stairs. This FCA reviewer does not believe that stair pressurization is required in this building, but smoke seals at stair doors are recommended.
Life Safety	413627	6	C	*		*	$0	Since Bldg. 18 is historic, consider aesthetics as well as code compliance; existing non-complying work can usually remain; generally, new work must comply.
Life Safety	42166	1	D	*	5	*	$829,342	Unsprinklered building; provide justification under applicable Building / Fire Code provisions. Standpipes in stairwells.
Roof	42167	1	D	20	2	exceeds	$67,863	Built-in copper gutters are failing and flashing at elevator tower is in poor condition. Replace gutters and flashing at elevator tower. Replacement gutters are open on one side and do not provide adequate drainage to the landscape. Replace the existing gutters and downspouts.
Roof	279343	3	D	*	1	*	$146,135	Attic should be insulated for energy savings; research appropriate insulation type and installation details.
Roof	110721	2	D	20	2	exceeds	$56,125	Asphalt shingle roof is in poor condition. Shingles are missing in multiple locations and must be repaired or replaced.
Signage / Wayfindg	42168	1	C	10		exceeds	$0	Signage is adequate.
Windows	42169	1	C	30		1	$0	Wood clad insulated double hung windows are in fair condition. Replace gaskets and caulking. Refinish.
System Total Correction $3,561,222						**System Replacement Cost** $5,479,159		Ratio: 0.65
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42170	1	C	*		*	$0	Adequate electrical and telecommunications closets.

Emerg Elec Sys.	162131	1	F	25	4	exceeds	$156,501	Install/repair battery egress lighting; replace exit lights with battery LED type. Install/ repair remaining 20 % of egress lighting and install battery LED type in the building.
Fire Alarm	42171	1	F	15	5	exceeds	$742,524	Replace 1992-vintage Simplex 4100 fire alarm system with new addressable system that complies with current codes, VA criteria, and ADA requirements. Upgrade old Simplex FACP with new addressable fire alarm control panel devices and old fire alarm wiring.
Lighting & Power	42172	1	B	25		8	$0	THHN/THWN branch circuit wiring with green wire grounds is in good condition on lower two floors.
Lighting & Power	110722	2	B	25		13	$0	Lighting fixtures have been replaced with T-8 lamps
Lightning Protect	162132	1	D	20	4	*	$24,881	None. Perform risk analysis per NFPA 780.
Secondary Dist.	110723	2	D	30	5	5	$25,447	* 1994 800A, 480/277V Siemens switchboard, 225kVA MGM stepdown transformer, 800A 208/120V switchboard, and feeders are in fair condition. * The equipment is in fair condition but the electrical rooms have conditioning issues. The space is too hot, humid, and damp. Recommend conditioning the space to ensure longevity of the electrical equipment.
Transformer	162134	2	F	30	5	*	$39,982	Padmounted transformer pad is tilting. Reset pad and transformer to level condition. Repair transformer pad as soon as possible.
Transformer	42175	1	D	30	5	exceeds	$137,411	Outdoor padmounted oil-filled transformer with primary selective switch, 500kVA, 4.16KV-120/208V, is functional as-is but, is past its life expectancy, due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $1,126,746						**System Replacement Cost** $1,893,330		Ratio: 0.60
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42176	1	C	40		32	$0	New Main Steam lines installed in 2004 are in fair condition.
Steam Distribution	162580	2	D	40	4	exceeds	$317,895	Steam distribution piping inside bldg has exceeded its maximum life expectancy and is in poor condition. Steam components such as condensate receiver are old, rusted and need upgrade.
System Total Correction $317,895						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	42177	1	C	20		exceeds	$0	Two (2) MASP air handlers with DX cooling installed approx 1998 are in fair condition. VAV system and humidifiers are in fair condition. All HVAC systems are well designed and perform well except for the 3rd floor (unoccupied) which does not have A/C. The units have exceeded their life span. Manufactured by McQuay Snyder General S#3Z800936-06, M# LSL111CV
Ducts & Water Dist	42178	1	C	30		10	$0	Ductwork and piping are in fair condition.
Engr. Control syst.	42179	1	C	20		2	$0	JCI Metasys Controls installed in 1998 are in fair condition.
Heating System	42180	1	B	30		5	$0	Steam radiators and (20) converters are in good working condition.

Heating System	110724	2	D	30	5	exceeds	$126,651	Unoccupied 3rd floor is not heated. Provide fin-tube radiation for 3rd floor.
Heating System	241440	3	D	30	5	exceeds	$12,665	Provide insulation on condensate return receiver and converters.
Room Air Dist/Term	42181	1	C	30		2	$0	VAV boxes with JCI DDC Controls are in fair condition.
Ventil (O.A. & Exh)	42182	1	C	30		8	$0	Ventilation in 1st and 2nd floor office area is in good condition.
Ventil (O.A. & Exh)	110725	2	D	30	3	*	$168,868	Provide exhaust fan in the basement with makeup air louver for the PRV station. Provide ventilation for the 3rd floor.
Exhaust Fans	42183	1	C	25		4	$0	One Exhaust fan installed in 1998 is in fair condition.
System Total Correction $308,184						**System Replacement Cost** $2,028,568		Ratio: 0.15
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	42184	1	C	50		24	$0	Incoming fire service entrance has double check valve assembly. Standpipes with 2 -1/2"" fire department valves are in fair condition.
Fixtures / Piping	42185	1	B	50		28	$0	80% of Fixtures are ADA compliant and in good working condition.
Fixtures / Piping	110726	2	C	50		exceeds	$0	Piping exceeds maximum life expectancy, but is in fair condition.
Fixtures / Piping	162572	3	D	50	3	exceeds	$225,158	The remaining 75% of fixtures are not ADA compliant and are in fair condition. Provide ADA compliant fixtures per VA guidelines.
Hot Water Heater	363533	2	B	25		21	$0	New electric water heater installed and is in good working condition; Rheem M#XE50M06ST45U1; S#Q231601679; 50 gal capacity installed in 2016
System Total Correction $225,158						**System Replacement Cost** $946,664		Ratio: 0.24
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	110727	2	D	100	4	exceeds	$14,064	Some cracks in the concrete beams with exposed rebar. Investigate cause and patch at exposed rebar.
Floor Systems	42187	1	C	100		13	$0	Reinforced concrete joists, beams, and slab. Wood framed roof. Average condition.
Foundations	42188	1	C	100		13	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	110728	2	D	100	4	exceeds	$16,617	Exposed rebar in columns at several locations. Patch at exposed rebar.
Vertical Members	42190	1	C	100		13	$0	Reinforced concrete columns and masonry bearing walls generally in average condition.
Building Frame Seismic	363645	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363646	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	363647	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $30,681						**System Replacement Cost** $3,554,048		Ratio: 0.01
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	42191	1	F	20	4	exceeds	$560,742	P1: Otis LMH in-ground hydraulic (1993) passenger elevator in failing condition exceeding life expectancy. Otis controls and submersible pump unit. Advanced series buttons and fixtures. Otis door equipment with old Lambda infrared door reversal. 4 stop, 4,500 lbs. @ 125 fpm. Recommend full modernization. Water in pit needs to be removed. Review pit structure for damage and rust. Replace. Install door restrictor. Unit does not go all the way to top floor. Leveling off on unit. Update maintenance records and code data plate. Refer to A17.1 8.6.
System Total Correction $560,742						**System Replacement Cost** $270,476		Ratio: 2.07
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	42174	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $124,072		Ratio: 0.00
System Total Pending								

Bldg Total Correction $6,130,628.24	**Bldg Total Replacement** $14,296,317	Bldg Ratio: 0.43
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Valve House
197	1970	0	1	70		**Proposed Function**	Valve House

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	363829	1	C	*		*	$0	Building is an unoccupied valve house. Most accessibility requirements do not apply.
Exterior Walls	363830	1	C	100		57	$0	In general exterior masonry walls are in average condition, but suitable for its current use.
Exterior Walls	363831	2	D	100	3	*	$3,572	Spot tuckpointing is required to maintain buildings current condition.
Exterior Walls	363832	3	D	100	3	*	$3,763	Exterior door frame is rusted and corroded. Repair corroded portions of the frame.
Fixed Equipment	363833	1	C	15		*	$0	Building is a Valve house. See mechanical records for additional information.
Interior Finish/Door	363834	1	C	10		5	$0	Concrete floors and walls are in average condition and are suitable for their current use.
Life Safety	363835	1	C	*		*	$0	Building is not sprinkled. No problems observed or reported.
Roof	363836	1	C	20		10	$0	Membrane roofing and copper coping are reported to be in average condition. Roofing is suitable for the buildings current use.
Signage / Wayfindg	363837	1	B	10		5	$0	Building has minimal building signage. Signage is suitable for the buildings current use.
Windows	363838	1	A	30		*	$0	FCA record added by Contractor - see detail/pending.
System Total Correction $7,335						**System Replacement Cost** $5,410		Ratio: 1.36
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Emerg Elec Sys.	364083	1	D	25	5	*	$3,001	No emergency system installed, emergency exit and egress lights should be installed.
Fire Alarm	364084	1	D	15	5	exceeds	$3,001	Simplex 4005 system is in poor condition and needs replacing.
Lighting & Power	364085	1	D	25	4	exceeds	$8,640	Existing incandescent fixture have exceeded their rated life and should be replaced.
Lightning Protect	364086	1	D	20	4	*	$896	None, perform risk analysis per NFPA 780.
System Total Correction $15,538						**System Replacement Cost**		
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	363839	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Concrete slab on grade
Foundations	363840	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Assumed spread footing
Vertical Members	363841	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Reinforced masonry walls.
Building Frame Seismic	363842	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM1L. * Low seismic zone; wind loads govern.
Building Frame-Wind	363843	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363844	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $22,873.00	**Bldg Total Replacement** $5,410	Bldg Ratio: 4.23
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administration/Engineering Shops
2	1929	0	3	36,861		Proposed Function	Administration/Engineering Shops

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	236918	3	F	*	3	*	$12,465	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	236919	4	F	*	3	*	$180,591	Disabled accessible entry is through Building 1 via an enclosed ramp. Ramp lacks landings at 30" maximum vertically; revise ramp to provide landings and max 5 percent slope. Provide handrails on both sides of ramp. Ramp down to Building 2 basement is likewise non-complying; revise.
Accessibility	236920	5	D	*	3	*	$265,829	Provide complying handrail extensions at all interior stair top & bottom landings; complying warning stripes at nosings. Non-complying stairs may remain under IBC.
Accessibility	236921	6	F	*	3	*	$159,194	Toilets are not complying at Basement Staff toilets. Provide at least one (1) accessible toilet for employees. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.
Accessibility	236922	7	D	*	3	*	$14,516	When provided, at least one locker and shower shall be accessible at each staff locker room and toilet.

Accessibility	236923	8	F	*	3	*	$55,191	Provide lever type hardware throughout building; about 60% of doors have conventional knob hardware.
Accessibility	236924	9	D	*	3	*	$92,738	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings.
Accessibility	236925	10	D	*	3	*	$67,676	Sinks and countertops in staff break rooms, conference rooms, etc. must be provided with an accessible portion of countertop.
Accessibility	160887	1	D	*	3	*	$310,425	No accessible entrance, toilets, or door hardware is provided. Provide accessible ramp at main entrance, 60 percent of entries are required to be accessible.
Exterior Walls	279158	4	B	100		18	$0	Wooded cupola and clock tower restored in 2004 and in good condition.
Exterior Walls	236926	3	B	100		23	$0	Masonry has been repointed, wood trim painted, windows replaced in 2009.
Fixed Equipment	42193	1	N/A	15		*	$0	
Interior Finish/Door	42194	1	C	10		exceeds	$0	2nd Floor is in good condition. Doors and ceiling are serviceable. 1st floor is in average condition with freshly painted corridor. Doors and ceilings are serviceable.
Interior Finish/Door	414620	3	D	10	1	*	$581,658	Carpeting is in poor condition on the first floor (25%) and the second floor. Replace carpeting.
Interior Finish/Door	110652	2	C	10		exceeds	$0	Basement is in serviceable condition. Adequate for use as shops and storage.
Life Safety	236927	2	F	*	5	*	$240,317	Exits stairs open directly into interior non fire rated corridor; provide separation of exits from corridors or verify compliance with code.
Life Safety	236928	3	F	*	5	*	$112,761	Provide code complying handrails at exterior egress stairs, north, and south sides. Existing rail cannot serve as both guard and handrail at north and south stairs. Provide visual striping at all exterior stair nosings.
Life Safety	236929	4	F	*	5	*	$60,379	Add guards and handrails at east stairs; handrails in center of stairs are not sufficient.
Life Safety	236931	6	D	*	5	*	$1	Provide Areas of Refuge within rated vertical exit enclosures on an ongoing basis as interior renovations are implemented. (Do not duplicate, cost is normally part of the Safety & Infection Control specific construction project budget).
Life Safety	236933	8	C	*		*	$0	Bldg. 2 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply. See SITE historic.
Life Safety	42195	1	D	*	5	*	$840,246	Only basement is sprinklered; no problems observed. The entire facility is required to be sprinklered. Provide justification under applicable Building/Fire Code provisions.
Roof	237657	2	C	20		8	$0	Shingles at roof were replaced in 2009 with composition shingles and new copper flashings, gutters, downspouts, dormer roofs, and dome.
Roof	237659	4	C	20		13	$0	Copper downspout are connected to underground drain pipe. In fair condition.
Roof	279162	5	D	*	3	*	$341,414	Attic should be insulated for energy savings; research appropriate insulation type and installation details.
Signage / Wayfindg	42197	1	D	10	1	exceeds	$86,200	Signage is in poor condition and non code compliant. Replace system.
Windows	237660	3	B+	30		18	$0	New double glazed aluminum windows installed at enclosed access ramp in 2009.
Windows	125142	2	B+	30		16	$0	Windows replaced. Original wood single glazed windows, glass blocks, soffit & fascia were all replaced in 2007 with aluminum insulated double hung type.
System Total Correction $3,421,601						**System Replacement Cost** $11,849,470		Ratio: 0.29
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42199	1	C	*		*	$0	Electrical Closets are adequate for use.

Emerg Elec Sys.	42200	1	F	25	5	exceeds	$383,521	Inadequate battery egress and non-LED exit lights. Install new and additional battery egress lights, and replace exit signs with battery LED type. No battery egress in building, emergency power fed from Bldg. 24. Install additional emergency power to the building and in maintenance shops in basement. Provide new 400A, 120/208V emergency panel from Bldg. 24.
Fire Alarm	42201	1	D	15	5	13	$663,463	* 2019 Simplex 4100U addressable control panel. * Upgrade fire alarm devices and wiring
Lighting & Power	42202	1	C	25		13	$0	Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. A minority of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects.
Lighting & Power	162055	2	F	25	4	exceeds	$968,600	* Approximately 60% of the branch circuit wiring is cloth-insulated in poor condition. The majority of the fluorescent lighting is T12 lamps with core and coil ballasts. Replace wiring with THHN/THWN, and lighting with T8 lamps with electronic ballasts. Replace old cloth insulation with new insulated wiring is necessary. Install remaining 40% fluorescent lighting with new T8 lamps and electronic ballast in the building. * Some of the lighting has been upgraded but the wiring was only replaced where it was not feasible to reconnect the new fixtures to the wiring. The remaining light fixtures as well as the majority of the wiring should be replaced. Some of the lighting has been upgraded but the wiring was only replaced where it was not feasible to reconnect the new fixtures to the wiring. The remaining light fixtures as well as the majority of the wiring should be replaced. "
Lightning Protect	162452	1	D	20	5	*	$79,835	None. Perform risk analysis per NFPA 780.
Secondary Dist.	42203	1	D	30	5	exceeds	$408,716	Cregier (Westinghouse circuit breakers) 1200A, 120/208V switchboard. 120/208V panels on all 3 floors. Equipment and feeders are currently functional but have exceeded their life expectancy and should be replaced.
Transformer	162454	1	C	30		4	$0	Outdoor oil-filled pad-mounted transformer with primary selective switch, 300KVA, 4.16kV-208/120V, in fair condition.
System Total Correction $2,504,135						**System Replacement Cost** $4,208,336		Ratio: 0.60
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	162587	2	B	40		30	$0	Approx 25% of steam radiators and associated control valves have been replaced with fin tube radiation, 100% of the steam traps have been replaced and are in good condition.
Steam Distribution	162588	3	D	40	5	exceeds	$155,185	Replace the remaining radiators and control valves which are in poor conditions and have exceeded their useful life expectancy. Control valves are continually rebuilt by onsite staff.
Steam Distribution	42205	1	D	40	4	exceeds	$620,741	Main steam and condenstate lines exceed their useful life expectancy and are in poor condition.
System Total Correction $775,926						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Air Handling Equip	414621	2	D	20	1	*	$247,040	Station reports (2) Split system condenser units are in poor condition and need to be replaced.
Air Handling Equip	42206	1	D	20	3	exceeds	$6,264,213	Provide A/C in basement to serve the office areas to meet VA design criteria. Majority of bldg is served by window units which have exceeded their useful life expectancy and should be replaced or upgraded with new air systems per VA guidelines.There are also wall mounted fan coil units.
Ducts & Water Dist	42207	1	D	30	3	exceeds	$1	Provide new ductwork and piping to new Air handlers per VA guidelines. (Cost included with air handling equipment)
Engr. Control syst.	42208	1	D	20	1	*	$1	Provide new DDC controls per VA guidelines. (Cost included with air handling equipment)
Heating & Ventil.	42209	1	D	25	3	*	$1	Provide unit heaters in the attic. (Cost included with air handling equipment)
Heating System	42210	1	D	30	1	2	$1	Building is heated by steam radiators which are in fair condition. Most units are controlled by a manual valve and should be upgraded to automatic controls. (Cost included with air handling equipment)
Refrigeration Equip	279392	1	D		1	N/A	$1,239,679	Replace window AC units with Variable Refrigerant Volume heat pump system. Use VFD compressor on heat pump and install heat pump in basement mechanical room with ventilation for heat rejection. Provide heaters in basement mechanical room.
System Total Correction $7,750,936						**System Replacement Cost** $4,508,930		Ratio: 1.72
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	162562	2	D	50	5	exceeds	$93,111	Sprinkler riser is served by single check valve. Install double check per VA guidelines.
Fire Sprinkler / Pump	42214	1	B	50		18	$0	Sprinkler piping was installed in the basement and is in good working condition.
Fixtures / Piping	42215	1	D	50	1	exceeds	$2,023,653	Fixtures were installed in 2010 per ADA standards.
Hot Water Heater	42216	1	C	15		2	$0	Electric water heater installed in 2004 is in fair working condition.
System Total Correction $2,116,764						**System Replacement Cost** $2,104,168		Ratio: 1.01
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42217	1	C	100		13	$0	Roof: wood frame. Floors: one way concrete slab and beams.
Foundations	42218	1	B	100		13	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	42220	1	C	100		13	$0	Load bearing masonry walls and reinforced concrete columns.
Building Frame Seismic	363477	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363478	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363479	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $0	System Replacement Cost $869,724	Ratio: 0.00
System Total Pending		

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elevators	110654	2	F	20	4	exceeds	$645,380	P1: Colley hydraulic passenger elevator in failing condition.1980 Colley relay logic controls. GAL door equipment, safety edge and dual photo eye reversal. No Phase II firefighter service. 3 stop, 4,000 lbs. @ 100 fpm. Recommend full modernization including controller, power unit, door operator, cab interior, and in-ground cylinder with dual bulkhead and corrosion protection. Unit has exceeded its useful life and does not run reliably.

System Total Correction $645,380	System Replacement Cost $601,191	Ratio: 1.07
System Total Pending		

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	42204	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead interstitial spaces between floors. The cables are supported by cable tray and j-hooks.
Inside Cable Plant (ICP)	241171	2	D	15	3	exceeds	$114,465	Replace 30 % old Cat 3 cabling in the building.
Telecommunications Rooms	286830	1	F	15	4	*	$67,433	* Telecommunications room office is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84. * TR room will be upgraded as part of EHRM project
Telecommunications Rooms	286831	2	D	15	4	*	$7,634	Telecommunications Room office: * Has no UPS units, install UPS with remote monitoriing supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Has bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static. * TheTR room will be upgraded as part of EHRM project
Telecommunications Rooms	286832	3	C	15		*	$0	Both telecomm rooms are generally in good shape, however there is IT equipment in an office which is not an appropriate space.

System Total Correction $189,532	System Replacement Cost $275,776	Ratio: 0.69
System Total Pending		

Bldg Total Correction $17,404,274.34	Bldg Total Replacement $24,417,596	Bldg Ratio: 0.71
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Rad. Test Lab/QA Lab/Admin./First Floor Vacant
20	1921	0	4	57,551		Proposed Function	Rad. Test Lab/QA Lab/Admin./First Floor Vacant

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	239455	2	D	*	3	*	$117,495	Non-shop areas are required to be accessible. Revise existing entry, toilets, etc.; provide two disabled accessible entries.
Accessibility	42222	1	C	*		*	$0	Most accessibility requirements do not apply to shop areas not accessible to public. Toilets, lockers, break rooms, etc. are not disabled accessible, but adequate for use.

Exterior Walls	42223	1	C	100		35	$0	Project Number 578-16-020 has been completed. Exterior brick walls, metal headers, fascia, and trims have been repaired/replaced and are in fair condition.
Fixed Equipment	42224	1	N/A	*		*	$0	
Interior Finish/Door	42225	1	D	10	3	exceeds	$70,323	Interior finishes are in poor condition. Cracking at concrete floor, first floor. Paint chipping and peeling in a variety of locations. Water infiltration damage near the permanently open dock door.
Interior Finish/Door	279344	2	A	10		8	$0	DELETE THIS COMMENT: unecessary record Tenant improvements in easterly end of the building are in very good condition.
Life Safety	239456	2	C	*		*	$0	Bldg. 20 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Life Safety	42226	1	C	*		*	$0	Fully sprinklered. No problems observed.
Roof	42227	1	D	20	3	exceeds	$408,764	Roof at west end of building is in need of replacement. It was reported that roofing system contains asbestos.
Roof	239457	2	D	20	2	2	$0	[Field Engineer Review Completed on 08/09/2017 by VHAHINDoyleL.] [Auto Generated Project Pending on 06/19/2017 for Project Number 578-16-020 created by VHAHINDoyleL.] Gabled southerly portion of EPDM roof is in average condition, except approximately 200 SF torn ply at ridge; repair damaged roof. Repair damaged gutters at eaves.
Signage / Wayfindg	42228	1	C	10		exceeds	$0	Signage is in average condition. Adequate for use.
Windows	42229	1	D	30	2	16	$189,096	[Field Engineer Review Completed on 08/09/2017 by VHAHINDoyleL.] [Auto Generated Project Pending on 06/19/2017 for Project Number 578-16-020 created by VHAHINDoyleL.] Aluminum framed windows with translucent insulated panels are in poor condition. Replace.
Windows	161418	2	F	30	2	exceeds	$869,282	All windows were not replaced or repaired in project 578-16-020 closed out. Only known areas of concern were remediated. Original windows and doors in high bay space are in poor condition. Large areas of glass have been sheathed over with transited (asbestos cement) panels which have extensive damage around vehicle doors. Repair / Replace windows. Asbestos is a known carcinogen; recommend mitigation measures be taken.
System Total Correction $1,654,960						**System Replacement Cost** $18,108,007		Ratio: 0.09
System Total Pending $0								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162135	1	F	25	4	exceeds	$100,326	Install/repair battery egress lighting; replace exit lights with battery LED type. Install/ repair remaining 20 % of egress lighting and install battery LED type in the building.
Fire Alarm	42231	1	F	15	5	exceeds	$965,993	Edwards Fire Alarm control panel 5752B is old and obsolete. Replace obsolete hardwired fire alarm system with new addressable system that complies with current codes, VA criteria, and ADA requirements. Replace with campus wide Simplex FACP with new addressable fire alarm control panel and devices. Upgrade old fire alarm wiring.
Lighting & Power	42232	1	F	25	4	exceeds	$883,272	* Approximately 60% of the branch circuit wiring is cloth-insulated in poor condition. Replace wiring with THHN/THWN. * Some fluorescent lighting is T12 lamps with core and coil ballasts; incandescent lighting in mechanical/electrical areas. Install remaining 50% T12 lighting with new LED in the building.

Lighting & Power	162136	2	B	25		13	$0	Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. A minority of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects.
Lightning Protect	162137	1	D	20	3	*	$81,747	None. Perform risk analysis per NFPA 780.
Secondary Dist.	249012	2	F	30	5	*	$705,146	Working clearance in the main electrical room is not met per NEC requirements. Provide larger electrical service room, and replace and consolidate transformers and service equipment.
Secondary Dist.	42233	1	D	30	5	1	$64,507	1000 Amp, 208/120 volt main switchboard serves three 400 Amp and one 600 Amp distribution panels. These serve 20 branch circuit panels. All distribution is manufactured by GE and near the end of its rated life.
Transformer	42234	1	F	30	5	exceeds	$203,572	GE outdoor dry-type 500KVA, 4.16kV-208/120V transformer. Outdoor 225KVA, 4.16kV-480/277V transformer. Transformer is functional as-is but nearing their life expectancy due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $3,004,563						**System Replacement Cost** $6,257,241		Ratio: 0.48
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42235	1	D	40	4	exceeds	$798,000	* Steam mains and distribution piping inside bldg have exceeded maximum life expectancy and in poor condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
System Total Correction $798,000						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	42236	1	C	20		exceeds	$0	* 2 Dual Duct multi zone, MASP Trane Air Handlers with DX cooling have exceeded their maximum life expectancy and are in poor condition. 1 unit was not in operation. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Ducts & Water Dist	42237	1	C	30		exceeds	$0	* Ductwork and HW piping are in fair condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Engr. Control syst.	42238	1	D	20	5	exceeds	$922,248	* Existing Dual Duct Terminal units are pneumatically controlled and have exceeded their maximum life expectancy, but are in fair condition. Air Handler and terminal units should be upgraded with a DDC system. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Heating & Ventil.	42239	1	D	25	5	*	$225,699	* Provide H&V units for the receiving areas. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Heating System	42240	1	D	30	5	exceeds	$527,920	* Existing steam unit heaters (approx. 15) on the 2nd floor are in fair condition. (1) Steam converter and (2) hot water pumps are in poor condition. 2nd floor is unoccupied. * Only half of the 2nd floor has a few unit heaters. The other half doesn't have any heaters. Risk to freeze fire sprinkler pipes. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.

Heating System	110730	2	D	30	5	1	$734,122	* Building is heated by AHUs only. * Provide perimeter fin tube radiators. * Provide HW circulating pumps with standby for heating system. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Room Air Dist/Term	42241	1	C	30		5	$0	* Diffusers/grilles are in fair condition. Terminal units in fair condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Exhaust Fans	42243	1	D	25	5	exceeds	$107,539	* Replace 3 exhaust fans on the roof that have exceeded their maximum life expectancy and provide new exhaust fan for the receiving area. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
System Total Correction $2,517,528						**System Replacement Cost** $6,704,188		Ratio: 0.38
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	110731	2	D	50	5	*	$225,699	* Provide sprinkler system in garage area. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Fire Sprinkler / Pump	42244	1	B	50		28	$0	* Sprinkler piping is in good working condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Fixtures / Piping	42245	1	C	50		8	$0	* 50% of fixtures are in fair working condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Fixtures / Piping	162579	2	D	50	4	exceeds	$468,493	* 50% of fixtures and piping exceed maximum life expectancy and are in poor condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Hot Water Heater	363673	2	B	25		7	$0	* Gas water heaters installed in 2013 and in good condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
System Total Correction $694,192						**System Replacement Cost** $3,128,621		Ratio: 0.22
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fuel Oil Pump Set	42247	1	C	40		14	$0	* Submersible pumps are in fair working condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Fuel Oil Tanks	42248	1	C	40		11	$0	* (1) 1,000 gallon gasoline and (1) 3,000 gallon diesel tank are in fair condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
Instruments	42249	1	C	20		exceeds	$0	* Level monitoring panel is in fair working condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.

Piping	42250	1	C	40		19	$0	* Piping is in fair working condition. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	110732	2	D	100	4	exceeds	$113,766	Roof: steel trusses and precast planks and concrete beams. Floor: concrete flat plate with drop panels and some exposed rebar. Both in poor condition. Replace as required.
Foundations	42252	1	C	100		6	$0	Reinforced concrete spread footings.
Vertical Members	110733	2	D	100	4	exceeds	$1	Reinforced concrete and steel columns. Some exposed rebar in columns. See also Exterior Walls. (Costs included in Exterior Walls).
Building Frame Seismic	363649	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363650	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363651	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $113,767						**System Replacement Cost** $11,966,505		Ratio: 0.01
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	42255	1	D	20	4	exceeds	$758,229	Freight elevator. S. Heller Controls in failing condition considering the age of equipment. Geared traction A.C. drive. Vertical bi-parting freight doors. Oil leaks in hoist machine. 3,000 lbs. @ 40 fpm. Full modernization needed including new hoist machine.
Elevators	42256	2	F	20	4	exceeds	$786,442	Passenger elevator P1 is out of service, Relay Controls. In failing condition. No date or wiring diagrams. Speed not marked. Approximate age 1985. Hydraulic. Approximate speed 100 FPM. MAC door equipment with safety edge reversal only. Door equipment is rusted. 2,100 lbs. capacity. Full modernization including controller, door operator, power unit, cab interior, and in-ground cylinder needed. Machine room in very poor condition will require additional work. Machine room floods, relocate machine room above grade when modernizing.
System Total Correction $1,544,671						**System Replacement Cost** $893,892		Ratio: 1.73
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162139	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
Inside Cable Plant (ICP)	241369	2	D	15	4	exceeds	$69,723	Replace 20% old Cat 3 cabling in the building.
System Total Correction $69,723						**System Replacement Cost** $410,042		Ratio: 0.17
System Total Pending								

Bldg Total Correction $10,397,404.56	**Bldg Total Replacement** $47,468,495	Bldg Ratio: 0.22	
Bldg Total Pending $0.00			

Building 200	Year Built	Last Renov		Floors	FCA GSF		Current Function	Main Hospital - Approx. 20% Vacant or Swing Space
	1968	2014		18	533,561		Proposed Function	Hospital

Details

	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
	279526	16	C	25		5	$0	AC-100 serves Ambulatory Care. This unit is located in A-Doghouse York M# CP87D; S# ACHM006333 dated 1987 equipped with preheat, chilled water and reheat coils and steam humidifiers, 100% OA; This unit is being demolished and new unit is to be installed. Other AHU's are in fair condition. Acute surgery AHU is custom built unit equipped with chilled and heating water , VFD drives, pre-filters, coil piping valves show leaks; In addition, there are Air Handling Units located in Mechanical Rooms MR 528, MR 631, MR719, MR 812, MR919, MR1222. These are chilled water/Steam McQuay units and VFD drives in fair condition; M#E7969790; PO#118260;Steam PRV's, tanks, condensate receiver and piping are in fair condition; some insulation is damaged. MICU AHU is located in A-Doghouse dated 2006 with chilled water and glycol heating in fair condition. Racfan M#A2D-60182-DO; S#701700-0020J555; Pharmacy AHU is located in B-Doghouse dated 2003 and is in fair condition. Heating & Chilled water coils; piping is rusted. Carrier M#39MN21.. S#2503F38405; GU Clinic AHU is York m#CP47DW....S#AGHM006810 equipped with glycol and chilled were coils. SICU AHU is located outside and is very old with no nameplate.

System Total Correction $0 **System Replacement Cost**

System Total Pending

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	42257	1	B	*		*	$0	* In general portions of the 1st floor, 3rd floor, 4th floor, 6th floor, 10th floor, 13th floor have been renovated for general compliance. * In general the 2nd floor, 5th floor, 7th floor, 8th floor, 9th floor, 11th floor, 12th floor, 14th floor have been renovated for general accessibility requirements.
Accessibility	110755	2	D	*	3	*	$8,317,358	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-11-028 created by VHAHINDoyleL.] * In general portions of the 1st floor, 3rd floor, 4th floor, 6th floor, 10th floor, 13th floor require additional renovations to make the floor accessible. * The Basement and 15th floors require renovations to make the floors accessible. * Unrenovated areas lack accessible public toilets, patient accessible toilets, stair compliance issues, and substantially fail to provide accessibility in all areas except elevator service.
Accessibility	279407	13	D	*	3	*	$13,670	Do not provide International Symbol of Accessibility at toilets that are not fully complying; is misleading; such as: B020B, B023, D001, MRI toilets, and 4035.
Accessibility	279408	14	D	*	3	*	$89,572	Ramp to linear accelerator exceeds 1:20 slope, VA design criteria. Replace ramp to satisfy criteria.
Accessibility	279409	15	D	*	3	*	$15,924	Ramp to room D007C is not accessible. Provide handrails to satisfy design criteria.
Accessibility	279410	16	D	*	3	*	$60,257	Chapel: Provide disabled access to both pulpits and related spaces.
Accessibility	241056	3	C	*		*	$0	In general the building is partially accessible; and in average condition. At least 75% of entries are accessible.

Accessibility	241057	4	D	*	3	*	$707,164	Interior stairs are pre-existing and non-complying. Provide complying handrail extensions at all interior and exterior stairs; complying warning stripes at nosings. Non-complying stairs may remain under IBC. Provide panic hardware on 25 percent of exit stair doors.
Accessibility	241058	5	D	*	3	*	$330,576	* In general un-remodeled toilets are not complying, including patient toilets on un-renovated floors. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc. Renovate Approx. 20 public toilet room.* This was partially addressed with project 578-16-012. This project was completed in the CAI prior to the 2022 FCA. * This deficiency will apply to toilet renovation work in Building 200
Accessibility	241059	6	D	*	3	*	$123,846	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-21-008 created by VHAHINDoyleL.] * At least one locker and shower shall be accessible at each staff locker room and toilet. Rooms including but not limited to rooms B024E, D010F, 974, 1552 are not completely accessible. Renovate Approx. 20 locker rooms and showers.
Accessibility	241060	7	D	*	3	*	$22,106	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities at each floor.
Accessibility	241061	8	D	*	3	*	$673,394	Lavatory counters in former patient rooms on the 15th, 14th, 13th, 10th floor and Basement are plastic laminate which is peeling from its substrate and appears not to have required accessible clearance; suggest countertops be replaced with accessible solid surface countertops.
Accessibility	241062	9	D	*	3	*	$1,084,587	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-012 creatd by VHAHINDoyleL.] * Provide lever type hardware throughout building; about 25% of doors have conventional knob hardware. 350 doors
Accessibility	241063	10	D	*	3	*	$87,992	* Provide dual height accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. Approx 7. locations. * Remove existing drinking fountains that protrude greater than 4" into path of travel. Approx. 20 locations.
Accessibility	241064	11	D	*	3	*	$337,817	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF. Approx. 20 locations. 10LF each.
Accessibility	241065	12	D	*	3	*	$261,929	Provide accessible height counter space at service counters and nurses stations, 34" maximum AFF. Including but not limited to O.P. Pharmacy and MRI. Approx. 10 locations. 15 LF each
Accessibility	363879	17	D	*	3	*	$17,414	Toilet access is blocked by exit door opening in front in approx (4) toilet rooms; revise. Provide complying hardware.
Accessibility	363880	18	D	*	3	*	$201,699	Portions of the 14th floor corridor are missing handrails. Provide accessible handrails in the corridors. 700 LF
Accessibility	363881	19	F	*	3	*	$183,903	It was reported that the 10th floor had only (1) working toilet. Repair toilets as required for accessibility compliance.
Exterior Walls	42258	1	D	100	4	50	$1	Precast concrete with brick clad exterior walls are in below average condition. Cost included in record 165951. Construction is underway to correct the deficiencies.
Exterior Walls	363882	7	D	100	3	exceeds	$47,138	Structural steel at penthouse roof supporting the mechanical equipment has peeling paint and is starting to corrode. Clean steel and repaint. 250LF
Exterior Walls	363883	8	D	100	3	exceeds	$21,732	Roof Screen metal louvers require repainting to maintain its current condition.
Exterior Walls	363884	9	B	100		40	$0	Metal wall panels at the mechanical penthouses (lower roofs) are in good condition.

Exterior Walls	363885	10	F	*	5	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-17-026 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Ambulance bay has been removed under a previous project. The ED is using a temporary entrance that is not suitable for its current use. The temporary entrance is deteriorating and causing additional damage to the ED façade and Entry Doors. Provide a permanent ambulance bay at the ED entrance. 400SF
Exterior Walls	365114	11	D	100	4	*	$1,000,811	Sliding doors at front and rear entrances permit large volumes of unconditioned air to enter and heat to escape the building. Install ABAAS compliant revolving doors to manage the air changes.
Exterior Walls	241066	3	D	100	3	exceeds	$57,724	Sealant at top edges of precast concrete panels (below copings) is torn or separating from panels; replace sealant.
Exterior Walls	241071	4	D	100	3	exceeds	$146,509	Observed spalling, cracks, and rusty reinforcing steel at precast concrete panels at pavement adjacent to Missouri lot. Cracked and buckled concrete pavement and deteriorated curbs pose trip hazard. Entire and accessible path requires replacement.
Exterior Walls	241072	5	D	100	3	exceeds	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-17-026 created by VHAHINDoyleL.] Structure above Emergency Room Entrance is exposed and needs to be protected for the weather to prevent deterioration and water infiltration. Portions of the facade were under construction at the time of the survey. 500SF
Exterior Walls	241079	6	F	100	3	exceeds	$79,178	Basement wall: Northeast corner has leaks at Kitchen delivery corridor; water damage to plaster walls at floor - critical area adjacent to Surgery. Investigate and repair leaks.
Exterior Walls	165951	2	D	100	5	exceeds	$14,733,919	* See the 11jun08 facade inspection by Stafford Engineering and Epstein 2 Aug 12 report for details of required exterior wall repair. The tower masonry and precast enclosure has exceeded it useful life, and has a significant compromised structural capacity requiring entire removal and re-construction. * All façade projects (578-11-002, 578-14-034, 578-15-004, and 578-15-056) were completed in the CAI prior to the 2022 FCA. The work completed was for floors 3 – 15. However, the lower (platform) section remains original to the building and untouched (floors 1 and 2). These floors have a much larger footprint and therefore a much larger surface area. * This deficiency is for floors 1 and 2.
Fixed Equipment	42259	1	D	15	3	exceeds	$2,165,329	SPS has several pieces of equipment that are out of date or not functioning: * (2) Sterilizers are past their useful life. * (3) Ultrasonic cleaners are past their useful life. * It was reported that the SPS cart washer needs to be descaled to be functional.
Fixed Equipment	279411	4	D	15	3	exceeds	$570,653	Food service walk-in coolers are original and past their useful life. Replace coolers.
Fixed Equipment	110756	2	D	15	3	*	$265,529	* Station reports the dishwashing machine in the basement is in poor condition and requires replacement. * It was reported that there is a plan in place to renovate/ expand the kitchen.
Fixed Equipment	363886	5	B	15		7	$0	* Dental service chairs and equipment is in good condition. * GI Lab processing equipment reported to be in good condition. * Radiology equipment reported to be in good condition.
Fixed Equipment	363887	6	D	15	3	*	$263,995	1st floor Radiology room/ area 6 has been abandoned due to requirements failure form the hospital physicist. Remove existing radiology equipment or bring the room up to the hospital physicists standards.
Fixed Equipment	363888	7	D	15	3	exceeds	$540,430	Basement Morgue and Autopsy equipment and plumbing fixtures are past their useful life.

Fixed Equipment	363889	8	D	15	3	exceeds	$187,526	Fume hoods in the 1st floor Lab are reported to be past their useful life and are reported to not be venting/ functioning properly. Replace hoods and provide adequate venting. Approx (2).
Fixed Equipment	363890	9	D	15	3	exceeds	$520,059	It was reported that (2) walk-in coolers and the steam room in the kitchen are not functioning. It was reported that there is a plan in place to expand/ renovate the kitchen.
Fixed Equipment	363891	10	D	15	3	exceeds	$22,112	Surgical scrub sinks have temperature control issues. Repair (8) scrub sinks.
Fixed Equipment	363892	11	D	15	3	exceeds	$3,542,154	It was reported that (2) Scanners in the Radiology department are past their useful life and require replacement.
Fixed Equipment	414622	12	D	15	3	*	$729,240	Station reports (26) patient lifts need to be installed in patient bedrooms to assist with patient transfers.
Interior Finish/Door	292425	19	D	10	1	exceeds	$6,648	Research - Ceiling tiles damaged by pipe leaks above ceiling in C-240; replace 240 SF of acoustic ceiling tiles.
Interior Finish/Door	292426	20	D	10	1	exceeds	$85,920	Research - Replace VCT flooring (1626 SF) and floor base (320 LF) after asbestos containing VCT flooring is removed in rooms C-221, C-223, C-225, & C-240.
Interior Finish/Door	292427	21	D	10	1	exceeds	$15,008	Research - Seal and paint walls in rooms C-221, C-223, C-225, & C-240 (2880 SF).
Interior Finish/Door	365115	30	D	10	3	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-034 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Kitchen ceiling is past its useful life and requires replacement.
Interior Finish/Door	363893	22	D	10	3	*	$102,487	* Water infiltration was observed at the ceiling in the 12th floor Womens clinic, the 2nd floor Surgical intensive care, 2nd floor surgical suite, ED on the 1st floor, 1st floor Lab, 1st floor Pharmacies, Basement SPS, and Basement Morgue/Autopsy area. Provide study to ascertain the cause of the water infiltration and repair the adjacent wall and ceiling finishes. * Water infiltration was observed at the upper floors of the stair towers. Remediate infiltration and repaint.
Interior Finish/Door	363894	23	D	10	1	exceeds	$45,470	Casework and countertops in the 2nd floor Surgical recovery area is damage and delaminating. Replace approx 30lf of casework.
Interior Finish/Door	363895	24	D	10	1	exceeds	$13,063	Casework in 1st floor Eye diagnostic area is past its useful life.
Interior Finish/Door	363896	25	D	10	2	exceeds	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-034 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Kitchen floor tile is past its useful. It was reported that a project was in place to expand/ renovate the kitchen.
Interior Finish/Door	363897	26	D	10	1	*	$622,026	* Metal laminated window ledges/sills in the surgical suite are failing. Replace with solid surface window ledges/sills. * Station reports all wood doors in the Surgical space on the 2nd floor are in poor condition and require replacement. Estimate 20 doors.
Interior Finish/Door	363898	27	D	10	1	exceeds	$211,604	* Doors and frames in the basement SPS area are past their useful life. Replace doors and frames. 20 each * Casework and sinks in SPS are past their useful life. Replace existing casework and sinks. 20LF
Interior Finish/Door	363899	28	D	10	1	exceeds	$156,713	Lab casework is past its useful life. Replace existing lab casework and countertops. 40LF
Interior Finish/Door	363900	29	F	10	3	*	$23,657	Floor drain at the kitchen near the basement corridor is not adequately sized for its current use and is spilling over into the public corridor. Excess water has damaged the floor door/ frame, and wall finishes. Verify drain capacity and repair adjacent finishes.
Interior Finish/Door	414623	31	D	10	1	*	$1,533,429	Station reports the floor in the MICU is in poor condition and requires replacement.
Interior Finish/Door	414638	32	D	10	1	7	$4,322,389	Station reports 10th floor has never been renovated and is in poor condition. Upgrade interior finishes.
Interior Finish/Door	125117	5	B	10		3	$0	In general finishes for Womens' and Dental clinics on the 12th floor are in good condition.

Interior Finish/Door	279412	15	B	10		7	$0	* In general finishes on portions of the 1st floor, 3rd floor, 4th floor, 6th floor, 10th floor, and 13th are in good condition. * In general the 2nd floor, 5th floor, 7th floor, 8th floor, 9th floor, 11th floor, 12th floor, 14th floor finishes are in good condition. * Basement GU Clinic finishes are in good condition. * 1st floor Emergency Department has been recently renovated and is in good condition.
Interior Finish/Door	279414	16	D	*	1	exceeds	$881,259	Renovated corridor and common spaces throughout building has sheet vinyl that is damaged at cove base and some metal trim damage occurring at top of cove.
Interior Finish/Door	279415	17	D	*	3	*	$32,707	Provide handrails at Radiotherapy corridors, part of 6th floor corridors and x-ray waiting. 200LF
Interior Finish/Door	279416	18	D	*	1	*	$3,160	At 693 Water Treatment room, floor waterproofing missing in spots.
Interior Finish/Door	161422	9	D	10	1	exceeds	$14,999,648	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-21-008 created by VHAHINDoyleL.] * Finishes for the 10th floor, 14th floor, and 15th floor are in below average condition and require replacement. * Finishes in portions of the Basement, 1st floor, 3rd floor, 4th floor, 6th floor, and 13th floor are past their useful life and require replacement. * 1st floor Clinical, Lab, Chapels, Pharmacies, and Radiology finishes are past their useful life and require replacement. * Basement SPS, Kitchen, Morgue, Autopsy room, and Patient Radiotherapy finishes are past their useful life and require replacement.
Interior Finish/Door	161423	10	D	10	1	exceeds	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-012 creatd by VHAHINDoyleL.] Combined with another record. DELETE THIS RECORD: upon completion of associated project(s). * Basement Patient Radiotherapy finishes are past their useful life and require replacement. * 1st floor Clinical lab and both chapel finishes are past their useful life and require replacement. *Portions of the 10th floor, 14th floor, and 15th floor. All are in below average condition.
Interior Finish/Door	241096	14	D	10	1	exceeds	$44,858	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-034 created by VHAHINDoyleL.] * Grids at acoustic tile ceiling in Basement corridors are rusty; ceiling is uneven and undulating; replace ceiling. * Acoustic panels in Kitchen appear to be plastic coated fissured texture; suggest using smooth mylar coated finish for tiles and grids for easier cleanablity.
Life Safety	42261	1	C	*		*	$0	Sprinklered building.
Life Safety	241101	2	F	*	5	*	$64,125	* Provide sprinklers within entry vestibules and over covered entry walks greater than 4 feet deep. 3000SF * Canopy at main entrance is not sprinkled.
Life Safety	241102	3	D	*	5	*	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-15-012 created by VHAHINDoyleL.] Verify rated sealants at penetrations of shaft walls and smoke/fire walls throughout building. Provide study to ascertain ratings at penetrations.

Life Safety	241104	5	D	*	3	*	$12,621	Verify positive pressurization, smoke seals, etc. at exit stairs. Provide study
Life Safety	363901	6	F	*	5	*	$33,053	Area where drinking fountain was removed on the 14th floor (near GI) was reported to contain asbestos. Remediate area and repair opening.
Life Safety	363902	7	F	*	5	*	$24,429	Flooding in the Morgue and Autopsy area was reported due to plumbing and sanitary line issues. Provide study to ascertain the cause of the flooding and remediate.
Life Safety	363903	8	F	*	5	*	$16,876	Ventilation of flammable/Toxic storage in the Lab. Was reported to be inadequate.
Life Safety	363904	9	F	*	5	*	$4,906	It was reported that emergency egress lighting in the Chapel offices is not working.
Life Safety	363905	10	F	*	5	*	$8,143	Fire pull stations are not adequately distributed in the surgical suite. Provide a study to determine the correct locations of fire pull stations.
Roof	363906	7	D	20	3	*	$160,279	Approx. 30 percent of insulated concrete pavers on the 2nd floor roof are broken or cracked. Replace broken and cracked pavers.
Roof	363907	8	D	20	3	exceeds	$6,094	FCA record added by Contractor - see detail/pending. 15th floor roof is gravel ballasted EPDM has signs or water/ice under the membrane. Suggest infrared/ thermal study to ascertain the extent of the water infiltration under the membrane.
Roof	363908	9	D	20	3	exceeds	$248,810	* Replace parapet handrails where façade repair occurred. * Provide permanent handrails at 2nd and 15th floor parapets.
Roof	363909	10	F	20	4	0	$673,055	Portions of EPDM on the 3rd floor roof are damaged and coming unadhered. Replace EPDM roofing at 3rd floor roofs. 10000SF
Roof	363910	11	B	20		10	$0	Building skylights at the main building entrance are in good condition.
Roof	241107	5	C	20		7	$0	Sealant between coping stones is in average conditions.
Roof	279417	6	F	20	5	2	$984,017	In general, 2nd/3rd floor roofs are Hydrotech inverted roof membrane system installed in 2012 with new insulation and roof pavers is failing.
Roof	110758	2	D	20	3	10	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-09-110F created by VHAHINDoyleL.] Roof at 15th floor mechanical enclosure is fully adhered EPDM installed in 2003/2004 in poor condition. Replace membrane enclosure. 10000SF
Signage / Wayfindg	42263	1	B	10		exceeds	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-012 creatd by VHAHINDoyleL.] In general signage is complete and compliant in renovated areas.
Windows	42264	1	C	30		12	$0	In general windows are Aluminum double glazed units with integral blinds and are in average condition.
Windows	161419	2	D	30	3	exceeds	$35,648	Windows on 11th floor have gasket failures. Replace 50% of window gaskets on this floor. 480LF
Windows	363911	3	D	30	3	*	$118,072	Several windows were removed and blocked in with plywood on the 15th floor. The 15th floor is currently under construction. Replace windows prior to turnover to patients or staff.
Windows	363912	4	F	30	3	*	$320,287	Windows at Floors 1 and 2 are starting to fail. - 2nd floor Surgical intensive care windows have broken integral blinds. Replace (3) exterior windows and (5) interior windows. - Windows in the 1st floor Radiology dept. are failing and causing air and moisture infiltration. Replace Approx 20 windows.
Fixed Research Equipment	292423	1	F	15	3	0	$23,716	Research - Damaged sink cabinets in C-221, C-223, & C-225; demolish existing casework and replace with plastic laminate base cabinets (15 LF).
System Total Correction $63,257,425						**System Replacement Cost** $233,346,444		Ratio: 0.27
System Total Pending $0								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	42265	1	B	*		*	$0	Dedicated electrical and telecommunications closets.
Elec/Tele Closets	364005	4	D	*	4	*	$72,523	Electrical room D010K has power conditioner for linear accelerator and is very hot. Cooling should be provided for this room.
Elec/Tele Closets	363998	3	D	*	5	*	$1,464,111	Many branch circuit electrical rooms have trapeze mounted transformers that will be difficult to service or replace. These room are also lack cooling, which causes the room to get very warm. These elevated temperatures will short the equipment's rated life.
Elec/Tele Closets	364007	5	D	*	5	*	$127,233	* Panels in Electrical Room 2323 do not have code required clearances. * Distribution switchboards in room 2484 and similar rooms in all floors do not have code required working clearances in front of equipment.
Elec/Tele Closets	162151	2	D	*	5	*	$285,815	Lack of branch circuit capacity requires two new electrical closets on each floor for new panel boards.
Emerg Elec Sys.	42266	1	B	25		10	$0	ASCO bypass-isolation transfer switches were installed in approximately 2004 and are in good condition. Adequate egress lighting.
Emerg Elec Sys.	162152	2	F	25	5	exceeds	$4,774,275	Separate emergency power system downstream of transfer switches into Life Safety, Critical, and Equipment branches per current NEC.
Emerg Elec Sys.	241374	3	F	25	5	*	$6,365,699	Bldg 226 generators feed Bldg 200. System in B200 is not adequately separated into branches as required by NEC, but is operational. Upgrade emergency back up generator system to accommodate increase of emergency power system and essential equipment power requirement.
Emerg Elec Sys.	279713	4	F	25	5	exceeds	$31,808	Replace exit lights with LED-type. On floors: Basement, 1st, 10th, 13th, 14th.
Emerg Elec Sys.	364006	6	B	25		12	$0	Emergency distribution in the basement is manufactured by Chicago Switchboard with Cutler hammer breakers and is in good condition. Equipment was installed between 2001 and 2004
Emerg Elec Sys.	364004	5	D	25	5	*	$35,625	Critical panel CPL-BA is serving fire alarm panel and automatic doors. These circuits should be moved to the correct branch of power.
Emerg Elec Sys.	364010	7	D	25	5	*	$19,085	Panel CL6-E is a critical panel that serves 3 phase load in water treatment room. These loads should be moved to the equipment branch.
Emerg Elec Sys.	364011	8	D	25	5	*	$45,804	Critical panel CL6-D serves medical gas alarms. These circuits should be connected to the nearest life safety branch panel.
Emerg Elec Sys.	364014	9	D	25	5	*	$24,174	Critical panel CL-13A is serving fire alarm devices. These circuits should be connected to the correct branch of power.
Emerg Elec Sys.	364015	10	D	25	5	*	$45,809	Critical panel CL-14A is serving heating loads. These circuits should be connected to the correct branch of power.
Emerg Elec Sys.	364016	11	D	25	5	*	$178,126	Selective coordination study should be preformed and result implemented. Cost is for study only.
Fire Alarm	42267	1	A	15		8	$0	A Simplex 4100 U system serve the building and is in good condition. The fire alarm system and devices throughout has been upgraded and is in excellent condition.

Lighting & Power	42268	1	B	25		8	$0	* Approximately 80% of the building lighting is T8 fluorescent with electronic ballasts, installed by renovation projects. * Approximately 60% of the branch circuit wiring is THHN/THWN with green wire grounds in good condition.
Lighting & Power	413434	8	F	25	5	exceeds	$62,344	Surgical areas and OR rooms - some neutral conductors are shared between circuits and panels. Also grounding and bonding issues are reported to be troublesome in the isolation power systems in the OR's. Recommend to conduct neutral and grounding system study to correct the issues
Lighting & Power	413435	9	F	25	5	*	$24,683	Panel CL-6A doesn't have code required working clearance
Lighting & Power	125329	7	F	25	4	exceeds	$6,163,145	* Approximately 20% of the building lighting is T12 fluorescent with core & coil ballasts; replace with LED. * Approximately 40% of the branch circuit wiring is cloth & rubber insulated; replace with THHN/THWN with green wire grounds. * Replace lamps and wiring in basement, 1st, 10th, 13th and 14th floors.
Lightning Protect	42269	1	F	20	4	exceeds	$610,716	Main roof has 1968 lightning systems exceeding maximum life expectancy. Lightning protection system is uncertifiable. Lighting protection wiring has deteriorated in the past 42 years., replace with new lighting protection.
Nurse Call/Int/TV	42270	1	F	15	5	exceeds	$2,110,788	Nurse Call: Rauland Responder III and IV systems. Still operational, but system exceed maximum life expectancy. Upgrade nurse call systems in basement, 1st, 10th, 13th and 14th floors.
Nurse Call/Int/TV	162153	2	B	15		2	$0	Patient Wandering: Accutech systems on 9th and 15th floors are in good condition.
Nurse Call/Int/TV	162154	3	C	15		exceeds	$0	TV: signal from Bldg 1. Distributed amplifiers and cabling are in acceptable condition.
Nurse Call/Int/TV	162155	4	D	15	4	*	$3,978,562	Intercom: None. Install overhead paging system.
Secondary Dist.	42271	1	C	30		12	$0	* A 1996-2000 project installed network protectors, and Cutler-Hammer normal and emergency power distribution switchboards at the top level of the electrical system. * Four 4000A 480/277V normal power switchboards, one 5000A 480/277V emergency switchboard. * Various Cutler-Hammer panel boards and stepdown transformers and feeders are in fair condition. * Vertical distribution is by feeder riser. * The distribution equipment is in fair condition but has reached capacity. The distribution equipment is in good condition but has reached capacity. "
Secondary Dist.	162156	2	B	30		19	$0	Motor control center in the basement installed in 2010 in good condition.
Secondary Dist.	162157	3	F	30	5	exceeds	$2,068,852	* Replace two obsolete Square D motor control centers in penthouse,600A,480v, 3ph CMCC-PHA and 800A,480v, 3ph Accutrol 300. * Lack of branch circuit capacity requires two new electrical closets per floor, each with two new 208/120V panel boards fed by a stepdown transformer connected to the existing feeder risers. * Upgrade MCC. * Repair and replace defective receptacles-Phase 2. * The building has reached its power distributions available capacity. * A total building power assessment is required to adequately upgrade the power distribution capacity as well as correctly separate critical, life safety, and essential equipment.

Secondary Dist.	364012	11	A	30		13	$0	Surge protective device on panel CL-8A is alarming and needs to be replaced.
Secondary Dist.	364013	12	D	30	5	*	$188,304	Panels L-8D, LD-1A in 967B, LD-2B in 9878, CL-10B and LL-10B in 1058, CL-12B in 1287B, CL-13B in 1387B, and CL-14B in 1487B do not have code required working clearances.
Secondary Dist.	249013	4	F	30	5	*	$9,548,549	Upgrades are required to expand capacity and separate NEC required three branches of essential power on each floor. Refer to secondary distribution and emergency elec. systems categories for further clarification.
Secondary Dist.	364000	5	C	30		6	$0	Distribution panels located in the basement electrical room were manufactured by Chicago Switchboard and contain Cutler Hammer breakers. Equipment is near the end of its rated life but in fair condition. Equipment appears to have been installed in 1997
Secondary Dist.	364001	6	C	30		6	$0	Two 480/277 Volt, 4000 Amp metal enclosed switchgear are installed in the basement electrical rooms. The switchgear has two incoming feeders each served from a 2000 kVA transformer located in the adjacent room. This equipment was manufactured by Cutler Hammer and is in fair condition. Equipment appears to have been installed in 1997.
Secondary Dist.	364002	7	C	30		8	$0	Cutler Hammer panels and MCC located in the basement are near the end of their rated life, but are in fair condition. Equipment appears have been installed in 1999.
Secondary Dist.	364003	8	D	30	5	*	$407	Panel CL-BC is missing breaker closure plate.
Secondary Dist.	364009	10	A	15		13	$0	Surge protective device on panel CL-6A was replaced in 2019.
Transformer	42272	1	B	30		19	$0	Equipment installed 2007. Four (4) 2,000kVA indoor oil-filled transformers, 4.16kV-480/277V. G&W oil primary selective switches below Cutler-Hammer 5kV vacuum circuit breaker switchgear. Bus duct secondary connection to 4000A distribution switchboards. The distribution equipment is in good condition but has reached capacity.
System Total Correction $38,226,437						**System Replacement Cost** $85,240,716		Ratio: 0.45
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Natural Gas System	42273	1	C	50		7	$0	Natural gas piping is in good condition and used in the kitchen only.
Steam Distribution	42274	1	C	40		6	$0	Steam piping is in good condition through out the building. Some insulation damage was noted in mechanical areas.
Steam Distribution	110759	2	D	40	4	exceeds	$172,660	Steam piping has reached its maximum life expectancy. 4" condensate return line between basement and first floor is damaged and leaking due to faulty steam traps and use of lead solder. Approx 180' of 4" will require replacement.
System Total Correction $172,660						**System Replacement Cost**		
System Total Pending								

Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Asbestos	292428	1	D	*	3	*	$206,846	Research - VCT contains asbestos in rooms C-221, C-223, C-225, & C-240; demolish existing asbestos containing VCT flooring (1626 SF). New flooring is included in Architectural>Interior Finish/Door.
System Total Correction $206,846						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	413598	19	C	20		*	$0	Aaon RTU serving rooms D06&D07 with no name plate in fair condition; Eye clinic is served by Daikin packaged unit in fair condition; M#DPS007AHMY4DV-3; S# FBOU170701081
Air Handling Equip	241464	12	C	20		15	$0	Surgery AHU is served from chiller plant, also (1) back up chiller in fair condition. Back up Chillers are Carrier Aquasnap CH-1&2 in fair condition M#30RAPO406DAD8F14; S#2412Q45330; This unit is Racan M#A4D-112/124-DI; S#702237-001; It has Chilled water, steam and heating water. Chilled and heating water pumps for this unit are Taco 7.5 HP dated 2012 and in fair condition. This unit is located in Dog House D (Surgery AHU is by Airflow Equipment Inc. S# 2600-2; dated 2010; steam and chilled water coils; booster pumps are in fair condition but show signs of rust; This unit is dated 2012. Has glycol loop 100% OA unit. Glycol pumps are dated 2010 7.5 HP and will be replaced soon. There are 2 sets of heat exchangers in fair condition. Exhaust fan for day surgery unit is dated 2011 in fair condition 25 HP but makes noise. Ventrol heat recovery unit is dated 2001 and is in fair condition. AHU-1 is also located in doghouse D AHU-1 serves lobby. Heating water pumps, steam to water heat exchanger. This unit is in fair condition dated 1994. (3) pumps for AHU -1 are in good condition dated 2018 1 1/2 HP. Sterile processing AHU is located in Penthouse D on 2nd floor dated 2016 equipped with energy recovery loop, pre-heat and reheat, 100% OA, chilled and booster pumps for energy recovery loop in fair condition.
Air Handling Equip	241465	13	C	20		10	$0	SPD AHU installed in 2010 is in fair condition. It is a 100 percent outside air unit with prefilters, glycol heating, glycol heat recovery, humidification section, cooling coil, supply fan and final filters. This unit is Ventrol M# ITF-I-4 S#SO16647-03. This unit is located in Dog House C.
Air Handling Equip	279510	14	C	25		15	$0	S4 and S5, serving the basement, first and second floors were installed in 2001 and are in fair condition. The fans are located above the second floor roof. The units have prefilters, blenders, 30 percent prefilters, glycol heat recovery heating coils, humidification sections, cooling coils, DWDI airfoil centrifugal fans and after filters. The return fans associated with these units were also installed in 2010 and are also in fair condition. Units have DDC controls; The unit is Ventrol M# ITF-E-4; S# SO16647-01; Panels start to show signs of rust.
Air Handling Equip	279511	15	B	25		15	$0	S3, serving the kitchen was replaced in 2010 and appears to be in good condition. This unit is located in a penthouse on the second floor roof. Units have DDC controls; This unit has steam/chilled water coils This is McQuay S#FBOU120300775
Air Handling Equip	279527	17	F	25	3	3	$827,656	Endo AHU is in failing condition. AHU does not have accommodations for mixing of return air and outside air. Doors on unit are open to bring in larger amounts of warm air from mechanical room. Mixing section should be added to unit. This unit is dated 1996 and is equipped with humidifier and chilled water. Trane M#MCCA006ABDOC0AOF000; S#K96B12608;
Air Handling Equip	279528	18	D	25	5	exceeds	$728,655	S-7 Serving the third and 4th floors and lobby is in poor condition. This unit is located on roof of 2nd floor. This unit has heating and chilled water coils, heat recovery coil with glycol loop from exhaust, panels show rust.
Air Handling Equip	110760	2	D	20	2	exceeds	$3,969,080	Replace 2-pipe FCU with 4-pipe FCU system. Existing ceiling mounted FCUs does not meet VA filtration requirements. Replace small unit serving the terrace room. Unit is old and exceeds its maximum life expectancy.
Air Handling Equip	125314	6	B	25		24	$0	New Air Handlers have been installed on each floor. AHU S-1 is Ventrol M#ITF E-4 S# S018699-01. S-2 is similar.

Condnste Wtr Sys	279529	3	B	25		12	$0	Cooling tower used for coolers/freezer compressors was installed in 2010 and is in good condition.
Condnste Wtr Sys	279519	1	D		5	exceeds	$406,259	Condenser water pump P1, serving cooling towers on 15th floor is undersized and in poor condition. Pump P2 is in fair condition, but also undersized. Pumps are Aurora double suction pumps model 6x8x15. Pump P3 and P4 (standby), are both Taco TA25832 serving the surgical chiller and cannot be balanced when the other pumps are running. Currently these are based on 200 gpm.S#1719347
Condnste Wtr Sys	279521	2	C	50		36	$0	Condenser water piping is getting old, but is still usable.
Cooling twr	42276	1	A	20		18	$0	Cooling towers have been replaced with 8 new Delta Plastic Cooling towers 3600 gpm each dated 2019
Ducts & Water Dist	42277	1	D	30	5	exceeds	$1	Replace 2-pipe fan coil units. Verify fit of new 4-pipe FCUs. Provide new architectural enclosures. Retain main pipe risers and replace all pipe run-outs. Drain pipes are 3/8 diameter and clogging. Replace with 3/4" diameter drain pipes to avoid drain clogging. Costs included in Air Handling Equip Record 110760
Ducts & Water Dist	110761	2	B	30		*	$0	OR/GU has stainless steel duct work in good condition.
Engr. Control syst.	42278	1	C	20		5	$0	All controls in Building #200 are pneumatic. Air compressor is in good condition. Some controls are being converted to DDC, entire building should be converted.
Engr. Control syst.	110762	2	F	20	5	0	$3,528,812	Building houses vital functions and should be provided with new state-of-the art DDC controls. Provide Campus wide EMCS. EMCS should be open system technology to allow not only control of typical HVAC equip (AHU, Fancoils, vav, pumps etc.) but also allow communication with major equip such as Chillers, boilers, VFDs. In addition, third party systems such as room pressure monitor/controllers, security and fire alarm systems allow single seat monitoring and control over all campus equipment. 6 isolation rooms (TB patients) are provided with magnehelic type pressure monitoring. Negative pressure is insured only when room door is closed. Nurses must call maintenance personnel to set dampers to obtain negative pressure. Provide new "TSI" type pressure monitoring (digital monitoring and alarm) for 6 isolation rooms with exhaust fans and air valves to insure negative pressure at all times. Majority of system is still pneumatically controlled, portions of the building are slowly being converted to DDC. Building should be digitally controlled.
Heating & Ventil.	42279	1	C	25		exceeds	$0	Mechanical equipment rooms are ventilated properly.
Primary chilled sys.	42281	1	C	25		14	$0	Primary Chilled Water Pumps were replaced in 2005 and are in fair condition. However, the additional loads added to the chilled water system as more floors were renovated has resulted with the pumps being short of capacity.
Refrigeration Equip	42282	1	A	23		22	$0	Chillers have been replaced with new Carrier Chillers.
Refrigeration Equip	414624	15	D	23	3	exceeds	$772,000	Station reports the Pharmacy cassette coolers are in poor condition, exceed their useful life and require replacement.
Refrigeration Equip	241470	2	C	23		varies	$0	(6) Air cooled chillers serving pharmacy, surgery, GU, MISU, SICU, ICU in fair condition. SICU AHU is dated 2001.
Refrigeration Equip	241471	3	B	23		12	$0	Air-cooled chiller serving surgery (Glycol system) was installed in 2010 and is in good condition.
Refrigeration Equip	279531	4	B	23		10	$0	KKT Kraus model number KPC 108-L-U/S air cooled chiller serving MRI was installed in 2004 and is in good condition. This chiller is located by Doghouse C.

Refrigeration Equip	279532	5	B	23		7	$0	KKT Kraus model number KPC 208-L-U/S air cooled chiller serving CT was installed in 2001 and is in good condition. This chiller is located by Doghouse C.
Refrigeration Equip	279533	6	B	23		12	$0	KKT Kraus model number KSC 215-L-U/S air cooled chiller serving MRI was installed in 2008 and is in good condition. This chiller is located by Doghouse C.
Refrigeration Equip	279534	7	D	23	5	10	$2,115,933	Carrier air cooled chiller, with indoor evaporator bundle model 10HB402-002-01 serves the lab and Cath lab and is in serviceable condition. Compressor on cath Lab Chiller has failed every 2 years and does not keep up in cool weather. Replace.
Refrigeration Equip	279535	8	C	23		10	$0	York air cooled chiller serving GU clinic is in fair condition. Model number YCA J110-46PA. Indoor unit in D203C.
Refrigeration Equip	279536	9	C	23		12	$0	Carrier model 30RBA08066-NC78C air cooled chiller serving AHU-200-1 serving MICU is in fair condition.
Refrigeration Equip	279537	10	C	23		12	$0	Carrier model 30RBA08066 air cooled chiller serving AHU-200-2 serving SICU is in fair condition.
Refrigeration Equip	279538	11	C	23		10	$0	Air cooled chiller serving pharmacy and HV100 is in fair condition. York model number YCAL0040EC46XC.
Refrigeration Equip	279539	12	B			10	$0	Air cooled chiller on second floor roof is in fair condition. Carrier Model 30GTN060.
Refrigeration Equip	279540	13	C			5	$0	York air cooled chiller serving AC200 is in fair condition. Model number YCAJ23046PA.
Refrigeration Equip	279542	14	B+	23		23	$0	(3) New Carrier chillers have been provided. Primary chilled water pumps are also in very good condition.
Room Air Dist/Term	42283	1	F	30	5	exceeds	$4,231,866	Complaints of discomfort from nurses in core areas. On floors 3, 4, 10, 14 and 15 provide new four pipe fan coil system in core areas and remove dual duct system with VAV DOAS system
Secndry chill Wtr Sys	42284	1	D	25	5	8	$1,523,472	Secondary Chilled Water Pumps are in deteriorating condition. These are 75 HP pumps. In addition steam heat exchangers, valves and condensate receivers and pumps are old. There are also glycol pumps below level 3 that are approx. 8 years old and are in fair condition. (2) @ 75 HP. Heating water generators were replaced on upper and lower floors.
Secndry chill Wtr Sys	110764	2	B	20		15	$0	Linear accelerator and Cobalt therapy machines are cooled by medical chillers installed in 2011.
Ventil (O.A. & Exh)	42285	1	B	30		*	$0	Ventilation is excellent, the building gets approx 240,000 CFM of outdoor air from 5 AHUs.
Exhaust Fans	42286	1	D	25	5	*	$1	Most exhaust fans in bldg have exceeded their useful life expectancy and are in varying conditions. Costs included in Exhaust Fans Record 110766.
Exhaust Fans	110766	2	F	25	5	exceeds	$618,417	Main Bldg exhaust fans EF-1,2,5,30 were original equipment installed in 1968 and have exceeded their maximum life expectancy and should be replaced. 13th floor Bronchoscopy suite exhaust not sent through HEPA filtration and is combined with general exhaust. This should be updated to VA standards.
Exhaust Fans	279543	6	B			18	$0	Exhaust fan 26 was installed in 2010 to serve the basement kitchen and cooling tower and SPD heat recovery system and is in good condition.
Exhaust Fans	279544	7	B			15	$0	Exhaust fan 27 was installed in 2010, serving the kitchen.

Exhaust Fans	279545	8	B	25		*	$0	EF-1A in the N Penthouse (PH) is new. EF-2,22,23,24,38 and 29 in the NW penthouse are in good condition. EF-3 in the east part of the penthouse is in good condition. This fan serves morgue. This fan has no filters. EF-4 in the south side of the penthouse is in good condition. EF-8,9 and 10, propeller fans in the west side of the penthouse are in good condition.
Exhaust Fans	279546	9	D	25	5	exceeds	$128,409	EF-1 in the North part of the penthouse is in poor condition. EF-4,5 and 6 in the south part of the penthouse are in poor condition. EF-16 and EF 14 located in SE penthouse are in poor condition. EF-20 in the SW penthouse is in poor condition. EF-21, located SW of the SW penthouse is in poor condition. EF025 in the NW penthouse is in poor condition. EF28 located N of NW penthouse, EF44 located E of SW penthouse, EF47 and EF serving surgery on the second floor roof are all in poor condition.
Exhaust Fans	279547	10	C	25		5	$0	EF-5 located W of NW penthouse, EF013 located N of NE penthouse, EF015 in the SE penthouse, and EF16A located outside of the SPD penthouse are in fair condition.
Exhaust Fans	241469	5	C	25		exceeds	$0	(6) Isolation room exhaust on first floor East and general exhaust are served by two separate exhaust fans.
Exhaust Fans	162577	3	D	25	5	exceeds	$1	Isolation room and morgue exhaust fans are provided with HEPA filters. Provide pressure independent CV air flow and control valve for the morgue exhaust system per VA design criteria. Costs included in Exhaust Fans Record 110766
Exhaust Fans	413594	12	C	25		15	$0	EF-17 in the SPD penthouse is in fair condition. EF-19,20 and 33 in the SW penthouse are in fair condition.
Exhaust Fans	364113	11	D	25	5	varies	$970,176	Multiple steam stations on 11, 7, 6 floors are leaking and/or shut off and need to be replaced. The majority of PRVs in building mechanical rooms are past useful life and need to be replaced. The piping insulation needs to be replaced.
System Total Correction $19,820,738						**System Replacement Cost** $94,373,651		Ratio: 0.21
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	110767	2	D	50	5	exceeds	$452,529	Fire Pumps are in poor condition. Fire service entrance has been provided with double check valve assembly. Pumps are base mounted 75 HP each
Fire Sprinkler / Pump	279548	6	D		5	exceeds	$1,692,746	The existing standpipe system has exceeded is maximum useful life expectancy and incoming fire main service needs to be upgraded to comply with NFPA 14.
Fire Sprinkler / Pump	241474	5	C	50		5	$0	(3) domestic pumps with controls are in fair condition.
Fire Sprinkler / Pump	125341	4	C	30		exceeds	$0	The existing Sprinkler system has exceeded its maximum useful life expectancy, however all sprinkler heads were upgraded to quick response heads in 2006. Distribution piping has been replaced on each floor as remodel takes place.
Fixtures / Piping	125358	11	D	30	5	exceeds	$451,399	* Need to replace and add additional hemodialysis piping lines. This work should be performed in order to prevent bacteria build up in stagnated water and is also necessary to avoid infection control issues. * Currently the system is sanitized monthly. This work is sub contracted to Siemens.
Fixtures / Piping	125359	12	D	30	3	0	$1,360,688	Replace plumbing fixtures in the kitchen. Fixtures have exceeded their useful life expectancy and are in poor condition. Replacement should include Steam kettles and associated piping and valves.
Fixtures / Piping	241479	15	B	30		23	$0	BFP for water loop serving cooling tower is in good condition.

Fixtures / Piping	241481	16	C	30		23	$0	Condensate receiver and piping installed in 2010 in basement are in good condition.
Fixtures / Piping	241482	17	D	50	5	exceeds	$152,347	Separate morgue drain from kitchen drain line. Provide new 300 Lft of 3" waste line for morgue.
Fixtures / Piping	279549	19	D	30	3	exceeds	$48,149	Replace knee controls on six sinks with sensor faucets in hemodialysis.
Fixtures / Piping	279550	20	D		3	exceeds	$27,340	Dump sinks in hemodialysis are leaking. Replace sink drains and p-traps with acid resistant piping.
Fixtures / Piping	114145	3	D	50	3	0	$601,865	* Add grease interceptor to serve kitchen grease laden equipment and alleviate constant maintenance of sanitary piping. * Repipe kitchen sanitary.
Fixtures / Piping	125322	8	C	25		5	$0	Piping is in fair condition. Isolation valves should be installed on 21 risers throughout the hospital in basement and on 1st,2nd,3rd, and 7th floors in order to allow individual areas to have maintenance performed without affecting the remainder of the hospital.
Fixtures / Piping	291408	21	D	50	3	0	$37,633	RESEARCH - Replace stainless steels sinks in Labs C-221, C-223 & C-225.
Hot Water Heater	162578	2	C	25		exceeds	$0	3 steam fired water heaters are in fair condition. Tube bundles were replaced in 2004, large steam leak discovered in rock basement of Building 200.
Medical Gases	125347	4	B	25		16	$0	Medical Vacuum pumps, receiver tanks, Medical Air Compressors and air dryers were installed in 2011 and are in good condition.
Medical Gases	125348	5	D	30	5	20	$45,140	Most med gas piping has been upgraded and is new. Some older outlets/fixtures to be replaced as remodeling occurs.
System Total Correction $4,869,836						**System Replacement Cost** $45,664,669		Ratio: 0.11
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fuel Oil Tanks	42290	1	C	40		*	$0	Two (2) double wall underground fuel tanks serving generators are in fair working condition. One (1) tank was installed in 2000 and 1 tank (4,000 gal) installed in 1977.
Instruments	42291	1	C	20		6	$0	Tanks have a level monitoring panel in fair working condition.
Piping	42292	1	C	40		9	$0	Underground piping for new and old tanks and aboveground piping for original generator are in fair working condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42293	1	B	100		52	$0	Flat reinforced concrete slab with beams or drop panels.
Foundations	42294	1	B	100		52	$0	Reinforced concrete basement walls and spread footings.
Vertical Members	42296	1	B	100		52	$0	Reinforced concrete columns.
Building Frame Seismic	363915	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type C1H. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.

Building Frame-Wind	363916	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	279418	2	F	40	5	*	$18,681,944	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Emergency power and egress lighting shall be braced per ASCE 41-17. * Gypsum ceilings shall be braced every 12 sq ft per ASCE 41-17.
System Total Correction $18,681,944						**System Replacement Cost** $156,675,464		Ratio: 0.12
System Total Pending								

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elevators	42297	8	D	20	3	5	$1,288,995	S9: Dover hydraulic passenger elevator 2005 Vintage MCE Controller. Gal door equipment. 4,400 lbs. operating at 50 fpm. In ground unit. Equipment is in poor condition nearing end of useful life.
Elevators	42298	4	D	20	3	12	$515,598	M10: Morgue holeless hydraulic freight elevator. 4,000 lbs. capacity operating at 75 fpm. 2005 MCE controller. 2 stops. Condition is poor, equipment is nearing end of useful life.
Elevators	42299	9	D	20	3	5	$773,397	F11: hydraulic freight elevator with MCE Controls. 3 stop, 5,000 lbs. operating at 75 fpm. Equipment is in poor condition and nearing end of useful life. Unit currently out of service due to door damage. Update all of the maintenance records etc.
Elevators	42300	5	D	20	3	5	$712,207	F12: 2005 Vintage MCE 2 stop hydraulic. 10,000 lbs. capacity operating at 50 FPM in poor condition. Equipment is nearing end of life expectancy. Recommend modernization.
Elevators	42301	3	D	20	3	5	$515,598	L13: hydraulic service elevator. Installed in 1987 and modernized in 2005 with MCE HMC-1000 controller GAL door equipment. 2 stop, 4,000 lbs. capacity operating at 50 fpm. Equipment is in poor condition nearing end of life expectancy.
Elevators	42303	1	D	20	3	2	$574,171	P1-P5: Equipment is in poor condition nearing end of useful life. Gearless Montgomery passenger elevators, modernized in 2006. Motor generator drive. Mac door equipment with T.L. Jones door reversal. 16 stop, 4,000 lbs. 600 fpm. Controllers MCE system-Digital 12 Pulse SCR drives are all working. Recommended brakes be reconditioned and adjusted. Recommend a modernization to these units in the near future as they are in constant demand and are wearing fast.
Elevators	42304	7	F	20	3	2	$950,730	S6, S8: Montgomery gearless passenger elevators, modernized in 2005 in poor condition near end of useful life. Motor generator drive. MAC door equipment with Adams ICU infrared door reversal. 16 stop, 5000 lbs. @ 600 fpm. Recommend a modernization to these units in the near future as they are in constant demand and are wearing fast. Also recommend a door and wall be placed on the 1st floor to separate the passenger and the service cars to help with elevator traffic performance times.
Elevators	279419	11	F	20	3	exceeds	$846,409	P14 and P15: 2001 Armstrong Hydraulic elevators with MCE controls. 3,500 lbs. capacity serving floor B, 1-4. Operating at 100 FPM. Equipment is in failing condition and at end of useful life. The last known modernization was in 2001. Recommend completion of a comprehensive modernization.
Elevators	162150	10	F	20	3	2	$907,596	S7: Gearless Montgomery machine. Motor generator drive. Modernized 2005. 16 stop, 5000 lbs. capacity operating at 600 fpm, 16 stops. Equipment is in failing condition and near end of useful life.
Material Handling	162149	1	F	20	3	exceeds	$245,762	DW-1: Mid America installed in 1992 geared traction dumbwaiter is out of service in failed condition. 15 stop, 400 lbs. @ 400 fpm installed 1993.

Material Handling	279422	2	B	25		25	$0	Four Blue Giant dock levelers in good condition installed in 2020.
Material Handling	279423	3	D	40	4	5	$741,423	Swisslog Pneumatic Tube system is in poor condition. Translogic software is obsolete, primarily serves building 200 with some stations in building 128. Installed in 2003 and has received one software upgrade. Unit has 3 blowers, 3 zones, 10 transfer units, and 19 stations. Equipment requires upgrading to remain reliable.
Material Handling	279424	4	F	40	3	exceeds	$220,684	Dumbwaiter #2. Morgue Matot drum dumbwaiter in poor condition. 2 stop, 500 lbs. @ 50 fpm. Original 1970 installation is in failing condition and operating beyond life expectancy. 7313-DWZ serial.
System Total Correction $8,292,570						**System Replacement Cost** $21,310,180		Ratio: 0.39
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162455	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286857	1	C	15		*	$0	The telecommunication rooms in this building are generally in good condition however all 22 of the rooms are too small for active IT equipment. See detailed records for deficiencies.
Telecommunications Rooms	286858	2	D	15	4	*	$8,143	Telecommunications Room 36: * Has no emergency power; install outlets with emergency power access. * Has unmonitored UPS, install an UPS with remote monitoring supporting twenty minutes of power & connected to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Has bare concrete floor, paint floor or apply appropriate flooring to reduce dust & static
Telecommunications Rooms	286859	3	D	15	4	*	$6,107	Telecommunications Room 74: * Has no UPS units, install UPS with remote monitoring supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.
Telecommunications Rooms	286860	4	D	15	4	*	$11,451	Telecommunications Rooms 1, 008, b002a, 234 and 020: * Have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Telecommunications Rooms	286861	5	D	15	4	*	$33,335	Telecommunications Rooms 101a, 1459, 1359, 1247, 1159, 1059, 995, 835, 759, 659, 559, 4100 and 3116: * Have unmonitored UPS, install an UPS with remote monitoring supporting twenty minutes of power & connected to emergency power. * Have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static

Telecommunications Rooms	286862	6	D	15	4	*	$11,196	Telecommunications Rooms c115 and b128: * Have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Have no convenience outlets; install convenience outlets on a separate circuit. * The wall sleeves are full; install larger or additional sleeves to support future growth.
Telecommunications Rooms	286863	7	D	15	4	*	$531,832	All 22 of the Telecommunications rooms are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
System Total Correction $602,064						**System Replacement Cost** $5,585,892		Ratio: 0.11
System Total Pending								

Bldg Total Correction $154,130,519.76	**Bldg Total Replacement** $642,197,015	Bldg Ratio: 0.24
Bldg Total Pending $0.00		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Electrical Switchgear Bldg
202	9999	0		0	0		**Proposed Function**	Electrical Switchgear Bldg

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161612	1	C	*		*	$0	Utilitarian function does not require access.
Exterior Walls	161613	1	B	100		80	$0	Manufactured metal panels is in good condition
Fixed Equipment	161614	1	C	15		*	$0	Building is a switchgear building. Refer to electrical records for additional information.
Interior Finish/Door	161615	1	B	10		4	$0	Utilitarian finishes are in good condition.
Life Safety	161616	1	B	*		*	$0	Appropriate exiting provided.
Roof	161617	1	C	20		10	$0	Standing seam metal roof in fair condition.
Signage / Wayfindg	161618	1	C	10		*	$0	Building has minimal signage. Signage is suitable for its current use.
Windows	161619	1	N/A	30		n/a	$0	
System Total Correction $0						**System Replacement Cost** $29,103		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162340	1	A	25		17	$0	Battery egress light.
Lighting & Power	162342	1	A	25		8	$0	Cutler-Hammer manufactured metal switchgear building, installed 2004. Fluorescent lighting and branch circuit wiring are in excellent condition.
Secondary Dist.	162349	1	B	30		19	$0	* 208/120V panel board in 2004 manufactured metal switchgear building is in excellent condition. * Switchgear has not been serviced since installation. Servicing this equipment regularly will increase its longevity. Suggest administering a regular maintenance schedule.
System Total Correction $0						**System Replacement Cost** $363,253		Ratio: 0.00
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	162688	1	F	20	5	6	$243,180	Station reports air handling equipment has failed and requires replacement.
System Total Correction $243,180						**System Replacement Cost** $8,859		Ratio: 27.45
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Floor Systems	161620	1	B	100		83	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161621	1	B	100		83	$0	Spread footings.
Vertical Members	161623	1	B	100		83	$0	Prefab metal walls are in good condition.
Building Frame Seismic	363919	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type S3. * Low seismic zone; wind loads govern.
Building Frame-Wind	363920	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363921	1	F	100	5	86	$13,394	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $13,394						**System Replacement Cost** $41,230		Ratio: 0.32
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162345	1	A	15		8	$0	Wall telephone and power monitoring data wiring are served from adjacent building.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $256,574.48	**Bldg Total Replacement** $448,334	Bldg Ratio: 0.57
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Patient Recreation Pavilion
203	1975	0		1	1,367		**Proposed Function**	Patient Recreation Pavilion
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161624	1	D	*	3	*	$54,232	Thresholds and walks are not adequate for wheelchair access. Cracks in walks and settlement have caused entry ways and thresholds to be inadequate. Repair/replace.
Exterior Walls	161625	1	B	100		80	$0	Brick is in good condition
Fixed Equipment	161626	1	F	15	1	exceeds	$47,108	Picnic benches need to be replaced. Bar-B-Q and/or smoker needs to be replaced.
Interior Finish/Door	161627	1	C	10		exceeds	$0	Interior finishes are in average condition and suitable for their current use.
Interior Finish/Door	413619	2	C	10		7	$0	Wall in kitchen needs to be replaced. Restroom ceiling needs replaced
Life Safety	161628	1	D	*	3	*	$22,370	In the kitchen, another exit door with panic hardware should be installed where appropriate.
Roof	161629	1	F	20	5	5	$152,024	Shingles in very good condition.
Roof	413618	2	D	20	3	exceeds	$65,143	Flooring needs to be replaced, roof needs to be completely replaced.
Signage / Wayfindg	161630	1	B	10		*	$0	Building signage is minimal, but suitable for its current use.
Windows	161631	1	F	30	5	18	$38,272	Building windows are in good condition, and suitable for their current use.
System Total Correction $379,149						**System Replacement Cost** $81,847		Ratio: 4.63
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Lighting & Power	162353	1	B	25		17	$0	The lighting has been upgraded to include fluorescent fixtures and they are in good condition.
Lightning Protect	162354	1	D	20	4	*	$1,069	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162356	1	C	30		9	$0	Small 208/120V panelboard and feeder are in fair condition.
System Total Correction $1,069						**System Replacement Cost** $11,959		Ratio: 0.09
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Exhaust Fans	162679	1	C	25		1	$0	Mechanical equipment limited to exhaust fans; in fair condition. Escort reported building no longer in use during 2021 survey.
System Total Correction $0						**System Replacement Cost** $2,989		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161632	1	B	100		83	$0	Slab on grade in good condition.
Foundations	161633	1	B	100		83	$0	Spread footings.
Vertical Members	161635	1	B	100		83	$0	Bearing walls are in good condition.
Building Frame Seismic	363922	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type W1. * Low seismic zone; wind loads govern.
Building Frame-Wind	363923	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363924	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $65,477		Ratio: 0.00
System Total Pending								

Bldg Total Correction $380,218.00	**Bldg Total Replacement** $162,272	Bldg Ratio: 2.34
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Boiler Plant
205	2019	0	2	20,477		Proposed Function	

Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	413415	1	A	*		*	$0	Separate Elec/Tele closets in good condition
Elec/Tele Closets	413416	2	A	25		22	$0	LED emergency/egress lighting served from the generator panel in good condition
Elec/Tele Closets	413423	3	A	40		37	$0	4160V TO 480V, 1500KVA indoor substation is in good condition
Emerg Elec Sys.	413417	1	A	30		27	$0	Stamford 1000KW, 480V generator with underground fuel tank in good condition.
Fire Alarm	413418	1	A	15		12	$0	Simplex 4100U fire alarm system in good condition
Lighting & Power	413419	1	A	25		22	$0	LED lighting in good condition
Lightning Protect	413420	1	F	25	4	*	$36,475	Perform lightning protection risk assessment per NFPA 780
Nurse Call/Int/TV	413421	1	A	15		12	$0	TV system in break room in good condition
Primary Service	413422	1	A	40		37	$0	Primary feeders are from B202 switchgear in good condition
Secondary Dist.	413424	1	A	40		37	$0	ETN 277/480V metal enclosed switchgear in good condition
System Total Correction $36,475						**System Replacement Cost** $0		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Exhaust Fans	413563	1	A	20		20	$0	In good working condition.
System Total Correction $0						**System Replacement Cost** $0		
System Total Pending								

Steam Gen.	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Boiler	413559	1	A	30		30	$0	(4) New Boilers CB, 84.7% efficiency, primary economizer, secondary economizer, diesel #2 oil back up fuel, emergency power back up.
Fuel Oil Tanks	413560	1	A	30		30	$0	(5) 40,000 Gals diesel tanks with double wall monitoring, alarm.
System Total Correction $0						**System Replacement Cost** $0		
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	413367	1	A	100		98	$0	* Foundation level: 6"" concrete slab on grade * Framing over lower level: Concrete slab on steel deck with composite steel beams * Roof: 3"" Steel roof deck and steel beams. * Equipment access platforms: Steel bar grating on steel beams.
Foundations	413368	1	A	100		98	$0	Spread footings. Column footings designed with 7,000 psf and continuous footings designed with 6,000 psf.
Vertical Members	413369	1	A	100		98	$0	Steel columns.
Building Frame Seismic	413370	1	A	*		*	$0	* HAZUS Model: (S2L) steel braced frames for main plant and (RM1L) reinforced CMU shear walls for office area * Low Seismic Zone, Wind Load Governs * Designed to IBC 2006 with H-18-8 and seismic design category C.
Building Frame-Wind	413371	1	A	*		*	$0	Steel braced frames and reinforced CMU shear walls designed to IBC 2006 and 90 MPH wind speed (3 second gust) with 1.15 importance factor.
Non Structural Components & Equipments-Seismic	413372	1	D	*	5	*	$856,364	Seismic restraint of non-structural components and equipment is required. Seismic restraint partially observed on the components listed below: * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Natural gas lines shall have flexible couplings.
System Total Correction $856,364						**System Replacement Cost** $0		
System Total Pending								

Water	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Mains	413561	1	A	30		30	$0	Underground soft-water system with underground salt tank, above ground brine tank and pumping systems.
Water Tower	413562	1	A	30		30	$0	New chlorine treatment in place ready to be connected to the cold water before going to water tower.
System Total Correction $0						**System Replacement Cost** $0		
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	413425	1	A	15		12	$0	Cat. 6 cables in good condition

Telecommunications Rooms	413426	1	A	20		*	$0	TR room has cooling, bonding plate and card reader
System Total Correction $0						**System Replacement Cost** $0		
System Total Pending								

Bldg Total Correction $892,839.00	**Bldg Total Replacement** $0	Bldg Ratio: 0.00
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Supply Depot/Storage
21	1921	0	1	9,742		**Proposed Function**	Supply Depot/Storage

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42306	1	C	*		*	$0	Not accessible to public, most accessibility requirements do not apply. Toilets, lockers, break rooms, etc. are not disabled accessible, but adequate for use.
Exterior Walls	42307	1	D	100	5	*	$594,308	Corrugated asbestos wall panels over steel frame are in poor condition; some broken at northwesterly corner, exposing a bit of the original brick wall. Asbestos is a known carcinogen; recommend mitigation measures be taken. Install new metal siding.
Exterior Walls	279348	2	A	100		28	$0	DELETE THIS RECORD: unecessary record Metal soffit, fascia and gutters are in good condition.
Exterior Walls	413615	3	D	100	2	25	$174,167	Building siding is coming apart. Exterior and interior brick is crumbling and needs to be replaced.
Interior Finish/Door	42308	1	D	10	1	exceeds	$1,741,672	Interior finishes/doors are in poor condition.
Life Safety	42309	1	D	*	3	*	$1	Life Safety issues with storage of machinery and equipment. Maintenance crew needs to move equipment to provide adequate exiting aisles.
Roof	42310	1	B	20		10	$0	Roof appears to be in good condition. Metal roof observed.
Windows	42311	1	C	*		*	$0	Old hanger windows are not in use anymore. The windows (interior side) are historically preserved with vertical corrugated metal siding at the exterior. Nothing is needed at this time.
System Total Correction $2,510,148						**System Replacement Cost** $1,984,411		Ratio: 1.26
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Alarm	42312	1	F	15	5	exceeds	$253,295	Simplex 4100 system hardwired devices from Bldg 20. Replace with addressable as part of Bldg 20 fire alarm upgrade. Upgrade old Simplex FACP with new addressable fire alarm control panel ,devices and replace old fire alarm wiring.
Lightning Protect	162142	1	D	20	4	*	$18,703	None. Perform risk analysis per NFPA 780.
System Total Correction $271,998						**System Replacement Cost** $654,424		Ratio: 0.42
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	42315	1	C-	*		*	$0	* Building is used for cold storage. Various high hazard materials are stored in the room, including rubber tires, oil drums, lawn mowers, snow plow trucks, etc. Old building with several wall and roof cracks. Large doors are not closing completely. Ample O.A. for ventilation. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer.
System Total Correction $0						**System Replacement Cost** $755,103		Ratio: 0.00
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	42316	1	C-	*		*	$0	* This is a sheet metal shed with no other utilities other than electricity. No sprinkler, no heating. Building walls leak with daylight. * 2021 Update - Told by escort (Doug Crombie) that this building did not belong to VA any longer..
System Total Correction $0						**System Replacement Cost** $352,381		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	110734	2	C	100		6	$0	Roof: Steel trusses and precast concrete (asbestos cement) planks. Floor: Reinforced concrete slab on grade.
Foundations	42318	1	B	100		6	$0	Reinforced concrete spread footings.
Vertical Members	42320	1	C	100		6	$0	Steel columns.
Building Frame Seismic	363652	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type S3. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363653	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363654	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $1,543,430		Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162456	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $46,183		Ratio: 0.00
System Total Pending								

Bldg Total Correction $2,782,146.00	**Bldg Total Replacement** $5,335,933	Bldg Ratio: 0.52
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Geriatric Extended Care Center
217	1983	0	2	120,137		Proposed Function	Geriatric Extended Care Center

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	42321	1	B	*		*	$0	Approximately all 220 patient beds have individual or shared toilet facilities.
Accessibility	279478	3	D	*	3	*	$12,667	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	279479	4	D	*	3	*	$677,787	Provide lever type hardware throughout building; about 40 percent of doors have conventional knob hardware.
Accessibility	279481	5	D	*	3	*	$13,820	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. 1 location not compliant.

Accessibility	279484	6	D	*	3	*	$678,574	Public toilets are not completely complying. Verify door hardware, correct heights of fixtures and accessories, sufficient floor clearance, jamb clearance, door swing interference, etc.
Accessibility	279487	7	D	*	3	*	$179,347	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34 in. maximum AFF.
Accessibility	414625	8	D	15	3	*	$196,334	Station reports (7) patient lifts need to be installed in patient bedrooms to assist with patient transfers.
Exterior Walls	279488	2	D	*	3	*	$37,742	Metal guardrail at both sides of dock area exit are non code compliant and damaged. Replace with new metal railing.
Exterior Walls	42322	1	B	100		68	$0	Brick and masonry exterior walls are developing minor issues. Standing seam metal mansard roof is in good condition.
Fixed Equipment	42323	1	B	15		exceeds	$0	Observed kitchen and dining fixed equipment in good working condition. Residential laundry equipment in good condition.
Fixed Equipment	279489	2	A	15		9	$0	2nd floor Hospice hydrotherapy tubs and nourishment stations in like new condition.
Interior Finish/Door	279491	3	A	10		6	$0	Interior finishes/doors at 2nd Floor Hospice are in like new condition.
Interior Finish/Door	414626	5	D	10	1	*	$388,315	Station reports main entrance lobby finishes in poor condition and require replacement.
Interior Finish/Door	365116	4	D	10	2	exceeds	$3,561,788	Interior finishes in common/ Dining areas are beyond their useful life.
Interior Finish/Door	42324	1	C	10		exceeds	$0	Interior finishes/doors are in average condition.
Interior Finish/Door	125140	2	D	10	2	exceeds	$298,572	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-045 created by VHAHINDoyleL.] Renovate / replace nurses station ward 1C, 1B and 2C Bldg 217. Beyond repair.
Life Safety	42325	1	C	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	241120	3	D	*	5	*	$60,054	Verify positive pressurization, smoke seals, etc. at exit stairs. This FCA reviewer does not believe that stair pressurization is required in this building, but smoke seals at stair doors are recommended.
Roof	42326	1	B	20		13	$0	Membrane roof is in very good condition.
Signage / Wayfindg	42327	1	D	10	1	exceeds	$258,877	Signage/wayfinding is adequate but may be near end of useful life. Replace.
Windows	42328	1	B	30		4	$0	Anodized aluminum double glazed windows with integral blinds in patient rooms are in good condition. No problems observed.
Windows	279494	2	B	30		4	$0	Atrium aluminum double glazed skylights good condition. No problems observed.
System Total Correction $6,363,877						**System Replacement Cost** $39,237,162		Ratio: 0.16
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42329	1	C	*		*	$0	Dedicated, adequate electrical and telecom closets.
Emerg Elec Sys.	42330	1	A	25		18	$0	Adequate egress lighting. New generator power from Bldg 218. Exit lights with LED type has been installed.
Emerg Elec Sys.	279608	3	B	25		22	$0	80% exit signs are LED type. Replace the remaining exit signs with LED type.
Emerg Elec Sys.	110770	2	A	25		16	$0	(2) ASCO 7000 series automatic transfer switches with isolation bypass installed in 2009.
Fire Alarm	42331	1	A	15		8	$0	* Simplex 4100U fire alarm control panel with voice evacuation installed in 2008 and is in excellent condition. * The entire building has upgraded fire alarm system and devices which are in excellent condition.

Lighting & Power	42332	1	B	25		18	$0	* Patient rooms have headwall light with pull switch only. 2 normal receptacles and 1 critical receptacle per patient. * Branch circuit wiring is in good condition. Some of the building lighting and power has been remodeled and is in good condition.
Lighting & Power	162144	2	B	25		22	$0	Fluorescent lighting with T8 lamps with electronic ballasts are in good condition.
Lightning Protect	162145	1	D	20	4	exceeds	$444,797	Lightning protection system is in poor condition. Exceeds remaining life of lighting protection system. Upgrade.
Nurse Call/Int/TV	162146	2	B	15		6	$0	Patient Wandering: 2003 Accutech system is in good condition.
Nurse Call/Int/TV	162147	3	C	15		3	$0	TV: signal from Bldg 1. Distributed amplifiers and cabling are in acceptable condition.
Nurse Call/Int/TV	42333	1	B	15		11	$0	Nurse call has been upgraded and is in excellent condition.
Secondary Dist.	42334	1	F	30	5	exceeds	$2,198,570	[Auto Generated Project Pending on 07/12/2021 for Project Number 578-13-098 created by VHAHINDoyleL.] * 1982 Westinghouse 480/277V switchboard, various Westinghouse panel boards and dry stepdown transformers. Equipment and feeders are in bad condition. * The transformers are overloaded and have exceeded their life expectancy and require immediate replacement. The panel boards are in poor condition and should be replaced in quantities and sizes as follows: (3) - 45KVA transformers (3) - 30KVA transformers (6) - 15KVA transformers (1) - 9KVA transformers (2) - 5KVA transformers (1) - 800A, 277/480V, 24 ckt distribution panel board (1) - 400A, 277/480V, 30 ckt distribution panel board (4) - 225A, 120/208V, 42 ckt panel board(s) (6) - 100A, 277/480V, 8 ckt panel board(s) (2) - 100A, 277/480V, 24 ckt panel board(s) (1) - 100A, 277/480V, 32 ckt panel board (5) - 100A, 120/208V, 8 ckt panel board(s) (1) - 100A, 277/480V, 12 ckt panel board (2) - 100A, 277/480V, 16 ckt panel board(s) (3) - 100A, 120/208V, 36 ckt panel board(s) (2) - 30A, 277/480V, 14 ckt panel board(s) (3) - 50A, 277/480V, 22 ckt panel board(s) (2) - 20A, 277/480V, 14 ckt panel board(s) (2) - 40A, 120/208V, 34 ckt panel board(s) (1) - 30A, 120/208V, 322 ckt panel board (1) - 50A, 120/208V, 10 ckt panel board * 50% of 2nd floor distribution equipment has been replaced. Remainder of the equipment has exceeded its useful life. Step down transformers are overloaded and have exceeded their useful life.
Secondary Dist.	162148	2	F	30	5	exceeds	$483,484	Replace the (2) obsolete Westinghouse 600A, 480V motor control centers.

Transformer	42335	1	A	30		22	$0	2007 Sunbelt outdoor padmounted oil filled transformer, 1000 kVA 4.16kV-480/277V, with S&C primary selective switch, is in excellent condition.
System Total Correction $3,126,851						**System Replacement Cost** $13,935,065		Ratio: 0.22
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	42336	1	C+	40		12	$0	Steam piping is in above average working condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	110771	2	B	20		18	$0	New Air handlers have been provided in 2019.
Ducts & Water Dist	414627	2	D	30	5	exceeds	$125,389	Station reports ductwork downstream of the AHU's is poorly sized, has broken turning vanes, and secured fire dampers. Ductwork needs to be replaced.
Ducts & Water Dist	42339	1	C	30		20	$0	Ductwork and piping are in fair condition.
Engr. Control syst.	42340	1	B	20		18	$0	Controls for AHU's have been upgraded to DDC
Heating & Ventil.	42341	1	B	25		17	$0	The AHU serving the kitchen is in good condition.
Heating System	42342	1	D	30	5	exceeds	$257,297	Converters are new but the pumps are old.(3) heating water pumps are 3 HP and (3) chilled water pumps are 7.5 HP
Heating System	241503	2	C	30		22	$0	One converter replaced in 2009 is in fair condition.
Primary chilled sys.	42343	1	C	25		11	$0	(3) chilled water pumps are 7.5 HP
Refrigeration Equip	162576	2	C	23		11	$0	Two (2) 50 ton Trane Air Cooled Chillers installed in 2007 are in fair condition.M#RAUCC604PY03A0DF00T00; S#C06L11141
Refrigeration Equip	364142	3	C	23		11	$0	New Air cooled chiller with remote evaporator barrel is in fair condition. Carrier AquaSnap M#30RAP0806DA0Q3C4; S# 3713Q79617
Room Air Dist/Term	42345	1	D	30	5	exceeds	$2,544,651	Approx 200 VAV terminal boxes with HW reheat and pneumatic controls are in poor condition. Many TABs are not functioning.
Exhaust Fans	42347	1	D	25	1	exceeds	$183,902	Approx. 25 exhaust fans have exceeded their useful life expectancy and are in poor condition..
System Total Correction $3,111,239						**System Replacement Cost** $15,925,790		Ratio: 0.20
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Fire Sprinkler / Pump	42348	1	B	50		13	$0	Sprinkler piping is in good working condition per VA, Sprinkler heads should be evaluated to verify Quick Acting heads are installed.
Fixtures / Piping	42349	1	C	50		15	$0	Fixtures and piping are in fair working condition.
Fixtures / Piping	110776	2	C	50		*	$0	80% of fixtures have been upgraded to ADA.
Fixtures / Piping	114170	3	D	50	5	exceeds	$203,130	Add grease interceptor to serve kitchen grease laden equipment and alleviate constant maintenance of sanitary piping.
Hot Water Heater	42350	1	D	25	5	exceeds	$180,471	Two steam fired water heaters have exceeded their useful life expectancy and are in poor condition. There is a problem that is causing all the condensate to be drained into a bucket with a connection to a floor drain.
System Total Correction $383,601						**System Replacement Cost** $7,465,214		Ratio: 0.05
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fuel Oil Pump Set	42351	1	C	40		2	$0	Pump serving generator is in fair working condition. Located in Building #218.
Fuel Oil Tanks	42352	1	C	40		2	$0	Double wall underground fuel tank (installed in 1982) is in fair working condition.
Instruments	42353	1	C	20		exceeds	$0	Tank has level monitoring panel has exceeded its useful life expectancy, but is in fair working condition.
Piping	42354	1	C	40		9	$0	Piping is in fair working condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42355	1	B	100		67	$0	Roof: Metal deck and reinforced concrete slab on steel beams. Floor: Reinforced slab on grade.
Foundations	42356	1	B	100		67	$0	Reinforced concrete spread footings.
Vertical Members	42358	1	B	100		67	$0	Steel columns.
Building Frame Seismic	363925	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type S5L. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9a.
Building Frame-Wind	363926	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363927	1	F	40	5	*	$2,237,801	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13.

System Total Correction $2,237,801	System Replacement Cost $26,158,108	Ratio: 0.09
System Total Pending		

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elevators	42359	2	D	20	3	10	$1	P2 and P3: 2013 Smartrise hydraulic passenger elevators. 5,000 lbs. @ 100 fpm. Equipment is in poor condition and at the end of useful life.
Elevators	42360	1	D	20	3	10	$1	P1: 2013 Smartrise hydraulic passenger elevator 2 stop, 5,000 lbs. @ 100 fpm operating near end of useful life. Recommend modernization.

System Total Correction $3	System Replacement Cost $1,493,044	Ratio: 0.00
System Total Pending		

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162457	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead interstitial spaces between floors. The cables are supported by cable tray and j-hooks.
Inside Cable Plant (ICP)	241375	2	D	15	3	exceeds	$385,973	Replace 30 % old Cat 3 cabling in the building.
Main Computer Room	286880	1	C	15		*	$0	The MCR is located in building 133 and is secured and sized appropriately. The MCR has a raised floor and is properly sealed. The MCR is fire controlled by a FM 200 fire suppression system and the certifications of the system are current. The MCR is secured by badge access and has APC cameras inside of the spaces. The MCR is cooled locally by 2, 15 Ton HVAC units. The room and equipment will be upgraded as part of EHRM project
Telecommunications Rooms	286881	4	C	15		*	$0	Both of the telecommunications rooms are generally in good shape however, both are too small for active IT equipment. See detailed records for deficiencies.
Telecommunications Rooms	286864	1	F	15	4	*	$75,067	Both of the Telecommunications rooms are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286865	2	D	15	4	*	$10,179	Telecommunications Room 2: * Has no UPS units, install UPS with remote monitoring supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.
Telecommunications Rooms	286866	3	D	15	4	*	$10,179	Telecommunications Room 2: * Has no UPS units, install UPS with remote monitoring supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.

System Total Correction $481,398	System Replacement Cost $913,176	Ratio: 0.53
System Total Pending		

Bldg Total Correction $15,704,769.68	Bldg Total Replacement $105,127,558	Bldg Ratio: 0.15
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Emergency Generator Bldg
218	1971	0	1	368		Proposed Function	Emergency Generator Bldg
Details							

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161648	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.
Exterior Walls	161649	1	B	100		79	$0	Brick is in good condition. Exterior hollow metal door and frame in good condition.
Fixed Equipment	161650	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.
Interior Finish/Door	161651	1	C	10		*	$0	In general finishes are in average condition and suitable for their current use.
Life Safety	161652	1	B	*		*	$0	Building is not sprinkled. No problems observed or reported.
Roof	161653	1	C	20		4	$0	Original EPDM in average condition.
Signage / Wayfindg	161654	1	A	10		10	$0	Building signage is in perfect condition
Windows	161655	1	B	30		12	$0	Aluminum fixed louvers in good condition.
System Total Correction $0						**System Replacement Cost** $28,867		Ratio: 0.00
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Emerg Elec Sys.	162373	1	A	25		17	$0	Generator for Building 217. 560kW MTU indoor diesel generator, 480/277V. Battery egress light. Underground double-wall fiberglass 550 gal diesel tank with Veeder Root leak detection will store 96 hours of fuel.
Fire Alarm	162374	1	B+	15		9	$0	Simplex hardwired devices from Building 217. Fire alarm and devices are in very good condition.
Lighting & Power	162383	2	B+	25		19	$0	Lighting has been upgraded with T-8 lamps and in very good condition.
Lighting & Power	364143	3	A	25		19	$0	Branch circuit wiring is THHN/THWN with green wire grounds in new condition.
Lightning Protect	162376	1	D	20	4	*	$656	None. Perform risk analysis per NFPA 780.
Secondary Dist.	364144	2	B	30		27	$0	(1) 260A ATS, ASCO 7000 series, (1) 250A 480V panel board, (1) 225A 208V panel board both Eaton installed in 2017 and in good condition
System Total Correction $656						**System Replacement Cost** $361,288		Ratio: 0.00
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Heating System	162713	1	C	30		3	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $8,812		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161656	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161657	1	B	100		82	$0	Spread footings.
Vertical Members	161659	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	363928	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM1L. * Low seismic zone; wind loads govern.
Building Frame-Wind	363929	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	363930	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $0						**System Replacement Cost** $41,008		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162379	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $656.00	**Bldg Total Replacement** $446,583	Bldg Ratio: 0.00
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Warehouse/SPP Storage
220	1986	0		2	74,133		**Proposed Function**	Warehouse/Storage

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42361	1	C	*		*	$0	Most accessibility requirements do not apply to areas not accessible to public. Toilets, lockers, break rooms, etc. are not disabled accessible, but adequate for use. Disabled accessible ramp from 2nd floor of Building 1.
Accessibility	241124	2	C	*		*	$0	Building is accessible from connecting corridor in multiple locations; 60% of entries are required to be accessible.
Accessibility	241125	3	D	*	3	*	$200,756	Provide lever type hardware throughout building; about 50% of doors have conventional knob hardware.
Accessibility	241126	4	D	*	3	*	$113,096	2nd floor employee toilets are not complying. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.; At least one locker and shower shall be accessible at each staff locker room and toilet.
Accessibility	241127	5	D	*	3	*	$61,524	* Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings, 2 locations. * Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Exterior Walls	42362	1	C	100		60	$0	Brick faced reinforced CMU exterior walls are in good condition. No problems observed. Insulated dock doors in good condition.
Fixed Equipment	241130	1	C	15		*	$0	Dock levelers in average condition.
Interior Finish/Door	42363	1	D	10	1	exceeds	$7,361,054	Interior finishes/doors are in poor condition.
Life Safety	42364	1	C	*		*	$0	Fully sprinklered. No problems observed.
Signage / Wayfindg	42366	1	C	10		exceeds	$0	Signage is adequate.
Windows	414628	1	D	30	3	*	$678,574	Station reports windows are in poor condition and require replacement. Estimate 100 windows. Include security measures.
System Total Correction $8,415,004						**System Replacement Cost** $16,308,991		Ratio: 0.52
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	42367	1	C	*		*	$0	Adequate, dedicated electrical and telecommunications closets.
Emerg Elec Sys.	241376	1	C	25		2	$0	Emergency generator Onan Gen set 39.5 KW49.5 KVA with Enercon Eng. gen controller 208V. Generator has 579.7 hours of run time., Zenith 100A ATS, Battery charger , Tremont day tank are all in fair condition, but approaching end of useful life
Fire Alarm	42369	1	F	15	5	exceeds	$1,070,531	No fire alarm control panel in the building. Smoke detector is fed from adjacent building. Smoke detector is obsolete and needs to be replaced
Lighting & Power	42370	1	B	25		22	$0	T8 fluorescent and LED lighting installed in 2018 are in good condition
Lightning Protect	162123	1	D	20	4	*	$158,095	None. Perform risk analysis per NFPA 780.
Secondary Dist.	110778	2	D	30	5	exceeds	$1,111,185	Westinghouse 1200A 480/277V switchboard and various panel board, stepdown transformers, and feeders are in poor condition and need to be replaced.
Secondary Dist.	364260	3	D	30	4	*	$4,835	Wiring gutter above panels RP-2C and RP-1C in electrical room 110B is open.
Secondary Dist.	364264	4	D	30	4	*	$662	Panel LP-1B in electrical Room 113 is missing breaker closure plates, which is causing the bus bars to be exposed.
Transformer	364259	3	A	30		24	$0	2015 installed pad mounted ABB transformer in excellent condition. VanTran outdoor pad mounted oil-filled transformer, 750kVA, 4.16kV-480/277V.
Transformer	162125	2	D	*	5	*	$7,125	Repaint transformer.
System Total Correction $2,352,433						**System Replacement Cost** $5,106,224		Ratio: 0.46
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	42373	1	C	40		16	$0	Main steam piping is in fair condition. Steam piping around equipment is deteriorating. Steam converter is very old and rusted dated 1986 ITT Factory #125690; Cat #SU-124-2; Other steam components are dated 1986 as well and are old.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	42374	1	C	20			$0	* 2 Air Handlers , Chilled Water/HW Htg, constant volume with zoned reheat coils and one RTU Package unit serving the Atrium have exceeded their useful life expectancy and are in fair condition, but are undersized for the connected load. AHUs have supply and return fans with air side economizer. CHW coils and HW pre-heat coils with freeze protection pump in bypass. * 2021 Update - It's not clear if Air Handlers are undersized for the load since no complaints were expressed. They are past their life expectancy but are still in fair working condition. S#1686 T 40424; M#39EF-23; Chilled and heating water coils, economizer and relief fan. RTU m# 50TC
Cooling twr	42375	1	C	20		11	$0	Cooling Tower is Baltimore Air Coil M#PT2-0709A-1H1; S#U111520304-01; This is counter flow cooling tower.

Ducts & Water Dist	42376	1	C	30		2	$0	Ductwork is in fair condition.
Heating & Ventil.	42377	1	C	25		3	$0	(1) H&V unit for loading dock with H/W coil is in fair working condition,
Heating System	42378	1	C	30		exceeds	$0	* Loading dock unit heaters, 2 HW pumps with standby and duplex condensate pumps are in above average working condition. * Warehouse general heating system achieved by AHUs which works well. * Heating water pumps (2@5 HP) and steam converter are very old and rusted. All components were functional at the time of visit.
Primary chilled sys.	42379	1	C	25		15	$0	Two chilled water and Two CW pumps P-3 & P-4 installed in 2011 are in good condition. P-4 shows signs of rust. 2 chilled water pumps show signs of rust. Condenser water pumps are 200 gpm 55 ft of head are rusted as well. Heating water pumps are 5 HP and are old and rusted.
Refrigeration Equip	42380	1	C	23		16	$0	Chiller is located in mechanical room and is in fair condition. Carrier M#30HXC086M-U671KA-1; S#5111Q19738
Room Air Dist/Term	42381	1	C	30		1	$0	Constant volume zoned reheat with pneumatic control is in fair condition.
Ventil (O.A. & Exh)	42382	1	C	30		1	$0	Ventilation overall is in fair condition.
Exhaust Fans	42383	1	D	25	3	exceeds	$120,373	10 exhaust fans installed in 1986 are in poor condition.
System Total Correction $120,373						**System Replacement Cost** $6,382,781		Ratio: 0.02
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	42384	1	B	50		25	$0	Wet and dry sprinkler systems are in good condition.
Fixtures / Piping	42385	1	C	50		20	$0	Fixtures and piping are in fair condition.
Hot Water Heater	42386	1	C	25		0	$0	Steam fired water heater is in fair condition. It has reached the end of it's expected life but still functioning.
System Total Correction $0						**System Replacement Cost** $2,978,630		Ratio: 0.00
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fuel Oil Tanks	42387	1	C	40		15	$0	Pump serving generator is in fair condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42388	1	B	100		70	$0	Roof: Bar joists, metal deck and steel beams. Floor: Reinforced concrete flat slab with drop panels.
Foundations	42389	1	B	100		70	$0	Reinforced concrete spread footings.
Vertical Members	42391	1	B	100		70	$0	Reinforced concrete columns.

Building Frame Seismic	363935	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM1L. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363936	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363937	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $13,046,402		Ratio: 0.00
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	42392	1	F	20	3	exceeds	$718,462	P1: Hydraulic passenger elevator. 1 MCE Controls (1986). Colley hydraulic freight elevator, Class C-1 loading, 2 speed doors horizontal slide with infrared reversal. 2 stop, 2100 lbs. operating at 100 fpm in failing condition exceeds useful life.
Material Handling	412983	1	C	20		15	$0	Four dock levelers in serviceable condition. Manufactured by Paul Reilly with hydraulic operation.
System Total Correction $718,462						**System Replacement Cost** $851,037		Ratio: 0.84
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162126	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
Telecommunications Rooms	286868	1	F	15	4	*	$24,429	Telecommunications room 211a is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286869	2	D	15	4	*	$4,071	Telecommunications Room 211a: * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has bare concrete floor, paint floor or apply appropriate flooring to reduce dust & static
System Total Correction $28,500						**System Replacement Cost** $390,385		Ratio: 0.07
System Total Pending								

Bldg Total Correction $11,634,772.00	**Bldg Total Replacement** $45,064,449	Bldg Ratio: 0.26
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	40 Bed Spinal Cord Injury Long Term Unit/40% Vacan
221	1988	0	1	31,276		**Proposed Function**	Spinal Cord Injury/RC

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161425	2	D	*	3	*	$2,262	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	241136	3	D	*	3	*	$166,929	Provide lever type hardware throughout building; about 20% of doors have conventional knob hardware. 60 doors
Accessibility	241138	4	D	*	3	*	$142,500	Public toilets are partially complying. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc.

Accessibility	241139	5	D	*	3	*	$29,405	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Accessibility	42393	1	C	*		*	$0	All patient rooms have individual or shared toilet facilities. Disabled accessible entrances provided from the exterior and connecting walkway. Building is substantially accessible; 60% of entries are required to be accessible.
Exterior Walls	42394	1	D	100	3	71	$353,989	Brick faced reinforced CMU exterior walls require tuckpointing. Settlement cracks in walls have been reported.
Fixed Equipment	42395	1	C	*		*	$0	Most fixed equipment in average condition.
Fixed Equipment	279498	2	D	15	3	exceeds	$162,858	Main Nurse Station has no accessible counter and is in poor condition. Replace. Nourishment station not working and in poor condition. Replace 30LF
Interior Finish/Door	279499	4	D	10	1	*	$186,608	No handrails provided in corridor; provide handrail. 500LF
Interior Finish/Door	161426	2	D	10	1	exceeds	$82,937	Kitchen finishes in poor condition.
Interior Finish/Door	42396	1	D	10	2	exceeds	$3,976,819	* Interior finishes/doors are in poor condition; need updating. * Upgrade finishes in corridors. * Provide exhaust fans at toilets. * Leaks indicated at patient room shower walls.
Life Safety	42397	1	B	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	279500	2	D	*	5	*	$61,072	Exterior exit ramp near modular building does not have proper handrails or detectable warning. Alarm on this exit door was not functioning.
Roof	413620	2	C	20		5	$0	Water infiltration from roof area at cracked and sealed walls
Roof	42398	1	D	20	3	exceeds	$1,132,766	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-16-017 created by VHAHINDoyleL.] Fully adhered EPDM in bed condition. Many roof leaks reported.
Signage / Wayfindg	38061	1	D	10	1	exceeds	$64,898	Wayfinding is difficult; signage is in poor condition. Replace system.
Windows	38062	1	C	30		1	$0	Aluminum double glazed windows with integral blinds are in average condition. Some thermal comfort issues reported.
System Total Correction $6,363,043						**System Replacement Cost** $10,124,738		Ratio: 0.63
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	38063	1	C	*		*	$0	Separate, dedicated electrical and telecommunications closets.
Elec/Tele Closets	413439	2	D	*	4	*	$19,085	Inadequate cooling in closet C14B due to overhead steam piping.
Emerg Elec Sys.	110780	2	D	25	5	exceeds	$374,344	Replace 40% exit lights with LED-type. Replace obsolete 400A Zenith 208/120V automatic transfer switch with bypass-isolation type. Separate emergency electrical system into branches per current NEC.
Emerg Elec Sys.	110781	3	B	25		22	$0	New MTV on site emergency generator Model CD180PJ6T3, 180 Kw, 225 KVA ,120/208V, 3phase with 100 gal.day tank, Katolight charger, SP170 battery and Veeder root TLS=300C in very good condition.
Emerg Elec Sys.	38064	1	C	25		2	$0	Adequate egress lighting.
Fire Alarm	38065	1	B	15		3	$0	Simplex fire alarm control panel 4100U, devices and new wiring installed and completed in 2009 and in good condition.
Lighting & Power	38066	1	C	25		2	$0	THHN/THWN branch circuit wiring with green wire grounds is in fair condition.

Lighting & Power	110782	2	B	25		22	$0	T8 fluorescent lighting with electronic ballasts is in good condition
Lightning Protect	162115	1	D	20	4	*	$55,753	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	38067	1	C	15		2	$0	* Nurse Call: Rauland Responder IV system in acceptable condition. Overhead paging is part of the nurse call systems. * TV: signal from Bldg 1. Distributed amplifiers and cabling are in acceptable condition.
Primary Service	125130	1	A	30		27	$0	Primary service to pad mounted transformer was replaced in 2019.
Secondary Dist.	38068	1	B	30		14	$0	1988 Westinghouse 1600A, 120/208V switchboard. Various Westinghouse 120/208V panels. All equipment and feeders are in good condition.
Transformer	38069	1	B	30		26	$0	Outdoor oil filled padmounted transformer with primary selective switch, 500KVA, 4.16kV-208/120V, in good condition.
Transformer	364146	2	D	30	5	exceeds	$91,989	Three transformers in mechanical penthouse have exceeded useful life and should be replaced.
System Total Correction $541,171						**System Replacement Cost** $3,807,316		Ratio: 0.14
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	38070	1	C	40		15	$0	Steam piping is in fair working condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	38071	1	D	20	3	exceeds	$999,765	Two MASP Air Handlers with Chilled Water, HW pre-heat and VFD's are in very poor condition. Also have steam S1 and S2 York units M#CS217FOAF Order # 88-901169B for AC-2 and 88-901169A for AC-1.
Ducts & Water Dist	38072	1	C	30		6	$0	Ductwork in good working condition. Piping in mechanical room is rusted and insulation is deteriorated.
Engr. Control syst.	38073	1	D	20	1	exceeds	$575,617	Some controls are old pneumatic-need upgrade.
Heating & Ventil.	38074	1	C+	25		exceeds	$0	Mechanical equipment room is well ventilated.
Heating System	38075	1	D	30	3	exceeds	$132,410	Pumps are in very bad shape and show signs of rust. 3 heating water pumps are base mounted 5 HP and leak. 1 domestic water pump is new and in good condition. Out of (2) glycol loop pumps one is new and the other one is are very old. 2 hp; Condensate receiver is old but the duplex pumps are new.
Heating System	241563	2	C	20		6	$0	Controls compressor in fair condition
Heating System	279618	3	C			2	$0	Four hot water converters are in fair condition.

Heating System	413595	4	B	20		20	$0	There is one new converter for domestic water in good condition with DDC controls.
Primary chilled sys.	38076	1	C	25		exceeds	$0	Chilled water pumps are in fair condition. 2 chilled water pumps are old 7.5 HP.
Refrigeration Equip	38077	1	C	23		15	$0	One Carrier 120 ton Air cooled chiller is in fair condition. Carrier AquaSnap M# 30RBB1205CB58; S# 3510Q74812
Room Air Dist/Term	38078	1	D	30	3	exceeds	$627,946	Pneumatically controlled vav terminal units with reheat are in fair condition and require calibration.
Ventil (O.A. & Exh)	38079	1	C	30		exceeds	$0	Ventilation is adequate and in fair condition for patient areas.
Exhaust Fans	38080	1	C	25		6	$0	Six exhaust fans are in fair condition.
Exhaust Fans	114192	2	D	25	3	*	$80,249	Provide cooling (fancoil) for the switchgear room.
System Total Correction $2,415,987						**System Replacement Cost** $4,351,216		Ratio: 0.56
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	38081	1	C	50		21	$0	Sprinkler piping is in good condition. Double Check valve assembly installed in 1995.
Fixtures / Piping	38082	1	C	50		21	$0	Fixtures and piping are in fair condition. Patient areas have had fixtures upgraded to ADA standards.
Hot Water Heater	38083	1	C	25		5	$0	Two (2) Steam fired water heater are in fair condition.
Medical Gases	38084	1	C	30		11	$0	Medical gas zone valves are labeled and area alarm is in an area that is monitored 24 hours a day. Medical vacuum pumps are in fair condition.
Medical Gases	364147	3	D	30	5	*	$90,280	Existing alarm does not meet VA specifications.
Medical Gases	279620	2	D	30	5	exceeds	$1,236,269	Medical compressor has exceeded expected lifetime. Station reports medical air system and dryer filter system is in poor condition and needs replacement.
System Total Correction $1,326,549						**System Replacement Cost** $2,175,609		Ratio: 0.61
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fuel Oil Tanks	42576	1	C	40		10	$0	Underground 1,000 gallon double wall tank is in fair working condition per VA.
Instruments	42577	1	D	20	3	*	$50,923	Level gauge in the generator room only. Provide automatic level monitoring panel for the underground tank.

Piping	42578	1	C	40		14	$0	Piping extending up through floor slab does not have double containment. VA could not confirm whether underground piping is a double wall containment system.
System Total Correction $50,923						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	279501	2	D	*	5	*	$14,064	Diagonal crack in floor of North corridor. Investigate possible settling and repair. Costs for Engineering Study only.
Floor Systems	42579	1	B	100		72	$0	Roof: Bar joists and metal deck. Floor: Reinforced concrete slab.
Foundations	42580	1	B	100		72	$0	Reinforced concrete spread footings.
Vertical Members	42582	1	B	100		72	$0	Steel columns.
Building Frame Seismic	363941	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM1L. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9a.
Building Frame-Wind	363942	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363943	1	F	40	5	*	$654,495	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Emergency power and egress lighting shall be braced per ASCE 41-17.
System Total Correction $668,559						**System Replacement Cost** $6,551,300		Ratio: 0.10
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162119	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
Inside Cable Plant (ICP)	241377	2	D	15	4	exceeds	$72,370	Replace remaining 20% CAT 3 cablimg in the building.
Telecommunications Rooms	286871	1	F	15	4	*	$27,228	Telecommunications room 13b is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Outside Cable Plant (OCP)(Site)	286870	1	D	15	5	*	$377,530	The OCP at this facility is in poor condition. Manholes and conduits are adequate and are properly grounded and properly labeled. There is room for growth in the OCP. There are problems from water in the OCP. OCP raceways are documented, identified and contain tracer wires for locating cabling. OCP raceways are shared with Fire Alarm. OCP access boxes are not secured. Fiber, Copper and Coaxial underground backbones were installed in 1997. There is insufficient inter-building fiber and copper underground backbone.
System Total Correction $477,128						**System Replacement Cost** $498,993		Ratio: 0.96
System Total Pending								

Bldg Total Correction $11,843,360.20	**Bldg Total Replacement** $28,596,977	Bldg Ratio: 0.41
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Trailer - Building 221 Education Annex
221A	1985	0	1	951		Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	363944	1	D	*	3	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-13-030 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Trailer toilet room is non-compliant. Provide directional signage to nearest accessible restroom.
Accessibility	363945	2	B	*		*	$0	Accessible entrance is from Building 221.
Accessibility	363946	3	D	*	3	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-13-030 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Provide lever type hardware throughout trailer. All doors have conventional knob hardware.
Exterior Walls	363947	1	B	100		47	$0	Vinyl faced exterior stud wall in good condition.
Exterior Walls	365117	2	D	100	3	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-13-030 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Some shoring support needs to be done at the trailer base.
Fixed Equipment	363948	1	N/A	15		*	$0	FCA record added by Contractor - see detail/pending. Building is a trailer and has no fixed equipment.
Interior Finish/Door	363949	1	C	10		exceeds	$0	Interior finishes/doors are in fair condition; need updating.
Life Safety	363950	2	F	10	2	*	$14,520	Provide lighted exit signs at all egress exits.
Roof	363951	1	C	20		10	$0	Asphalt shingle roof in good condition.
Signage / Wayfindg	363952	1	D	10	1	*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-13-030 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Wayfinding is difficult; signage is in poor condition. Replace system.
Windows	363953	1	B	30		15	$0	Vinyl double hung windows are in good condition.

System Total Correction $14,520 **System Replacement Cost** $217,481 Ratio: 0.07

System Total Pending $0

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	364642	1	C-	20		*	$0	Building was not accessible during 2021 FCA site visit.
Condnste Wtr Sys	364643	1	C-			*	$0	Building was not accessible during 2021 FCA site visit.
Cooling twr	364644	1	C-	20		*	$0	Building was not accessible during 2021 FCA site visit.
Ducts & Water Dist	364645	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
Engr. Control syst.	364646	1	C-	20		*	$0	Building was not accessible during 2021 FCA site visit.
Heating System	364647	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.

Primary chilled sys.	364648	1	C-	25		*	$0	Building was not accessible during 2021 FCA site visit.
Primary chilled sys.	364649	2	C-	25		*	$0	Building was not accessible during 2021 FCA site visit.
Room Air Dist/Term	364650	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
Secndry chill Wtr Sys	364651	1	C-			*	$0	Building was not accessible during 2021 FCA site visit.
Ventil (O.A. & Exh)	364652	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
System Total Correction $0						**System Replacement Cost** $49,710		Ratio: 0.00
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	364653	1	C-	50		*	$0	Building was not accessible during 2021 FCA site visit.
Fixtures / Piping	364654	1	C-	50		*	$0	Building was not accessible during 2021 FCA site visit.
Hot Water Heater	364655	1	C-	25		*	$0	Building was not accessible during 2021 FCA site visit.
Medical Gases	364656	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
System Total Correction $0						**System Replacement Cost** $18,641		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	363954	1	C	100		40	$0	FCA record added by Contractor - see detail/pending. Building is a pre-fabricated trailer
Foundations	363955	1	N/A	100		*	$0	FCA record added by Contractor - see detail/pending. Building is a pre-fabricated trailer. No foundation.
Vertical Members	363956	1	C	100		40	$0	FCA record added by Contractor - see detail/pending. Building is a pre-fabricated trailer
Building Frame Seismic	363957	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type MH. * Low seismic zone; wind loads govern.
Building Frame-Wind	363958	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363959	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $201,946		Ratio: 0.00
System Total Pending								

Bldg Total Correction $14,520.00	**Bldg Total Replacement** $541,630	Bldg Ratio: 0.03
Bldg Total Pending $0.00		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Emergency Generator Bldg
222	1971	0		1	468		**Proposed Function**	Emergency Generator Bldg
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161720	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.
Exterior Walls	161721	1	C	100		75	$0	Brick is in average condition . Hollow metal door and frame in average condition.
Exterior Walls	279502	2	D	*	3	*	$17,053	Spot tuckpoint at area around missing downspout. Install missing downspout.
Fixed Equipment	161722	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.

Interior Finish/Door	161723	1	C	10		2	$0	In general interior finishes are in average condition and are suitable for their current use.
Interior Finish/Door	413631	2	D	10	1	2	$3,317	Door jambs need to be replaced.
Life Safety	161724	1	B	*		*	$0	Appropriate exiting provided.
Roof	161725	1	D	20	3	2	$21,171	EPDM in poor condition. Noticeable water infiltration
Roof	413621	2	B	20		10	$0	Doors need to be replaced and there appears to be water infiltration from roof
Signage / Wayfindg	161726	1	A	10		10	$0	Signage is in perfect condition
Windows	161727	1	B	30		12	$0	Fixed aluminum louvers in good condition.
System Total Correction $41,541						**System Replacement Cost** $36,811		Ratio: 1.13
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162385	1	C	25		exceeds	$0	295kW 208/120V Cummins indoor diesel generator, 4000 gal underground double-wall fiberglass diesel storage tank with Veeder-Root leak detection are in good condition. Adequate battery egress lighting. All in average condition but approaching their life expectancy.
Fire Alarm	162386	1	F	15	5	exceeds	$19,936	Replace obsolete Simplex 4020 hardwired fire alarm system with new addressable system that meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162387	1	C	25		1	$0	THHN/THWN branch circuit wiring is in fair condition.
Lighting & Power	162388	2	F	25	5	exceeds	$50,542	Replace T12 fluorescent lighting with LED.
Lightning Protect	162389	1	D	20	4	*	$834	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162391	1	C	30		5	$0	Cregier (Westinghouse circuit breakers) 1200A, 208/120V switchboard for generator power distribution. Cregier 100A 208/120V building panel. All equipment and feeders in fair condition.
System Total Correction $71,312						**System Replacement Cost** $459,465		Ratio: 0.16
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Heating System	162711	1	C	30		exceeds	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $11,206		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161728	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161729	1	B	100		82	$0	Spread footings.
Vertical Members	161731	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	364025	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern.
Building Frame-Wind	364026	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	364027	1	F	100	5	54	$12,537	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $12,537						**System Replacement Cost** $52,151		Ratio: 0.24
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162392	1	C	15		exceeds	$0	Telephone line from Building 200.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $125,390.23	**Bldg Total Replacement** $568,038	Bldg Ratio: 0.22
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Emergency Generator Bldg
223	1971	0		1	368		**Proposed Function**	Emergency Generator Bldg
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161660	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.
Exterior Walls	161661	1	D	100	2	*	$4,976	Brick is in average condition. Hollow metal door and frame in average condition.
Exterior Walls	413622	2	C	100		5	$0	Doors need to be replaced
Fixed Equipment	161662	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.
Interior Finish/Door	161663	1	C	10		2	$0	In general interior finishes are in average condition and are suitable for their current use.
Interior Finish/Door	413630	2	D	10	1	2	$3,317	Door jambs need to be replaced.
Life Safety	161664	1	B	*		*	$0	Appropriate exiting provided.
Roof	161665	1	C	20		2	$0	Original EPDM in average condition.
Signage / Wayfindg	161666	1	B	10		10	$0	Building signage is in good condition
Windows	161667	1	B	30		12	$0	Fixed aluminum louvers in good condition.
System Total Correction $8,293						**System Replacement Cost** $28,947		Ratio: 0.29
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162397	1	C	25		5	$0	225kW 208/120V Cummins indoor diesel generator, 1000 gal underground double-wall fiberglass diesel storage tank with Red Jacket leak detection, adequate battery egress lighting. All in average condition but approaching their life expectancy.
Emerg Elec Sys.	364970	2	D	25	5	exceeds	$14,046	The generator controls are due for an upgrade.
Fire Alarm	162398	1	F	15	5	exceeds	$13,803	Replace obsolete Simplex 4020 hardwired fire alarm system with new addressable system that meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162399	1	C	25		4	$0	THHN/THWN branch circuit wiring is in fair condition.

Lighting & Power	162400	2	B	25		22	$0	T8 fluorescent and LED lighting in good condition
Lightning Protect	162401	1	D	20	4	*	$656	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162403	1	C	30		9	$0	Cregier (Westinghouse circuit breakers) 800A, 208/120V switchboard for generator power distribution. Cregier 100A 208/120V building panel. All equipment and feeders in fair condition.
System Total Correction $28,505						**System Replacement Cost** $361,288		Ratio: 0.08
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Heating System	162714	1	C	30		1	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $8,812		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161668	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161669	1	B	100		82	$0	Spread footings.
Vertical Members	161671	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	364028	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type UMRL. * Low seismic zone; wind loads govern.
Building Frame-Wind	364029	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	364030	1	F	100	5	54	$9,858	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $9,858						**System Replacement Cost** $41,008		Ratio: 0.24
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162404	1	C	15		exceeds	$0	Telephone line from Building 200.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $46,656.33	**Bldg Total Replacement** $446,663	Bldg Ratio: 0.10
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Emergency Generator Bldg
224	1971	0	1	368		**Proposed Function**	Emergency Generator Bldg
Details							
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161672	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.

Exterior Walls	161673	1	C	100		79	$0	Brick is in average condition. Hollow metal door and frame in average condition.
Fixed Equipment	161674	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.
Interior Finish/Door	161675	1	C	10		4	$0	In general interior finishes are in average condition and are suitable for their current use.
Life Safety	161676	1	B	*		*	$0	Appropriate exiting provided.
Roof	161677	1	D	20	3	1	$9,989	Noticeable water infiltration from EPDM roof.
Roof	413623	2	F	20	2	25	$12,208	Water infiltration from roof
Signage / Wayfindg	161678	1	B	10		10	$0	Signage is in good condition
Windows	161679	1	B	30		12	$0	Fixed aluminum louvers in good condition.
System Total Correction $22,197						**System Replacement Cost** $28,947		Ratio: 0.77
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162409	1	C	25		5	$0	225kW 208/120V Cummins indoor diesel generator, 1000 gal underground double-wall fiberglass diesel storage tank with Red Jacket leak detection are in good condition. Adequate battery egress lighting. All in average condition but approaching their life expectancy.
Emerg Elec Sys.	364969	2	D	25	5	exceeds	$14,046	The generator controls are due for an upgrade.
Fire Alarm	162410	1	F	15	5	exceeds	$13,803	Replace obsolete Simplex 4020 hardwired fire alarm system with new addressable system that meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162411	1	C	25		4	$0	THHN/THWN branch circuit wiring is in fair condition.
Lighting & Power	162419	2	B	25		22	$0	T8 fluorescent lighting with electronic ballasts in good condition
Lightning Protect	162412	1	D	20	4	*	$1,526	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162414	1	C	30		6	$0	Cregier (Westinghouse circuit breakers) 800A, 208/120V switchboard for generator power distribution. Cregier 100A 208/120V building panel. All equipment and feeders in fair condition.
System Total Correction $29,375						**System Replacement Cost** $361,288		Ratio: 0.08
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Heating System	162722	1	C	30		4	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $8,812		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161680	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161681	1	B	100		82	$0	Spread footings.
Vertical Members	161683	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	364031	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type UMRL. * Low seismic zone; wind loads govern.
Building Frame-Wind	364032	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	364033	1	F	100	5	54	$9,858	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $9,858						**System Replacement Cost** $41,008		Ratio: 0.24
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162415	1	C	15		exceeds	$0	Telephone line from Building 200.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $61,430.33	**Bldg Total Replacement** $446,663	Bldg Ratio: 0.14
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Emergency Generator Bldg
225	1971	0		1	368		**Proposed Function**	Emergency Generator Bldg
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161684	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.
Exterior Walls	161685	1	B	100		78	$0	Brick is in average condition. Hollow metal door and frame in average condition.
Fixed Equipment	161686	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.
Interior Finish/Door	161687	1	C	10		3	$0	In general interior finishes are in average condition and are suitable for their current use.
Life Safety	161688	1	B	*		*	$0	Appropriate exiting provided.
Roof	161689	1	D	20	3	2	$9,989	Noticeable water infiltration from EPDM roof.
Roof	413624	2	F	20	2	25	$9,156	Water infiltration from roof
Signage / Wayfindg	161690	1	D	10	3	2	$33,300	Signage is too small for practical use, replace with larger signage, match existing.
Windows	161691	1	B	30		12	$0	Fixed aluminum louvers in good condition.
System Total Correction $52,445						**System Replacement Cost** $28,947		Ratio: 1.81
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162421	1	C	25		exceeds	$0	225kW 208/120V Cummins indoor diesel generator, 1000 gal underground double-wall fiberglass diesel storage tank with Red Jacket leak detection are in fair condition. Adequate battery egress lighting. All in average condition but exceeding their life expectancy.
Emerg Elec Sys.	364972	2	D	25	5	exceeds	$28,093	The generator controls are due for an upgrade.
Fire Alarm	162422	1	F	15	5	exceeds	$13,803	Replace obsolete Simplex 4020 hardwired fire alarm system with new addressable system that meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162423	1	C	25		3	$0	THHN/THWN branch circuit wiring is in fair condition.

Lighting & Power	162424	2	F	25	4	exceeds	$39,742	Replace T12 fluorescent lighting with LED.
Lightning Protect	162425	1	D	20	4	*	$1,526	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162427	1	C	30		5	$0	Cregier (Westinghouse circuit breakers) 800A, 208/120V switchboard for generator power distribution. Cregier 100A 208/120V building panel. All equipment and feeders in fair condition.
System Total Correction $83,164						**System Replacement Cost** $361,288		Ratio: 0.23
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Heating System	162729	1	C	30		4	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $8,812		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161692	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161693	1	B	100		82	$0	Spread footings.
Vertical Members	161695	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	364034	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type UMRL1. * Low seismic zone; wind loads govern.
Building Frame-Wind	364035	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	364036	1	F	100	5	54	$9,858	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $9,858						**System Replacement Cost** $41,008		Ratio: 0.24
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162428	1	C	15		exceeds	$0	Telephone line from Building 200.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $145,467.33	**Bldg Total Replacement** $446,663	Bldg Ratio: 0.33
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Emergency Generator Bldg
226	1971	0	1	2,848		**Proposed Function**	Emergency Generator Bldg

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161696	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.

Exterior Walls	161697	1	C	100		77	$0	Brick is in average condition. Hollow metal door and frame in average condition.
Fixed Equipment	161698	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.
Interior Finish/Door	161699	1	C	10		3	$0	In general interior finishes are in average condition and are suitable for their current use.
Life Safety	161700	1	B	*		*	$0	Appropriate exiting provided.
Roof	161701	1	C	20		3	$0	Original EPDM in average condition.
Signage / Wayfindg	161702	1	B	10		10	$0	Signage is in good condition.
Windows	161703	1	B	30		12	$0	Fixed aluminum louvers in good condition.
System Total Correction $0						**System Replacement Cost** $224,025		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162433	1	B	25		16	$0	Five 2001 Caterpillar 750kVA 480/277V indoor diesel generators serve Building 200. Asco 6000A 480/277V paralleling switchboard. 4000 gal and 6000 gal underground double-wall fiberglass diesel tanks with Veeder-Root leak detection. Adequate battery egress lighting and LED exit lights. All equipment in good condition.
Emerg Elec Sys.	364971	2	D	25	5	exceeds	$50,730	The generator controls are due for an upgrade. (Paralleling Gear)
Fire Alarm	162434	1	C	15		3	$0	Addressable 2001 Simplex fire alarm system meets current codes, VA criteria, and ADA requirements.
Lighting & Power	162435	1	B	25		11	$0	T8 fluorescent lighting with electronic ballasts. THHN/THWN wiring with green wire grounds. All in good condition.
Lightning Protect	162436	1	D	20	4	*	$4,134	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162438	1	B	30		16	$0	Cutler-Hammer panelboards, stepdown transformer, and feeders are in good condition.
System Total Correction $54,864						**System Replacement Cost** $2,796,061		Ratio: 0.02
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Heating System	162732	1	C	30		1	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $68,196		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161704	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161705	1	B	100		82	$0	Spread footings.
Vertical Members	161707	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	364037	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type UMRL. * Low seismic zone; wind loads govern.
Building Frame-Wind	364038	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	364039	1	F	40	5	*	$60,939	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Generators are anchored to isolators, but isolators are not braced for sway. * Batteries are not strapped.
System Total Correction $60,939						**System Replacement Cost** $317,369		Ratio: 0.19
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162439	1	C	15		exceeds	$0	Telephone line from Building 200.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $115,803.00	**Bldg Total Replacement** $3,456,797	Bldg Ratio: 0.03
Bldg Total Pending		

Building	Year Built	Last Renov		Floors	FCA GSF		Current Function	Emergency Generator Bldg
227	1971	0		1	368		Proposed Function	Emergency Generator Bldg

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161708	1	B	*		*	$0	Building is an Emergency Generator Bldg most accessibility requirements do not apply.
Exterior Walls	161709	1	C	*		*	$0	Brick is in average condition. Hollow metal door and frame in average condition.
Exterior Walls	413625	2	B	100		10	$0	Doors need to be replaced and there could be water infiltration from roof
Fixed Equipment	161710	1	N/A	15		*	$0	Building is an Emergency Generator Bldg. refer to electrical records for additional information.
Interior Finish/Door	161711	1	C	10		2	$0	In general interior finishes are in average condition and are suitable for their current use.
Interior Finish/Door	413629	2	D	10	1	2	$3,317	Door jambs need to be replaced.
Life Safety	161712	1	B	*		*	$0	Appropriate exiting provided.
Roof	161713	1	D	20	3	2	$9,989	Noticeable water infiltration from EPDM roof.
Signage / Wayfindg	161714	1	F	10	1	exceeds	$3,052	Needs new signage.
Windows	161715	1	B	30		12	$0	Fixed aluminum louvers in good condition.
System Total Correction $16,358						**System Replacement Cost** $27,884		Ratio: 0.59
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Emerg Elec Sys.	162098	1	C	25		3	$0	225kW 208/120V Cummins indoor diesel generator, 1000 gal underground double-wall fiberglass diesel storage tank with Red Jacket leak detection are in good condition. Adequate battery egress lighting. All in average condition but approaching their life expectancy.
Emerg Elec Sys.	364973	2	D	25	5	exceeds	$14,046	The generator controls are due for an upgrade.
Fire Alarm	162099	1	F	15	5	exceeds	$13,803	Replace obsolete Simplex 4020 hardwired fire alarm system with new addressable system that meets current codes, VA criteria, and ADA requirements. At time of the survey the panel was not energized.
Lighting & Power	162100	1	C	25		4	$0	THHN/THWN branch circuit wiring is in fair condition.
Lighting & Power	162101	2	F	25	4	exceeds	$22,886	Replace T12 fluorescent lighting with LED (50% of the lighting in the building are T12)
Lightning Protect	162102	1	D	20	4	*	$1,526	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162104	1	C	30		6	$0	Cregier (Westinghouse circuit breakers) 800A, 208/120V switchboard for generator power distribution. Cregier 100A 208/120V building panel. All equipment and feeders in fair condition.
System Total Correction $52,261						**System Replacement Cost** $361,288		Ratio: 0.14
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Heating System	162734	1	C	30		1	$0	Unit heater in fair condition.
System Total Correction $0						**System Replacement Cost** $8,812		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161716	1	B	100		82	$0	Slab on grade and metal deck roof structure in good condition.
Foundations	161717	1	B	100		82	$0	Spread footings.
Vertical Members	161719	1	B	100		82	$0	Bearing walls are in good condition.
Building Frame Seismic	364040	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern.
Building Frame-Wind	364041	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	364042	1	F	100	5	54	$9,858	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $9,858						**System Replacement Cost** $41,008		Ratio: 0.24
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162105	1	C	15		exceeds	$0	Telephone line from Building 200.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $78,477.33	**Bldg Total Replacement** $445,600	Bldg Ratio: 0.18
Bldg Total Pending		

Building	Year Built	Last Renov		Floors	FCA GSF		Current Function	180-Bed Psychiatric Facility
228	1989	0		6	190,837		Proposed Function	Psychiatric Facility

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	110784	2	B	*		*	$0	In general the building is substantially compliant. The building is mostly an outpatient facility with some inpatient mental health and Hoptel services.
Accessibility	241143	3	D	*	3	*	$8,143	Provide International Symbol of Accessibility at main entrance when fully complying; provide information in building directory for location of nearest public accessible sanitary facilities.
Accessibility	241144	4	B	*		*	$0	In general public toilets are substantially compliant.
Accessibility	241146	6	D	*	3	*	$152,000	* Provide dual height or single disabled accessible height drinking fountains. Locate in alcove or with wing walls or railings. Most comply, one location did not. * Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.

Accessibility	279515	7	B	*		*	$0	Building is substantially accessible: 60 percent of entries are required to be accessible. Exterior entry and connecting corridor are accessible.
Accessibility	279520	8	D	*	3	*	$16,286	Do not provide International Symbol of Accessibility at toilets that are not fully complying; is misleading; such as B020B, 2056, 3001 and 4001.
Accessibility	364043	9	D	*	3	*	$241,247	* Most locker rooms and showers are not accessible. Provide at least one locker and shower at each staff locker room and toilet. Approx. 12 locations. * All Hoptel on 4th floor require accessible toilet / shower facilities.
Accessibility	364044	10	D	*	3	*	$119,429	Patient toilet rooms on the 2nd floor mental health inpatient wing is not accessible. Renovate 6 patient toilet rooms.
Accessibility	364045	11	D	*	3	*	$114,000	Sinks and countertops in staff break rooms, conference rooms, and group rooms etc. must be 34" maximum AFF. Approx. 12 locations.
Exterior Walls	364046	5	D	*	3	*	$22,619	Drainage is backed up at the trash/ loading dock by excess trash and debris. This condition is affecting the adjacent stair. Remediate drainage backup. Repaint adjacent metal catwalk and handrails to maintain their current condition.
Exterior Walls	279530	4	D	*	3	*	$38,000	East elevation below mechanical room, plaster soffit has water damage. Investigate and repair.
Exterior Walls	241147	3	C	20		5	$0	Sealant has been reapplied at horizontal and vertical stone coping joints. In general sealant is in good condition.
Exterior Walls	110785	2	C	100		71	$0	Brick veneer is in fair condition and has had periodic repairs made when needed.
Fixed Equipment	42585	1	C	15		2	$0	All nurse stations in good condition. 5th floor high density storage in good condition.
Interior Finish/Door	279541	5	C	10		2	$0	In general 1-5th floor finishes are in fair condition including lobby.
Interior Finish/Door	125137	3	D	10	1	exceeds	$4,476,098	* Basement finishes are in poor condition and past due for update. * Replace metal ceilings and freshen floor and wall finishes in corridors, and common areas. * Grids at acoustic tile ceiling are rusted; ceiling is undulating; replace ceiling. * Interior finishes damaged by water infiltration repair or replace source.
Interior Finish/Door	364047	6	D	*	1	*	$74,643	Water infiltration was observed in the egress stairwell. Remediate the affected area and repair the finishes.
Life Safety	364048	5	D	*	5	*	$152,679	Building entry canopies are not sprinkled.
Life Safety	279556	4	D	*	5	*	$8,906	Provide additional illuminated exit signs in Main Mechanical room.
Life Safety	241151	3	D	*	5	*	$32,572	Verify positive pressurization, smoke seals, etc. at exit stairs. Provide study.
Life Safety	42587	1	C	*		*	$0	Sprinklered building. No problems observed.
Roof	42588	1	C	20		10	$0	Adhered TPO roofing replacement in 2009 is in good condition.
Roof	110787	2	D	*	3	*	$76,905	Provide overflow scuppers per current building code at 18-inch high parapets.
Signage / Wayfindg	279559	2	B	10		3	$0	Most identification, directional, and code required signage are in good condition. Braille and raised letters provided.
Signage / Wayfindg	42589	1	D	10	1	exceeds	$1	DELETE THIS RECORD: Condition not found. Signage is poor. Replace system.
Windows	42590	1	D	30	3	exceeds	$459,349	* Triple glazed aluminum windows with integral blinds are past their useful life and require replacement. * Station reports there are visible gaps between the window frames and the brick enclosure. All window frames need to be re-sealed.
Windows	279560	2	B	10		3	$0	Fixed aluminum louvers are in good condition.
Windows	364049	3	F	*	4	*	$11,196	Spandrel glass at exterior of the group/ waiting rooms is broken. Repair glazing.
System Total Correction $6,004,073						**System Replacement Cost** $80,131,990		Ratio: 0.07
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42591	1	C	*		*	$0	Adequate, dedicated electrical and telecommunications closets.

Emerg Elec Sys.	42592	1	C	25		exceeds	$0	Indoor Caterpillar 625KVA, 480/277V diesel generator. System is segregated per code. Adequate egress lighting. Five (4) Asco bypass-isolation automatic transfer switches. 2,000 gallon underground double-wall fiberglass diesel storage tank with Red Jacket leak detection. All in fair condition but at the end of their expected life.
Emerg Elec Sys.	364228	3	A	25		19	$0	The building is served by egress fixtures connected to the generator and LED type exit sign.
Emerg Elec Sys.	364229	4	D	25	5	*	$6,107	Generator room and service entrance room do not have code required emergency battery fixtures.
Emerg Elec Sys.	364231	5	D	25	5	*	$20,103	Critical panel 1CL2 in 1042 serves medical gas alarm panel. Load should be connected to appropriate branch of power.
Emerg Elec Sys.	364248	7	D	25	5	*	$20,103	Critical panels BCL2 in basement serve sump pump in tunnel. Load should be connected to appropriate branch of power.
Emerg Elec Sys.	364249	8	D	25	5	*	$71,250	Critical panels 2CL2 in 2099, 2CL3 in 2045, 3CL3 in 3099, 3CL2 in 3046, 4CL2 in 4045, 4CL3 in 4099, and 5CL2 in 5047 serve fire alarm panels. Load should be connected to appropriate branch of power.
Emerg Elec Sys.	364250	9	D	25	5	*	$71,250	Critical Panel 6CL2 in the penthouse serve equipment branch loads. Load should be connected to appropriate branch of power.
Emerg Elec Sys.	364251	10	D	25	5	*	$103,354	Selective coordination study does not appear to have been completed for the facility. Study should be preformed and all recommendation implemented. Cost is to perform study only.
Emerg Elec Sys.	162094	2	A	25		22	$0	All exit lights are LED type in basement, 2nd floor and 3rd floor replaced in 2018
Fire Alarm	42593	1	B	15		4	$0	Simplex 4100U fire alarm control panel, devices and new wiring installed in 2009.
Lighting & Power	42594	1	C	25		exceeds	$0	THHN/THWN branch circuit wiring with green wire grounds is in good condition.
Lighting & Power	162095	2	A	25		22	$0	T8 lamps with electronic ballast in basement, 2nd floor and 3rd floor.
Lightning Protect	162458	1	C	20		exceeds	$0	System in fair condition.
Nurse Call/Int/TV	42595	1	C	15		exceeds	$0	TV: signal from Bldg 1. Distributed amplifiers and cabling are in acceptable condition.
Secondary Dist.	42596	1	C	30		exceeds	$0	1989 Siemens 480/277V 2000A main-tie-main normal power switchboard and 800A 480/277V emergency power switchboard. Various Siemens panel boards, stepdown transformers, bus risers, and feeders are in fair condition. All in average condition but at their life expectancy.
Secondary Dist.	162096	2	F	30	5	exceeds	$688,074	Install two additional panelboards per closet in (16) closets to increase branch circuit capacity.
Secondary Dist.	364252	3	A	30		*	$0	New arc flash hard warning labels are provided on all panels.
Transformer	42598	1	A	30		24	$0	Two (2) pad mounted transformers, 1500kVA, 4.16kV-480/227V manufactured by ABB are in excellent condition.

System Total Correction $980,241	System Replacement Cost $28,458,851	Ratio: 0.03
System Total Pending		

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	42599	1	C	40		16	$0	Steam piping is in fair working condition.
System Total Correction $0					System Replacement Cost			
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	241578	2	D	20	4	11	$462,595	S-2 is very old unit. Piping leaks. Insulation is broken and deteriorated. Has heating and chilled water. York M#CS336FOAF; Order #88-901198A
Air Handling Equip	241581	3	D	20	5	exceeds	$24,827	One outdated VFD need to be replaced.
Air Handling Equip	37223	1	D	20	5	exceeds	$2,390,113	Four (4) MASP Air Handlers installed in 1990 are in poor condition; Two (2) in basement, and (2) in penthouse). Units are provided with proper filtration, humidification and VFDs per VA. One (1) VFD is in poor condition. S-1 and S-2 are old York units are deteriorating with leaking piping; York M#CS336F0AF;Order # 88-901198A; AHU-3&4 are in penthouse with valves and piping corroded. They are built-in custom units with chilled and heating water and heat recovery coils.AHU-3 is York M#CS490F0AF S#88-90198C
Cooling twr	37224	1	F	15	4	0	$633,761	Cooling tower has failed and they are using temporary cooling tower. It should be replaced. It shows signs of rust. Baltimor Air Coil M#3642-2C; S#88400361; Probably dated 1988 crossflow.
Ducts & Water Dist	37225	1	C	30		3	$0	Ductwork is in fair working condition. All piping is in fair condition.
Engr. Control syst.	37226	1	D	20	5	exceeds	$4,853,123	* DDC Controls should be upgraded to campus wide system. Pneumatic controls should be replaced. * VAV boxes should be upgraded to DDC control. * 5th floor controls have been upgraded, compressor is in poor condition
Heating & Ventil.	110792	2	C	22		exceeds	$0	Ventilation of penthouse mechanical equipment room is adequate. Four (4) instant. water heaters and (4) pumps are in fair condition.
Heating System	279624	3	C	30		13	$0	Hot water converters and piping in 5th floor are in fair condition.
Heating System	37228	1	D	30	5	2	$2,291,753	Building does not have perimeter heating due to the psychiatric nature of building. Building is too cold due to lack of people and equipment. Verify Radiant panels are functioning and have correct flow. Pneumatic controls drift and require calibrating twice per year. Staff also reports constant failure of pneumatic control valves.
Primary chilled sys.	37229	1	C	25		exceeds	$0	(3) Primary chilled water pumps and (3) secondary chilled water and (2) condenser water pumps installed in 1990 are in fair condition. Pumps are 7.5 HP

Refrigeration Equip	37230	1	C	23		12	$0	2 McQuay centrifugal chillers (290 ton each) have been installed in 2010 and are in fair condition. M#C2212BLYY2-A; S#511E009200
Room Air Dist/Term	110793	2	D	30	5	exceeds	$1	Complaints on every floor (too cold) about the room temperature control. Most VAV boxes are old and require replacement. Reset VAV minimum settings per actual people ventilation and cooling load requirements. Provide secure supply air diffusers with tamper proof screws for the acute psyche areas. Temperature sensors are not vandal proof for acute psych area. Pneumatic controls drift and require calibrating twice per year. Staff also reports constant failure of pneumatic control valves. Installation of zone level DDC will allow for DA reset strategy from zone conditions. Costs included in Engr. Control Syst. (Record 37226)
Ventil (O.A. & Exh)	110794	2	D	30	3	2	$1,018,557	Correct outdoor air dampers at all AHUs to reflect building vacancy, lower minimum O.A. settings. No return air from patient rooms. Provide return air ductwork and secure registers with tamper proof screws for all patient rooms.
Exhaust Fans	37233	1	C	25		exceeds	$0	15 Exhaust fans installed in 1990. 50% of units are in fair condition
Exhaust Fans	162573	2	D	25	5	exceeds	$192,420	50% of Exhaust Fans (8) are in poor condition and should be replaced.
System Total Correction $11,867,150						**System Replacement Cost** $30,491,625		Ratio: 0.39
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	241591	2	C	50		13	$0	(1) triplex domestic water pump is in fair condition.
Fire Sprinkler / Pump	37234	1	C	50		24	$0	Sprinkler piping is in good working condition. Double check detector assembly installed to incoming fire service entrance.
Fixtures / Piping	110795	2	C	50		exceeds	$0	Fixtures, triplex domestic water booster pumps and piping are in fair working condition. Interior storm sump pumps serve subsoil drainage. Add insulation to handicapped lavatory drains and hot water lines. Cost included in Architectural Accessibility (Record 241144).
Hot Water Heater	37236	1	C	25		exceeds	$0	2 steam fired water heaters are in fair working condition. Steam piping at steam converting is leaking and pipe insulation needs to be replaced.
System Total Correction $0						**System Replacement Cost** $16,262,200		Ratio: 0.00
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fuel Oil Pump Set	37237	1	C	40		15	$0	Pump serving generator is in fair working condition.
Fuel Oil Tanks	37238	1	C	40		10	$0	Underground 2,000 gallon double wall tank (installed in 1990) is in fair working condition.

Instruments	37239	1	C	20		1	$0	Level monitoring panel is in fair working condition.
Piping	37240	1	C	40		15	$0	Fuel piping is in fair working condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	37241	1	B	100		73	$0	Reinforced concrete flat slab with drop panels.
Foundations	37242	1	B	100		73	$0	Reinforced concrete spread footings.
Vertical Members	37244	1	B	100		73	$0	Reinforced concrete columns.
Building Frame Seismic	364050	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type C3L. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9a.
Building Frame-Wind	364051	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	279563	1	F	40	5	*	$4,246,483	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Emergency power and egress lighting shall be braced per ASCE 41-17.
System Total Correction $4,246,483						**System Replacement Cost** $53,421,327		Ratio: 0.08
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	37245	1	D	20	4	2	$2,133,872	P1 - P4: 2003 Mid-American LB-90 geared passenger elevators with VFAC drives. 6 stop, 4,000 lbs. operating at 350 fpm. Equipment is at the end of life. Modernize equipment and include new cab interiors.
System Total Correction $2,133,872						**System Replacement Cost** $4,065,550		Ratio: 0.52
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	42597	1	C	15		exceeds	$0	Telephone line from Bldg 200.
Telecommunications Rooms	286873	1	C	15		*	$0	The telecommunication rooms in this building are generally in good condition however all of the rooms are too small for active IT equipment. See detailed records for deficiencies.
Telecommunications Rooms	286874	2	D	15	4	*	$11,960	Telecommunications Rooms 1006 ,2048, 2097, 304b, 3097 and 5010: * Have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.
Telecommunications Rooms	286875	3	F	15	4	*	$241,742	All of the Telecommunications rooms are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
System Total Correction $253,702						**System Replacement Cost** $1,864,930		Ratio: 0.14
System Total Pending								

Bldg Total Correction $25,485,521.34	**Bldg Total Replacement** $214,696,474	Bldg Ratio: 0.12	
Bldg Total Pending			

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Animal Research Facility
229	1991	0	1	5,085		Proposed Function	Animal Research Facility (VMU)

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	37246	1	C	*		*	$0	Accessible from the Covered Corridor. Not accessible to public; most accessibility requirements do not apply.
Accessibility	279565	2	D	*	3	*	$45,238	Employee toilet is not disabled accessible. Provide accessible toilet / shower / locker areas.
Accessibility	279566	3	D	*	3	*	$11,762	Provide dual height or single disabled accessible height drinking fountains. Locate in alcove or with wing walls or railings. Provide one location.
Exterior Walls	42600	1	C	100		72	$0	* Brick and masonry exterior walls in average condition. * Vertical cracks in CMU walls have been filled; horizontal joints displaced 1/4". Two cracks observed in Rooms 108; 114.
Interior Finish/Door	110797	2	C	10		4	$0	Adequate for use.
Life Safety	42603	1	C	*		*	$0	Sprinklered building. No problems observed. Resolve leaking backflow valve.
Roof	42604	1	C	20		exceeds	$0	Ballasted SPR is in fair condition. No problems observed.
Signage / Wayfindg	42605	1	B	10		4	$0	Most identification, directional, and code required signage are in good condition.
Windows	42606	1	n/a	*		*	$0	No windows observed.
Windows	279567	2	B	30		4	$0	Fixed aluminum louvers are in good condition.

System Total Correction $57,000 **System Replacement Cost** $2,675,207 Ratio: 0.02

System Total Pending $0

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	42607	1	C	*		*	$0	There are electrical and telecom closets.
Emerg Elec Sys.	42608	1	C	25		*	$0	Generator power from Bldg 1. Zenith 40A automatic transfer switch. Adequate egress lighting.
Emerg Elec Sys.	162091	2	F	25	5	exceeds	$17,176	Install LED-type exit lights.
Fire Alarm	42609	1	F	15	5	exceeds	$77,179	Replace 1992-vintage Simplex 4100 fire alarm system with new addressable system that complies with current codes, VA criteria, and ADA requirements.
Lighting & Power	42610	1	C	25		exceeds	$0	THHN/THWN branch circuit wiring with green wire grounds is in good condition.
Lighting & Power	162092	2	F	25	4	exceeds	$101,048	Replace 50% remaining T-12 lights with LED in first floor.
Lightning Protect	42611	1	D	*	5	*	$6,531	None. Perform risk analysis per NFPA 780.
Secondary Dist.	42613	1	C	30		1	$0	Pad mounted GE AV-line 1200A 208/120V switchboard and various GE panelboards and feeders are in good condition. All in average condition but approaching their life expectancy.
Transformer	42615	1	C	30		1	$0	Outdoor oil filled pad mounted transformer with primary selective switch, 300kVA, 4.16kV-120/208V, in fair condition. All in average condition but approaching their life expectancy.

System Total Correction $201,934 **System Replacement Cost** $950,100 Ratio: 0.21

System Total Pending

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	42616	1	B	40		17	$0	Steam piping to AHU is in good working condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	42617	1	D	20	5	exceeds	$253,912	One (1) AHU, constant volume, 100% O.A with chilled water coil is in poor condition with a rusted drain pan.
Ducts & Water Dist	42618	1	C	30		8	$0	Ductwork is in fair working condition.
Engr. Control syst.	42619	1	D	20	3	exceeds	$225,699	Alerton DDC controls should be upgraded to campus wide system.
Heating System	42620	1	C	30		2	$0	Steam converter and pump traps serving ceiling mounted radiant panels is in fair condition. Bundles were replaced in 2007
Primary chilled sys.	42621	1	C	25		exceeds	$0	Chilled water pump installed in 1991 is in fair condition.
Primary chilled sys.	110798	2	D	25	3	*	$42,131	CHW pump does not have standby. Provide standby pump.
Refrigeration Equip	42622	1	D	23	5	exceeds	$451,399	No replacement has been done.
Room Air Dist/Term	42623	1	C	30		8	$0	Constant volume unit reset by multiple zone sensors working in above average condition.. Room temp maintained by radiant panels.
Ventil (O.A. & Exh)	42624	1	C	30		8	$0	Ventilation system working. No animal odors in the hallways. Good pressurization system. All working in average condition.
Exhaust Fans	42625	1	B	25		exceeds	$0	Exhaust fans are in good working condition.
System Total Correction $973,141						**System Replacement Cost** $1,085,827		Ratio: 0.90
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	42626	1	B	50		28	$0	Sprinkler system working in in good condition.
Fire Sprinkler / Pump	241592	2	C	50		11	$0	Two (2) Double check valves are in fair condition.
Fixtures / Piping	291405	1	D	50	4	exceeds	$203,572	Separate Laboratory waste system which is combined with sanitary, has exceeded its assigned useful life and is deteriorated, and reported in only poor to fair condition requiring a lot of maintenance to avoid leaks.

Fixtures / Piping	291406	2	D	50	5	exceeds	$51,380	Provide backflow protection to comply with Code and health safety. Install backflow protection devices on domestic hot and cold water serving laboratory spaces. Also provide reduced pressure backflow protection at all equipment i.e. sterilizers etc. POU vacuum breakers should be installed at all fixtures that can have a hose attached that can extend below the fixture flood rim. Estimate includes backflow preventers for 10% of fixtures.
Hot Water Heater	42627	1	B	25		3	$0	Electric water heater is in good condition.
System Total Correction $254,952						**System Replacement Cost** $542,913		Ratio: 0.47
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42630	1	B	100		74	$0	Roof: Steel beams and metal deck. Floor: Reinforced concrete slab on grade.
Foundations	42631	1	B	100		74	$0	Reinforced concrete spread footings.
Vertical Members	42633	1	B	100		74	$0	Load bearing reinforced masonry walls.
Vertical Members	110799	2	D	100	5	exceeds	$33,486	Some cracks in masonry walls and movement causes ongoing finish issues in animal rooms on south side. Repair.
Building Frame Seismic	364062	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E7.
Building Frame-Wind	364063	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	364065	1	F	40	5	*	$201,636	Seismic restraint of non-structural components and equipment is required. None observed on the components listed below. * Fire suppression piping larger than 3"" diameter shall be anchored & braced in accordance with NFPA-13. (Sec. 4.8.13.1) * Fire suppression piping shall have flexible coupling per NFPA-13. * Emergency power and egress lighting shall be braced per ASCE 41-17.
System Total Correction $235,122						**System Replacement Cost** $188,932		Ratio: 1.24
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	42614	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
Inside Cable Plant (ICP)	241378	2	D	15	4	exceeds	$10,855	Replace remaining 20% CAT 3 cablimg in the building.
System Total Correction $10,855						**System Replacement Cost** $62,260		Ratio: 0.17
System Total Pending								

Bldg Total Correction $1,733,004.19						**Bldg Total Replacement** $5,505,239		Bldg Ratio: 0.31
Bldg Total Pending $0.00								

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Quarters
23	1929	0		3	3,108		**Proposed Function**	Vacant
Details								
	Rec No	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
	162599	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * NO access to space. Doors nailed closed

	162603	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * NO access to space. Doors nailed closed
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161443	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Vacant / Function to be determined. Single family dwelling (R-3 Occ. - 5 BR-4 BA) statutorily exempt from ADA accessibility requirements. Unable to view interior during FCA; building had suffered major water damage to interior since previous FCA. Possible tear down.
Exterior Walls	161444	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at doors and cornices is in poor condition. Repair and paint. Repair and repaint rusty exterior metalwork.
Exterior Walls	161445	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Exterior masonry is poor condition. Masonry walls need additional repairs and tuck-pointing.
Fixed Equipment	161446	1	C-	*		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Building interior was not accessible to survey. Equipment was reported to be in poor condition and should be replace upon occupancy.
Interior Finish/Door	161447	1	C-	*		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Building interior was not accessible to survey. It was reported that bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.
Interior Finish/Door	161448	2	C-	*		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Building interior was not accessible to survey. It was reported that a prolonged steam leak has produced mold throughout the building. The building will need to be remediated and the finishes completely replaced. It was reported that repairs will need to follow historic requirements.
Life Safety	161449	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Life Safety	239458	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Provide complying guards and handrails at exterior stairs. Stairs serving individual units and stairs within individual units need not comply. * Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	239459	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 23 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Roof	161450	1	C-	20		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Roofs in poor condition and is failing Replace roof along with shingles. Built in copper gutters failing, Reroof and rebuild gutters. It was reported that repairs will need to follow historic requirements.
Signage / Wayfindg	161451	1	C-	10		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161452	1	C-	30		*	$0	Single hung aluminum clad wood windows with insulating unit glass are in in poor condition. Some faux grids missing. All windows will need to be replaced. It was reported that repairs will need to follow historic requirements.

System Total Correction $0	System Replacement Cost $920,689	Ratio: 0.00
System Total Pending		

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Alarm	162167	1	C	15		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is in fair condition. * The building is inaccessible due to excessive mold.
Lighting & Power	162168	1	C	25		8	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent and fluorescent lighting and branch circuit wiring are in fair condition. * The building is inaccessible due to excessive mold.
Lightning Protect	162169	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162171	1	C-	30		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 240/120V panel is at end of its rated life and needs to be replaced.
System Total Correction $0					System Replacement Cost $326,982			Ratio: 0.00
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Heating System	162600	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * NO access to space. Doors nailed closed
Ventil (O.A. & Exh)	162601	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * NO access to space. Doors nailed closed
System Total Correction $0					System Replacement Cost $350,339			Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161453	1	F	100	5	exceeds	$40,183	Floor framing has been damaged due to water infiltration and a steam leak. Replace floor framing.
Foundations	161454	1	F	100	5	exceeds	$93,761	Reinforced concrete spread footings and basement walls. Steam leak has created cracks in the foundation. Repair foundation.
Vertical Members	161456	1	C	100		13	$0	Masonry veneer over wood stud walls in average condition.
Building Frame Seismic	363655	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type W1. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363656	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363657	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $133,945					System Replacement Cost $664,943			Ratio: 0.20
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Inside Cable Plant (ICP)	162172	1	C	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.

System Total Correction $0 **System Replacement Cost** $21,427 Ratio: 0.00

System Total Pending

Bldg Total Correction $133,944.76 **Bldg Total Replacement** $2,471,228 Bldg Ratio: 0.05

Bldg Total Pending

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	EMS
230	1986	2009		1	1,675		**Proposed Function**	EMS

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42634	1	D	*	3	*	$140,239	Building is partially accessible; 60 percent of entries are required to be accessible. Provide a second accessible entry from main.
Accessibility	279568	3	A	*		*	$0	Toilets are substantially compliant.
Accessibility	279569	4	D	*	3	*	$16,286	Provide dual height or single disabled accessible height drinking fountains in building. Locate in alcove or with wing walls or railings.
Accessibility	279570	5	D	*	3	*	$66,500	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34 in. maximum AFF.
Accessibility	110800	2	D	*	3	*	$38,453	Exterior ramp appears to exceed 1:20 slope VA design criteria. Replace stair handrail at ground floor to ADA dimensions. Add handrail on the brick side of ramp.
Exterior Walls	42635	1	C	100		70	$0	Brick veneer over metal stud framing is in fair condition.
Fixed Equipment	42636	1	N/A	*		*	$0	
Interior Finish/Door	110801	2	B	10		4	$0	Interior finishes/doors are in good condition. 2010 renovation.
Life Safety	42638	1	C	*		*	$0	Sprinklered building. No problems observed.
Roof	42639	1	B	20		12	$0	Roofing is in above average condition with new EPDM roof in 1/2010 and new metal trim and fascia.
Signage / Wayfindg	42640	1	F	*	1	*	$3,741	Signage is poor. Replace system.
Windows	42641	1	C	30		3	$0	Aluminum double glazed windows are in average condition. No problems observed. Aluminum storefront in good condition.

System Total Correction $265,219 **System Replacement Cost** $477,942 Ratio: 0.55

System Total Pending

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42642	1	C	*		*	$0	Electrical equipment in mechanical room.
Emerg Elec Sys.	42643	1	C	25		exceeds	$0	Adequate battery egress lights. In average condition but exceeding their life expectancy.
Emerg Elec Sys.	162086	2	F	25	5	exceeds	$4,863	Replace exit lights with battery LED-type.
Fire Alarm	42644	1	B	15		13	$0	* Fire alarm control panel serving B230 in B45, 2019 Simplex 4100U. * Replace fire alarm devices and wiring
Lighting & Power	42645	1	C	25		1	$0	THHN/THWN branch circuit wiring with green wire grounds is in good condition. In average condition but approaching their life expectancy.
Lighting & Power	162083	2	B	25		22	$0	50% T8 fluorescent lighting, 50% LED lighting, in good condition
Lightning Protect	162084	1	D	20	4	*	$2,134	None. Perform risk analysis per NFPA 780.
Secondary Dist.	42646	1	D	30	5	exceeds	$61,510	* 225A 480/277V panel, dry transformer, 120/208V panel and feeder are in poor condition and at end of life. * Fire protection riser pipe placed in electrical clearance of a panel board, installation doesn't meet code.

System Total Correction $68,507	System Replacement Cost $165,580	Ratio: 0.41
System Total Pending		

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	42648	1	C	40		17	$0	Steam piping to AHU is in fair working condition.
System Total Correction $0					System Replacement Cost			
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	42649	1	D	25	4	exceeds	$69,480	The air handling unit is an extremely old Carrier unit with a leaky drain pan that must be repaired prior to use. The unit consists of a filter section, DX cooling coil, humidifier, heating coil and fan. The unit is manufactured in 1987; Carrier M#40BA-009----300; S#V796153
Ducts & Water Dist	42650	1	C	35		12	$0	Duct work and piping is in fair condition.
Engr. Control syst.	42651	1	C	15		exceeds	$0	Current control is a simple thermostat. Should be updated with air handling unit to facility standards.
Heating System	42652	1	C	30		7	$0	Heating system is in fair condition.
Primary chilled sys.	42653	1	C	*		*	$0	See AHU description note
Refrigeration Equip	42654	1	D	15	3	exceeds	$68,211	8.5 Ton air cooled condensing unit has exceeded its useful life. It should be replaced. The unit is Trane M# SAHE-C156-AA; S#C84G-08775; Likely dated 1984.
Room Air Dist/Term	42655	1	C	30		12	$0	Space is a constant volume system in fair conditon.
Ventil (O.A. & Exh)	42656	1	D	30	3	exceeds	$1	See AHU description note, costs included above.
Exhaust Fans	42657	1	C	15		8	$0	Toilet exhaust fan in fair conditon.
System Total Correction $137,692					System Replacement Cost		$189,232	Ratio: 0.73
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	42658	1	C	50		18	$0	In fair working condition per VA.
Fixtures / Piping	42659	1	C	50		21	$0	Fixtures and piping are in fair working condition.
Hot Water Heater	42660	1	C	12		exceeds	$0	30 gallon electric water heater is in fair condition. Vanguard M#6E014; S#1094C01366
System Total Correction $0					System Replacement Cost		$94,616	Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	42661	1	B	100		70	$0	Roof: Metal joists. Floor: Concrete slab on grade.
Foundations	42662	1	B	100		70	$0	Reinforced concrete spread footings.
Vertical Members	42664	1	B	100		70	$0	Load bearing metal stud frame walls.
Building Frame Seismic	364087	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type S3. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9a.

Building Frame-Wind	364088	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	364089	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $310,815		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162459	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition. Building vacant.
Telecommunications Rooms	286877	1	F	15	4	*	$25,062	Telecommunications room 1 is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286878	2	D	15	4	*	$2,618	Telecommunications Room 1: * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
System Total Correction $27,680						**System Replacement Cost** $151,908		Ratio: 0.18
System Total Pending								

Bldg Total Correction $499,098.34	**Bldg Total Replacement** $1,390,093	Bldg Ratio: 0.36
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Quarters
24	1929	1995	3	8,141		**Proposed Function**	Quarters

Details

	Rec No	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
	162604	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162605	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162606	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162610	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162611	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Accessibility	161457	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Multi-family dwelling (R-2 Occ. - 6 units, 1 BR-1 BA each). Lacks accessible path of travel, entrance, kitchen, toilet facilities, etc. In buildings with 4 or more units, at least one shall be Type A (accessible); potentially all the others could be required to be Type B (adaptable). Costs for ADA units included here.
Exterior Walls	363658	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Exterior concrete stairs are spalling and cracking. Repair exterior concrete stairs.
Exterior Walls	161458	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at doors and cornices is in below average condition.
Exterior Walls	161459	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick was repointed approx. 1990 and is in fair condition. Some repair at chimney needed. Additional tuck-pointing required Approx. 35% of the exterior walls.
Fixed Equipment	161460	1	C-	*		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Kitchen cabinets and toilet vanities is average condition. Casework is nearing its useful life.
Interior Finish/Door	363659	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood floors have extensive damage from burst steam pipes. Replace flooring.
Interior Finish/Door	363660	4	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Interior walls have damage form water infiltration. Remediate water infiltration and repair damaged finishes.
Interior Finish/Door	161462	2	C-	*		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * In general finishes are nearing the end of their useful life and requires replacement of interior finishes.
Interior Finish/Door	161461	1	C-	*		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.
Life Safety	161463	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Non-sprinklered. Provide fire sprinklers; verify 1-hour separation between units (floor to floor and wall to wall). Provide 1-hour separation between basement storage and units.
Life Safety	239460	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Provide complying guards and handrail extensions at stairs along common paths of travel. Stairs serving individual units and stairs within individual units need not comply. Inspect all exterior stair posts at guards and railings for rust damage and repair.
Life Safety	239461	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 24 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Roof	161464	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Shingle roof and lower membrane roofs are in poor condition. Built in copper gutters failing, Re-roof and rebuild gutters.
Signage / Wayfindg	161465	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161466	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single hung aluminum clad wood windows with insulating unit glass are in in poor condition. Some faux grids missing.

System Total Correction $0	System Replacement Cost $2,741,642	Ratio: 0.00
System Total Pending		

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Alarm	162178	1	C-	15		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is damaged and in poor condition.
Lighting & Power	162179	1	C-	25		7	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent lighting and branch circuit wiring are in fair condition.
Lightning Protect	162180	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162182	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 240/120V panel board and feeder are in fair condition.

System Total Correction $0	System Replacement Cost $973,693	Ratio: 0.00
System Total Pending		

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Room Air Dist/Term	162607	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
Ventil (O.A. & Exh)	162608	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible

System Total Correction $0	System Replacement Cost $1,043,243	Ratio: 0.00
System Total Pending		

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161467	1	C	100		14	$0	Wood joists and sheathing in average condition.
Foundations	161468	1	C	100		14	$0	Reinforced concrete spread footings and basement walls in average condition.
Vertical Members	161470	1	C	100		14	$0	Masonry exterior perimeter bearing walls (brick veneer over terra cotta tile) are in average condition.
Building Frame Seismic	363661	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363662	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363663	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $0	System Replacement Cost $1,980,075	Ratio: 0.00
System Total Pending		

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Inside Cable Plant (ICP)	162183	1	C-	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost**	$63,807	Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00		**Bldg Total Replacement**	$7,358,858	Bldg Ratio: 0.00
Bldg Total Pending			

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Quarters
25	1929	0		4	7,299		**Proposed Function**	
Details								
	Rec No	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
	162613	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161471	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Two family dwelling (R-3 Occ. - 2 units, 3 BR-1 BA each) statutorily exempt from ADA accessibility requirements.
Exterior Walls	161472	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at doors and cornices are in average condition.
Exterior Walls	161473	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick was repointed in approx. 1990 and is in fair condition.
Fixed Equipment	161474	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Kitchen cabinets and toilet vanities have exceeded their useful life but are suitable for their current use.
Interior Finish/Door	161475	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.
Interior Finish/Door	161476	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * In general interior finishes are nearing the end of their useful life, but are still suitable for their current use.
Life Safety	161477	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Life Safety	239462	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Verify 1-hour separation between units (wall to wall).
Life Safety	239463	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	239464	4	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 25 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.

Life Safety	363664	5	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Inspect all exterior stair posts and guards and railings for rust damage and repair as required.
Roof	161478	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Shingle roof and lower membrane roofs are in poor condition. Built in copper gutters failing, Re-roof and rebuild gutters.
Signage / Wayfindg	161479	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161480	1	C-	30		10	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single hung aluminum clad wood windows with insulating unit glass are in average condition.
System Total Correction $0						**System Replacement Cost** $1,666,699		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Alarm	162189	1	C-	15		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is in poor condition.
Lighting & Power	162190	1	C-	25		4	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent lighting and branch circuit wiring are in fair condition.
Lightning Protect	162191	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162193	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Panel board in this building feeds Quarters Buildings 24, 25, 26, 27.
Transformer	162195	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 167kVA outdoor pad mounted oil filled transformer, 4.16kV-240/120V, in fair condition.
System Total Correction $0						**System Replacement Cost** $591,928		Ratio: 0.00
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Heating System	162614	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
Ventil (O.A. & Exh)	162615	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost** $634,209		Ratio: 0.00
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Fixtures / Piping	162617	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost** $338,245		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161481	1	C	100		14	$0	Wood joists and sheathing and steel beams in average condition.
Foundations	161482	1	C	100		14	$0	Reinforced concrete spread footings and basement walls in average condition.
Vertical Members	161484	1	C	100		14	$0	Masonry exterior perimeter bearing walls (brick veneer over terra cotta tile) are in average condition.
Building Frame Seismic	363665	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363666	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363667	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $1,203,728		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162194	1	C-	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $38,791		Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00	**Bldg Total Replacement** $4,473,599	Bldg Ratio: 0.00
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Quarters
26	1929	1995	4	7,299		**Proposed Function**	Quarters

Details

	Rec No	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
	162622	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162619	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161485	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Two family dwelling (R-3 Occ. - 2 units, 3 BR-1 BA each) statutorily exempt from ADA accessibility requirements.

Exterior Walls	161486	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at doors in average condition. Cornices repaired and repainted.
Exterior Walls	161489	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick was repointed approx. 1990 and is in fair condition.
Exterior Walls	363668	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 35% of exterior masonry requires additional tuck-pointing.
Fixed Equipment	161487	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Kitchen cabinets and toilet vanities have exceeded their useful life but are suitable for their current use.
Interior Finish/Door	161488	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.
Interior Finish/Door	363669	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Several areas of water damage to interior walls and ceilings. Repair water damaged areas and replace existing finishes.
Interior Finish/Door	161490	2	C-	10		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Interior finishes are past their useful life but are suitable for their current use.
Life Safety	161491	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Life Safety	239465	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Verify 1-hour separation between units (wall to wall).
Life Safety	239466	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Inspect all exterior stair posts and guards and railings for rust damage and repair as required.
Life Safety	239467	4	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 26 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Roof	161492	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Shingle roof and lower membrane roofs are in poor condition. Built in copper gutters failing, Re-roof and rebuild gutters.
Signage / Wayfindg	161493	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161494	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single hung aluminum clad wood windows with insulating unit glass are in in poor condition. Some faux grids missing.
System Total Correction $0						**System Replacement Cost** $1,666,699		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Alarm	162200	1	C-	15		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is in poor condition.
Lighting & Power	162201	1	C-	25		4	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent lighting and branch circuit wiring are in fair condition.

Lightning Protect	162202	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162204	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 240/120V panel board and feeder are in fair condition.
System Total Correction $0						**System Replacement Cost** $591,928		Ratio: 0.00
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	162618	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
Ventil (O.A. & Exh)	162620	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost** $634,209		Ratio: 0.00
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	162621	1	N/A	*		*	$0	No sprinklers.
System Total Correction $0						**System Replacement Cost** $338,245		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161495	1	C	100		14	$0	Wood joists and sheathing and steel beams in average condition.
Foundations	161496	1	C	100		14	$0	Reinforced concrete spread footings and basement walls in average condition.
Vertical Members	161498	1	C	100		14	$0	Masonry exterior perimeter bearing walls (brick veneer over terra cotta tile) are in average condition.
Building Frame Seismic	363670	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363671	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363672	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $1,203,728		Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162205	1	C-	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $38,791		Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00	Bldg Total Replacement $4,473,599	Bldg Ratio: 0.00
Bldg Total Pending		

Building 27	Year Built	Last Renov		Floors	FCA GSF		Current Function	Quarters
	1929	0		4	4,442		Proposed Function	Quarters

Details

	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
	162627	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162623	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162624	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162625	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible

System Total Correction $0	System Replacement Cost
System Total Pending	

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161499	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single family dwelling (R-3 Occ. - 5 BR-3-1/2 BA) statutorily exempt from ADA accessibility requirements. Unable to view interior during FCA as unit was occupied.
Exterior Walls	161500	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Door trim and cornices repaired and repainted and some wrapped with aluminum.
Exterior Walls	161503	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick was repointed approx. 1990 and is in fair condition.
Exterior Walls	363674	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Exterior fencing has been damaged and requires replacement.
Fixed Equipment	161501	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Kitchen cabinets and toilet vanities are past their useful life. Replace casework prior to occupancy.
Interior Finish/Door	161502	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.
Interior Finish/Door	161504	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Interior finishes are past their useful life and have experience extensive water damage from broken steam piping and water infiltration through the building envelope. Remediate infiltration and repair finishes prior to occupancy.
Life Safety	161505	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Life Safety	239541	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Inspect all exterior stair posts and guards and railings for rust damage and repair as required.

Life Safety	239542	4	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 27 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Roof	161506	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Shingle roof and lower membrane roofs are in poor condition. Built in copper gutters failing, Re-roof and rebuild gutters.
Signage / Wayfindg	161507	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161508	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single hung aluminum clad wood windows with insulating unit glass are in average condition.
System Total Correction $0						**System Replacement Cost** $1,035,461		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Alarm	162211	1	C-	15		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is in poor condition.
Lighting & Power	162212	1	C-	25		4	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent lighting and branch circuit wiring are in fair condition.
Lightning Protect	162213	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162215	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 240/120V panel board and feeder are in fair condition.
System Total Correction $0						**System Replacement Cost** $367,744		Ratio: 0.00
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	162626	1	N/A	*		*	$0	Not a sprinklered building.
System Total Correction $0						**System Replacement Cost** $210,140		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161509	1	C	100		14	$0	Wood joists and sheathing and steel beams in average condition.
Foundations	161510	1	C	100		14	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	161512	1	C	100		14	$0	Masonry exterior perimeter bearing walls (brick veneer over terra cotta tile) are in average condition.
Building Frame Seismic	363675	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363676	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	363677	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $747,833		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162216	1	C-	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $24,098		Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00	**Bldg Total Replacement** $2,779,286	Bldg Ratio: 0.00
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Quarters
28	1929	1995		4	7,299		**Proposed Function**	Quarters
Details								
	Rec No	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
	162629	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162630	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162632	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161513	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Two family dwelling (R-3 Occ. - 2 units, 3 BR-1 BA each) statutorily exempt from ADA accessibility requirements. Unable to view interiors during FCA as all units were occupied.
Exterior Walls	161514	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at doors repaired and repainted.
Exterior Walls	161515	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick was repointed approx. 1990 and is in fair condition.
Exterior Walls	279362	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at dormers and cornices need repaired and repainted.
Fixed Equipment	161516	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Kitchen cabinets and toilet vanities are past their useful life, but are suitable for their current use.
Interior Finish/Door	161517	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.

Interior Finish/Door	161518	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * In general finishes are past their useful life, but are suitable for their current use.
Life Safety	161519	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Life Safety	239543	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Verify 1-hour separation between units (wall to wall).
Life Safety	239544	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Inspect all exterior stair posts and guards and railings for rust damage and repair as required.
Life Safety	239545	4	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 28 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Roof	161520	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Shingle roof and lower membrane roofs are in poor condition. Built in copper gutters failing, Re-roof and rebuild gutters.
Signage / Wayfindg	161521	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161522	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single hung aluminum clad wood windows with insulating unit glass are in average condition. Faux grids damaged.
System Total Correction $0						**System Replacement Cost** $1,689,425		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Alarm	162222	1	C-	15		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is in poor condition.
Lighting & Power	162223	1	C-	25		4	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent lighting and branch circuit wiring are in fair condition.
Lightning Protect	162224	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162226	1	C	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 240/120V panel board and feeder are in fair condition.
System Total Correction $0						**System Replacement Cost** $600,000		Ratio: 0.00
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	162628	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost** $642,856		Ratio: 0.00
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	162631	1	N/A	*		*	$0	Non-sprinklered building.
System Total Correction $0						**System Replacement Cost** $342,857		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161523	1	C	100		13	$0	Wood joists and sheathing and steel beams in average condition.
Foundations	161524	1	C	100		13	$0	Reinforced concrete spread footings and basement walls in average condition.
Vertical Members	161526	1	C	100		13	$0	Masonry exterior perimeter bearing walls (brick veneer over terra cotta tile) are in average condition.
Building Frame Seismic	363678	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363679	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363680	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $1,220,140		Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162227	1	C-	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $39,319		Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00	**Bldg Total Replacement** $4,534,597	Bldg Ratio: 0.00	
Bldg Total Pending			

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Quarters
29	1929	1995	4	7,299		Proposed Function	Quarters

Details

	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
	162637	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162633	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162634	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
	162635	1	C-				$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * This building was not accessible
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161527	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Two family dwelling (R-3 Occ. - 2 units, 3 BR-1 BA each) statutorily exempt from ADA accessibility requirements.
Exterior Walls	161528	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Wood trim at doors and cornices repaired and repainted.
Exterior Walls	161529	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick was repointed approx. 1990 and is in fair condition.
Fixed Equipment	161530	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Kitchen cabinets and toilet vanities are past their useful life, but are suitable for their current use.
Interior Finish/Door	161531	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bathroom finishes and tub/shower surround are in poor condition. Repair, paint, and replace tub surround.
Interior Finish/Door	161532	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * In general finishes are past their useful life, but are suitable for their current use.
Life Safety	161533	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Life Safety	239546	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Verify 1-hour separation between units (wall to wall).
Life Safety	239547	3	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Inspect all exterior stair posts at guards and railings for rust damage and repair as required.
Life Safety	239548	4	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Bldg. 29 is historic; consider aesthetics as well as code compliance. Existing non-complying work can usually remain; generally, new work must comply.
Roof	161534	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Shingle roof and lower membrane roofs are in poor condition. Built in copper gutters failing, Re-roof and rebuild gutters.
Signage / Wayfindg	161535	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Existing signage is incomplete but is adequate for its current use.
Windows	161536	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single hung aluminum clad wood windows with insulating unit glass are in average condition.
System Total Correction $0						**System Replacement Cost** $1,689,425		Ratio: 0.00
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Alarm	162233	1	C-	15		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 120V sounder-base smoke detectors are tied into Medical Center fire alarm network is in poor condition.
Lighting & Power	162234	1	C-	25		7	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Incandescent lighting and branch circuit wiring are in fair condition.

Lightning Protect	162235	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
Secondary Dist.	162237	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Panel board in this building feeds Quarters Bldgs 23, 25, 26, 27.
Transformer	162239	1	C-	30		3	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * 167kVA outdoor pad mounted oil filled transformer, 4.16kV-240/120V, in fair condition.
System Total Correction $0						**System Replacement Cost** $600,000		Ratio: 0.00
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	162636	1	N/A	*		*	$0	Building not sprinklered.
System Total Correction $0						**System Replacement Cost** $342,857		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161537	1	C	100		17	$0	Wood joists and sheathing and steel beams in average condition.
Foundations	161538	1	C	100		17	$0	Reinforced concrete spread footings and basement walls in average condition.
Seismic / Wind Load	161539	1	C	*		*	$0	Low Seismic Zone. Wind load governs. The building structure provides adequate bracing for wind.
Vertical Members	161540	1	C	100		17	$0	Masonry exterior perimeter bearing walls (brick veneer over terra cotta tile) are in average condition.
Non Structural Components & Equipments-Seismic	364116	1	N/A	*		*	$0	Non-essential building
System Total Correction $0						**System Replacement Cost** $1,220,140		Ratio: 0.00
System Total Pending $0								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	162238	1	C	15		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0						**System Replacement Cost** $39,319		Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00	**Bldg Total Replacement** $4,534,597	Bldg Ratio: 0.00
Bldg Total Pending $0.00		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Engineering Pipe Shops
3	1921	0	1	5,519		**Proposed Function**	Engineering Pipe Shops

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42665	1	C-	*		*	$0	Not accessible to public; most accessibility requirements do not apply. Toilet is not disabled accessible but is adequate for use.
Exterior Walls	110655	2	F	100	3	0	$69,984	Exposed reinforced concrete pilasters and brick walls in poor condition, particularly at pavement, contributing to failure of interior systems. Clean, repair, repoint.

Exterior Walls	413606	3	F	100	5	*	$944,778	Connecting hallway to outer hallway needs to be renovated / repaired
Fixed Equipment	42667	1	N/A	15		*	$0	
Interior Finish/Door	413607	2	D	10	1	1	$25,296	Need new flooring in lunchroom
Interior Finish/Door	42668	1	F	10	1	0	$769,819	Interior finishes/doors are in poor condition. Observed extensive water damage in walls and ceilings (peeling paint, spalling plaster, etc.). Repair to serviceable condition.
Life Safety	238313	2	D	100	5	exceeds	$42,954	Exterior ramp; pipe railing is bent; exterior stairs have no hand railings.
Life Safety	42669	1	B	*		*	$0	Fully sprinklered. See Mechanical Report. No problems observed.
Roof	110657	2	F	20	3	0	$167,961	Ballasted built-up roof and some EPDM is in failing condition. Replace with fully adhered EPDM.
Signage / Wayfindg	42671	1	D	10	1	exceeds	$12,830	Replace existing signage. Provide room names and numbers.
Windows	42672	1	D	30	3	exceeds	$271,429	Original steel single glazed and glass block with jalousie panels windows are in poor condition. Replace approximately 15 windows with double glazed aluminum; approximately 40 windows.
System Total Correction $2,305,051						**System Replacement Cost** $1,169,478		Ratio: 1.97
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42673	1	C	*		*	$0	* Electric panels in corridors and mechanical room. * Telecommunications equipment in closet.
Emerg Elec Sys.	42674	1	F	25	5	exceeds	$38,421	Repair n/w battery egress lights and replace exit signs with battery LED type.
Fire Alarm	42675	1	B	15		13	$0	2019 Simplex 4100U fire alarm system with new addressable system. Upgrade old devices and old fire alarm wiring.
Lighting & Power	162053	2	F	25	4	exceeds	$126,785	Approximately 60% of the branch circuit wiring is cloth-insulated in poor condition. Replace branch circuits with THHN/THWN insulated cables. Some of the lighting has been upgraded but the wiring was only replaced where it was not feasible to reconnect the new fixtures to the wiring. The remaining light fixtures as well as the majority of the wiring should be replaced.
Lighting & Power	42676	1	C	25		13	$0	Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. A minority of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects.
Lightning Protect	42677	1	D	20	4	*	$8,981	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	42678	1	C	15		4	$0	TV: adequate service from Bldg 1.
Secondary Dist.	363202	3	B	30		24	$0	(2) 208/120V Siemens panelboards are in good condition.
Secondary Dist.	363203	4	D	30	4	exceeds	$108,964	Old recessed panels in corridors remain as unlocked junction boxes with open exposed wiring after opening the cover. Either the door should be secured/locked or these panels should be removed and the wiring relocated.

Transformer	42680	1	D	30	5	exceeds	$81,556	Outdoor padmounted oil-filled transformer with primary selective switch, 112.5KVA, 4.16KV-120/208V, functional as-is but is nearing its life expectancy due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $364,707						**System Replacement Cost** $356,004		Ratio: 1.02
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	42681	1	C	40		4	$0	Steam piping throughout the building is in fair condition.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	42682	1	F	20	5	exceeds	$253,912	Building is served by (1) original "York "air handler. This unit is nonfunctional cooling does not work. Steam/DX; York M#EB180-32; S#42403; Refrigerant is R-22 which is obsolete; Condensing unit is also old and needs to be replaced.
Ducts & Water Dist	42683	1	C	30		exceeds	$0	Ductwork and piping are nearing the end of their useful life but are in fair condition.
Engr. Control syst.	42684	1	D	20	3	exceeds	$110,342	Parts for compressors are difficult to come by. Replace compressor.
Heating & Ventil.	42685	1	C	25		exceeds	$0	Ventilation is adequate for space.
Heating System	42686	1	C	30		9	$0	Most of the building is served with radiant heat. Provide unit heaters where required.
Exhaust Fans	42687	1	F	25	3	0	$12,037	Exhaust fan is not operational and has been abandoned in place. Replace exhaust fan.
System Total Correction $376,291						**System Replacement Cost** $459,841		Ratio: 0.82
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	110660	2	C	50		5	$0	Limited area wet and dry sprinkler systems. Sprinklers are in good condition.
Fixtures / Piping	110661	2	D	50	3	exceeds	$124,145	Piping exceeds maximum life expectancy. Replace galvanized sanitary piping.
Fixtures / Piping	42689	1	C	50		48	$0	80% of fixtures have been replaced with ADA compliant and low consumption fixtures.
Hot Water Heater	42690	1	B	15		5	$0	(1) 30 gallon Electric water heater installed in 2007 is in excellent condition.
System Total Correction $124,145						**System Replacement Cost** $222,504		Ratio: 0.56
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	42691	1	C	100		4	$0	Roof: reinforced concrete slab and beams. Floor: reinforced concrete slab on grade.
Foundations	42692	1	C	100		4	$0	Reinforced concrete spread footings.
Vertical Members	42694	1	C	100		4	$0	Load bearing masonry walls and reinforced concrete columns.
Building Frame Seismic	363501	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363502	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363420	1	N/A	*		*	$0	Non-Essential Building
System Total Correction $0						**System Replacement Cost** $909,657		Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162054	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Inside Cable Plant (ICP)	241174	2	D	15	4	exceeds	$49,193	Replace 30 % old Cat 3 cabling in the building.
Telecommunications Rooms	286833	1	D	15	4	exceeds	$7,507	Telecommunications Room 1: * Has no UPS units, install UPS with remote monitoring supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
System Total Correction $56,700						**System Replacement Cost** $27,217		Ratio: 2.08
System Total Pending								

Bldg Total Correction $3,226,894.00	**Bldg Total Replacement** $3,144,702	Bldg Ratio: 1.03
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Storage
30	1935	0	1	1,360		Proposed Function	Storage

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161541	1	C-	*		*	$0	Not accessible to public; most accessibility requirements do not apply. Building not disabled accessible but adequate for use.
Exterior Walls	161542	1	D	100	3	exceeds	$41,001	Brick is in poor condition. Clean, repair, repoint.
Fixed Equipment	161543	1	N/A	15		*	$0	
Interior Finish/Door	161544	1	D	10	1	exceeds	$12,316	Flooring in poor condition. Paint floors.
Interior Finish/Door	279369	2	C	10		exceeds	$0	Wall and ceiling finishes are past their useful life but are adequate for use.
Life Safety	279371	2	D	*	5	*	$37,452	Provide illuminated exit signs. Approx 3 needed.
Life Safety	161545	1	B	*		*	$0	Fire sprinklers are provided. No problem observed.

Roof	161546	1	D	20	3	exceeds	$40,307	Built-up roof in poor condition. Replace with fully adhered EPDM.
Signage / Wayfindg	161547	1	C	10		exceeds	$0	In general signage is present complete and adequate for the building use.
Windows	161548	1	D	30	3	exceeds	$41,337	Double hung wood in poor condition. Repair and paint or replace with aluminum double glazed.
System Total Correction $172,413						**System Replacement Cost** $162,056		Ratio: 1.06
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Lighting & Power	162245	1	D	25	4	exceeds	$25,318	Replace T12 lighting with LEDs; replace obsolete branch wiring.
Lightning Protect	162246	1	D	20	4	*	$2,155	None. Perform risk analysis per NFPA 780.
Secondary Dist.	162248	1	D	30	5	exceeds	$35,880	Replace obsolete Cregier (Westinghouse circuit breakers) 100A 208/120V panel and feeder.
System Total Correction $63,353						**System Replacement Cost** $36,999		Ratio: 1.71
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	162638	1	N/A	*		*	$0	No HVAC.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	162644	1	N/A	*		*	$0	No sprinklers.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	239549	1	C	100		20	$0	Reinforced concrete slab on grade.
Foundations	239550	1	C	100		20	$0	Reinforced concrete spread footings.
Vertical Members	239552	1	C	100		20	$0	Masonry bearing wall in fair condition.
Building Frame Seismic	363681	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363682	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363683	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $202,569		Ratio: 0.00
System Total Pending								

Bldg Total Correction $235,766.00	**Bldg Total Replacement** $401,624	Bldg Ratio: 0.59
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Vacant Garage

31	1932	0		1	1,877		Proposed Function	Garage

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161549	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Private garages; disabled accessibility is not required.
Exterior Walls	161550	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick masonry; repoint localized damaged mortar joints. Adequate for use. * Maintenance to repaint or remove unused wood electrical mast.
Exterior Walls	279375	2	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Sectional overhead aluminum garage doors in average condition. * Clad soffits above doors in good condition.
Fixed Equipment	161551	1	N/A	15		*	$0	
Interior Finish/Door	161552	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Corrugated metal panels with masonry and wood frame construction. Interior finishes are adequate for their current use.
Life Safety	161553	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Roof	161554	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Built-up roof in poor condition. Replace with fully adhered EPDM. Metal edge trims rusted; repaint.
Signage / Wayfindg	161555	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * No building signage; garage doors are identified individually. Signage is adequate for the buildings current use.
Windows	161556	1	N/A	30		*	$0	
System Total Correction $0						**System Replacement Cost** $228,189		Ratio: 0.00
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Lighting & Power	162256	1	C-	25		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Outdoor HPS wall pack, indoor incandescent, branch circuit wiring are in average condition.
Lightning Protect	162257	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
System Total Correction $0						**System Replacement Cost** $52,098		Ratio: 0.00
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	162680	1	N/A	20		*	$0	No HVAC
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	162685	1	N/A	*		*	$0	Non-sprinklered.
System Total Correction $0						**System Replacement Cost**		

System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161557	1	C	100		17	$0	Reinforced concrete slab on grade.
Foundations	161558	1	C	100		17	$0	Reinforced concrete spread footings.
Vertical Members	161560	1	C	100		17	$0	Masonry bearing wall in fair condition.
Building Frame Seismic	363684	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363685	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363686	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $0 **System Replacement Cost** $285,235 Ratio: 0.00

System Total Pending

Bldg Total Correction $0.00 **Bldg Total Replacement** $565,521 Bldg Ratio: 0.00

Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Vacant Garage
32	1932	0	1	2,293		Proposed Function	Garage

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	161561	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Private garages; disabled accessibility is not required.
Exterior Walls	161562	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Brick masonry is in below average condition; repoint damaged mortar joint. * Maintenance to repaint or remove unused wood electrical mast is required.
Exterior Walls	279383	2	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Sectional overhead aluminum garage doors in average condition. * Clad soffits above doors in good condition
Fixed Equipment	161563	1	N/A	15		*	$0	
Interior Finish/Door	161564	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Corrugated metal panels with masonry and wood frame construction. Interior finishes are adequate for their current use.
Life Safety	161565	1	B	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Fire sprinklers are not required.
Roof	161566	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Building has new membrane roofing. Roof is in good condition. Built-up roof in poor condition. Replace with fully adhered EPDM. Metal edge trims rusted; repaint.
Signage / Wayfindg	161567	1	C-	10		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * No building signage; garage doors are identified individually. Signage is adequate for the buildings current use.

Windows	161568	1	C-	*		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Single glazed wood framed hopper windows at northeast corner annex in fair condition; but, provide insect screens at operable sashes, repaint frames and sashes. Replace broken glass in wood door at annex.
System Total Correction $0						**System Replacement Cost** $250,014		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Lighting & Power	162267	1	C-	25		exceeds	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * Outdoor HPS wall pack, indoor incandescent, branch circuit wiring are in poor condition.
Lightning Protect	162268	1	C-	20		*	$0	Building planned for demolition. DELETE RECORD AFTER BUILDING IS DEMOLISHED. * None. Perform risk analysis per NFPA 780.
System Total Correction $0						**System Replacement Cost** $57,082		Ratio: 0.00
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	162681	1	N/A	20		*	$0	No mechanical equipment.
System Total Correction $0						**System Replacement Cost**		
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	161569	1	C	100		17	$0	Reinforced concrete slab on grade.
Foundations	161570	1	C	100		17	$0	Reinforced concrete spread footings.
Vertical Members	161572	1	C	100		17	$0	Masonry bearing wall in fair condition.
Building Frame Seismic	363687	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363688	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363689	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $312,518		Ratio: 0.00
System Total Pending								

Bldg Total Correction $0.00	**Bldg Total Replacement** $619,614	Bldg Ratio: 0.00
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Radiation/Safety Officer Laboratory
33	1932	0	1	4,617		**Proposed Function**	Radiation Laboratory

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	42695	1	D	*	3	*	$401,748	Not accessible to public; most accessibility requirements do not apply. Building not disabled accessible. Renovate layout to provide necessary clearances and door hardware. Provide toilets and drinking fountains for this lab building.

Exterior Walls	42696	1	D	100	3	exceeds	$119,004	* Brick masonry exterior walls are in poor condition. Clean, repair, repoint masonry. * Paint wood trim and windows.
Fixed Equipment	42697	1	C	15		2	$0	Trash compactor is in satisfactory working condition.
Fixed Equipment	279390	2	F	15	1	0	$503,260	Three hoods not working properly. All laboratory casework in poor condition. Replace.
Interior Finish/Door	42698	1	D	10	1	0	$467,515	Some areas are being refinished. However, interior finishes/doors are in poor condition overall. Provide new paint, ceiling, and flooring (costs included in accessibility).
Life Safety	42699	1	B	*		*	$0	Fire sprinklers are not required.
Roof	42700	1	F	20	3	0	$102,003	Built-up roof in fair condition. Replace with fully adhered EPDM.
Signage / Wayfindg	42701	1	D	10	1	exceeds	$7,792	Signage/wayfinding is in poor condition; replace.
Windows	42702	1	C	30		10	$0	Aluminum double glazed windows are in fair condition.
Windows	413632	2	B	30		10	$0	Original glass blocks are in good condition.
System Total Correction $1,601,322						**System Replacement Cost** $1,610,944		Ratio: 0.99
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42703	1	D	*	4	*	$76,340	* Both electrical and telecom closets are located in the mechanical room. Hard to access equipment. * Relocate telecommunications equipment to dedicated space elsewhere in building.
Emerg Elec Sys.	162275	1	F	25	5	exceeds	$25,820	Install/repair battery egress lighting; replace exit lights with battery LED type. Install remaining 60% of egress lighting and install battery LED type in the building.
Fire Alarm	110737	2	A	15		13	$0	New Simplex 4100U addressable fire alarm control panel installed in 2020.
Fire Alarm	413414	3	D	15	5	exceeds	$40,291	Upgrade fire alarm devices and wiring
Lighting & Power	162276	2	F	25	5	exceeds	$66,175	* Approximately 60% of the branch circuit wiring is cloth-insulated in failing condition. Replace wiring with THHN/THWN. Replace old cloth insulation with new insulated wiring as necessary. * The majority of the fluorescent lighting is T12 lamps with core and coil ballasts; incandescent lighting in mechanical/electrical areas. Replace lighting with LEDs. Install remaining 70% fluorescent lighting with new LEDs in the building.
Lighting & Power	42705	1	C	25		13	$0	Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. A minority of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects.
Lightning Protect	162277	1	D	20	4	*	$5,454	None. Perform risk analysis per NFPA 780.
Secondary Dist.	110738	2	F	30	5	exceeds	$58,629	Replace four (4) obsolete 100A 120/208V panels and feeders.
System Total Correction $272,709						**System Replacement Cost** $531,259		Ratio: 0.51
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42708	1	A	40		35	$0	All Steam mains and distribution pipes appear to be newly renovated, in good condition.

System Total Correction $0	System Replacement Cost
System Total Pending	

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	42709	1	A	20		7	$0	(2) AHUs replaced in 2008 and are in excellent condition.
Ducts & Water Dist	42710	1	A	30		28	$0	All pipes/ducts in mech room appear to be newly renovated.
Engr. Control syst.	39463	1	A	20		18	$0	New DDC controls in mechanical room.
Heating & Ventil.	39464	1	D	25	3	*	$70,218	Provide H&V unit for shop area. Not valid due to exist Air Handler and steam radiators.
Heating System	39465	1	C	30		exceeds	$0	Steam radiators have exceeded their maximum life expectancy, but are in fair working condition.
Refrigeration Equip	241441	1	A	23		12	$0	(2) out door units replaced in 2008 in excellent condition.
Room Air Dist/Term	39466	1	D	20	3	*	$75,394	Provide new air terminals with HW reheat.
Exhaust Fans	39467	1	D	25	3	exceeds	$72,224	Replace 4 exhaust fans.

System Total Correction $217,836	System Replacement Cost $694,725	Ratio: 0.31
System Total Pending		

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fixtures / Piping	39468	1	B	50		33	$0	One sink is in good working condition.
Fixtures / Piping	162645	2	D	50	3	exceeds	$113,090	One sink was abandoned due to piping problem. Piping exceeds maximum life expectancy.
Hot Water Heater	39469	1	N/A	*		*	$0	Hot water is delivered from Building #5.

System Total Correction $113,090	System Replacement Cost $326,929	Ratio: 0.35
System Total Pending		

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	39470	1	C	100		13	$0	Reinforced concrete slab on grade and reinforced concrete ribbed slab.
Foundations	39471	1	C	100		13	$0	Reinforced concrete spread footings.
Vertical Members	39473	1	C	100		13	$0	Load bearing masonry walls and steel columns.
Building Frame Seismic	363690	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363691	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	363692	1	F	100	5	15	$100,673	FCA record added by Contractor - see detail/pending. Condition Assessment of nonstructural components and equipment (NSCE) was performed for the building. Assessment per ASCE 41-13, Seismic Performance Objective which includes Position Retention (N-B) at BSW 1E Seismic Hazard Level (per ASCE 41-13 Table 2-1, under section 2.2, and Tables C2-5, C2-6 and C2-7) were followed during inspection. Condition of the applicable nonstructural components and equipment according to Table 2 per FCA 101, February 10, 2016 (ASCE 41-13 Section 16.17 Nonstructural Checklist) were followed for inspection. In general, the result of the observation is that none of NSCE is currently in conformance with the documents stated above.
System Total Correction $100,673						**System Replacement Cost** $1,118,711		Ratio: 0.09
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	42707	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286849	1	F	15	4	*	$55,219	Telecommunications room 120 is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84. The TR rooms will be upgraded as part of EHRM project.
Telecommunications Rooms	286850	2	D	15	4	*	$9,670	Telecommunications Room 120: * Has no UPS units, install UPS with remote monitoriing supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Has bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static * The TR room will be upgraded as part of the EHRM project.
System Total Correction $64,889						**System Replacement Cost** $37,491		Ratio: 1.73
System Total Pending								

Bldg Total Correction $2,370,518.88	**Bldg Total Replacement** $4,320,058	Bldg Ratio: 0.55
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Main Gate House
35	1929	0		1	179		**Proposed Function**	Main Gate House
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	161573	1	C	*		*	$0	Lacks accessible entrance and toilet facilities. Adequate for current use.
Exterior Walls	161574	1	D	100	3	exceeds	$23,524	Brick is in poor condition. Clean, repair, and repoint. Repair and paint wood trim.
Fixed Equipment	161575	1	N/A	15		*	$0	
Interior Finish/Door	161576	2	D	20	1	exceeds	$17,251	Interior finishes are in poor condition and require replacement. Paint walls and ceiling; replace VCT flooring.
Life Safety	163337	1	B	*		*	$0	Fire sprinklers are not required.
Roof	161577	1	F	70	3	0	$56,548	Built in copper gutters are failing; rebuild.
Roof	161578	2	B	20		9	$0	Asphalt shingle roof in good condition.

Roof	413616	3	D	20	3	10	$23,791	Doors need to be replaced and there appears to be water infiltration from roof
Signage / Wayfindg	161579	1	D	10	1	exceeds	$1,078	Building signage is not adequate. Provide compliant signage.
Windows	161580	1	B	30		17	$0	Double hung glazed aluminum windows in good condition.
System Total Correction $122,192						**System Replacement Cost** $62,881		Ratio: 1.94
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Lighting & Power	162282	1	D	25	4	exceeds	$5,675	Replace T12 lighting with LEDs; replace obsolete branch wiring. Upgrade lights
Secondary Dist.	162285	1	D	30	5	exceeds	$31,376	* Replace obsolete Cregier (Westinghouse circuit breakers) 100A 240/120V panel and feeder. * Replace small dry transformer * Replace and relocate 60A 480/277V fused service entrance switch from above bathroom sink.
System Total Correction $37,051						**System Replacement Cost** $20,736		Ratio: 1.79
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	162646	1	C	20		15	$0	One Window Split system installed in fair condition.
Heating System	162647	1	D	30	5	5	$8,464	Replace Electric Unit heater, which is in poor condition
Ventil (O.A. & Exh)	162648	1	N/A	30		*	$0	n/a
System Total Correction $8,464						**System Replacement Cost** $22,332		Ratio: 0.38
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	162649	1	N/A	50		*	$0	n/a
Fixtures / Piping	162650	1	D	50	3	1	$6,520	Replace Hand sink without hot water, which is in poor condition.
Hot Water Heater	241442	1	D	25	3	1	$4,514	Provide one instant. electric water heater under sink.
System Total Correction $11,034						**System Replacement Cost** $12,761		Ratio: 0.86
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161581	1	C	100		13	$0	Reinforced concrete slab on grade.
Foundations	161582	1	C	100		13	$0	Reinforced concrete spread footings.
Seismic / Wind Load	161583	1	C	*		*	$0	DELETE THIS RECORD: moved to proper subsystems Low Seismic Zone. Wind load governs. The building structure provides adequate bracing for wind.
Vertical Members	161584	1	C	100		13	$0	Masonry bearing walls are in fair condition.
Building Frame Seismic	363693	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URM1. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363694	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363695	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $0	System Replacement Cost $45,414	Ratio: 0.00
System Total Pending		

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162286	1	C	15		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition.
System Total Correction $0					System Replacement Cost $4,391			Ratio: 0.00
System Total Pending								

Bldg Total Correction $178,741.00	Bldg Total Replacement $168,514	Bldg Ratio: 1.06
Bldg Total Pending		

Building 4	Year Built	Last Renov	Floors	FCA GSF		Current Function	Vacant
	1926	0	1	4,719		Proposed Function	Office of Resolution Management

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	39474	1	B	*		*	$0	Accessible at two locations from the connecting corridor walkway and space is generally compliant.
Accessibility	279169	2	D	*	3	*	$16,286	Provide dual height or single disabled accessible height drinking fountain. Locate in alcove or with wing walls.
Exterior Walls	413609	2	D	100	3	10	$40,271	Brick needs to be repaired
Exterior Walls	39475	1	D	100	3	exceeds	$161,084	Brick is in poor condition. Clean, repair, repoint. Paint wood trim.
Fixed Equipment	39476	1	N/A	*		*	$0	
Interior Finish/Door	39477	1	B	10		1	$0	Interior finishes/doors and casework are good condition from a 2009 renovation.
Life Safety	39478	1	B	*		*	$0	Fully sprinklered. See Mechanical Report. No problems observed.
Life Safety	279171	2	F	*	5	*	$76,340	2009 renovation has dead end corridor and a locked door marked as an exit. Rework plan to change this. Corridor cannot exit through a storage room. Locked exit doors require emergency egress plan, such as delayed exit with alarm if needed.
Roof	413608	2	C	20		1	$0	Roof leaks where new roof meets the previously installed gravel roof
Roof	39479	1	B	20		6	$0	New fully adhered EPDM in 2007.
Signage / Wayfindg	39480	1	B	10		1	$0	Identification, directional, and code required signage are in good condition. Braille and raised letters provided.
Windows	39481	1	A	30		21	$0	Double glazed aluminum windows installed with security grills.
System Total Correction $293,981					System Replacement Cost $817,834			Ratio: 0.36
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	162056	1	C	*		*	$0	* Telecommunications equipment rack on wall. * No electrical closet.
Emerg Elec Sys.	39482	1	B	25		18	$0	Adequate battery egress lighting. Install battery LED exit lighting if the building is occupied and the lighting has been upgraded and is in good condition.
Fire Alarm	39483	1	B	15		13	$0	2019 Simplex 4100U fire alarm system with new addressable system. Replace old fire alarm devices and wiring.
Lighting & Power	39484	1	B	25		14	$0	The building is occupied and the lighting has been upgraded and is in good condition. FMS indicates that the wiring was replaced in 2010.
Lightning Protect	37969	1	D	*	4	*	$6,460	None. Perform risk analysis per NFPA 780.
Secondary Dist.	110663	2	B	30		19	$0	ETN 225A panel installed in 2010 in good condition.

Transformer	37971	1	A	30		19	$0	Outdoor pad mounted oil-filled transformer with primary selective switch, 112.5KVA, 4.16KV-120/208V was replaced with ABB in 2010.
System Total Correction $6,460						**System Replacement Cost** $277,413		Ratio: 0.02
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	37972	1	B	40		26	$0	Steam mains replaced in 2007 are in good condition.
Steam Distribution	162585	2	D	40	5	exceeds	$77,856	Steam distribution piping has exceeded its useful life expectancy and is in poor condition.
System Total Correction $77,856						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	42711	1	B	40		30	$0	The building is occupied. The Air-Handlers, ducts, controls, water distribution piping, heating are all in good condition. 2 York ACCU's were installed in 2012 and are in good condition.
Ducts & Water Dist	42712	1	B	30		21	$0	Ductwork is in good condition.
Engr. Control syst.	42713	1	B	20		11	$0	Controls have upgraded in 2012.
Heating System	42714	1	B	30		20	$0	VAV with reheat is used as the heating system.
Room Air Dist/Term	42715	1	B	30		20	$0	VAV terminals were installed in 2012.
System Total Correction $0						**System Replacement Cost** $320,093		Ratio: 0.00
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	42716	1	C	50		40	$0	Sprinkler piping is in fair condition.
Fixtures / Piping	42717	1	B	50		40	$0	The plumbing fixtures and piping are in good condition.
System Total Correction $0						**System Replacement Cost** $149,377		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42719	1	C	100		10	$0	Roof: reinforced concrete joists and deck. Floor: slab on grade; some minor cracks.
Foundations	42720	1	C	100		10	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	42722	1	C	100		10	$0	Load bearing masonry walls and reinforced concrete columns.
Building Frame Seismic	363503	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363504	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363505	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $654,266		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Inside Cable Plant (ICP)	162057	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286834	1	B	*		*	$0	New TR room added in 2010 in good condition.
Telecommunications Rooms	286835	2	D	*	4	*	$10,179	Telecommunications Room 107a: * Has unmonitored UPS, install an UPS with remote monitoring supporting twenty minutes of power & connected to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * The wall sleeves are full; install larger or additional sleeves to support future growth. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
System Total Correction $10,179						**System Replacement Cost** $39,155		Ratio: 0.26
System Total Pending								

Bldg Total Correction $388,476.00	**Bldg Total Replacement** $2,258,138	Bldg Ratio: 0.17
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Canteen/Retail
45	1944	1996		1	19,463		**Proposed Function**	Canteen/Retail
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	239557	3	C	*		*	$0	Most accessibility requirements do not apply to areas not accessible to public. Non-shop areas are required to be accessible.
Accessibility	239558	4	B	*		*	$0	Toilets are substantially compliant.
Accessibility	239559	5	D	*	3	*	$73,684	At least one locker and shower shall be accessible at each staff locker room and toilet.
Accessibility	239561	7	D	*	3	*	$16,937	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. One locations.
Accessibility	239562	8	D	*	3	*	$85,953	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Accessibility	239563	9	F	*	3	*	$11,558	Provide International Symbol of Accessibility at main entrance when fully complying.
Accessibility	110739	2	D	*	3	*	$442,656	Building is partially accessible; 60% of entries are required to be accessible. Provide new sidewalks and accessible path to West atrium entry.
Exterior Walls	42724	1	D	100	3	exceeds	$348,108	Brick and masonry exterior walls are in poor condition. Clean, repair, and repoint.
Fixed Equipment	42725	1	C	*		*	$0	Fixed kitchen equipment generally in good condition, including hoods and high density shelving.
Fixed Equipment	279394	2	D	15	3	*	$23,322	Kitchen walk-in freezer door in poor condition and floor is buckling.
Interior Finish/Door	279395	4	D	10	1	exceeds	$34,419	Atrium VCT flooring in poor condition. Replace.
Interior Finish/Door	42726	1	C	10		4	$0	Dining Area interior finishes/doors are in good condition.
Interior Finish/Door	239564	2	C	10		exceeds	$0	Kitchen interior finishes/doors are in fair condition. Suspended ceiling grid is in good condition. Resinous floor and glazed tile walls in average condition.
Life Safety	42727	1	D	*	5	*	$101,786	Fully sprinklered except in atrium . See Mechanical Report. No problems observed. Provide sprinklers in atrium.
Roof	42728	1	D	20	3	3	$515,716	* Roofing is in poor condition. Replace with fully adhered EPDM in 2005. Some spot repair needed. * Intersection of atrium and adjoining buildings is leaking regularly and must be repaired immediately.
Signage / Wayfindg	42729	1	B	10		1	$0	Signage/wayfinding is in good condition.

Windows	42730	1	D	30	3	5	$356,704	Aluminum double glazed windows are in poor condition. Replace.
Windows	279396	2	D	30	3	*	$18,095	Skylight above atrium in average condition: Reoccurring leak at gutter at brick connection. Investigate and repair.
System Total Correction $2,028,938						**System Replacement Cost** $5,796,476		Ratio: 0.35
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42731	1	C	*		*	$0	Dedicated, adequate electrical and telecommunications closets.
Emerg Elec Sys.	162460	1	C	25		3	$0	Adequate battery egress lighting.
Emerg Elec Sys.	162461	2	F	25	4	exceeds	$67,688	Replace exit lights with LED-type. Replace 90% with LED exit signs
Fire Alarm	42732	1	B	15		14	$0	New Simplex 4100U new addressable fire alarm control panel. Devices and old fire alarm wiring need to be upgraded
Lighting & Power	42733	1	D	25	4	exceeds	$595,652	Lighting consists 50%T8 lamps with electronic ballasts; 50% LED lamps. Replace remaining T8 with LED, replace old branch wiring.
Lightning Protect	162159	1	D	20	4	*	$27,576	None, perform risk analysis per NFPA 780.
Nurse Call/Int/TV	42734	1	C	15		3	$0	TV: Television system is installed in the eating area. Signal from Bldg 1. Acceptable condition.
Secondary Dist.	42735	1	C	30		8	$0	1996 Westinghouse 1200A 208/120V service entrance switchboard, Siemens motor control center, various Westinghouse panelboards and feeders are in average condition.
Transformer	100752	1	D	30	5	exceeds	$128,734	Van Tran outdoor oil filled padmounted transformer with primary selective switch, 300kVA, 4.16kV-208/120V, is functional as-is but is nearing its life expectancy due to exposure to the elements as well as lack of regular maintenance.
Transformer	162158	2	D	`	5	exceeds	$8,906	Paint transformer.
System Total Correction $828,556						**System Replacement Cost** $1,786,585		Ratio: 0.46
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Natural Gas System	42736	1	B	50		31	$0	Gas piping is in good working condition.
Steam Distribution	42737	1	D	40	4	6	$269,090	Steam piping is in poor condition.
System Total Correction $269,090						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	42738	1	F	20	3	4	$253,216	Gas fired RTU for makeup air to the kitchen hood installed in 1998 is not functioning. Replace unit ASAP

Air Handling Equip	110741	2	D	20	3	exceeds	$752,332	One multi-zone Air handler and one Single Zone Air Handler have exceeded their life expectancy and are in poor condition. Provide new units with steam pre-heat coil, humidifiers, VFDs, pre-filters and after-filters. Controls do not function. Replace these units ASAP
Air Handling Equip	279588	3	F	20	3	exceeds	$200,622	100% OA unit is in failing condition. Replace this unit ASAP
Ducts & Water Dist	42739	1	D	30	3	exceeds	$571,772	Replace ductwork and piping with new units. Replace unit ASAP
Engr. Control syst.	42740	1	D	20	1	exceeds	$524,124	95% of controls are pneumatic. Provide new DDC controls when unit is replaced.
Heating System	42741	1	D	30	3	exceeds	$86,031	Existing Steam Converter exceeds its useful life expectancy and is in poor condition. Provide new converter for HW reheat with circulating pumps. Replace unit ASAP
Primary chilled sys.	42742	1	N/A	25		*	$0	Chilled water is supplied from Building #200.
Room Air Dist/Term	42743	1	D	30	3	exceeds	$238,238	Provide new VAV boxes with HW reheat.
Exhaust Fans	42745	1	C	25		exceeds	$0	Five exhaust fans were installed in 1998 and are in fair condition.
System Total Correction $2,626,335						**System Replacement Cost** $1,852,754		Ratio: 1.42
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	42746	1	N/A	50		*	$0	NULL
Fire Sprinkler / Pump	241453	3	D	50	5	exceeds	$76,286	Provide double check valve detector assembly to incoming fire service entrance.
Fire Sprinkler / Pump	110742	2	D	50	3	exceeds	$571,772	Sprinkler piping exceeds its useful life expectancy, and is in poor condition. Replace piping
Hot Water Heater	38768	1	C	15		11	$0	Electric water heater serving restrooms was approx installed in 1996 and is in fair condition. Gas fired water heater serving the kitchen was installed in 2006 and remains in fair condition.
System Total Correction $648,058						**System Replacement Cost** $1,124,886		Ratio: 0.58
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	38769	1	C	100		28	$0	Roof: Steel beams and precast concrete planks. Floor: Reinforced concrete slab on grade.
Foundations	38770	1	C	100		28	$0	Reinforced concrete spread footings.
Vertical Members	38772	1	C	100		28	$0	Load bearing masonry walls and steel columns.
Building Frame Seismic	363711	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type UMRL. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363712	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363713	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

Non Structural Components & Equipments-Seismic	364119	2	N/A	*		*	$0	Non-essential building
System Total Correction $0						**System Replacement Cost** $3,332,974		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	241372	2	D	15	4	exceeds	$29,009	Replace 20 %old Cat 3 cabling in the building with CAT 6E.
Inside Cable Plant (ICP)	162462	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286851	1	F	15	4	*	$45,804	Telecommunications room 103 is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84. Per the facility the TR rooms will be upgraded as part of EHRM project.
Telecommunications Rooms	286852	2	D	15	4	*	$8,652	Telecommunications Room 103: * Has no UPS units, install UPS with remote monitoring supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no convenience outlets; install convenience outlets on a separate circuit. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Per the facility the TR rooms will be upgraded as part of EHRM project.
System Total Correction $83,465						**System Replacement Cost** $121,413		Ratio: 0.69
System Total Pending								

Bldg Total Correction $6,484,442.00	**Bldg Total Replacement** $14,015,087	Bldg Ratio: 0.46
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Storage - Vacant
46	1945	0		1	310		**Proposed Function**	Golf Course Clubhouse
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	363714	1	B	*		*	$0	Building is on grade and has and accessible entrance. The building is a golf course club house and has no toilet room or drinking fountain. The building is currently vacant and used for storage.
Exterior Walls	363715	1	B	100		40	$0	* Painted siding and trim in good condition. * Painted railings, columns, and beams at patio are in good condition. * Painted exterior door, sidelights, and transoms and in good condition.
Fixed Equipment	363716	1	N/A	15		*	$0	FCA record added by Contractor - see detail/pending. Building is currently used for storage. Building has no fixed equipment.
Interior Finish/Door	363717	1	D	10	3	0	$47,331	Interior finishes are in poor condition and have been damaged by past water infiltration. Repair finishes prior to occupancy.
Life Safety	363718	1	C	*		*	$0	Building is not Sprinkled. Sprinklers are not required.
Roof	363719	1	C	20		9	$0	Asphalt shingled roof in average condition.
Signage / Wayfindg	363720	1	D	10	2	*	$2,571	Building has no signage. Provide complete and compliant building signage.

Windows	363721	1	C	30		2	$0	Original single pane wood windows with metal screens are past their useful life, but are suitable for the current building function.
System Total Correction $49,902						**System Replacement Cost** $70,893		Ratio: 0.70
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	363722	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Concrete slab on grade
Foundations	363723	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Assumed spread footing
Vertical Members	363724	1	C	100		exceeds	$0	FCA record added by Contractor - see detail/pending. Wood frame building.
Building Frame Seismic	363725	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type W1. * Low seismic zone; wind loads govern.
Building Frame-Wind	363726	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363727	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $65,829		Ratio: 0.00
System Total Pending								

Bldg Total Correction $49,902.00	**Bldg Total Replacement** $176,557	Bldg Ratio: 0.28
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Storage - Vacant
46A	1945	0		1	315		**Proposed Function**	Golf Course Maintenance Shed

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	363728	1	B	*		*	$0	Building is at grade and in general compliance. Building is used for storage.
Exterior Walls	363729	1	D	100	3	0	$36,191	Painted siding, trim, and exterior doors are past its useful life. Paint and repair siding, trim, and doors to maintain its current state.
Fixed Equipment	363730	1	N/A	15		*	$0	FCA record added by Contractor - see detail/pending
Interior Finish/Door	363731	1	C	10		2	$0	Access to the interior of the building was not available at the time of the survey. Interior finishes were reported to be past their useful life, but suitable for their current use.
Life Safety	363732	1	C	*		*	$0	Building is not Sprinkled. Sprinklers are not required.
Roof	363733	1	C	20		10	$0	Asphalt shingled roof in fair condition.
Signage / Wayfindg	363734	1	F	10	2	0	$5,225	Building has no signage. Provide Complete and compliant building signage.
Windows	363735	1	N/A	30		*	$0	FCA record added by Contractor - see detail/pending. Building has no windows or louvers.
System Total Correction $41,416						**System Replacement Cost** $70,893		Ratio: 0.58
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Lighting & Power	364953	1	C	25		exceeds	$0	Light fixtures had T8 lamps and electronic ballast
Lightning Protect	363914	1	D	20	4	*	$1,763	None. Perform risk analysis per NFPA 780.
Secondary Dist.	363918	1	B	30		*	$0	Building appears to be served from panel in Building 46.
System Total Correction $1,763						**System Replacement Cost** $17,554		Ratio: 0.10

System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	363736	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Concrete slab on grade.
Foundations	363737	1	C	100		60	$0	FCA record added by Contractor - see detail/pending. Assumed spread footing.
Vertical Members	363738	1	C	100		exceeds	$0	FCA record added by Contractor - see detail/pending. Wood framing.
Building Frame Seismic	363739	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type W1. * Low seismic zone; wind loads govern.
Building Frame-Wind	363740	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363741	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $0 **System Replacement Cost** $65,829 Ratio: 0.00

System Total Pending

Bldg Total Correction $43,179.00 **Bldg Total Replacement** $176,557 Bldg Ratio: 0.24

Bldg Total Pending

Building 47	Year Built	Last Renov	Floors	FCA GSF		Current Function	Gas Meter House
	1935	0	1	142		Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	363742	1	B	*		*	$0	Building is a gas meter house most accessibility requirements do not apply.
Exterior Walls	363743	1	D	100	3	10	$23,323	Brick is in poor condition. Hollow metal door and frame in good condition.
Fixed Equipment	363744	1	B	15		exceeds	$0	FCA record added by Contractor - see detail/pending. Building is a gasmeter house Bldg. refer to mechanical/electrical records for additional information.
Interior Finish/Door	363745	1	C	10		9	$0	In general interior finishes are in average condition and are suitable for their current use.
Life Safety	363746	1	B	*		*	$0	Appropriate exiting provided.
Roof	363747	1	C	20		4	$0	Original EPDM in average condition.
Signage / Wayfindg	363748	1	C	10		exceeds	$0	In general interior finishes are in average condition and are suitable for their current use.
Windows	363749	1	B	30		5	$0	Fixed aluminum louvers in good condition.

System Total Correction $23,323 **System Replacement Cost** $32,473 Ratio: 0.72

System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	364464	1	C-	20		*	$0	Building was not accessible during 2021 FCA site visit.
Heating System	364470	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
Refrigeration Equip	364471	1	C-	23		*	$0	Building was not accessible during 2021 FCA site visit.
Room Air Dist/Term	364472	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.

Ventil (O.A. & Exh)	364473	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
System Total Correction $0						**System Replacement Cost** $7,423		Ratio: 0.00
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	364475	1	C-	50		*	$0	Building was not accessible during 2021 FCA site visit.
Fixtures / Piping	364476	1	C-	50		*	$0	Building was not accessible during 2021 FCA site visit.
Hot Water Heater	364477	1	C-	25		*	$0	Building was not accessible during 2021 FCA site visit.
Medical Gases	364478	1	C-	30		*	$0	Building was not accessible during 2021 FCA site visit.
System Total Correction $0						**System Replacement Cost** $2,783		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	363750	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Reinforced slab on grade
Foundations	363751	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Assumed spread footings
Vertical Members	363752	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Load bearing masonry wall.
Building Frame Seismic	363753	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern.
Building Frame-Wind	363754	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363755	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $30,154		Ratio: 0.00
System Total Pending								

Bldg Total Correction $23,323.00		**Bldg Total Replacement** $80,874	Bldg Ratio: 0.29
Bldg Total Pending			

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Laundry/Loading Dock/Storage
48	1952	1984	1	27,835		Proposed Function	Laundry

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	239755	3	D	*	3	*	$393,578	Building is partially accessible; 60% of entries are required to be accessible. Only one entry accessible: Provide another.. Recommend that building become planned for demolition and a new facility provided.
Accessibility	239756	4	F	*	3	*	$149,286	* Repair damaged guards and railings at exterior ramp and stairs. * Provide complying guards with separate handrails and extensions both sides of ramp and stairs. * Provide warning striping at top and bottom of ramp runs and at all nosings at stairs. * Repair spalled concrete at ramp rail posts and cracked concrete at stairs. * Recommend that building become planned for demolition and a new facility provided.

Accessibility	239757	5	F	*	3	*	$9,147	Provide International Symbol of Accessibility at main entrance when fully complying.
Accessibility	239758	6	C	*		*	$0	Most accessibility requirements do not apply to areas not accessible to public. Toilets are not disabled accessible, but adequate for use. Non-shop areas are required to be accessible.
Accessibility	239759	7	F	*	3	*	$83,691	Toilets are partially complying. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc..
Accessibility	110744	2	D	*	3	*	$429,763	No elevator access to the mezzanine level.
Accessibility	239760	8	D	*	3	*	$78,262	At least one locker and shower shall be accessible at each staff locker room and toilet.
Accessibility	239761	9	D	*	3	*	$17,890	Provide lever type hardware throughout building; about 50% of doors have conventional knob hardware.
Accessibility	239762	10	D	*	3	*	$70,572	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings. 4 locations.
Accessibility	239763	11	D	*	3	*	$53,670	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Exterior Walls	110745	2	F	100	3	0	$313,587	* Severe horizontal cracking of brick along line of roof structure/parapet around entire building, both floors. * Recommend detailed structural investigation followed by repairs. * Recommend that building become planned for demolition and a new facility provided.
Exterior Walls	38774	1	D	100	3	exceeds	$411,468	Brick and masonry exterior walls are generally in average condition; but Repair and repaint rusted pipe guards, handrails, and other exposed ferrous metal parts. Repaint exterior hollow metal doors and frames.
Fixed Equipment	38775	1	D	15	3	2	$14,024	Good seals on doors but ground is uneven, recommend repairing adjacent seals.
Interior Finish/Door	38776	1	D	10	1	exceeds	$819,954	Interior finishes/doors are in poor condition. Portions of lay-in ceiling are missing or damaged due to moisture probably coming from condensation related to clerestory windows. 13000SF
Life Safety	110746	2	B	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	239764	3	F	*	5	*	$12,723	Remove deadbolt lock in the mezzanine storage opening at the exit stair and replace with complying door hardware.
Roof	110747	2	B	20		11	$0	Precast coping joints resealed and base flashings repaired.
Roof	38778	1	F	20	3	0	$3,220,185	Roof is collapsing in certain areas. Structural repairs and re-roofing are required. Loading dock canopies collapsing, need to be removed and repaired. Recommend that building become planned for demolition and a new facility provided.
Roof	413617	3	F	20	5	exceeds	$100,631	Skylights are beyond lifespan, leaks are on 100 percent of roof. Non accessible doors and thresholds. Chemical room is leaking everywhere. Parapets are falling away from building. Windows are leaking.
Signage / Wayfindg	38779	1	A	10		10	$0	Building signage is in perfect condition.
Windows	38780	1	D	30	3	exceeds	$732,860	Aluminum framed windows with translucent insulated panels are in poor condition, in need of replacement. Approx 90 windows.
System Total Correction $6,911,291						**System Replacement Cost** $7,473,860		Ratio: 0.92
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	38782	1	F	25	5	exceeds	$130,820	Replace/repair battery egress lighting. Replace painted exit signs with battery LED type.
Fire Alarm	38783	1	F	15	5	exceeds	$704,415	Replace 1992-vintage Simplex 4100 fire alarm system with new addressable system that complies with current codes, VA criteria, and ADA requirements. Upgrade old Simplex FACP with new addressable fire alarm control panel, devices and upgrade old fire alarm wiring.
Lighting & Power	38784	1	D	25	4	exceeds	$736,117	FMS indicates that 80% of the lighting is T-12 and T-8 lamps and 20% are LED lamps. Replace the 80% of the fluorescent lights with LED.

Lightning Protect	38785	1	D	*	4	*	$57,397	None, perform risk analysis per NFPA 780.
Secondary Dist.	38787	1	D	30	5	exceeds	$528,270	1984-vintage Square D 2000A 480/277V switchboard, stepdown transformer, panelboards, and feeders are in poor condition.
Secondary Dist.	249015	2	F	30	5	exceeds	$70,442	Electrical system study is overdue. Provide electrical system study for the building.
Transformer	38789	1	C	30		4	$0	Cutler Hammer 500KVA, 4.16KV Delta 480/277V transformer with primary selective switch is in fair condition.
System Total Correction $2,227,461						**System Replacement Cost** $2,275,149		Ratio: 0.98
System Total Pending								

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Natural Gas System	38790	1	B	25		45	$0	Gas main installed in 2005 piping is in good condition. Laundry is currently abandoned and Laundry equipment has been removed. Bldg mainly used for linen storage.
Steam Distribution	38791	1	F	40	5	exceeds	$145,031	Steam and condensate piping exceeds its maximum Life expectancy and is in very poor condition. Leaks throughout the system require repairs.
System Total Correction $145,031						**System Replacement Cost**		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	42747	1	F	20	5	exceeds	$1,129,797	3 - 60 ton AHU split system type units are in very poor condition. Southwest corner unit is not operational. 7 smaller RTU splits are also in poor condition.
Ducts & Water Dist	42748	1	D	30	5	exceeds	$857,915	Ductwork is in poor condition and covered in lint. Recommend all duct to be replaced.
Engr. Control syst.	42749	1	D	20	3	13	$16,908	Electric thermostats are in poor condition.
Heating & Ventil.	42750	1	D	25	5	2	$124,770	Provide ventilation for the penthouse.
Heating System	42751	1	D	30	5	1	$57,186	Unit heaters through out the bldg are in poor condition. Several steam re-heat coils have leaks.
Ventil (O.A. & Exh)	42752	1	D	30	5	exceeds	$123,354	Ventilation system poor condition.
Exhaust Fans	110748	2	D	25	5	exceeds	$107,410	Replace 9 exhaust fans on the roof that appear rusty and old. 3 lint exhaust fans are in poor condition. All exhaust fans have exceeded their useful life and should be replaced.
System Total Correction $2,417,340						**System Replacement Cost** $2,654,340		Ratio: 0.91
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	42754	1	C	50		20	$0	Piping is in fair working condition.
Fire Sprinkler / Pump	110750	2	D	50	5	exceeds	$24,954	Provide double check detector valve assembly to fire service entrance.

Fixtures / Piping	110751	2	F	50	5	exceeds	$144,733	Fixtures are old and need to be replaces. Access was not granted to second floor but water was noticed to be leaking from upper level down staircase. Pipes are most likely leaking and/or broken.
Hot Water Heater	42756	1	D	25	5	exceeds	$37,431	Steam fired water heater tank - steam converter bundle replaced in 1998. Except, ""Unused Equipment"" should be removed.; including, Soft water tank and reuse tank are no longer used. Reused tank and pumps are not used due to unacceptable water condition. Steam leaking into first floor space.
Laundry Equipment	110752	2	F	*	5	*	$1	Repair piping leaking in the space to prevent the water flood all year round.
System Total Correction $207,118						**System Replacement Cost** $1,137,573		Ratio: 0.18
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42758	1	C	100		35	$0	Roof: Ribbed reinforced concrete slab. Floor: One way reinforced concrete slab and beams.
Foundations	42759	1	C	100		35	$0	Reinforced concrete spread footings.
Vertical Members	42761	1	C	100		35	$0	Exterior load bearing reinforced brick masonry walls and reinforced concrete columns. See exterior wall comments for costs.
Building Frame Seismic	363772	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363773	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363774	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $6,435,823		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	38788	1	C	*		*	$0	Mid-1990's TIP project installed CAT5 and fiber optic cabling. Some CAT6 has been installed. Some CAT3 cabling remains. System is in average condition. The cable system will be upgraded as part of upcoming EHRM project.
System Total Correction $0						**System Replacement Cost** $173,940		Ratio: 0.00
System Total Pending								

Bldg Total Correction $11,908,241.14	**Bldg Total Replacement** $20,150,684	Bldg Ratio: 0.59
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Apartments
53	1944	0	3	72,810		**Proposed Function**	EULeased to Catholic Charities

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Accessibility	363775	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. In general building is substantially compliant and has accessible routes to the interior and exterior.
Accessibility	363776	2	B	*		*	$0	FCA record added by Contractor - see detail/pending. Building is independent living. Accessible drinking fountains and toilet rooms are provided at first floor common areas.
Exterior Walls	363777	1	B	100		*	$0	FCA record added by Contractor - see detail/pending. In general exterior masonry walls with stone panels and trim are in good condition.
Exterior Walls	363778	2	C	100		*	$0	FCA record added by Contractor - see detail/pending. Provide tuckpointing at 30% of the masonry walls. * Clean and seal stone panels and trim work.
Fixed Equipment	363779	1	B	15		10	$0	FCA record added by Contractor - see detail/pending. In general building equipment is in good condition with no problems being reported or observed. * Residential style kitchen equipment is in good condition. * Residential style Laundry equipment is in good condition. * Residential style recreational/ exercise equipment is in good condition.
Interior Finish/Door	363780	1	B	10		8	$0	FCA record added by Contractor - see detail/pending. In general interior finishes are in good condition. * Common area finishes are in good condition. * Observed tenant spaces are in good condition.
Life Safety	363781	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. Building is fully sprinklered.
Life Safety	363782	2	C-	*		*	$0	FCA record added by Contractor - see detail/pending. Verify windows adjacent to stairwell landings is tempered.
Roof	363783	1	C	20		exceeds	$0	FCA record added by Contractor - see detail/pending. Slate shingle roof is past its useful life, but is in average condition. * Copper gutters and downspouts are in average condition.
Roof	363784	2	C	20		exceeds	$0	FCA record added by Contractor - see detail/pending. Asphalt membrane roofing at lower roofs is past its useful life, but is in average condition. * Metal coping and flashing is in average condition.
Signage / Wayfindg	363785	1	A	10		7	$0	FCA record added by Contractor - see detail/pending. Building signage is complete and compliant. Building signage is in good condition.
Windows	363786	1	B	30		17	$0	FCA record added by Contractor - see detail/pending. Aluminum residential style windows and louvers are in good condition. No problems were reported or observed.
System Total Correction $0						**System Replacement Cost** $16,650,641		Ratio: 0.00
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	364216	1	A	*		*	$0	Most panels are located within electrical closets, some are located in corridors.
Emerg Elec Sys.	364054	1	C	25		14	$0	Building served by battery egress lights and exit signs. The existing exit sign should be replaced with new LED type signs. Building has emergency panel that appears to serve on life safety loads.
Fire Alarm	364055	1	C	15		4	$0	The existing Simplex 4100 panel installed in 2005 in fair condition.
Lighting & Power	364056	1	C	25		14	$0	The existing T8 fixture installed in 2005 are in fair condition.
Lightning Protect	364057	1	D	20	4	*	$624	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	364058	1	C	15		4	$0	No nurse call, cable television distributed to units via common system.

Secondary Dist.	364059	1	B	30		19	$0	2000 Amp, 208/120 Volt main switchboard with a dedicated branch circuit panel for each resident unit. All distribution is manufactured by General Electric and is in good condition. Equipment was installed in 2005.
Transformer	364060	1	C	30		19	$0	Pad mounted transformer is in good condition. Pad appears to have settled and is no longer level, but this does not seem to be affecting the performance of the unit.
System Total Correction $624						**System Replacement Cost** $4,123,016		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	363787	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Reinforced concrete slab.
Foundations	363788	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Assumed concrete spread footings.
Vertical Members	363789	1	C	100		20	$0	FCA record added by Contractor - see detail/pending. Load bearing masonry walls.
Building Frame Seismic	363790	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363791	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363792	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $15,461,309		Ratio: 0.00
System Total Pending								

Bldg Total Correction $624.18	**Bldg Total Replacement** $41,468,025	Bldg Ratio: 0.00
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Engineering Shops
7	1921	0		2	15,069		**Proposed Function**	Engineering Shops

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	42820	1	C	*		*	$0	Not accessible to public; most accessibility requirements do not apply. Toilets are not disabled accessible, but adequate for use.
Accessibility	279174	2	D	*	3	*	$16,738	Provide dual height or single disabled accessible height drinking fountains. Locate in alcove or with wing walls or railings.
Exterior Walls	238347	3	B	30		13	$0	Concrete flatwork is in good condition; second floor cornices are in good condition.
Exterior Walls	110672	2	D	50	3	exceeds	$153,792	Steel framed enclosure with metal siding is in poor condition. Paint exterior metal pipe columns, gutters, downspouts, and replace metal siding.
Exterior Walls	42821	1	D	100	3	exceeds	$538,272	Brick is in poor condition, particularly at pavement. Clean, repair, repoint. Repair and paint wood trim, windows and gutters.
Fixed Equipment	42822	1	C	15		exceeds	$0	Fixed equipment is in operational condition but beyond expected life.
Interior Finish/Door	110673	2	D	10	1	exceeds	$150,945	* Exterior spiral stair at south end cannot serve as an exit; provide complying exit. * Exterior exit stair on North end does not appear structurally sound. Replace with a code compliant metal exit stair. * Second floor has locked door marked as an exit. Remove lock. * Provide more exit signs on first floor. * No code compliant exits from 2nd floor.

Interior Finish/Door	413633	3	C	10		exceeds	$0	Interior finishes/doors are in serviceable condition except as noted.
Life Safety	238348	1	C	*		*	$0	Fully sprinklered. No problems observed.
Life Safety	238349	2	F	*	5	0	$206,117	* Exterior spiral stair at south end cannot serve as an exit; provide complying exit. * Exterior exit stair on North end does not appear structurally sound. Replace with a code compliant metal exit stair. * Second floor has locked door marked as an exit. Remove lock. * Provide more exit signs on first floor. * No code compliant exits from 2nd floor.
Roof	110677	2	D	20	2	exceeds	$111,956	[Field Engineer Review Completed on 08/09/2017 by VHAHINDoyleL.] [Auto Generated Project Pending on 06/19/2017 for Project Number 578-16-019 created by VHAHINDoyleL.] Metal lower roofs are in rusted condition and need resealing. Provide overflow scuppers at 27-inch high parapets per current building code requirement on main roof.
Roof	42824	1	F	20	2	0	$146,263	[Field Engineer Review Completed on 08/09/2017 by VHAHINDoyleL.] [Auto Generated Project Pending on 06/19/2017 for Project Number 578-16-019 created by VHAHINDoyleL.] * BUR is not in good condition. Leaks causing deterioration to finishes below.
Signage / Wayfindg	42825	1	D	10	1	exceeds	$70,488	Existing signage has exceeded its estimated life. Provide room names and numbers.
Windows	42826	1	D	10	3	exceeds	$333,044	Original wood single glazed windows are in poor condition. Replace with double glazed aluminum; approximately 30 windows.
Windows	413610	2	D	30	2	20	$140,976	Needs tuckpointing at windows, needs new windows
System Total Correction $1,868,591						**System Replacement Cost** $2,731,194		Ratio: 0.68
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	162061	1	C	*		*	$0	Panels in shops areas. Telecommunications closet.
Emerg Elec Sys.	162062	1	F	25	5	exceeds	$64,881	Install/repair battery egress lighting; replace exit lights with battery LED type.
Fire Alarm	110678	2	B	15		13	$0	2019 Simplex 4100U fire alarm system with new addressable system. Upgrade fire alarm devices and wiring
Lighting & Power	42828	1	C	25		13	$0	* Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition. * 80% of the light fixtures have been upgraded to T8 lamps with electronic ballasts by ongoing maintenance efforts and/or renovation projects.20% of the light fixtures has been upgraded to LED.
Lightning Protect	162063	1	D	20	4	*	$24,671	None. Perform risk analysis per NFPA 780.
Nurse Call/Int/TV	162075	1	C	15		4	$0	TV: cable TV from Bldg 1 in break room.
Secondary Dist.	110680	2	F	30	5	exceeds	$35,676	Replace 2 obsolete 208/120V panels: Federal Pacific 150A and Bulldog 4-ckt fused panel. Storage area on the 2nd floor is without a 3'-0"" clearance. Code violation. Comply with NEC code requirement.
Secondary Dist.	42829	1	B	30		24	$0	2015 800A Eaton switchboard 120/208V in good condition

Transformer	42830	1	F	30	5	exceeds	$197,083	Outdoor padmounted oil-filled 225KVA Vantran transformer with primary selective switch, 4.16KV-120/208V, is functional as-is but is nearing its life expectancy due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $322,311						**System Replacement Cost** $1,059,417		Ratio: 0.30
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42831	1	D	40	4	exceeds	$191,822	Steam and condensate piping exceeds its useful life expectancy and is in poor condition.
System Total Correction $191,822						**System Replacement Cost**		
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	42832	1	D	20	3	exceeds	$209,367	* Air Handler is currently operational but very old. Carrier M#39AC6005TH2; S#66260175; Steam/DX. * Condensing unit is in fair condition. * Window A/C units are in fair condition. * There is no provision for outside air.
Ducts & Water Dist	42833	1	D	30	3	10	$682,034	Replace ductwork and piping.
Engr. Control syst.	42834	1	D	20	1	exceeds	$198,147	Original air compressors are in poor condition. Provide new DDC controls with new AHU.
Heating System	42836	1	C	30		exceeds	$0	Steam radiators which exceed their useful life are in fair condition.
Exhaust Fans	162565	2	C	20		4	$0	Exhaust fan for the shop area in fair condition.
Exhaust Fans	42838	1	C	20		exceeds	$0	Dust collector is in fair working condition.
System Total Correction $1,089,548						**System Replacement Cost** $1,222,404		Ratio: 0.89
System Total Pending								

Plumbing	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Fire Sprinkler / Pump	42839	1	C	50		exceeds	$0	90% of building is sprinklered. Piping is in fair condition.
Fixtures / Piping	42840	1	C	50		exceeds	$0	Approx. 80% of fixtures have been replaced with new.
System Total Correction $0						**System Replacement Cost** $570,454		Ratio: 0.00
System Total Pending								

Structural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Floor Systems	42842	1	C	100		4	$0	Reinforced concrete one way slab and beams.
Foundations	42843	1	C	100		4	$0	Reinforced concrete spread footings.
Vertical Members	42845	1	C	100		4	$0	Reinforced concrete columns. Load bearing masonry walls and some steel columns.
Building Frame Seismic	363534	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363535	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363536	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-Essential Building
System Total Correction $0						**System Replacement Cost** $2,320,123		Ratio: 0.00

System Total Pending

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elevators	42846	1	D	20	3	exceeds	$1,130,956	F1: Hollister Whitney geared machine freight elevator with EMS doors. 1996 vintage Virginia PLC controls with AC drive. Equipment is in poor condition and exceeds useful life. Power vertical bi-parting freight doors. 3,500 lbs. operating at 100 fpm.

System Total Correction $1,130,956 **System Replacement Cost** $162,986 Ratio: 6.94

System Total Pending

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162076	1	C	15		*	$0	Mid-1990's TIP project installed CAT3/5 cabling from Bldg 33. System is in average condition.

System Total Correction $0 **System Replacement Cost** $74,765 Ratio: 0.00

System Total Pending

Bldg Total Correction $4,603,228.00 **Bldg Total Replacement** $8,141,342 Bldg Ratio: 0.57

Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Facilities/Mgmt/Admin. Offices/Approx. 50% Tenant
8	1921	0	2	23,698		Proposed Function	Facilities/Mgmt/Admin. Offices/Approx. 50% Tenant

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	42847	1	D	*	3	*	$142,500	Non-shop areas are required to be accessible. Ramp entrance from Building 1 connecting corridor has no handrails; provide complying handrails at ramp.
Accessibility	238586	2	F	*	3	*	$180,953	Building is partially accessible; 60% of entries are required to be accessible.
Accessibility	238587	3	F	*	3	*	$8,595	Provide International Symbol of Accessibility at main entrance when fully complying.
Accessibility	238588	4	F	20	3	*	$454,192	No elevator for second floor access. Recommend provide elevator.
Accessibility	238593	5	C	*		*	$0	Most accessibility requirements do not apply to shop areas not accessible to public. Toilets, lockers, break rooms, etc. are not disabled accessible, but adequate for use.
Accessibility	238595	6	F	*	3	*	$158,334	Toilets are not complying at 2nd floor. Verify door hardware, grab bars behind and aside toilets, correct heights of fixtures and accessories, insulation at hot water supply and drain pipes, sufficient floor clearance, door swing interference, etc. Provide entire new toilets.
Accessibility	238598	7	D	*	3	*	$38,457	At least one locker and shower shall be accessible at each staff locker room and toilet at 2nd floor.
Accessibility	238601	8	F	*	3	*	$285,646	Provide lever type hardware throughout building; about 50% of doors have conventional knob hardware.
Accessibility	238607	9	D	*	3	*	$17,010	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings.
Accessibility	238609	10	D	*	3	*	$57,129	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Exterior Walls	279176	3	D	100	3	exceeds	$10,857	Crawl space access door rusted and not operational. Replace door frame and hardware.
Exterior Walls	110682	2	D	100	3	exceeds	$380,861	* Brick is in poor condition, particularly at pavement; clean, repair, repoint. * Wood trim and cornices in poor condition; repair and repaint. * Metal siding, pipe columns, gutters, downspouts, railings, etc. are badly rusted; repaint.
Exterior Walls	413611	4	D	100	2	50	$366,928	Needs new windows, needs new corrugated siding, needs new plaster in shop, Steam issues on walls and exterior wall can be seen from the inside wall

Fixed Equipment	42849	1	D	*	3	*	$3,619	Dock bumpers are falling off dock face; reattach.
Interior Finish/Door	42850	1	D	10	1	exceeds	$261,842	[Field Engineer Review Completed on 09/16/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 07/12/2021 for Project Number 578-13-099 created by VHAHINDoyleL.] First floor Interior finishes/doors are in poor condition. Repair water damage on the walls and ceilings.
Interior Finish/Door	110683	2	C	10		exceeds	$0	Second floor Interior finishes/doors are in average condition. Modular cubicles are in fair condition.
Interior Finish/Door	413634	3	D	10	1	exceeds	$387,875	Second floor: Repair water damage on walls and ceilings.
Life Safety	279177	3	D	*	5	*	$40,714	Provide complying guardrails at stairs to crawlspace.
Life Safety	238616	2	D	*	5	*	$30,536	Provide complying handrails at stairs to grade.
Life Safety	42851	1	C	*		*	$0	Fully sprinklered. No problems observed.
Roof	42852	1	B	20		15	$0	Membrane roofing is in good condition.
Roof	279178	2	C	20		8	$0	Asphalt shingles in upper roof are in fair condition.
Signage / Wayfindg	42853	1	D	10	1	exceeds	$87,281	Building signage needs to be updated. Provide new building signage.
Windows	42854	1	D	30	3	exceeds	$651,431	Original wood single glazed windows are in poor condition. Replace with double glazed aluminum; approximately 80 windows.
Windows	279179	2	B	30		23	$0	Glass block clerestory windows in good condition.
System Total Correction $3,564,760						**System Replacement Cost** $10,180,729		Ratio: 0.35
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42855	1	C	*		*	$0	* Switchboard and panel boards in corridor. * Telecommunications closet.
Emerg Elec Sys.	162078	1	F	25	5	exceeds	$149,964	Install/repair battery egress lighting; replace exit lights with battery LED type. Install 90% of egress lighting and install battery LED type in the building.
Fire Alarm	42856	1	B	15		13	$0	2019 Simplex 4100U fire alarm system with new addressable system. Upgrade fire alarm devices and wiring
Lighting & Power	162079	2	F	25	4	exceeds	$482,222	Approximately 60% of the branch circuit wiring is cloth-insulated in poor condition. Replace wiring with THHN/THWN insulated wiring.
Lighting & Power	413427	3	B	25		20	$0	80% T8 light and 20% LED lighting are in good condition.
Lightning Protect	162080	1	D	20	4	*	$61,096	None. Perform risk analysis per NFPA 780.
Secondary Dist.	42858	1	F	30	5	exceeds	$463,534	* 225A, 120/280V panels. 6 fused circuits. Panel in corridor and panels 8A7N, 8A4N and 8A5 have exceeded maximum life expectancy. Replace all panels and feeders. * Distribution panel in corridor between buildings 8 + 33 should be relocated and replaced
Transformer	100742	1	F	30	5	exceeds	$333,985	(2) Vantran Electric Transformer 500KVA and 300KVA- 4160V-208Y/120V, 3phase is functional as-is but is nearing its life expectancy due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $1,490,801						**System Replacement Cost** $3,357,419		Ratio: 0.44
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42859	1	C	40		exceeds	$0	Both main and distribution steam piping has exceeded its useful life, but isin fair condition.
System Total Correction $0						**System Replacement Cost**		

System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	363246	5	C	20		15	$0	Police station is served by Carrier AHU DX Cooling, in fair condition; M#40RR-014---530; S#3294F07554
Air Handling Equip	279437	2	D		4	exceeds	$100,370	25 year old, 7 Ton RTU serving 1st floor is in poor condition.
Air Handling Equip	279439	4	C	20		18	$0	New unit serving machine shop has been installed but is undersized and in summer supplementary portable cooling unit is used as well. This is packaged unit located inside and ducted to outside. Electric heat/cool. JCI M#J06ZHE36P2BAC4; S#N0F9915045
Ducts & Water Dist	42861	1	C	30		15	$0	Police station is served by Carrier AHU DX Cooling, in fair condition.
Engr. Control syst.	42862	1	D	20	1	exceeds	$424,600	Provide new DDC controls for new AHU.
Heating & Ventil.	42863	1	D	25	4	exceeds	$72,224	Four (4) steam Unit heaters which exceed their useful life are in fair condition.
Heating System	42864	1	C	30		exceeds	$0	Steam radiators are adequate for the space.
Heating System	363250	2	F	30	5	exceeds	$142,512	Multiple areas in this building suffer from steam shut downs because of leaks that cannot be repaired.
Ventil (O.A. & Exh)	42865	1	D	30	3	*	$125,487	Provide heated makeup air for dust collector.
Exhaust Fans	42866	1	C	25		exceeds	$0	Three Exhaust fans and dust collector which exceed their useful life, but are in fair working condition.

System Total Correction $865,193 **System Replacement Cost** $3,873,946 Ratio: 0.22

System Total Pending

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	42867	1	C	50		29	$0	Limited area sprinkler piping is in fair working condition. Whole area should be sprinkled.
Fixtures / Piping	42868	1	D	50	4	exceeds	$285,025	Approx. 20% of fixtures and piping exceed their maximum life expectancy, and are in old poor condition.
Fixtures / Piping	413596	2	A	50		48	$0	Approx. 80% of fixtures have been replaced with new.

System Total Correction $285,025 **System Replacement Cost** $1,807,842 Ratio: 0.16

System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	42870	1	C	100		4	$0	Roof: Reinforced concrete joists and slab. Floor: Reinforced concrete slab on grade.
Foundations	42871	1	C	100		4	$0	Reinforced concrete spread footings.
Vertical Members	42873	1	C	100		4	$0	Reinforced concrete columns load bearing and masonry walls.
Building Frame Seismic	363537	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E1.
Building Frame-Wind	363538	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363539	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-Essential Building

System Total Correction $0 **System Replacement Cost** $7,918,344 Ratio: 0.00

System Total Pending

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	100743	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286836	1	F	15	4	*	$45,040	Telecommunications room 114 is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286837	2	D	15	4	*	$9,161	Telecommunications Room 114: * Has no UPS units, install UPS with remote monitoriing supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground.
System Total Correction $54,201						**System Replacement Cost** $236,940		Ratio: 0.23
System Total Pending								

Bldg Total Correction $6,259,980.00	**Bldg Total Replacement** $27,375,219	Bldg Ratio: 0.23
Bldg Total Pending		

Building	**Year Built**	**Last Renov**	**Floors**	**FCA GSF**		**Current Function**	Joliet CBOC
800	2005	2013	2	63,292		**Proposed Function**	Joliet CBOC

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Accessibility	364121	1	B	*		*	$0	In general building is accessible with most interior and exterior routes complying.
Accessibility	364122	2	B	*		*	$0	In general toilet rooms, drinking fountains, locker rooms, and lounges are accessible.
Exterior Walls	364123	1	C	100		60	$0	In general exterior walls are in average condition.
Exterior Walls	364124	2	D	*	3	*	$286,322	* Spot tuck pointing is required at masonry. Tuck point 20 percent of exterior walls. *Clean and seal existing stonework and trim at building façade.
Exterior Walls	365118	3	F	100	3	*	$57,264	CBOC flashing is failing at existing hospital façade. It was reported that an exterior walls will to be constructed to separate the CBOC construction the existing hospital exterior wall.
Exterior Walls	413635	4	D	100	5	*	$155,224	Demolish remainder of remaining hospital and build new exterior wall at junction of CBOC.
Fixed Equipment	364125	1	B	15		12	$0	* In general building equipment is in good condition with no problems reported or observed. * Building casework is in good condition
Interior Finish/Door	364126	1	B	10		7	$0	In general building interior finishes are in good condition.
Life Safety	364127	1	A	*		*	$0	Building is fully sprinkled. No problems reported or observed.
Life Safety	364128	2	D	*	5	*	$55,982	* Cane detection required at egress stairs. * Handrail extensions at (1) egress stair required.
Life Safety	364129	3	D	*	5	*	$2,491	FCA record added by Contractor - see detail/pending. Cane detection required at egress stairs. * Handrail extensions at (1) egress stair required.
Roof	364130	1	F	*	4	*	$1,288,449	* Insulation and recovery board under the buildings EPDM membrane has delaminated. Replace roofing system.
Roof	364131	2	D	*	3	*	$31,667	FCA record added by Contractor - see detail/pending. Flashing at existing building is in poor condition. Replace flashing.
Roof	364132	3	C-	*		*	$0	Stone façade of existing adjacent building (by others) is spalling and debris is falling on to the roof membrane. Clean roof free of debris and monitor roof for damage due to debris.
Signage / Wayfindg	364133	1	B	10		4	$0	Building signage is compliant and complete. Signage is in good condition.

Windows	364134	1	B	30		24	$0	Fixed aluminum windows and storefront system in good condition.
Windows	414629	2	D	30	3	*	$135,715	Station reports caulking around certain windows is separating. Perform study and replace all caulking that is not properly adhering to the windows and surrounding areas.
System Total Correction $2,013,114						**System Replacement Cost** $14,474,006		Ratio: 0.14
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Elec/Tele Closets	364217	1	A	*		*	$0	Original Building from 1995, then renovated in 2006. Electrical equipment located in dedicated closets.
Emerg Elec Sys.	364218	1	A	25		20	$0	(3) ATSs installed in 2015, and emergency distribution prepared, but no generator has been installed.
Fire Alarm	364220	1	C	15		2	$0	Edwards System from 2006, in fair condition.
Lighting & Power	364221	1	B	25		12	$0	Interior lighting and wiring in good condition.
Lighting & Power	364961	2	D	25	4	exceeds	$6,107	(1) exterior pole light wired improperly with exposed wiring running along roof
Lighting & Power	364962	3	D	25	4	exceeds	$62,598	Exterior wall sconces in poor condition.
Lightning Protect	364963	1	D	20	4	*	$39,369	Perform Risk Assessment per NFPA 780
Nurse Call/Int/TV	364964	1	D	15	3	*	$2,940	Abandoned telecom equipment should be fully removed in room B030.
Secondary Dist.	364222	1	B	30		25	$0	1600amp, 277/480V Distribution equipment in good condition. All transformers replaced in 2015.
Transformer	364965	1	C	30		2	$0	Original to 1995 build out. In fair condition.
System Total Correction $111,014						**System Replacement Cost** $3,584,040		Ratio: 0.03
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	413576	1	A	25		25	$0	Air handlers are in good working condition
Air Handling Equip	413579	2	B	25		20	$0	In good working condition by Honeywell
Air Handling Equip	413580	3	C	20		15	$0	Liebert unit major repair work done recently.
Air Handling Equip	413582	4	B	25		25	$0	Return air fan in good working condition with airside economizer.
Cooling twr	413585	1	B	25		20	$0	Chilled water pumps in good working condition
Ducts & Water Dist	413578	1	B	25		20	$0	In good working condition
Engr. Control syst.	413584	1	B	30		25	$0	Compressed air in good working condition
Heating System	413574	1	A	20		12	$0	(3) Steam boilers built in 2013 in good working condition
Primary chilled sys.	413577	1	A	25		20	$0	(2) Air cooled chiller is in good working condition
Exhaust Fans	413581	2	B	25		25	$0	New exhaust fan in good working condition.
Exhaust Fans	413564	1	A	20		20	$0	In good working condition.
System Total Correction $0						**System Replacement Cost** $3,308,344		Ratio: 0.00
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fixtures / Piping	413583	1	C	25		15	$0	Steam piping started rusting.
System Total Correction $0						**System Replacement Cost** $1,240,629		Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Floor Systems	364135	1	B	100		70	$0	FCA record added by Contractor - see detail/pending. Concrete slab on metal deck
Foundations	364136	1	B	100		70	$0	FCA record added by Contractor - see detail/pending. Assumed spread footings.
Vertical Members	364137	1	B	100		70	$0	FCA record added by Contractor - see detail/pending. Reinforced concrete column and reinforced masonry wall.
Building Frame Seismic	364138	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type RM1L. * Low seismic zone; wind loads govern.
Building Frame-Wind	364139	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes newer building codes.
Non Structural Components & Equipments-Seismic	364140	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building
System Total Correction $0						**System Replacement Cost** $13,440,148		Ratio: 0.00
System Total Pending								

Transport	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elevators	364141	1	F	20	4	exceeds	$610,716	Joliet CBOC- Dover in ground hydraulic. Installed in 1990. 2 stops with a 4000 lb. capacity. Speed 100 fpm. Unit is in failing condition. Dover DMC-1 controls are obsolete and no longer supported.
System Total Correction $610,716						**System Replacement Cost**		
System Total Pending								

Bldg Total Correction $2,734,844.37	**Bldg Total Replacement** $36,047,167	Bldg Ratio: 0.08
Bldg Total Pending		

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Auditorium/Volunteers
9	1921	0		3	12,735		**Proposed Function**	Auditorium/Volunteers

Details

Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	238648	2	D	*	3	*	$72,381	Interior ramp is not disabled accessible. Provide compliant ramp slope and handrails.
Accessibility	238651	3	D	*	3	*	$67,857	Provide disabled access to stage.
Accessibility	238654	4	D	*	3	*	$162,668	Provide lever type hardware throughout building; about 80% of doors have conventional knob hardware.
Accessibility	238656	5	D	*	3	*	$16,286	Provide dual height or single disabled accessible height drinking fountains throughout building. Locate in alcove or with wing walls or railings.
Accessibility	238659	6	D	*	3	*	$40,667	Sinks and countertops in staff break rooms, conference rooms, etc. must be 34" maximum AFF.
Accessibility	42874	1	C	*		*	$0	Building is substantially accessible (Main Entrance and Toilets). 60% of entries are required to be accessible. Building has no elevator to upper level.
Exterior Walls	42875	1	D	100	3	exceeds	$406,669	In general exterior finishes are in poor condition. * Clean existing masonry walls. * Tuckpoint 75 percent of the exterior masonry wall. * Repair and paint wood trim work.
Interior Finish/Door	238662	2	B	10		2	$0	Toilet and interior finishes are in good condition throughout.
Interior Finish/Door	42877	1	D	10	3	exceeds	$2,440,015	Replace original metal kitchen cabinets. Interior finishes are deteriorating especially at the stage area. It was also reported that building contains asbestos. Upgrade finishes.
Life Safety	238663	2	D	*	5	*	$152,679	Provide disabled accessible exit from 3 pairs of doors at east side of Auditorium; existing stairs are inadequate.
Life Safety	238666	3	D	*	5	exceeds	$35,625	Replace exposed operating rods at panic hardware equipped doors with concealed rods.

Life Safety	42878	1	F	*	5	*	$274,502	Provide fire sprinklers throughout floor with Group A occupancy: Auditorium - A-1 Occ., concentrated, chairs only-not fixed; 397 persons at 7 SF/occ.; 300 maximum in fire area allowed by IBC (excludes Balcony).
Roof	161413	2	B	20		11	$0	Fully adhered EPDM in good condition. Replaced in 2012.
Roof	42879	1	B	20		11	$0	Asphalt shingles at upper roofs are in good condition. Replaced in 2012.
Signage / Wayfindg	42880	1	D	10	1	exceeds	$37,278	Existing signage has exceeded its useful life. Provide room names, numbers and wayfinding signage. Provide Braille.
Windows	413612	2	D	30	3	50	$169,988	Auditorium windows and window ledge damage - movie theatre needs to be renovated in the movie screening room. Tuckpointing on the masonry columns and parapets could be rebricked because they are falling over.
Windows	413613	3	B	30		*	$0	Needs new windows
Windows	42881	1	D	30	3	exceeds	$325,715	Original wood single glazed windows are in poor condition. Repair and paint as necessary or replace with double glazed aluminum; approximately 40 windows.
System Total Correction $4,202,330						**System Replacement Cost** $3,916,346		Ratio: 1.07
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Elec/Tele Closets	42882	1	D	*	4	*	$1	Stored equipment creating NEC violation in electrical room; removed stored material from telecommunications closet. No cost; housekeeping/maintenance issue.
Emerg Elec Sys.	162087	1	F	25	4	exceeds	$32,025	Install/repair battery egress lighting; replace exit lights with battery LED type. Install 90% of egress lighting and install battery LED type in the building.
Fire Alarm	162088	1	B	15		13	$0	2019 Simplex 4100U fire alarm system with new addressable system. Upgrade fire alarm devices and wiring
Lighting & Power	413429	3	B	25		20	$0	80% T8 light and 20% LED lighting are in good condition.
Lighting & Power	110687	2	D	25	5	exceeds	$247,340	Approximately 60% of the branch circuit wiring is cloth-insulated in poor condition. Replace wiring with THHN/THWN insulated wiring
Lighting & Power	42883	1	C	25		13	$0	Approximately 40% of the branch circuit wiring is THHN/THWN in fair condition.
Lightning Protect	162089	1	D	20	4	*	$26,095	None. Perform risk analysis per NFPA 780.
Secondary Dist.	42884	1	F	30	5	exceeds	$167,947	Obsolete Westinghouse 1200A, 120/208V switchboard. 400A, 120/208V HVAC equipment panel. Two 225A, 208/120V panels. Obsolete; replace all and feeders. 100 amp and 225amp panel in back stage obsolete and needs to be replaced.
Transformer	42885	1	F	30	5	exceeds	$201,409	Outdoor padmounted oil-filled 300KVA transformer with primary selective switch, 4.16KV-120/208V, is functional as-is but is nearing its life expectancy due to exposure to the elements as well as lack of regular maintenance.
System Total Correction $674,817						**System Replacement Cost** $1,251,799		Ratio: 0.54
System Total Pending								

Energy	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Steam Distribution	42886	1	C	40		8	$0	Steam piping is in fair condition.
System Total Correction $0						**System Replacement Cost**		

System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Air Handling Equip	162566	2	D	20	3	exceeds	$268,361	18 fan coils which have exceeded their useful life expectancy. Parts are not available to repair the FCUs.
Air Handling Equip	42887	1	D	20	5	exceeds	$573,542	Replace (2) Trane 30 ton air handlers on the roof which have exceeded maximum life expectancy and are in poor condition. Provide new units per VA guidelines. These are Trane packaged units M#SAHE-C156-AA; S#C84A-10961
Ducts & Water Dist	39491	1	D	30	5	exceeds	$732,005	Install new duct work and associated piping when air handlers are replaced.
Engr. Control syst.	39492	1	D	20	1	exceeds	$661,279	Provide Air Handlers with new DDC Controls which communicate with campus wide system.
Heating System	363506	2	D	30	4	exceeds	$913,017	Steam distribution has failures that are not repaired. Steam is simply shut down.
Heating System	39493	1	C	30		exceeds	$0	Steam radiators are adequate for the space.
Refrigeration Equip	39494	1	B	23		14	$0	Chiller and pumps in good condition.
Ventil (O.A. & Exh)	39495	1	D	30	1	exceeds	$59,969	Provide air side economizers with new Air handlers and CO2 sensors for auditorium to limit O.A intake during non-occupied mode.
Exhaust Fans	39496	1	C	25		exceeds	$0	Exhaust fans have exceeded their useful life ,but are in fair condition.

System Total Correction $3,208,173 **System Replacement Cost** $1,341,215 Ratio: 2.39

System Total Pending

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fixtures / Piping	110688	2	D	50	3	exceeds	$360,698	Piping exceeds maximum life expectancy and is in poor condition.
Fixtures / Piping	413597	3	B	50		*	$0	Fixtures are in good condition.
Fixtures / Piping	39497	1	C	50		exceeds	$0	Fixtures exceed maximum Life expectancy , but are in fair condition. Replace fixtures with ADA compliant devices per VA guidelines.

System Total Correction $360,698 **System Replacement Cost** $625,900 Ratio: 0.58

System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	39499	1	C	100		4	$0	Roof: steel trusses and reinforced concrete slab and beams. Balcony: steel beams and reinforced concrete slab.
Foundations	39500	1	C	100		4	$0	Reinforced concrete spread footings and basement walls.
Vertical Members	39502	1	C	100		4	$0	Load bearing masonry walls and steel columns.
Building Frame Seismic	363540	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URML. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363541	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.

Non Structural Components & Equipments-Seismic	363542	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-Essential Building
System Total Correction $0						**System Replacement Cost** $2,251,899		Ratio: 0.00
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Inside Cable Plant (ICP)	241178	2	D	15	4	exceeds	$108,555	Replace 50 percent old Cat 3 cabling.
Inside Cable Plant (ICP)	100744	1	C	15		*	$0	The ICP for this site was installed during the 1998 TIPS project. Adds and changes are being conducted on on as needed basis. Any new cables that are being installed are Category 5e or Category 6. The cables are routed in the overhead intersitial spaces between floors. the cables are supported by cable tray and j-hooks.
Telecommunications Rooms	286838	1	F	15	4	*	$39,951	Telecommunications room 101e is too small, expand room or relocate to a location that conforms to the requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Telecommunications Rooms	286839	2	D	15	4	*	$6,107	Telecommunications Room 101e: * Has no UPS units, install UPS with remote monitoriing supporting 20 minutes of power & connect to emergency power. * Has no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. * Has no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. * Has bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static.
System Total Correction $154,613						**System Replacement Cost** $82,031		Ratio: 1.88
System Total Pending								

Bldg Total Correction $8,600,631.34		**Bldg Total Replacement** $9,469,189	Bldg Ratio: 0.91
Bldg Total Pending			

Building	**Year Built**	**Last Renov**		**Floors**	**FCA GSF**		**Current Function**	Connecting Corridor
CC	1921	0		1	17,684		**Proposed Function**	Connecting Corridor
Details								
Architectural	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Accessibility	160969	1	D	*	3	*	$1,330,004	* In generally connecting corridors are accessible. * Connecting Corridors also run parallel to Building 1 * Provide handrails/crashrails along its length. Approx. 4200 LF of rail.
Accessibility	160970	2	D	*	3	*	$486,508	* Most ramp conditions lack landings, handrails, and sometimes exceed VA slope criteria. Provide handrails. * Slope and landing conditions generally require demolition and reconstruction. * Ramp to building 221 too great a rise without a landing.
Exterior Walls	159371	1	D	100	3	exceeds	$1,051,258	* In general exterior walls are in poor condition. Repair and repoint existing brick walls. Provide insulation at walls and roof. * Corridor to Bldg. 3 is prefinished horizontal rib metal siding in poor condition. Replace all damaged panels and repaint panels and trim.
Fixed Equipment	161433	1	N/A	*		*	$0	
Interior Finish/Door	161434	1	D	10	1	exceeds	$6,249,286	In general interior finishes are in poor condition. Replace floors, ceilings, and paint.

Life Safety	161435	1	F	*	5	*	$244,287	* In general corridors lack required area and horizontal exit separations. * Doors from Building 1 courtyards open contrary to direction of exit travel (should open out from courtyards into corridors, particularly with added exit loading from exterior fire escapes at Sections A, B, C, E, and G); revised door swings shall not interfere with required corridor widths. * Suggest replacement of unidirectional pairs of doors with double egress type doors (as in hospital corridors) as a safety enhancement. * Review exiting between buildings 7 and 8 for dead end corridor condition.
Life Safety	241155	2	F	*	5	*	$508,930	Unsprinklered building; provide justification under applicable Building/Fire Code provisions. Corridor from Bldg 1 to 200 is fully sprinklered.
Roof	279147	2	B	20		10	$0	Section between Building 1 and 2 has composite slate look shingles in good condition.
Roof	161436	1	D	20	3	exceeds	$743,717	* Built up asphalt or EPDM roofing in poor condition. * Provide soffit and ridge venting at section between Building 1 and 2. * All other corridors have flat roofs, which do not require ventilation.
Signage / Wayfindg	161437	1	D	10	1	exceeds	$227,247	Poor condition and ineffective. Install new system.
Windows	161438	1	D	30	3	exceeds	$2,985,724	*Existing wood single pane windows in poor condition. Repair or replace. 400 assumed. * Corridors perpendicular to Bldg 1 have fixed single glazed storefront in poor condition. Replace.
Windows	279148	2	D	30	3	exceeds	$133,945	In general most of the windows of the connecting corridors are beyond their useful life.
System Total Correction $13,960,906						**System Replacement Cost** $5,466,044		Ratio: 2.55
System Total Pending								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Emerg Elec Sys.	162065	1	C	25		2	$0	Generator- backed egress lighting circuits from adjacent buildings.
Emerg Elec Sys.	162077	2	A	25		24	$0	All exit lights are LED, done in 2020.
Fire Alarm	162066	1	F	15	5	exceeds	$488,064	Replace obsolete hardwired fire alarm devices with new addressable as part of fire alarm renovations of adjacent buildings.
Lighting & Power	363208	2	A	25		24	$0	Light fixtures have T8 Lamps and electronic ballast.
System Total Correction $488,064						**System Replacement Cost** $1,445,005		Ratio: 0.34
System Total Pending								

Mechanical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Air Handling Equip	162589	1	N/A	*		*	$0	n/a
Ducts & Water Dist	162590	1	N/A	*		*	$0	n/a
Engr. Control syst.	162591	1	N/A	*		*	$0	n/a
Heating System	162592	1	C	30		exceeds	$0	Radiant heaters are in fair condition.
Room Air Dist/Term	162593	1	N/A	*		*	$0	n/a
Ventil (O.A. & Exh)	162594	1	C	30		exceeds	$0	Ventilation provided from connected bldgs on corridor.
System Total Correction $0						**System Replacement Cost** $1,839,096		Ratio: 0.00

System Total Pending

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Fire Sprinkler / Pump	162595	1	C	50		15	$0	Sprinklers are in fair condition.
Fixtures / Piping	162596	1	C	50		exceeds	$0	Piping for radiant heaters is in fair condition.
Hot Water Heater	162597	1	N/A	*		*	$0	n/a
Medical Gases	162598	1	N/A	*		*	$0	n/a

System Total Correction $0 **System Replacement Cost** $788,183 Ratio: 0.00

System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Floor Systems	161439	1	C	100		6	$0	Reinforced concrete slab on grade along Building 1 and raised concrete slab elsewhere on campus.
Foundations	161440	1	C	100		6	$0	Reinforced concrete spread footings.
Vertical Members	161442	1	D	100	4	exceeds	$234,134	Brick masonry bearing wall; average or poor condition.
Building Frame Seismic	363469	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. * HAZUS building type URMM. * Low seismic zone; wind loads govern. * Exemption Code in 2006 "Seismic Inventory" report by Degenkolb listed as E9b.
Building Frame-Wind	363470	1	B	*		*	$0	FCA record added by Contractor - see detail/pending. The building is designed and constructed and/or retrofitted in accordance with ASCE 7 or other building codes older than the 95 edition.
Non Structural Components & Equipments-Seismic	363471	1	N/A	*		*	$0	FCA record added by Contractor - see detail/pending. Non-essential building

System Total Correction $234,134 **System Replacement Cost** $4,315,306 Ratio: 0.05

System Total Pending

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Inside Cable Plant (ICP)	162071	1	C	15		exceeds	$0	Mid-1990's TIP project installed CAT3 wiring. Wall telephones are in average condition.

System Total Correction $0 **System Replacement Cost** $120,517 Ratio: 0.00

System Total Pending

Bldg Total Correction $14,683,103.87 **Bldg Total Replacement** $13,974,151 Bldg Ratio: 1.05

Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Hines Site Utilities
Site	9999		0			Proposed Function	Hines Site Utilities

Details

Access	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description

Accessibility	39503	1	D	*	3	*	$427,085	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-16-032 created by VHAHINDoyleL.] In general the overall site accessibility is average to poor. Provide complying paths of travel throughout campus linking main entrances of all buildings and facilities on site required to be disabled accessible with public transportation. Provide adequate disabled accessible parking and loading zones, etc. on site. Paths of travel shall correspond, to the maximum extent feasible, with paths of travel used by non-disabled persons. Verify that accessible paths of travel are provided at site arrival points, from public transportation stops, accessible parking and loading zones, public streets, and sidewalks within site. Site is partially accessible as noted herein and at individual buildings.
Accessibility	241158	4	D	*	3	*	$72,328	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-19-005 created by VHAHINDoyleL.] Provide detectable warnings where ramps intersecting vehicular ways are less than 6.67% slope. Provide warning stripes at tops of ramps and all exterior stair nosings.
Accessibility	161427	3	D	*	3	*	$452,382	* Access from public transportation and parking is poor. * Add 3 curb ramps and 3,000 LF of sidewalk. * Add or convert existing stalls to disabled accessible parking stalls and distribute around campus to serve outlying buildings. * Disabled persons shall not be required to circulate behind vehicles other than their own; redesign affected parking. * Provide fully complying disabled accessible parking and passenger loading zones; signage, van accessible stalls and aisles, blue striping, etc. * Disabled access signage should be uniform per ABAAS and applicable state law. * No van accessible spot at South Parking Lot H near building 221.
Accessibility	110646	2	C	*		*	$0	In general parking areas are accessibility and in average condition.
Curb & Gutter	39504	1	C	50		7	$0	In general concrete and asphalt curb and gutter are in fair condition.
Curb & Gutter	161428	2	D	50	3	exceeds	$108,572	Curb and gutter in poor or non-existent condition at Parking lot F turn around. Provide 600 LF of curb and gutter.
Curb & Gutter	241159	3	D	50	3	exceeds	$90,476	Some concrete curbs and gutters are in poor condition and should be replaced in conjunction with repaving roads or parking areas.
Curb & Gutter	241161	4	D	50	3	exceeds	$490,955	* Storm sewer drainage problem areas occur in a number of locations: Between Bldg. 203 and intersection of Tripp Av. and Air Mail Rd., along Hines Blvd. near Bldg. 16, in office parking area between Bldgs. 1 and 2, in Hines Blvd. northeast corner of Bldg. 2, at main gate at Roosevelt Rd., and between Bldgs. 1 and 128. Repair or replace damaged pavement; regarded for proper drainage. Repair or rebuild clogged drain inlets. * This was partially addressed with project 578-19-029. This project was completed in the CAI prior to the 2022 FCA. * This deficiency apply to future curb and gutter work on the campus.
Fencing	39505	1	C	75		14	$0	Perimeter wrought iron fence on north and west is in average condition.
Fencing	279149	3	D	75	3	*	$135,715	Provide automatically operated sliding gate across the main facility entry at Roosevelt Road.
Fencing	110647	2	D	75	3	exceeds	$4,234,300	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-19-025 created by VHAHINDoyleL.] * Portions of chain link fencing are in poor condition. Repair six (6) gates and 3,000 LF at south and east perimeter.

Landscaping	39506	1	C	75		*	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-19-025 created by VHAHINDoyleL.] * Portions of chain link fencing are in poor condition. Repair six (6) gates and 3,000 LF at south and east perimeter.
Landscaping	110648	2	D	75	1	exceeds	$373,216	* Remove overgrown trees, shrubs and bushes at courtyard landscaping at Building 1 and covered walkway and other buildings around the station. * Site lawn above buried steam lines has been killed due to steam leaks' excessive heat from degraded insulation.
Parking	39507	1	B	50		17	$0	Parking lots serving Buildings 37 and 215 are in good condition.
Parking	241164	5	C	50		34	$0	Office parking near Bldgs 1 and 2 is in average condition.
Parking	241165	6	C	50		29	$0	A temporary gravel paved parking area has been established across 5th Avenue from Bldg. 48. Average condition.
Parking	161431	2	C	50		40	$0	A majority of lots are in good condition or currently under construction being repaired.
Parking	161432	3	D	50	4	exceeds	$814,288	* Most of South Lot F, the parking East of Bldg. 2 and the Alabama lot are in poor condition. * Shop parking areas along Scott Drive are in poor condition.
Parking	365107	7	D	50	4	exceeds	$0	[Field Engineer Review Completed on 09/16/2019 by VHAHINDoyleL.] [Auto Generated Project Pending on 08/24/2019 for Project Number 578-17-023 created by VHAHINDoyleL.] FCA record added by Contractor - see detail/pending. Parking lot has heaving sections and a collapsing storm drain. The striping is worn to the point where parking spaces being unidentifiable. Mill and Pave Iowa (SCI) lot. Additional signage is needed for RCF patients parking per VA standards.
Parking	365108	8	D	50	4	3	$50,893	*Dedicated parking for RCF per VA standards at the J lot. * The striping is to be repainted and additional signage is needed for RCF patients parking per VA standards.
Roads	39508	1	C	50		17	$0	A loop road system is in place on campus bounded by Scott Drive on the north and west; by Air Mail Road to the south; and by Tripp Avenue to the east. Tripp Ave is in average condition.
Roads	161430	2	D	50	4	12	$1,238,078	* Scott Drive is in poor condition. Rebuild 4000 LF. * The majority of Scott Drive was repaired under project 578-20-023 Water Mains Phase 4. * This deficiency will apply to remaining repair work on Scott Drive.
Walks	39510	1	C	50		14	$0	Generally concrete sidewalks are in average condition.
Walks	365109	2	D	50	3	*	$226,191	15% of the sidewalks need replacement due to cracks and heaving
Wayfinding	43036	1	B	20		14	$0	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-19-025 created by VHAHINDoyleL.] * Portions of chain link fencing are in poor condition. Repair six (6) gates and 3,000 LF at south and east perimeter.
Wayfinding	365110	2	D	20	3	*	$407,144	Wayfinding and parking lot identification signage is insufficient and worn. Replace portions of wayfinding with new, contrasting signage.
Site Planters	43037	1	C	50		117	$0	Front entrance planters are in fair condition.
System Total Correction $9,121,623						**System Replacement Cost** $22,525,042		Ratio: 0.40
System Total Pending $0								

Electrical	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Fire Alarm	43039	1	A	15		Varies	$0	Simplex 4100U fire alarm system upgrades are complete for most buildings. Only a few buildings have not been replaced as of December 2021. Refer to each building assessment for condition.
Lighting & Power	413412	1	D	25	5	*	$127,233	Emergency department entrance and bus stop areas do not have adequate lighting. Recommend to do a site lighting study to add light poles to meet security requirements.
Primary Service	43040	1	B	40		19	$0	Three (3) 7.5MVA 34.5-4.16kV outdoor transformers are owned by Commonwealth Edison. Three (3) ComEd 34.5kV feeders are underground on Medical Center property. Power quality testing performed by the Medical Center indicates that ComEd phase interruptions, voltage sags, and transients are frequent and troublesome.
Primary Service	363191	6	B	40		34	$0	Site medium voltage loop and associated sectionalizing switches were recently upgraded and in good condition.
Primary Service	241379	5	A	40		*	$0	All underground feeders are upgraded as of 2021
Primary Switchgear	43041	1	B	40		24	$0	* 2004 Cutler-Hammer 4.16kV vacuum circuit breaker switchgear in fenced metal switchgear Bldg 202. Three (3) main breakers; three (3) distribution sections are arranged main-tie-main-tie-main. Total 21 vacuum circuit breakers. * VA Hines have a maintenance program established with electrical contractor for electrical equipment.
Primary Switchgear	249014	3	D	40	5	exceeds	$458,037	Some transformers have been replaced with the underground feeder replacement. About 75% of the service transformers are obsolete and need to be replaced. Refer to individual building assessments for transformer requirements.
Primary Switchgear	110649	2	A	40		34	$0	Primary-selective to all patient care buildings and most other buildings. Feeder selection for most buildings is performed by switches internal to pad mounted transformers. Cabling is typically 500MCM.
Site Lighting	43042	1	B	20		14	$0	LED fixture or LED replacement lamps have been provided for the whole site.
Site Security	43043	1	F	15	5	3	$2,839,735	Approximately 90 indoor & outdoor Spectra 3 color/black &white - day/night cameras are connected to a Pelco multiplexer, monitors, and DVRs in the Bldg 1 police station, room F-119. It was reported that 10% of the cameras are actually functional and recording capability has been turned off due to lack of support infrastructure in building 1 (IT, Electrical, and Mechanical.) It was also reported that the current number of cameras is inadequate for a station of its size. Approx. 300 additional cameras are required. It is recommended to provide a campus wide CCTV system with new head end equipment and IP cameras. The CCTV system needs to have the ability to function integral with the access control system.
Site Security	363196	2	C	15		17	$0	The police radio base station was replaced in 2018. The system doesn't have a maintenance program. A manufacture maintenance program needs to be in place for hardware and software updates.
Site Security	363198	3	D	15	5	*	$343,528	50% of police call stations (lights) have been replaced with new. The rest of the police call stations are still not in working condition. Replace the remaining police call stations (15 total).
Site Security	363216	4	D	15	5	*	$137,411	Access control systems have been updated. New PIV access needs to be added to critical areas included but not limited to: OIT, Lab, and SPS. Some doors don't have the needed hardware to work with the access control systems. Continue to upgrade access control systems and door hardware.
Site Security	363217	5	D	15	5	*	$17,813	Vehicle standoff distances are inadequate around many of the critical buildings on the station. Provide a PSRDM study to determine gaps in ATFP guidelines.
Site Security	413413	6	D	15	5	*	$1,160,361	Provide access control and monitoring for site entrances, total 12.

System Total Correction $5,084,118	System Replacement Cost $20,570,816	Ratio: 0.25
System Total Pending		

Energy	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction $	Description
Steam Distribution	281960	7	D	40	5	*	$169,275	* Steam line replacement from B37 to Pit 1 has been completed. * Steam line between concrete vault east of B217 to new piping at Pit 1 installed in 2006, underground elevation too low, could collect condensate. Elevation should be changed to match 5 ft elevation on either side. * Station reports steam line from Building 2 to Buildings 12/13/14 are not connected. Failed in Building 2. Perform study and complete replacement as needed.
Steam Distribution	162639	2	C	40		20	$0	4" condensate Piping in the basement and subbasement has been replaced.
Steam Distribution	162640	3	D	40	5	exceeds	$2,291,292	[Field Engineer Review Completed on 09/16/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 11/25/2020 for Project Number 578-11-007 created by VHAHINDoyleL.] * Replace last section of east side Main from Boiler Plant to West section Bldg. 1.
Steam Distribution	162641	4	D	40	5	*	$50,782	[Field Engineer Review Completed on 10/05/2021 by VHAHINDoyleL.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-19-011 created by VHAHINDoyleL.] * Steam piping between bldg 37 and 20 needs condition survey. Cost included for survey.
Steam Distribution	162642	5	D	40	5	exceeds	$902,798	Steam lines between Bldg. 200 and D lobby of Bldg 1 compromised. Survey and replace this section of 45 year old piping.
Steam Distribution	162643	6	D	40	5	*	$152,679	4"condensate return line in Bldg 1 appears to be over taxed. Site condensate system should be surveyed for proper sizing and capacities. Cost included for survey.

Steam Distribution	100732	1	D	40	5	exceeds	$3,196,303	[Field Engineer Review Completed on 10/05/2021 by VHAHINBerryD.] [Auto Generated Project Pending on 10/04/2021 for Project Number 578-15-030 created by VHAHINDoyleL.] * Steam Pits 2,3,4 changed out and repaired in 2007. Still require Steam pits 1 and 5 completed. Repairs include piping, valves, traps, etc., need to be replaced lights need to be added. * Replace last section of east side Main from Boiler Plant to West section Bldg 1. * Steam line between Bldg 200 and D lobby of Bldg 1 compromised. Survey and replace this section of 45 year old piping. * 4" condensate return line in Bldg 1 appears to be over taxed. Site condensate system should be surveyed for proper sizing and capacities. * Bldg 200 4" condensate return line - Lead solder joints are melting due to faulty steam traps and causing leaks. Replace approx 180' of 4" from 1st floor thru basement. * Steam piping between bldg 37 and 20 needs condition survey. * Section of condensate line from east side of building 1 to building 200 needs replacement/repair (project underway to be address these repairs)
System Total Correction $6,763,129						**System Replacement Cost** $21,550,377		Ratio: 0.31
System Total Pending								

Sanitary	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Mains	43045	1	D	50	5	exceeds	$282,124	Piping exceeds maximum life expectancy. Recommend survey be commissioned to evaluate piping for possible sleeving. VA staff completes approx 3-4 repairs per year. Piping is jetted annually.
Outflow	43046	1	D	50	5	exceeds	$1	Piping exceeds maximum life expectancy. Outflow weir flow rate should be checked for any possible damage. (Cost included in Sanitary mains.)
System Total Correction $282,125						**System Replacement Cost** $9,795,627		Ratio: 0.03
System Total Pending								

Steam Gen.	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Piping	365439	1	D	40	5	exceeds	$846,373	The steam and condensate piping between Buildings 2 and 16 have outlived their useful life and need replacement. Steam and condensate leaks occur.
System Total Correction $846,373						**System Replacement Cost**		
System Total Pending								

Storm Water	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Mains	43047	1	D	50	5	exceeds	$9,470,528	Existing storm water drainage is overwhelming the existing storm system. A means of handling excess storm water on site for both the VA Hines and LUMC campuses has been proposed in a site drainage study. A less expensive option would be to pipe relief sewers from the campus to the Des Plaines river, but may not be technically feasible due to conflicting agency requirements.
System Total Correction $9,470,528						**System Replacement Cost** $9,795,627		Ratio: 0.97
System Total Pending								

Water	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**

Fire Protection	43049	1	B	50		26	$0	Piping is in fair condition. VA staff repair 2 breaks in sandcast piping per year.
Fire Protection	110650	2	D	50	5	exceeds	$67,710	Add tamper switch to post indicating valves serving Buildings #14 and 21.
Mains	113766	2	F	50	5	5	$6,228,864	The majority of the campus has old sandcast water mains in very poor condition. Majority of 6 inch and 8 inch pipe east of Bldg 1 is still sandcast. 10 and 12 inch pipe is ductile iron. Emergency and active projects have replaced a majority of the piping.
Mains	43050	1	B	50		16	$0	8" and 6" mains for building 217 and 221 were replaced with ductile iron pipe in approx 1985.
Sources	43051	1	D	50	5	exceeds	$836,416	12 inch main serves as source from municipal supply and fills a 700,000 gallon reservoir. 12 inch water line is then routed back to Building 5, where it is chlorinated and pumped to grid and 1 million gallon tank. One pump was retrofitted 7 and the other will soon be sent out for repair work. Water tanks serve Loyola University Medical Center, Madden and Hines VA Medical Center. Replacement is needed for 200 feet of piping. If cross connect to Loyola is to remain, approx 20 valves ranging in size from 6 to 12 inch which exceed their life expectancy should be replaced. Station Note: Repair in conjunction with water mains.
System Total Correction $7,132,990						**System Replacement Cost** $11,754,751		Ratio: 0.61
System Total Pending								

Information Technology	**Rec No**	**Seq No**	**Condition**	**Useful Life**	**FCA Risk**	**Remain Life**	**Correction $**	**Description**
Tele/Voice Sevice and Switch	43044	1	C	15		2	$0	Adequate telephone service from local providers, connected to Medical Center via SONET ring. No analog incoming lines. Telephone switch is a NEC 2400 UMG, upgraded January 2008 and in fair condition, located in Bldg 1, 1st floor telephone room. The station is set for the EHRM upgrade and the entire IT system will be upgraded.
System Total Correction $0						**System Replacement Cost** $3,594,725		Ratio: 0.00
System Total Pending								

Bldg Total Correction $38,700,886.25		**Bldg Total Replacement** $99,586,965	Bldg Ratio: 0.39
Bldg Total Pending $0.00			

Station 578 Total Correction $808,468,631		**Station Total Replacement** $2,148,616,838	Station Ratio: 0.38
Station Total Pending $0			

Report Totals	**Correction**	**Replacement**
	$808,468,631	$2,148,616,838
	Pending	
	$0	