East Carolina University

Comprehensive Facilities Master Plan

SMITHGROUP | JJR

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ISES

Building Functionality Assessment

Building Project Reports

Eva Klein & Associates
Final March 2011

EKA

East Carolina University
Comprehensive Facilities Master Plan
Building Functionality Assessment
Building Project Reports
March 2011

INTRODUCTION

Scope and Objectives

Following this introduction are a series of *Building Project Reports* that constitute the deliverable of the *Facility Functionality Assessment* prepared by Eva Klein & Associates (EKA), member of the Smith Group (SG) master planning team for East Carolina University. The *Building Project Reports* are in alphabetical order, by building name, not sorted by campus/location.

In the methodology, EKA team members evaluated buildings for *how well the space functions—or how suitable is the space for the program functions the space is intended to support*. The two elements of this evaluation were:

- Building Walk-Throughs
- Interviews with Groups of Building Users.

Then, the findings of this *Functionality Assessment* were evaluated with findings of the *Condition Audit* (ISES). Then, together with findings of the *Space Capacity Analysis* (quantified space needs) and other needs assessment work by SG team firms, a preliminary version of capital projects were defined for a given set of existing buildings, for inclusion in the *Capital Projects Plan*.

Organization of the Reports

In these building-specific deliverables, the primary report page is called the *"Functionality Assessment Summary—By Building."* Where applicable, the building reports also include the following back-up worksheets:

- Facility Condition Analysis, Detailed Project Summary by Category/System Code, ISES, April 2010
- Facility Condition Analysis, Detailed Project Summary, Project Class by Priority Class, ISES, April 2010
- User Group Interviewees, EKA, March 2010
- Building Functionality Assessment—Cost Estimates (to correct functionality deficiencies or "modernize"), Stewart Mulford, May 2010

Exhibit 1 (next page) is a table that provides the details of which buildings were included in this *Assessment*, and for which evaluation activities. Exhibit 1 is sorted by campus/location.

Functionality Assessment Summary—By Building

The summary (primary report page) for each building is organized into seven sections, although there are some sections with no data for some buildings:

1. **General Information** (building code; building name; Gross Square Feet (GSF); Net Assignable Square Feet (NASF); Current Replacement Value (CRV); year built; date and cost of major renovations; comments on type of structure; departments/users; location description and user comments on location)

2. **Functionality Findings: Building Walk-Through**. Summary of walk-through observations.
3. **Functionality Findings: User Group Interviews**. Summary of interview comments.
4. **Functionality Findings: Corrections/Changes Required (from #2 and #3 above)**. EKA team's comments/conclusions based on the combination of walk-throughs and interviews. In some cases, buildings were added for the purpose of interviews with users that were not evaluated in walk-throughs.
5. **Findings: Condition Deficiencies—(See Attached ISES Summary)**. Two versions of the ISES reports for the building (for those buildings ISES evaluated)
6. **ECU Capital Project Defined in 2009-2011 Capital Plan/Request**. Where applicable, projects that were listed in the ECU 2009-2011 capital request are shown, with estimated their costs.
7. **Proposed Project / Solution for Building (from #1 through #6 above)**. In this final section, the proposed modernization project, including changes of use, where these were developed, are provided.

Status of These Reports

In Summer 2010, the master planning work process was altered slightly from the original plan. Consequently, capital projects were not completely defined within the scope of these EKA reports. The basic data in the version of these reports that follows were developed in draft form by EKA from March to May 2010.

Several of the draft capital projects were reviewed and edited in client-team meetings on May 25-26, 2010.

Then, those versions as of the late May team meetings were reviewed and corrected by EKA in June 2010.

To the extent that capital projects have been defined during the master planning phase (post-June 2010), the conclusions in these interim deliverables may have been superseded by subsequent work.

EKA

Exhibit 1—Building List

Building Functionality Assessment--Building List Sorted by Walk-Throughs, User Group Interviews, Functionality Cost Estimates, ISES Condition Audit, and Team Project Discussions							
Campus/ Location	Bldg Code	Building Name	Building Walk-Through (EKA/SG)	Interviews with Building User Groups (EKA)	Cost Estimate to Modernize (Correct Functionality Deficiencies) (Mulford)	Condition Audit (ISES)	Project Edited in Team Discussions (May 2010) (ECU+SG Team)
Hlth Sci	BIOT	BIOTECHNOLOGY BUILDING	X	X	X	X	X
Hlth Sci	BROD	BRODY MEDICAL SCIENCES BUILDING	X	X	X	X	X
Hlth Sci	LJCC	LEO JENKINS CANCER CENTER	X	X	X	X	X
Hlth Sci	LIFE	LIFES SCIENCES BUILDING	X	X	X	X	
Hlth Sci	UTIL	MEDICAL HEATING FACILITY	X	X	X	X	X
Hlth Sci	MEDP	MEDICAL PAVILIONS 1-10 (except Pavilion 8)	X	X	X	X	
Hlth Sci	PHQC	PHYSICIANS QUAD C	X	X	X	X	
Hlth Sci	PHQM	PHYSICIANS QUAD M	X	X	X	X	
Hlth Sci	PHQN	PHYSICIANS QUAD N	X	X	X	X	
Main	AUST	AUSTIN BUILDING	X	X	X	X	
Main	BELK	BELK BUILDING & BELK ANNEX		X			
Main	CHRI	CHRISTENBURY MEMORIAL GYM	X	X			
Main	ELLE	ELLER HOUSE		X			
Main	ERWI	ERWIN HALL	X	X	X	X	
Main	FLAN	FLANAGAN BUILDING		X			X
Main	FMUS	FLETCHER MUSIC CENTER	X	X	X	X	
Main	GRAH	GRAHAM BUILDING	X	X	X	X	X
Main	BATE	HAROLD H. BATE BUILDING	X	X	X	X	X
Main	HOWE	HOWELL SCIENCE BUILDING	X	X	X	X	
Main	HUMA	HUMAN RESOURCES	X	X	X	X	
Main	JENK	JENKINS FINE ARTS	X	X	X	X	X
Main	JOYE	JOYNER EAST	X	X	X	X	X
Main	JOYN	JOYNER LIBRARY & JOYNER DRUM ADDITION	X	X	X	X	
Main	B043	MAIL SERVICES / WAREHOUSE / TECH LAB A	X	X	X	X	
Main	MCSS	MCGINNIS SCENE SHOP	X	X		X	
Main	MCGI	MCGINNIS THEATER	X	X		X	
Main	MESS	MESSICK THEATRE ARTS	X	X	X	X	
Main	RAGS	RAGSDALE HALL	X	X	X	X	
Main	RAWL	RAWL BUILDING	X	X	X	X	
Main	RIVE/RIVE2	RIVERS BUILDING & RIVERS ADDITION	X	X	X	X	
Main	SCIE	SCIENCE & TECHNOLOGY BUILDING		X			
Main	SPEI	SPEIGHT BUILDING	X	X	X	X	
Main	SPIL	SPILMAN BUILDING	X	X	X	X	
Main	FSSP	STEAM PLANT 14TH STREET	X	X	X	X	X
Main	WHIC	WHICHARD BUILDING	X	X	X	X	
Main	WRIA	WRIGHT ANNEX	X	X	X	X	
Main	WRIG	WRIGHT AUDITORIUM	X	X	X	X	
City/Other	GCTR	GREENVILLE CENTRE	X	X	X	X	X
City/Other	HARS	HARRIS BUILDING	X	X		X	
City/Other	WRAB	WEST ACADEMIC BUILDING	X	X	X	X	
City/Other	WILS	WILLIS BUILDING	X	X		X	
South/Athl	FITT	FITT BUILDING		X			X
South/Athl	MING	MINGES COLISEUM		X	X	X	X
South/Athl	STRE	STRENGTH CENTER (no interviewees in group)		X			
South/Athl	WARD	WARD SPORTS MEDICINE	X	X	X	X	

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	AUST	006	AUSTIN BUILDING		
I. General Information					
Building Description	Gross Area:	63,886	Net Assignable Area:		38,234
	CRV:	$18,222,000			
	Construction Date:	1964	Renovation Date:	2006	$219,065
	Comments:	3-story brick, T-plan, identical floor plans, double-loaded corridors			
Departments / User(s)	College of A & S: Mathematics, Physics, Poli. Sci., Geography, History, Philosophy, Economics, Sociology, Foreign Languages, Aerospace Eng. College of Technology & Comp Sci: Computer & Info. Sci. Also ITCS.				
Campus (or Location)	Main Campus				
Location/Use Comments	Central location, facing Student Plaza. Math has a large service course responsibility. Needs to be in a central location. Biology, Math, and Physics want to be in close proximity. IT's student service functions need to stay in Austin.				

2. Functionality Findings: Building Walk-Through

Building low utilization noted during walk-through

Classrooms outdated

Power increase required for new "smart " classrooms

Only minor renovations from original construction

Main entrance accessibility a problem

3. Functionality Findings: User Interviews

For lack of office space, Math is doubling up fixed-term faculty members. Math lacks enough sliding boards in Austin and other classroom buildings to meet pedagogical requirements. Austin has insufficient smart classrooms to meet demand. Space is "old and tired." Offices are of reasonable size, but more of them needed.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Entire building in need of modernization/upgrades

Major needs are improve building system and refresh interior finishes and fixtures.

	Est. $ Construction Cost:	$ 8,969,640

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Significant work in all systems in Years 1-5 (Priorities 1, 2, and 3), and Fire/Life Safety Systems

	Est. $ Construction Cost:	$6,962,715

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#10	Comprehensive modernization. Infrastructure systems upgrades, other improvements		$15,500,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Comprehensive Modernization with Reassignment. Comprehensive modernization to include ISES deficiencies and some reconfiguration for new users. Use to be determined for department/program requiring 27,000 NASF of departmental space.

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

AUST : AUSTIN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	AUSTAC01	4	21	BUILDING ENTRY ACCESSIBILITY UPGRADES	15,658	2,505	18,163
AC3B	AUSTAC02	4	22	STAIR SAFETY UPGRADES	65,839	10,534	76,373
				Totals for System Code: ACCESSIBILITY	**81,497**	**13,040**	**94,536**
EL5A	AUSTEL01	2	3	INSTALL EMERGENCY GENERATOR AND POWER NETWORK	75,311	12,050	87,361
EL2A	AUSTEL02	3	9	REPLACE ELECTRICAL SWITCHGEAR DEVICE	26,492	4,239	30,731
EL3B	AUSTEL04	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	774,663	123,946	898,610
EL4B	AUSTEL03	3	11	INTERIOR LIGHTING UPGRADE	145,250	23,240	168,490
EL4A	AUSTEL05	3	12	EXTERIOR LIGHTING UPGRADE	1,968	315	2,283
				Totals for System Code: ELECTRICAL	**1,023,685**	**163,790**	**1,187,474**
ES5B	AUSTES02	3	6	WINDOW REPLACEMENT	1,042,469	166,795	1,209,264
ES2B	AUSTES01	3	7	RESTORE BRICK VENEER	34,686	5,550	40,235
				Totals for System Code: EXTERIOR	**1,077,155**	**172,345**	**1,249,499**
FS5C	AUSTFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	5,632	901	6,533
FS3A	AUSTFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	398,001	63,680	461,682
FS2A	AUSTFS01	3	4	FIRE ALARM SYSTEM REPLACEMENT	152,290	24,366	176,656
				Totals for System Code: FIRE/LIFE SAFETY	**555,923**	**88,948**	**644,871**
HE6F	AUSTHE01	3	5	INTERIOR ASBESTOS ABATEMENT	584,543	93,527	678,070
				Totals for System Code: HEALTH	**584,543**	**93,527**	**678,070**
HV3A	AUSTHV01	3	8	HVAC SYSTEM REPLACEMENT	1,779,571	284,731	2,064,302
				Totals for System Code: HVAC	**1,779,571**	**284,731**	**2,064,302**
IS6D	AUSTIS05	3	13	RESTROOM RENOVATION	194,131	31,061	225,191
IS1A	AUSTIS01	3	14	REFINISH FLOORING	307,092	49,135	356,227
IS2B	AUSTIS02	3	15	REFINISH WALLS	61,544	9,847	71,391
IS4A	AUSTIS04	3	16	REPLACE INTERIOR DOORS	284,125	45,460	329,585
IS3B	AUSTIS03	4	23	REFINISH CEILINGS	153,781	24,605	178,386
				Totals for System Code: INTERIOR/FINISH SYS.	**1,000,673**	**160,108**	**1,160,780**
PL1A	AUSTPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	328,141	52,503	380,644
PL2A	AUSTPL03	3	18	DRAIN PIPING REPLACEMENT	499,248	79,880	579,127
PL1E	AUSTPL01	3	19	DOMESTIC WATER HEATER REPLACEMENT	5,226	836	6,063
				Totals for System Code: PLUMBING	**832,615**	**133,218**	**965,834**
SI4A	AUSTSI01	3	20	SITE PAVING UPGRADES	27,055	4,329	31,384
				Totals for System Code: SITE	**27,055**	**4,329**	**31,384**
				Grand Total:	**6,962,715**	**1,114,034**	**8,076,750**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

AUST : AUSTIN BUILDING

		Priority Classes				
Project Class		1	2	3	4	Subtotal
Capital Renewal		0	0	974,094	178,386	1,152,480
Deferred Maintenance		0	0	5,596,088	0	5,596,088
Plant Adaption		6,533	549,043	678,070	94,536	1,328,182
TOTALS		6,533	549,043	7,248,252	272,922	8,076,750

Facility Replacement Cost	$18,792,349		
Facility Condition Needs Index	0.43		

	Gross Square Feet		63,866		Total Cost Per Square Foot	$126.46

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

AUST : AUSTIN BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	94,536	94,536
EL	ELECTRICAL	0	87,361	1,100,113	0	1,187,474
ES	EXTERIOR	0	0	1,249,499	0	1,249,499
FS	FIRE/LIFE SAFETY	6,533	461,682	176,656	0	644,871
HE	HEALTH	0	0	678,070	0	678,070
HV	HVAC	0	0	2,064,302	0	2,064,302
IS	INTERIOR/FINISH SYS.	0	0	982,394	178,386	1,160,780
PL	PLUMBING	0	0	965,834	0	965,834
SI	SITE	0	0	31,384	0	31,384
TOTALS		6,533	549,043	7,248,252	272,922	8,076,750

Facility Replacement Cost	$18,792,349		
Facility Condition Needs Index	0.43		

	Gross Square Feet		63,866		Total Cost Per Square Foot	$126.46

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

AUSTIN BUILDING

Session No. 1	Date 3/17	Time 8:30	Recorder
Name	**Position**	**Unit**	**e-mail**
David Mallinson ✓	Assoc. Prof.	Geological Sciences	mallinsond@ecu.edu
Steve Culver ✓	Chair	Geological Sciences	culvers@ecu.edu
Kathleen Row	Chair	Psychology	rowk@ecu.edu
RICHARD FARMER ✓	ASSOC. PROF.	PSYCHOLOGY	farmerr@ecu.edu
DAVE WATKINS	CHAIR	CONSTRUCTION MGMT	WATKINSD@ECU.EDU
[illegible]	ASSOC CHAIR	PSYCHOLOGY	rileyh11mart@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

AUSTIN BUILDING

		63,886	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	27,055	$27,055	
	Replace roofing				NA	
	Replace windows	63,886	sf	10	$638,860	
	Restore brick veneer, per ISES	1	ls	34,686	$34,686	
	Demo interiors	63,886	sf	8	$511,088	
	Hazmat removal, per ISES	1	ls	584,543	$584,543	
	Replace classroom facilities	14,960	sf	40	$598,400	
	Replace lab facilities	3,707	sf	70	$259,490	
	Replace office facilities	19,312	sf	35	$675,920	
	Replace circulation and core facilities	25,907	sf	50	$1,295,350	
	Replace plumbing, HVAC, elec, FP	63,886	sf	68	$4,344,248	
	Total Estimated Construction Cost 2010				$8,969,640	
					$140	SF

May 21, 2010

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	BREW	008	BREWSTER A, B, C, D		

I. General Information

Building Description	Gross Area:	118,456	Net Assignable Area:		79,957
	CRV:	$33,797,000			
	Construction Date:	1970	Renovation Date:	None	
	Comments:	4-story, brick exterior, floor plan is a "hollow" square. All floors similar; "A" wing all offices, other wings classrooms			
Departments / User(s)	College of A & S: Political Sci. & Govt., History, Sociology, Geography, Economics Computer & Inf. Sci.				
Campus (or Location)	Main Campus, East end between Fletcher and Christenbury Gymnasium				
Location/Use Comments	Departments are satisfied with Brewster location, but would move in order to get better space and fuller consolidation of departmental personnnel and functions in single or at least closer locations.				

2. Functionality Findings: Building Walk-Through

Classroom upgrades, mixed smart rooms

1st floor courtyard not used: uninviting, no landscaping

3. Functionality Findings: User Interviews

Brewster provides little storage space. More large classrooms are needed. Availability of these in Brewster and elsewhere on campus is limited. Also, demand for smart classrooms exceeds availability. Electrical capacity in the building is inadequate to support equipment usage. Internet connectivity/capabilities vary from room to room. A break room for custodians and a faculty commons area are needed. Signage is not adequate to direct students to destinations in the building's four wings. Lack of rooms equipped as labs makes it necessary to use mobile carts to transport lab equipment. Eight academic departments are located in Brewster. All have personnel in other buildings, as well. Efficiency could be gained if fewer, but consolidated departments were housed in Brewster.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Renovation of building systems and general modernization is needed. Also, undertake limited interior reconfiguration and relocate some departments in order to more fully consolidate personnel and functions of those that remain in the building. Conjoin small classrooms to meet needs for larger classrooms.

	Est. $ Construction Cost:	$ 16,561,806

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Significant amount of work in all building systems in Years 1-5 (Priority 1, 2, and 3), and Fire/Life Safety Systems

	Est. $ Construction Cost:	$13,316,381

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#16	Comprehensive modernization - Condition systems upgrades, reconfigurations		$19,200,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Modernization and Reassignment of Use. Comprehensive modernization including change size of classrooms (more large classrooms) updates for "smart" classrooms and reconfiguration of office/other areas for new department/program user, including correction of ISES deficiencies (all systems). Provides 37,500 NASF of (modernized, reconfigured) classrooms and 42,500 NASF of "departmental space." Could be the new home for the College of Business (which requires 40,000 NASF of departmental space, or for a group of A&S departments (perhaps Humanities or Social Sciences) that would fit in about 42,000 NASF.

Note: SG/JJR to add costs to make the bldg more attractive.	Est. $ Project:		To be Added

Detailed Project Summary

Facility Condition Analysis

Category/System Code

BREW : BREWSTER BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4B	BREWAC01	4	20	EXTERIOR WHEELCHAIR STAIR CLIMBER INSTALLATION	60,319	9,651	69,970
AC3C	BREWAC02	4	21	INSTALL LEVER ACTION DOOR HARDWARE	136,118	21,779	157,897
AC3B	BREWAC03	4	22	STAIR HANDRAIL UPGRADES	4,524	724	5,248
AC4B	BREWAC04	4	23	AUDITORIUM ACCESSIBILITY UPGRADES	23,424	3,748	27,172
AC3E	BREWAC05	4	24	UPPER FLOOR RESTROOM ACCESSIBILITY UPGRADES	300,259	48,041	348,300
AC3F	BREWAC06	4	25	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	26,293	4,207	30,500
AC3D	BREWAC07	4	26	BUILDING SIGNAGE PACKAGE UPGRADE	26,941	4,311	31,251
				Totals for System Code: ACCESSIBILITY	**577,877**	**92,460**	**670,337**
EL2A	BREWEL01	3	10	REPLACE 277/480 VOLT SWITCHGEAR	66,230	10,597	76,827
EL4B	BREWEL02	3	11	INTERIOR LIGHTING UPGRADE	463,964	74,234	538,198
EL3B	BREWEL03	3	12	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	1,436,813	229,890	1,666,704
EL4A	BREWEL04	3	13	EXTERIOR LIGHTING REPLACEMENT	29,189	4,670	33,859
				Totals for System Code: ELECTRICAL	**1,996,196**	**319,391**	**2,315,588**
ES2B	BREWES01	2	5	EXTERIOR VENEER UPGRADES	83,920	13,427	97,347
ES4B	BREWES02	3	7	BUILT-UP ROOF REPLACEMENT	221,662	35,466	257,128
ES5B	BREWES03	3	8	WINDOW REPLACEMENT	3,326,827	532,292	3,859,120
				Totals for System Code: EXTERIOR	**3,632,409**	**581,185**	**4,213,594**
FS5F	BREWFS04	1	1	INSTALL RATED CORRIDOR DOORS	277,360	44,378	321,737
FS5C	BREWFS05	1	2	CONSTRUCT ELEVATOR LOBBIES	37,757	6,041	43,798
FS3A	BREWFS02	2	4	FIRE SPRINKLER SYSTEM INSTALLATION	738,196	118,111	856,308
FS2A	BREWFS01	3	6	FIRE ALARM SYSTEM REPLACEMENT	282,461	45,194	327,654
FS1A	BREWFS03	4	19	REPLACE EXIT SIGNS	7,434	1,189	8,623
				Totals for System Code: FIRE/LIFE SAFETY	**1,343,207**	**214,913**	**1,558,120**
HV3A	BREWHV01	3	9	HVAC SYSTEM REPLACEMENT	3,300,674	528,108	3,828,782
				Totals for System Code: HVAC	**3,300,674**	**528,108**	**3,828,782**
IS2B	BREWIS01	3	14	INTERIOR WALL FINISH RENEWAL	110,229	17,637	127,866
IS1A	BREWIS02	3	15	CARPETING UPGRADES	93,566	14,970	108,536
IS6D	BREWIS03	4	27	UPGRADE FIXED SEATING	40,471	6,475	46,947
IS6D	BREWIS04	4	28	ENTRY FLOOR RESTROOM FINISH RENOVATIONS	148,363	23,738	172,101
IS3B	BREWIS05	4	29	REFINISH CEILINGS	330,235	52,838	383,073
				Totals for System Code: INTERIOR/FINISH SYS.	**722,865**	**115,658**	**838,523**
PL1A	BREWPL01	3	16	WATER SUPPLY PIPING REPLACEMENT	608,623	97,380	706,002
PL2A	BREWPL02	4	30	DRAIN PIPING REPLACEMENT	925,984	148,157	1,074,141
				Totals for System Code: PLUMBING	**1,534,606**	**245,537**	**1,780,143**
SI2A	BREWSI01	3	17	LANDSCAPE UPGRADES	2,286	366	2,652
				Totals for System Code: SITE	**2,286**	**366**	**2,652**
VT7A	BREWVT01	1	3	ELEVATOR NO. 2 A UPGRADE	103,130	0	103,130
VT7A	BREWVT02	3	18	ELEVATOR NO. 1 B UPGRADE	103,130	0	103,130
				Totals for System Code: VERT. TRANSPORTATION	**206,260**		**206,260**
				Grand Total:	**13,316,381**	**2,097,619**	**15,414,000**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

BREW : BREWSTER BUILDING

Project Class	Priority Classes				
	1	2	3	4	Subtotal
Capital Renewal	$103,130	$0	$2,267,272	$1,684,885	$4,055,286
Deferred Maintenance	$0	$97,347	$9,369,186	$0	$9,466,534
Plant Adaption	$365,535	$856,308	$0	$670,337	$1,892,180
TOTALS	$468,665	$953,655	$11,636,458	$2,355,222	$15,414,000

Facility Replacement Cost	$34,854,846		
Facility Condition Needs Index	0.44		
Gross Square Feet	118,456	Total Cost Per Square Foot	$130.12

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

BREW : BREWSTER BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	670,337	670,337
EL	ELECTRICAL	0	0	2,315,588	0	2,315,588
ES	EXTERIOR	0	97,347	4,116,247	0	4,213,594
FS	FIRE/LIFE SAFETY	365,535	856,308	327,654	8,623	1,558,120
HV	HVAC	0	0	3,828,782	0	3,828,782
IS	INTERIOR/FINISH SYS.	0	0	236,402	602,121	838,523
PL	PLUMBING	0	0	706,002	1,074,141	1,780,143
SI	SITE	0	0	2,652	0	2,652
VT	VERT. TRANSPORTATION	103,130	0	103,130	0	206,260
TOTALS		468,665	953,655	11,636,458	2,355,222	15,414,000

Facility Replacement Cost	$34,854,846		
Facility Condition Needs Index	0.44		
Gross Square Feet	118,456	Total Cost Per Square Foot	$130.12

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

BREWSTER BUILDING

Session No. 3 Date 3/17 Time 1:00 Recorder

Name	Position	Unit	e-mail
Jalil Roshandel	Director of Security Studies	Dept of Political Science	roshandelj@ecu.edu
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Carson Bays	Former Chair	Economics	baysce@ecu.edu
John Tucker	Director	Asian Studies	tuckerjo@ecu.edu
David C. Dennard	Director	African + African American Studies	dennardd@ecu.edu
Scott Curtis	Assistant Director	Center for Natural Hazard Research	curtisw@ecu.edu
Scott Lecce	Professor	Geography	lecces@ecu.edu
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Gerald Prokopowicz	Int Chair	History	prokopowiczg@ecu.edu
George Bailey	Chair, Philosophy	Philosophy	baileyg@ecu.edu
Mariëtte Van Willigen	Undergrad. Dir. Sociology	Sociology + Women's Stud.	vanwilligenm@ecu.edu
Lee Maril	Director, Center for Diversity & Inequality	Sociology	marilr@ecu.edu
Debra Tavasso	14th 1000 Program Director	Hlth Ed + Prom.	tavassod@ecu.edu
Jody Baumgartner	& Assist. Prof.	Political Science	jody@jodyb.net

East Carolina University						
Building Functionality Assessment--Cost Estimates (Mulford)						
Brewster A, B, C, D						
		118,456	gsf			
	Estimate Components:					
	Exterior ADA upgrades and landscaping per ISES	1	ls	62,605	$62,605	
	Replace BUR roofing	30,000	sf	12	$360,000	
	Replace windows	118,456	sf	15	$1,776,840	
	Exterior veneer upgrades, per ISES	1	ls	83,920	$83,920	
	Demo interiors	118,456	sf	8	$947,648	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	39,564	sf	40	$1,582,560	
	Replace lab facilities	9,053	sf	70	$633,710	
	Replace office facilities	28,829	sf	35	$1,009,015	
	Replace circulation and core facilities	41,010	sf	50	$2,050,500	
	Replace plumbing, HVAC, elec, FP	118,456	sf	68	$8,055,008	
	Total Estimated Construction Cost 2010				$16,561,806	
					$140	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	BIOT	113	BIOTECHNOLOGY BUILDING		
I. General Information					
Building Description	Gross Area:	28,152	Net Assignable Area (NASF):		19,627
	CRV:	$11,874,388			
	Construction Date:	1991	Renovation Date:	None	
	Comments:	Biotechnology Building was designed for labs/research and does not work well for clinical functions. It is two stories, but was designed to have two more and could be built up. Pediatrics is in an area that originally was to be the garage.			
Departments / User(s)	Ground Floor: General Pediatric Clinic; Hematology				
	Second Floor: Microbiology and Immunology (Research and Graduate Students)				
Campus (or Location)	Health Sciences Campus, freestanding building, near Brody				
Location/Use Comments	Microbiology: Has been in the building 20 years. Could be elsewhere, but would be happy with addition of two more floors for expansion (might even share some of the expansion)				
	Pediatrics: Pediatrics has five clinic locations (+ Teddy Bear--children who are victims of abuse) which is in leased space. Would like to consolidate into three locations: Cardiology, Oncology; and Everything Else. Pediatric Hematology is moving (tem				
2. Functionality Findings: Building Walk-Through					
Improve Pediatrics efficiency of patient flow					
Labs on 2nd floor, some outdated					
3. Functionality Findings: User Interviews					
Program changes:					
--Microbiology sees possibility of 30-40% increase in masters & doctoral programs during 15-year plan period (with general expansion of Med School).					
--Also, biosafety standards are increasinlgy major consideration. General growth and direction of research will require more BSL2 labs (than were built in this building; possibly some BSL3 space. (There is some now in Warren Life Sci.)					
--Pediatrics will be likely to have fellowship training in more peds specialties than at present.					
--Significant increase in Pediatrics residencies expected					
Pediatrics space is inadequate in every way. Had 5,000 visits the 1st year; now it's 37,000. Hours to 10pm, including community doctors who use the clinic space. Inadequate waiting rooms, exam rooms, storage, nursing triage, restrooms, etc. Need two w					
Doors are not ADA compliant.					
Microbiology: Need more storage space for equipment; more lab bench space; more space for common equipment. Need to upgrade the ventilation system to provide adequate biosafety containment—gets back to everything needs to be BL2. Now, we use self-conta					
4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)					
Pediatrics needs entire reorganization for expansion and improved flow: Need consolidation into three clinical areas: Cardiology, Oncology, and All Else. (Find out what is planned for Moye 3--is that the resolution? Or different long term solution nee					
Upgrade labs to BLS2, if possible, for Microbiology					
Longer-Term: Master planning question: Should two floors be added to Biotech Building? And what, other than Microbiology, would be located in the expansion?					
			Est. $ Construction Cost		$5,151,832
5. Findings: Condition Deficiencies—(See Attached ISES Summary)					
HVAC System Replacement and system upgrades--all systems					
			Est. $ Construction Cost		$3,443,700

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#21	Comprehensive Modernization		$3,300,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocation and Conversion and Modernization of Research and Office Space for Basic Sciences. Relocate Pediatrics clinical functions to new clinical location(s). Renovate and modernize existing labs and expand labaratories for Basic Sciences Departments or multidisciplinary research. Meet about 10,000 additional NASF of research need (relocated from Brody). Must check viability of conversion of space into research labs (code 250).

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

BIOT : BIOTECHNOLOGY BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	BIOTAC01	4	17	INTERIOR AMENITY ACCESSIBILITY UPGRADES	35,622	5,700	41,322
AC4B	BIOTAC03	4	18	INTERIOR DOOR UPGRADES	3,425	548	3,973
AC3E	BIOTAC02	4	19	RESTROOM RENOVATION	38,857	6,217	45,074
				Totals for System Code: ACCESSIBILITY	**77,904**	**12,465**	**90,368**
EL3B	BIOTEL02	3	8	ELECTRICAL SYSTEM REPAIRS	66,844	10,695	77,539
EL4B	BIOTEL01	3	9	INTERIOR LIGHTING UPGRADE	161,127	25,780	186,907
EL4A	BIOTEL03	3	10	EXTERIOR LIGHTING REPLACEMENT	1,253	201	1,454
				Totals for System Code: ELECTRICAL	**229,224**	**36,676**	**265,900**
ES2B	BIOTES01	3	5	RESTORE BRICK VENEER	17,783	2,845	20,629
ES5A	BIOTES02	3	6	EXTERIOR DOOR REPLACEMENT	41,075	6,572	47,648
ES4B	BIOTES03	4	20	MEMBRANE ROOF REPLACEMENT	81,967	13,115	95,082
				Totals for System Code: EXTERIOR	**140,825**	**22,532**	**163,358**
FS3A	BIOTFS02	3	1	REPLACE SPRINKLER HEADS	9,413	1,506	10,919
FS1A	BIOTFS03	3	2	REPLACE EXIT SIGNS	2,974	476	3,449
FS2A	BIOTFS01	3	3	FIRE ALARM SYSTEM REPLACEMENT	67,129	10,741	77,870
				Totals for System Code: FIRE/LIFE SAFETY	**79,516**	**12,722**	**92,238**
HE1A	BIOTHE01	3	4	LAB COLD BOX REFRIGERATION SYSTEM REPLACEMENT	5,749	920	6,669
				Totals for System Code: HEALTH	**5,749**	**920**	**6,669**
HV4B	BIOTHV02	3	7	FUME HOOD REPLACEMENT	374,410	59,906	434,316
HV3A	BIOTHV01	4	21	HVAC SYSTEM REPLACEMENT	1,880,869	300,939	2,181,807
				Totals for System Code: HVAC	**2,255,279**	**360,845**	**2,616,123**
IS6B	BIOTIS04	3	11	LABORATORY CASEWORK UPGRADES	103,194	16,511	119,705
IS1A	BIOTIS01	3	12	REFINISH FLOORING	164,396	26,303	190,700
IS2B	BIOTIS02	3	13	REFINISH WALLS	53,833	8,613	62,446
IS3B	BIOTIS03	3	14	REFINISH CEILINGS	108,496	17,359	125,856
				Totals for System Code: INTERIOR/FINISH SYS.	**429,920**	**68,787**	**498,707**
PL2B	BIOTPL02	3	15	REPLACE SUMP PUMPS	7,514	1,202	8,716
PL1E	BIOTPL01	4	22	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT	31,018	4,963	35,981
				Totals for System Code: PLUMBING	**38,532**	**6,165**	**44,698**
SI4A	BIOTSI01	4	23	SITE PAVING UPGRADES	30,973	4,956	35,929
				Totals for System Code: SITE	**30,973**	**4,956**	**35,929**
VT7A	BIOTVT01	3	16	UPGRADE ELEVATOR NO. 1 AND 2	155,778	0	155,778
				Totals for System Code: VERT. TRANSPORTATION	**155,778**		**155,778**
				Grand Total:	**$3,443,700**	**$526,068**	**$3,969,768**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

BIOT : BIOTECHNOLOGY BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	1,150,280	2,348,800	3,499,079
Deferred Maintenance	0	0	380,320	0	380,320
Plant Adaption	0	0	0	90,368	90,368
TOTALS	0	0	1,530,600	2,439,168	3,969,768

Facility Replacement Cost	$11,874,388
Facility Condition Needs Index	0.33

Gross Square Feet	28,152	Total Cost Per Square Foot	$141.01

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

BIOT : BIOTECHNOLOGY BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	90,368	90,368
EL	ELECTRICAL	0	0	265,900	0	265,900
ES	EXTERIOR	0	0	68,276	95,082	163,358
FS	FIRE/LIFE SAFETY	0	0	92,238	0	92,238
HE	HEALTH	0	0	6,669	0	6,669
HV	HVAC	0	0	434,316	2,181,807	2,616,123
IS	INTERIOR/FINISH SYS.	0	0	498,707	0	498,707
PL	PLUMBING	0	0	8,716	35,981	44,698
SI	SITE	0	0	0	35,929	35,929
VT	VERT. TRANSPORTATION	0	0	155,778	0	155,778
	TOTALS	0	0	1,530,600	2,439,168	3,969,768

Facility Replacement Cost	$11,874,388
Facility Condition Needs Index	0.33

Gross Square Feet	28,152	Total Cost Per Square Foot	$141.01

East Carolina University

Building Functionality Assessment--User Group Interviews

BIOTECHNOLOGY BUILDING

Session No. 17 Date 3-18-10 Time 8:30 Recorder Kim Walters

Name	Position	Unit	e-mail
Ron Perkin	Pediatrics - Chair		perkinr@ecu.edu
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Donna Spain	Peds Outpt. Nurse Manager	Peds Outpt.	spaind@ecu.edu
Beatrice White	Nurse Administrator Peds Outpt	Peds Outpt	whitebc@ecu.edu
Peter Kragel	Interim Chair	Rad Onc	kragelp@ecu.edu
Asan Asch	Hem Onc Chief	CJCC	archa@ecu.edu
C. Jeffrey Smith	Micro & Immuno Chair	Biotech Bldg	smithcha@ecu.edu
Anthony Bartholomew	Admin/CJCC	CJCC	bartholomewa@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

BIOTECHNOLOGY BUILDING

		28,152	gsf			
	Estimate Components:					
	Sitework per ISES	1	ls	30,973	$30,973	
	Replace membrane roofing	15,000	sf	11	$165,000	
	Replace windows				NA	
	Restore brick veneer, per ISES	1	ls	17,783	$17,783	
	Demo interiors	28,152	sf	8	$225,216	
	Hazmat removal				NA	
	Replace lab facilities	8,545	sf	100	$854,500	
	Replace office facilities	4,370	sf	35	$152,950	
	Replace general use facilities	168	sf	35	$5,880	
	Replace care facilities	6,544	sf	70	$458,080	
	Replace circulation and core facilities	8,525	sf	50	$426,250	
	Replace plumbing, HVAC, elec, FP	28,152	sf	100	$2,815,200	
	Total Estimated Construction Cost 2010				$5,151,832	
					$183	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	BELK	013	BELK BUILDING and BELK ANNEX		
1. General Information					
Building Description	Gross Area:	49,567	Net Assignable Area:	Belk	27,492
	CRV:	$16,328,342	UNC Bond Program	Annex	2,057
	Construction Date:	1972	Renovation Date:	2008	$7,763,679
	Comments:	Three-story building, formerly occupied by College of Allied Health.			
Departments / User(s)	Recreation and Leisure Studies, Health Education				
Campus (or Location)	South of Athletic complex off Charles Boulevard				
Location/Use Comments	Belk and Belk annex are located off, but near the Main campus				

2. Functionality Findings: Building Walk-Through

N/A (Not included in initial scope for Functionality Assessment. Added for user group interviews.)

3. Functionality Findings: User Interviews

Belk was renovated two years ago. Both Belk and Belk Annex, a bunker-like building, serve the departments' needs well. No functionality issues were raised. Some capacity issues related to office, classroom, lab, and storage space are perceived to be approaching. Little use of classrooms in the evening. Graduate classes are on-line. Fewer number of people in the building in the evening could lead to safety/ssecurity issues. Prospect for Health Education to divide into two departments: Health Education & Promotion and Environmental Health & Safety. If it happens, may strain available office and administrative space.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Functionality corrections were not found to be needed. No cost estimate.

	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

N/A (Not included in ISES condition audit)

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Demolition, New Expansion for College of Health & Human Permance. Demolition of Belk Annex. Creation of two new buildings, to replace "gym" space, office, space, and research space lab space at Christenbury, Fitt, Ward, and Minges. Total NASF of "departmental space" required is estimated to be 103,000 NASF (200, 300) plus gym/activity space. Includes consolidation of ROTC programs at this site. This enire plan/project needs consideration in connection with strategic issue of "School of Public Health."

	Est. $ Project:		$0

Final, June 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

BELK BUILDING AND BELK ANNEX

Session No._18_____	Date 3/18/10	Time10:30 am -12:00 noo	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Bill Cain	Asst. Dean	HHP	cainw@ecu.edu
Glen Gilbert	Dean	HHP	gilbertg@ecu.edu
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Eric Buller	Asst. Prof Mil. Science	HHP-AROTC	bullere@ecu.edy
Sharon Knight	Acting Chair	Health Ed & Promo	knights@ecu.edu
Robert Hickner	Professor	HHP	Hicknerr@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	BATE	095	HAROLD H. BATE BUILDING		

I. General Information

Building Description	Gross Area:	165,000	Net Assignable Area:		103,125
	CRV:	$47,077,000			
	Construction Date:	1988	Renovation Date:	None	
	Comments:	3-Story brick exterior, major classroom building, high utilization. Floor plans similar, variations for classroom sizes and office suites			
Departments / User(s)	College of A & S: Foreign Languages, English, College of Business, College of Education, VC Academic Affairs: Student Affairs, BB&T Center for Leadership development				
Campus (or Location)	Prominent central location on Main Campus				
Location/Use Comments	Academic departments in Bate are pleased to be at this location. Business Information Technology Education (BITE) has no particular need to be at this location, would be better placed elsewhere with other College of Education units				

2. Functionality Findings: Building Walk-Through

Classrooms mixed in configuration and technology; lack of power for laptops

Need for student collaboration, lounge space - potential improvements in general circulation areas in corners, all floors

3. Functionality Findings: User Interviews

Bate is a heavily used building in which more than 6,000 students take courses daily. It is considered one of the campus' more attractive buildings Academic departments in BATE planned the building. The inadequacies they now find in it are largely the product of growth and program changes since its construction. Block walls restrain classroom reconfiguration. Rooms on 2nd and 3rd floors have low ceilings that block screen views. Sloped seating decks in the majority of 40-seat rooms make moving equipment difficult. Sound insulation between amphitheaters is ineffective. Many less than optimal uses of space in Bate are the result of enrollment growing without commensurate growth of space. Large lecture rooms on 1st floor are not equipped as smart classrooms; however, 80+% of Bate classrooms will be "smart" by Fall. Entry level courses that are capped at 25 offer over 100 secdtions--need appropriately sized rooms. High demand for tutoring attends to entry level courses, and Bate lacks space for tutoring. Foreign Language needs another global classroom; students need access to interactive computer programs for communication with native speakers. Interactive labs are needed for English composition.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

No functionality deficiencies were revealed by walk-through observations. Rely on interview data below.

Entire building in need of modernization/upgrades

Strains on space availability in Bate can best be relieved by moving one or more tenant units to other campus locations. The building is relatively functional. However, the deficiencies that exist cannot be resolved without renovation. Renovation design should give particular attention to the modern pedagogical practices of tenant departments that must deliver large numbers of entry level, general education courses, ones that enroll large numbers of students in multiple sections. Among their needs are large lecture spaces; smaller lab and project team work spaces, accommodation of high demand for tutoring and testing support, and ample access to interactive computer stations.

	Est. $ Construction Cost	$ 19,929,695

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Moderate to significant corrections required pprimarily in Electrical and HVAC systems, plus Fire/Life Safety upgrades in priorities Years 1-5 (1, 2,

	Est. $ Construction Cost	$10,008,437

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Comprehensive Modernization and Reassignment of Use (possible as new College of Education). Comprehensive modernization to include some reconfiguration to make larger classrooms and to reconfigure office space for new user department and to include correction of ISES deficiencies (which includes HVAC replacement, etc. Bate can be repurposed as a central and modernized classroom building, to provided about half (100,000 NASF) of the 2025 110-Classroom requirements. Or, as an alternative, Bate is an excellent candidate to become the College of Education building, because it has 65,000 NASF of office and other space, which is the "departmental space requirement" for Education in 2025. In addition, it has 38,000 NASF of classroom space which, reconfigured, would make up the balance of the building.

	Est. $ Project:		To be added

Final June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

BATE : HAROLD H. BATE BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	BATEAC01	4	17	BUILDING ENTRY ACCESSIBILITY UPGRADES	10,439	1,670	12,109
AC4A	BATEAC02	4	18	INTERIOR AMENITY ACCESSIBILITY UPGRADES	154,788	24,766	179,554
AC3E	BATEAC04	4	19	RESTROOM RENOVATION	363,843	58,215	422,058
AC4B	BATEAC03	4	20	TIERED CLASSROOM ACCESSIBILITY UPGRADES	38,263	6,122	44,385
AC3B	BATEAC05	4	21	STAIR SAFETY UPGRADES	49,379	7,901	57,280
				Totals for System Code: ACCESSIBILITY	**616,711**	**98,674**	**715,385**
EL3B	BATEEL04	3	9	ELECTRICAL SYSTEM REPAIRS	181,378	29,021	210,399
EL4B	BATEEL03	3	10	INTERIOR LIGHTING UPGRADE	938,162	150,106	1,088,268
EL5A	BATEEL01	3	11	REPLACE EMERGENCY GENERATOR	78,574	12,572	91,146
EL2A	BATEEL02	4	22	REPLACE 277/480 VOLT SWITCHGEAR	82,787	13,246	96,033
				Totals for System Code: ELECTRICAL	**1,280,902**	**204,944**	**1,485,846**
ES5A	BATEES02	3	6	EXTERIOR DOOR REPLACEMENT	59,746	9,559	69,305
ES2B	BATEES01	3	7	RESTORE BRICK VENEER	43,459	6,953	50,412
				Totals for System Code: EXTERIOR	**103,205**	**16,513**	**119,718**
FS5C	BATEFS05	1	1	ELIMINATE FIRE RATING COMPROMISES	14,549	2,328	16,877
FS2A	BATEFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	393,446	62,951	456,397
FS3A	BATEFS02	2	3	FIRE SPRINKLER SYSTEM INSTALLATION	1,028,250	164,520	1,192,770
FS3D	BATEFS04	3	4	HALON FIRE SUPPRESSION ALTERNATIVE	45,616	7,299	52,914
FS1A	BATEFS03	3	5	REPLACE AND ADD EXIT SIGNS	11,933	1,909	13,842
				Totals for System Code: FIRE/LIFE SAFETY	**1,493,794**	**239,007**	**1,732,800**
HV3A	BATEHV01	3	8	HVAC SYSTEM REPLACEMENT	4,597,582	735,613	5,333,195
				Totals for System Code: HVAC	**4,597,582**	**735,613**	**5,333,195**
IS1A	BATEIS01	3	12	REFINISH FLOORING	827,278	132,364	959,642
IS2B	BATEIS02	3	13	REFINISH WALLS	153,324	24,532	177,855
IS3B	BATEIS03	3	14	REFINISH CEILINGS	508,833	81,413	590,246
IS6D	BATEIS04	4	23	FIXED SEATING UPGRADE	306,066	48,971	355,036
				Totals for System Code: INTERIOR/FINISH SYS.	**1,795,499**	**287,280**	**2,082,779**
PL1E	BATEPL01	3	15	DOMESTIC WATER HEATER REPLACEMENT	1,742	279	2,021
PL2B	BATEPL02	3	16	REPLACE SUMP PUMPS	15,028	2,404	17,433
				Totals for System Code: PLUMBING	**16,770**	**2,683**	**19,453**
SI4A	BATESI01	4	24	SITE PAVING UPGRADES	103,974	16,636	120,609
				Totals for System Code: SITE	**103,974**	**16,636**	**120,609**
				Grand Total:	**10,008,437**	**1,601,350**	**11,609,787**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

BATE : HAROLD H. BATE BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	5,544,058	571,679	6,115,737
Deferred Maintenance	0	0	3,059,706	0	3,059,706
Plant Adaption	16,877	1,649,167	52,914	715,385	2,434,343
TOTALS	16,877	1,649,167	8,656,679	1,287,064	11,609,787

Facility Replacement Cost	$48,550,510
Facility Condition Needs Index	0.24

Gross Square Feet	165,000	Total Cost Per Square Foot	$70.36	

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

BATE : HAROLD H. BATE BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	715,385	715,385
EL	ELECTRICAL	0	0	1,389,813	96,033	1,485,846
ES	EXTERIOR	0	0	119,718	0	119,718
FS	FIRE/LIFE SAFETY	16,877	1,649,167	66,756	0	1,732,800
HV	HVAC	0	0	5,333,195	0	5,333,195
IS	INTERIOR/FINISH SYS.	0	0	1,727,743	355,036	2,082,779
PL	PLUMBING	0	0	19,453	0	19,453
SI	SITE	0	0	0	120,609	120,609
TOTALS		16,877	1,649,167	8,656,679	1,287,064	11,609,787

Facility Replacement Cost	$48,550,510
Facility Condition Needs Index	0.24

Gross Square Feet	165,000	Total Cost Per Square Foot	$70.36

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

HAROLD H. BATE BUILDING

Session No. 11 Date 3-19-10 Time 12:30 - 2:00 Recorder Teresa Shook

Name	Position	Unit	e-mail
Tom Shields	Graduate Director	English	ShieldsE@ecu.edu
Larry Baker	Assoc. Dean A+S	Arts + Sciences	bakerl@ecu.edu
Frank Romer	Chair	FL+L	romerf@ecu.edu
Birgit Jensen	Faculty	FLL	jensenb@ecu.edu
Stan Eakins	Assoc Dean - COB	Business	eakinss@ecu.edu
Ron Mitchelson	CHAIR	ENGLISH	mitchelsonr@ecu.edu
Birdi Niswander	Dean	Business	niswanderf@ecu.edu
Scott Below	Dept. Chair	Finance Business	belows@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

HAROLD H. BATE BUILDING

		165,000	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	0	ls	103,974	$0	
	Replace roofing				NA	
	Replace windows				NA	
	Restore brick veneer, per ISES	0	ls	43,459	$0	
	Demo interiors	165,000	sf	8	$1,320,000	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	44,949	sf	40	$1,797,960	
	Replace lab facilities	13,195	sf	70	$923,650	
	Replace office facilities	41,014	sf	35	$1,435,490	
	Replace general use facilities	3,967	sf	35	$138,845	
	Replace circulation and core facilities	61,875	sf	50	$3,093,750	
	Replace plumbing, HVAC, elec, FP	165,000	sf	68	$11,220,000	
	Total Estimated Construction Cost 2010				$19,929,695	
					$121	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	B043	043	MAIL SERVICES / WAREHOUSE / TECH LAB A		
I. General Information					
Building Description	Gross Area:	24,932	Net Assignable Area:	20,704	
	CRV:	$3,306,000			
	Construction Date:	1951	Renovation Date:	1996	$285,612
	Comments:	Warehouse is 2-story, exterior brick, heavy floor loading capacity. User notes also include leased buildings called "Epps," leased from Pitt County Public Schools.			
Departments / User(s)	Housekeeping offices and shops; Diving Safety Office; Mail Services; Environmental Health and Safety Storage. Second floor: IT Department storage				
	Grounds is in a different building/location.				
	Comments here on Diving Safety Office are from notes provided by Steve Sellers, Director (who was not present in the interview)				
Campus (or Location)	Main Campus, central location at 10th Street and Founders' Drive				
Location/Use Comments	Mail Services: Convenient on-campus location for dispatching people. But, occupies a central campus location that might be better used for a core academic use. Also, loading dock area is not good for tractor-trailers, and area is congested.				
	Diving Safety: Finds the location convenient, but could be located elsewhere. The staff here are separated from the rest of the unit, and not convenient to the Minges Natatorium, where they provide instruction.				

2. Functionality Findings: Building Walk-Through

No functional deficiencies observable from walk-through. Rely on interview data below.

3. Functionality Findings: User Interviews

Facilities Services/Mail Services:

--Amount of space is sufficient.

--Building is "old:" Ash actually falls from concrete when they work on second floor.

--One bathroom shared by three departments

--Getting vehicles in and out is difficult

--Would like more modern building, in a location where vehicular circulation would work better

COMMENTS ON EPPS (LEASED SPACE):

Four buildings + 1 trailer used for conference space, leased from Pitt County Schools; behind school; close to campus

Users: Service Center—work order management, fielding all phone calls; Project Management; Maintenance Engineering (IT); Emergency Operations Center for Facilities Services; Building Trades—Carpenters, Painters, Masonry,;and a Garage Area

--Inadequate document management space (for building plans)

--Because buildings are 30-40 feet apart, the shops are not under one roof.

--Morning congestion and safety issues, due to proximity to school

Diving Safety Office:

--Occupies 3 offices and a "warren" of dive locker spaces.

--Program likely to expand as research diving expands. Foresee training and support of scientific diving to continue to expand to include additional Closed Circuit Rebreather (CCR) units to support an increasing demand for this advanced diving technology.

--Dive Locker space is a maze. Removal of non-bearing wall(s) would help. Also, concrete floor is disintegrating and needs to be repaired/replaced. Overall, Bldg 043 is old and in poor repair. Electrical capacity is "at limit" and space not well-suited to "wet" equipment and work.

--Having close access to a pool or tank for conducting confined water training would be a serious plus, not just for Diving and Water Safety, but also for other programs such as Maritime Studies, Geology, Biology, CRM and others involved in scientific diving and water related research. Having a water facility that could be dedicated to water related research activities would be a boon to all of these programs, allowing students, faculty and staff to develop not just diving skills, but skills associated with ROVs (Remotely Operated Vehicles), and to develop and test many water related research equipment items associated with the field.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Repairs to existing building include concrete floors; electrical, minor reconfiguration of space, etc. (see ISES)

Need to determine if functions can/should be relocated, in master planning scenarios; free up the Warehouse/Tech Lab site for more "core" use and improve circulation for functions currently in this building

Allso, need to evaluate alternatives to Epps for functions that are there, unless continuation of the lease arrangement is considered highly useful solution to ECU Office of VC/Fin-Admin

Also, need to provide pool/tank for confined water training and better-suited location for Diving Safety Office. Possible location with the boating side and other marine/water programs should be considered.

	Est. $ Construction Cost:	$2,364,640

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Upgrades in all systems Years 1-5 (Priorities 2 and 3), Fire/Llife Safety

	Est. $ Construction Cost:	$1,354,783

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#09	New Facilities Services Space. Consolidated building trades, utilities, grounds, housekeeping, and facilities administration.		$12,200,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocation, Demolition, and Site Re-Use. Defer any remedial work on condition and functional deficiencies. Relocate current building occupants. Demolish 24,932 GSF builidng and determine new facility use for this site in the heart of campus.

Remove $1.5MM from ISES data.

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

B043 : MAIL SERVICES / WAREHOUSE / TECH LAB A

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	B043AC01	4	18	INTERIOR AMENITY ACCESSIBILITY UPGRADES	5,551	888	6,439
AC3B	B043AC02	4	19	STAIR SAFETY UPGRADES	4,179	669	4,848
				Totals for System Code: ACCESSIBILITY	**9,730**	**1,557**	**11,287**
EL3B	B043EL02	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	127,009	20,322	147,331
EL4B	B043EL01	3	11	INTERIOR LIGHTING UPGRADE	60,084	9,613	69,697
EL4A	B043EL03	3	12	EXTERIOR LIGHTING REPLACEMENT	3,631	581	4,212
				Totals for System Code: ELECTRICAL	**190,725**	**30,516**	**221,241**
ES5B	B043ES02	3	5	WINDOW REPLACEMENT	153,110	24,498	177,607
ES2B	B043ES01	3	6	REPAIR AND RESTORE BRICK VENEER	125,312	20,050	145,362
ES4B	B043ES03	4	20	MEMBRANE ROOF REPLACEMENT	73,351	11,736	85,087
				Totals for System Code: EXTERIOR	**351,773**	**56,284**	**408,057**
FS2A	B043FS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	59,451	9,512	68,963
FS3A	B043FS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	155,372	24,859	180,231
FS1A	B043FS03	2	3	INSTALL EMERGENCY LIGHTS AND EXIT SIGNS	3,772	604	4,376
				Totals for System Code: FIRE/LIFE SAFETY	**218,595**	**34,975**	**253,570**
HV5A	B043HV02	3	7	REPLACE HYDRONIC HEATING SYSTEM	173,960	27,834	201,793
HV4B	B043HV03	3	8	EXHAUST FAN REPLACEMENT	20,014	3,202	23,217
HV3A	B043HV01	3	9	REPLACE UNITARY HVAC SYSTEMS	116,664	18,666	135,330
				Totals for System Code: HVAC	**310,638**	**49,702**	**360,340**
IS1A	B043IS01	3	13	REFINISH FLOORING	55,218	8,835	64,053
IS3B	B043IS03	3	14	REFINISH CEILINGS	7,261	1,162	8,423
IS2B	B043IS02	4	21	REFINISH WALLS	10,892	1,743	12,634
IS6D	B043IS04	4	22	RESTROOM RENOVATION	35,325	5,652	40,976
				Totals for System Code: INTERIOR/FINISH SYS.	**108,695**	**17,391**	**126,086**
PL1A	B043PL02	3	15	WATER SUPPLY PIPING REPLACEMENT	30,297	4,848	35,145
PL2A	B043PL03	3	16	DRAIN PIPING REPLACEMENT	45,979	7,357	53,336
PL1E	B043PL01	3	17	DOMESTIC WATER HEATER REPLACEMENT	5,269	843	6,112
				Totals for System Code: PLUMBING	**81,545**	**13,047**	**94,592**
VT7A	B043VT01	2	4	ELEVATOR NO. 1 UPGRADE	83,082	0	83,082
				Totals for System Code: VERT. TRANSPORTATION	**83,082**		**83,082**
				Grand Total:	**$1,354,783**	**$203,472**	**$1,558,255**

ISES ECU Files, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

B043 : MAIL SERVICES / WAREHOUSE / TECH LAB A

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	141,442	138,698	280,140
Deferred Maintenance	0	83,082	930,176	0	1,013,258
Plant Adaption	0	253,570	0	11,287	264,857
TOTALS	0	336,651	1,071,619	149,985	1,558,255

Facility Replacement Cost	$3,306,348		
Facility Condition Needs Index	0.47		
Gross Square Feet	24,932	Total Cost Per Square Foot	$62.50

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

B043 : MAIL SERVICES / WAREHOUSE / TECH LAB A

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	11,287	11,287
EL	ELECTRICAL	0	0	221,241	0	221,241
ES	EXTERIOR	0	0	322,970	85,087	408,057
FS	FIRE/LIFE SAFETY	0	253,570	0	0	253,570
HV	HVAC	0	0	360,340	0	360,340
IS	INTERIOR/FINISH SYS.	0	0	72,476	53,611	126,086
PL	PLUMBING	0	0	94,592	0	94,592
VT	VERT. TRANSPORTATION	0	83,082	0	0	83,082
TOTALS		0	336,651	1,071,619	149,985	1,558,255

Facility Replacement Cost	$3,306,348		
Facility Condition Needs Index	0.47		
Gross Square Feet	24,932	Total Cost Per Square Foot	$62.50

East Carolina University			
Building Functionality Assessment--User Group Interviews			
Mail Services/Warehouse/Tech Lab A			Interviewer: Eva Klein
Session No.: 14B	Date: 3/17/10	Time: 10:30-12:00pm	Recorder: Teresa Davis
Name	Position	Unit	e-mail
Larry Babits	Dirrector, Maritime Studies	Maritime Studies	babitsl@ecu.edu
Tony Yamada	Asst.Dir. Utilities	Facilities Services	yamadaa@ecu.edu
Ricky Hill	Interim Exc. Dir.	Facilities Services	hillr@ecu.edu
Thomas Hardy	Mail Services Mgr	UMS	hardyt@ecu.edu
Steve Sellers, Director, Diving Safety Office, which occupies space in Warehouse-Tech Lab A, was not present, but provided written response to interview questions.			

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

MAIL SERVICES / WAREHOUSE / TECH LAB A

		24,932	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace membrane roofing	12,500	sf	11	$137,500	
	Replace windows	24,932	sf	10	$249,320	
	Restore brick veneer, per ISES	1	ls	125,312	$125,312	
	Demo interiors	24,932	sf	4	$99,728	
	Hazmat removal, per ISES				NA	
	Replace office facilities	5,444	sf	35	$190,540	
	Replace storage facilities	15,260	sf	15	$228,900	
	Replace circulation and core facilities	4,228	sf	50	$211,400	
	Replace plumbing, HVAC, elec, FP	24,932	sf	45	$1,121,940	
	Total Estimated Cost 2010				$2,364,640	
					$95	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	BROD	015	BRODY MEDICAL SCIENCES BUILDING		
1. General Information					
Building Description	Gross Area:	480,279	Net Assignable Area:		279,394
	CRV:	$202,580,322			
	Construction Date:	1982	Renovation Date:	1999	$1,200,000
	Comments:	Multi-story complex, brick exteriors, selected interior renovations, some currently vacant, unassigned space (former Library space)			
Departments / User(s)	Ground: Police, security, IT, central receiving, housekeeping, mail services, Bruce Flye, animal holding				
	1st Flr: BSOM Admin, Media, Office of Research, Telemedicine, Div of Health Sciences Admin, Bookstore, Auditorium, Laupus Library Simulation Center. Also, some clinical operations that are planned to be moved				
	2nd Flr: Instructional space (small and large classrooms); student computer labs; research support offices and IRB in old library; and a GME lounge or gathering area; Medical Humanities; Benefits				
	3rd Flr: Part of Pediatrics; part of Medicine; Sports Sciences investigators; Genetics Lab; Metabolic Labs; Nutrition Lab				
	4th Flr: Psychiatry; Family Medicine; part of Surgery; Human Resources				
	5th Flr: Biochemistry and Microbiology/Immunology				
	6th Flr: Physiology, Toxicology, and Pharmacology. Also, some Sports Sciences.				
	7th Flr: Anatomy and Cell Biology and Pathology				
	8th Flr: Anatomy teaching labs; HVAC				
	Trailer: Continuing Medical Education				
	10 Modular Units at the Lake: Clinical Skills and Assessment				
Campus (or Location)	Health Sciences Campus, physically connected to Life Sciences, Auditorium, Leo Jenkins Cancer Center, Pitt County Memorial Hospital, Biotechnology Building				
Location/Use Comments	Simulation labs (mechanical and human) need to be near the students and residents (which means near the Hospital). Human simulation labs are good, but in the trailers now (not close to Hospital).				
	Gross Anatomy, Histology, Pathology, etc. need to be near the learners, which means near the classrooms. However, this brings up the big issue of where the classrooms are/should be. May not be necessarily to group together all the smaller class rooms; we use some conference rooms for classes.				
	Research lab locations do not need to be where the instructional spaces and offices are. Faculty are mobile. Also, research needs to be segregated from lecture halls, etc., due to health/safety issues.				
	Have been splitting up department locations. Dept of Medicine went from 3 to 9 locations. However, in future, with more centers, institutes, and theme-based research groups, the "calculus" for locations will change.				
2. Functionality Findings: Building Walk-Through					
Generally "dated" building that has undergone some selected interior renovations					
A thorough updating is appropriate for interior floor, wall, and ceiling finishes to improve esthetics, outdated research facilities, and way finding					
Apparent low utilization in some spaces suggest possible adequate capacity for current enrollment and research space and some room for projected 50% enrollment growth					
Some clinical spaces appear overloaded (Notes elsewhere indicate these may be moved out soon???)					
Vacant former library space is potentially lab space					
Brody main lobby is a congested, unwelcoming space					
3. Functionality Findings: User Interviews					
Classroom/Instructional Space:					
--Moving to lectures + small group sessions and interdisciplinary, interprofessional, case-based teaching models. Need a large lecture hall of 150-200 seats. Current lecture halls are about 90 seats. Small group rooms are inadequate, currently all over the place. Might be better consolidated as "classroom core" and near lecture halls, which would enable sharing resources for instruction. However, some would like graduate education classrooms (about 25 seats) in or near the departments. Some classes group students and residents--these need rooms that seat about 50.					

--Students are late moving from lecture hall to upstairs labs, because the elevators are slow and not enough capacity.
--Need telesuites for Telemedicine
--In designing clinical space, consider need for observation of students. Do in person now. Could be done via camera or other ways. Four faculty want to do interdisciplinary team learning; need different kind of large rooms for this.
--Include some small group study space near the wet labs
--Simulation Labs: Design of the 18 patient rooms in the trailers is good; but they are in trailers. Also, Nursing and Allied Health have their own separate Simulation Labs (although all use Human Sim Labs).
--We may want to think of classrooms space as clinics. "Real student learning clinics." Patient safety issues will make it harder to bring students into the actual clinics. So this is an idea beyond simulation (like Univ of MN model).
Departmental and Research Space:
--Significant shortage of faculty office space. Example is Pediatrics, which is increasing faculty; no offices.
--Having a dept all contiguous and contiguous with other basic science depts is good, because we share many research interests. But the problem is nothing has been done to the labs since 1982. Inadequate from life and health safety standards and not state of the art. Benches too small for holding equipment. Generally obsolete. And, everything will need to be BSL3.
--In addition to centers and institutes, there is increasing need to do research in teams, even if not a center and institute—but smaller groups. Flexible lab space would be incredibly important.
--Traditional model of double-loaded corridors, with offices in a line does not encourage interaction; encourages separateness and duplication of staff resources. A model (like suites) that bundles departments together would increase collaboration and perhaps reduce support staff numbers. Medical Humanities apparently is a "suite" which was given as example of a good model.
--Need open and flexible offices and labs--ability to use space in recruitment; change uses. Concept of "targeted flexibility."
--Would like to have central location for physicians offices that is close to hospital and the new Moye Clinics. Docs can walk to where they teach.
--Need allocation of research space based on flexible, multidisciplinary themes or "what has best chance of success." Also, people like Mike Wheeler have improved chances for success when located with people with related interests. "Collaborative research center."
Student (and faculty) "social" space would be nice. Space for special interest groups.
Some security concerns--at night
4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)
Specific improvements:
--Inadequate emergency power due to increased demand
--2nd floor classrooms outdated in capacity and technology
--Elevators: slow, prone to breakdown
--7th floor rooms 7S-27: Animal Isolation Room, location issue (see notes for Life Sciences Bldg)
--8th floor Anatomy lab needs updating
--Basement lighting should be automated
--Upgrading obsolete finishes throughout
--See "renovation plan" for vacant library space on 2nd and 3rd floors
Within Brody and short to medium term, examine alternatives for 50% enrollment growth (80-120 entering class) by vacating research space into a new facility and backfill with administration support, faculty offices, and teaching spaces
Larger, Longer-Term Issues (when all Health Sciences buildings and future plans/projections considered together):
--Consider new research/wet lab building; reconfiguration and consolidation of core research support resources, especially Comparative Medicine/Animal Holding. An "integrated research facility" also could include the core wet labs for teaching.
--Consider complete new approach to instructional space ("Classrooms resized, regrouped, refurbished, re-conceptualized, for interdisc and interprofessional use. With eye to integrated curriculum and case-based instruction.")
--Evaluate whether Brody should be repurposed for instructional, office, and administrative uses (not wet labs for research). Note: In other meetings, users suggested grouping together Administrative Support Service functions (in a building "near Brody"). Maybe it could be Brody.
--Bring together the Simulation Labs; provide for expansion, including new "student learning clinics" idea for all Health Sciences
--Consider reorganization and new concept for faculty/department offices
--It was suggested that Life Sciences from Main Campus could/should be moved to Health Sciences Campus.
Est. $ Construction Cost: $82,209,785

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Complete modernization, space reconfiguration Years 2-10 (Priorities 3 and 4), Fire/Life Safety high priority

	Est. $ Construction Cost:	$61,451,166

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#19	Comprehensive Modernization		$31,700,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Comprehensive Modernization with Reconfiguration and Reassignments of Space. Comprehensive modernizatoin to reconfigure to include an Interprofessional Instructional Center that includes Simulation Center (32,500 NASF); reconfigured office areas; and administrative support services. Relocate animal facilities to consolidate with those in Warren. Probably relocate all research labs to consolidated research lab location, TBD. Brody will be 280,000 NASF of total 280,000 NASF requirement for Classrooms, Class Labs, and Office. Possibility of some research labs remaining.

	Est. $ Project:		To be Added

Final, June 2010

EKA
EVA KLEIN
&ASSOCIATES

Strategies for the Global Knowledge Economy

Detailed Project Summary

Facility Condition Analysis

Category/System Code

BROD : BRODY MEDICAL SCIENCES BUILDING

Cat.	Project	Pri	Pri	Project Title	Construction	Professional	Total
AC4A	BRODAC01	4	27	INTERIOR AMENITY ACCESSIBILITY UPGRADES	191,338	30,614	221,952
AC3E	BRODAC02	4	28	RESTROOM RENOVATION	529,868	84,779	614,647
AC3E	BRODAC03	4	29	EMERGENCY SHOWER RENOVATION	67,979	10,877	78,855
				Totals for System Code: ACCESSIBILITY	**789,185**	**126,270**	**915,454**
EL5A	BRODEL01	3	9	REPLACE EMERGENCY GENERATOR	326,134	52,181	378,316
EL3B	BRODEL04	3	10	ELECTRICAL SYSTEM REPAIRS	1,140,378	182,460	1,322,838
EL4B	BRODEL03	3	11	INTERIOR LIGHTING UPGRADE	1,649,311	263,890	1,913,201
EL4A	BRODEL05	3	12	EXTERIOR LIGHTING REPLACEMENT	12,532	2,005	14,537
EL2A	BRODEL02	3	13	REPLACE 277/480 VOLT SWITCHGEAR	278,166	44,507	322,672
				Totals for System Code: ELECTRICAL	**3,406,521**	**545,043**	**3,951,564**
ES4B	BRODES03	3	4	MEMBRANE ROOF REPLACEMENT	177,227	28,356	205,583
ES5A	BRODES02	3	5	EXTERIOR DOOR REPLACEMENT	74,683	11,949	86,632
ES2B	BRODES01	3	6	RESTORE BRICK VENEER	142,266	22,763	165,028
				Totals for System Code: EXTERIOR	**394,175**	**63,068**	**457,244**
FS2A	BRODFS02	2	1	FIRE ALARM SYSTEM REPLACEMENT	801,663	128,266	929,929
FS3A	BRODFS03	2	2	FIRE SPRINKLER SYSTEM EXTENSION AND FIRE PUMP	847,189	135,550	982,739
FS5E	BRODFS01	3	3	STAIR SAFETY UPGRADES	168,786	27,006	195,791
				Totals for System Code: FIRE/LIFE SAFETY	**1,817,638**	**290,822**	**2,108,460**
HE1A	BRODHE01	4	26	LAB COLD BOX UPGRADES	174,369	27,899	202,268
				Totals for System Code: HEALTH	**174,369**	**27,899**	**202,268**
HV3A	BRODHV01	3	7	HVAC SYSTEM REPLACEMENT	32,088,010	5,134,082	37,222,091
HV4B	BRODHV02	3	8	FUME HOOD REPLACEMENT	4,305,715	688,914	4,994,630
				Totals for System Code: HVAC	**36,393,725**	**5,822,996**	**42,216,721**
IS1A	BRODIS01	3	14	REFINISH FLOORING	2,681,684	429,069	3,110,753
IS2B	BRODIS02	3	15	REFINISH WALLS	845,901	135,344	981,245
IS3B	BRODIS03	3	16	REFINISH CEILINGS	1,695,440	271,270	1,966,710
IS6B	BRODIS05	3	17	LABORATORY CASEWORK UPGRADES	8,172,092	1,307,535	9,479,627
IS6D	BRODIS06	3	18	FIXED SEATING UPGRADE	151,768	24,283	176,051
IS4A	BRODIS04	4	30	REPLACE INTERIOR DOORS	700,048	112,008	812,056
				Totals for System Code: INTERIOR/FINISH SYS.	**14,246,932**	**2,279,509**	**16,526,442**
PL1B	BRODPL02	3	19	DOMESTIC WATER BOOSTER PUMP REPLACEMENT	8,061	1,290	9,351
PL2B	BRODPL03	3	20	REPLACE SUMP PUMPS	7,514	1,202	8,716
PL3A	BRODPL04	3	21	REPLACE PROCESS AIR EQUIPMENT	103,737	16,598	120,335
PL1A	BRODPL01	4	31	WATER SUPPLY PIPING REPLACEMENT	3,347,616	535,619	3,883,234
				Totals for System Code: PLUMBING	**3,466,929**	**554,709**	**4,021,637**
SI4A	BRODSI01	3	22	SITE PAVING UPGRADES	123,002	19,680	142,683
				Totals for System Code: SITE	**123,002**	**19,680**	**142,683**
VT7A	BRODVT01	3	23	UPGRADE ELEVATOR NO. 1 (SOUTH A) AND NO. 2	415,408	0	415,408
VT7A	BRODVT02	3	24	UPGRADE ELEVATOR NO. 1 (NORTH B) AND NO. 2	145,393	0	145,393
VT7A	BRODVT03	3	25	UPGRADE ELEVATOR NO. 1 (HLS)	77,889	0	77,889
				Totals for System Code: VERT. TRANSPORTATION	**638,689**		**638,689**
				Grand Total:	**$61,451,166**	**$9,729,996**	**$71,181,162**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

BROD : BRODY MEDICAL SCIENCES BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	12,087,743	4,897,558	16,985,301
Deferred Maintenance	0	0	51,171,947	0	51,171,947
Plant Adaption	0	1,912,668	195,791	915,454	3,023,914
TOTALS	0	1,912,668	63,455,481	5,813,013	71,181,162

Facility Replacement Cost	$202,580,322
Facility Condition Needs Index	0.35

Gross Square Feet	480,279	Total Cost Per Square Foot	$148.21

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

BROD : BRODY MEDICAL SCIENCES BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	915,454	915,454
EL	ELECTRICAL	0	0	3,951,564	0	3,951,564
ES	EXTERIOR	0	0	457,244	0	457,244
FS	FIRE/LIFE SAFETY	0	1,912,668	195,791	0	2,108,460
HE	HEALTH	0	0	0	202,268	202,268
HV	HVAC	0	0	42,216,721	0	42,216,721
IS	INTERIOR/FINISH SYS.	0	0	15,714,386	812,056	16,526,442
PL	PLUMBING	0	0	138,403	3,883,234	4,021,637
SI	SITE	0	0	142,683	0	142,683
VT	VERT. TRANSPORTATION	0	0	638,689	0	638,689
TOTALS		0	1,912,668	63,455,481	5,813,013	71,181,162

Facility Replacement Cost	$202,580,322
Facility Condition Needs Index	0.35

Gross Square Feet	480,279	Total Cost Per Square Foot	$148.21

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

BRODY MEDICAL SCIENCES BUILDING

Session No. 21 Date _____ Time _____ Recorder _____

Name	Position	Unit	e-mail
Mona Clay	Interim Chair	Med. Humanities	claymm@ecu.edu
Dorcas O'Rourke	Chair	Comparative Med	orourked@ecu.edu
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Ronald Perkins	Professor & Chair	PLED. AIRWAY	perkinr@ecu.edu.
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Kathleen V Previll	Interim Senior Campus Dean Academic Affairs	Deans Office	previllk@ecu.edu
C.J. Smith	Chair Micro & Immun	microbiol & Immunol	smithcha@ecu.edu
D. A. Taylor	Chair Pharmacol & Toxicol	Pharmacol & Toxicol	taylorda@ecu.edu
Paul Bolin	Prof + Chair	Internal Medicine	bolinp@ecu.edu
ANGELA MOYE	DEPT ADMINISTRATOR	PSYCH. MED.	MOYEA@ECU.EDU
Ted Delbridge	Chair	Emergency Med.	DELBRIDGET@ECU.EDU
Pamela Ferguson	Chair	CV Sciences	FERGUSONP@ECU.EDU

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

BRODY MEDICAL SCIENCES BUILDING

		480,279	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	123,002	$123,002	
	Replace membrane roofing	60,000	sf	11	$660,000	
	Replace windows				NA	
	Restore brick veneer, per ISES	1	ls	142,266	$142,266	
	Demo interiors	480,279	sf	8	$3,842,232	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	47,773	sf	40	$1,910,920	
	Replace lab facilities	92,220	sf	100	$9,222,000	
	Replace special/ animal facilities	16,611	sf	200	$3,322,200	
	Replace general use facilities	1,645	sf	35	$57,575	
	Replace office facilities	103,506	sf	35	$3,622,710	
	Replace health care facilities	17,639	sf	70	$1,234,730	
	Replace circulation and core facilities	200,885	sf	50	$10,044,250	
	Replace plumbing, HVAC, elec, FP	480,279	sf	100	$48,027,900	
	Total Estimated Construction Cost 2010				$82,209,785	
					$171	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	CHRI	007	CHRISTENBURY MEMORIAL GYM		

I. General Information

Building Description	Gross Area:	52,701	Net Assignable Area:		39,955
	CRV:	$13,020,558			
	Construction Date:	1952	Renovation Date:	None	
	Comments:				
Departments / User(s)	Army ROTC + National Guard and Army recruiters				
Campus (or Location)	Main campus, east end				
Location/Use Comments	Location is at bus stop. Helps recruitment.				

2. Functionality Findings: Building Walk-Through

No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

Christenbury serves Army ROTC's needs reasonably well. Space is adequate at current levels of enrollment and staffing. Two locker rooms are used for equipment storage, but still necessary to store other equipment off campus. Not seen as a major functional issue. There would be functional advantages in having Army and Air Force ROTC in one location. Presently, they are in two.The gym is not climate controlled and is not ADA compliant. The building does not have a classroom large enough to accommodate meetings of the entire cadet corps. Large classrooms elsewhere are difficult to schedule. Noise from Summer programs is a nuisance. Overall, Christenbury is an old, tired building. Expectation that it will be torn down discourages spending funds to improve it.

There is much affection for old Christenbury among the ECU community. It is not now being used for purposes for which it was designed. The building's future must be decided by determinations of capital improvement priorities and whether extensive renovation of Christenbury would be cost-effective. In the meantime, it does not seem advisable to incur major expense addressing the building's deficiencies, functional or otherwise.

See notes for Messick Theater Arts. Faculty believe that Christenbury is the solution to the structural column problem with the dance studios in Messick (EK)

No Cost Estimate	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

N/A (Not included in ISES Condition Audit)

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#29	Physical Education Space to meet program needs- replacement for Christenbury Gym. Christenbury will subsequently be demolished.		$32,300,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Demolition and Relocation of Functions. Demolition to make site for new science/research facility in "science neighborhood." If demolition is deemed inappropriate, then alternative is comprehensive modernization, incorporating all ISES deficiencies. Relocate ROTC which does not need this location. Determine complete new use that should be in campus core for department/program requiring about 40,000 NASF. Determine if it is possible to add another level to interior, which would increase the total NASF.

SG to determine demolition costs	Est. $ Project:		To be Added

East Carolina University

Building Functionality Assessment--User Group Interviews

CHRISTENBURY GYM

Session No._18_____	Date 3/18/10	Time10:30 am -12:00 noo	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Bill Cain	Asst. Dean	HHP	cainw@ecu.edu
Glen Gilbert	Dean	HHP	gilbertg@ecu.edu
Steve Duncan	Asst VC A&F	HHP	duncans@ecu.edu
Eric Buller	Asst. Prof Mil. Science	HHP-AROTC	bullere@ecu.edy
Sharon Knight	Acting Chair	Health Ed & Promo	knights@ecu.edu
Robert Hickner	Professor	HHP	Hicknerr@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	HOWE	005	HOWELL SCIENCE		
1. General Information					
Building Description	Gross Area:	107,569	Net Assignable Area:		78,380
	CRV:	$43,995,000			
	Construction Date:	1969/ 1970	Renovation Date:	None	
	Comments:	4-story, w/partial basement, brick exterior, 3 major wings connected by covered walkways			
Departments / User(s)	College of A & S: Physics, Biology				
Campus (or Location)	Main Campus East end, between Fletcher and Christenbury Gymnasium				
Location/Use Comments	Biology and Physics like to be close to other sciences. Both depts. have large service course responsibility best met by central campus location. Most of both departments are in close proximity--a benefit. Having IT close is a plus. Both departments anticipate moving to a new building.				

2. Functionality Findings: Building Walk-Through

Modernization needed for infrastructure, smart classrooms

Outdated labs (electrical power, casework, fume hoods, equipment)

Not flexible for innovative pedagogy

Need to review mix of teaching labs and research labs

3. Functionality Findings: User Interviews

A new Bioscience building for Biology and Physics is thought to have high priority with ECU and UNC-GA. Physics is growing graduate and research programs, tied to Medical and Biophysics--triggers lab and shop issues, need for graduate assistant space. Has a grant for a new accelerator--needs space for it. Science-Technology Bldg. is a possibility. Biology can't accommodate expected growth in present location. Greenhouse is dysfunctional. Small animal facility is needed. Teaching labs lack smart room capabilities. Biodiversity Center has safety issues, and Howell overall has security issues. Existing teaching labs could be readily converted to research labs. Building layout is not well designed--labs are in the wrong place, and space is inflexibly configured. Howell has flooded three times. Equipment lacks needed air conditioning and electrical service.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Labs require modernizations/upgrading

Possible interchange of teaching labs with research labs, or relocation of research labs to new facility

If Biology and Physics move to a new building, extensive re-configuration of space in Howell will be required to adapt the building to new uses.

Regardless of future uses, action is needed to correct cause of flooding that has occurred in the building three times.

	Est. $ Construction Cost:	$20,860,400

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Significant upgrades/replacements in all systems Years 2-5 (Priority 3), Life/ Fire Safety high priority

	Est. $ Construction Cost:	$18,095,918

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#22	Complete modernization, (condition and minor lab space improvements)		$35,800,000

7. Proposed Project / Solution for Building (from #1 through #6 above)			
Comprehensive Modernization and Change of Room Use Type and Reassignment. Comprehensive modernization with extensive reconfiguration and correction of ISES deficiencies plus correction of flooding (if not included in ISES). Assume that Biology is relocated to a new science lab building and consider reassignment to "dry lab" science departments--possibly Physics and Geology. Test size requirements. Assuming creation of a "Sciences Complex," needs to remain as a "science" use, but would be best used for office (not lab) with complete interior renovation/reconfiguration.			
	Est. $ Project:		To be Added
Final, June 2010			

Detailed Project Summary

Facility Condition Analysis

Category/System Code

HOWE : HOWELL SCIENCE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	HOWEAC01	4	21	INTERIOR AMENITY ACCESSIBILITY UPGRADES	54,361	8,698	63,059
AC3E	HOWEAC02	4	22	RESTROOM RENOVATION	197,817	31,651	229,468
AC3B	HOWEAC03	4	23	STAIR SAFETY UPGRADES	115,218	18,435	133,653
				Totals for System Code: ACCESSIBILITY	**367,397**	**58,784**	**426,180**
EL3B	HOWEEL02	3	11	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	1,127,597	180,415	1,308,012
EL4B	HOWEEL01	3	12	INTERIOR LIGHTING UPGRADE	615,666	98,507	714,173
EL4A	HOWEEL03	3	13	EXTERIOR LIGHTING INSTALLATION	2,506	401	2,907
				Totals for System Code: ELECTRICAL	**1,745,770**	**279,323**	**2,025,093**
ES4B	HOWEES05	3	6	MEMBRANE ROOF REPLACEMENT	109,561	17,530	127,090
ES5A	HOWEES02	3	7	EXTERIOR DOOR REPLACEMENT	85,110	13,618	98,728
ES2B	HOWEES01	3	8	RESTORE BRICK VENEER	92,473	14,796	107,268
ES4B	HOWEES04	3	9	BUILT-UP ROOF REPLACEMENT	49,116	7,859	56,975
ES5B	HOWEES03	4	24	WINDOW REPLACEMENT	1,720,121	275,219	1,995,340
				Totals for System Code: EXTERIOR	**2,056,381**	**329,021**	**2,385,402**
FS3A	HOWEFS02	2	1	FIRE SPRINKLER SYSTEM INSTALLATION	790,466	126,475	916,940
FS4B	HOWEFS03	3	2	EMERGENCY SHOWER AND EYEWASH REPLACEMENT	215,864	34,538	250,403
FS2A	HOWEFS01	3	3	FIRE ALARM SYSTEM REPLACEMENT	256,500	41,040	297,540
				Totals for System Code: FIRE/LIFE SAFETY	**1,262,830**	**202,053**	**1,464,883**
HE6F	HOWEHE02	3	4	INTERIOR ASBESTOS ABATEMENT	84,058	13,449	97,508
HE1A	HOWEHE01	3	5	LAB COLD BOX UPGRADES	40,410	6,466	46,875
				Totals for System Code: HEALTH	**124,468**	**19,915**	**144,383**
HV3A	HOWEHV01	3	10	HVAC SYSTEM REPLACEMENT	7,186,813	1,149,890	8,336,703
				Totals for System Code: HVAC	**7,186,813**	**1,149,890**	**8,336,703**
IS1A	HOWEIS01	3	14	REFINISH FLOORING	654,709	104,753	759,462
IS2B	HOWEIS02	3	15	REFINISH WALLS	193,455	30,953	224,408
IS3B	HOWEIS03	3	16	REFINISH CEILINGS	170,835	27,334	198,169
IS4A	HOWEIS04	3	17	REPLACE INTERIOR DOORS	518,189	82,910	601,100
IS6B	HOWEIS05	3	18	LABORATORY CASEWORK UPGRADES	1,689,496	270,319	1,959,815
				Totals for System Code: INTERIOR/FINISH SYS.	**3,226,684**	**516,270**	**3,742,954**
PL1A	HOWEPL01	3	19	WATER SUPPLY PIPING REPLACEMENT	749,772	119,964	869,735
PL2A	HOWEPL02	4	25	DRAIN PIPING REPLACEMENT	1,138,784	182,205	1,320,990
				Totals for System Code: PLUMBING	**1,888,556**	**302,169**	**2,190,725**
SI4A	HOWESI01	4	26	SITE PAVING UPGRADES	72,012	11,522	83,534
				Totals for System Code: SITE	**72,012**	**11,522**	**83,534**
VT7A	HOWEVT01	3	20	UPGRADE ELEVATOR NO. 1 (SOUTH)	165,008	0	165,008
				Totals for System Code: VERT. TRANSPORTATION	**165,008**		**165,008**
				Grand Total:	**$18,095,918**	**$2,868,946**	**$20,964,864**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

HOWE : HOWELL SCIENCE

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	2,379,608	3,399,864	5,779,471
Deferred Maintenance	0	0	13,494,362	0	13,494,362
Plant Adaption	0	916,940	347,910	426,180	1,691,031
TOTALS	0	916,940	16,221,880	3,826,044	20,964,864

Facility Replacement Cost	$45,372,044
Facility Condition Needs Index	0.46

Gross Square Feet	107,569	Total Cost Per Square Foot	$194.90

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

HOWE : HOWELL SCIENCE

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	426,180	426,180
EL	ELECTRICAL	0	0	2,025,093	0	2,025,093
ES	EXTERIOR	0	0	390,061	1,995,340	2,385,402
FS	FIRE/LIFE SAFETY	0	916,940	547,943	0	1,464,883
HE	HEALTH	0	0	144,383	0	144,383
HV	HVAC	0	0	8,336,703	0	8,336,703
IS	INTERIOR/FINISH SYS.	0	0	3,742,954	0	3,742,954
PL	PLUMBING	0	0	869,735	1,320,990	2,190,725
SI	SITE	0	0	0	83,534	83,534
VT	VERT. TRANSPORTATION	0	0	165,008	0	165,008
TOTALS		0	916,940	16,221,880	3,826,044	20,964,864

Facility Replacement Cost	$45,372,044
Facility Condition Needs Index	0.46

Gross Square Feet	107,569	Total Cost Per Square Foot	$194.90

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

HOWELL SCIENCE BUILDING

Session No. 2 Date 3/17 Time 10:30 Recorder

Name	Position	Unit	e-mail
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JOHN SUTHERLAND	CHAIR	PHYSICS	SUTHERLANDJ@ECU.EDU
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East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

HOWELL SCIENCE

		107,569	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	72,012	$72,012	
	Replace membrane roofing	27,000	sf	11	$297,000	
	Replace windows	107,569	sf	10	$1,075,690	
	Restore brick veneer, per ISES	1	ls	92,473	$92,473	
	Demo interiors	107,569	sf	8	$860,552	
	Hazmat removal, per ISES	1	ls	84,058	$84,058	
	Replace classroom facilities	8,274	sf	40	$330,960	
	Replace lab facilities	48,040	sf	100	$4,804,000	
	Replace office facilities	18,235	sf	35	$638,225	
	Replce animal facilities	1,474	sf	200	$294,800	
	Replace greenhouse facilities	2,357	sf	40	$94,280	
	Replace circulation and core facilities	29,189	sf	50	$1,459,450	
	Replace plumbing, HVAC, elec, FP	107,569	sf	100	$10,756,900	
	Total Estimated Cost 2010				$20,860,400	
					$194	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	HARS	156	HARRIS BUILDING		
I. General Information					
Building Description	Gross Area:	19,325	Net Assignable Area:		16,978
	CRV:	$5,293,663			
	Construction Date:	1997	Renovation Date:	None	
	Comments:	1-story building constructed for printing and graphics shop			
Departments / User(s)	VC Admin & Finance: Print Shop				
Campus (or Location)	Off Campus, E. 10th Street, east of main campus				
Location/Use Comments	Building users are very pleased with the building location and the parking it provides. Would find it difficult to carry on their functions if located in the campus core.				

2. Functionality Findings: Building Walk-Through

Original footprint a supermarket that burned down. Print Shop built to suit for University functions.

Appears to be adequately equipped and designed to provide support services for University

Adequate customer parking

3. Functionality Findings: User Interviews

Harris is a former supermarket building acquired by ECU and renovated to fit the needs of the University Print Shop and Mail Services. Users are very pleased with the space, configuration, and location.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Found no needs for corrections/changes. No cost estimate.

	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Moderate upgrades/replacaments Years 2-10 (Priority 3 and 4), no deferred maintenance backlog

	Est. $ Construction Cost:	$521,598

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

No capital project required. ISES capital renewal items remain to be corrected, as possible.

	Est. $ Project:		N/A

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

HARS : HARRIS BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	HARSAC01	4	9	BUILDING ENTRY ACCESSIBILITY UPGRADES	3,416	547	3,963
AC4A	HARSAC02	4	10	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,590	0	12,590
AC3C	HARSAC03	4	11	INTERIOR DOOR UPGRADES	**3,845**	**0**	**3,845**
				Totals for System Code: ACCESSIBILITY	19,851	547	20,398
EL3B	HARSEL02	3	5	ELECTRICAL SYSTEM REPAIRS	8,497	1,360	9,857
EL4B	HARSEL01	4	12	INTERIOR LIGHTING UPGRADE	126,978	20,316	147,294
EL4A	HARSEL03	4	13	EXTERIOR LIGHTING REPLACEMENT	3,760	602	4,361
				Totals for System Code: ELECTRICAL	139,235	22,278	161,512
ES2B	HARSES01	3	3	RESTORE BRICK VENEER	**3,353**	**536**	**3,889**
				Totals for System Code: EXTERIOR	3,353	536	3,889
FS4B	HARSFS04	3	1	EMERGENCY SHOWER AND EYEWASH REPLACEMENT	35,316	5,650	40,966
FS2A	HARSFS01	3	2	FIRE ALARM SYSTEM REPLACEMENT	**46,081**	**7,373**	**53,454**
FS3A	HARSFS02	4	7	REPLACE SPRINKLER HEADS	6,462	1,034	7,495
FS1A	HARSFS03	4	8	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	6,622	1,059	7,681
				Totals for System Code: FIRE/LIFE SAFETY	94,480	15,117	109,597
HV3A	HARSHV01	3	4	REPLACE PACKAGED HVAC UNITS	**128,238**	**20,518**	**148,756**
				Totals for System Code: HVAC	128,238	20,518	148,756
IS2B	HARSIS02	4	14	REFINISH WALLS	**18,153**	**2,904**	**21,057**
IS1A	HARSIS01	4	15	REFINISH FLOORING	116,548	18,648	135,195
				Totals for System Code: INTERIOR/FINISH SYS.	**134,700**	**21,552**	**156,252**
PL1E	HARSPL01	3	6	DOMESTIC WATER HEATER REPLACEMENT	1,742	279	2,021
				Totals for System Code: PLUMBING	1,742	279	2,021
				Grand Total:	**521,598**	**80,826**	**602,425**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

HARS : HARRIS BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	212,066	323,084	535,151
Deferred Maintenance	0	0	5,910	0	5,910
Plant Adaption	0	0	40,966	20,398	61,364
TOTALS	0	0	258,942	343,482	602,425

Facility Replacement Cost	$5,293,663		
Facility Condition Needs Index	0.11		

Gross Square Feet	19,325	Total Cost Per Square Foot	$31.17

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

HARS : HARRIS BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	20,398	20,398
EL	ELECTRICAL	0	0	9,857	151,655	161,512
ES	EXTERIOR	0	0	3,889	0	3,889
FS	FIRE/LIFE SAFETY	0	0	94,420	15,177	109,597
HV	HVAC	0	0	148,756	0	148,756
IS	INTERIOR/FINISH SYS.	0	0	0	156,252	156,252
PL	PLUMBING	0	0	2,021	0	2,021
TOTALS		0	0	258,942	343,482	602,425

Facility Replacement Cost	$5,293,663		
Facility Condition Needs Index	0.11		

Gross Square Feet	19,325	Total Cost Per Square Foot	$31.17

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

HARRIS BUILDING

Session No. 10 Date 3-19-10 Time 10:30-12 Recorder Teresa Shook

Name	Position	Unit	e-mail
Ted Morris	AVC OFLED		morrisja@ecu.edu
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Willie Lee	Auxiliary Serv.	Business Serv.	leew@ecu.edu
John Toller	AVC HR	HR	tollerj@ecu.edu
Jim Mullen	ASST VC HR	HR	mullenj@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	GRAH	003	GRAHAM BUILDING		

I. General Information

Building Description	Gross Area:	16,080	Net Assignable Area:		13,735
	CRV:	$4,588,000			
	Construction Date:	1929	Renovation Date:	None	
	Comments:	Main Campus, freestanding building, 3-story brick exterior			
Departments / User(s)	Geology				
Campus (or Location)	Main Campus, prominent location				
Location/Use Comments	Some Geology faculty in Flanagan				

2. Functionality Findings: Building Walk-Through

Central entrance, double-loaded corridor, end staircases

Entire building used for Geological Sciences

Labs are adequate size, outdated

Electric power distribution in labs inadequate

HVAC outdated

All finishes require updating

Inaccessible (ADA)

3. Functionality Findings: User Interviews

Amount of space is generally adequate with the exception of work space for graduate assistants. Space within the building is not well arranged. Room 106 (research lab) needs refurbishing and divided into 2. Building has been re-conditioned on a limited basis to improve functionality.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Interior re-configuration and modernization

ADA accessibility

Install elevator to improve accessibility and facilitate equipment transfer

Correct HVAC, electrical, and plumbing deficiencies

	Est. $ Construction Cost:	$2,316,480

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

All major systems require updating in Years 1-5 (pirorities 1, 2, and 3); accessibility a high priority

	Est. $ Construction Cost:	$1,636,817

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#11	Complete Modernization - Primarily condition deficiencies		$7,100,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Modernization and Reassignment of Use. Projected departmental requirements for Geology are 29,000 for Class, Open, and Research Labs + Office (to be calculated). Geology is a candidate for relocation to modernized Howell or other place. Therefore, modernize Graham and reassign to department/program that would fit to about 13,000 NASF. Likely candidates might be non-science departments of Arts and Sciences. Discuss relocation of Geology with dept and dean.

	Est. $ Project:		To be Added

Detailed Project Summary

Facility Condition Analysis

Category/System Code

GRAH : GRAHAM BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC1A	GRAHAC01	1	4	UPGRADE SITE HANDRAILS	1,498	240	1,738
AC3C	GRAHAC02	2	5	INSTALL LEVER ACTION DOOR HARDWARE	16,534	2,645	19,180
AC3B	GRAHAC03	2	6	STAIR HANDRAIL UPGRADES	1,124	180	1,304
AC3A	GRAHAC04	2	7	ELEVATOR INSTALLATION	167,247	26,759	194,006
AC3E	GRAHAC05	3	9	UPPER FLOOR RESTROOM RENOVATIONS	42,389	6,782	49,172
AC3F	GRAHAC06	3	10	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	7,011	1,122	8,133
AC3D	GRAHAC07	4	24	BUILDING SIGNAGE PACKAGE UPGRADE	1,598	256	1,854
				Totals for System Code: ACCESSIBILITY	**237,402**	**37,984**	**275,386**
EL3B	GRAHEL03	3	14	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	195,043	31,207	226,249
EL4B	GRAHEL02	3	15	INTERIOR LIGHTING UPGRADE	91,428	14,629	106,057
EL1A	GRAHEL01	3	16	UPGRADE ELECTRICAL SERVICE	71,710	11,474	83,183
EL4A	GRAHEL04	3	17	EXTERIOR LIGHTING REPLACEMENT	28,185	4,510	32,694
				Totals for System Code: ELECTRICAL	**386,365**	**61,818**	**448,183**
ES2B	GRAHES01	3	11	EXTERIOR FINISH UPGRADES	9,936	1,590	11,526
ES4B	GRAHES02	4	25	REPLACE BUILT-UP ROOFING	10,834	1,733	12,567
				Totals for System Code: EXTERIOR	**20,770**	**3,323**	**24,093**
FS5E	GRAHFS02	1	1	STAIR GUARDRAIL UPGRADES	2,059	329	2,388
FS5F	GRAHFS03	1	2	INTERIOR DOOR UPGRADES	71,708	11,473	83,181
FS5A	GRAHFS04	1	3	REPLACE EXISTING ROOF ACCESS LADDER	1,446	231	1,677
FS3A	GRAHFS01	3	8	FIRE SPRINKLER SYSTEM INSTALLATION	100,208	16,033	116,241
				Totals for System Code: FIRE/LIFE SAFETY	**175,420**	**28,067**	**203,487**
HV3A	GRAHHV01	3	12	HVAC SYSTEM REPLACEMENT	448,055	71,689	519,744
HV2A	GRAHHV02	3	13	REPLACE AIR-COOLED CHILLER	91,611	14,658	106,268
				Totals for System Code: HVAC	**539,666**	**86,347**	**626,013**
IS2B	GRAHIS01	3	18	INTERIOR WALL FINISH RENEWAL	17,898	2,864	20,762
IS1A	GRAHIS02	3	19	FLOOR FINISH UPGRADES	27,422	4,388	31,810
IS6D	GRAHIS03	3	20	ENTRY FLOOR RESTROOM RENOVATIONS	7,022	1,123	8,145
IS3B	GRAHIS04	4	26	UPGRADE CEILING FINISHES	14,820	2,371	17,191
				Totals for System Code: INTERIOR/FINISH SYS.	**67,162**	**10,746**	**77,908**
PL1A	GRAHPL01	3	21	WATER SUPPLY PIPING REPLACEMENT	82,618	13,219	95,837
PL2A	GRAHPL02	3	22	DRAIN PIPING REPLACEMENT	125,699	20,112	145,811
				Totals for System Code: PLUMBING	**208,318**	**33,331**	**241,648**
SI2A	GRAHSI01	3	23	SITEWORK UPGRADES	1,715	274	1,989
				Totals for System Code: SITE	**1,715**	**274**	**1,989**
				Grand Total:	**1,636,817**	**261,891**	**1,898,708**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

GRAH : GRAHAM BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	298,205	29,758	327,963
Deferred Maintenance	0	0	1,208,112	0	1,208,112
Plant Adaption	88,984	214,490	57,305	1,854	362,633
TOTALS	88,984	214,490	1,563,622	31,612	1,898,708

Facility Replacement Cost	$4,731,604	
Facility Condition Needs Index	0.40	

Gross Square Feet	16,080		Total Cost Per Square Foot	$118.08

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

GRAH : GRAHAM BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	1,738	214,490	57,305	1,854	275,386
EL	ELECTRICAL	0	0	448,183	0	448,183
ES	EXTERIOR	0	0	11,526	12,567	24,093
FS	FIRE/LIFE SAFETY	87,246	0	116,241	0	203,487
HV	HVAC	0	0	626,013	0	626,013
IS	INTERIOR/FINISH SYS.	0	0	60,717	17,191	77,908
PL	PLUMBING	0	0	241,648	0	241,648
SI	SITE	0	0	1,989	0	1,989
TOTALS		88,984	214,490	1,563,622	31,612	1,898,708

Facility Replacement Cost	$4,731,604	
Facility Condition Needs Index	0.40	

Gross Square Feet	16,080		Total Cost Per Square Foot	$118.08

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

GRAHAM BUILDING

Session No. 1 Date 3/17 Time 8:30 Recorder

Name	Position	Unit	e-mail
David Mallinson ✓	Assoc. Prof.	Geological Sciences	mallinsond@ecu.edu
Steve Culver ✓	Chair	Geological Sciences	culvers@ecu.edu
Kathleen Row	Chair	Psychology	rowk@ecu.edu
RICHARD FARMER ✓	ASSOC. PROF.	PSYCHOLOGY	farmerr@ecu.edu
DAVE WATKINS	CHAIR	CONSTRUCTION MGMT	WATKINSD@ECU.EDU
TIMES RILEY-TILLMAN	ASSOC CHAIR	PSYCHOLOGY	rileyt11mant@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

GRAHAM BUILDING

		16,080	gsf			
	Estimate Components:					
	Site work upgrades per ISES	1	ls	3,213	$3,213	
	Replace BUR roofing	5,500	sf	12	$66,000	
	Replace windows				NA	
	Restore brick veneer, per ISES				NA	
	Elevator installation, per ISES	1	ls	167,247	$167,247	
	Demo interiors	16,080	sf	8	$128,640	
	Hazmat removal, per ISES				NA	
	Replace lab facilities	6,999	sf	70	$489,930	
	Replace office facilities	5,736	sf	35	$200,760	
	Replace circulation and core facilities	3,345	sf	50	$167,250	
	Replace plumbing, HVAC, elec, FP	16,080	sf	68	$1,093,440	
	Total Estimated Cost 2010				$2,316,480	
					$144	SF
	May 21, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	GCTR	193	GREENVILLE CENTRE		

I. General Information

Building Description	Gross Area:	35,289	Net Assignable Area:		23,244
	CRV:	$9,374,000			
	Construction Date:	1991	Renovation Date:	None	
	Comments:	2-story brick exterior office building; acquired from IBM in 2004			

Departments / User(s)	VC Research & Graduate Studies: Sponsored Programs; Grants & Contracts; University Research Compliance, Tech Transfer, Director of UG Research and VC's Office.
	VC University Advancement: Development Office only. Alumni Programs are in Alumni House. Bldg 198 is University Marketing & Publications. On West Campus,Medical Foundation is in Lakeside Annex.
	VC Academic Affairs: IPAR
	Chancellor's Office: Internal Audit. Moving shortly to Arlington 1704B (leased space up to 2017). Has moved six times in recent years. Also, University Attorney's office staff person who works with Research/Grad Studies is moving in.
	VC Admin & Finance: Foundation Accounting (7 people)
	Some space on first floor is leased to NC Biotechnology Center.
Campus (or Location)	Off-campus location, south of stadium and playing fields
Location/Use Comments	VC-Research/Graduate Studies: Neutral, off-campus location has benefits, especially because functions serve both campuses. However, she personally loses a lot of time driving to and from the other campuses for meetings.
	VC University Advancement: No aspirations to be on Main Campus. Location suits functions--particularly meetings with donors.
	Foundation Accounting not represented, but assume location works well; proximity to Development
	IPAR: Happy with location

2. Functionality Findings: Building Walk-Through

No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

Building was designed by IBM: HVAC system was designed for computers, not people--issues. HVAC for some ECU offices are in the "FBI Suite." (???) Air handler in conference room used by OSP is very loud.

Building entrances are not ADA compliant. They are told handicapped button will not work, due to weight, pressure of doors.

There is a wind tunnel effect in lobby if front and rear doors are open.

There are leaks in some areas.

Functions in GCTR are meeting-intensive. Building has 7 conference rooms; will be 6. These are heavily used and not necessarily sufficient and maybe not correct sizing/configuration.

Parking is very good, assuming that students continue to park at Credit Union lot (behind). If Credit Union were to no longer permit, there would be a parking problem. Greenville Center is not on a bus route.

Office configurations may not be ideal. One specific problem: VCRes/Grad's secretary area is not configured to "block/screen" visits. Needs reconfiguration. Also, these are "file-intensive" functions and some must keep paper; need some more file storage space, if these functions stay here.

As Office of Sponsored Research gets increasingly "electronic," would be benefits to bringing entire staff together. Brody clinical trials people are in GCTR, but two OSP Brody staff are not.

Security is of some concern for two reasons:

--Proximity to the Mall. (On one occasion, a guy ran into the building with a knife.)

--Sensitivity of some of the ECU functions, e.g. Internal Audit, Research Compliance, etc. Sometimes they have to upset people, e.g. if an instance of scientific misconduct, some of whom are less than "stable." (Internal Audit has been threatened and a car "egged.")

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

ADA compliance for entrances (and perhaps other areas--see ISES)

HVAC corrections? (check ISES)

Conference/meeting space: Create several smaller meeting rooms, e.g. for 4-5 people (like the one Development has) and overall rightsizing of all meeting space.

Assuming a long-term plan is decided for what will be/stay in GCTR, do some reconfiguration/relocation of the office areas. Consider moving the VC Res Grad Studies (VC and her secretary only) to Spilman--Office of the Chancellor.

	Est. $ Construction Cost:	$4,310,868

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

System upgrades/replacements in Years 2-5 (Priority 3)

	Est. $ Construction Cost:	$974,152

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Renovations. Interior renovations to reconfigure/relocate certain offices (based on conclusions about which functions will remain long-term at GCTR. Include corrections for HVAC; whatever ADA access improvements are possible for the Main Entrance; and reconfiguration and resizing and expansion of meeting/conference spaces, including some "small meeting" spaces, e.g. for 4-6 people. (There is one at present--very useful).

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

GCTR : GREENVILLE CENTRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	GCTRAC01	4	14	INTERIOR AMENITY ACCESSIBILITY UPGRADES	10,443	1,671	12,114
				Totals for System Code: ACCESSIBILITY	**10,443**	**1,671**	**12,114**
EL3B	GCTREL02	3	7	ELECTRICAL SYSTEM REPAIRS	15,517	2,483	17,999
EL4B	GCTREL01	3	8	INTERIOR LIGHTING UPGRADE	231,872	37,099	268,971
EL4A	GCTREL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,593	255	1,848
				Totals for System Code: ELECTRICAL	**248,982**	**39,837**	**288,819**
ES4B	GCTRES02	3	4	MEMBRANE ROOF REPLACEMENT	104,787	16,766	121,553
ES2B	GCTRES01	3	5	CLEAN AND MAINTAIN BRICK VENEER	8,090	1,294	9,384
				Totals for System Code: EXTERIOR	**112,877**	**18,060**	**130,937**
FS2A	GCTRFS01	3	1	FIRE ALARM SYSTEM REPLACEMENT	84,147	13,464	97,611
FS3A	GCTRFS02	3	2	REPLACE SPRINKLER HEADS	11,799	1,888	13,687
FS1A	GCTRFS03	3	3	REPLACE EXIT SIGNS AND EMERGENCY LIGHTS	8,184	1,309	9,493
				Totals for System Code: FIRE/LIFE SAFETY	**104,130**	**16,661**	**120,791**
HV3A	GCTRHV01	3	6	REPLACE UNITARY HVAC SYSTEMS	288,557	46,169	334,726
				Totals for System Code: HVAC	**288,557**	**46,169**	**334,726**
IS1A	GCTRIS01	3	10	REFINISH FLOORING	151,517	24,243	175,760
IS2B	GCTRIS02	3	11	REFINISH WALLS	48,888	7,822	56,711
				Totals for System Code: INTERIOR/FINISH SYS.	**200,406**	**32,065**	**232,471**
PL1E	GCTRPL01	3	12	DOMESTIC WATER HEATER REPLACEMENT	1,733	277	2,011
				Totals for System Code: PLUMBING	**1,733**	**277**	**2,011**
SI4A	GCTRSI01	3	13	SITE PAVING UPGRADES	7,024	1,124	8,147
				Totals for System Code: SITE	**7,024**	**1,124**	**8,147**
				Grand Total:	**$974,152**	**$155,864**	**$1,130,016**

ISES ECU Files, 4/6/2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

GCTR : GREENVILLE CENTRE

Project Class	Priority Classes				
	1	2	3	4	Subtotal
Capital Renewal	0	0	632,229	0	632,229
Deferred Maintenance	0	0	485,673	0	485,673
Plant Adaption	0	0	0	12,114	12,114
TOTALS	0	0	1,117,902	12,114	1,130,016

Facility Replacement Cost	$9,667,406		
Facility Condition Needs Index	0.12		

Gross Square Feet	35,289		Total Cost Per Square Foot	$32.02	

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

GCTR : GREENVILLE CENTRE

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	12,114	12,114
EL	ELECTRICAL	0	0	288,819	0	288,819
ES	EXTERIOR	0	0	130,937	0	130,937
FS	FIRE/LIFE SAFETY	0	0	120,791	0	120,791
HV	HVAC	0	0	334,726	0	334,726
IS	INTERIOR/FINISH SYS.	0	0	232,471	0	232,471
PL	PLUMBING	0	0	2,011	0	2,011
SI	SITE	0	0	8,147	0	8,147
TOTALS		0	0	1,117,902	12,114	1,130,016

Facility Replacement Cost	$9,667,406		
Facility Condition Needs Index	0.12		

Gross Square Feet	35,289		Total Cost Per Square Foot	$32.02	

ISES ECU Files, 4/6/2010

East Carolina University			
Building Functionality Assessment--User Group Interviews			
GREENVILLE CENTRE			
Session No.: 15	Date: 3/17/10	Time: 1:00-2:30pm	Recorder: Teresa Davis
Name	Position	Unit	e-mail
Marti VanScott	Director	Tech Transfer	vanscottm@ecu.edu
John Chinn	Director	ORCA	chinnj@ecu.edu
Stacie Tronto	Director	Internal Audit	trontos@ecu.edu
Mickey Dowdy	Vice Chancellor	Univ. Advancement	dowdym@ecu.edu
Maryellen O'Brien	Director-OSP	OSP	obrienm@ecu.edu
Deidre Mageean	Vice Chancellor	R&GS	mageeand@ecu.edu
Kim Higdon	Space Analyst	IPAR	higdonk@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

GREENVILLE CENTRE

		35,289	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	7,024.00	$7,024	
	Replace membrane roofing	18,000	sf	11.00	$198,000	
	Replace windows				NA	
	Restore brick veneer, per ISES	1	ls	8,090.00	$8,090	
	Demo interiors	35,289	sf	8.00	$282,312	
	Hazmat removal, per ISES				NA	
	Replace office facilities	23,244	sf	35.00	$813,540	
	Replace circulation and core facilities	12,045	sf	50.00	$602,250	
	Replace plumbing, HVAC, elec, FP	35,289	sf	68.00	$2,399,652	
	Total Estimated Construction Cost 2010				$4,310,868	
					$122	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	FSSP		STEAM PLANT 14TH STREET		

I. General Information

Building Description	Gross Area:	16,914	Net Assignable Area:		14,049
	CRV:	$4,049,915			
	Construction Date:	1968	Renovation Date:	None	
	Comments:	New boilers have been added.			
Departments / User(s)	Steam Plant and Steam Shop				
	Four additional Shops (Plumbing; HVAC; Electrical; and Life Safety (altogether, 70 people)				
Campus (or Location)	14th Street, near Main Campus				
Location/Use Comments	Site is sloped; difficult for expansion. Terraced upper level, with lower level parking. Boilers at back; shops in front. Expansion (of boilers) would require significant modifications and moving out the shops. Land to the east for expansion has been purchased.				

2. Functionality Findings: Building Walk-Through

No functional deficiencies revealed by walk-through observations. Rely on user interview data below.

3. Functionality Findings: User Interviews

Currently have sufficient capacity--270,000 lbs/hour. Fourth of four boilers was added for/with Bond Program facilities.

Expansion (e.g. with another Bond Program) and as a result of growth and Master Plan may require additional capacity. To add more boilers will mean relocation of all the shops other than the Steam Distribution Shop (which operates 24/7)

Space is tight now. Trying to move one of the shops at present.

No lunchroom or space for food/eating. No training room, which is needed. Lockers areas are broken up throughout shops. Making do with modular offices.

Parking for service vehicles is at capacity and it is difficult to get fuel trucks in and out. Steam plant is adjacent to a railroad and a creek. It may be possible, however, to redesign the entrances to the parking lot.

Flooding is a constant risk. Flooding in lower parking lot has almost reached the Steam Plant. Flood in 1999 did create some operational problems. Must move vehicles out of parking lot during major rain storms.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Utilities capacity evaluation will be done after capital projects are determined and master plan scenario is defined.

Long-term: May need solution in the form of a new building (or renovation of an existing building) for consolidation of all the trades/shops. Could be useful in general and may be required to permit addition of boilers for Steam Distribution expansion. Involves consideration of the shops and plant management functions currently in leased space (Epps).

Short-term: Consider short-term solutions for service/fuel vehicle access and for interior improvements that would provide training space; lunch room; improved lockers, etc. Is there short-term possibility to move out one of the shops?

	Est. $ Consruction Cost:	$859,954

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Moderate remedial actions in Years 2-10 (Priority Years 2-10)

	Est. $ Construction Cost:	$878,528

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#09	New Facilities Services Space. Consolidated building trades, utilities, grounds, housekeeping, and facilities administration.		$12,200,000

7. Proposed Project / Solution for Building (from #1 through #6 above)			
Relocation of Trades/Shops and Steam Plant Expansion and Reconfiguration. Relocate all shops/trades (70 people) to new Facilities Services location, and reconfigure interior space for Steam Plant expansion, including improved meeting, lunch, training, lockers, and storage areas. Improve service vehicle access and parking.			
	Est. $ Project:		To be Added
Final, June 2010			

Detailed Project Summary

Facility Condition Analysis

Category/System Code

FSSP : STEAM PLANT 14TH STREET

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
EL4B	FSSPEL02	3	5	INTERIOR LIGHTING UPGRADE	53,285	8,526	61,811
EL2A	FSSPEL01	4	14	REPLACE ELECTRICAL DISTRIBUTION EQUIPMENT	55,103	8,816	63,919
EL3B	FSSPEL03	4	15	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	140,988	22,558	163,546
EL4A	FSSPEL04	4	16	EXTERIOR LIGHTING UPGRADE	8,146	1,303	9,449
				Totals for System Code: ELECTRICAL	**257,521**	**41,203**	**298,725**
ES5A	FSSPES04	3	1	EXTERIOR DOOR REPLACEMENTS	40,265	6,442	46,708
ES2B	FSSPES01	3	2	RESTORE BRICK MASONRY VENEER	13,786	2,206	15,992
ES2B	FSSPES02	3	3	RESTORE ARCHITECTURAL CONCRETE PANELS	4,132	661	4,794
ES6E	FSSPES03	3	4	COMPRESSOR ROOM ADDITION	23,510	3,762	27,272
ES4B	FSSPES05	4	11	BUILT-UP ROOF REPLACEMENT	47,290	7,566	54,857
				Totals for System Code: EXTERIOR	**128,984**	**20,638**	**149,622**
HV3A	FSSPHV01	4	12	REPLACE SPLIT DX SYSTEMS	66,215	10,594	76,810
HV4B	FSSPHV02	4	13	EXHAUST FAN REPLACEMENT	80,796	12,927	93,724
				Totals for System Code: HVAC	**147,011**	**23,522**	**170,533**
IS2B	FSSPIS01	3	6	REFINISH INTERIOR WALLS	3,703	593	4,296
IS4A	FSSPIS02	3	7	REPLACE INTERIOR DOORS	16,668	2,667	19,335
IS6B	FSSPIS03	3	8	REPLACE AND RENEW STANDARD CASEWORK	11,870	1,899	13,769
IS6D	FSSPIS04	4	17	RESTROOM RENOVATION	37,008	5,921	42,929
				Totals for System Code: INTERIOR/FINISH SYS.	**69,249**	**11,080**	**80,329**
PL3A	FSSPPL02	3	9	REPLACE PROCESS AIR COMPRESSORS	204,893	32,783	237,676
PL1A	FSSPPL01	4	18	WATER SUPPLY PIPING REPLACEMENT	31,630	5,061	36,691
				Totals for System Code: PLUMBING	**236,523**	**37,844**	**274,367**
SI1B	FSSPSI01	3	10	VEHICULAR PAVEMENT UPGRADES	39,238	6,278	45,516
				Totals for System Code: SITE	**39,238**	**6,278**	**45,516**
				Grand Total:	**$878,528**	**$140,564**	**$1,019,092**

ISES Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

FSSP : STEAM PLANT 14TH STREET

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	89,082	541,924	631,007
Deferred Maintenance	0	0	388,085	0	388,085
TOTALS	0	0	477,168	541,924	1,019,092

Facility Replacement Cost	$4,049,915		
Facility Condition Needs Index	0.25		

Gross Square Feet	16,914		Total Cost Per Square Foot	$60.25	

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

FSSP : STEAM PLANT 14TH STREET

System Code	System Description	Priority Classes					
		1	2	3	4	Subtotal	
EL	ELECTRICAL	0	0	61,811	236,914	298,725	
ES	EXTERIOR	0	0	94,765	54,857	149,622	
HV	HVAC	0	0	0	170,533	170,533	
IS	INTERIOR/FINISH SYS.	0	0	37,400	42,929	80,329	
PL	PLUMBING	0	0	237,676	36,691	274,367	
SI	SITE	0	0	45,516	0	45,516	
TOTALS		0	0	477,168	541,924	1,019,092	

Facility Replacement Cost	$4,049,915		
Facility Condition Needs Index	0.25		

Gross Square Feet	16,914		Total Cost Per Square Foot	$60.25	

ISES Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

STEAM PLANT 14th STREET

			Interviewer: Eva Klein
Session No.: 14	Date: 3/17/10	Time: 10:30-12:00pm	Recorder: Teresa Davis

Name	Position	Unit	e-mail
Larry Babits	Dirrector, Maritime Studies	Maritime Studies	babitsl@ecu.edu
Tony Yamada	Asst.Dir. Utilities	Facilities Services	yamadaa@ecu.edu
Ricky Hill	Interim Exc. Dir.	Facilities Services	hillr@ecu.edu
Thomas Hardy	Mail Services Mgr	UMS	hardyt@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

STEAM PLANT 14TH STREET

		16,914	gsf			
	Estimate Components:					
	Site vehicular upgrades per ISES	1	ls	39,238.00	$39,238	
	Replace BUR roofing	12,000	sf	12.00	$144,000	
	Replace windows	16,914	sf	5.00	$84,570	
	Restore brick veneer/ conc panels per ISES	1	ls	17,918.00	$17,918	
	Demo interiors	16,914	sf	2.00	$33,828	
	Hazmat removal, per ISES				NA	
	Replace shop facilities	6,097	sf	10.00	$60,970	
	Replace office facilities	1,062	sf	25.00	$26,550	
	Mechanical area	6,890	sf		No Work	
	Replace circulation and core facilities	2,865	sf	40.00	$114,600	
	Replace plumbing, HVAC, elec, FP	16,914	sf	20.00	$338,280	
	Total Estimated Construction Cost 2010				$859,954	
					$51	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	FMUS	009	FLETCHER MUSIC CENTER		
I. General Information					
Building Description	Gross Area:	58,950	Net Assignable Area (NASF):		46,936
	CRV:	$16,819,000			
	Construction Date:	1967	Renovation & New Wing	2007	$4,818,702
	Comments:	3-story classroom/office block and 1-story wing with rehearsal and recital halls, music library			
Departments / User(s)	College of Fine Arts & Communications: School of Music				
Campus (or Location)	Main Campus, extreme east end				
Location/Use Comments	Users like location (since 1967); close to parking, residence halls (joint programs), and College Hill Willing to relocate, if to bigger, newer space, e.g. new Performing Arts Center.				

2. Functionality Findings: Building Walk-Through
No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews
2007 renovation and new wing improved situation considerably--now have good "flow" and space flexibility. Also, excellent technology capabilities in classrooms.
Biggest issue with old building is acoustics--lack of sound isolation. ADA was fixed, but not acoustics; technology exists to correct this.
Fletcher is "at capacity;" users feel no growth is possible; long-term future (maybe 20 years) may be doctoral program--would require Music collection expansion. Faculty offices are seen as the constraint.
HVAC system was improved with additional humidification controls. However, climate is still too variable for Music Library materials.
Music Library does not have small group listening/viewing rooms. Needs such rooms. Students cluster around a computer at present.
Instrumental library materials are housed in a classroom (too small/crowded). A modular system that costs $50,000 that would correct this deficiency.
Recital Hall is used heavily, including as classroom. Needs renovations and intensive maintenance due to heavy utilization.
Recital Hall is not in compliance with Opera program accreditation requirements (details absent)
Wright Auditorium is used for all large-ensemble performances and rehearsals, but it also is used for University & community events; thus, scheduling is very difficult challenge.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)		
Correct acoustics in Fletcher (old building)		
Improve or replace HVAC to fully solve climate control problems (see ISES)--especially re: Music Library		
Provide modular system for Instrumental library materials (assume $50,000)		
Renovate Recital Hall, including consideration of how it might be made to meet Opera accreditation requirements		
Consider Wright Auditorium scheduling load; dedicated performance space issues, and similar issues in connection with larger considerations of both potential Performing Arts Center and new Student/Campus Center.		
Also, if it is determined that a new, comprehensive Performing Arts Center will be a project, then need to determine re-use for Fletcher.		
	Est. $ Construction Cost:	$8,849,620

5. Findings: Condition Deficiencies—(See Attached ISES Summary)		
All major systems require updating/replacement in Years 1-5 (Priorities 1, 2, and 3), Fire/Life Safety and elevator high priority		
	Est. $ Construction Cost:	$5,072,394

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#13	Comprehensive Modernization, upgrading infrastructure systems, acoustics, accessibility		$11,800,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Addition for Music Library and Renovation. Build addition to create 15,000 NASF for Music Library (about 4,000 NASF currently plus 11,000 projected deficit for music collection growth). Renovate vacated space to create more Class and Open Labs and/or Offices. Include solutions to HVAC and acoustics and ISES deficiencies. (Note: This addition is based on extravagant collection growth projections. Need to review/verify with ECU.)

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

FMUS : FLETCHER MUSIC CENTER

Cat. Code	Project Number	Pri CLS	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	FMUSAC01	4	18	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,562	410	2,972
AC3F	FMUSAC02	4	19	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	31,329	5,013	36,341
AC3E	FMUSAC04	4	20	RESTROOM ACCESSIBILITY UPGRADES	25,575	4,092	29,667
AC4B	FMUSAC03	4	21	AUDITORIUM ACCESSIBILITY UPGRADES	16,347	2,615	18,962
AC3B	FMUSAC05	4	22	STAIR SAFETY UPGRADES	28,710	4,594	33,304
				Totals for System Code: ACCESSIBILITY	**104,523**	**16,724**	**121,247**
EL2A	FMUSEL01	3	8	REPLACE 277/480 VOLT SWITCHGEAR	33,115	5,298	38,413
EL3B	FMUSEL03	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	533,092	85,295	618,387
EL4B	FMUSEL02	3	10	INTERIOR LIGHTING UPGRADE	249,892	39,983	289,875
EL4A	FMUSEL04	4	24	EXTERIOR LIGHTING REPLACEMENT	54,529	8,725	63,254
				Totals for System Code: ELECTRICAL	**870,629**	**139,301**	**1,009,929**
ES4B	FMUSES05	3	3	BUILT-UP ROOF REPLACEMENT	199,873	31,980	231,853
ES5A	FMUSES03	3	4	EXTERIOR DOOR REPLACEMENT	26,174	4,188	30,362
ES2B	FMUSES01	3	5	RESTORE BRICK VENEER	18,495	2,959	21,454
ES2B	FMUSES02	3	6	RESTORE CONCRETE FINISH	4,624	740	5,363
ES5B	FMUSES04	4	23	WINDOW REPLACEMENT	520,762	83,322	604,084
				Totals for System Code: EXTERIOR	**769,927**	**123,188**	**893,116**
FS3A	FMUSFS01	2	1	FIRE SPRINKLER SYSTEM EXTENSION	366,481	58,637	425,118
				Totals for System Code: FIRE/LIFE SAFETY	**366,481**	**58,637**	**425,118**
HV3A	FMUSHV01	3	7	HVAC SYSTEM REPLACEMENT	1,224,629	195,941	1,420,569
				Totals for System Code: HVAC	**1,224,629**	**195,941**	**1,420,569**
IS1A	FMUSIS01	3	11	REFINISH FLOORING	237,316	37,971	275,286
IS2B	FMUSIS02	3	12	REFINISH WALLS	145,182	23,229	168,411
IS3B	FMUSIS03	3	13	REFINISH CEILINGS	108,185	17,310	125,495
IS4A	FMUSIS04	3	14	REPLACE INTERIOR DOORS	303,739	48,598	352,337
IS6D	FMUSIS05	4	25	FIXED SEATING UPGRADE	59,442	9,511	68,953
				Totals for System Code: INTERIOR/FINISH SYS.	**853,864**	**136,618**	**990,482**
PL1A	FMUSPL02	3	15	WATER SUPPLY PIPING REPLACEMENT	302,883	48,461	351,344
PL2A	FMUSPL03	3	16	DRAIN PIPING REPLACEMENT	460,819	73,731	534,550
PL1E	FMUSPL01	3	17	DOMESTIC HOT WATER HEAT EXCHANGER REPLACEMENT	15,509	2,481	17,991
				Totals for System Code: PLUMBING	**779,211**	**124,674**	**903,885**
VT7A	FMUSVT01	2	2	ELEVATOR NO. 1 UPGRADE	103,130	0	103,130
				Totals for System Code: VERT. TRANSPORTATION	**103,130**	**0**	**103,130**
				Grand Total:	**$5,072,394**	**$795,082**	**$5,867,476**

ISES ECU Files, 4/6/2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

FMUS : FLETCHER MUSIC CENTER

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	0	736,291	736,291
Deferred Maintenance	0	103,130	4,481,690	0	4,584,820
Plant Adaption	0	425,118	0	121,247	546,365
TOTALS	0	528,248	4,481,690	857,538	5,867,476

Facility Replacement Cost	$17,345,435
Facility Condition Needs Index	0.34

Gross Square Feet	58,950	Total Cost Per Square Foot	$99.53

Facility Condition Analysis

System Code by Priority Class

FMUS : FLETCHER MUSIC CENTER

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	121,247	121,247
EL	ELECTRICAL	0	0	946,675	63,254	1,009,929
ES	EXTERIOR	0	0	289,032	604,084	893,116
FS	FIRE/LIFE SAFETY	0	425,118	0	0	425,118
HV	HVAC	0	0	1,420,569	0	1,420,569
IS	INTERIOR/FINISH SYS.	0	0	921,529	68,953	990,482
PL	PLUMBING	0	0	903,885	0	903,885
VT	VERT. TRANSPORTATION	0	103,130	0	0	103,130
	TOTALS	0	528,248	4,481,690	857,538	5,867,476

Facility Replacement Cost	$17,345,435
Facility Condition Needs Index	0.34

Gross Square Feet	58,950	Total Cost Per Square Foot	$99.53

ISES ECU Files, 4/6/2010

East Carolina University			
Building Functionality Assessment--User Group Interviews			
FLETCHER MUSIC CENTER			
			Interviewer: Eva Klein
Session No.: 13	Date: 3/17/10	Time: 8:30-10:00am	Recorder: Teresa Davis
Name	**Position**	**Unit**	**e-mail**
Larry Boyer	Dean, Library	Joyner Libarary	boyerl@ecu.edu
Trudy McGlohon	Building Manager	Joyner Libarary	mcglohont@ecu.edu
Chris Ulffers	Assoc. Director	Music	ulffersj@ecu.edu
David Hursh	Head, Music Library	Joyner Libarary	hurshd@ecu.edu
Thomas Huener	Chair, Theory, Comp & Musicology Dept	Music	huenert@ecu.edu
Scott Carter	Chair, Instrumental	Music	carterr@ecu.edu
Chris Buddo	Director	School of Music	buddoj@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

FLETCHER MUSIC CENTER

		58,950	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace BUR roofing	20,000	sf	12	$240,000	
	Replace windows	58,950	sf	10	$589,500	
	Restore brick veneer, per ISES	1	ls	18,495	$18,495	
	Demo interiors	58,950	sf	8	$471,600	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	9,710	sf	40	$388,400	
	Replace lab facilities	14,934	sf	70	$1,045,380	
	Replace office facilities	15,733	sf	35	$550,655	
	Replace special use/ assembly facilities	6,523	sf	80	$521,840	
	Replace circulation and core facilities	12,050	sf	50	$602,500	
	Replace plumbing, HVAC, elec, FP	58,950	sf	75	$4,421,250	
	Total Estimated Construction Cost 2010				$8,849,620	
					$150	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	FLAN	002	FLANAGAN BUILDING		
I. General Information					
Building Description	Gross Area:	100,342	Net Assignable Area (NASF):		62,414
	CRV:	$23,138,231	UNC Bond Program		
	Construction Date:	1939	Renovation & Conversion:	2007	$14,812,131
	Comments:	Also, see Science/Technology Building			
Departments / User(s)	Anthropology; Math/Science/Instructional Technology; Institute for Coastal Science & Policy; Biology; Geological Sciences; Nursing & Allied Health (Anatomy & Physiology Teaching Labs; cadaver prep)				
Campus (or Location)	Main Campus, central location close to Howell and Science/Technology				
Location/Use Comments	Many indicated that some of the rooms are highly specialized and should not be moved. Some may be easier to relocate. Lengthy discussion of scenarios for grouping departments. together, or not; Howell renovation or replacement, etc. Some comments about "staying in Sciences core."				

2. Functionality Findings: Building Walk-Through

N/A (Not included in initial scope for Functionality Assessment. Added to user group interviews.)

3. Functionality Findings: User Interviews

No real comments about inadequate functionality; Flanagan is newly renovated.

Most comments were about future program growth/changes, e.g.:

Strong desire for a museum--several departments interested. Themes in discussion: Natural History, BioDiversity, Culture/Ethnography. (Presumably would require different building)

General growth issue: Preparation of science teachers for the State

Biology (mostly in Howell) is top of the list for possible doctoral program

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Flanagan, comprehensively modernized, has no functionality deficiencies. As the renovation is recent, Flanagan was not included in the list for either ISES or EKA assessments.

The one significant issue, to be evaluated in concert with the SCA findings, is location, sizing, and distribution of the various science departments, in connection with Science/Technology lab fit-ups; Howell renovations or replacement; and overall right-sizing of future teaching and research lab spaces needed by 2025.

No cost estimate	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

N/A (Not included in Condition Audit)

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

No Capital Project.

			Est. $ Project:		$0

Final, June 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

FLANAGAN BUILDING

Session No. 22 Date _____ Time _____ Recorder _____

Name	Position	Unit	e-mail
Joan Lee	Microlab coordinator	Biology	gee@ecu.edu
Tony Capehart	Assoc Prof	Biology	capehartt@ecu.edu
Taria Crenshaw	Lab Manager	Biology	crenshawt@ecu.edu
Jeff McKinnon	Chair, Prof.	BIOL	mckinnonj@ecu.edu
DAVID KIMMEL	ASST PROF	BIOL/ICSP	kimmeld@ecu.edu
Rickey Hicks	Chair	Chemistry	hicksr@ecu.edu
Jeff Shinpaugh	Prof./Dir. of Accel Lab	Physics	shinpaughj@ecu.edu
Steve Culver	Chair, Geological Sci	Geological Sciences	culvers@ecu.edu
REID CORBETT	ASSOC. PROF	Biological Sci/ICSP	corbettd@ecu.edu
Linda S Steelman FOR DR. Kempf	Lead Scient. Res Assoc	Physics	steelmanl@ecu.edu
JOHN SUTHERLAND	CHAIR	Physics	SUTHERLAND@ECU.EDU
RICHARD EAKIN	INTERIM CHAIR	MATHEMATICS, SCIENCE & INSTRUCTIONAL TECH. ED.	eakinr@ecu.edu
LINDA D WOLFE	Chair	Anthropology	WOLFEL@ECU.EDU
JOHN D. RUMMEL	DIRECTOR	INST. FOR COASTAL SCI & POLICY	RUMMELJ@ECU.EDU
PAUL KAUFFMANN	CHAIR	ENGINEERING	KAUFFMANNP@ECU.EDU

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	FITT	189	FITT BUILDING		

I. General Information

Building Description	Gross Area:	4,572	Net Assignable Area:		2,987
	CRV:	$787,981			
	Construction Date:	2003	Renovation Date:	None	
	Comments:				
Departments / User(s)	Fitness, Instruction, Testing and Training Facility (FITT). Part of Cardiovascular Risk Assessment Program, Department of Exercise and Sports Science, College of Health and Human Performance.				
Campus (or Location)	South Campus athletic complex, adjacent to Minges Coliseum				
Location/Use Comments	Location is good for public users. Location per se is not a problem for research activities in the building.				

2. Functionality Findings: Building Walk-Through

N/A (Not included initially in Functionality Assessment scope; added for user group interviews.)

3. Functionality Findings: User Interviews

FITT is a pre-engineered building, intended to be temporary. Exterior not very attractive, but pleasant interior. A major biogenetics research project is based there, funded by a large, 5-year NIH grant. In addition, Exercise Science conducts researchin FITT, and the public can pay to exercise there. The building is small, heavily scheduled and used. Competing research, instruction, and public uses present functional issues--lack of confidentiality, noise, scheduling conflicts. Research and testing programs lack adequate storage space for mandatory retention of records. The Human Performance Lab now in FITT might relocate to the HS campus.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Relocating the Human Performance Lab to the Health Sciences Campus Cardiovascular Institute would free up space needed for other uses in FITT would and relieve present functional conflicts in FITT. Constructing an addition to accommodate research/testing records and an activity gym would resolve most other functional issues.

No cost estimate.	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

N/A (Not included in ISES Condition Audit)

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocation, Repurpose as Swing Space During Portion of Plan Period, and Ultimate Demolition. Relocate Human Performance Lab component to consolidate with components in other locations. Use FITT as swing space to permit comprehensive modernizations of other campus buildings. When no longer needed as swing space, demolish.

Note: It was discussed that SG is doing a Master plan for the College of Health & Human Performance. EKA inquired for information, 5/19/10. This may not be a "capital project." Modest reconfiguration might be possible with operating or R&R funds.

	Est. $ Project:		To be Added

Final, June 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

FITT BUILDING

Session No._18_____ Date 3/18/10		Time10:30 am -12:00 noo	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Bill Cain	Asst. Dean	HHP	cainw@ecu.edu
Glen Gilbert	Dean	HHP	gilbertg@ecu.edu
Steve Duncan	Asst VC A&F	HHP	duncans@ecu.edu
Eric Buller	Asst. Prof Mil. Science	HHP-AROTC	bullere@ecu.edy
Sharon Knight	Acting Chair	Health Ed & Promo	knights@ecu.edu
Robert Hickner	Professor	HHP	Hicknerr@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	ERWI	049	ERWIN HALL		
1. General Information					
Building Description	Gross Area:	14,652	Net Assignable Area:		9,368
	CRV:	$8,861,961			
	Construction Date:	1952	Renovation Date:	1988	$192,000
	Comments:	3-story, brick exterior, center entrance, double-loaded corridor end staircases			
Departments / User(s)	College of A & S: English, College of Fine Arts & Commun; Art, Art History, Communications VC Academic Affairs: Student Affairs				
Campus (or Location)	Main Campus, Central location west end				
Location/Use Comments	Conditions in the building are considered bad enough to make relocation welcome.				

2. Functionality Findings: Building Walk-Through

Minor renovation (1988)

Original faculty housing, currently offices

Handicapped inaccessible

3. Functionality Findings: User Interviews

Lots of wasted space. Building began to sink several years ago. Cracks due to instability. Major pest problem in basement. 3-story building with no elevator. Was once slated to be razed. No firm alarms or smoke detectors, no ADA access.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

No elevator

Dated interiors

The major corrections needed relate to accessibility and life safety improvements.

Elevator, handicap access (ADA)

Does building require stablizing? Feasible?

	Est. $ Construction Cost:	$2,177,080

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

All systems upgrades/replacements Years 2-10 (Priority 2 , 3, and 4, Fire/Life Safety Priority 2

	Est. $ Construction Cost:	$1,770,326

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Demolition. Demolish (along with Bloxton and Mamie Jenkins) to create a major new building site in the heart of campus. If demolition is not acceptable, then comprehensive modernization to correct all ISES deficiencies, add elevator, solve pest problem, and reconfigure and modernize all space. Determine new use, for department/program that requires 9,200 NASF of departmental space.

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

ERWI : ERWIN HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	ERWIAC01	4	22	INSTALL LEVER ACTION DOOR HARDWARE	92,668	14,827	107,495
AC3B	ERWIAC02	4	23	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC3A	ERWIAC03	4	24	ELEVATOR INSTALLATION	167,247	26,759	194,006
AC4A	ERWIAC04	4	25	KITCHEN CABINETRY UPGRADES	21,239	3,398	24,637
AC3E	ERWIAC05	4	26	RESTROOM RENOVATION	113,039	18,086	131,125
AC3D	ERWIAC06	4	27	SIGNAGE PACKAGE UPGRADE	18,341	2,935	21,276
				Totals for System Code: ACCESSIBILITY	**417,657**	**66,825**	**484,483**
EL3B	ERWIEL03	3	11	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	157,198	25,152	182,350
EL4B	ERWIEL02	3	12	INTERIOR LIGHTING UPGRADE	96,273	15,404	111,677
EL1A	ERWIEL01	3	13	UPGRADE ELECTRICAL SERVICE	103,248	16,520	119,768
EL4A	ERWIEL04	3	14	EXTERIOR LIGHTING REPLACEMENT	2,506	401	2,907
				Totals for System Code: ELECTRICAL	**359,226**	**57,476**	**416,703**
ES2B	ERWIES01	3	5	RESTORE BRICK VENEER	19,336	3,094	22,430
ES5B	ERWIES02	3	6	WINDOW REPLACEMENT	154,055	24,649	178,704
ES4B	ERWIES03	4	28	MEMBRANE ROOF REPLACEMENT	28,409	4,545	32,954
				Totals for System Code: EXTERIOR	**201,800**	**32,288**	**234,088**
FS5E	ERWIFS01	1	1	STAIR GUARDRAIL UPGRADES	1,092	175	1,266
FS5F	ERWIFS02	1	2	INTERIOR DOOR UPGRADES	97,414	15,586	113,000
FS2A	ERWIFS03	2	3	FIRE ALARM SYSTEM INSTALLATION	34,938	5,590	40,528
FS3A	ERWIFS04	3	4	FIRE SPRINKLER SYSTEM REPLACEMENT	91,309	14,609	105,918
				Totals for System Code: FIRE/LIFE SAFETY	**224,752**	**35,960**	**260,713**
HV5A	ERWIHV02	3	7	PRESSURE REDUCING VALVE REPLACEMENT	4,281	685	4,966
HV4B	ERWIHV03	3	8	EXHAUST FAN REPLACEMENT	5,642	903	6,544
HV5B	ERWIHV04	3	9	CONDENSATE RECEIVER REPLACEMENT	8,628	1,380	10,008
HV3A	ERWIHV01	3	10	HVAC SYSTEM UPGRADE	330,107	52,817	382,924
				Totals for System Code: HVAC	**348,658**	**55,785**	**404,443**
IS2B	ERWIIS01	3	15	REFINISH WALLS	28,195	4,511	32,706
IS1A	ERWIIS02	3	16	FLOOR FINISH UPGRADES	42,523	6,804	49,326
IS6D	ERWIIS04	3	17	RESTROOM FINISH UPGRADES	6,989	1,118	8,107
IS3B	ERWIIS03	4	29	REFINISH CEILINGS	54,776	8,764	63,540
				Totals for System Code: INTERIOR/FINISH SYS.	**132,482**	**21,197**	**153,680**
PL1A	ERWIPL02	3	18	WATER SUPPLY PIPING REPLACEMENT	26,938	4,310	31,248
PL2A	ERWIPL03	3	19	DRAIN PIPING REPLACEMENT	40,946	6,551	47,498
PL1E	ERWIPL01	3	20	DOMESTIC WATER HEATER REPLACEMENT	2,831	453	3,284
PL2B	ERWIPL04	4	30	REPLACE SUMP PUMPS	7,514	1,202	8,716
				Totals for System Code: PLUMBING	**78,230**	**12,517**	**90,746**
SI2A	ERWISI01	3	21	UPGRADE SITEWORK	7,520	1,203	8,723
				Totals for System Code: SITE	**7,520**	**1,203**	**8,723**
				Grand Total:	**$1,770,326**	**$283,252**	**$2,053,578**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

ERWI : ERWIN HALL

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	647,507	41,671	689,178
Deferred Maintenance	0	0	661,582	63,540	725,122
Plant Adaption	114,267	40,528	0	484,483	639,277
TOTALS	114,267	40,528	1,309,090	589,693	2,053,578

Facility Replacement Cost	$4,013,820		
Facility Condition Needs Index	0.51		

Gross Square Feet	14,652	Total Cost Per Square Foot	$140.16		

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

ERWI : ERWIN HALL

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	484,483	484,483
EL	ELECTRICAL	0	0	416,703	0	416,703
ES	EXTERIOR	0	0	201,133	32,954	234,088
FS	FIRE/LIFE SAFETY	114,267	40,528	105,918	0	260,713
HV	HVAC	0	0	404,443	0	404,443
IS	INTERIOR/FINISH SYS.	0	0	90,140	63,540	153,680
PL	PLUMBING	0	0	82,030	8,716	90,746
SI	SITE	0	0	8,723	0	8,723
TOTALS		114,267	40,528	1,309,090	589,693	2,053,578

Facility Replacement Cost	$4,013,820		
Facility Condition Needs Index	0.51		

Gross Square Feet	14,652	Total Cost Per Square Foot	$140.16		

East Carolina University

Building Functionality Assessment--User Group Interviews

ERWIN

Session No. 5	Date 3/18/10	Time 8:30 am -10:00 am	Recorder Barbara Campbell
Name	**Position**	**Unit**	**Email**
Michael Drought	Director	SOAD	droughtm@ecu.edu
Ben DuBose	Admin Assistant	SOAD	duboseb@ecu.edu
Linda Kean	Dire, SO Comm	SOC	keanl@ecu.edu
Jeff Elwell	Dean	CFAC	elwellj@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

ERWIN HALL

		14,652	gsf			
	Estimate Components:					
	Site upgrades per ISES	1	ls	7,520	$7,520	
	Replace membrane roofing	5,000	sf	11	$55,000	
	Replace windows	14,652	sf	15	$219,780	
	Restore brick veneer, per ISES	1	ls	19,336	$19,336	
	Demo interiors	14,652	sf	8	$117,216	
	Hazmat removal, per ISES				NA	
	Install elevator, per ISES	1	ls	167,247	$167,247	
	Replace office facilities	9,197	sf	35	$321,895	
	Replace circulation and core facilities	5,455	sf	50	$272,750	
	Replace plumbing, HVAC, elec, FP	14,652	sf	68	$996,336	
	Total Estimated Construction Cost 2010				$2,177,080	
					$149	SF
	May 19, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name			ELLER HOUSE		
I. General Information					
Building Description	Gross Area:	3,500	Net Assignable Area (NASF):		1,837
	CRV:	$807,079			
	Construction Date:	1925	Renovation Date:		NONE
	Comments:	Dr. Lawrence Babits was included in Session 14--along with Physical Plant/Mail Services. Actually conducted separate interview with him. Eller House was not included in ISES audit or EKA Functionality Assessment.			
Departments / User(s)	Maritime Studies Program (Marine Archaeology), which is within the History Department.				
Campus (or Location)	Main campus, on Ninth Street, south of Student Recreation Center				
Location/Use Comments	Maritime Studies is operating in three locations: Main location is Eller house, which program has occupied since 1987 (started in 1981). Eller House has faculty offices and a seminar room (upgraded to smart classroom). In addition, there is a double-wide and garage that serves as the Conservation Lab. Third, Maritime just acquired some space at West Research Building and uses the classroom there and uses the outdoor space for some teaching.				

2. Functionality Findings: Building Walk-Through

N/A

3. Functionality Findings: User Interviews

Program changes:

--If a new home "campus" can be acquired/created, Dr. Babits wants to start a PhD program and expand research. He indicates that there is no conflict about this with other UNC institutions, nor in the Southeast in general.

Functionality:

Eller House has six faculty and two staff officed there, plus the smart classroom. Three other contributing faculty members (History Dept.) are based in Brewster. Generates "transit between classes" issue.

Space is very tight (although the advantage of this is "bonding" of faculty, staff, and students. No storage.

The building leaks.

No parking and nearest bus stop (at Joyner) is not that close.

Dr. Babits Proposed Solution: Approximately $8MM to create a Maritime Heritage campus. Acquisition of a specific property he has identified, that includes 3 existing buildings on 24 acres that can be designated as this campus. Lake for storing recovered vessels. recovered, etc. The buildings have floor and roof, but not walls at present. One building would be academic center; second would be for conservation; and third for display and outreach. Dr. Babits feels that the owner is interested in a donation. That, in combination with eligibility for stimulus money, would make the project (acquisition and fit-up) under $10MM.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Longer-term: Need to determine if consolidation of offices and classrooms with specialized labs and storage facilities is necessary/appropriate for the Maritime Studies program. (One could argue that there are advantages to officing faculty with History Dept faculty.) In any case, if ECU plans to grow this program--graduate degrees and research, a solution is definitely needed for the labs, conservation work, and storage of large-scale materials and equipment. Further, ECU and master planners need to evaluate the site Dr. Babits proposes, versus other options that also would permit housing the larger research vessels of the University at the same site--which may or may not be viable at his proposed site, since they need river or sound access.

Short-term: Correct Eller House leaks. Investigate whethere the bus/parking issue can be resolved with an interim solution, or not.

No cost estimate	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

N/A (Not included in ISES Condition Audit)

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Preject #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Demolition and Relocation. Relocate Maritime Studies; Dive Safety; and demolish this building. Also demolish International House (#87) and Parking/Transportion Services (#122). Prepare large site for new use/development, coordinated with campus entrances and 10th St. plan.

SG to estimate demolition costs.	Est. $ Project:		To be Added

Final, June 2010

East Carolina University			
Building Functionality Assessment--User Group Interviews			
Warehouse-Tech Lab			
			Interviewer: Eva Klein
Session No.: 14	Date: 3/17/10	Time: 10:30-12:00pm	Recorder: Teresa Davis
Name	Position	Unit	e-mail
Larry Babits	Dirrector, Maritime Studies	Maritime Studies	babitsl@ecu.edu
Tony Yamada	Asst.Dir. Utilities	Facilities Services	yamadaa@ecu.edu
Ricky Hill	Interim Exc. Dir.	Facilities Services	hillr@ecu.edu
Thomas Hardy	Mail Services Mgr	UMS	hardyt@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	HUMA	127	HUMAN RESOURCES		
I. General Information					
Building Description	Gross Area:	12,250	Net Assignable Area:		8,656
	CRV:	$3,355,850			
	Construction Date:	1973	Renovation Date:	2005	
	Comments:	2-story, brick exterior			
Departments / User(s)	VC Admin & Finance: Human Resources				
Campus (or Location)	Off Campus, north of main campus at East 1st Street and Cotanche Street				
Location/Use Comments	Users initially thought location was a problem due to distance, but the location has proven advantageous. Provides parking and confidentiality for employee visits.				

2. Functionality Findings: Building Walk-Through

Distance from main campus could be inconvenient (users subsequently indicated it is not a problem)

No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

The building serves Human Resources needs well at present. Shift to paperless personnel records, when funded, will free up space, but projected staff growth will eventually require more square footage. A large administrative services building could provide the needed space and enable efficient interaction with other units. Parking adjacent to the building is a significant advantage. Two issues affecting functionality: (1) Some HR functions are housed in a building on the other side of the parking lot; some efficiency is lost in shuttling between two buildings. (2) While the building's 2nd floor was renovated in 2005, the 1st floor awaits renovation. Plans for it were in place, but funding was not sufficient to comply with a mandate to bring the building to full code compliance.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

The 1st floor of HR should be renovated as planned.

	Est. $ Construction Cost:	$1,687,728

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Upgrades and replacements in all systems Years 2-10,; no deferred maintenance backlog

	Est. $ Construction Cost:	$831,860

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Partial Renovation. Renovate the first floor (2nd floor done in 2005) and incorporate ISES items in the project. May consider relocation as some expansion may be required, in out-years of Master Plan--especially if a new "administrative complex" is created somewhere in or near the campus.

	Est. $ Project:		

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

HUMA : HUMAN RESOURCES

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	HUMAAC01	4	15	INTERIOR AMENITY ACCESSIBILITY UPGRADES	17,811	2,850	20,661
AC3B	HUMAAC02	4	16	STAIR SAFETY UPGRADES	21,946	3,511	25,458
				Totals for System Code: ACCESSIBILITY	**39,757**	**6,361**	**46,119**
EL2A	HUMAEL01	3	9	REPLACE 120/208 VOLT SWITCHGEAR	16,561	2,650	19,210
EL3B	HUMAEL03	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	131,428	21,028	152,456
EL4B	HUMAEL02	4	18	INTERIOR LIGHTING UPGRADE	80,490	12,878	93,369
				Totals for System Code: ELECTRICAL	**228,479**	**36,557**	**265,036**
ES2B	HUMAES01	3	6	RESTORE BRICK VENEER	14,633	2,341	16,974
ES2B	HUMAES02	3	7	RESTORE ARCHITECTURAL CONCRETE FINISH	2,574	412	2,986
ES5B	HUMAES03	3	8	PARTIAL WINDOW WALL REPLACEMENT	37,805	6,049	43,854
				Totals for System Code: EXTERIOR	**55,012**	**8,802**	**63,814**
FS5C	HUMAFS01	1	1	ELIMINATE FIRE RATING COMPROMISES	8,498	1,360	9,858
FS5A	HUMAFS02	1	2	SAFETY IMPROVEMENTS TO INTERIOR ACCESS	2,174	348	2,521
FS2A	HUMAFS03	2	3	FIRE ALARM SYSTEM REPLACEMENT	29,210	4,674	33,884
				Totals for System Code: FIRE/LIFE SAFETY	**39,882**	**6,381**	**46,263**
HV3A	HUMAHV01	4	17	REPLACE UNITARY HVAC SYSTEMS	53,103	8,497	61,600
				Totals for System Code: HVAC	**53,103**	**8,497**	**61,600**
IS6D	HUMAIS04	3	11	RESTROOM RENOVATION	35,325	5,652	40,976
IS1A	HUMAIS01	3	12	REFINISH FLOORING	85,444	13,671	99,115
IS2B	HUMAIS02	3	13	REFINISH WALLS	18,857	3,017	21,874
IS3B	HUMAIS03	4	19	REFINISH CEILINGS	46,613	7,458	54,071
				Totals for System Code: INTERIOR/FINISH SYS.	**186,238**	**29,798**	**216,036**
PL1I	HUMAPL01	2	4	BACKFLOW PREVENTER INSTALLATION	2,254	361	2,615
				Totals for System Code: PLUMBING	**2,254**	**361**	**2,615**
SI2A	HUMASI01	2	5	SITE DRAINAGE AND LANDSCAPING UPGRADE	6,713	1,074	7,787
SI4A	HUMASI02	3	14	SITE PAVING UPGRADES	220,421	35,267	255,688
				Totals for System Code: SITE	**227,134**	**36,341**	**263,475**
				Grand Total:	**831,860**	**133,098**	**964,957**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

HUMA : HUMAN RESOURCES

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	336,509	209,040	545,549
Deferred Maintenance	0	7,787	316,625	0	324,412
Plant Adaption	12,379	36,499	0	46,119	94,996
TOTALS	12,379	44,286	653,134	255,158	964,957

Facility Replacement Cost	$3,355,850		
Facility Condition Needs Index	0.29		
Gross Square Feet	12,250	Total Cost Per Square Foot	$78.77

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

HUMA : HUMAN RESOURCES

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	46,119	46,119
EL	ELECTRICAL	0	0	171,667	93,369	265,036
ES	EXTERIOR	0	0	63,814	0	63,814
FS	FIRE/LIFE SAFETY	12,379	33,884	0	0	46,263
HV	HVAC	0	0	0	61,600	61,600
IS	INTERIOR/FINISH SYS.	0	0	161,965	54,071	216,036
PL	PLUMBING	0	2,615	0	0	2,615
SI	SITE	0	7,787	255,688	0	263,475
TOTALS		12,379	44,286	653,134	255,158	964,957

Facility Replacement Cost	$3,355,850		
Facility Condition Needs Index	0.29		
Gross Square Feet	12,250	Total Cost Per Square Foot	$78.77

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

HUMAN RESOURCES BUILDING

Session No. 10 Date 3-19-10 Time 10:30-12 Recorder Teresa Shook

Name	Position	Unit	e-mail
Ted Morris	AVC OFLED		morrisja@ecu.edu
Scott Buck	AVC Business Serv.		buckse@ecu.edu
Willie Lee	Auxiliary Serv.	Business Serv.	lewe@ecu.edu
John Toller	AVC HR	HR	tollerj@ecu.edu
Jim Mullen	ASST VC HR	HR	mullenj@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

HUMAN RESOURCES

		12,250	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	220,421	$220,421	
	Replace roofing				NA	
	Replace windows, partial per ISES	1	ls	37,805	$37,805	
	Restore brick/ conc veneer, per ISES	1	ls	17,207	$17,207	
	Demo interiors	12,250	sf	8	$98,000	
	Hazmat removal, per ISES				NA	
	Replace office facilities	8,747	sf	35	$306,145	
	Replace circulation and core facilities	3,503	sf	50	$175,150	
	Replace plumbing, HVAC, elec, FP	12,250	sf	68	$833,000	
	Total Estimated Cost 2010				$1,687,728	
					$138	SF
	May 21, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	MESS	034A	MESSICK THEATRE ARTS		

I. General Information

Building Description	Gross Area:	35,038	Net Assignable Area:		33,966
	CRV:	$10,309,906			
	Construction Date:	1927	Renovation Date:	1982	$1,100,000
	Comments:	2-story brick, T-plan, connected by covered walkways and to McGinnis Theatre. Messick originally was the Wahl-Coates Elementary School and McGinnis was its Auditorium and Cafeteria. The 1982 renovation was both Messick and McGinnis.			
Departments / User(s)	College of Fine Arts & Communications, School of Theater and Dance				
Campus (or Location)	Main Campus, Central location on Student Plaza				
Location/Use Comments	Messick may be aheritage building. Consists of classrooms, offices, studios, and Black Box Theater. Theater/Dance has been in this building since the 1960s and is tied to this location by McGinnis Theater and the theater Shops. Theater/Dance considers the location ideal, including parking availability for patrons. Theater/Dance also uses Wright Auditorium for its productions--rehearsals and performances.				

2. Functionality Findings: Building Walk-Through

Dance studios--structural columns interfere.

3. Functionality Findings: User Interviews

Program changes:

--Studio training will remain essentially the same. Changes are in performance technology (see discussion in Wright Aud report)

Messick and the Theater Shops are wonderful. The major functionality problem is Dance Studios, which are completely inadequate.

--Small studios are only usable for bar work

--Large studios have support columns and pose risk of concussion injuries

--Theater/Dance would like to acquire use of Christenbury Gym for dance studios. The floors already are spung and Christenbury is nearby (across the Quad). This would solve the dance studio problem.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Consider whether Christenbury can be repurposed for dance studio use. If not, find another location (since the columns in Messick are not removable.)

If alternate location for dance studios is found, will need project to modify the existing dance studio space to other purposes, along with ISES condition corrections.

	Est. $ Construction Cost:	$5,657,229

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial upgrades/replacements in all systems Years 2-5 (Priority 3), Fire/Life Safety high priority

	Est. $ Construction Cost:	$3,557,152

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Comprhensive Modernization. Comprehensive modernization to include ISES deficiencies. Improvements to dance studio constrained by structure, new performing arts center is only solution available. If theater arts moves to a new facility, then a new use for Messick is required.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MESS : MESSICK THEATRE ARTS COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3F	MESSAC0	4	20	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	26,107	4,177	30,284
AC3B	MESSAC0	4	21	STAIR SAFETY UPGRADES	31,900	5,104	37,005
				Totals for System Code: ACCESSIBILITY	**58,008**	**9,281**	**67,289**
EL5A	MESSEL01	2	2	INSTALL EMERGENCY GENERATOR AND POWER	67,329	10,773	78,102
EL2A	MESSEL02	3	8	REPLACE 120/208 VOLT SWITCHGEAR	33,121	5,299	38,421
EL3B	MESSEL04	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	424,994	67,999	492,993
EL4B	MESSEL03	3	10	INTERIOR LIGHTING UPGRADE	199,220	31,875	231,095
EL4A	MESSEL05	3	11	EXTERIOR LIGHTING REPLACEMENT	9,593	1,535	11,128
				Totals for System Code: ELECTRICAL	**734,258**	**117,481**	**851,739**
ES4B	MESSES04	3	3	BUILT-UP ROOF REPLACEMENT	15,216	2,435	17,650
ES5B	MESSES03	3	4	WINDOW REPLACEMENT	395,061	63,210	458,270
ES5A	MESSES02	3	5	EXTERIOR DOOR REPLACEMENT	46,113	7,378	53,491
ES2B	MESSES01	3	6	RESTORE BRICK VENEER	13,143	2,103	15,245
				Totals for System Code: EXTERIOR	**469,532**	**75,125**	**544,657**
FS3A	MESSFS01	2	1	FIRE SPRINKLER SYSTEM INSTALLATION	218,351	34,936	253,287
				Totals for System Code: FIRE/LIFE SAFETY	218,351	34,936	253,287
HV3A	MESSHV01	3	7	HVAC SYSTEM REPLACEMENT	976,304	156,209	1,132,512
				Totals for System Code: HVAC	**976,304**	**156,209**	**1,132,512**
IS1A	MESSIS01	3	12	REFINISH FLOORING	113,660	18,186	131,846
IS2B	MESSIS02	3	13	REFINISH WALLS	37,757	6,041	43,798
IS3B	MESSIS03	3	14	REFINISH CEILINGS	103,322	16,532	119,854
IS4A	MESSIS04	3	15	REPLACE INTERIOR DOORS	209,943	33,591	243,534
IS6D	MESSIS05	3	16	RESTROOM RENOVATION	98,909	15,825	114,734
				Totals for System Code: INTERIOR/FINISH SYS.	**563,591**	**90,175**	**653,766**
PL1A	MESSPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	180,024	28,804	208,828
PL2A	MESSPL03	3	18	DRAIN PIPING REPLACEMENT	273,896	43,823	317,719
PL1E	MESSPL01	4	22	DOMESTIC WATER HEATER REPLACEMENT	10,493	1,679	12,172
				Totals for System Code: PLUMBING	**464,413**	**74,306**	**538,719**
VT7A	MESSVT01	3	19	UPGRADE ELEVATOR NO. 1	72,696	0	72,696
				Totals for System Code: VERT. TRANSPORTATION	**72,696**	**0**	**72,696**
				Grand Total:	$3,557,152	$557,513	$4,114,665

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MESS : MESSICK THEATRE ARTS COMPLEX

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	0	12,172	12,172
Deferred Maintenance	0	0	3,703,816	0	3,703,816
Plant Adaption	0	331,388	0	67,289	398,677
TOTALS	0	331,388	3,703,816	79,461	4,114,665

Facility Replacement Cost	$10,309,906	Gross Square Feet	35,038
Facility Condition Needs Index	0.40	Total Cost Per Square Foot	$117.43

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

MESS : MESSICK THEATRE ARTS COMPLEX

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	67,289	67,289
EL	ELECTRICAL	0	78,102	773,637	0	851,739
ES	EXTERIOR	0	0	544,657	0	544,657
FS	FIRE/LIFE SAFETY	0	253,287	0	0	253,287
HV	HVAC	0	0	1,132,512	0	1,132,512
IS	INTERIOR/FINISH SYS.	0	0	653,766	0	653,766
PL	PLUMBING	0	0	526,547	12,172	538,719
VT	VERT. TRANSPORTATION	0	0	72,696	0	72,696
TOTALS		0	331,388	3,703,816	79,461	4,114,665

Facility Replacement Cost	$10,309,906	Gross Square Feet	35,038
Facility Condition Needs Index	0.40	Total Cost Per Square Foot	$117.43

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

MESSICK THEATER ARTS AND MCGINNIS THEATER

Session No. ~~5~~ 6 Date 3-18-10 Time 10:30 Recorder Kim Walters

Name	Position	Unit	e-mail
JOHN SHEARIN	DIRECTOR	SoTD	shearinj@ecu.edu
Chris Buddo	Director	School of Music	buddoj@ecu.edu
Melanie Bunch	Director Operations MSC	Student Affairs	bunchm@ecu.edu
NANCE MIZE	Asso. Vice Chancellor	STUDENT AFFAIRS	mizen@ecu.edu
Adeea Rogers	Asst. Director	Event Planning - Student Affairs	rogersa@ecu.edu
Virginia Hardy	Vice Provost	Student Affrs	hardyv@ecu.edu
Michael Crane	Asst. Dean	Fine Arts + Comm	cranemi@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

MESSICK THEATRE ARTS CENTER

		35,038	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace BUR roofing	18,000	sf	12	$216,000	
	Replace windows	35,038	sf	10	$350,380	
	Restore brick , ext doors, per ISES	1	ls	59,256	$59,256	
	Demo interiors	35,038	sf	8	$280,304	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	4,423	sf	40	$176,920	
	Replace lab facilities	10,066	sf	70	$704,620	
	Replace office facilities	5,190	sf	35	$181,650	
	Replace special use/ assmbly spaces	15,359	sf	85	$1,305,515	
	Replace circulation and core facilities				NA	
	Replace plumbing, HVAC, elec, FP	35,038	sf	68	$2,382,584	
	Total Estimated Cost 2010				$5,657,229	
					$161	SF
	May 23, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	MEDP	(1) 153, (2) 099A, (3) 099B, (4) 116, (5) 149, (6) 173, (7) 138, (9) 139, (10) 140	MEDICAL PAVILIONS 1-10 (except Pavilion 8)

I. General Information

Building Description	Gross Area:	15,574	Net Assignable Area		10,977
	CRV:	$4,221,111			
	Construction Date:	1966	Renovation Date:	1995	(7), (9), (10)
	Comments:	Interconnected complex of one-story buildings; former private physician practice complex. ECU owns Pavilions 1-7 and 9-10. Pavilion 8 is owned by a private practice pediatrician.			
Departments / User(s)	Pavilions #4 and #5 are Health Information Systems and Services. Pavilion #6 is Health Disparities Research and Department of Public Health. Pavilion #10 is Pharmacy Services.				
	Pavilions #1, #2, #3, #7, and #9 are vacant (owned by ECU).				
Campus (or Location)	Between Main & Health Sciences Campuses, closer to Health Sciences; near Brody and Pitt County Hospital.				
Location/Use Comments	Relative isolation from two campuses has benefits and disadvantages; satisfaction with location varies with occupants. For Public Health, "neutrality" of the Pavilions location is useful--as PH has relationships with Main Campus, in addition to Health Sciences. But could go to another location, to be nearer to classrooms. HISS would prefer to be in Brody--near clinics. Pharm Services just moved in two weeks earlier and considers location fine if not ideal, but could be relocated. Health Disparities Research wants to be co-located with Public Health-wherever it goes.				

2. Functionality Findings: Building Walk-Through

Low quality space, with minimum renovations for current tenants

Use as “swing “ space

3. Functionality Findings: User Interviews

All users are very happy with parking availability and with availability of space/offices (especially compared with former/trailer sites).

Public Health also is in Hardy Bldg. Proximity of Pavilions to Hardy is good. Pub Hlth uses classrooms elsewhere.

Program changes discussed were:

--Whether or not ECU proceeds with School of Public Health in time horizon of this Master Plan (and where). Dr. Gulick expresses as follows: About 150-175 students. Tripling faculty (or only doubling if faculty are tapped from other ECU colleges); and $1.5 to $2MM annual operating budget. Pub Health has about 1,800 SF in Hardy and similar in Pavilion. Estimates total new would be as much as 25,000 SF.

--Health Disparities Research will focus increasingly on clinical practice research (Dean's interest in evidence-based medicine)

--Pharm Services goal is a Pharmacy Residency program--would benefit from more office space and easier access to classrooms in future

--All ideas that faciitate interdisciplinary contacts is considered positive

Functionality deficiencies/issues:

--The renovated offices are nice, but getting "tight."

--Some security concerns, including locks that don't work; no way to see who is on other side of door. They believe panic buttons were ordered, but not installed (yet).

--Not ADA accessible, e.g. narrow doorways, etc.

--Vermin (ants and roaches)

--No sound insulation of bathrooms from conference/office areas. (hear flushing)

--Hard to find for visitors. Need improved signage

--Vacant buildings make environment less than deirable; occupants are curious as to whether the additional Pavilions can be renovated and occupied (by someone)

HISS and Pharm Services mentioned idea of an "Administrative Support Building "near Brody." VanderPool agreed and mentioned Brody Outpatient Center as a possible candidate for an Admin Support Building.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Short-term: Consider use of the Pavilions as important swing space, to facilitate major building renovations. If suited, then renovate the unrenovated Pavilions into basic "clean" offices for that interim use.

Medium-term: Evaluate possible existing locations for a proper location to be renovated for Public Health and Health Disparities Research, for example, if/as wet lab research space in Brody is relocated to new facilities.

Long-term: Consider demolition and prep of this site for a major new facility in the Master Plan

Provide routine and emergency maintenance until longer-term changes are implemented.

Evaluate the (good) idea of finding a suitable location for aggregating various admininistrative and support offices and programs at Health Sciences. Possibly, this is the Outpatient Center. Or, it could be in Brody, if it is determined that some of the lab-based functions in Brody need to be in new space. This is a major master plan concept for consideration.

	Est. $ Construction Cost:	$2,647,272

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial systems upgrades/replacements Years 2-10 (Priorities 3 and 4)

	Est. $ Construction Cost:	$1,576,445

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

To be developed with SG and ISES

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MEDP : MEDICAL PAVILIONS 1-10

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	MEDPAC01	4	16	BUILDING ENTRY ACCESSIBILITY UPGRADES	4,270	683	4,954
AC4A	MEDPAC02	4	17	INTERIOR AMENITY ACCESSIBILITY UPGRADES	89,055	14,249	103,304
AC3E	MEDPAC03	4	18	RESTROOM RENOVATION	113,039	18,086	131,125
				Totals for System Code: ACCESSIBILITY	**206,364**	**33,018**	**239,382**
EL3B	MEDPEL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	153,786	24,606	178,392
EL4B	MEDPEL01	3	8	INTERIOR LIGHTING UPGRADE	31,131	4,981	36,112
				Totals for System Code: ELECTRICAL	**184,917**	**29,587**	**214,504**
ES5A	MEDPES03	3	3	EXTERIOR DOOR REPLACEMENT	51,926	8,308	60,234
ES2B	MEDPES01	3	4	RESTORE BRICK VENEER	13,346	2,135	15,481
ES4B	MEDPES05	4	19	MEMBRANE ROOF REPLACEMENT	78,881	12,621	91,502
ES5B	MEDPES04	4	20	WINDOW REPLACEMENT	330,792	52,927	383,719
ES2B	MEDPES02	4	21	EXTERIOR SIDING REPLACEMENT	26,834	4,293	31,127
				Totals for System Code: EXTERIOR	**501,780**	**80,285**	**582,064**
FS2A	MEDPFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	37,136	5,942	43,078
FS1A	MEDPFS02	2	2	INSTALL EMERGENCY LIGHTS AND EXIT SIGNS	10,943	1,751	12,694
				Totals for System Code: FIRE/LIFE SAFETY	**48,079**	**7,693**	**55,772**
HV3A	MEDPHV01	3	5	REPLACE SPLIT DX SYSTEMS	77,900	12,464	90,364
HV4B	MEDPHV02	3	6	EXHAUST FAN REPLACEMENT	56,416	9,027	65,443
				Totals for System Code: HVAC	**134,317**	**21,491**	**155,807**
IS1A	MEDPIS01	3	9	REFINISH FLOORING	85,915	13,746	99,661
IS2B	MEDPIS02	3	10	REFINISH WALLS	36,639	5,862	42,501
IS3B	MEDPIS03	3	11	REFINISH CEILINGS	53,681	8,589	62,270
IS4A	MEDPIS04	3	12	REPLACE INTERIOR DOORS	74,414	11,906	86,320
				Totals for System Code: INTERIOR/FINISH SYS.	**250,649**	**40,104**	**290,753**
PL1A	MEDPPL02	3	13	WATER SUPPLY PIPING REPLACEMENT	56,483	9,037	65,520
PL2A	MEDPPL03	3	14	DRAIN PIPING REPLACEMENT	85,966	13,755	99,720
PL1E	MEDPPL01	4	22	DOMESTIC WATER HEATER REPLACEMENT	9,146	1,463	10,610
				Totals for System Code: PLUMBING	**151,595**	**24,255**	**175,850**
SI4A	MEDPSI01	3	15	SITE PAVING UPGRADES	98,745	15,799	114,544
				Totals for System Code: SITE	**98,745**	**15,799**	**114,544**
				Grand Total:	**$1,576,445**	**$252,231**	**$1,828,676**

ISES ECU Files, 4/6/2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MEDP : MEDICAL PAVILIONS 1-10

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	75,715	516,959	592,674
Deferred Maintenance	0	0	940,848	0	940,848
Plant Adaption	0	55,772	0	239,382	295,154
TOTALS	0	55,772	1,016,563	756,341	1,828,676

Facility Replacement Cost	$4,221,111
Facility Condition Needs Index	0.43

Gross Square Feet	15,574	Total Cost Per Square Foot	$117.42

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

System	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	239,382	239,382
EL	ELECTRICAL	0	0	214,504	0	214,504
ES	EXTERIOR	0	0	75,715	506,349	582,064
FS	FIRE/LIFE SAFETY	0	55,772	0	0	55,772
HV	HVAC	0	0	155,807	0	155,807
IS	INTERIOR/FINISH SYS.	0	0	290,753	0	290,753
PL	PLUMBING	0	0	165,241	10,610	175,850
SI	SITE	0	0	114,544	0	114,544
	TOTALS	0	55,772	1,016,563	756,341	1,828,676

Facility Replacement Cost	$4,221,111
Facility Condition Needs Index	0.43

Gross Square Feet	15,574	Total Cost Per Square Foot	$117.42

ISES ECU Files, 4/6/2010

East Carolina University

Building Functionality Assessment--User Group Interviews

MEDICAL PAVILIONS

Session No. 19 Date 3-18-10 Time 1:00 Recorder Kim Walters

Name	Position	Unit	e-mail
Michelle Walston	Pharmacy Admin Ass	Pavilion, Suite 10	Walstonm@ecu.edu
Ruth Parish	Director, Pharmacy	Ste 10 Pavilion	parishr@ecu.edu
Lynn Gammell	Business Serv. Coord	Public Health	gammelll@ecu.edu
Dr. Lloyd Novick	Chair	Public Health	NOVICKL@ecu.edu
Carolyn T. Erwin	Administrator	ECU Physicians	erwinc@ecu.edu
Betty Porey for Mary Thompson	HISS	Pavillion #5	Thompsonm@ecu.edu
GARY R VANDERPOOL	HEALTH SCIENCES ADMIN & FINANCE ↔	ASSOCIATE VICE CHANCELLOR	vanderpoolg@ecu.edu
Chris Mansfield	DIRECTOR CENTER FOR HEALTH SERVICES RESEARCH INTERIM DIRECTOR CENTER FOR HEALTH DISPARITIES RESEARCH	V.C. H.S. & Dept of Public Health	Mansfieldc@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

MEDICAL PAVILIONS 1-10

		15,574	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	98,745	$98,745	
	Replace membrane roofing	16,000	sf	11	$176,000	
	Replace windows per ISES	1	ls	330,792	$330,792	
	Restore brick , siding, ext doors per ISES	1	ls	92,106	$92,106	
	Demo interiors	15,574	sf	8	$124,592	
	Hazmat removal, per ISES				NA	
	Replace Health Care facilities	4,625	sf	70	$323,750	
	Replace office facilities	7,013	sf	35	$245,455	
	Replace circulation and core facilities	3,936	sf	50	$196,800	
	Replace plumbing, HVAC, elec, FP	15,574	sf	68	$1,059,032	
	Total Estimated Cost 2010				$2,647,272	
					$170	SF
	May 23, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	MCSS	033A	MCGINNIS SCENE SHOP		
1. General Information					
Building Description	Gross Area:	9,600	Net Assignable Area:		9,014
	CRV:	$1,273,656			
	Construction Date:	1982	Renovation Date:	None	
	Comments:	: 2-story brick, connected by covered walkway to McGinnis Theatre			
Departments / User(s)	College of Fine Arts & Communications : School of Theater & Dance				
Campus (or Location)	Main Campus, part of McGinnis Theatre Complex				
Location/Use Comments	See also comments for Massick Theatre Arts and McGinnis Theatre				
2. Functionality Findings: Building Walk-Through					
2-story dedicated scene construction on 2 high ceilinged floors. Convenient to Theatre stage access					
Paint spray booth required					
Generous space for programmed activities					
Ideal relationship for scene shop functions in relation to McGinnis Theatre					
3. Functionality Findings: User Interviews					
Users seem happy with the Scene Shop.					
4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)					
Paint spray booth and associated ductwork					
No Cost Estimate			Est. $ Construction Cost:		
5. Findings: Condition Deficiencies—(See Attached ISES Summary)					
Upgrades/replacements in Years 2-5 (Priority 3), Fire/Life Safety high priority in Year 1 and 2					
			Est. $ Construction Cost:		$367,188
6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request					
Project #	**Description**				**Budget Cost Est**
N/A					N/A
7. Proposed Project / Solution for Building (from #1 through #6 above)					
Address Condition Deficiencies. Correct deficiencies, including paint spray booth, as in ISES report					
			Est. $ Project:		To be added by SG
Final, June 2010					

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MCSS : MCGINNIS SCENE SHOP

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	MCSSAC01	2	5	INSTALL LEVER-ACTION DOOR HARDWARE	769	123	892
AC4B	MCSSAC02	2	6	ELEVATOR ACCESSIBILITY UPGRADES	13,410	2,146	15,555
AC3E	MCSSAC03	3	9	RESTROOM RENOVATION	7,065	1,130	8,195
AC3F	MCSSAC04	3	10	DUAL-LEVEL DRINKING FOUNTAIN INSTALLATION	1,753	280	2,033
AC3D	MCSSAC05	4	19	BUILDING SIGNAGE PACKAGE UPGRADE	905	145	1,050
				Totals for System Code: ACCESSIBILITY	**23,901**	**3,824**	**27,726**
EL3B	MCSSEL03	3	13	ELECTRICAL SYSTEM REPAIRS	3,618	579	4,197
EL4B	MCSSEL02	3	14	INTERIOR LIGHTING UPGRADE	23,135	3,702	26,837
EL4A	MCSSEL04	3	15	EXTERIOR LIGHTING REPLACEMENT	2,506	401	2,907
EL1A	MCSSEL01	3	16	UPGRADE ELECTRICAL SERVICE	60,447	9,671	70,118
				Totals for System Code: ELECTRICAL	**89,707**	**14,353**	**104,060**
FS5E	MCSSFS01	1	1	STAIR GUARDRAIL UPGRADES	3,343	535	3,878
FS5A	MCSSFS02	1	2	INSTALL COMPLIANT LADDER WITH SAFETY CAGE	3,805	609	4,414
FS4B	MCSSFS03	1	3	CONSTRUCT PAINT SPRAY BOOTH	21,971	3,515	25,487
FS2A	MCSSFS04	2	4	FIRE ALARM SYSTEM REPLACEMENT	22,891	3,663	26,554
FS1A	MCSSFS06	3	7	REPLACE EXIT SIGNS	3,056	489	3,545
FS3A	MCSSFS05	3	8	FIRE SPRINKLER SYSTEM REPLACEMENT	59,825	9,572	69,398
				Totals for System Code: FIRE/LIFE SAFETY	**114,892**	**18,383**	**133,275**
HV5A	MCSSHV02	3	11	HEAT EXCHANGER REPLACEMENT	9,988	1,598	11,586
HV3A	MCSSHV01	3	12	HVAC SYSTEM REPLACEMENT	83,864	13,418	97,282
				Totals for System Code: HVAC	**93,851**	**15,016**	**108,868**
IS2B	MCSSIS01	3	17	REFINISH WALLS	5,235	838	6,073
IS3B	MCSSIS02	4	20	REFINISH CEILINGS	20,403	3,264	23,667
				Totals for System Code: INTERIOR/FINISH SYS.	**25,638**	**4,102**	**29,740**
PL1A	MCSSPL02	4	21	WATER SUPPLY PIPING REPLACEMENT	11,666	1,867	13,532
PL1E	MCSSPL01	4	22	DOMESTIC WATER HEATER REPLACEMENT	5,247	839	6,086
				Totals for System Code: PLUMBING	**16,912**	**2,706**	**19,618**
SI2A	MCSSSI01	3	18	LANDSCAPING UPGRADE	2,286	366	2,652
				Totals for System Code: SITE	**2,286**	**366**	**2,652**
				Grand Total:	**367,188**	**58,750**	**425,938**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MCSS : MCGINNIS SCENE SHOP

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	25,487	0	239,450	43,285	308,221
Deferred Maintenance	0	0	55,145	0	55,145
Plant Adaption	8,292	43,001	10,229	1,050	62,571
TOTALS	33,778	43,001	304,823	44,335	425,938

	Facility Replacement Cost	$1,273,656	
	Facility Condition Needs Index	0.33	

	Gross Square Feet	9,600		Total Cost Per Square Foot	$44.37

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

MCSS : MCGINNIS SCENE SHOP

		Priority Classes				
System	Code System Description	1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	16,447	10,229	1,050	27,726
EL	ELECTRICAL	0	0	104,060	0	104,060
FS	FIRE/LIFE SAFETY	33,778	26,554	72,942	0	133,275
HV	HVAC	0	0	108,868	0	108,868
IS	INTERIOR/FINISH SYS.	0	0	6,073	23,667	29,740
PL	PLUMBING	0	0	0	19,618	19,618
SI	SITE	0	0	2,652	0	2,652
	TOTALS	33,778	43,001	304,823	44,335	425,938

	Facility Replacement Cost	$1,273,656	
	Facility Condition Needs Index	0.33	

	Gross Square Feet	9,600		Total Cost Per Square Foot	$44.37

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

MCGINNIS SCENE SHOP, MESSICK THEATER ARTS, AND MCGINNIS THEATER

Session No. ~~2~~ 6 Date 3-18-10 Time 10:30 Recorder Kim Walters

Name	Position	Unit	e-mail
JOHN SHEARIN	DIRECTOR	SoTD	shearinj@ecu.edu
Chris Buddo	Director	School of Music	buddoc@ecu.edu
Melanie Bunch	Director Operations MSC	Student Affairs	bunchm@ecu.edu
NANCE MIZE	ASSO. VICE CHANCELLOR	STUDENT AFFAIRS	mizen@ecu.edu
Adeea Rogers	Asst. Director	Event Planning - Student Affairs	rogersa@ecu.edu
Virginia Hardy	Vice Provost	Student Affrs	hardyv@ecu.edu
Michael Crane	Asst. Dean	Fine arts & Comm	craneml@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	MCGI	033	MCGINNIS THEATRE		
1. General Information					
Building Description	Gross Area:	26,692	Net Assignable Area:		15,705
	CRV:	$6,594,650			
	Construction Date:	1951	Renovation Date:	1982	$1,900,000
	Comments:	2-story brick exterior. Messick originally was the Wahl-Coates Elementary School and McGinnis was its Auditorium and Cafeteria. The 1982 renovation was both Messick and McGinnis.			
Departments / User(s)	College of Fine Arts & Communications: School of Theater & Dance				
Campus (or Location)	Main Campus, Connected to McGinnis Scene Shop and Messick Theatre Arts Centre				
Location/Use Comments	See also comments for Massick Theatre Arts and McGinnis Scene Shop				
2. Functionality Findings: Building Walk-Through					
600 seat theater needs major interior renovation					
Lobby space inadequate in size for performances					
3. Functionality Findings: User Interviews					
Users seem satisfied with McGinnis					
4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)					
Major need is for modernization/upgrade of main auditorium interior and enlarging lobby, and supporting infrastructure systems					
No Cost Estimate			Est. $ Construction Cost:		
5. Findings: Condition Deficiencies—(See Attached ISES Summary)					
Substantial upgrades/replacements all systems Years 2-5 (priority 3), high priority Fire/Life Safety					
			Est. $ Construction Cost:		$2,877,528
6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request					
Project #	**Description**				**Budget Cost Est**
#23	Improvements for current capacity, program quality, special purpose"				$5,100,000
7. Proposed Project / Solution for Building (from #1 through #6 above)					
Comprehensive Modernization. Modernize including ISES deficencies. If McGinnis remains a public venue then lobby should be enlarged. Full scope to be determined in connection with decisions about a new Performing Arts Center.					
			Est. $ Project:		To be Added by SG
Final, June 2010					

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MCGI : MCGINNIS THEATRE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	MCGIAC01	4	23	BUILDING ENTRY ACCESSIBILITY UPGRADES	2,989	478	3,468
AC4A	MCGIAC02	4	24	DRINKING FOUNTAIN UPGRADES	26,107	4,177	30,284
AC3E	MCGIAC03	4	25	DRESSING ROOM RESTROOM RENOVATIONS	59,870	9,579	69,450
				Totals for System Code: ACCESSIBILITY	**88,967**	**14,235**	**103,202**
EL5A	MCGIEL01	3	11	REPLACE EMERGENCY GENERATOR	183,777	29,404	213,182
EL3B	MCGIEL04	3	12	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	361,318	57,811	419,129
EL4B	MCGIEL03	3	13	INTERIOR LIGHTING UPGRADE	157,126	25,140	182,266
EL4A	MCGIEL05	3	14	EXTERIOR LIGHTING REPLACEMENT	24,515	3,922	28,437
EL2A	MCGIEL02	3	15	REPLACE 120/208 VOLT SWITCHGEAR	55,202	8,832	64,034
				Totals for System Code: ELECTRICAL	**781,939**	**125,110**	**907,049**
ES4B	MCGIES04	3	4	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	34,902	5,584	40,487
ES4B	MCGIES05	3	5	MEMBRANE ROOF REPLACEMENT	12,167	1,947	14,114
ES5A	MCGIES03	3	6	EXTERIOR DOOR REPLACEMENT	57,643	9,223	66,866
ES2B	MCGIES01	3	7	RESTORE BRICK VENEER	12,076	1,932	14,008
ES2B	MCGIES02	3	8	RESTORE CONCRETE FINISH	4,031	645	4,676
				Totals for System Code: EXTERIOR	**120,819**	**19,331**	**140,150**
FS3A	MCGIFS01	2	1	FIRE SPRINKLER SYSTEM EXTENSION	130,955	20,953	151,908
FS5E	MCGIFS03	3	2	STAIR SAFETY UPGRADES	8,581	1,373	9,954
FS1A	MCGIFS02	3	3	REPLACE EXIT SIGNS	3,271	523	3,794
				Totals for System Code: FIRE/LIFE SAFETY	**142,807**	**22,849**	**165,656**
HV3A	MCGIHV01	3	9	HVAC SYSTEM REPLACEMENT	1,007,246	161,159	1,168,405
HV2A	MCGIHV02	3	10	REPLACE AIR-COOLED CHILLER	103,062	16,490	119,552
				Totals for System Code: HVAC	**1,110,308**	**177,649**	**1,287,957**
IS1A	MCGIIS01	3	16	REFINISH FLOORING	216,720	34,675	251,395
IS2B	MCGIIS02	3	17	REFINISH WALLS	17,397	2,784	20,181
IS3B	MCGIIS03	3	18	REFINISH CEILINGS	27,200	4,352	31,552
IS4A	MCGIIS04	3	19	REPLACE INTERIOR DOORS	81,114	12,978	94,093
				Totals for System Code: INTERIOR/FINISH SYS.	**342,432**	**54,789**	**397,221**
PL1A	MCGIPL01	3	20	WATER SUPPLY PIPING REPLACEMENT	92,939	14,870	107,809
PL2A	MCGIPL02	3	21	DRAIN PIPING REPLACEMENT	109,657	17,545	127,203
				Totals for System Code: PLUMBING	**202,596**	**32,415**	**235,012**
VT7A	MCGIVT01	3	22	UPGRADE ELEVATOR NO. 1	87,661	0	87,661
				Totals for System Code: VERT. TRANSPORTATION	**87,661**	**0**	**87,661**
				Grand Total:	**2,877,528**	**446,379**	**3,323,906**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MCGI : MCGINNIS THEATRE

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	64,034	0	64,034
Deferred Maintenance	0	0	2,994,809	0	2,994,809
Plant Adaption	0	151,908	9,954	103,202	265,063
TOTALS	0	151,908	3,068,797	103,202	3,323,906

	Facility Replacement Cost	$7,931,728	
	Facility Condition Needs Index	0.42	

	Gross Square Feet	26,692		Total Cost Per Square Foot	$124.53

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

MCGI : MCGINNIS THEATRE

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	103,202	103,202
EL	ELECTRICAL	0	0	907,049	0	907,049
ES	EXTERIOR	0	0	140,150	0	140,150
FS	FIRE/LIFE SAFETY	0	151,908	13,748	0	165,656
HV	HVAC	0	0	1,287,957	0	1,287,957
IS	INTERIOR/FINISH SYS.	0	0	397,221	0	397,221
PL	PLUMBING	0	0	235,012	0	235,012
VT	VERT. TRANSPORTATION	0	0	87,661	0	87,661
	TOTALS	0	151,908	3,068,797	103,202	3,323,906

	Facility Replacement Cost	$7,931,728	
	Facility Condition Needs Index	0.42	

	Gross Square Feet	26,692		Total Cost Per Square Foot	$124.53

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

MCGINNIS THEATER, MCGINNIS SCENE SHOP, AND MESSICK THEATER ARTS

Session No. ~~38~~ 40 Date 3-18-10 Time 10:30 Recorder Kim Walters

Name	Position	Unit	e-mail
JOHN SHEARIN	DIRECTOR	SoTD	shearinj@ecu.edu
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Michael Crane	Asst. Dean	Fine Arts & Comm	cranem@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	LJCC	090	LEO JENKINS CANCER CENTER		
I. General Information					
Building Description	Gross Area:	39,155	Net Assignable Area (NASF):		22,198
	CRV:	$16,515,238			
	Construction Date:	1984	Renovation Date:	1992	$2,000,000
	Comments:	Interviewees provided Cancer Center counts and projections for 5 years: EK commented that we need to project longer, to 2025.			
Departments / User(s)	Medical Oncology: 10 fac; 3 PAs; 7 fellows (+ 50%)				
	Surgical Oncology: 3 (+ 2 in 5 years)				
	Gynecologic Oncology: 1 (+ 3 in 5 years)				
	Radiation Oncology 5 fac + 2PAs + Radiation Physics: 3				
	Thoracic Surgery: 1 fac				
	Support Services (Admin, Nursing, Navigation, Social Work, Dietician, Pharmacy, etc.): > 40				
	Clinical Trials Program (1st floor): 11				
	Basic Science: 7 fac not in LJCC; in Brody				
	Mostly clinical activities (4,500 patient encounters per month), but also some teaching Medical Physics, Dosimetry, and Radiation Therapy (Radiation Oncology) in two building conference rooms.				
Campus (or Location)	West Campus, physically connected to Brody Medical Sciences				
Location/Use Comments	Proximity to PCMH and Brody is good, but Cancer Center could be in Doctors Park. Due to shared equipment and patients, all cancer practices want to be co-located. At present, Pediatric Oncology is in Biotech Bldg.				

2. Functionality Findings: Building Walk-Through
Lobby too small; (1st & 2nd floors); privacy issues, needs modernization
1st floor Administration (recently renovated) belongs on 2nd floor, space reverting to clinical use
1st floor needs more exam space, closer proximity to clinical space
2nd floor, tight on space for chemotherapy & pharmacy
2nd floor Radiation Oncology – inadequate treatment area

3. Functionality Findings: User Interviews
Program changes and growth:
Discussing joint venture cancer center between PCMH and ECU. Will need expanded cancer center facility, but where and how? (EK Note: Above projections are 5-year. To EK's comment that we need to determine longer-term growth targets/estimates, answer was to "double" current size of everything.)
Cancer Center becoming "regional" practice. Doctors do 3 days in egional centers and come to LJCC to do procedures they cannot do "out
Will need at least one more LINAC (for total of four)
Planning residency in Radiation Oncology within 15 years. Most space impact of increasing residencies is in the Hospital; but residents do see outpatients and thus generate more exam rooms; also more conference rooms.
Need true telemedicine facility in the clinical area. Currently have video in 2nd floor conference room; not adequate for telemedicine.
Question for future is how much will be shared with Hospital? Will we re-establish the transplant program.? If we do, should be in hospital program for surgeries. Then need outpatient areas and outpatient housing—who will build this--ECU or PCMH?
Basically, most problems are capacity--current space crunch and no ability to expand: Not enough exam rooms; exam rooms too small. Inadequate nurses station. Not enough space for computer access (although they hope this will move to mobile devices in future). Chemotherapy areas is too small. Insufficient conference/teaching rooms. Patient flow and privacy are not good. Overall, if we are to expand Cancer, need maybe 2.5 times the space we currently have.
Patient parking is a problem--lots of spaces, but used by PCMH employees (no gate or cards).
Radiation Oncology does not have enough storage for instruments. Also, servers are not in secured areas; some in closets.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Short-term:

Renovate lobby

Increase 1st floor exam space in proximity to clinical space

Move 1st floor administrative space to 2nd floor and convert vacated space for clinical use

Renovate and expand 2nd floor Radiation Oncology area

Longer-Term: Need good estimate of clinical space requirements; solution on venture with PCH; and then determine, in Master Plan, if entirely new facility is needed, or relocation to existing space (vacated by others)

	Est. $ Construction Cost:	$7,094,598

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major system upgrades/replacements in Years 2-10 (Priorities 3 and 4, hugh priority Fire/Life Safety

	Est. $ Construction Cost:	$4,302,091

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Interim Modernization Solutions. Incremental development to resolve short-term progam development and functionality deficiency need. Assumes the solution does not preclude replacement in longer term and does not negatively affect master plan options. Will include some expansion even in short term, as well as improved patient flow, reception, privacy issues, and other clinical space improvements.

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Space Capacity Analysis

Category/System Code

LJCC : LEO JENKINS CANCER CENTER

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	LJCCAC01	4	18	BUILDING ENTRY ACCESSIBILITY UPGRADES	4,270	683	4,954
AC4A	LJCCAC02	4	19	INTERIOR AMENITY ACCESSIBILITY UPGRADES	23,033	3,685	26,718
AC3E	LJCCAC03	4	20	RESTROOM RENOVATION	81,246	12,999	94,246
				Totals for System Code: ACCESSIBILITY	**108,549**	**17,368**	**125,917**
EL3B	LJCCEL04	3	7	ELECTRICAL SYSTEM REPAIRS	92,970	14,875	107,845
EL4B	LJCCEL03	3	8	INTERIOR LIGHTING UPGRADE	224,102	35,856	259,958
EL4A	LJCCEL05	3	9	EXTERIOR LIGHTING REPLACEMENT	5,639	902	6,542
EL2A	LJCCEL01	3	10	REPLACE 120/208 VOLT SWITCHGEAR	33,121	5,299	38,421
EL2A	LJCCEL02	3	11	REPLACE 277/480 VOLT SWITCHGEAR	39,738	6,358	46,096
EL1A	LJCCEL06	3	12	UPGRADE 300 KVA DRY TYPE TRANSFORMER IN	14,521	2,323	16,845
				Totals for System Code: ELECTRICAL	**410,091**	**65,615**	**475,706**
ES5A	LJCCES02	3	3	EXTERIOR DOOR REPLACEMENT	29,873	4,780	34,653
ES2B	LJCCES01	3	4	RESTORE BRICK VENEER	28,453	4,553	33,006
				Totals for System Code: EXTERIOR	**58,326**	**9,332**	**67,658**
FS3A	LJCCFS01	2	1	FIRE SPRINKLER SYSTEM EXTENSION	128,547	20,567	149,114
FS1A	LJCCFS02	3	2	REPLACE EXIT SIGNS	4,163	666	4,829
				Totals for System Code: FIRE/LIFE SAFETY	**132,709**	**21,234**	**153,943**
HV4B	LJCCHV02	3	5	FUME HOOD REPLACEMENT	37,441	5,991	43,432
HV3A	LJCCHV01	3	6	HVAC SYSTEM REPLACEMENT	2,615,992	418,559	3,034,551
				Totals for System Code: HVAC	**2,653,433**	**424,549**	**3,077,982**
IS1A	LJCCIS01	3	13	REFINISH FLOORING	195,684	31,310	226,994
IS2B	LJCCIS02	3	14	REFINISH WALLS	92,113	14,738	106,851
IS3B	LJCCIS03	4	21	REFINISH CEILINGS	123,582	19,773	143,355
				Totals for System Code: INTERIOR/FINISH SYS.	**411,379**	**65,821**	**477,200**
PL1A	LJCCPL01	4	22	WATER SUPPLY PIPING REPLACEMENT	272,916	43,667	316,583
				Totals for System Code: PLUMBING	**272,916**	**43,667**	**316,583**
SI4A	LJCCSI01	3	15	SITE PAVING UPGRADES	99,992	15,999	115,990
				Totals for System Code: SITE	**99,992**	**15,999**	**115,990**
VT7A	LJCCVT01	3	16	UPGRADE ELEVATOR NO. 1	77,348	0	77,348
VT7A	LJCCVT02	3	17	UPGRADE ELEVATOR NO. 2	77,348	0	77,348
				Totals for System Code: VERT. TRANSPORTATION	**154,695**	**0**	**154,695**
				Grand Total:	**4,302,091**	**663,583**	**4,965,675**

ISES Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

LJCC : LEO JENKINS CANCER CENTER

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	3,653,406	459,937	4,113,343
Deferred Maintenance	0	0	577,300	0	577,300
Plant Adaption	0	149,114	0	125,917	275,031
TOTALS	0	149,114	4,230,706	585,855	4,965,675

Facility Replacement Cost	$16,515,238
Facility Condition Needs Index	0.30

	Gross Square Feet	39,155		Total Cost Per Square Foot	$126.82

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

LJCC : LEO JENKINS CANCER CENTER

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	125,917	125,917
EL	ELECTRICAL	0	0	475,706	0	475,706
ES	EXTERIOR	0	0	67,658	0	67,658
FS	FIRE/LIFE SAFETY	0	149,114	4,829	0	153,943
HV	HVAC	0	0	3,077,982	0	3,077,982
IS	INTERIOR/FINISH SYS.	0	0	333,845	143,355	477,200
PL	PLUMBING	0	0	0	316,583	316,583
SI	SITE	0	0	115,990	0	115,990
VT	VERT. TRANSPORTATION	0	0	154,695	0	154,695
	TOTALS	0	149,114	4,230,706	585,855	4,965,675

Facility Replacement Cost	$16,515,238
Facility Condition Needs Index	0.30

	Gross Square Feet	39,155		Total Cost Per Square Foot	$126.82

ISES Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

LEO JENKINS CANCER CENTER

Session No. 17 Date 3-18-10 Time 8:30 Recorder Kim Walters

Name	Position	Unit	e-mail
Ron Perkin	Pediatrics - Chair		perkinr@ecu.edu
Dale Newton	Peds V. Chair	BioTech	newtond@ecu.edu
Donna Spain	Peds Outpt. Nurse Manager	Peds Outpt.	spaind@ecu.edu
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Peter Kragel	Interim Chair	Rad Onc	kragelp@ecu.edu
Asan Asch	Head Onc Chief	LJCC	archa@ecu.edu
C. Jeffrey Smith	Micro & Immuno Chair	Biotech Bldg	smithcha@ecu.edu
Anthony Bartholomew	Admin/LJCC	LJCC	bartholomewa@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

LEO JENKINS CANCER CENTER

		39,155	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	99,992	$99,992	
	Replace roofing				NA	
	Replace windows				NA	
	Restore brick veneer/ ext doors, per ISES	1	ls	58,326	$58,326	
	Demo interiors	39,155	sf	8	$313,240	
	Hazmat removal, per ISES				NA	
	Replace healthcare facilities	14,904	sf	70	$1,043,280	
	Replace office facilities	7,294	sf	35	$255,290	
	Replace circulation and core facilities	16,957	sf	60	$1,017,420	
	Replace plumbing, HVAC, elec, FP	39,155	sf	110	$4,307,050	
	Total Estimated Cost 2010				$7,094,598	
					$181	SF
	May 23, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	LIFE	088	LIFE SCIENCES BUILDING		
I. General Information					
Building Description	Gross Area:	75,482	Net Assignable Area (NASF):		49,370
	CRV:	$31,838,294			
	Construction Date:	1999	Renovation Date:	None	
	Comments:	See also Brody Medical Sciences assessment (related spaces)			
Departments / User(s)	Comparative Medicine (veterinarians; animal holding; surgery; diagnostics)				
	Robotics Lab for Heart Institute				
	Office of Prospective Health (University's occupational health office—service office, e.g. vaccinations, fit-testing, and for all animal uses, radiation safety officers, etc.)				
	Radiation Biology (Radiation Oncology Dept)--Labs and Offices				
	Metabolic Institute (NE Carolina Diabetes and Obesity Institute)				
	Brody SOM research labs (Physiology, Pharmacology, Pathology, and Cardiovascular sciences)				
	Two conference rooms—open scheduled				
Campus (or Location)	Health Sciences Campus; physically connected to Brody Medical Sciences				
Location/Use Comments	Robotics Lab: Was started in this building. Was supposed to go to Heart Institute, along with Cardiovascular research labs, etc., but there is 30,000-40,000 SF of unfinished space (lack of funds). Still should/would like to move there. But, uses pigs and the robot needs to be wherever the pigs are.				
	Benson: Comparative Medicine must stay in this building; everything else could be relocated.				
	It is sensible that research labs of faculty who use animals would be in this building.				
	Animal Holding--Health Sciences: Essentially, in two places, about 35,000 SF each. One in Life Sciences. Also, animal facility on ground floor of Brody, which houses different species and which has certain different equipment that is not in Life Sciences. In addition, there is a special separate "dirty mouse" room (about 10' x 15') on 7th flr of Brody to house mice that are infected (separate from general population).				
	Animal Holding--Main Campus: (1) Small facility in Ragsdale Annex, used by Dr. Tran in Psychology. We provide animal care for the rats there. We drive over and do that. (2) Mike Wheeler, Dept of Nutrition uses mice. He currently has mice housed here and a temporary lab in Brody. He will be moving to Rivers Bldg when lab finished. Initial plan is that he will share the animal space with Psych. But, if Dr. Wheeler's program is successful, he will outgrow the 3 rooms very fast. (3) Biology Chair, Jeff McKinnon, has a fish holding facility on 4th floor of Howell, with specialized large refrigeration unit. (4) There is also an original, old animal facility in Howell basement Not equipped.; no cage washer; not suitable for mammals. Currently used for some fish holding. (5) There is fish holding in some PI labs in Howell 4th flr. (6) Temporary holding of amphibians in 2nd flr Howell (Dave Chalcraft). He also has outdoor aquatic ecosystems on West Research Campus.				

2. Functionality Findings: Building Walk-Through
Increase imaging capability
Needs better ability for containment
Convert vacant 1st floor Dentistry to Comparative Medicine admin/ office space; provide ground level animal transport
Confirm fume hood problems
Casework upgrades

3. Functionality Findings: User Interviews
Program issues:
As research grows, there will be increased demand for animal holding space and equipment; and compliance activities. For example, Health & Hum Performance wants to hire people who will use animals. Will need animal facility there or will need labs here.

Comparative Medicine has authority currently over the Life Sciences and Brody animal facilities. The ones at Main Campus are "independent operations," although Comparative Medicine has full compliance/reporting responsibility for all ECU animals. Raises program/admininistrative questions about animal holding locations; responsibility for husbandry; and oversight of compliance. Now is the time to consolidate and plan for animal facilities, "before we have 50 of them." Main Campus animal users prefer to manage their own, because they then do not pay us per diems. May use students.

Three strategic options outlined/discussed (Benson commented that any of three ideas would work):

1. Expand Animal Holding Facility in Life Sciences Bldg.

2. New Animal Holding Facility building at Health Sciences campus

3. New Animal Holding Facility building at location between Main and Health Sciences Campuses

Do not have proper containment housing or procedure space for any species. Monkeys are an area of especial need for improvements. May use dogs and sheep in future. Demand is increasing for "dirty mouse" use. Lack sophisticated imaging equipment/facilities. Therefore, need either new, dedicated BSL2/BSL3 Animal Holding facility with procedure and research space. Or complete reconfiguration and remodeling in this building.

Would be nice to have procedure rooms or multi-user areas, that people from other campus can use here. "Shared procedure space." Make it attractive enough that they want to use our space. Resolves transport risks and concerns.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Some specific improvements:

--Vacant Dentistry space conversion for Comparative Medicine

--Add imaging space and equipment

--Provide anteroom containment areas for BSL-2 and BSL-3

--Verify fume hood problems

--Casework upgrades

Long-Term: Need a comprehensive plan for animal holding and animal procedures that incorporates growth expectations; consolidates both control and responsibility for compliance; and provides both more capacity and comprehensive BLS2/BLS3 containment for holding and procedures. Needs consideration of options/scenarios in master planning. This is a "Special Purpose" facility issue (SG). If Life Sciences is determined to be the right home for Comparative Medicine (animals), then other functions need to be relocated.

	Est. $ Construction Cost:	$16,823,579

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major systems upgrades/replacements in Years 2-5 (Priorities 2 and 3), no Deferred Maintenance backlog

	Est. $ Construction Cost:	$4,503,465

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#20	Comprehensive modernization, infrastructure systems		$2,300,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

To be determined with SG and ISES

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

LIFE : LIFE SCIENCES BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	LIFEAC01	4	20	INTERIOR AMENITY ACCESSIBILITY UPGRADES	35,622	5,700	41,322
				Totals for System Code: ACCESSIBILITY	**35,622**	**5,700**	**41,322**
EL3B	LIFEEL02	3	11	ELECTRICAL SYSTEM REPAIRS	179,225	28,676	207,901
EL4B	LIFEEL01	3	12	INTERIOR LIGHTING UPGRADE	432,018	69,123	501,141
EL4A	LIFEEL03	4	22	EXTERIOR LIGHTING REPLACEMENT	9,399	1,504	10,903
				Totals for System Code: ELECTRICAL	**620,642**	**99,303**	**719,944**
ES4B	LIFEES03	3	6	BUILT-UP ROOF REPLACEMENT	239,434	38,309	277,743
ES5A	LIFEES02	3	7	EXTERIOR DOOR REPLACEMENT	22,405	3,585	25,990
ES2B	LIFEES01	3	8	RESTORE BRICK VENEER	32,620	5,219	37,839
ES4B	LIFEES04	4	21	MEMBRANE ROOF REPLACEMENT	40,401	6,464	46,865
				Totals for System Code: EXTERIOR	**334,859**	**53,578**	**388,437**
FS5C	LIFEFS01	1	1	ELIMINATE FIRE RATING COMPROMISES	6,656	1,065	7,720
FS3A	LIFEFS03	2	2	FIRE SPRINKLER SYSTEM EXTENSION	126,026	20,164	146,190
FS1A	LIFEFS04	3	3	REPLACE EXIT SIGNS	8,029	1,285	9,313
FS2A	LIFEFS02	3	4	FIRE ALARM SYSTEM REPLACEMENT	179,988	28,798	208,786
				Totals for System Code: FIRE/LIFE SAFETY	**320,698**	**51,312**	**372,010**
HE1A	LIFEHE01	3	5	LAB COLD BOX REFRIGERATION SYSTEM	11,499	1,840	13,338
				Totals for System Code: HEALTH	**11,499**	**1,840**	**13,338**
HV3A	LIFEHV01	3	9	HVAC SYSTEM REPLACEMENT	1,141,803	182,689	1,324,492
HV4B	LIFEHV02	3	10	FUME HOOD REPLACEMENT	561,615	89,858	651,473
				Totals for System Code: HVAC	**1,703,418**	**272,547**	**1,975,965**
IS1A	LIFEIS01	3	13	REFINISH FLOORING	411,883	65,901	477,784
IS2B	LIFEIS02	3	14	REFINISH WALLS	139,470	22,315	161,785
IS3B	LIFEIS03	3	15	REFINISH CEILINGS	266,449	42,632	309,081
IS6B	LIFEIS04	3	16	LABORATORY CASEWORK UPGRADES	316,224	50,596	366,820
				Totals for System Code: INTERIOR/FINISH SYS.	**1,134,025**	**181,444**	**1,315,469**
PL1E	LIFEPL01	3	17	DOMESTIC HOT WATER HEAT EXCHANGER	15,509	2,481	17,991
PL1A	LIFEPL02	4	23	WATER SUPPLY PIPING REPLACEMENT	119,120	19,059	138,179
PL3A	LIFEPL03	4	24	REPLACE PROCESS AIR EQUIPMENT	103,737	16,598	120,335
				Totals for System Code: PLUMBING	**238,367**	**38,139**	**276,505**
SI4A	LIFESI01	3	18	SITE PAVING UPGRADES	26,988	4,318	31,306
				Totals for System Code: SITE	**26,988**	**4,318**	**31,306**
VT7A	LIFEVT01	3	19	UPGRADE ELEVATOR NO. 1	77,348	0	77,348
				Totals for System Code: VERT. TRANSPORTATION	**77,348**	**0**	**77,348**
				Grand Total:	**4,503,465**	**708,179**	**5,211,644**

ISES Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

LIFE : LIFE SCIENCES BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	1,575,433	316,283	1,891,715
Deferred Maintenance	0	0	3,124,697	0	3,124,697
Plant Adaption	7,720	146,190	0	41,322	195,232
TOTALS	7,720	146,190	4,700,129	357,604	5,211,644

	Facility Replacement Cost	$31,838,294	
	Facility Condition Needs Index	0.16	

	Gross Square Feet	75,482		Total Cost Per Square Foot	$69.04

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

LIFE : LIFE SCIENCES BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	41,322	41,322
EL	ELECTRICAL	0	0	709,042	10,903	719,944
ES	EXTERIOR	0	0	341,571	46,865	388,437
FS	FIRE/LIFE SAFETY	7,720	146,190	218,099	0	372,010
HE	HEALTH	0	0	13,338	0	13,338
HV	HVAC	0	0	1,975,965	0	1,975,965
IS	INTERIOR/FINISH SYS.	0	0	1,315,469	0	1,315,469
PL	PLUMBING	0	0	17,991	258,514	276,505
SI	SITE	0	0	31,306	0	31,306
VT	VERT. TRANSPORTATION	0	0	77,348	0	77,348
TOTALS		7,720	146,190	4,700,129	357,604	5,211,644

	Facility Replacement Cost	$31,838,294	
	Facility Condition Needs Index	0.16	

	Gross Square Feet	75,482		Total Cost Per Square Foot	$69.04

ISES Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

LIFE SCIENCES BUILDING

Session No.: 16	Date: 3/17/10	Time: 3:00-4:30pm	Recorder: Teresa Davis
Becky Merrick	Assistant to Dr. Nifong	ECHI Robotics	merrickr@ecu.edu
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Matt Rosenbaum	Assistant Professor	Comparative Medicine	rosenbaumm@ecu.edu
Nicholas Benson	Vice Dean	BSOM	bensonni@ecu.edu
Dorcas O'Rourke	Chair, Comp Med	BSOM	orourked@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

LIFE SCIENCES

		75,482	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	26,988.00	$26,988	
	Replace roofing	38,000	sf	12.00	$456,000	
	Replace windows				NA	
	Replace ext doors/ brick veneer, per ISES	1	ls	55,025.00	$55,025	
	Demo interiors	75,482	sf	8.00	$603,856	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	1,351	sf	40.00	$54,040	
	Replace lab facilities	14,522	sf	100.00	$1,452,200	
	Replace office facilities	12,960	sf	35.00	$453,600	
	Replace animal facilities	20,576	sf	200.00	$4,115,200	
	Replace circulation and core facilities	26,073	sf	50.00	$1,303,650	
	Replace plumbing, HVAC, elec, FP	75,482	sf	110.00	$8,303,020	
	Total Estimated Cost 2010				$16,823,579	
					$223	SF
	May 25, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	JOYN	001 001B	JOYNER LIBRARY JOYNER DRUM ADDITION		
I. General Information					
Building Description	Gross Area:	129,963 150,612	Net Assignable Area:		96,521 104,889
	CRV:	$118,345,800			
	Construction Date:	1954 1996	Renovation Date:	1997	
	Comments:	4-story, brick exterior, Major Library renovation in 1997			
Departments / User(s)	Main Campus Library				
Campus (or Location)	Main Campus				
Location/Use Comments	Central location. Present main entrance faces 10th street. Should be relocated to face campus mall.				

2. Functionality Findings: Building Walk-Through

Ground floor space low utilization, planned for conversion to collaborative learning center.

Appears to be large areas in stack spaces that are very low utilization

Some difficulties with HVAC controls

Drum Addition Archives (4th floor) central domed spaced attractive design

3. Functionality Findings: User Interviews

Stacks take up 3/4 of Joyner floor space, leaving too little for service, study, and work. Library is moving to electronic periodicals, but monograph collection growth is demanding space. User seat count was designed for 15,000 campus population; count is now 30,000. Most seating is in individual carrels; need group study rooms. Building interior is difficult to navigate. Rare books, special collections, and archives are rapidly exhausting shelf space, lack storage, and are in locations not easily accessed. Now must staff separate reading rooms and service desks for Special Collections and the N.C. Collection. Need relocation to permit a single service point. These collections need a controlled environment, should be near digital collections and near conservation/preservation services. Building design does not permit efficient use of space. Interior courtyard isolates the building's upper floors. Building does not support multi-media and computer technology needs. Students want 24-hour access, but, due to building configuration, can't secure unused areas. Main entrance is isolated from cross-campus foot traffic. Exhibit, gallery, and public program space is inadequate. Existing office space is exhausted, using conference and other rooms. Access to Special Collections on 4th floor requires using 2 elevators. Busy coffee shop now located in a corridor with limited seating--should be relocated and enlarged. Students want to plug in laptops--electrical service/outlets inadequate.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

A proposed Automated Storage and Retrieval System (ASRS) should be built to relieve book storage space demands (estimated cost $13million.) Then, reconfigure freed up space to provide a modern, learning resources center with adequate seating, group study, assembly/gallery, and library staff space and to open up space that now cannot be productively used. Eliminate the interior courtyard and physically join now separated building secfions. Relocate Special Collections and Archives to be provide better accessibility, adjacencies, and operating efficiency. Upgrade technology capabilities. Move main building entrance to front the campus mall. Upgrade technology capabilities to support student use and multi-media needs. Relocate and expand Java Cafe. Relocate Government Documents be near reference resources--present basement location is not staffed and will become noisy when new mechanical room is in place.

	Est. $ Construction Cost:	$42,964,380

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major upgrades for HVAC, Electrical, and Interior Finishes in Priorities 3 and 4 (Years 2-10). No reported Deferred Maintenance backlog.

	Est. $ Construction Cost:	$19,582,466

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request (and Library Master Plan)

Project #	Description		Budget Cost Est
#30	"New Library and Study Space Requirements" to meet "Current capacity, Future Capacity, Program Quality" will be evaluated by Space Capacity Analysis		$23,400,000
Joyner Library Master Plan	A Master Plan for Joyner Library was completed in 2008(?). It provides for a multi-phased major reconfiguration and update of Joyner, including more/better user space and high-density storage with automated retrieval system.	Total Construc-tion Cost	$34,795,470

7. Proposed Project / Solution for Building (from #1 through #6 above)

Reconfiguration, and Modernization. Acquire an automated book storage/retrieval system to resolve current and projected collection and service space deficit (growing from 50,000 NASF to 100,000 NASF in 2025). Reconfigure and renovate study/reader areas to modernize and provide more reader "stations" and small group study space; to relocate Special Collections; to permit 24/7 use securely; enlarge and relocate food facility; and correct existing condition deficiencies (ADA, electrical, plumbing, and HVAC systems). Consider if main entrance location needs change. Final project defined needs to be coordinated with Student Union project, as the spaces will be many of the same types.

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

JOYN : JOYNER LIBRARY

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	JOYNAC01	4	16	BUILDING ENTRY ACCESSIBILITY UPGRADES	7,307	1,169	8,476
AC4A	JOYNAC02	4	17	KITCHENETTE ACCESSIBILITY UPGRADES	22,104	3,537	25,641
				Totals for System Code: ACCESSIBILITY	29,411	4,706	34,117
EL2A	JOYNEL01	3	7	REPLACE 277/480 VOLT SWITCHGEAR	52,984	8,477	61,461
EL4A	JOYNEL04	3	8	EXTERIOR LIGHTING REPLACEMENT	88,014	14,082	102,097
EL3B	JOYNEL03	4	19	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	2,060,547	329,688	2,390,234
EL4B	JOYNEL02	4	20	INTERIOR LIGHTING UPGRADE	1,605,858	256,937	1,862,796
				Totals for System Code: ELECTRICAL	**3,807,404**	**609,185**	**4,416,588**
ES2B	JOYNES01	3	4	RESTORE BRICK VENEER	88,628	14,181	102,809
ES2B	JOYNES02	3	5	RESTORE CONCRETE FINISH	9,857	1,577	11,434
ES4B	JOYNES03	4	18	BUILT-UP ROOF REPLACEMENT	170,111	27,218	197,329
				Totals for System Code: EXTERIOR	**268,596**	**42,975**	**311,572**
FS3A	JOYNFS03	3	1	FIRE PUMP REPLACEMENT	39,352	6,296	45,648
FS5E	JOYNFS04	3	2	STAIR SAFETY UPGRADES	17,162	2,746	19,907
FS2A	JOYNFS05	3	3	FIRE ALARM SYSTEM REPLACEMENT	669,036	107,046	776,082
FS3A	JOYNFS01	4	14	REPLACE SPRINKLER HEADS	93,814	15,010	108,824
FS1A	JOYNFS02	4	15	REPLACE EXIT SIGNS	27,951	4,472	32,423
				Totals for System Code: FIRE/LIFE SAFETY	**847,315**	**135,570**	**982,885**
HV3A	JOYNHV01	3	6	HVAC SYSTEM REPLACEMENT	8,682,982	1,389,277	10,072,259
				Totals for System Code: HVAC	**8,682,982**	**1,389,277**	**10,072,259**
IS1A	JOYNIS01	3	9	REFINISH FLOORING	1,925,455	308,073	2,233,528
IS2B	JOYNIS02	3	10	REFINISH WALLS	201,181	32,189	233,370
IS3B	JOYNIS03	3	11	REFINISH CEILINGS	885,581	141,693	1,027,274
IS4A	JOYNIS04	3	12	REPLACE INTERIOR DOORS	576,847	92,296	669,143
				Totals for System Code: INTERIOR/FINISH SYS.	**3,589,065**	**574,250**	**4,163,315**
PL1E	JOYNPL01	3	13	DOMESTIC HOT WATER HEAT EXCHANGER	15,509	2,481	17,991
PL1A	JOYNPL02	4	21	WATER SUPPLY PIPING REPLACEMENT	906,001	144,960	1,050,961
PL2A	JOYNPL03	4	22	DRAIN PIPING REPLACEMENT	1,376,071	220,171	1,596,242
PL2B	JOYNPL04	4	23	REPLACE SUMP PUMPS AND SEWAGE EJECTORS	60,112	9,618	69,730
				Totals for System Code: PLUMBING	**2,357,693**	**377,231**	**2,734,924**
				Grand Total:	**19,582,466**	**3,133,195**	**22,715,661**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

JOYN : JOYNER LIBRARY

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	776,082	7,308,540	8,084,622
Deferred Maintenance	0	0	14,577,014	0	14,577,014
Plant Adaption	0	0	19,907	34,117	54,025
TOTALS	0	0	15,373,003	7,342,658	22,715,661

Facility Replacement Cost	$118,345,800
Facility Condition Needs Index	0.19

Gross Square Feet	280,575
Total Cost Per Square Foot	$80.96

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

JOYN : JOYNER LIBRARY

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	34,117	34,117
EL	ELECTRICAL	0	0	163,558	4,253,030	4,416,588
ES	EXTERIOR	0	0	114,243	197,329	311,572
FS	FIRE/LIFE SAFETY	0	0	841,637	141,248	982,885
HV	HVAC	0	0	10,072,259	0	10,072,259
IS	INTERIOR/FINISH SYS.	0	0	4,163,315	0	4,163,315
PL	PLUMBING	0	0	17,991	2,716,933	2,734,924
TOTALS		0	0	15,373,003	7,342,658	22,715,661

Facility Replacement Cost	$118,345,800
Facility Condition Needs Index	0.19

Gross Square Feet	280,575
Total Cost Per Square Foot	$80.96

East Carolina University

Building Functionality Assessment--User Group Interviews

JOYNER LIBRARY (AND DRUM ADDITION)

Session No. 4 Date 3/17 Time _____ Recorder _____

Name	Position	Unit	e-mail
Trudy McGlohon ✓	Building Manager	Joyner Library	mcglohont@ecu.edu
Beth Winstead	IT	IT	Winsteade@ecu.edu
MAURY YORK ✓	ASST - DIR. for SPECIAL COL -	JOYNER LIBRARY	yorkm@ecu.edu
LARRY BOYER ✓	DEAN, ACAD LIB SERV	JOYNER LIBRARY	boyerl@ecu.edu
Joseph Thomas ✓	Collection Development	Joyner Library	thomasw@ecu.edu
Robert James ✓	AD Admin Services	Joyner Lib	jamesr@ecu.edu
Nikki Bellamy ✓	Stacks Manager	Joyner Library	bellamyn@ecu.edu
Pam Evans ✓	Dept. Head Circulation	11 ✓	evansp@ecu.edu
Jan Lewis ✓	Associate Director	Joyner Library	lewisja@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

JOYNER LIBRARY, DRUM ADDITION

		280,575	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace BUR roofing	80,000	sf	12	$960,000	
	Replace windows				NA	
	Restore brick veneer/ conc per ISES	1	ls	98,485	$98,485	
	Demo interiors	280,575	sf	8	$2,244,600	
	Hazmat removal, per ISES				NA	
	Replace office facilities	17,442	sf	35	$610,470	
	Replace study facilities	177,050	sf	60	$10,623,000	
	Replace special use/IT facilities	6,870	sf	90	$618,300	
	Replace circulation and core facilities	79,213	sf	50	$3,960,650	
	Replace plumbing, HVAC, elec, FP	280,575	sf	85	$23,848,875	
	Total Estimated Cost 2010				$42,964,380	
					$153	SF
	Notes:					
	Automated Storage and Retrieval System				NA	
	Bookcases				FFE	
	May 21, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	JOYE	001A	JOYNER EAST		

I. General Information

Building Description	Gross Area:	30,118	Net Assignable Area:		17,951
	CRV:	$8,861,961			
	Construction Date:	1975	Renovation Date:	1997	$1,214,000
	Comments:	Classroom/Office/Lab building (1975) upgraded and west façade added in 1997			
Departments / User(s)	College of Education: Library Science & Instructional Technology School of Communications				
Campus (or Location)	Main Campus				
Location/Use Comments	Central location. Sch. of Comm. likes location and having most of its personnel and classrooms there.				

2. Functionality Findings: Building Walk-Through

Classrooms, teaching labs, offices

No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

School of Comm. will gain lab space presently occupied by Media Production when that program moves to School of Art. Night use of labs and studios pose unmet security issues, loss of equipment. Programmatic change in Journalism calls for a multi-media newsroom space. Editing software is in computer labs. more lab space needed--class use of the labs limits drop-in use. Building layout limits flexibility in use of space, but functionality is not bad. Need for larger classrooms, only have one 100 person lecture space. Need more 40-50 person classrooms. Media production screening room is not windowless, needs to be.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Security issues call for a key card system and monitoring capabilities. Merge rooms 217 and 219 for a multi-media newsroom. Desirable to having wiring to connect the broadcast studio in Joyner Library with the newsroom in Joyner East--estimated cost $150,000.

	Est. $ Construction Cost:	$4,421,124

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Various deferred maintenance and capital renewal items

	Est. $ Construction Cost:	$2,031,316

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Renovation and Reconfiguration. Overall renovation to include some reconfiguration and resizing of classrooms to larger (40-50 seats) if/as possible; merging of Rooms 217 and 219 for Multi-Media Newsroom; electronic connection to Joyner (Broadcast Studio); and improved security (e.g. key card system and monitoring).

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

JOYE : JOYNER EAST

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC1A	JOYEAC01	4	12	UPGRADE SITE HANDRAILS	4,524	724	5,248
AC3C	JOYEAC02	4	13	INSTALL LEVER ACTION DOOR HARDWARE	68,059	10,889	78,948
AC3B	JOYEAC03	4	14	STAIR HANDRAIL UPGRADES	2,655	425	3,079
AC4A	JOYEAC04	4	15	AUDITORIUM ACCESSIBILITY UPGRADES	3,927	628	4,555
AC3F	JOYEAC05	4	16	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	1,753	280	2,033
AC3D	JOYEAC06	4	17	SIGNAGE PACKAGE UPGRADE	3,196	511	3,708
				Totals for System Code: ACCESSIBILITY	**84,114**	**13,458**	**97,572**
EL5A	JOYEEL01	3	7	REPLACE EMERGENCY GENERATOR	137,320	21,971	159,291
EL3B	JOYEEL03	4	20	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	199,863	31,978	231,841
EL4B	JOYEEL02	4	21	INTERIOR LIGHTING UPGRADE	171,246	27,399	198,645
EL4A	JOYEEL04	4	22	EXTERIOR LIGHTING REPLACEMENT	62,785	10,046	72,831
				Totals for System Code: ELECTRICAL	**571,214**	**91,394**	**662,608**
ES5B	JOYEES01	3	5	WINDOW REPLACEMENT	124,756	19,961	144,717
ES4B	JOYEES02	4	18	BUILT-UP ROOF REPLACEMENT	81,313	13,010	94,323
				Totals for System Code: EXTERIOR	**206,069**	**32,971**	**239,040**
FS5E	JOYEFS01	1	1	STAIR GUARDRAIL UPGRADES	2,059	329	2,388
FS2A	JOYEFS02	2	2	FIRE ALARM SYSTEM REPLACEMENT	71,817	11,491	83,308
FS3A	JOYEFS03	2	3	FIRE SPRINKLER SYSTEM INSTALLATION	187,690	30,030	217,720
FS1A	JOYEFS04	3	4	REPLACE EXIT SIGNS	2,081	333	2,415
				Totals for System Code: FIRE/LIFE SAFETY	**263,647**	**42,184**	**305,831**
HV3A	JOYEHV01	3	6	HVAC SYSTEM REPLACEMENT	142,609	22,817	165,426
HV2B	JOYEHV02	4	19	COOLING TOWER REPLACEMENT	100,728	16,117	116,845
				Totals for System Code: HVAC	**243,337**	**38,934**	**282,271**
IS2B	JOYEIS01	3	8	APPLIED INTERIOR WALL FINISH RENEWAL	30,307	4,849	35,157
IS1A	JOYEIS02	3	9	CARPETING UPGRADE	54,375	8,700	63,074
IS6D	JOYEIS03	4	23	AUDITORIUM SEATING UPGRADES	13,410	2,146	15,555
IS6D	JOYEIS04	4	24	RESTROOM FINISH RENOVATIONS	85,823	13,732	99,555
IS3B	JOYEIS05	4	25	REFINISH CEILINGS	83,668	13,387	97,055
				Totals for System Code: INTERIOR/FINISH SYS.	**267,583**	**42,813**	**310,396**
PL1E	JOYEPL01	3	10	DOMESTIC WATER HEATER REPLACEMENT	1,742	279	2,021
PL1A	JOYEPL02	4	26	WATER SUPPLY PIPING REPLACEMENT	154,745	24,759	179,504
PL2A	JOYEPL03	4	27	DRAIN PIPING REPLACEMENT	235,436	37,670	273,105
				Totals for System Code: PLUMBING	**391,923**	**62,708**	**454,631**
SI2A	JOYESI01	3	11	LANDSCAPING UPGRADE	3,430	549	3,978
				Totals for System Code: SITE	**3,430**	**549**	**3,978**
				Grand Totals:	**2,031,316**	**325,011**	**2,356,326**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

JOYE : JOYNER EAST

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	102,210	1,379,260	1,481,469
Deferred Maintenance	0	0	473,869	0	473,869
Plant Adaption	2,388	301,028	0	97,572	400,988
TOTALS	2,388	301,028	576,079	1,476,832	2,356,327

Facility Replacement Cost	$8,861,961
Facility Condition Needs Index	0.27

Gross Square Feet	30,118	Total Cost Per Square Foot	$78.24

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

JOYE : JOYNER EAST

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	97,572	97,572
EL	ELECTRICAL	0	0	159,291	503,317	662,608
ES	EXTERIOR	0	0	144,717	94,323	239,040
FS	FIRE/LIFE SAFETY	2,388	301,028	2,415	0	305,831
HV	HVAC	0	0	165,426	116,845	282,271
IS	INTERIOR/FINISH SYS.	0	0	98,231	212,165	310,396
PL	PLUMBING	0	0	2,021	452,610	454,631
SI	SITE	0	0	3,978	0	3,978
TOTALS		2,388	301,028	576,079	1,476,832	2,356,327

Facility Replacement Cost	$8,861,961
Facility Condition Needs Index	0.27

Gross Square Feet	30,118	Total Cost Per Square Foot	$78.24

East Carolina University

Building Functionality Assessment--User Group Interviews

JOYNER EAST

Session No. 4 Date 3/17 Time _____ Recorder _____

Name	Position	Unit	e-mail
Trudy McGlohon ✓	Building Manager	Joyner Library	mcglohont@ecu.edu
Beth Winstead	IT	IT	Winsteade@ecu.edu
MAURY YORK ✓	ASST - DIR. for SPECIAL COL.	JOYNER LIBRARY	yorkm@ecu.edu
LARRY BOYER ✓	DEAN, ACAD LIB SERV	JOYNER LIBRARY	boyerl@ecu.edu
Joseph Thomas ✓	Collection Development	Joyner Library	thomasw@ecu.edu
Robert James ✓	AD Admin Services	Joyner Lib	jamesr@ecu.edu
Nikki Bellamy ✓	Stacks Manager	Joyner Library	bellamyn@ecu.edu
Pam Evans ✓	Dept. Head Circulation	" ✓	evansp@ecu.edu
Jay Lewis ✓	Associate Director	Joyner Library	lewisja@ecu.edu

Session No. 5 Date 3/18/10 Time 8:30 am -10:00 am Recorder Barbara Campbell

Name	Position	Unit	Email
Michael Drought	Director	SOAD	droughtm@ecu.edu
Ben DuBose	Admin Assistant	SOAD	duboseb@ecu.edu
Linda Kean	Dire, SO Comm	SOC	keanl@ecu.edu
Jeff Elwell	Dean	CFAC	elwellj@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

JOYE : JOYNER EAST

		30,118	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace BUR roofing	30,118	sf	12	$361,416	
	Replace windows	30,118	sf	10	$301,180	
	Restore brick veneer, per ISES				NA	
	Demo interiors	30,118	sf	8	$240,944	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	3,703	sf	40	$148,120	
	Replace lab facilities	6,126	sf	70	$428,820	
	Replace office facilities	8,122	sf	35	$284,270	
	Replace circulation and core facilities	12,167	sf	50	$608,350	
	Replace plumbing, HVAC, elec, FP	30,118	sf	68	$2,048,024	
	Total Estimated Cost 2010				$4,421,124	
					$147	SF
	May 21, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	JENK	014	JENKINS FINE ARTS		
I. General Information					
Building Description	Gross Area:	109,994	Net Assignable Area:		80,884
	CRV:	$32,365,288			
	Construction Date:	1977	Renovation Date:	1997	$784,800
	Comments:	2-story, brick and metal exterior			
Departments / User(s)	College of Fine Arts & Commun: School of Art & Design				
Campus (or Location)	Central location on Main Campus				
Location/Use Comments	Per Art & Design, the building has many needs, but the School does not want to give up the location.				

2. Functionality Findings: Building Walk-Through

Interior spaces and finishes suitable for functions

No functional deficiencies were revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

Jenkins lacks parking and friendly access for Art & Design's public functions. Program needs include better ventilation for shops, more spray booths. Performance venues are inadequate for both program and public needs. Present water intrusion and structural problems could interfere with building functionality. Functionality is limited by wasted space, lack of adaptability to digital materials/protocols in teaching and learning. Need more smart classrooms.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Building users report that a plan to build a 220,000 sq. ft. performing arts center has cleared the Board of Governors. Proposed Performing Arts Center, if constructed, would relieve many space and functionality inadequacies in Jenkins. Absent that, comprehensive renovation and an addition to the building will be needed to address needs identified by the users.

	Est. $ Construction Cost:	$20,105,518

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial upgrades/replacements in all systems in Years 2-5 (Priority 3 and 4), high priority Fire/Life Safety

	Est. $ Construction Cost:	$10,741,454

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Comprehensive Modernization, Small Addition, and Facade Upgrade. To include solutions to severe HVAC problems; reported severe brick separation/structural exterior issues; and water intrusion. To include demolition of projected bays on facade which are deteriorated and create new facade. In addition, functional improvements required are: more spray booths; classroom upgrades to smart classrooms; space for the Dean's Office (which must move from Erwin). Some capacity expansion for Class Lab and Open Lab space may be needed. Create small addition to accommodate relocation of Dean of FA/C, and some enrollment expansion. Needs size determination.

Note: Review Mulford's scope with him-- include façade improvements.

	Est. $ Project:		To be Added

Detailed Project Summary

Facility Condition Analysis

Category/System Code

JENK : JENKINS FINE ARTS CENTER

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	JENKAC01	4	27	BUILDING ENTRY ACCESSIBILITY UPGRADES	8,541	1,367	9,907
AC4A	JENKAC02	4	28	INTERIOR AMENITY ACCESSIBILITY UPGRADES	56,508	9,041	65,549
AC3E	JENKAC04	4	29	RESTROOM RENOVATION	190,753	30,520	221,273
AC4B	JENKAC03	4	30	AUDITORIUM ACCESSIBILITY UPGRADES	11,728	1,876	13,604
AC3B	JENKAC05	4	31	STAIR SAFETY UPGRADES	71,326	11,412	82,738
				Totals for System Code: ACCESSIBILITY	**338,855**	**54,217**	**393,072**
EL5A	JENKEL01	3	13	REPLACE EMERGENCY GENERATOR	33,674	5,388	39,062
EL2A	JENKEL02	3	14	REPLACE 277/480 VOLT SWITCHGEAR	52,984	8,477	61,461
EL4B	JENKEL03	3	15	INTERIOR LIGHTING UPGRADE	562,869	90,059	652,928
EL4A	JENKEL05	3	16	EXTERIOR LIGHTING REPLACEMENT	10,025	1,604	11,630
EL3B	JENKEL04	4	32	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	1,334,173	213,468	1,547,641
				Totals for System Code: ELECTRICAL	**1,993,726**	**318,996**	**2,312,723**
ES4B	JENKES05	3	5	BUILT-UP ROOF REPLACEMENT	100,423	16,068	116,491
ES5B	JENKES04	3	6	WINDOW REPLACEMENT	1,354,359	216,697	1,571,056
ES2B	JENKES01	3	7	RESTORE BRICK VENEER	33,822	5,412	39,234
ES2B	JENKES02	3	8	EXTERIOR SIDING REPLACEMENT	5,293	847	6,140
ES4B	JENKES06	3	9	MEMBRANE ROOF REPLACEMENT	117,420	18,787	136,207
ES5A	JENKES03	3	10	EXTERIOR DOOR REPLACEMENT	79,952	12,792	92,745
				Totals for System Code: EXTERIOR	**1,691,270**	**270,603**	**1,961,873**
FS5C	JENKFS01	1	1	ELIMINATE FIRE RATING COMPROMISES	9,699	1,552	11,250
FS3A	JENKFS03	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	685,463	109,674	795,137
FS1A	JENKFS04	3	3	REPLACE EXIT SIGNS	6,839	1,094	7,933
FS2A	JENKFS02	3	4	FIRE ALARM SYSTEM REPLACEMENT	262,283	41,965	304,248
				Totals for System Code: FIRE/LIFE SAFETY	**964,283**	**154,285**	**1,118,568**
HV3A	JENKHV01	3	11	HVAC SYSTEM REPLACEMENT	2,786,246	445,799	3,232,046
HV2B	JENKHV02	3	12	COOLING TOWER REPLACEMENT	96,531	15,445	111,977
				Totals for System Code: HVAC	**2,882,778**	**461,244**	**3,344,022**
IS4A	JENKIS04	3	17	REPLACE INTERIOR DOORS	454,600	72,736	527,335
IS1A	JENKIS01	3	18	REFINISH FLOORING	233,348	37,336	270,684
IS2B	JENKIS02	3	19	REFINISH WALLS	103,665	16,586	120,252
IS6D	JENKIS05	3	20	FIXED SEATING UPGRADE	63,237	10,118	73,355
IS3B	JENKIS03	4	33	REFINISH CEILINGS	279,724	44,756	324,480
				Totals for System Code: INTERIOR/FINISH SYS.	**1,134,574**	**181,532**	**1,316,106**
PL1E	JENKPL01	3	21	UPGRADE DOMESTIC HOT WATER HEAT EXCHANGER	15,509	2,481	17,991
PL2B	JENKPL04	3	22	REPLACE SUMP PUMP UNIT	7,514	1,202	8,716
PL3A	JENKPL05	3	23	REPLACE PROCESS AIR COMPRESSOR	91,064	14,570	105,634
PL1A	JENKPL02	4	34	WATER SUPPLY PIPING REPLACEMENT	565,145	90,423	655,569
PL2A	JENKPL03	4	35	DRAIN PIPING REPLACEMENT	859,835	137,574	997,409
				Totals for System Code: PLUMBING	**1,539,067**	**246,251**	**1,785,318**
SI4A	JENKSI01	3	24	SITE PAVING UPGRADES	42,206	6,753	48,959
				Totals for System Code: SITE	**42,206**	**6,753**	**48,959**
VT7A	JENKVT01	3	25	UPGRADE ELEVATOR NO. 1 (STATE NO. 8644)	77,348	0	77,348
VT7A	JENKVT02	3	26	UPGRADE ELEVATOR NO. 1 (STATE NO. 7721)	77,348	0	77,348
				Totals for System Code: VERT. TRANSPORTATION	**154,695**		**154,695**
				Grand Total:	**$10,741,454**	**$1,693,881**	**$12,435,335**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

JENK : JENKINS FINE ARTS CENTER

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	1,046,449	3,525,098	4,571,548
Deferred Maintenance	0	0	6,664,329	0	6,664,329
Plant Adaption	11,250	795,137	0	393,072	1,199,459
TOTALS	11,250	795,137	7,710,778	3,918,170	12,435,335

Facility Replacement Cost	$32,365,288
Facility Condition Needs Index	0.38

Gross Square Feet	109,994	Total Cost Per Square Foot	$113.05

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

JENK : JENKINS FINE ARTS CENTER

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	393,072	393,072
EL	ELECTRICAL	0	0	765,081	1,547,641	2,312,723
ES	EXTERIOR	0	0	1,961,873	0	1,961,873
FS	FIRE/LIFE SAFETY	11,250	795,137	312,181	0	1,118,568
HV	HVAC	0	0	3,344,022	0	3,344,022
IS	INTERIOR/FINISH SYS.	0	0	991,626	324,480	1,316,106
PL	PLUMBING	0	0	132,341	1,652,977	1,785,318
SI	SITE	0	0	48,959	0	48,959
VT	VERT. TRANSPORTATION	0	0	154,695	0	154,695
TOTALS		11,250	795,137	7,710,778	3,918,170	12,435,335

Facility Replacement Cost	$32,365,288
Facility Condition Needs Index	0.38

Gross Square Feet	109,994	Total Cost Per Square Foot	$113.05

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

JENKINS ART

Session No. 5	Date 3/18/10	Time8:30 am -10:00 am	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Michael Drought	Director	SOAD	droughtm@ecu.edu
Ben DuBose	Admin Assistant	SOAD	duboseb@ecu.edu
Linda Kean	Dire, SO Comm	SOC	keanl@ecu.edu
Jeff Elwell	Dean	CFAC	elwellj@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

JENKINS FINE ARTS

		109,994	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	42,206	$42,206	
	Replace BUR roofing	55,000	sf	12	$660,000	
	Replace windows	109,994	sf	8	$824,955	
	Restore brick veneer/ siding, per ISES	1	ls	39,115	$39,115	
	Demo interiors	109,994	sf	8	$879,952	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	8,891	sf	40	$355,640	
	Replace lab facilities	55,119	sf	70	$3,858,330	
	Replace office facilities	8,946	sf	35	$313,110	
	Replace exhibition/ special use facilities	8,026	sf	85	$682,210	
	Replace circulation and core facilities	29,012	sf	50	$1,450,600	
	Replace plumbing, HVAC, elec, FP	109,994	sf	100	$10,999,400	
	Total Estimated Cost 2010				$20,105,518	
					$183	SF
	May 21, 2010					
	Discuss with Stewart Mulford: Adjusting price to include façade changes, including demolition of projected bays and new façade design.					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	MING	037	MINGES COLISEUM		

I. General Information

	Gross Area:	155,598	Net Assignable Area:		76,292
	CRV:	$39,693,706			
	Construction Date:	1967	Renovation Date:	1994	$2,962,917
	Comments:				
Departments / User(s)	Department of Athletics				
Campus (or Location)	South of main campus, center of athletic facilities				
Location/Use Comments	The College of Health and Human Performance would like to relocate to a new building.				

2. Functionality Findings: Building Walk-Through

Not included in original scope for Functionality Assessment (added in interviews)

3. Functionality Findings: User Interviews

Athletics Department users of Minges were not represented at the user group interview. The College of Health and Human Performance has offices, conference rooms, and labs in Minges. Quality of the space is OK, but HHP cites a need for more of it. The academic side of Minges dates from 1968, has had only cosmetic improvements since, space is now dated. . Many programming conflicts arise between Athletics and HHP's use of the building: Classes conflict with games and other events in the arena, event noise intrudes. Problem with wet floors and activity brought by local swim clubs' use of Minges. Biggest functional issue arises from HHP's lack of adequate gym space. The College has only 2 hours of gym time daily in Minges. Athletics plans to build a practice facility, but HHP has been informed that its access to Minges gym space will not increase. Smith Group is presently doing a master plan for the College. HHP's aim is to move from Minges to a new building.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Some functionality deficiencies encountered by HHP in Minges can be improved by physical reconfiguration of the building. Others, however, would require relocation of the academic functions there.

	Est. $ Construction Cost:	$22,064,282

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial sytems upgrades/replacements in Years 2-10 (Priority 3 and 4), high priority Fire/Life Safety, no deferred maintenance backlog

	Est. $ Construction Cost:	$4,862,429

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#27	**Minges Academic Space Modernization:** 155,598 s.f. (building total). Built in 1967. A comprehensive building renovation. Room space reconfiguration is needed for functional adequacy. Significant asbestos containing materials need to be removed. Replacement of four condensing units and air handlers along with new circuits and receptacles are required.		$4,200,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Modernization and Change of Use. If/as College of HHP vacates space in the academic wing, then need to reassign that space. Possible uses include: Ticket Office, coaches offices from Scales, Pirate Club, marketing expansion, or Pirate Club marketing. Evaluate option of demolition of the academic wing.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

MING : MINGES COLISEUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	MINGAC01	4	13	INTERIOR AMENITY ACCESSIBILITY UPGRADES	20,886	0	20,886
AC3B	MINGAC03	4	14	STAIR AND RAILING SAFETY UPGRADES	56,818	9,091	65,909
AC3C	MINGAC02	4	15	INTERIOR DOOR HARDWARE UPGRADES	9,613	1,538	11,151
				Totals for System Code: ACCESSIBILITY	**87,316**	**10,629**	**97,945**
EL3B	MINGEL03	3	8	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	324,315	51,890	376,205
EL4B	MINGEL02	3	9	INTERIOR LIGHTING UPGRADE	233,052	37,288	270,340
EL5A	MINGEL01	4	20	REPLACE EMERGENCY GENERATOR	180,294	28,847	209,141
				Totals for System Code: ELECTRICAL	**737,661**	**118,026**	**855,686**
ES4B	MINGES04	3	5	MEMBRANE ROOF REPLACEMENT	317,621	0	317,621
ES2B	MINGES01	4	16	RESTORE CONCRETE FINISH	34,144	5,463	39,607
ES4B	MINGES03	4	17	BUILT-UP ROOF REPLACEMENT	422,631	0	422,631
ES5B	MINGES02	4	18	WINDOW REPLACEMENT	105,854	16,937	122,790
				Totals for System Code: EXTERIOR	**880,249**	**22,400**	**902,649**
FS3A	MINGFS02	2	1	FIRE SPRINKLER SYSTEM EXTENSION	484,117	77,459	561,575
FS2A	MINGFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	371,026	59,364	430,390
FS1A	MINGFS03	3	4	REPLACE EXIT SIGNS	5,947	952	6,899
				Totals for System Code: FIRE/LIFE SAFETY	**861,090**	**137,774**	**998,864**
HV5A	MINGHV02	3	6	HEAT EXCHANGER REPLACEMENT	219,731	35,157	254,888
HV5B	MINGHV03	3	7	PUMP REPLACEMENT	48,657	7,785	56,442
HV3A	MINGHV01	4	19	HVAC SYSTEM REPLACEMENT	1,402,639	224,422	1,627,062
				Totals for System Code: HVAC	**1,671,028**	**267,364**	**1,938,392**
IS6D	MINGIS04	3	10	RESTROOM RENOVATIONS	38,857	6,217	45,074
IS1A	MINGIS01	4	21	REFINISH FLOORING	87,753	14,040	101,793
IS2B	MINGIS03	4	22	REFINISH WALLS	86,994	0	86,994
IS1A	MINGIS02	4	23	REFINISH GYMNASIUM HARDWOOD FLOORING	61,547	9,848	71,395
				Totals for System Code: INTERIOR/FINISH SYS.	**275,151**	**30,105**	**305,256**
PL1E	MINGPL01	2	3	DOMESTIC HOT WATER HEAT EXCHANGER	45,235	7,238	52,473
PL1A	MINGPL02	3	11	WATER SUPPLY PIPING REPLACEMENT	121,240	19,398	140,639
PL2A	MINGPL03	3	12	DRAIN PIPING REPLACEMENT	183,459	29,353	212,812
				Totals for System Code: PLUMBING	**349,934**	**55,989**	**405,923**
				Grand Total:	**4,862,429**	**642,288**	**5,504,717**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MING : MINGES COLISEUM

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	430,390	628,952	2,681,412	3,740,755
Deferred Maintenance	0	52,473	1,051,968	0	1,104,441
Plant Adaption	0	561,575	0	97,945	659,521
TOTALS	0	1,044,439	1,680,920	2,779,358	5,504,717

	Facility Replacement Cost	$39,693,706	
	Facility Condition Needs Index	0.14	

	Gross Square Feet	155,598		Total Cost Per Square Foot	$35.38

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

MING : MINGES COLISEUM

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	97,945	97,945
EL	ELECTRICAL	0	0	646,545	209,141	855,686
ES	EXTERIOR	0	0	317,621	585,028	902,649
FS	FIRE/LIFE SAFETY	0	991,966	6,899	0	998,864
HV	HVAC	0	0	311,331	1,627,062	1,938,392
IS	INTERIOR/FINISH SYS.	0	0	45,074	260,182	305,256
PL	PLUMBING	0	52,473	353,451	0	405,923
TOTALS		0	1,044,439	1,680,920	2,779,358	5,504,717

	Facility Replacement Cost	$39,693,706	
	Facility Condition Needs Index	0.14	

	Gross Square Feet	155,598		Total Cost Per Square Foot	$35.38

East Carolina University

Building Functionality Assessment--User Group Interviews

MINGES COLISEUM

Name	Position	Unit	Email
Bill Cain	Asst. Dean	HHP	cainw@ecu.edu
Glen Gilbert	Dean	HHP	gilbertg@ecu.edu
Steve Duncan	Asst VC A&F	HHP	duncans@ecu.edu
Eric Buller	Asst. Prof Mil. Science	HHP-AROTC	bullere@ecu.edy
Sharon Knight	Acting Chair	Health Ed & Promo	knights@ecu.edu
Robert Hickner	Professor	HHP	Hicknerr@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

MINGES COLISEUM

		155,598	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace roofing systems	100,000	sf	11	$1,100,000	
	Replace windows	155,598	sf	5	$777,990	
	Restore concrete finish, per ISES	1	ls	34,144	$34,144	
	Demo interiors	155,598	sf	8	$1,244,784	
	Hazmat removal, per ISES				NA	
	Replace classroom/ study facilities	3,235	sf	40	$129,400	
	Replace athletic facilities	60,925	sf	60	$3,655,500	
	Replace food facilities	2,356	sf	100	$235,600	
	Replace office facilities	9,860	sf	35	$345,100	
	Replace circulation and core facilities	79,222	sf	50	$3,961,100	
	Replace plumbing, HVAC, elec, FP	155,598	sf	68	$10,580,664	
	Total Estimated Cost 2010				$22,064,282	
					$142	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	STRE	174	STRENGTH CENTER		
1. General Information					
Building Description	Gross Area:	52,475	Net Assignable Area:		33,904
	CRV:	$18,997,959			
	Construction Date:	2001	Renovation Date:	None	
	Comments:				
Departments / User(s)					
Campus (or Location)	South campus, west end of Dowdy-Ficklen Stadium				
Location/Use Comments					

2. Functionality Findings: Building Walk-Through

N/A--Not included in Functionality Assessment scope (added in interviews)

3. Functionality Findings: User Interviews

Tenant units from this building were not present in the user interview.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

None. No cost estimate.

	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Not included in ISES Condition Audit

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

No Capital Project. Lack of information to support specific condition remedial or functional work.

	Est. $ Project:		

East Carolina University

Building Functionality Assessment--User Group Interviews

STRENGTH CENTER

Session No. 12 Date 3-19-10 Time 2:30-4:00 Recorder Teresa Sherk

Name	Position	Unit	e-mail
Anthony Kalas	Asst. Prof. in Health Ed.	Athletic Training	kalasa@ecu.edu
Lee Workman	Assoc. A.D.	Athletics	workmanl@ecu.edu
Joe Houmard	Director, HPL	HPL, Exss	houmardj@ecu.edu
GARY OVERTON	ASST. A.D.	ATHLETICS	OVERTONG@ECU.EDU

No interviewees who are users/occupants of Strength Center were present.

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	SPIL	030	SPILMAN BUILDING		
1. General Information					
Building Description	Gross Area:	16,720	Net Assignable Area:		9,554
	CRV:	$4,580,003			
	Construction Date:	1930	Renovation Date:		Minor renovations
	Comments:	Building will need comprehensive modernization, handicapped accessibility			
Departments / User(s)	Central Administration –Chancellor's Office, Provost Office, University Attorney, VC Admin & Finance				
Campus (or Location)	Central location on Main Campus				
Location/Use Comments	The building is not ideal, but a practicable alternative is not available and not presently foreseeable.				

2. Functionality Findings: Building Walk-Through

No elevator, handicapped inaccessible

3. Functionality Findings: User Interviews

Existing space is functional, but configuration is not ideal. Principle consideration is that certain key administrative officers be immediately accessible to/by the Chancellor. Ideally, the Chancellor would have all his staff near his office; available space in Spilman precludes that. Frequent need for members of the public to visit offices in the building, and Spilman is not ADA accessible. Space in the building is not readily adaptable as needs change. Spilman is on two different cooling systems--often means one side is hot, the other cold. The building has only two conference rooms, needs more. Spilman has 3 entrances--none an obvious main entrance. The three most used have steps. Walls leak.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Handicap access

Building has cosmetic upgrades, infrastructure systems need updating

Spilman's historical qualities must be preserved in considering changes to improve functionality. Accessibility and HVAC improvements are the most compelling needs presently identified.

	Est. $ Construction Cost:	$2,089,912

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major upgrades/replacements Years 2-10 (Priorities 3 and 4) no deferred maintenance backlog

	Est. $ Construction Cost:	$1,066,740

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#14	Comprehensive modernization, infrastructure systems, space reconfiguration		$5,300,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Renovation and Reassignment. If/as Whichard becomes new home for Chancellor, Vice Chancellors, renovation of Spilman as "satellite" space for Whichard, including HVAC, ADA, and other ISES deficiencies.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

SPIL : SPILMAN BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	SPILAC01	4	16	BUILDING ENTRY ACCESSIBILITY UPGRADES	1,187	190	1,376
AC3C	SPILAC02	4	17	INSTALL LEVER ACTION DOOR HARDWARE	29,992	4,799	34,791
AC3B	SPILAC03	4	18	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC3A	SPILAC04	4	19	ELEVATOR INSTALLATION	124,172	19,867	144,039
AC3E	SPILAC05	4	20	RESTROOM RENOVATION	24,727	3,956	28,684
AC3F	SPILAC06	4	21	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	1,753	280	2,033
AC3D	SPILAC07	4	22	BUILDING SIGNAGE PACKAGE UPGRADE	718	115	833
				Totals for System Code: ACCESSIBILITY	**187,673**	**30,028**	**217,700**
EL3B	SPILEL03	3	7	ELECTRICAL SYSTEM REPAIRS	5,593	895	6,488
EL4B	SPILEL02	3	8	INTERIOR LIGHTING UPGRADE	57,296	9,167	66,463
EL4A	SPILEL04	3	9	EXTERIOR LIGHTING REPLACEMENT	16,260	2,602	18,862
EL2A	SPILEL01	4	23	REPLACE 120/208 VOLT SWITCHGEAR	16,561	2,650	19,210
				Totals for System Code: ELECTRICAL	**95,710**	**15,314**	**111,024**
ES2B	SPILES01	3	4	EXTERIOR FINISH UPGRADES	1,062	170	1,232
				Totals for System Code: EXTERIOR	**1,062**	**170**	**1,232**
FS5E	SPILFS01	1	1	STAIR GUARDRAIL UPGRADES	3,543	567	4,110
FS2A	SPILFS02	2	2	FIRE ALARM SYSTEM INSTALLATION	39,869	6,379	46,248
FS1A	SPILFS04	2	3	INSTALL EMERGENCY LIGHTS	7,569	1,211	8,780
FS3A	SPILFS03	4	15	FIRE SPRINKLER SYSTEM INSTALLATION	104,196	16,671	120,867
				Totals for System Code: FIRE/LIFE SAFETY	**155,177**	**24,828**	**180,006**
HV3A	SPILHV01	3	5	HVAC SYSTEM REPLACEMENT	376,699	60,272	436,971
HV2B	SPILHV02	3	6	COOLING TOWER REPLACEMENT	24,878	3,981	28,859
				Totals for System Code: HVAC	**401,577**	**64,252**	**465,829**
IS2B	SPILIS01	3	10	INTERIOR WALL UPGRADES	25,740	4,118	29,859
IS1A	SPILIS02	3	11	CARPET REPLACEMENT	107,636	17,222	124,858
IS3B	SPILIS03	4	24	REFINISH CEILINGS	11,083	1,773	12,856
				Totals for System Code: INTERIOR/FINISH SYS.	**144,459**	**23,113**	**167,573**
PL1A	SPILPL02	3	12	WATER SUPPLY PIPING REPLACEMENT	30,740	4,918	35,659
PL2A	SPILPL03	3	13	DRAIN PIPING REPLACEMENT	46,726	7,476	54,202
PL1E	SPILPL01	4	25	DOMESTIC WATER HEATER REPLACEMENT	2,473	396	2,869
				Totals for System Code: PLUMBING	**79,939**	**12,790**	**92,729**
SI2A	SPILSI01	3	14	LANDSCAPING UPGRADE	1,143	183	1,326
				Totals for System Code: SITE	**1,143**	**183**	**1,326**
				Grand Total:	**$1,066,740**	**$170,678**	**$1,237,419**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

SPIL : SPILMAN BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	8,780	708,429	155,802	873,012
Deferred Maintenance	0	0	96,348	0	96,348
Plant Adaption	4,110	46,248	0	217,700	268,059
TOTALS	4,110	55,028	804,778	373,503	1,237,419

Facility Replacement Cost	$4,580,003
Facility Condition Needs Index	0.27

Gross Square Feet	16,720	Total Cost Per Square Foot		$74.01

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

SPIL : SPILMAN BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	217,700	217,700
EL	ELECTRICAL	0	0	91,813	19,210	111,024
ES	EXTERIOR	0	0	1,232	0	1,232
FS	FIRE/LIFE SAFETY	4,110	55,028	0	120,867	180,006
HV	HVAC	0	0	465,829	0	465,829
IS	INTERIOR/FINISH SYS.	0	0	154,717	12,856	167,573
PL	PLUMBING	0	0	89,860	2,869	92,729
SI	SITE	0	0	1,326	0	1,326
TOTALS		4,110	55,028	804,778	373,503	1,237,419

Facility Replacement Cost	$4,580,003
Facility Condition Needs Index	0.27

Gross Square Feet	16,720	Total Cost Per Square Foot		$74.01

East Carolina University

Building Functionality Assessment--User Group Interviews

SPILMAN BUILDING

Session No. 7	Date 3/18/10	Time1:00-2:30 pm	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Anthony Britt	Director	Admissions	britta@ecu.edu
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Patricia Sergery	Commander	Air Force ROTC	sergeryp@ecu.edu
Steve Duncan	Asst VC A&F	Air Force ROTC	duncans@ecu.eud
Angela Anderson	University Registrar	Registrar	Andersona@ecu.edu
Hilary Liles	Case Manager	Counseling Center	lileshi@ecu.edu
Diane Bradshaw	Staff Counseling	Counseling Center	bradshawd@ecu.edu
Austin Bunch	Assoc. Provost	Acad. Affairs	buncha@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

SPILMAN BUILDING

		16,720	gsf			
	Estimate Components:					
	Site landscape/ ADA upgrades per ISES	1	ls	2,330	$2,330	
	Replace roofing				NA	
	Replace windows				NA	
	Restore brick veneer, per ISES				NA	
	Install elevator, per ISES	1	ls	124,172	$124,172	
	Demo interiors	16,720	sf	8	$133,760	
	Hazmat removal, per ISES				NA	
	Replace office facilities	9,554	sf	35	$334,390	
	Replace circulation and core facilities	7,166	sf	50	$358,300	
	Replace plumbing, HVAC, elec, FP	16,720	sf	68	$1,136,960	
	Total Estimated Cost 2010				$2,089,912	
	May 24 10				$125	SF

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	SPEI	012	SPEIGHT BUILDING		
1. General Information					
Building Description	Gross Area:	50,562	Net Assignable Area:		32,402
	CRV:	$13,851,390			
	Construction Date:	1965	Renovation Date:	1997	
	Comments:	3-story, "pinwheel" plan			
Departments / User(s)	College of Education: Offices, classrooms, labs				
Campus (or Location)	Main Campus, Central location, northeast end of campus				
Location/Use Comments	College of Education would like to be consolidated in a new, larger building.				

2. Functionality Findings: Building Walk-Through

In need of modernization/upgrades, especially low-tech classrooms

Appeared to have low utilization

3. Functionality Findings: User Interviews

Users consider Speight's best functional aspect to be that College of Education has the entire building. However, College of Ed. programs and faculty are scattered among several other campus buildings. The interior of Speight is chopped up, making it difficult to create adjacencies of people and functions that contribute to functional efficiency. The building interior is difficult to navigate, offices are isolated, classrooms are too small, space cannot be easily or inexpensively adapted to serve changing uses.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Verify utilization before developing renovation project(s)

Fuller consolidation of the College of Education in one, or at least fewer, buildings would provide functional and collaborative benefits. Whether that might best be accomplished by constructing a new building or relocating other academic units to create a suitable block of space in an existing building is a question that may be informed by the Capacity Analysis findings. If Education is to remain in Speight, creating a more open and flexible floor plan in the building would significantly improve functionality for the departments/programs housed there.

	Est. $ Construction Cost:	$6,751,016

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major deficiences, systems, exterior, etc.

	Est. $ Construction Cost:	$4,656,879

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocation and Comprehensive Modernization. Relocate College of Education to new larger location, consolidating with Education space elsewhere. Comprehensive modernization of Speight for a new use that requires approximately 22,000 NASF of "departmental space"--assuming that the 10,000 NASF of classrooms remains. (Some change between offices and classrooms is possible.) Possible new home for some A&S department or departments.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

SPEI : SPEIGHT BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	SPEIAC03	2	5	MILLWORK ACCESSIBILITY UPGRADES	4,946	791	5,737
AC3C	SPEIAC01	4	19	LEVER DOOR HARDWARE INSTALLATIONS	31,146	4,983	36,129
AC3B	SPEIAC02	4	20	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC3E	SPEIAC04	4	21	RESTROOM RENOVATION	134,233	21,477	155,711
AC3F	SPEIAC05	4	22	INSTALL ADA COMPLIANT DRINKING FOUNTAINS	10,517	1,683	12,200
AC3D	SPEIAC06	4	23	SIGNAGE PACKAGE UPGRADE	17,123	2,740	19,863
				Totals for System Code: ACCESSIBILITY	**203,090**	**32,494**	**235,584**
EL3B	SPEIEL02	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	542,470	86,795	629,265
EL4B	SPEIEL01	3	11	INTERIOR LIGHTING UPGRADE	266,519	42,643	309,162
				Totals for System Code: ELECTRICAL	**808,989**	**129,438**	**938,427**
ES5B	SPEIES01	3	6	WINDOW REPLACEMENT	1,062,316	169,971	1,232,287
ES2B	SPEIES02	3	7	RESTORE VENEER	21,458	3,433	24,892
ES4B	SPEIES03	4	24	BUILT-UP ROOF REPLACEMENT	118,682	18,989	137,671
				Totals for System Code: EXTERIOR	**1,202,457**	**192,393**	**1,394,850**
FS5E	SPEIFS03	1	1	GUARDRAIL UPGRADES	2,622	420	3,042
FS5F	SPEIFS01	1	2	INTERIOR DOOR UPGRADES	265,183	42,429	307,612
FS5A	SPEIFS02	1	3	INSTALL SAFETY CAGE ON ROOF ACCESS LADDERS	5,783	925	6,708
FS3A	SPEIFS04	2	4	FIRE SPRINKLER SYSTEM INSTALLATION	315,093	50,415	365,508
				Totals for System Code: FIRE/LIFE SAFETY	**588,681**	**94,189**	**682,870**
HV3A	SPEIHV01	3	8	HVAC SYSTEM REPLACEMENT	1,139,153	182,265	1,321,418
HV2A	SPEIHV02	3	9	REPLACE WATER-COOLED CHILLER	143,406	22,945	166,351
				Totals for System Code: HVAC	**1,282,560**	**205,210**	**1,487,769**
IS2B	SPEIIS01	3	12	REFINISH WALLS	77,831	12,453	90,284
IS1A	SPEIIS02	3	13	REFINISH FLOORING	112,167	17,947	130,114
IS3B	SPEIIS03	4	25	REFINISH CEILINGS	36,443	5,831	42,274
				Totals for System Code: INTERIOR/FINISH SYS.	**226,441**	**36,231**	**262,672**
PL1A	SPEIPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	92,960	14,874	107,833
PL2A	SPEIPL03	3	15	DRAIN PIPING REPLACEMENT	141,300	22,608	163,908
PL2B	SPEIPL04	3	16	REPLACE SUMP PUMPS	15,028	2,404	17,433
PL1E	SPEIPL01	4	26	DOMESTIC WATER HEATER REPLACEMENT	15,740	2,518	18,258
				Totals for System Code: PLUMBING	**265,028**	**42,404**	**307,432**
SI2A	SPEISI01	3	17	LANDSCAPING UPGRADE	2,286	366	2,652
				Totals for System Code: SITE	**2,286**	**366**	**2,652**
VT7A	SPEIVT01	3	18	UPGRADE ELEVATOR NO. 1	77,348	0	77,348
				Totals for System Code: VERT. TRANSPORTATION	**77,348**		**77,348**
				Grand Total:	**$4,656,879**	**$732,725**	**$5,389,604**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

SPEI : SPEIGHT BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	414,293	198,204	612,497
Deferred Maintenance	0	0	3,858,653	0	3,858,653
Plant Adaption	317,362	371,245	0	229,847	918,454
TOTALS	317,362	371,245	4,272,947	428,050	5,389,604

Facility Replacement Cost	$13,851,390
Facility Condition Needs Index	0.39

Gross Square Feet	50,562	Total Cost Per Square Foot	$106.59

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

SPEI : SPEIGHT BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	5,737	0	229,847	235,584
EL	ELECTRICAL	0	0	938,427	0	938,427
ES	EXTERIOR	0	0	1,257,179	137,671	1,394,850
FS	FIRE/LIFE SAFETY	317,362	365,508	0	0	682,870
HV	HVAC	0	0	1,487,769	0	1,487,769
IS	INTERIOR/FINISH SYS.	0	0	220,398	42,274	262,672
PL	PLUMBING	0	0	289,174	18,258	307,432
SI	SITE	0	0	2,652	0	2,652
VT	VERT. TRANSPORTATION	0	0	77,348	0	77,348
TOTALS		317,362	371,245	4,272,947	428,050	5,389,604

Facility Replacement Cost	$13,851,390
Facility Condition Needs Index	0.39

Gross Square Feet	50,562	Total Cost Per Square Foot	$106.59

East Carolina University

Building Functionality Assessment--User Group Interviews

SPEIGHT BUILDING

Session No. 8	Date 3/18/10	Time15:00-16:30 pm	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Katherine Misulis	Asst. Chair, Dept C&I	College of Education	misulisk@ecu.edu
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Steve Culver	Chair	Geological Sciences	culvers@ecu.edu
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Art Rouse	Interim Chair	COE	rousew@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

SPEIGHT BUILDING

		50,562	gsf			
	Estimate Components:					
	Site landscape upgrades per ISES	1	ls	2,286	$2,286	
	Replace BUR roofing	17,000	sf	12	$204,000	
	Replace windows	50,562	sf	10	$505,620	
	Restore brick veneer, per ISES	1	ls	21,458	$21,458	
	Demo interiors	50,562	sf	8	$404,496	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	10,383	sf	40	$415,320	
	Replace lab facilities	2,313	sf	70	$161,910	
	Replace office facilities	19,706	sf	35	$689,710	
	Replace circulation and core facilities	18,160	sf	50	$908,000	
	Replace plumbing, HVAC, elec, FP	50,562	sf	68	$3,438,216	
	Total Estimated Cost 2010				$6,751,016	
					$134	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	SCIE	203	SCIENCE & TECHNOLOGY BUILDING		
I. General Information					
Building Description	Gross Area:	270,000	Net Assignable Area:		130,014
	CRV:	$102,669,480	UNC Bond Program		$70,691,970
	Construction Date:	2003	Renovation Date:	N/A	
	Comments:	Also, see Flanagan Building			
Departments / User(s)	Chemistry; Physics; Engineering; Technology/Computer Sciences; Construction Management; Biology (undergraduate teaching labs); Global Classroom. Specialized labs include: Materials; Ergonomics/Human Factors; Thermal Fluids; Control Systems; Networking & Computer Science Research. Plus, there are 6 unfinished labs on 5th floor and 3 unfinished labs on 3rd floor.				
Campus (or Location)	Main Campus, central location close to Howell and Flanagan				
Location/Use Comments	Chemistry wants to stay. Construction Management requires high bay. Physics would relocate in Howell replacement or renovation; needs high bay for LINAC. Biology does not like its Sci/Tech lab space as much as its space in Flanagan. For interdisciplinary teaching, all these departments want to remain close together.				

2. Functionality Findings: Building Walk-Through

N/A (Not included in initial scope for Functionality Assessment. Added to user group interviews.)

3. Functionality Findings: User Interviews

No real comments about inadequate functionality; Science & Technology is a new building.

Most comments were about future program growth/changes, e.g.:

--Chemistry is on the "list" for possible doctoral program; in early planning stages

--Proposed (?) Bioengineering masters program growth from 400 to 700 by 2015; then flatten out.

--Developing master's program in Health Physics (Dosimetry, with Brody). Getting accelerator; only place possible is high-bay space in Sci/Tech currently used by Construction Management

--Chemistry lab capacity is pressed and running from 8am to 11pm; cannot teach on Friday afternoon (there is apparently a "rule"); can they schedule on Saturdays?

--Physics says that Engineering growth will generate Physics growth (Physics = required)

Physics Dept says the LINAC must go into the high bay space; would displace Construction Management.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Determine uses for fit-up of 9 currently unfinished labs in Science/Technology Building (and include as capital project).

Determine solution for high-bay space for LINAC vs. Construction Management

Consider overall distribution, location, and right-sizing for science departments, in connection with SCA and growth to 2025--in connection with Howell replacement and/or renovation and Flanagan.

No cost estimate.	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

N/A (Not included in Condition Audit)

	Est. $ Construction Cost:	N/A

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)			
Reassignment. Consider relocation and reassignment of space in concert with a potential new science building and modernization of Howell (and uses of Science/Technology Building--to create a Sciences "Neighborhood." No modernization requirements. Capital project to fit up 9 laboratories on 3rd and 5th floors. Include space for LINAC?			
	Est. $ Project:		To be added by SG
Final, June 2010			

East Carolina University

Building Functionality Assessment--User Group Interviews

FLANAGAN AND SCIENCE/TECHNOLOGY BUILDING

Session No. 22 Date _____ Time _____ Recorder _____

Name	Position	Unit	e-mail
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East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	RIVE RIVE2	010 011	RIVERS RIVERS ADDITION

I. General Information

Building Description	Gross Area:	112,246	Net Assignable Area:		62,379
	CRV:				
	Construction Date:	1967 2004	Renovation Date:	None	
	Comments:	2-story complex of original Nursing School of 4 parallel wings connected by walkways and elongated 3-story addition of double loaded corridor			
Departments / User(s)	College of Human Ecology: Interior Design, Social Work, Nutrition & Dietetics, Criminal Justice, Hospitality Mgt., Child Development & Family Relations College of Education College of A & S: Biology, Philosophy, Research & Grad Studies: NC Center for Sustainable Tourism				
Campus (or Location)	Main Campus, Central location, northeast corner				
Location/Use Comments	Tenants units would relocate to more and/or better space and to gain certain specialized facilities not provided in Rivers.				

2. Functionality Findings: Building Walk-Through

Large complex of originally Nursing School (now moved to West Campus) and now majority of space is College of Human Ecology

Questionable efficiency of utilization for sprawling complex of offices, classrooms, laboratories

3. Functionality Findings: User Interviews

Rivers Addition is a modern building, generally in good repair, while Rivers is much older with many qualitative deficiencies. Too few classrooms make it necessary to move instructional equipment from these to other campus buildings. Several programs must have labs and classrooms in close proximity, but many are not. CDFR does not have suitable space for role-playing exercises. Multiple disciplines must share labs, e.g. Textiles and Forensics, making it necessary to move specialized equipment in and out before each lab session. Hospitality Management and Nutrition& Dietetics have been offered valuable equipment gifts, but have no space for them. Interior Design & Merchandising lacks production, storage, and presentation space for student projects. In order to meet course enrollment demand, Criminal Justice must go to larger classes, but cannot get larger classrooms. Several units housed in Rivers-Rivers Addition frequently hold functions for off-campus constituents; lack of available parking and building accessibility are problems. In the original building, programs suffer poor lighting, ineffective heating and cooling, mold, and security risks posed by vagrants hiding in secluded areas. Even limited improvements cannot be made due to the presence of asbestos.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Complete program study/master plan required for modernization/upgrade project

Two change strategies are indicated to improve functionality for tenant units housed in Rivers/Rivers Addition. One is relocating units whose programs/activities appear not to require close proximity to others in the building. One such is Criminal Justice that needs more space to accommodate its growing enrollment. Another is the Center for Sustainable Tourism. Space thus freed up could be converted to provide space for special purposes such as those mentioned in #3 above. The second strategy is to undertake the extensive renovations needed to make the original Rivers Building a modern, accessible, and functional building suitable for contemporary instruction and research purposes.

	Est. $ Construction Cost:	$15,462,603

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Significant deficiency corrections--all systems

			Est. $ Construction Cost:	
			Rivers	$7,870,980
			Rivers Addition	$970,397
			Total	$8,841,377

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#18	Comprehensive modernization of 1967 complex, infrastructure systems, space reconfigurations		$10,180,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Modernization as College of Human Ecology. Comprehensive modernization of Old Rivers (and light renovations to Rivers Addition) to include reconfiguration of some classrooms/laboratories; project space; technology upgrades; function space; and correction of ISES condition deficiencies. College of Human Ecology needs 47,000 NASF of "departmental space." Rivers has 52,000 NASF which provides additional 500/other space, such as for Child Development Center or community function space. Classrooms are 10,000 NASF; some could be enlarged and some converted to other uses, if needed.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

RIVE : RIVERS BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	RIVEAC01	4	19	EXTERIOR STAIR HANDRAIL ACCESSIBILITY UPGRADES	5,147	824	5,971
AC3C	RIVEAC02	4	20	INSTALL LEVER-ACTION DOOR HARDWARE	98,435	15,750	114,185
AC3B	RIVEAC03	4	21	STAIR HANDRAIL UPGRADES	3,770	0	3,770
AC4B	RIVEAC04	4	22	AUDITORIUM ACCESSIBILITY UPGRADES	2,741	438	3,179
AC4A	RIVEAC05	4	23	UPGRADE MILLWORK ACCESSIBILITY	9,892	1,583	11,475
AC3E	RIVEAC06	4	24	RESTROOM RENOVATION	155,428	24,868	180,296
AC3F	RIVEAC07	4	25	DUAL-LEVEL DRINKING FOUNTAIN INSTALLATION	10,517	1,683	12,200
AC3D	RIVEAC08	4	26	BUILDING SIGNAGE PACKAGE UPGRADE	19,483	3,117	22,600
				Totals for System Code: ACCESSIBILITY	**305,413**	**48,263**	**353,675**
EL3B	RIVEEL02	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	897,547	143,608	1,041,155
EL4B	RIVEEL01	3	10	INTERIOR LIGHTING UPGRADE	335,447	53,672	389,119
EL4A	RIVEEL03	3	11	EXTERIOR LIGHTING REPLACEMENT	58,723	9,396	68,119
				Totals for System Code: ELECTRICAL	**1,291,717**	**206,675**	**1,498,392**
ES5B	RIVEES01	2	5	WINDOW REPLACEMENT	2,032,011	325,122	2,357,133
ES2B	RIVEES02	3	7	RESTORE BRICK VENEER	23,254	3,721	26,974
ES4B	RIVEES03	4	27	BUILT-UP ROOF REPLACEMENT	225,192	36,031	261,223
				Totals for System Code: EXTERIOR	**2,280,457**	**364,873**	**2,645,330**
FS5E	RIVEFS04	1	1	STAIR GUARDRAIL UPGRADES	4,524	724	5,248
FS6A	RIVEFS05	1	2	INSTALL SECURITY GATE AT COURTYARD AREAWAY	6,886	0	6,886
FS3A	RIVEFS02	2	3	FIRE SPRINKLER SYSTEM INSTALLATION	461,136	73,782	534,918
FS1A	RIVEFS03	3	6	REPLACE EXIT SIGNS	4,758	761	5,519
FS2A	RIVEFS01	4	18	FIRE ALARM SYSTEM REPLACEMENT	176,447	28,232	204,679
				Totals for System Code: FIRE/LIFE SAFETY	**653,750**	**103,498**	**757,249**
HE6F	RIVEHE01	2	4	INTERIOR ASBESTOS ABATEMENT	42,893	0	42,893
				Totals for System Code: HEALTH	**42,893**	**0**	**42,893**
HV3A	RIVEHV01	3	8	HVAC SYSTEM REPLACEMENT	2,061,862	329,898	2,391,760
				Totals for System Code: HVAC	**2,061,862**	**329,898**	**2,391,760**
IS2B	RIVEIS01	3	12	REFINISH WALLS	70,882	11,341	82,223
IS1A	RIVEIS02	3	13	CARPETING UPGRADES	87,683	14,029	101,712
IS6D	RIVEIS03	4	28	FIXED SEATING UPGRADE	18,971	3,035	22,006
IS3B	RIVEIS04	4	29	REFINISH CEILINGS	80,258	12,841	93,099
				Totals for System Code: INTERIOR/FINISH SYS.	**257,794**	**41,247**	**299,041**
PL1A	RIVEPL01	3	14	WATER SUPPLY PIPING REPLACEMENT	380,194	60,831	441,025
PL2A	RIVEPL02	3	15	DRAIN PIPING REPLACEMENT	578,443	92,551	670,993
PL2B	RIVEPL03	3	16	REPLACE SUMP PUMPS	15,028	2,404	17,433
				Totals for System Code: PLUMBING	**973,665**	**155,786**	**1,129,451**
SI2A	RIVESI01	3	17	LANDSCAPING UPGRADE	3,430	549	3,978
				Totals for System Code: SITE	**3,430**	**549**	**3,978**
				Grand Total:	**7,870,980**	**1,250,789**	**9,121,770**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

RIVE2 : RIVERS ADDITION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4B	RIVE2AC01	2	3	AUDITORIUM ACCESSIBILITY UPGRADES	2,741	438	3,179
AC3D	RIVE2AC02	4	9	UPGRADE BUILDING SIGNAGE PACKAGE	11,111	1,778	12,889
				Totals for System Code: ACCESSIBILITY	**13,852**	**2,216**	**16,068**
EL3B	RIVE2EL01	4	11	ELECTRICAL SYSTEM REPAIRS	16,818	2,691	19,509
				Totals for System Code: ELECTRICAL	**16,818**	**2,691**	**19,509**
FS5F	RIVE2FS01	1	1	INTERIOR DOOR UPGRADES	166,416	26,627	193,042
FS3A	RIVE2FS03	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	238,361	38,138	276,499
FS2A	RIVE2FS02	4	7	FIRE ALARM SYSTEM REPLACEMENT	91,205	14,593	105,798
				Totals for System Code: FIRE/LIFE SAFETY	**495,982**	**79,357**	**575,339**
HE1A	RIVE2HE01	4	8	FOOD SERVICE COLD BOX REFRIGERATION SYSTEM	11,499	1,840	13,338
				Totals for System Code: HEALTH	**11,499**	**1,840**	**13,338**
HV5B	RIVE2HV01	4	10	CONDENSATE RECEIVER REPLACEMENT	8,628	1,380	10,008
				Totals for System Code: HVAC	**8,628**	**1,380**	**10,008**
IS2B	RIVE2IS01	3	4	REFINISH WALLS	58,880	9,421	68,300
IS1A	RIVE2IS02	3	5	REFINISH FLOORING	221,632	35,461	257,093
IS3B	RIVE2IS03	4	12	CEILINGS FINISH UPGRADES	141,963	22,714	164,677
				Totals for System Code: INTERIOR/FINISH SYS.	**422,475**	**67,596**	**490,071**
SI2A	RIVE2SI01	3	6	LANDSCAPING UPGRADE	1,143	183	1,326
				Totals for System Code: SITE	**1,143**	**183**	**1,326**
				Grand Total:	**970,397**	**155,263**	**1,125,660**

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

RIVERS BUILDING AND RIVERS ADDITION

Session No. 9	Date 3-19-2010	Time 8:30-10:00	Recorder Teresa Shook
Name	**Position**	**Unit**	**e-mail**
Judy Siguaw	Dean	CHE	siguawj@ecu.edu
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~~XIANGMING~~ SWANK	CHAIR, IDMR →	CHG	SWANKK@ECU.EDU
Will Forsythe	Chair, Nutr	CHE	Forsythew@ecu.edu
Cynthia Johnson	Chair CDFR	CHE	Johnsoncy@ecu.edu
Hunt McKinnon	Faculty member	CHE	MCKINNONW@ECU.EDU
A. Virginia Parker	Program Specialist SOCW	CHE - SOCW	parkerva@ecu.edu
Susannah Berry	Teaching Instructor	CHE - CDFR	berrys@ecu.edu
Matthew Johnson	Asst Professor	CHE - JUST	johnsonmatt@ecu.edu
David Rivera, Jr	Assistant Professor	CHE - HMGT	riverad@ecu.edu
~~Brenda~~ Bertrand	Nutrition grad program coordinator	Nutrition	bertrandbe.ecu.edu.
HUILI HAO	Research Director	Center for Sustainable Tourism Research & Graduate studies	haoh@ecu.edu
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TOM ALLEN	Director, RENCI	RENCI ECU	alleyth@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

RIVERS BUILDING AND RIVERS ADDITION

		112,246	gsf			
	Estimate Components:					
	Site landscaping/ ADA upgrades per ISES	1	ls	9,720	$9,720	
	Replace BUR roofing	50,000	sf	12	$600,000	
	Replace windows	112,246	sf	8	$841,845	
	Restore brick veneer, per ISES	1	ls	23,254	$23,254	
	Demo interiors	112,246	sf	8	$897,968	
	Hazmat removal, per ISES	1	ls	42,893	$42,893	
	Replace classroom facilities	11,240	sf	40	$449,600	
	Replace lab facilities	15,766	sf	70	$1,103,620	
	Replace demonstration facilities	3,702	sf	70	$259,140	
	Replace office facilities	31,671	sf	35	$1,108,485	
	Replace circulation and core facilities	49,867	sf	50	$2,493,350	
	Replace plumbing, HVAC, elec, FP	112,246	sf	68	$7,632,728	
	Total Estimated Cost 2010				$15,462,603	
					$138	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	RAWL	004	RAWL BUILDING		
1. General Information					
Building Description	Gross Area:	73,524	Net Assignable Area:		46,961
	CRV:	$20,977,000			
	Construction Date:	1959	Renovation Date:	None	
	Comments:	3-story, brick exterior, T-plan, double-loaded corridors			
Departments / User(s)	College of A&S: Psychology, Military Science College of Tech. and Computer Science: Voc. and Tech. Ed.				
Campus (or Location)	Centrally located on Main Campus				
Location/Use Comments	Psychology would not wish to move--likes central location and having Dept. in one location. Construction Management would like to move--inadequate space for teaching assistants and lab supervisors, shoe box offices, no recent upgrades.				

2. Functionality Findings: Building Walk-Through

Offices, labs, clasrooms

Settlement issues at elevator tower addition

Classrooms traditional flat-floor, low-to high-tech

No observed functional deficiencies

Classroom modernizations

3. Functionality Findings: User Interviews

Psychology-large dept., 600 majors, doctoral program. Modest enrollment growth, sizeable research growth projected. ROTC relocation provided some room for growth. Presently refurbishing space to establish a clinic for therapy sessions and for doctoral training. Clinic will bring clients from off campus. Psychology needs lab space with sound proof chambers. Doctoral program accreditation will require more graduate assistant space. Many classrooms upgrades recently; several smart classrooms. Classrooms vary in size, have good acoustics and lighting. Asbestos limits improvement of lighting in some areas. Construction Management: 600-700 majors. New concentration will spur growth. Wants to grow international enrollment--needs a global classroom. Office space inadequate and in need of refurbishing. Necessary to office some faculty outside Rawl. No space for graduate assistants and lab supervisors. Construction Management would like more/better space and thinks alumni financial support could be obtained to help meet the cost.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Classroom modernizations

Major needs are for building system improvements, asbestos abatement, and refreshing interior finishes. Interior reconfiguration in selected areas would improve use of office space. Undertake action needed to correct elevator tower structural settlement.

	Est. $ Construction Cost:	$10,775,378

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

All systems require major upgrades/replacements in Years 1-5 (Priorities 1,2, and 3), Fire/Life Safety high priority

	Est. $ Construction Cost:	$8,010,847

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#17	Comprehensive Modernization (Condition and space reconfiguration)		$13,000,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocation and Comprehensive Modernization. Relocate ROTC and Construction Management to elsewhere and modernize for the Department of Psychology, including its enrollment expansion, to include additional classroom modernization (smart classrooms) and office reconfiguration and refurbishment, and correction of ISES condition deficiencies. In addition to 17,000 NASF of classrooms, there is 47,000 NASF available for "departmental space." Psychology needs about 6,000 for Class, Open, and Research Labs + Office (TBD). If the available space is more than is needed for Psychology, add another A&S department that will fit to the remaining space and that is more compatible with Psychology.

	Est. $ Project:		To be Added

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

RAWL : RAWL BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	RAWLAC01	4	21	BUILDING ENTRY ACCESSIBILITY UPGRADES	8588	1374	9962
AC3F	RAWLAC02	4	22	INTERIOR AMENITY ACCESSIBILITY UPGRADES	20886	3342	24228
AC3B	RAWLAC03	4	23	STAIR SAFETY UPGRADES	65839	10534	76373
				Totals for System Code: ACCESSIBILITY	**95,313**	**15,250**	**110,563**
EL5A	RAWLEL01	2	4	INSTALL EMERGENCY GENERATOR AND POWER	83055	13289	96344
EL2A	RAWLEL02	3	9	REPLACE SWITCHGEAR DEVICE	44162	7066	51227
EL3B	RAWLEL04	3	10	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	891810	142690	1034500
EL4B	RAWLEL03	3	11	INTERIOR LIGHTING UPGRADE	167215	26754	193969
EL4A	RAWLEL05	3	12	EXTERIOR LIGHTING UPGRADE	1217	195	1412
				Totals for System Code: ELECTRICAL	**1,187,459**	**189,993**	**1,377,452**
ES2B	RAWLES01	3	6	RESTORE BRICK VENEER	36989	5918	42907
ES5B	RAWLES02	3	7	WINDOW REPLACEMENT	1111463	177834	1289297
ES4B	RAWLES03	4	24	BUILT-UP ROOF REPLACEMENT	22397	3584	25981
				Totals for System Code: EXTERIOR	**1,170,849**	**187,336**	**1,358,185**
FS5C	RAWLFS03	1	1	ELIMINATE FIRE RATING COMPROMISES	6483	1037	7520
FS2A	RAWLFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	175319	28051	203370
FS3A	RAWLFS02	2	3	FIRE SPRINKLER SYSTEM INSTALLATION	458188	73310	531498
				Totals for System Code: FIRE/LIFE SAFETY	**639,990**	**102,398**	**742,389**
HE6F	RAWLHE01	3	5	INTERIOR ASBESTOS ABATEMENT	807522	129204	936726
				Totals for System Code: HEALTH	**807,522**	**129,204**	**936,726**
HV3A	RAWLHV01	3	8	HVAC SYSTEM REPLACEMENT	2048683	327789	2376472
HV2B	RAWLHV02	4	25	COOLING TOWER REPLACEMENT	63795	10207	74002
				Totals for System Code: HVAC	**2,112,477**	**337,996**	**2,450,474**
IS4A	RAWLIS04	3	13	REPLACE INTERIOR DOORS	317949	50872	368821
IS6D	RAWLIS05	3	14	RESTROOM RENOVATION	123636	19782	143418
IS1A	RAWLIS01	3	15	REFINISH FLOORING	343230	54917	398147
IS2B	RAWLIS02	3	16	REFINISH WALLS	70468	11275	81743
IS3B	RAWLIS03	4	26	REFINISH CEILINGS	157163	25146	182309
				Totals for System Code: INTERIOR/FINISH SYS.	**1,012,446**	**161,991**	**1,174,437**
PL1A	RAWLPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	377764	60442	438206
PL2A	RAWLPL03	3	18	DRAIN PIPING REPLACEMENT	574745	91959	666704
PL1E	RAWLPL01	3	19	DOMESTIC WATER HEATER REPLACEMENT	5226	836	6063
				Totals for System Code: PLUMBING	**957,735**	**153,238**	**1,110,973**
SI4A	RAWLSI01	3	20	SITE PAVING UPGRADES	27,055	4,329	31,384
				Totals for System Code: SITE	**27,055**	**4,329**	**31,384**
				Grand Total:	**8,010,847**	**1,281,736**	**9,292,583**

ISES, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

RAWL : RAWL BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	1,769,186	282,292	2,051,478
Deferred Maintenance	0	0	5,355,083	0	5,355,083
Plant Adaption	7,520	831,213	936,726	110,563	1,886,022
TOTALS	7,520	831,213	8,060,995	392,855	9,292,583

Facility Replacement Cost	$21,633,580
Facility Condition Needs Index	0.43

Gross Square Feet	73,524	Total Cost Per Square Foot	$126.39

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

RAWL : RAWL BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	110,563	110,563
EL	ELECTRICAL	0	96,344	1,281,108	0	1,377,452
ES	EXTERIOR	0	0	1,332,204	25,981	1,358,185
FS	FIRE/LIFE SAFETY	7,520	734,869	0	0	742,389
HE	HEALTH	0	0	936,726	0	936,726
HV	HVAC	0	0	2,376,472	74,002	2,450,474
IS	INTERIOR/FINISH SYS.	0	0	992,128	182,309	1,174,437
PL	PLUMBING	0	0	1,110,973	0	1,110,973
SI	SITE	0	0	31,384	0	31,384
	TOTALS	7,520	831,213	8,060,995	392,855	9,292,583

Facility Replacement Cost	$21,633,580
Facility Condition Needs Index	0.43

Gross Square Feet	73,524	Total Cost Per Square Foot	$126.39

East Carolina University

Building Functionality Assessment--User Group Interviews

RAWL BUILDING

Session No. 1 Date 3/17 Time 8:30 Recorder

Name	Position	Unit	e-mail
David Mallinson ✓	Assoc. Prof.	Geological Sciences	mallinsond@ecu.edu
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TIMES RILEY-TILLMAN	ASSOC CHAIR	PSYCHOLOGY	rileyt11man@ecu.edu

East Carolina University						
Building Functionality Assessment--Cost Estimates (Mulford)						
RAWL BUILDING						
		73,524	gsf			
	Estimate Components:					
	Site paving / ADA upgrades per ISES	1	ls	35,643	$35,643	
	Replace BUR roofing	25,000	sf	12	$300,000	
	Replace windows	73,524	sf	10	$735,240	
	Restore brick veneer, per ISES	1	ls	36,989	$36,989	
	Demo interiors	73,524	sf	8	$588,192	
	Hazmat removal, per ISES	1	ls	807,522	$807,522	
	Replace classroom/ study facilities	20,189	sf	40	$807,560	
	Replace lab facilities	5,698	sf	70	$398,860	
	Replace office facilities	21,074	sf	35	$737,590	
	Replace circulation and core facilities	26,563	sf	50	$1,328,150	
	Replace plumbing, HVAC, elec, FP	73,524	sf	68	$4,999,632	
	Total Estimated Cost 2010				$10,775,378	
					$147	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	RAGS	085	RAGSDALE HALL		

I. General Information

Building Description	Gross Area:	41,144	Net Assignable Area:		23,684
	CRV:	$11,271,078			
	Construction Date:	1923	Renovation Date:	1976	$550,000
	Comments:	2-story, brick exterior, U-plan, early campus building. Some additional recent renovations were done.			
Departments / User(s)	College of A & S: Psychology, Foreign Languages, Inst. For Coastal & Marine, Social Sciences, Geology, History, Center for Faculty Excellence College of Education VC University Advancement: Dept of Educational Leadership VC Research & Graduate Studies: Graduate School				
Campus (or Location)	Prominent central location on Main Campus				
Location/Use Comments	Geology: Location is remote from other labs. Academic Programs: Needs a central location near Whicard and Spilman. Ragsdale provides that. Graduate Studies: Needs the central location provided by Ragsdale, but is remote from the Vice Chancellor who is located in Greenville Center. Education: For campus-based work, faculty need to be together, presently in 5 buildings. Need to be in a flexibly designed, accessible educational center.				

2. Functionality Findings: Building Walk-Through

No elevator, handicapped inaccessible

Outdated interiors finishes, infrastructure systems

Basement flood water damage, unusable spaces

No functional deficiencies revealed by walk-through observations

3. Functionality Findings: User Interviews

Ragsdale formerly was designed as a residence hall and is not well configured for the purposes it serves today. While room size is generally ample, offices are on double-loaded corridors, not arranged in suites, not intrusion-buffered. Administrative operations would be improved by office layouts with functional adjacencies that support efficient work flow and records access, accommodation of visitors, privacy, and security. Conference rooms are not well distributed throughout the building. Classroom space is inflexible; larger and more adaptable rooms are needed to meet instructional requirements. Geology has one lab in Ragsdale. Adequate for present use, but, if a pending grant application is funded, the lab likely would move to Science & Technology Building. Closer proximity to other Geology labs in any event would improve functionality.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Handicapped access

Ragsdale probably should be preserved for its historical value and the proximity it affords to other central campus academic and adminstrative units. Comprehensive renovation, replacement of building systems, and reconfiguration of the building interior will be required in order to meet the functional needs of present-day uses, either academic or administrative.

	Est. $ Construction Cost:	$5,751,405

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial modernization, system upgrades/replacements ; exterior deferred maintenance (Priority 2); Fire/Life Saftey high priority

	Est. $ Construction Cost:	$4,508,512

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#12	Comprehensive modernization Infrastructure improvements and room reconfigurations		$15,000,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Demolition OR Comprehensive Modernization and Reassignment of Use. Demolition is most economic solution. If Ragsdale is considered a "heritage" building, alternative is comprehensive modernization, including correction of all ISES deficiencies. Determine a future use for a department/program that fits to approximately 23,000 NASF of "departmental space." Best suited to offices.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

RAGS : RAGSDALE HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4B	RAGSAC01	4	20	INSTALL SITE RAMPS	50,240	8,038	58,278
AC1A	RAGSAC02	4	21	UPGRADE SITE HANDRAILS	1,498	240	1,738
AC3A	RAGSAC03	4	22	ELEVATOR INSTALLATION	167,247	26,759	194,006
AC3C	RAGSAC04	4	23	INSTALL LEVER-ACTION DOOR HARDWARE	66,521	10,643	77,164
AC3B	RAGSAC05	4	24	STAIR HANDRAIL UPGRADES	5,125	820	5,944
AC4A	RAGSAC06	4	25	MILLWORK ACCESSIBILITY UPGRADES	4,946	791	5,737
AC3E	RAGSAC07	4	26	RESTROOM RENOVATIONS	219,383	35,101	254,485
AC3F	RAGSAC08	4	27	DUAL-LEVEL DRINKING FOUNTAIN INSTALLATION	8,764	1,402	10,167
AC3D	RAGSAC09	4	28	SIGNAGE PACKAGE UPGRADE	15,601	2,496	18,097
				Totals for System Code: ACCESSIBILITY	**539,325**	**86,292**	**625,617**
EL3B	RAGSEL03	3	12	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	172,428	27,588	200,016
EL4B	RAGSEL02	3	13	INTERIOR LIGHTING UPGRADE	270,343	43,255	313,598
EL4A	RAGSEL04	3	14	EXTERIOR LIGHTING REPLACEMENT	11,941	1,911	13,852
EL2A	RAGSEL01	4	30	REPLACE 120/208 VOLT SWITCHGEAR	44,162	7,066	51,227
				Totals for System Code: ELECTRICAL	**498,873**	**79,820**	**578,693**
ES1B	RAGSES01	2	6	WATERPROOFING OF EXTERIOR FOUNDATION WALL	56,909	9,105	66,014
ES5B	RAGSES02	2	7	WINDOW REPLACEMENT	1,291,981	206,717	1,498,698
ES5A	RAGSES03	3	8	EXTERIOR DOOR REPLACEMENT	49,389	7,902	57,291
ES2B	RAGSES04	3	9	RESTORE BRICK VENEER	20,527	3,284	23,811
ES4B	RAGSES05	4	29	PITCHED CLAY TILE ROOF UPGRADES	26,081	4,173	30,254
				Totals for System Code: EXTERIOR	**1,444,887**	**231,182**	**1,676,069**
FS5E	RAGSFS03	1	1	STAIR GUARDRAIL UPGRADES	4,524	724	5,248
FS5C	RAGSFS04	1	2	SAFETY GLASS INSTALLATION ALLOWANCE	2,465	394	2,860
FS2A	RAGSFS01	2	3	FIRE ALARM SYSTEM REPLACEMENT	98,109	15,697	113,806
FS3A	RAGSFS02	2	4	FIRE SPRINKLER SYSTEM INSTALLATION	256,402	41,024	297,426
				Totals for System Code: FIRE/LIFE SAFETY	**361,500**	**57,840**	**419,340**
HE6F	RAGSHE01	2	5	INTERIOR ASBESTOS ABATEMENT	15,599	0	15,599
				Totals for System Code: HEALTH	**15,599**		**15,599**
HV3A	RAGSHV01	3	10	HVAC SYSTEM INSTALLATION	926,967	148,315	1,075,282
HV2A	RAGSHV02	3	11	INSTALL CHILLED WATER GENERATION EQUIPMENT	174,836	27,974	202,810
				Totals for System Code: HVAC	**1,101,803**	**176,289**	**1,278,092**
IS2B	RAGSIS01	3	15	REFINISH WALLS	63,338	10,134	73,472
IS1A	RAGSIS02	3	16	REFINISH FLOORING	252,804	40,449	293,253
IS6D	RAGSIS03	4	31	ENTRY FLOOR RESTROOM RENOVATIONS	8,582	1,373	9,955
IS3B	RAGSIS04	4	32	REFINISH CEILINGS	17,252	2,760	20,013
				Totals for System Code: INTERIOR/FINISH SYS.	**341,976**	**54,716**	**396,693**
PL1A	RAGSPL02	3	17	WATER SUPPLY PIPING REPLACEMENT	75,645	12,103	87,748
PL2A	RAGSPL03	3	18	DRAIN PIPING REPLACEMENT	114,981	18,397	133,378
PL1E	RAGSPL01	4	33	DOMESTIC WATER HEATER REPLACEMENT	10,493	1,679	12,172
				Totals for System Code: PLUMBING	**201,119**	**32,179**	**233,298**
SI2A	RAGSSI01	3	19	LANDSCAPING UPGRADE	3,430	549	3,978
				Totals for System Code: SITE	**3,430**	**549**	**3,978**
				Grand Total:	**4,508,512**	**718,866**	**5,227,379**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

RAGS : RAGSDALE HALL

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	779,255	123,622	902,877
Deferred Maintenance	0	1,580,311	421,142	0	2,001,453
Plant Adaption	8,107	411,232	1,278,092	625,617	2,323,049
TOTALS	8,107	1,991,544	2,478,489	749,238	5,227,379

	Facility Replacement Cost	$11,271,078	
	Facility Condition Needs Index	0.46	

	Gross Square Feet	41,144		Total Cost Per Square Foot	$127.05

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

RAGS : RAGSDALE HALL

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	625,617	625,617
EL	ELECTRICAL	0	0	527,466	51,227	578,693
ES	EXTERIOR	0	1,564,712	81,103	30,254	1,676,069
FS	FIRE/LIFE SAFETY	8,107	411,232	0	0	419,340
HE	HEALTH	0	15,599	0	0	15,599
HV	HVAC	0	0	1,278,092	0	1,278,092
IS	INTERIOR/FINISH SYS.	0	0	366,725	29,968	396,693
PL	PLUMBING	0	0	221,125	12,172	233,298
SI	SITE	0	0	3,978	0	3,978
TOTALS		8,107	1,991,544	2,478,489	749,238	5,227,379

	Facility Replacement Cost	$11,271,078	
	Facility Condition Needs Index	0.46	

	Gross Square Feet	41,144		Total Cost Per Square Foot	$127.05

East Carolina University

Building Functionality Assessment--User Group Interviews

RAGSDALE HALL

Session No. 8	Date 3/18/10	Time15:00-16:30 pm	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Katherine Misulis	Asst. Chair, Dept C&I	College of Education	misulisk@ecu.edu
Belinda Patterson	Asst. Dean	Graduate School	pattersonb@ecu.edu
Linner Griffin	Assoc. VC	Academic Affairs	griffinl@ecu.edu
Steve Culver	Chair	Geological Sciences	culvers@ecu.edu
Linda Patriarca	Dean	COE	patriarcal@ecu.edu
Art Rouse	Interim Chair	COE	rousew@ecu.edu

East Carolina University						
Building Functionality Assessment--Cost Estimates (Mulford)						
RAGSDALE HALL						
		41,144	gsf			
	Estimate Components:					
	Site upgrades per ISES	1	ls	55,168	$55,168	
	Elevator installation, per ISES	1	ls	167,247	$167,247	
	Pitched clay tile roof upgrade, per ISES	1	ls	26,081	$26,081	
	Replace windows	41,144	sf	10	$411,440	
	Replace ext door, brick veneer, per ISES	1	ls	69,916	$69,916	
	Demo interiors	41,144	sf	8	$329,152	
	Hazmat removal, per ISES	1	ls	15,599	$15,599	
	Replace classroom facilities	3,221	sf	40	$128,840	
	Replace lab facilities	2,124	sf	70	$148,680	
	Replace office facilities	17,814	sf	35	$623,490	
	Replace animal facilities	525	sf	200	$105,000	
	Replace circulation and core facilities	17,460	sf	50	$873,000	
	Replace plumbing, HVAC, elec, FP	41,144	sf	68	$2,797,792	
	Total Estimated Cost 2010				$5,751,405	
					$140	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	PHQC PHQM PHQN	117 118 119	PHYSICIANS QUAD C PHYSICIANS QUAD M PHYSICIANS QUAD N		
I. General Information					
Building Description	Gross Area:	2,482 3,472 3,636	Net Assignable Area (NASF):		2,482 3,472 3,636
	CRV:	$818,279 $1,143,745 $1,197,700			
	Construction Date:	1966, 1978, 1974	Renovation Date:	None	
	Comments:	Freestanding one-story buildings			
Departments / User(s)	Quad C: Geriatrics, not represented in interview, "should be moving"				
	Quad M: Emergency Medicine (Emergency Medical Services Division)				
	Quad N: Health Services Research				
Campus (or Location)	West Campus near Brody and Pitt County Hospital				
Location/Use Comments	Quad C: Unknown (will this be vacated by Geriatrics and available for reassignment?				
	Quad M: EMS is happy with this location. Could be elsewhere--any location that can accommodate the public and vehicles, including fire trucks and ambulances in parking and circulation. EMS does NOT want to be in main part of Health Sciences Campus.				
	Quad N: Location is near Public Health in Medical Pavilions. Health Services Research wants to be co-located with Public Health. See report for Medical Pavilions (Mansfield comments)				

2. Functionality Findings: Building Walk-Through

No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

Program changes:

--Health Services Research: See notes for Medical Pavilions

--EMS: Expects considerable growth as Pitt County population grows. Also, will move increasingly to simulation for teaching; will require space for new equipment.

Security is a concern. No windows on side with building entry. Cannot see who is coming.

No ADA compliance, including non-compliant restrooms

Doors open inward--fire hazard

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Short-term: Solve ADA and fire safety deficiencies.

Long-term: Likely that Health Services Research will be relocated. Determine if there is or is not a better location for EMS.

Long-term: Evaluate whether Quads have a better use in connection with other master plan changes. Or, could evaluaate for demolition and replacement.

	Est. $ Construction Cost:	$1,470,090

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Building upgrades/replacements

Est. $ Construction Cost:	C	$256,168
	M	$311,823
	N	$384,545
	Total	$952,535

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

To be determined with SG and ISES

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

PHQC : PHYSICIANS QUAD C

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	PHQCAC01	4	18	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,590	2,014	14,604
AC3E	PHQCAC02	4	19	RESTROOM RENOVATION	14,130	2,261	16,391
				Totals for System Code: ACCESSIBILITY	**26,719**	**4,275**	**30,995**
EL3B	PHQCEL02	3	7	UPGRADE BUILDING ELECTRICAL SYSTEM	24,528	3,925	28,453
EL4B	PHQCEL01	3	8	INTERIOR LIGHTING UPGRADE	7,093	1,135	8,228
EL4A	PHQCEL03	3	9	EXTERIOR LIGHTING REPLACEMENT	1,253	201	1,454
				Totals for System Code: ELECTRICAL	**32,875**	**5,260**	**38,135**
ES5A	PHQCES02	3	3	EXTERIOR DOOR REPLACEMENT	11,202	1,792	12,995
ES2B	PHQCES01	3	4	RESTORE BRICK VENEER	3,794	607	4,401
ES4B	PHQCES04	3	5	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	18,506	2,961	21,467
ES5B	PHQCES03	4	20	WINDOW REPLACEMENT	36,860	5,898	42,757
				Totals for System Code: EXTERIOR	**70,362**	**11,258**	**81,619**
FS1A	PHQCFS02	3	1	INSTALL EXIT SIGNS AND EMERGENCY LIGHTING	3,018	483	3,500
FS2A	PHQCFS01	3	2	FIRE ALARM SYSTEM REPLACEMENT	5,923	948	6,871
				Totals for System Code: FIRE/LIFE SAFETY	**8,941**	**1,431**	**10,371**
HV3A	PHQCHV01	3	6	REPLACE SPLIT DX SYSTEMS	19,475	3,116	22,591
				Totals for System Code: HVAC	**19,475**	**3,116**	**22,591**
IS1A	PHQCIS01	3	10	REFINISH FLOORING	15,025	2,404	17,428
IS2B	PHQCIS02	3	11	REFINISH WALLS	5,845	935	6,780
IS3B	PHQCIS03	3	12	REFINISH CEILINGS	8,569	1,371	9,940
IS4A	PHQCIS04	3	13	REPLACE INTERIOR DOORS	37,883	6,061	43,945
				Totals for System Code: INTERIOR/FINISH SYS.	**67,322**	**10,772**	**78,094**
PL1A	PHQCPL02	3	14	WATER SUPPLY PIPING REPLACEMENT	9,009	1,441	10,450
PL2A	PHQCPL03	3	15	DRAIN PIPING REPLACEMENT	13,711	2,194	15,905
PL1E	PHQCPL01	3	16	DOMESTIC WATER HEATER REPLACEMENT	1,742	279	2,021
				Totals for System Code: PLUMBING	**24,462**	**3,914**	**28,376**
SI4A	PHQCSI01	3	17	SITE PAVING UPGRADES	6,012	962	6,974
				Totals for System Code: SITE	**6,012**	**962**	**6,974**
				Grand Total:	**256,168**	**40,987**	**297,155**

ISES Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

PHQM : PHYSICIANS QUAD M

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	PHQMAC01	4	13	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,590	2,014	14,604
AC3E	PHQMAC02	4	14	RESTROOM RENOVATION	14,130	2,261	16,391
				Totals for System Code: ACCESSIBILITY	**26,719**	**4,275**	**30,995**
EL4B	PHQMEL02	3	6	INTERIOR LIGHTING UPGRADE	9,914	1,586	11,501
EL3B	PHQMEL01	4	17	UPGRADE BUILDING ELECTRICAL SYSTEM	34,284	5,486	39,770
				Totals for System Code: ELECTRICAL	**44,199**	**7,072**	**51,271**
ES4B	PHQMES04	3	3	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	21,251	3,400	24,651
ES5A	PHQMES02	3	4	EXTERIOR DOOR REPLACEMENT	11,202	1,792	12,995
ES2B	PHQMES01	3	5	RESTORE BRICK VENEER	4,556	729	5,285
ES5B	PHQMES03	4	15	WINDOW REPLACEMENT	63,323	10,132	73,455
				Totals for System Code: EXTERIOR	**100,333**	**16,053**	**116,386**
FS2A	PHQMFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	8,279	1,325	9,604
FS1A	PHQMFS02	2	2	INSTALL EMERGENCY LIGHTS AND EXIT SIGNS	3,770	603	4,373
				Totals for System Code: FIRE/LIFE SAFETY	**12,049**	**1,928**	**13,976**
HV3A	PHQMHV01	4	16	REPLACE SPLIT DX SYSTEMS	19,475	3,116	22,591
				Totals for System Code: HVAC	**19,475**	**3,116**	**22,591**
IS4A	PHQMIS04	3	7	REPLACE INTERIOR DOORS	28,412	4,546	32,958
IS1A	PHQMIS01	3	8	REFINISH FLOORING	20,987	3,358	24,345
IS2B	PHQMIS02	3	9	REFINISH WALLS	8,169	1,307	9,476
IS3B	PHQMIS03	3	10	REFINISH CEILINGS	11,969	1,915	13,885
				Totals for System Code: INTERIOR/FINISH SYS.	**69,537**	**11,126**	**80,663**
PL1E	PHQMPL01	3	11	DOMESTIC WATER HEATER REPLACEMENT	1,742	279	2,021
PL1A	PHQMPL02	4	18	WATER SUPPLY PIPING REPLACEMENT	12,592	2,015	14,607
PL2A	PHQMPL03	4	19	DRAIN PIPING REPLACEMENT	19,165	3,066	22,231
				Totals for System Code: PLUMBING	**33,499**	**5,360**	**38,859**
SI4A	PHQMSI01	3	12	SITE PAVING UPGRADES	6,012	962	6,974
				Totals for System Code: SITE	**6,012**	**962**	**6,974**
				Grand Total:	**311,823**	**49,892**	**361,715**

ISES ECU Files, 4/6/2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

PHQN : PHYSICIANS QUAD N

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	PHQNAC01	4	13	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,590	2,014	14,604
AC3E	PHQNAC02	4	14	RESTROOM RENOVATION	28,260	4,522	32,781
AC3B	PHQNAC03	4	15	STAIR SAFETY UPGRADES	1,045	167	1,212
				Totals for System Code: ACCESSIBILITY	**41,894**	**6,703**	**48,597**
EL4B	PHQNEL01	3	6	INTERIOR LIGHTING UPGRADE	10,383	1,661	12,044
EL3B	PHQNEL02	4	17	UPGRADE BUILDING ELECTRICAL SYSTEM	35,904	5,745	41,649
				Totals for System Code: ELECTRICAL	**46,286**	**7,406**	**53,692**
ES4B	PHQNES04	3	3	PITCHED ASPHALT SHINGLE ROOF REPLACEMENT	25,380	4,061	29,441
ES5A	PHQNES02	3	4	EXTERIOR DOOR REPLACEMENT	11,202	1,792	12,995
ES2B	PHQNES01	3	5	RESTORE BRICK VENEER	6,453	1,032	7,485
ES5B	PHQNES03	4	16	WINDOW REPLACEMENT	89,787	14,366	104,152
				Totals for System Code: EXTERIOR	**132,822**	**21,251**	**154,073**
FS2A	PHQNFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	8,670	1,387	10,057
FS1A	PHQNFS02	2	2	INSTALL EMERGENCY LIGHTS AND EXIT SIGNS	3,770	603	4,373
				Totals for System Code: FIRE/LIFE SAFETY	**12,440**	**1,990**	**14,430**
IS3B	PHQNIS03	3	7	REFINISH CEILINGS	12,514	2,002	14,516
IS4A	PHQNIS04	3	8	REPLACE INTERIOR DOORS	37,883	6,061	43,945
IS1A	PHQNIS01	3	9	REFINISH FLOORING	21,941	3,511	25,451
IS2B	PHQNIS02	3	10	REFINISH WALLS	8,553	1,369	9,922
				Totals for System Code: INTERIOR/FINISH SYS.	**80,891**	**12,943**	**93,834**
PL1E	PHQNPL01	3	11	DOMESTIC WATER HEATER REPLACEMENT	2,613	418	3,031
PL1A	PHQNPL02	4	18	WATER SUPPLY PIPING REPLACEMENT	13,187	2,110	15,297
PL2A	PHQNPL03	4	19	DRAIN PIPING REPLACEMENT	20,070	3,211	23,281
				Totals for System Code: PLUMBING	**35,870**	**5,739**	**41,609**
SI4A	PHQNSI01	3	12	SITE PAVING UPGRADES	34,342	5,495	39,836
				Totals for System Code: SITE	**34,342**	**5,495**	**39,836**
				Grand Total:	**384,545**	**61,527**	**446,072**

ISES ECU Files, 4/6/2010

East Carolina University

Building Functionality Assessment--User Group Interviews

PHYSICIANS QUAD C, M, AND N

Session No. 20 Date 3-18-10 Time 3:00 Recorder Kim Walters

Name	Position	Unit	e-mail
Alice Huggins	Administrator	Emergency Med	hugginsal@ecu.edu
Jane Pollock	Training Spec.	Emergency Med.	pollockm@ecu.edu
Griffin Avins	Dir Fac Services	Campus Operations	avins@ecu.edu
Chris Mansfield	DIR. CENTER FOR Health Sys Research		mansfieldc@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

PHYSICIANS QUAD C, M, N

		9,590	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	46,366	$46,366	
	Replace asphalt shingle roofing	9,590	sf	5	$47,950	
	Replace windows per ISES	1	ls	189,970	$189,970	
	Replace ext door, brick, per ISES	1	ls	48,409	$48,409	
	Demo interiors	9,590	sf	8	$76,720	
	Hazmat removal, per ISES				NA	
	Replace study facilities	231	sf	40	$9,240	
	Replace health care facilities	931	sf	70	$65,170	
	Replace office facilities	5,817	sf	35	$203,595	
	Replace circulation and core facilities	2,611	sf	50	$130,550	
	Replace plumbing, HVAC, elec, FP	9,590	sf	68	$652,120	
	Total Estimated Cost 2010				$1,470,090	
					$153	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	UTIL	089	MEDICAL HEATING FACILITY		
I. General Information					
Building Description	Gross Area:	11,863	Net Assignable Area (NASF):		5,723
	CRV:	$15,292,890			
	Construction Date:	1980	Renovation Date:	None	
	Comments:	Hazardous Waste Facility (Incinerator) was decommissioned, as too expensive to operate. ECU used to process waste from PCH (was 80%). Now only University wastes, but the volume (medical, research, etc.) is growing. Still need solution for Hazardous Materials.			
Departments / User(s)	Facilities Services: Health Sciences Campus				
	Steam Distribution; All the Trades/Shops; and Hazardous Waste Storage				
Campus (or Location)	West Campus				
Location/Use Comments	Must remain in current location. Expansion is planned on the South side, which is the only possible direction for expansion. Will take out a road and convert to a service drive.				

2. Functionality Findings: Building Walk-Through
Space available appears adequate for current function

3. Functionality Findings: User Interviews
Recently added boiler capacity. At present, about half of equipment is very new; other half is "original" and past its useful life. Expansion will be required for new facilities expansion.
Some nice offices on second floor, but few. Very little space for the trades, all of which are in the Heating Facility building.
Inadequate storage space for materials
Not ADA accessible
Medical wastes stored at present in the middle of the building. Needs a proper solution, and that space would be used for Plant.
Three shipping containers with radioactive waste sit outside the building and someone wants to bring them in. Staff does not want them inside. Needs a solution.
Environmental Health and Safety also storing in this building what they collect from all the labs (chemical and biological waste). Then, there is refrigerated waste.
Grounds is moving to a "lay-down" area elsewhere. Considering where/how to move other shops, to make room for Plant expansion.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)		
Complete analysis and projected needs is required for all categories of hazardous waste storage and disposal, and a plan.		
Schedule for replacement/upgrades to older equipment (see ISES)		
Utilities expansion plan, for expansion of capacity and the building is required.		
Master planners should evaluate centralized vs. distributed shops/trades. For example, this interview group responded favorably to considering possibility of a single shops/trades site between the campuses that would accommodate all the trades, storage, and expansion needs.		
	Est. $ Construction Cost:	$2,678,121

5. Findings: Condition Deficiencies—(See Attached ISES Summary)		
Major HVAC upgrades/replacements Years 2-10 (Priority 3), no deferred maintenance backlog		
	Est. $ Construction Cost:	$2,265,879

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Steam Plant Expansion, New Trades/Shops Location, and Hazardous Materials Storage Solution--West Campus. Expansion to the south (boiler capacity requirements to be determined) including space for trades/shops. Or, relocation of trades/shops to another existing facility, creating room for boiler and chiller expansion. Need resolution for storage of about 2,000 SF of hazardous materials on an ongoing basis.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

UTIL : MEDICAL HEATING FACILITY

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	UTILAC01	4	12	INTERIOR AMENITY ACCESSIBILITY UPGRADES	7,368	1,179	8,547
				Totals for System Code: ACCESSIBILITY	**7,368**	**1,179**	**8,547**
EL3B	UTILEL02	3	7	ELECTRICAL SYSTEM REPAIRS	4,918	787	5,705
EL4B	UTILEL01	3	8	INTERIOR LIGHTING UPGRADE	18,134	2,901	21,035
				Totals for System Code: ELECTRICAL	**23,051**	**3,688**	**26,740**
ES4B	UTILES02	3	3	MEMBRANE ROOF REPLACEMENT	43,661	6,986	50,647
ES2B	UTILES01	3	4	RESTORE BRICK VENEER	11,754	1,881	13,634
				Totals for System Code: EXTERIOR	**55,415**	**8,866**	**64,282**
FS2A	UTILFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	16,971	2,715	19,686
FS3A	UTILFS02	3	2	REPLACE SPRINKLER HEADS	2,380	381	2,760
				Totals for System Code: FIRE/LIFE SAFETY	**19,350**	**3,096**	**22,446**
HV3A	UTILHV02	3	5	HVAC SYSTEM REPLACEMENT	97,592	15,615	113,206
HV2A	UTILHV01	3	6	REPLACE CHILLED WATER GENERATION EQUIPMENT	2,027,825	324,452	2,352,278
				Totals for System Code: HVAC	**2,125,417**	**340,067**	**2,465,484**
IS1A	UTILIS01	3	9	REFINISH FLOORING	12,542	2,007	14,549
IS2B	UTILIS02	3	10	REFINISH WALLS	13,491	2,159	15,650
IS3B	UTILIS03	3	11	REFINISH CEILINGS	9,244	1,479	10,723
				Totals for System Code: INTERIOR/FINISH SYS.	**35,277**	**5,644**	**40,922**
				Grand Total:	**$2,265,879**	**$362,541**	**$2,628,420**

ISES Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

UTIL : MEDICAL HEATING FACILITY

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	105,203	0	105,203
Deferred Maintenance	0	0	2,494,984	0	2,494,984
Plant Adaption	0	19,686	0	8,547	28,233
TOTALS	0	19,686	2,600,187	8,547	2,628,420

	Facility Replacement Cost	$15,292,890	
	Facility Condition Needs Index	0.17	

	Gross Square Feet	11,863		Total Cost Per Square Foot	$221.56

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

UTIL : MEDICAL HEATING FACILITY

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	8,547	8,547
EL	ELECTRICAL	0	0	26,740	0	26,740
ES	EXTERIOR	0	0	64,282	0	64,282
FS	FIRE/LIFE SAFETY	0	19,686	2,760	0	22,446
HV	HVAC	0	0	2,465,484	0	2,465,484
IS	INTERIOR/FINISH SYS.	0	0	40,922	0	40,922
	TOTALS	0	19,686	2,600,187	8,547	2,628,420

	Facility Replacement Cost	$15,292,890
	Facility Condition Needs Index	0.17

	Gross Square Feet	11,863		Total Cost Per Square Foot	$221.56

ISES Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

MEDICAL HEATING FACILITY

Session No. 20 Date 3-18-10 Time 3:00 Recorder Kim Walters

Name	Position	Unit	e-mail
Alice Huggins	Administrator	Emergency Med	hugginsal@ecu.edu
Jane Pollock	Training Spec.	Emergency Med.	pollockm@ecu.edu
Griffin Avins	Dir Fac Services	Campus Operations	avinsw@ecu.edu
Chris Mansfield	DIR. CENTER FOR HEALTH SYS RESEARCH		mansfieldc@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

MEDICAL HEATING FACILITY

		11,863	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace membrane roofing	10,000	sf	11	$110,000	
	Replace windows				NA	
	Restore brick veneer, per ISES	1	ls	11,754	$11,754	
	Demo interiors	11,863	sf	4	$47,452	
	Hazmat removal, per ISES				NA	
	Replace chilled water equipment, per ISES	1	ls	2,027,825	$2,027,825	
	Replace shop facilities	5,561	sf	10	$55,610	
	Replace office facilities	162	sf	25	$4,050	
	Replace circulation and core facilities	6,139	sf	30	$184,170	
	Replace plumbing, HVAC, elec, FP	11,863	sf	20	$237,260	
	Total Estimated Cost 2010				$2,678,121	
					$226	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	WRIA	032	WRIGHT (ANNEX)		
I. General Information					
Building Description	Gross Area:	39,279	Net Assignable Area:		20,019
	CRV:	$12,468,417			
	Construction Date:	1968	Renovation Date:	1997	$1,851,124
	Comments:	Intense utilization of bookstore dining facilities on Student Plaza			
Departments / User(s)	VC Academic Affairs; VC Student Affairs; VC Admin & Finance Air Force ROTC (College of Health & Human Performance)				
Campus (or Location)	Main Campus, prominent central location				
Location/Use Comments	Counseling Center would like to stay in Wright, but must move soon to gain space. The Wright Annex location works well for ROTC.--does not wish to move.				

2. Functionality Findings: Building Walk-Through

No functional deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

The Counseling Center will soon move to Umstead Residence Hall to accommodate staff growth and clinic service. Reported functional problems at Wright include noise from air and heat circulation auditorium sounds penetrates office walls, clients have parking problems. ROTC likes its space and considers it to be adequate for present and expected enrollment. Access to Wright Annex is unsightly and not easily found by those unfamilar with that area of campus.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

No critical functional deficiiencies were identified. Better sound insulation is needed to isolate auditorium noise . ROTC would like to have a room big enough for weekly meetings of the cadet corps and a dedicated parade field. A more attractive and visible entry to the Wright Annex would be helpful.

	Est. $ Construction Cost:	$5,632,065

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial upgrades/replacements all major systems Years 2-5 (Priority 3), Fire/Life Safety Priority 2

	Est. $ Construction Cost:	$3,690,162

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#25	Comprehensive modernization, infrastructure systems		$5,800,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocations and ReUse--Main Campus Swing Space. Counseling Center is moving out. Relocate Air Force ROTC and other office users. Use 6,400 NASF of current 110 and 300 space as swing space for departments during other modernization projects. Could enlarge the swing space by adding the office areas in Wright (3300 NASF), to make approximately 10,000 NASF swing space area. Determine a "final use" if/when no longer needed as swing space. For example, proximity to Messick/McGinnis suggest possible use as expansion space for units of the College of Fine Arts/Communications.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WRIA : WRIGHT ANNEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	WRIAAC01	4	15	INTERIOR AMENITY ACCESSIBILITY UPGRADES	17,811	2,850	20,661
AC3E	WRIAAC02	4	16	RESTROOM RENOVATION	173,090	27,694	200,785
AC3B	WRIAAC03	4	17	STAIR SAFETY UPGRADES	32,919	5,267	38,187
				Totals for System Code: ACCESSIBILITY	**223,821**	**35,811**	**259,632**
EL5A	WRIAEL01	3	6	REPLACE EMERGENCY GENERATOR	76,574	12,252	88,826
EL3B	WRIAEL03	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	455,959	72,953	528,912
EL4B	WRIAEL02	3	8	INTERIOR LIGHTING UPGRADE	235,336	37,654	272,989
				Totals for System Code: ELECTRICAL	**767,869**	**122,859**	**890,728**
ES2B	WRIAES01	3	4	RESTORE BRICK VENEER	24,541	3,927	28,467
ES5B	WRIAES02	4	18	WINDOW REPLACEMENT	456,494	73,039	529,533
				Totals for System Code: EXTERIOR	**481,034**	**76,966**	**558,000**
FS2A	WRIAFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	93,661	14,986	108,647
FS3A	WRIAFS02	2	2	FIRE SPRINKLER SYSTEM EXTENSION	229,882	36,781	266,664
FS1A	WRIAFS03	3	3	REPLACE EXIT SIGNS	5,947	952	6,899
				Totals for System Code: FIRE/LIFE SAFETY	329,491	52,719	382,210
HV3A	WRIAHV01	3	5	HVAC SYSTEM REPLACEMENT	946,298	151,408	1,097,705
				Totals for System Code: HVAC	**946,298**	**151,408**	**1,097,705**
IS1A	WRIAIS01	3	9	REFINISH FLOORING	210,302	33,648	243,950
IS2B	WRIAIS02	3	10	REFINISH WALLS	53,572	8,571	62,143
IS3B	WRIAIS03	3	11	REFINISH CEILINGS	101,264	16,202	117,467
IS4A	WRIAIS04	3	12	REPLACE INTERIOR DOORS	67,649	10,824	78,473
				Totals for System Code: INTERIOR/FINISH SYS.	**432,787**	**69,246**	**502,033**
PL1A	WRIAPL01	3	13	WATER SUPPLY PIPING REPLACEMENT	201,814	32,290	234,104
PL2A	WRIAPL02	3	14	DRAIN PIPING REPLACEMENT	307,048	49,128	356,176
				Totals for System Code: PLUMBING	**508,862**	**81,418**	**590,280**
				Grand Total:	**3,690,162**	**590,426**	**4,280,588**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WRIA : WRIGHT ANNEX

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	6,899	529,533	536,431
Deferred Maintenance	0	0	3,109,213	0	3,109,213
Plant Adaption	0	375,311	0	259,632	634,943
TOTALS	0	375,311	3,116,112	789,165	4,280,588

Facility Replacement Cost	$12,468,417
Facility Condition Needs Index	0.34

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WRIA : WRIGHT ANNEX

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	259,632	259,632
EL	ELECTRICAL	0	0	890,728	0	890,728
ES	EXTERIOR	0	0	28,467	529,533	558,000
FS	FIRE/LIFE SAFETY	0	375,311	6,899	0	382,210
HV	HVAC	0	0	1,097,705	0	1,097,705
IS	INTERIOR/FINISH SYS.	0	0	502,033	0	502,033
PL	PLUMBING	0	0	590,280	0	590,280
TOTALS		0	375,311	3,116,112	789,165	4,280,588

Facility Replacement Cost	$12,468,417
Facility Condition Needs Index	0.34

Gross Square Feet		39,279	Total Cost Per Square Foot		$108.98

ISES, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

WRIGHT ANNEX

Session No. 7	Date 3/18/10	Time1:00-2:30 pm	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Anthony Britt	Director	Admissions	britta@ecu.edu
Bob Morphett	Asst. Director	Counseling Center	morphetr@ecu.edu
Valerie Kisler-van Reede	Interim Director	Center of Counseling	kislervanreedev@ecu.edu
Patricia Sergery	Commander	Air Force ROTC	sergeryp@ecu.edu
Steve Duncan	Asst VC A&F	Air Force ROTC	duncans@ecu.eud
Angela Anderson	University Registrar	Registrar	Andersona@ecu.edu
Hilary Liles	Case Manager	Counseling Center	lileshi@ecu.edu
Diane Bradshaw	Staff Counseling	Counseling Center	bradshawd@ecu.edu
Austin Bunch	Assoc. Provost	Acad. Affairs	buncha@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

WRIGHT ANNEX

		39,279	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace roofing				NA	
	Replace windows	39,279	sf	10	$392,790	
	Restore brick veneer, per ISES	1	ls	24,541	$24,541	
	Demo interiors	39,279	sf	8	$314,232	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	1,378	sf	40	$55,120	
	Replace lab facilities	352	sf	70	$24,640	
	Replace office facilities	5,234	sf	35	$183,190	
	Replace food facilities	8,023	sf	100	$802,300	
	Replace merchandising facilities	5,032	sf	40	$201,280	
	Replace circulation and core facilities	19,260	sf	50	$963,000	
	Replace plumbing, HVAC, elec, FP	39,279	sf	68	$2,670,972	
	Total Estimated Cost 2010				$5,632,065	
					$143	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	WRAB	171	WEST ACADEMIC BUILDING		
I. General Information					
Building Description	Gross Area:	24,047	Net Assignable Area:		16,525
	CRV:	$6,388,000			
	Construction Date:	1960	Renovation Date:		
	Comments:	The US Dept of Education owns this site. Declared surplus in the 1990s. Gen Admin took it over. Originally gave it to the County for use. Then it was leased by the University with option to buy at a major discount. ECU pays about $2,500 per year in rent for the whole 595 acres. In 20 years from 2000, ECU can buy it. Univ has been negotiating to buy it earlier, but these discussions are/were suspended. We are getting this discount and low rent under certain conditions. Land must be used for educational and research purposes. By agreement with US Dept of Education, the area around the buildings is land for research and education. The complex is 595 acres in total. 13.3 is developed admin/lab. 581 is undeveloped land. Most of the site is wetlands. (EK was given a map of the site.) SG-Note: Land use plan and ecosystem management plan have been developed and approved.			
Departments / User(s)	This Building: Division of Research & Graduate Studies (New Prog. Devpt; oversight of this facility); Maritime Studies (which also is in Eller House); the "boating side" of Diving and Water Safety (which also has space in Warehouse/Tech Lab) has most of ECU's research vessels here in boatyard and warehouse, plus interior office space; Agromedicine Institute; and Queen Anne's Revenge Conservation Laboratory (state agency/collaboration with ECU) occupies space in building and some warehouse space.				
	Facilities Services also uses one building on the site for storage of major equipment.				
	ROTC program has a repelling tower on the site. Biology and Geography departments have research projects out on the land.				
	Beginnings of a wastewater treatment facility, a demonstration facility for septic systems (Dept of Health Promotion)				
Campus (or Location)	West Research Campus (former Voice of America site). Currently leased; option to buy.				
Location/Use Comments	Failry remote from campus. Users find relative advantages and disadvantages of location.				
	--Site acquired for Agromedicine; works with Ag industry; joint program with NCSU and NCA&T; administered by ECU; offices could be anywhere; outreach done from here.				
	--QAR Lab--This is "ideal" location and facility, but could be located elsewhere				
	--Diving & Water Safety--would be better to be on/near a river and have better water access; difficult from this site				
	--Maritime Studies just acquired space here. Useful to use the land for teaching land surveying, metal detection techniques, etc. Likes relationship with QAR and Diving/Water Safety.				
	Comments on Programs that SHOULD be Here: Geological, biological, geographical education/training and research programs, archaeological				

2. Functionality Findings: Building Walk-Through

Classroom not ADA accessible

3. Functionality Findings: User Interviews

Program changes:

--Agromedicine: Eventually will have teaching, research, and service functions here; at present, only administration. Want to teach here and need a smart classroom. Also want to create an outreach education clinic for Ag community, as part of health/service function. Both need teaching space that is ADA compliant. Also, research will expand, and service grants such as AgriSafe (program that began at University of Iowa).

--Diving/Water Safety: Mission is to serve ECU's research programs. At present, storing 15 of 16 vessels here. New 35-foot vessel is being purpose-built now, will be stored on the water at Little Washington. Next step is 45 to 60 foot size. We are at limit of what can be housed here, without water access (bigger vessels will have to be on the water). Deep river location or many places on the sound would serve the purpose.

--QAR: There is 20-30 years of work just dealing with the wreck. Then, working on education, training & research partnerships.

--Maritime Studies: Expanding master's enrollment and planning for a PhD; expanding research. Director wants to consolidate in a "Maritime campus."

Functional Deficiencies:

--Space and equipment are good. Stable building environment very good for QAR work. Good colleagues/relationships. Exterior (land) very useful for several programs.

--Difficult to get students here (isolation and requires parking permits, which students do not buy)

--Building ADA compliance is very limited. The one classroom is sunken, with steps. Could re-install the raised floor.

--Electrical capacity is insufficient. Internet connection to campus not good enough.

--Lack of sewer system: Limit to what can go into septic system; requires removal of waste.

--Space is not that well adapted for Diving/Safety: Cannot wash down the boats due to lack of proper washdown facility (which requires sewer). Warehouse is technically not OSHA compliant.

Security: Isolation is good for certain aspects of security (securing vessels, equipment) but not ideal for sense of personal safety.

Some maintenance deficiencies, e.g. leaks, flooring

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

- Better electrical capacity
- ADA compliance (including and especially the classroom)
- More secure internet connection to main campus (now on microwave)

Need more storage and warehouse space. Would like some kind of food and maybe gym/exercise space.

Longer-term: Need solution to bringing water and sewer to the site.

Diving & Water Safety ultimately must be relocated to a water-access site for the boats. (Mentioned that the site that Maritime Studies is considering, which is close to campus, would be OK for students to pick up boats, but will not solve the problem for larger research vessels).

	Est. $ Construction Cost:	$3,420,550

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major upgrades/replacements all systems Years 2-10 (Priorities 3 and 4), high priority Fire/Life Safety, no deferred maintenance

	Est. $ Construction Cost:	$2,346,664

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Shorter-Term Renovations for Functionality Improvements and Condition Corrections. Minor functionality improvements to make the classroom "smart" and ADA accessible; add additional teaching space, if possible; and provide a common room/lunch room (due to remoteness), plus to address most critical of ISES deficiencies.

Longer-Term Relocation and Campus Master Plan. When ECU acquires ownership, develop additional facilities on the site according to Master Plan (e.g. for AgroMedicine and Biology/Geology/Similar Uses. Relocate Diving/Water Safety to consolidate with functions at Eller House and B043 Warehouse (consider together with Maritime Studies and perhaps elements of Coastal Institute). At this time, uses of existing building may be modified, requiring additional reconfiguration. Requires solution to water/sewer capacity and conservation of wetlands.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WRAB : WEST ACADEMIC BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4B	WRABAC01	4	18	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	19,651	3,144	22,796
AC4A	WRABAC02	4	19	INTERIOR AMENITY ACCESSIBILITY UPGRADES	12,590	2,014	14,604
AC3D	WRABAC04	4	20	INTERIOR SIGNAGE UPGRADES	4,262	682	4,944
AC3E	WRABAC03	4	21	RESTROOM RENOVATION	52,987	8,478	61,465
				Totals for System Code: ACCESSIBILITY	**89,490**	**14,318**	**103,808**
EL2A	WRABEL01	3	8	REPLACE 120/208 VOLT SWITCHGEAR	44,162	7,066	51,227
EL3B	WRABEL03	3	9	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	257,996	41,279	299,275
EL4B	WRABEL02	3	10	INTERIOR LIGHTING UPGRADE	158,004	25,281	183,285
EL4A	WRABEL04	3	11	EXTERIOR LIGHTING REPLACEMENT	5,013	802	5,815
				Totals for System Code: ELECTRICAL	**465,174**	**74,428**	**539,602**
ES5A	WRABES03	3	2	EXTERIOR DOOR REPLACEMENT	45,566	7,291	52,856
ES2B	WRABES01	3	3	RESTORE BRICK VENEER	12,143	1,943	14,086
ES2B	WRABES02	3	4	RESTORE STONE FINISH	1,609	257	1,866
ES4B	WRABES05	4	22	MEMBRANE ROOF REPLACEMENT	140,007	22,401	162,408
ES5B	WRABES04	4	23	WINDOW REPLACEMENT	211,707	33,873	245,580
				Totals for System Code: EXTERIOR	**411,033**	**65,765**	**476,798**
FS3A	WRABFS01	2	1	FIRE SPRINKLER SYSTEM INSTALLATION	149,857	23,977	173,834
FS1A	WRABFS02	4	17	REPLACE AND ADD EXIT SIGNS	4,184	669	4,853
				Totals for System Code: FIRE/LIFE SAFETY	**154,040**	**24,646**	**178,687**
HV3A	WRABHV01	3	5	HVAC SYSTEM REPLACEMENT	541,775	86,684	628,459
HV4B	WRABHV03	3	6	FUME HOOD REPLACEMENT	37,441	5,991	43,432
HV2A	WRABHV02	3	7	REPLACE AIR-COOLED CHILLER	149,226	23,876	173,102
				Totals for System Code: HVAC	**728,442**	**116,551**	**844,992**
IS1A	WRABIS01	3	12	REFINISH FLOORING	142,115	22,738	164,854
IS2B	WRABIS02	3	13	REFINISH WALLS	37,017	5,923	42,939
IS3B	WRABIS03	4	25	REFINISH CEILINGS	81,626	13,060	94,686
				Totals for System Code: INTERIOR/FINISH SYS.	**260,758**	**41,721**	**302,479**
PL1A	WRABPL01	3	14	WATER SUPPLY PIPING REPLACEMENT	44,211	7,074	51,285
PL2A	WRABPL02	3	15	DRAIN PIPING REPLACEMENT	67,202	10,752	77,954
				Totals for System Code: PLUMBING	**111,413**	**17,826**	**129,239**
SI4A	WRABSI01	3	16	SITE PAVING UPGRADES	126,315	20,210	146,525
				Totals for System Code: SITE	**126,315**	**20,210**	**146,525**
				Grand Total:	**$2,346,664**	**$375,466**	**$2,722,130**

ISES ECU Files, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WRAB : WEST ACADEMIC BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	396,848	507,528	904,375
Deferred Maintenance	0	0	1,540,113	0	1,540,113
Plant Adaption	0	173,834	0	103,808	277,642
TOTALS	0	173,834	1,936,961	611,336	2,722,130

Facility Replacement Cost	$6,587,944
Facility Condition Needs Index	0.41

Gross Square Feet	24,047	Total Cost Per Square Foot	$113.20

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

WRAB : WEST ACADEMIC BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	103,808	103,808
EL	ELECTRICAL	0	0	539,602	0	539,602
ES	EXTERIOR	0	0	68,809	407,989	476,798
FS	FIRE/LIFE SAFETY	0	173,834	0	4,853	178,687
HV	HVAC	0	0	844,992	0	844,992
IS	INTERIOR/FINISH SYS.	0	0	207,793	94,686	302,479
PL	PLUMBING	0	0	129,239	0	129,239
SI	SITE	0	0	146,525	0	146,525
TOTALS		0	173,834	1,936,961	611,336	2,722,130

Facility Replacement Cost	$6,587,944
Facility Condition Needs Index	0.41

Gross Square	24,047	Total Cost Per Square Foot	$113.20

ISES ECU Files, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

WEST RESEARCH BUILDING

Session No. 23 Date _____ Time _____ Recorder _____

Name	Position	Unit	e-mail
Alan Schreier	Director, New Proj Dev	DRGS	schreiera@ecu.edu
Sarah Watkins Kenney	OAR Lab Chief Conservator	OAR Lab	watkinskenneys@ecu.edu
Marylee Lannan	bus spc. coord bldg captain	Agromedicine	lannanm@ecu.edu
Nathan Richards	Associate Professor	Maritime Studies	richardsn@ecu.edu
Mark Wilde-Ramsing	OAR Project Director NCU/W Archaeologist		mark.wramsing@nc.dcr.gov
Steve Sellers	Diving & Water Safety Director	Diving & Water Safety	sellerss@ecu.edu
Mark Kevsenkothen	Diving Safety Officer	DSO	[redacted] mkevsenkothen@ecu.edu
Michael Baker	Marine Dock Master ~~Diving & Wat~~	Diving & Water Safety	bakermi@ecu.edu
David Stewart	Assistant Professor	Maritime Studies	stewartda@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

WEST ACADEMIC BUILDING

		24,047	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	126,315	$126,315	
	Replace membrane roofing, per ISES	1	ls	140,007	$140,007	
	Replace windows/ ext doors per ISES	1	ls	257,273	$257,273	
	Restore brick/ stone, per ISES	1	ls	13,752	$13,752	
	Demo interiors	24,047	sf	8	$192,376	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	1,525	sf	40	$61,000	
	Replace lab facilities	3,117	sf	70	$218,190	
	Replace office facilities	9,239	sf	35	$323,365	
	Replace circulation and core facilities	9,698	sf	50	$484,900	
	Replace plumbing, HVAC, elec, FP	23,579	sf	68	$1,603,372	
	Total Estimated Cost 2010				$3,420,550	
					$142	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	WILS	056	WILLIS BUILDING		
I. General Information					
Building Description	Gross Area:	15,366	Net Assignable Area:	8,334	
	CRV:	$4,209,767			
	Construction Date:	1975	Renovation Date:	None	
	Comments:	1-story building, adequate adjacent parking			
Departments / User(s)	VC Research & Grad Studies: Office of Economic Development, Regional Development Institute				
Campus (or Location)	Off Campus, north of main campus at East 1st Street				
Location/Use Comments	Location serves well because of parking availability and street presence.				

2. Functionality Findings: Building Walk-Through

Finishes generally need updating

3. Functionality Findings: User Interviews

The University's Small Business and Technology Development Center and other economic development initiatives are officed in Willis. The building's auditorium has been used extensively by other campus and public groups, but, due to security problems, plans to restrict such use have been implemented. Going forward, emphasis will be placed on faculty and staff development, community training, and economic and community development. Improvements sought for on-going use of the building are (1) development of a virtual reality suite, (2) converting a portion of the lobby to a lab. Functionality issues: Equipment security compromised by users who fail to lock up upon leaving the building and work flow in nearby offices interrupted by attendees of functions in the auditorium.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Functionality issues do not call for major physical changes in the Willis Building. Modifying the front entrance and installing a card access system would help improve building security, Since the auditorium cannot be relocated, the best prospect for eliminating its impact on work flow distractions likely lies in the hoped-for creation of a University meeting/assembly facility on or near campus.

No cost estimate	Est. $ Construction Cost:	N/A

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Substantial upgrades/replacement all major systems Years 2-10 (priorities 3 and 4)

	Est. $ Construction Cost:	$1,407,934

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#24	Comprehensive modernization infrastructure systems, sound control for acoustics		$2,900,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Modernization and Reconfiguration. To update interiors; provide appropriate acoustic separation of office areas from Auditorium; improve utilization of current "Lobby" area; provide card system/other security solutions required; and to address ISES condition deficiencies.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WILS : WILLIS BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC2A	WILSAC01	4	22	BUILDING ENTRY ACCESSIBILITY UPGRADES	16,702	2,672	19,374
AC4A	WILSAC02	4	23	INTERIOR AMENITY ACCESSIBILITY UPGRADES	7,368	1,179	8,547
AC4B	WILSAC03	4	24	AUDITORIUM ACCESSIBILITY UPGRADES	2,741	438	3,179
				Totals for System Code: ACCESSIBILITY	**26,811**	**4,290**	**31,100**
EL2A	WILSEL01	3	11	REPLACE 120/208 VOLT SWITCHGEAR	22,081	3,533	25,614
EL4B	WILSEL02	3	12	INTERIOR LIGHTING UPGRADE	100,965	16,154	117,119
EL3B	WILSEL03	3	13	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	164,859	26,377	191,236
				Totals for System Code: ELECTRICAL	**287,904**	**46,065**	**333,969**
ES5A	WILSES03	3	5	PARTIAL EXTERIOR DOOR REPLACEMENT	25,329	4,053	29,381
ES2B	WILSES01	3	6	RESTORE BRICK MASONRY VENEER	13,583	2,173	15,756
ES2B	WILSES02	3	7	RESTORE ARCHITECTURAL CONCRETE PANELS AND	4,522	724	5,246
ES5B	WILSES04	3	8	WINDOW REPLACEMENT	241,951	38,712	280,663
				Totals for System Code: EXTERIOR	**285,385**	**45,662**	**331,046**
FS5A	WILSFS01	1	1	INSTALL COMPLIANT ROOF ACCESS LADDER	1,349	216	1,565
FS5C	WILSFS03	1	2	ELIMINATE FIRE RATING COMPROMISES	5,665	906	6,572
FS2A	WILSFS02	4	21	FIRE ALARM SYSTEM REPLACEMENT	36,641	5,862	42,503
				Totals for System Code: FIRE/LIFE SAFETY	**43,655**	**6,985**	**50,640**
HV3A	WILSHV01	3	9	HVAC SYSTEM REPLACEMENT	346,193	55,391	401,584
HV2A	WILSHV02	3	10	INSTALL AIR-COOLED CHILLER	82,610	13,218	95,827
				Totals for System Code: HVAC	**428,803**	**68,608**	**497,412**
IS2B	WILSIS02	3	14	REFINISH WALLS	31,161	4,986	36,147
IS3B	WILSIS03	3	15	REFINISH CEILINGS	54,275	8,684	62,959
IS4A	WILSIS04	3	16	REPLACE INTERIOR DOORS	56,481	9,037	65,518
IS1A	WILSIS01	3	17	REFINISH FLOORING	67,780	10,845	78,624
IS6D	WILSIS05	3	18	RESTROOM RENOVATION	81,092	12,975	94,067
				Totals for System Code: INTERIOR/FINISH SYS.	**290,788**	**46,526**	**337,314**
PL1I	WILSPL01	2	3	BACKFLOW PREVENTER INSTALLATION	2,254	361	2,615
				Totals for System Code: PLUMBING	**2,254**	**361**	**2,615**
SI2A	WILSSI02	2	4	LANDSCAPING UPGRADE	6,483	1,037	7,520
SI3A	WILSSI01	3	19	DRAINAGE REPAIRS AT PLANTER RETAINING WALLS	26,546	4,247	30,793
SI1A	WILSSI03	3	20	SITE PAVING AND ACCESS UPGRADES	9,306	1,489	10,794
				Totals for System Code: SITE	**42,334**	**6,773**	**49,108**
				Grand Total:	**$1,407,934**	**$225,270**	**$1,633,204**

ISES, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WILS : WILLIS BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	7,520	644,590	42,503	694,613
Deferred Maintenance	0	0	896,739	0	896,739
Plant Adaption	8,137	2,615	0	31,100	41,852
TOTALS	8,137	10,135	1,541,329	73,603	1,633,204

Facility Replacement Cost	$4,209,767
Facility Condition Needs Index	0.39

Gross Square Feet	15,366	Total Cost Per Square Foot	$106.29

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WILS : WILLIS BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	31,100	31,100
EL	ELECTRICAL	0	0	333,969	0	333,969
ES	EXTERIOR	0	0	331,046	0	331,046
FS	FIRE/LIFE SAFETY	8,137	0	0	42,503	50,640
HV	HVAC	0	0	497,412	0	497,412
IS	INTERIOR/FINISH SYS.	0	0	337,314	0	337,314
PL	PLUMBING	0	2,615	0	0	2,615
SI	SITE	0	7,520	41,588	0	49,108
	TOTALS	8,137	10,135	1,541,329	73,603	1,633,204

Facility Replacement Cost	$4,209,767
Facility Condition Needs Index	0.39

Gross Square Feet	15,366	Total Cost Per Square Foot	$106.29

East Carolina University

Building Functionality Assessment--User Group Interviews

WILLIS BUILDING

Session No. 10 Date 3-19-10 Time 10:30-12 Recorder Teresa Shook

Name	Position	Unit	e-mail
Ted Morris	AVC OE/LED		morrisja@ecu.edu
Scott Buck	AVC Business Serv.		buckca@ecu.edu
Willie Lee	Auxiliary Serv.	Business Serv.	lww@ecu.edu
John Toller	AVC HR	HR	tollerj@ecu.edu
Jim Mullen	Asst VC HR	HR	mullenj@ecu.edu

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	WHIC	031	WHICHARD BUILDING		
1. General Information					
Building Description	Gross Area:	23,470	Net Assignable Area:		13,734
	CRV:	$6,429,124			
	Construction Date:	1923	Renovation Date:	1995	
	Comments:	Main 2-story block with central atrium and 2-story wing			
Departments / User(s)	VC Academic Affairs: Student Affairs VC Admin & Finance; Registrar, Undergraduate Admissions				
Campus (or Location)	Main Campus, prominent central location				
Location/Use Comments	Excellent location for the Admissions Office--easy for visitors to find. Convenient for enrolled students who visit the Registrar's office.				

2. Functionality Findings: Building Walk-Through

No elevator, handicapped inaccessible

3. Functionality Findings: User Interviews

Admissions has high volume traffic every day. Registrar has steady traffic daily with periodic peaks. Enrollment Services is in adjoining Whichard annex--some lost efficiency and morale issues due to front & back/upstairs & downstairs movement of staff. Handicap access to first floor is on the back of the building, not visible to visitors. Registrar staff officed on 2nd floor have to go downstairs to assist mobility impaired students. Student Records area has moisture intrusion through outside walls. Partitions that are not floor to ceiling in some areas pose privacy issues. Nearby parking for prospective students is limited, and Whicard does not have an assembly room for presentations to groups of admission applicants.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

A Visitor Reception Center should be established in a prominent, edge of campus location to better serve reception, presentations, and conferencing for prospective students. Admissions back-office functions could remain in Whichard. Elevator access to the 2nd floor should be provided to better serve students.

	Est. $ Construction Cost:	$3,028,565

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Comprehensive upgrades/replacements all systems Years 2-10 (Priority 3 and 4), priority Fire/Life Safety, on deferred maintenance backlog

	Est. $ Construction Cost:	$2,014,578

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#15	Comprehensive modernization		$6,100,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Relocation and Comprehensive Modernization with Change of Use. Relocation of Admissions and Registrar to new more suitable "visitor" location. Complete renovation of Whichard for Chancellor and senior administration (relocate from Spilman) with additional space available. Include system upgrades/replacements and ADA access per ISES and additional interior reconfiguration for office, reception, and conference spaces. Note: Spilman has 9,500 NASF and Whichard has 13,700 NASF.

Cost Estimate as discussed in team meetings, May 26-27, 2010	Est. $ Project:		$6,000,000

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WHIC : WHICHARD BUILDING

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	WHICAC01	4	17	INSTALL LEVER-ACTION DOOR HARDWARE	45,757	7,321	53,078
AC3B	WHICAC02	4	18	STAIR HANDRAIL UPGRADES	10,249	1,640	11,889
AC3A	WHICAC03	4	19	ELEVATOR INSTALLATION	124,172	19,867	144,039
AC3A	WHICAC04	4	20	INSTALL INTERIOR STAIR CLIMBERS	17,943	2,871	20,814
AC3E	WHICAC05	4	21	UPPER FLOOR RESTROOM RENOVATIONS	31,792	5,087	36,879
AC3F	WHICAC06	4	22	DUAL-LEVEL DRINKING FOUNTAIN INSTALLATION	3,506	561	4,067
AC3D	WHICAC07	4	23	SIGNAGE PACKAGE UPGRADE	9,056	1,449	10,505
AC2A	WHICAC08	4	24	EXTERIOR WHEELCHAIR STAIR CLIMBER INSTALLATION	8,972	1,435	10,407
				Totals for System Code: ACCESSIBILITY	**251,447**	**40,231**	**291,678**
EL3B	WHICEL03	3	8	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	251,805	40,289	292,094
EL4A	WHICEL04	3	9	EXTERIOR LIGHTING UPGRADE	25,317	4,051	29,368
EL4B	WHICEL02	3	10	INTERIOR LIGHTING UPGRADE	115,663	18,506	134,169
EL2A	WHICEL01	4	26	REPLACE 277/480 VOLT SWITCHGEAR	33,115	5,298	38,413
				Totals for System Code: ELECTRICAL	**425,900**	**68,144**	**494,044**
ES6C	WHICES01	3	5	EXTERIOR FINISH UPGRADES	12,589	2,014	14,604
ES4B	WHICES02	4	25	MEMBRANE ROOF REPLACEMENT	76,436	12,230	88,666
				Totals for System Code: EXTERIOR	**89,026**	**14,244**	**103,270**
FS5E	WHICFS04	1	1	STAIR GUARDRAIL UPGRADES	4,524	724	5,248
FS2A	WHICFS01	2	2	FIRE ALARM SYSTEM REPLACEMENT	55,965	8,954	64,919
FS3A	WHICFS02	2	3	FIRE SPRINKLER SYSTEM INSTALLATION	146,261	23,402	169,663
FS1A	WHICFS03	3	4	REPLACE EXIT SIGNS	3,056	489	3,545
				Totals for System Code: FIRE/LIFE SAFETY	**209,805**	**33,569**	**243,374**
HV3A	WHICHV01	3	6	HVAC SYSTEM REPLACEMENT	528,775	84,604	613,379
HV2A	WHICHV02	3	7	REPLACE AIR-COOLED CHILLER	108,788	17,406	126,194
				Totals for System Code: HVAC	**637,563**	**102,010**	**739,573**
IS2B	WHICIS01	3	11	INTERIOR WALL FINISH RENEWAL	36,131	5,781	41,912
IS1A	WHICIS02	3	12	CARPETING UPGRADES	154,459	24,713	179,172
IS3B	WHICIS03	4	27	REFINISH CEILINGS	53,946	8,631	62,578
IS6D	WHICIS04	4	28	ENTRY RESTROOM FINISH UPGRADES	42,389	6,782	49,172
				Totals for System Code: INTERIOR/FINISH SYS.	**286,925**	**45,908**	**332,833**
PL1A	WHICPL02	3	13	WATER SUPPLY PIPING REPLACEMENT	43,150	6,904	50,054
PL2A	WHICPL03	3	14	DRAIN PIPING REPLACEMENT	65,589	10,494	76,083
PL1E	WHICPL01	3	15	DOMESTIC WATER HEATER REPLACEMENT	1,742	279	2,021
				Totals for System Code: PLUMBING	**110,482**	**17,677**	**128,159**
SI2A	WHICSI01	3	16	LANDSCAPING UPGRADE	3,430	549	3,978
				Totals for System Code: SITE	**3,430**	**549**	**3,978**
				Grand Total:	**$2,014,578**	**$322,332**	**$2,336,910**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WHIC : WHICHARD BUILDING

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	375,856	238,829	614,685
Deferred Maintenance	0	0	1,190,717	0	1,190,717
Plant Adaption	5,248	234,582	0	291,678	531,508
TOTALS	5,248	234,582	1,566,573	530,507	2,336,910

Facility Replacement Cost	$6,429,124
Facility Condition Needs Index	0.36

	Gross Square Feet	23,470		Total Cost Per Square Foot	$99.57

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WHIC : WHICHARD BUILDING

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	291,678	291,678
EL	ELECTRICAL	0	0	455,631	38,413	494,044
ES	EXTERIOR	0	0	14,604	88,666	103,270
FS	FIRE/LIFE SAFETY	5,248	234,582	3,545	0	243,374
HV	HVAC	0	0	739,573	0	739,573
IS	INTERIOR/FINISH SYS.	0	0	221,084	111,750	332,833
PL	PLUMBING	0	0	128,159	0	128,159
SI	SITE	0	0	3,978	0	3,978
TOTALS		5,248	234,582	1,566,573	530,507	2,336,910

Facility Replacement Cost	$6,429,124
Facility Condition Needs Index	0.36

	Gross Square Feet		23,470	Total Cost Per Square Foot		$99.57

East Carolina University

Building Functionality Assessment--User Group Interviews

WHICHARD BUILDING

Session No. 7	Date 3/18/10	Time1:00-2:30 pm	RecorderBarbara Campbell
Name	**Position**	**Unit**	**Email**
Anthony Britt	Director	Admissions	britta@ecu.edu
Bob Morphett	Asst. Director	Counseling Center	morphetr@ecu.edu
Valerie Kisler-van Reede	Interim Director	Center of Counseling	kislervanreedev@ecu.edu
Patricia Sergery	Commander	Air Force ROTC	sergeryp@ecu.edu
Steve Duncan	Asst VC A&F	Air Force ROTC	duncans@ecu.eud
Angela Anderson	University Registrar	Registrar	Andersona@ecu.edu
Hilary Liles	Case Manager	Counseling Center	lileshi@ecu.edu
Diane Bradshaw	Staff Counseling	Counseling Center	bradshawd@ecu.edu
Austin Bunch	Assoc. Provost	Acad. Affairs	buncha@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

WHICHARD BUILDING

		23,470	gsf			
	Estimate Components:					
	Site landscaping per ISES	1	ls	3,430	$3,430	
	Replace membrane roofing	12,000	sf	11	$132,000	
	Replace windows				NA	
	Restore brick veneer, per ISES				NA	
	Install elevator and stair climbers, pere ISES	1	ls	142,115	$142,115	
	Demo interiors	23,470	sf	8	$187,760	
	Hazmat removal, per ISES				NA	
	Replace classroom facilities	790	sf	40	$31,600	
	Replace office facilities	13,220	sf	35	$462,700	
	Replace circulation and core facilities	9,460	sf	50	$473,000	
	Replace plumbing, HVAC, elec, FP	23,470	sf	68	$1,595,960	
	Total Estimated Cost 2010				$3,028,565	
					$129	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	WARD	097	WARD SPORTS MEDICINE		

I. General Information

Building Description	Gross Area:	76,695	Net Assignable Area:		52,365
	CRV:				
	Construction Date:	1989	Renovation Date:	None	
	Comments:	South campus, adjacent to stadium			
Departments / User(s)	Department of Athletics, Human Performance Lab (partial), Athletic Training Academic Program, Sports Medicine Program				
Campus (or Location)	Adjacent to stadium, Minges, Strength Center				
Location/Use Comments	Users like the location because of its proximity to athletic fields and facilities				

2. Functionality Findings: Building Walk-Through

No functionality deficiencies revealed by walk-through observations. Rely on interview data below.

3. Functionality Findings: User Interviews

For the Athletics Department, Ward houses most administrative offices plus team meeting and equipment rooms, academic development for student athletes, and some offices for coaches. The Health and Human Performance Lab (HPL) (graduate education and research) occupies 5,000 sq.ft. on the 3rd floor. The Athletic Training Education Program (undergraduate and graduate physical education) is also a tenant unit in Ward. The Athletics Department considers the work environment to be good. Cosmetic improvements in the last 3-5 years have made the first two floors attractive. Similar upgrades are needed for the 3rd floor. Athletic Training would like to expand its Master's program, but is capped by space limitations presently. Teaching spaces are adequate, but no space for study and teaching labs. Some offices serve 3-4 people. HPL is #1 federally funded program on campus. Now operates in 4 locations. Optimal solution would be consolidation in a single location., but one site on Main and one on HS campus would be good. Move to the Health Sciences campus may come about.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Ward is a modern, attractive building. The significant functional issues found arise from unmet space needs. Both functional and capacity considerations recommend moving and consolidating the Human Performance Lab at one or two locations elsewhere would free up space in Ward to meet other tenants' space needs. Also, a new building fo olympic sports, scheduled to open in 2012, will relieve some demands on facilities in Ward.

	Est. $ Construction Cost:	$9,852,035

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Comprehensive modernization all systems, upgrade/replacements Years 2-02) (Priority 3 and 4), high priority Fire/Life Safety (Priority 2), no deferred maintenance backlog

	Est. $ Construction Cost:	$3,965,721

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
N/A			N/A

7. Proposed Project / Solution for Building (from #1 through #6 above)

Renovation and Relocation. Relocation of Human Performance Lab and moderate renovation, primarily to 3rd floor, including repurposing of HPL vacated space and correction of ISES deficiencies. Repurposing of existing space also should take into account functions being relocated to new Olympic Sports building (in 2012).

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WARD : WARD SPORTS MEDICINE

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	WARDAC01	4	12	INTERIOR AMENITY ACCESSIBILITY UPGRADES	23,268	3,723	26,991
				Totals for System Code: ACCESSIBILITY	**23,268**	**3,723**	**26,991**
EL3B	WARDEL03	3	7	ELECTRICAL SYSTEM REPAIRS	49,142	7,863	57,005
EL4B	WARDEL02	3	8	INTERIOR LIGHTING UPGRADE	270,305	43,249	313,554
EL4A	WARDEL04	3	9	EXTERIOR LIGHTING REPLACEMENT	4,885	782	5,667
EL2A	WARDEL01	4	13	REPLACE 277/480 VOLT SWITCHGEAR	39,738	6,358	46,096
				Totals for System Code: ELECTRICAL	**364,070**	**58,251**	**422,321**
ES4B	WARDES01	3	4	MEMBRANE ROOF REPLACEMENT	151,359	24,217	175,577
				Totals for System Code: EXTERIOR	**151,359**	**24,217**	**175,577**
FS2A	WARDFS01	2	1	FIRE ALARM SYSTEM REPLACEMENT	182,881	29,261	212,142
FS3A	WARDFS02	2	2	FIRE SPRINKLER SYSTEM INSTALLATION	477,949	76,472	554,421
FS1A	WARDFS03	3	3	REPLACE EXIT SIGNS	5,055	809	5,864
				Totals for System Code: FIRE/LIFE SAFETY	**665,885**	**106,542**	**772,427**
HV3A	WARDHV01	3	5	HVAC SYSTEM REPLACEMENT	2,033,562	325,370	2,358,932
HV4B	WARDHV02	3	6	FUME HOOD REPLACEMENT	37,441	5,991	43,432
				Totals for System Code: HVAC	**2,071,003**	**331,360**	**2,402,363**
IS2B	WARDIS02	3	10	REFINISH WALLS	224,014	35,842	259,857
IS1A	WARDIS01	4	14	REFINISH FLOORING	337,264	53,962	391,227
IS3B	WARDIS03	4	15	REFINISH CEILINGS	113,348	18,136	131,483
				Totals for System Code: INTERIOR/FINISH SYS.	**674,626**	**107,940**	**782,566**
PL1E	WARDPL01	3	11	DOMESTIC HOT WATER HEAT EXCHANGER	15,509	2,481	17,991
				Totals for System Code: PLUMBING	**15,509**	**2,481**	**17,991**
				Grand Total:	**$3,965,721**	**$634,515**	**$4,600,236**

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WARD : WARD SPORTS MEDICINE

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	2,745,438	568,806	3,314,244
Deferred Maintenance	0	0	492,438	0	492,438
Plant Adaption	0	766,563	0	26,991	793,554
TOTALS	0	766,563	3,237,876	595,797	4,600,236

Facility Replacement Cost	$19,565,824		
Facility Condition Needs Index	0.24		
Gross Square Feet	76,695	Total Cost Per Square Foot	$59.98

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WARD : WARD SPORTS MEDICINE

System Code	System Description	Priority Classes				
		1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	0	0	26,991	26,991
EL	ELECTRICAL	0	0	376,225	46,096	422,321
ES	EXTERIOR	0	0	175,577	0	175,577
FS	FIRE/LIFE SAFETY	0	766,563	5,864	0	772,427
HV	HVAC	0	0	2,402,363	0	2,402,363
IS	INTERIOR/FINISH SYS.	0	0	259,857	522,710	782,566
PL	PLUMBING	0	0	17,991	0	17,991
TOTALS		0	766,563	3,237,876	595,797	4,600,236

Facility Replacement Cost	$19,565,824		
Facility Condition Needs Index	0.24		
Gross Square Feet	76,695	Total Cost Per Square Foot	$59.98

East Carolina University

Building Functionality Assessment--User Group Interviews

WARD SPORTS MEDICINE

Session No. 12 Date 3-19-10 Time 2:30-4:00 Recorder Teresa Shore

Name	Position	Unit	e-mail
Anthony Kulas	Asst. Prof. in Health Ed.	Athletic Training	kulasa@ecu.edu
Lee Workman	Assoc. A.D.	Athletics	workmanl@ecu.edu
Joe Houmard	Director, HPL	HPL, EXSS	houmardj@ecu.edu
Gary Overton	Asst. A.D.	Athletics	overtong@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

WARD SPORTS MEDICINE

		76,695	gsf			
	Estimate Components:					
	Site paving upgrades per ISES				NA	
	Replace membrane roofing	30,000	sf	11	$330,000	
	Replace windows				NA	
	Restore brick veneer, per ISES				NA	
	Demo interiors	76,695	sf	8	$613,560	
	Hazmat removal, per ISES				NA	
	Replace classroom/ meeting facilities	10,585	sf	40	$423,400	
	Replace lab facilities	7,214	sf	70	$504,980	
	Replace office facilities	21,025	sf	35	$735,875	
	Replace physical education facilities	13,541	sf	60	$812,460	
	Replace circulation and core facilities	24,330	sf	50	$1,216,500	
	Replace plumbing, HVAC, elec, FP	76,695	sf	68	$5,215,260	
	Total Estimated Cost 2010				$9,852,035	
					$128	SF
	May 24, 2010					

East Carolina University

Functionality Assessment Summary—By Building

Bldg Code / # / Name	WRIG	032W	WRIGHT AUDITORIUM		
1. General Information					
Building Description	Gross Area:	33,986	Net Assignable Area:		25,501
	CRV:	$10,788,429			
	Construction Date:	1925	Renovation Date:	1990	$1,620,000
	Comments:	There is some minor "friendly controversy" over who should control use of Wright. Theater Arts considers it an academic building, certainly central to the School's programs, but managed by Student Affairs. Student Affairs says that it is not clearly an "academic" building, because it is not funded by the State. It is self-liquidating funded--making it a student services building, but 75% of the use is academic programs.			
Departments / User(s)	College of Fine and Performing Arts Vice Chancellor for Student Affairs: University Unions; College of Health & Human Performance				
	Hybrid uses: Student events, academic events, community events, cultural events.				
	Wright Auditorium is the largest of ECU's three "large" spaces, with 1,493 seats. It is the only space suitable for large ensemble performances. The other two spaces on campus (> 250 seats) are:				
	--Hendricks Theater in Mendenhall Student Center, which seats 750.				
	--McGinnis Theater, which seats 605.				
Campus (or Location)	Main Campus, prominent central location				
Location/Use Comments	Wright was originally ECU's student union and had a basketball court where the seats are now (before Christenbury Gym--ECU's first gym--was built. Built in 1925, Wright was part of Wahl-Coates School complex (check this). All users like the location; their issues are with functionality.				

2. Functionality Findings: Building Walk-Through

Not conducive to stage presentations: narrow and shallow stage, no fly gallery

Limited performance technical capabilities

Balcony modified for office and student services

3. Functionality Findings: User Interviews

Program Changes:

--Theater/Dance anticipates no changes in studio training, but significant changes in automation of scenery for performances. Will build shows electronically with avatars. Will rnot require more space but will require different technology/automation for stages and more, very stable, power and power back-up.

--Music is similar. Will require perhaps less, but smarter, space for teaching. More automation for performances.

Functionality Issues:

--Any/all other performance progam changes would be dependent upon getting a different facility. For example, no Broadway shows now, because no flying scenery (which requires 60 feet) and loading dock and elevator are both too small.

Acoustics are bad. (Working on sound and lighting improvements in Wright and Hendricks now).

ADA access is considered "embarrassing." Cannot access at front or use lobby; accessible entrance is on the side, directly into the theater. Users want to know if an exterior elevator solution is possible for Wright. (Review with ISES and SG)

Scheduling/Control Issues--these arose in Wright discussion becausse of the "large space" uses:

--Although Registrar is supposed to control classroom scheduling, there is a "treaty." Student Events Scheduling schedules all classrooms for student activities after 5pm.

--There are other types of buildings/spaces on both Main and Health Sciences campuses that could be "shared" for events, but are not because they are "owned." ECU could plan many more student programs and other programs if we shared more of the spaces that currently are not shared.

4. Functionality Findings: Corrections/Changes Required (from #2 and #3 above)

Overall, Wright Auditorium's strengths are: (1) Historical significance (façade); (2) Seating capacity; and (3) Large size of stage. Its functional deficiencies are: (1) Acoustics; (2) Lack of flying scenery/wing space; (3) ADA accessibility limitations; and (4) Limited parking

Wright is heavily used for academic, performance, and event purposes. May need general refurbishment, in addition to performance upgrades (if feasible)

New Performing Arts Center is under discussion outside this Functionality Assessment (as "Special Purpose" facility project). If developed and all current uses for Wright are replaced, then a plan is required for adaptive re-use of Wright.

Side Note for Coordination with B&D: Hendricks is being used now for some academic classes. Additional large spaces are: Science & Technology-two rooms that seat 126 and two rooms that seat 252. That's six rooms total that are > 100. These are the only large rooms. There are two in Bate that seat 88 and two that seat 118-120. Need to discuss together--large rooms needed for academic use (EKA) and large rooms needed for campus/community event use (B&D).

	Est. $ Construction Cost:	$5,461,038

5. Findings: Condition Deficiencies—(See Attached ISES Summary)

Major systems upgrades/replacements Years 2-10 (Priorities 3 and 4), Fire/Life Safety high priority, no deferred maintenance

	Est. $ Construction Cost:	$2,829,763

6. ECU Capital Project Defined in 2009-2011 Capital Plan/Request

Project #	Description		Budget Cost Est
#25	Complete modernization, infrastructure interior finishes		$3,500,000

7. Proposed Project / Solution for Building (from #1 through #6 above)

Modernization. Comprehensive modernization of Wright Auditorium to include general updating/finishes; solution for acoustics; and re-examination of technical and economic feasibility) of providing ADA access to the lobby. In general, renovation to make a modern venue for lectures and other similar types of events. Wright cannot be a state-of-the-art performance venue (Discuss with team re: Performing Arts Center). Approximately 3,300 NASF of Office space in Wright Aud. can be added to NASF in Wright Annex as swing space in the core of campus.

	Est. $ Project:		To be Added by SG

Final, June 2010

Detailed Project Summary

Facility Condition Analysis

Category/System Code

WRIG : WRIGHT AUDITORIUM

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC4A	WRIGAC01	4	14	INTERIOR AMENITY ACCESSIBILITY UPGRADES	23,033	3,685	26,718
AC3C	WRIGAC03	4	15	INTERIOR DOOR UPGRADES	23,071	3,691	26,762
AC3E	WRIGAC02	4	16	RESTROOM RENOVATION	105,974	16,956	122,929
AC3B	WRIGAC04	4	17	STAIR SAFETY UPGRADES	9,570	1,531	11,101
				Totals for System Code: ACCESSIBILITY	**161,647**	**25,864**	**187,511**
EL3B	WRIGEL02	3	7	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	394,517	63,123	457,639
EL4B	WRIGEL01	3	8	INTERIOR LIGHTING UPGRADE	206,249	33,000	239,248
				Totals for System Code: ELECTRICAL	**600,765**	**96,122**	**696,888**
ES2B	WRIGES01	3	4	RESTORE BRICK VENEER	31,298	5,008	36,306
				Totals for System Code: EXTERIOR	**31,298**	**5,008**	**36,306**
FS3A	WRIGFS02	2	1	FIRE SPRINKLER SYSTEM EXTENSION	131,625	21,060	152,685
FS2A	WRIGFS01	3	2	FIRE ALARM SYSTEM REPLACEMENT	81,040	12,966	94,007
FS1A	WRIGFS03	3	3	REPLACE EXIT SIGNS	5,055	809	5,864
				Totals for System Code: FIRE/LIFE SAFETY	**217,720**	**34,835**	**252,555**
HV3A	WRIGHV01	3	5	HVAC SYSTEM REPLACEMENT	888,766	142,202	1,030,968
HV2A	WRIGHV02	3	6	REPLACE WATER-COOLED CHILLER	143,406	22,945	166,351
				Totals for System Code: HVAC	**1,032,172**	**165,147**	**1,197,319**
IS1A	WRIGIS01	3	9	REFINISH FLOORING	218,929	35,029	253,957
IS2B	WRIGIS02	3	10	REFINISH WALLS	19,176	3,068	22,245
IS3B	WRIGIS03	4	18	REFINISH CEILINGS	82,214	13,154	95,368
				Totals for System Code: INTERIOR/FINISH SYS.	**320,319**	**51,251**	**371,570**
PL1A	WRIGPL01	3	11	WATER SUPPLY PIPING REPLACEMENT	174,619	27,939	202,558
PL2A	WRIGPL02	3	12	DRAIN PIPING REPLACEMENT	265,672	42,508	308,180
PL2B	WRIGPL03	3	13	REPLACE SUMP PUMPS	7,514	1,202	8,716
				Totals for System Code: PLUMBING	**447,805**	**71,649**	**519,454**
SI1A	WRIGSI01	4	19	SITE PAVING UPGRADES	18,037	2,886	20,922
				Totals for System Code: SITE	**18,037**	**2,886**	**20,922**
				Grand Total:	**$2,829,763**	**$452,762**	**$3,282,526**

ISES ECU Data, April 6, 2010

Detailed Project Summary

Facility Condition Analysis

Project Class by Priority Class

WRIG : WRIGHT AUDITORIUM

	Priority Classes				
Project Class	1	2	3	4	Subtotal
Capital Renewal	0	0	542,424	116,291	658,714
Deferred Maintenance	0	0	2,283,616	0	2,283,616
Plant Adaption	0	152,685	0	187,511	340,195
TOTALS	0	152,685	2,826,040	303,801	3,282,526

Facility Replacement Cost	$10,788,429
Facility Condition Needs Index	0.30

Gross Square Feet	33,986	Total Cost Per Square Foot	$96.58

Detailed Project Totals

Facility Condition Analysis

System Code by Priority Class

WRIG : WRIGHT AUDITORIUM

	Priority Classes				
	1	2	3	4	Subtotal
ACCESSIBILITY	0	0	0	187,511	187,511
ELECTRICAL	0	0	696,888	0	696,888
EXTERIOR	0	0	36,306	0	36,306
FIRE/LIFE SAFETY	0	152,6	99,870	0	252,555
HVAC	0	0	1,197,319	0	1,197,319
INTERIOR/FINISH SYS.	0	0	276,202	95,368	371,570
PLUMBING	0	0	519,454	0	519,454
SITE	0	0	0	20,922	20,922
TOTALS	0	152,6	2,826,040	303,801	3,282,526

Facility Replacement Cost	$10,788,429
Facility Condition Needs Index	0.30

Gross Square Feet	33,986	Total Cost Per Square Foot	$96.58

ISES ECU Data, April 6, 2010

East Carolina University

Building Functionality Assessment--User Group Interviews

WRIGHT AUDITORIUM

Session No. ~~5~~ 6 Date 3-18-10 Time 10:30 Recorder Kim Walters

Name	Position	Unit	e-mail
JOHN SHEARIN	DIRECTOR	SoTD	shearinj@ecu.edu
Chris Buddo	Director	School of Music	buddoj@ecu.edu
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Michael Crane	Asst. Dean	Fine Arts + Comm	cranemi@ecu.edu

East Carolina University

Building Functionality Assessment--Cost Estimates (Mulford)

WRIGHT AUDITORIUM

		33,986	gsf			
	Estimate Components:					
	Site paving upgrades per ISES	1	ls	18,037	$18,037	
	Replace roofing				NA	
	Replace windows				NA	
	Restore brick veneer, per ISES	1	ls	31,298	$31,298	
	Demo interiors	33,986	sf	8	$271,888	
	Hazmat removal, per ISES				NA	
	Replace assembly facilities	22,083	sf	85	$1,877,055	
	Replace office facilities	3,418	sf	35	$119,630	
	Replace circulation and core facilities	8,485	sf	50	$424,250	
	Replace plumbing, HVAC, elec, FP	33,986	sf	80	$2,718,880	
	Total Estimated Cost 2010				$5,461,038	
					$161	SF
	May 24, 2010					

EKA
EVA KLEIN
&ASSOCIATES

Strategies for the Global Knowledge Economy