

**PANARCHY****TABLE OF CONTENTS****RECOMMENDED PROJECT INFORMATION**

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**GENERAL INFORMATION**Building Name PanarchySurvey Date: 8/2000**I. BACKGROUND INFORMATION**

Street address:  
 Year constructed: 19\*  
 Original Architect: \*  
 Last Major Renovation: 19  
 Renovation Architect: \*  
 BOCA Construction type: 5B  
 BOCA Use Group: R-2 Residential Dormitory  
 Life Safety Code Occup.: R-1 Hotel-Dormitory  
 Assessed Value: \$ (Town of Hanover 1993 Tax Assessment)  
 Replacement Value: \$ 2,420,000 (\$ 110,000/Bed)

**II. PHYSICAL DATA**

Gross floor area: 11,500 sq. ft.  
 Number of levels: Basement, 1st, 2nd & 3rd  
 Number of beds: 22 (1 triple, 7 doubles, 5 singles)  
 Number of baths:  
     Public full - 1  
     Public half - 1  
     Private full - 0  
     Private half - 0  
     Accessible - 0  
 Number of fixtures:  
     waterclosets - 3  
     lavatories - 4  
     showers - 2  
     tubs - 0

Exterior finish: Wood Siding

Building characteristics:

Kitchen Facility - 1  
 Lounge - 1  
 TV Room - 0  
 Study Room - 0  
 Apartment - 0  
 Laundry Facility  
     Washers - 1  
     Dryers - 1

*\*Accurate Information Is Not Available*

### III. MAINTENANCE CYCLES

#### A. Finishes

Roofing:	20 years, existing roof installed 19*
Ext. Painting:	6 years, existing painting completed 19*
Int. Painting:	8 years, existing painting completed 19* (Common Area)
Carpet:	8 years, existing carpet installed:19 *

#### B. Wiring

Electrical power rewiring:	Existing wiring installed 19*
Data wiring:	Existing wiring installed 19* - Ethernet
Telephone rewiring:	Existing wiring installed 19

*\*Accurate Information Is Not Available*

### IV. DESCRIPTION OF CURRENT BUILDING CONDITIONS

Life safety at Panarchy has been addressed through the installation of a fire detection system, unit battery powered emergency lighting, a complete suppression system and adequate door hardware. Building egress does not fully comply with current building codes for existing mixed use buildings. The building shell is in fair condition. Building heat and hot water are provided by on-site oil fired equipment. Building plumbing is in good condition. Panarchy electric service is in fair condition with no spare capacity. The building architectural interior is generally in good condition. Accessibility to the building has not been addressed.

#### A. LIFE SAFETY, SECURITY AND REGULATION

Panarchy is equipped with a fire alarm system consisting of pull stations, corridor smoke detectors and audio/visual indicating appliances that report to a six (6) zone Fire Alarm Control Panel. This panel reports alarms to Facilities Operations & Management Central Receiving Station, which in turn notifies the College Department of Safety and Security and the Hanover Fire Department. Each living area has at least one single station smoke detector with a self contained alarm. The fire alarm indicating appliances are not ADA compliant and the quantity of units is inadequate. The building contains fire extinguishers for use in the event of a fire. There is an automatic dry-pipe suppression system for the building. An automatic suppression system does not exist in the hood over the stove in the kitchen.

Emergency power for interior egress and exit lighting is provided by unit battery equipment. The units are generally in poor condition and require replacement. Exterior egress lighting does not exist and should be added to ensure a safe path away from the building in an emergency.

All exterior doors and student rooms are equipped with dead bolt locks. All exterior

and fire escape doors have panic hardware.

The building has an interior stair enclosed on the first floor and open on the floors above. There are two separate stairs leading to different sections of the lower level. The exterior fire escape often does not provide easy egress since the steps could be covered with snow and ice. The fire escapes also present a security problem since they can be used to enter the buildings, if doors are not properly secured.

## **B. PRIMARY STRUCTURE AND BUILDING SHELL**

Panarchy is a wood frame building with clapboard siding and a concrete foundation. The building shell is in relatively good condition. The concrete foundation walls show signs of moisture penetration which can be eliminated by installation of a foundation perimeter drain system. The roof is mostly asphalt shingle. Closer inspection of the roof revealed areas of badly worn shingles and damage from surrounding trees rubbing against the roof.

The windows are wood, double hung with single pane glass and combination aluminum storms with screens. The old windows have been painted many times, do not operate well, are loose and allow substantial air infiltration.

## **C. MECHANICAL SYSTEMS**

### Heating and Ventilation

The building heating system consists of a new (1998) oil fired steam boiler with a 1-pipe heating system. Overall building temperature is controlled by a single electric thermostat that cycles the boiler on when the space temperature drops. The existing thermostat should be replaced with a programmable model for energy conservation and better temperature control. Individual room heat is provided by steam radiators with manual control valves. The manual control valves should be replaced with self-contained control valves for improved temperature control, and the radiator air vents should be replaced to ensure appropriate steam flow. The storage tanks are within the building.

The basement is used as an occupied space for residents and guests. There is currently inadequate code-required ventilation for this usage. A sufficiently sized ventilation system should be installed for continued occupation of the basement.

There is inadequate mechanical exhaust in the first floor toilet room (adjacent to the kitchen). Mechanical exhaust is required by code for all toilet rooms and should be added.

There is an exhaust hood over the kitchen stove.

### Plumbing

The existing domestic water piping is copper and is in good condition. There are no problems with the waste and vent piping. Changes in the plumbing code in recent years require the installation of backflow prevention devices on the main domestic

water service to the building and at the service connection to the sprinkler system.

Domestic hot water is provided by a new (1997) oil fired 80 gallon water heater, which is adequate for this facility. The domestic hot water piping should be insulated for energy conservation.

The bathroom plumbing fixtures are in very good condition; however, the second floor bathroom should be renovated to meet accessibility code and minimum college standards. Energy conservation measures should include the insulation of the domestic water piping.

#### **D. ELECTRICAL SYSTEMS**

Panarchy electrical service is a 200 amp, 240/120 volts, 1 PH service. There is one main distribution panelboard and two (2) branch circuit breaker panelboards in the building. There is minimal space available for future expansion. A portion of the wiring in the building is cloth covered. The residents' rooms are not wired to meet the current campus standard for data/telephone/cable television. Duplex outlets throughout the house are of the grounded type. The majority of lighting throughout the house is incandescent. The lighting levels are low and the fixtures are in poor condition.

#### **E. INTERIOR AND SECONDARY SYSTEMS**

Panarchy has painted plaster corridor walls which are generally in good condition. The room walls are plaster with few cracks and dents. Plaster walls have been patched and painted for many years, and continued maintenance will be required. Most of the first floor has exposed hardwood floor which need to be regularly resurfaced and properly maintained. The upstairs corridor and room floors have carpet over the hardwood floors. The carpet is worn and is nearing the end of its useful life. The corridor and room ceilings are plaster and are generally in good condition. Most of the interior doors are in poor condition and need to be replaced.

Building fireplaces are active. The fireplaces provide an important ambiance to the spaces and are a hazard as well. The construction does not meet current code for clearance to combustibles and they are a source of false alarms for the fire department. The fireplaces require periodic cleaning and inspection and the screens are not always used properly. The lack of prudent operation of these fireplaces creates a constant concern to the College with respect to safety.

Accessibility to the first floor can be obtained with the addition of a ramp to the main entrance. Panarchy does not have an accessible bedroom or restroom. Accessibility to the lower level activity room needs to be addressed separately by providing an additional barrier free entry and a number of public restrooms in accordance with the Code for mixed use buildings.

The second floor public bathroom will require general improvements.

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Exit Lighting \_\_\_\_\_

**Problem Statement:**

1. The existing building exit signs are PL style with battery backup. The quantity is inadequate to indicate the egress path. A portion of the signs are in poor condition, several are insufficiently mounted.

**Recommendation:**

1. Replace the existing exit signs that are in poor condition and provide additional signs at locations required to adequately indicate the egress path. Work with the College to determine locations. Consideration should be given to installing acrylic vandal guards.

**Budget:**        \$9,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Exit Lighting \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Exit Signs with Battery (9)	\$ 2,300
2	Wiring (9)	\$ 2,300
3	Cutting and Patching	\$ 1,000
4	Demolition (4)	\$ 200
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 5,800
	RENOVATION FACTOR	\$ 1,200
	CONTINGENCY	\$ 1,200
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 8,200
	ADMIN. & PROFESSIONAL COSTS	\$ 1,200
	<b>TOTAL PROJECT COST</b>	<b>\$ 9,400</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Emergency Egress Lighting - Replacement \_\_\_\_\_

**Problem Statement:**

1. The existing emergency egress lighting system consists of individual battery operated units. The units are approaching the end of useful life (with the exception of four new units) but all tested units operate.

**Recommendation:**

1. Replace existing battery operated units with new units. Consideration should be given to installing acrylic vandal guards. Budget funds for replacement on an as needed basis

**Budget:**        \$ 14,600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Emergency Egress Lighting - Replacement \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Emergency Battery Unit (8)	\$ 4,800
2	Wiring (8)	\$ 2,000
3	Cutting and Patching	\$ 1,900
4	Demolition (8)	\$ 400
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 9,100
	RENOVATION FACTOR	\$ 1,800
	CONTINGENCY	\$ 1,800
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 12,700
	ADMIN. & PROFESSIONAL COSTS	\$ 1,900
	<b>TOTAL PROJECT COST</b>	<b>\$ 14,600</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Emergency Egress Lighting – Additional \_\_\_\_\_

**Problem Statement:**

1. The coverage on the first floor is inadequate to provide one (1) footcandle along the egress path.

**Recommendation:**

1. Provide additional units on the first floor so as to provide one (1) footcandle along the egress path. Additional Study is required prior to the completion of this project.

**Budget:**        \$4,700

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Emergency Egress Lighting – Additional \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Emergency Battery Unit (3)	\$ 1,500
2	Wiring (3)	\$ 750
3	Cutting and Patching	\$ 600
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 2,900
	RENOVATION FACTOR	\$ 600
	CONTINGENCY	\$ 600
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 4,100
	ADMIN. & PROFESSIONAL COSTS	\$ 600
	<b>TOTAL PROJECT COST</b>	<b>\$ 4,700</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 2.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Emergency Egress Lighting – Exterior \_\_\_\_\_

**Problem Statement:**

1. There are no remote emergency heads on the exterior of the exits to light the path to the pedestrian way.

**Recommendation:**

1. Provide remote emergency egress lighting fixtures on the exterior of each exit. Remote heads to be powered by individual battery units located on the building interior.

**Budget:**      \$3,900

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 2.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Emergency Egress Lighting – Exterior \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Dual Remote Lighting Heads (5)	\$ 600
2	Wiring	\$ 1,250
3	Cutting and Patching	\$ 500
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 2,400
	RENOVATION FACTOR	\$ 500
	CONTINGENCY	\$ 500
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 3,400
	ADMIN. & PROFESSIONAL COSTS	\$ 500
	<b>TOTAL PROJECT COST</b>	\$ 3,900

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Detection and Alarms \_\_\_\_\_

### **Problem Statement:**

1. The existing fire alarm system is a Simplex 2001, six (6) zone system. The system has one spare zone. None of the indicating appliances are ADA compliant. None of the pull stations are mounted at the ADA required height and the quantity is inadequate to meet current code requirements.

### **Recommendation:**

1. Provide ADA compliant indicating appliances.
2. Modify mounting heights of initiating devices.
3. See RM 1.1 - 12.1 for Routine Maintenance on Fire Alarm System.

**Budget:**        \$14,300

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ LS 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Detection and Alarms \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Pull Stations (10)	\$ 500
2	ADA Horn/Lights (10)	\$ 2,000
3	ADA Lights (4)	\$ 600
4	Wiring	\$ 4,200
5	Cutting and Patching	\$ 1,500
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 8,800
	RENOVATION FACTOR	\$ 1,800
	CONTINGENCY	\$ 1,800
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 12,400
	ADMIN. & PROFESSIONAL COSTS	\$ 1,900
	<b>TOTAL PROJECT COST</b>	<b>\$ 14,300</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ LS 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Extinguishers \_\_\_\_\_

**Problem Statement:**

1. The first floor kitchen does not have a fire extinguisher.

**Recommendation:**

1. Provide and mount a portable fire extinguisher in the kitchen.

**Budget:**        \$600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ LS 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Extinguishers \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Portable Fire Extinguisher (1 @ \$250/ea)	\$ 250
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 300
	RENOVATION FACTOR	\$ 100
	CONTINGENCY	\$ 100
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 500
	ADMIN. & PROFESSIONAL COSTS	\$ 100
	<b>TOTAL PROJECT COST</b>	\$ 600

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ LS 6.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Egress - Third Floor \_\_\_\_\_

**Problem Statement:**

1. Buildings of Residential use with more than one story or more than 10 occupants are required to have two exits. The Code requires that interior stairways that are part of the egress path are required to be enclosed with a rated assembly. The building has an open interior stair and an exterior fire escape.

**Recommendation:**

1. The following recommendation requires additional investigation with the College and Town.
2. Enclose the interior stair at the third floor.

**Budget:**        \$11,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ LS 6.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Egress - Third Floor \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Rated Partitions (250sf @ \$5.00/sf)	\$ 1,250
2	Rated Doors with Closers (2 @ \$800.00 ea)	\$ 1,600
3	Exit Signs (2 @ \$500.00 ea)	\$ 1,000
4	Emergency Lighting (2 @ \$750.00 ea)	\$ 1,500
5	Cut Hole in Wall for Passage	\$ 500
6	Pull Stations (2 @ 450.00 ea)	\$ 900
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
	BASE COST (SUBTOTAL 1)	\$ 6,800
	RENOVATION FACTOR	\$ 1,400
	CONTINGENCY	\$ 1,400
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 9,600
	ADMIN. & PROFESSIONAL COSTS	\$ 1,400
	<b>TOTAL PROJECT COST</b>	<b>\$ 11,000</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ LS 6.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Egress - Design and Implementation \_\_\_\_\_

### **Problem Statement:**

1. Buildings of Residential use with more than one story or more than 10 occupants are required to have two exits. The current Code also requires that interior stairways that are part of the egress path to be enclosed with a rated assembly. The building has an open interior stair and an exterior fire escape.

### **Recommendation:**

1. The following recommendation requires additional investigation with the College and Town.
2. Enclose the interior stair at the second floor.
3. Add an exterior enclosed stair.

**Budget:**        \$ 108,600

### **Minimum College Standard**

1. Retain the services of a design professional and devise a plan for implementation in year one.
2. Implement plan in year three.

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ LS 6.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Egress - Design and Implementation \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Rated Partitions (250sf @ \$5.00/sf)	\$ 1,250
2	Rated Doors with Closers (2 @ \$800.00 ea)	\$ 1,600
3	Exit Signs (2 @ \$500.00 ea)	\$ 1,000
4	Emergency Lighting (2 @ \$750.00 ea)	\$ 1,500
5	Cut Hole in Wall for Passage	\$ 500
6	Pull Stations (2 @ 450.00 ea)	\$ 900
7	Excavation (1 lot @ \$1,000.00)	\$ 1,000
8	Footing, foundation and exterior walls (1,500sf @ 10.00/sf)	\$ 15,000
9	Roof structure (130 sf @ \$10.00/sf)	\$ 1,300
10	Doors (3 @ \$800.00 ea)	\$ 2,400
11	Metal pan stairs (6 landings & 60 risers)	\$ 24,000
12	Paint	\$ 5,000
13	Exit signs (4 @ \$500.00 ea)	\$ 2,000
14	Emergency lighting (6 @ 750.00 ea)	\$ 4,500
15	Lighting (6 @ \$200.00 ea)	\$ 1,200
16	Exterior lighting (2 @ \$200.00 ea)	\$ 400
17	Pull stations (4 @ \$450.00 ea)	\$ 1,800
18	Exterior Door (2 @ \$1000.00 ea)	\$ 2,000
19		
20		
	BASE COST (SUBTOTAL 1)	\$ 67,400
	RENOVATION FACTOR	\$ 13,500
	CONTINGENCY	\$ 13,500
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 94,400
	ADMIN. & PROFESSIONAL COSTS	\$ 14,200
	<b>TOTAL PROJECT COST</b>	<b>\$ 108,600</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ LS 9.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Suppression / Sprinklers - BFP \_\_\_\_\_

**Problem Statement:**

1. There is no backflow prevention device on the potable water supply to the dry sprinkler system.

**Recommendation:**

1. Provide reduced pressure zone backflow preventer. Reconfigure piping for BFP addition.

**Budget:**        \$11,300

**Minimum College Standard**

1. The College is in the practice of installing double check valves with no modifications to the piping system.

**Budget:**        \$ 2,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ LS 9.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Suppression / Sprinklers - BFP \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	6" RPZ BFP, Iron	\$ 5,500
2	Reconfigure Piping	\$ 1,500
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 7,000
	RENOVATION FACTOR	\$ 1,400
	CONTINGENCY	\$ 1,400
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 9,800
	ADMIN. & PROFESSIONAL COSTS	\$ 1,500
	<b>TOTAL PROJECT COST</b>	<b>\$ 11,300</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ LS 9.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Suppression / Sprinklers - Hood \_\_\_\_\_

**Problem Statement:**

1. The kitchen range hood has no fire suppression system.

**Recommendation:**

1. Install a small dry chemical suppression system of the type approved by the College (Guardian III).

**Budget:**        \$2,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ LS 9.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Suppression / Sprinklers - Hood \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Hood Dry Chemical System	\$ 1,500
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 1,500
	RENOVATION FACTOR	\$ 300
	CONTINGENCY	\$ 300
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 2,100
	ADMIN. & PROFESSIONAL COSTS	\$ 300
	<b>TOTAL PROJECT COST</b>	<b>\$ 2,400</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 1.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Roofing - Asphalt Shingles \_\_\_\_\_

**Problem Statement:**

1. The asphalt shingles are past their useful life. Some of the granules are gone, some of the asphalt is gone. This roofing must be replaced soon.

**Recommendation:**

1. Remove the asphalt shingles down to the wood deck. Review the deck and replace any bad wood. Replace the asphalt shingles with a new 40 year asphalt shingle and flash with lead coated copper.

**Budget:**        \$ 25,800

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 1.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Roofing - Asphalt Shingles \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Asphalt Shingles & Flashing (4000sf @ \$1.00/sf)	\$ 4,000
2	New 40 yr Asphalt Shingles (4,000sf @ \$3.00/sf)	\$ 12,000
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 16,000
	RENOVATION FACTOR	\$ 3,200
	CONTINGENCY	\$ 3,200
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 22,400
	ADMIN. & PROFESSIONAL COSTS	\$ 3,400
	<b>TOTAL PROJECT COST</b>	<b>\$ 25,800</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 1.5 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Roofing \_\_\_\_\_

### Problem Statement:

1. The shingles on the cupola should be replaced with copper.
2. The flat rolled roofing is past its useful life. The granules are gone, the asphalt is gone and there are some splits. This roofing must be replaced soon.
3. The rolled roofing on the barreled dormers is split and wide open.

### Recommendation:

1. Remove the asphalt shingles on the cupola and replace with copper.
2. Remove rolled roofing down to the wood deck. Review the deck and replace any bad wood.
3. Remove the rolled and copper roofing on the barreled dormers. Replace with new copper.

**Budget:**        \$ 39,300

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 1.5 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Roofing \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Asphalt Shingles & Flashing On Cupola (1 @ \$500 ea)	\$ 500
2	New Copper on Dormer (1 @ \$2,000.00 ea)	\$ 2,000
3	Removed Rolled Roofing (800sf @ \$3.00/sf)	\$ 2,400
4	New Flat Seam Copper (800sf @ \$15.00/sf)	\$ 12,000
5	Removed Rolled & Copper Roofing on Dormers (3 @ \$500 ea)	\$ 1,500
6	New Copper Roofing on Dormers (3 @ \$2,000 ea)	\$ 6,000
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 24,400
	RENOVATION FACTOR	\$ 4,900
	CONTINGENCY	\$ 4,900
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 34,200
	ADMIN. & PROFESSIONAL COSTS	\$ 5,100
	<b>TOTAL PROJECT COST</b>	<b>\$ 39,300</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 1.6 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Roofing - Repair \_\_\_\_\_

**Problem Statement:**

1. The flat seam copper at the base of the cupola should be reviewed for holes and breaks in the solder.

**Recommendation:**

1. Review the flat seam copper at the base of the cupola. Repair any holes or breaks in the solder joints.

**Budget:**        \$800

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 1.6 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Roofing - Repair \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Review Flat Seam Copper at Base of Cupola & Repair (1 @ \$500.00 ea)	\$ 500
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 500
	RENOVATION FACTOR	\$ 100
	CONTINGENCY	\$ 100
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 700
	ADMIN. & PROFESSIONAL COSTS	\$ 100
	<b>TOTAL PROJECT COST</b>	\$ 800

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Column and Exterior Wall Systems \_\_\_\_\_

### Problem Statement:

1. The brick chimney has some open joints and the mortar is old and porous.
2. The exterior wood siding and trim should be painted every six to eight years.
3. The concrete chimney cap is porous and absorbs water.

### Recommendation:

1. Clean brick chimneys.
2. Paint exterior wood siding and trim.
3. Waterproof the concrete chimney cap.

**Budget:**        \$20,200

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Column and Exterior Wall Systems \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Tuckpoint & Clean Brick Chimneys (3 @ \$700.00 ea)	\$ 2,100
2	Clean, Prepare & Paint Wood (5,000sf @ \$2.00/sf)	\$ 10,000
3	Waterproof Chimney Cap (1 @ \$500.00 ea)	\$ 500
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 12,600
	RENOVATION FACTOR	\$ 2,500
	CONTINGENCY	\$ 2,500
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 17,600
	ADMIN. & PROFESSIONAL COSTS	\$ 2,600
	<b>TOTAL PROJECT COST</b>	<b>\$ 20,200</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Foundation System \_\_\_\_\_

**Problem Statement:**

1. Water runs off the roof, down the walls and lands on the ground. The ground is eroding around the foundation and allowing water to run into the basement.

**Recommendation:**

1. Excavate the perimeter. Waterproof and insulate the walls.
2. Provide a footing drain connected to the storm.
3. Backfill wall with gravel.
4. Provide perimeter hard surface around the building.

**Budget:**        \$60,300

**Minimum College Standard**

1. Provide perimeter hard surface around the building.

**Budget:**        \$6,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Foundation System \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Excavate Perimeter to Footing (470lf @ \$20.00/lf)	\$ 9,400
2	Waterproof Wall (2,700sf @ \$3.00/sf)	\$ 8,100
3	Perimeter Footing Drain (270lf @ \$5.00/lf)	\$ 1,350
4	Footing Drain to Storm Drain (200lf @ \$5.00/lf)	\$ 1,000
5	Backfill (470lf @ \$20.00/lf)	\$ 9,400
6	Perimeter Hard Surface (270lf @ \$20.00/lf)	\$ 5,400
7	Insulate Walls (270lf @ \$10.00/lf)	\$ 2,700
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 37,400
	RENOVATION FACTOR	\$ 7,500
	CONTINGENCY	\$ 7,500
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 52,400
	ADMIN. & PROFESSIONAL COSTS	\$ 7,900
	<b>TOTAL PROJECT COST</b>	<b>\$ 60,300</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJJ

**PROJECT NUMBER:** \_\_\_\_\_ AE 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Window System \_\_\_\_\_

**Problem Statement:**

1. The windows are double hung, single pane, windows that are old, allow air to infiltrate and do not operate properly.

**Recommendation:**

1. Replace the windows with new aluminum clad, wood frame windows or commercial grade thermally broke aluminum frame units.

**Budget:**        \$42,600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AE 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Window System \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Windows (44 @ \$100.00 ea)	\$ 4,400
2	New Windows (44 @ @500.00 ea)	\$ 22,000
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 26,400
	RENOVATION FACTOR	\$ 5,300
	CONTINGENCY	\$ 5,300
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 37,000
	ADMIN. & PROFESSIONAL COSTS	\$ 5,600
	<b>TOTAL PROJECT COST</b>	\$ 42,600

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Plumbing - BFP \_\_\_\_\_

**Problem Statement:**

1. There is no backflow prevention device on the incoming water service to the building.
2. The hose bibb at the Janitor=s closet utility sink has no backflow prevention device.

**Recommendation:**

1. Install reduced pressure zone backflow preventer. Reconfigure piping for installation of BFP.
2. Install hose bibb vacuum breakers.

**Budget:**        \$4,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Plumbing - BFP \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	1" RPZ Backflow Preventer, Bronze	\$ 1,500
2	Reconfigure Piping	\$ 750
3	Vacuum Breakers (1 @ \$250/ea)	\$ 250
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 2,500
	RENOVATION FACTOR	\$ 500
	CONTINGENCY	\$ 500
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 3,500
	ADMIN. & PROFESSIONAL COSTS	\$ 500
	<b>TOTAL PROJECT COST</b>	<b>\$ 4,000</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Heating - Radiators \_\_\_\_\_

**Problem Statement:**

1. The existing radiators are 1-pipe units and are in acceptable condition; however, they should be cleaned and the automatic air vents should be replaced for continued use.

**Recommendation:**

1. Clean and flush existing radiators. Scrape and repaint. Replace automatic air vents.

**Budget:**        \$4,600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Heating - Radiators \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Radiator Refurbishment (22 @ \$100/ea)	\$ 2,200
2	Automatic Air Vents (22 @ \$25/ea)	\$ 550
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 2,800
	RENOVATION FACTOR	\$ 600
	CONTINGENCY	\$ 600
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 4,000
	ADMIN. & PROFESSIONAL COSTS	\$ 600
	<b>TOTAL PROJECT COST</b>	\$ 4,600

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 2.4 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Heating - Steam Traps \_\_\_\_\_

### **Problem Statement:**

1. The steam traps on the condensate return main in the basement are not operating adequately. It is suspected that live steam is passing through the traps.
2. There is evidence of leakage at an elbow on the condensate piping system.

### **Recommendation:**

1. Repair or replace traps as needed.
2. Replace pipe elbow.

**Budget:**        \$5,100

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 2.4 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Heating - Steam Traps \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Steam Main Traps (6 @ \$500/ea)	\$ 3,000
2	Replace Pipe Fitting	\$ 150
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 3,200
	RENOVATION FACTOR	\$ 600
	CONTINGENCY	\$ 600
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 4,400
	ADMIN. & PROFESSIONAL COSTS	\$ 700
	<b>TOTAL PROJECT COST</b>	<b>\$ 5,100</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Air Movement/Ventilation/Exhaust - Toilet \_\_\_\_\_

**Problem Statement:**

1. The first floor toilet room has no code-required mechanical exhaust system.

**Recommendation:**

1. Install a toilet room exhaust fan. Duct to outside. Provide occupancy/timer controls.

**Budget:**        \$3,100

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Air Movement/Ventilation/Exhaust - Toilet \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Toilet Exhaust Fan W/ductwork	\$ 750
2	Electrical and Controls - Toilet Exhaust	\$ 750
3	Cutting and Patching	\$ 400
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 1,900
	RENOVATION FACTOR	\$ 400
	CONTINGENCY	\$ 400
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 2,700
	ADMIN. & PROFESSIONAL COSTS	\$ 400
	<b>TOTAL PROJECT COST</b>	<b>\$ 3,100</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 4.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Air Movement/Ventilation/Exhaust - Basement \_\_\_\_\_

### **Problem Statement:**

1. There is inadequate ventilation in the basement. There are windows in the bar area; however these are not operable. Most of the basement has no mechanical or natural ventilation.

### **Recommendation:**

1. Install a mechanical ventilation system to allow the continued occupation of the basement areas as a place of assembly. System should include exhaust and heated make-up air equipment.

**Budget:**        \$77,400

### **Minimum College Standard**

1. Install a mechanical ventilation system to allow the continued occupation of the basement areas.

**Budget:**        \$10,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 4.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Air Movement/Ventilation/Exhaust - Basement \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Exhaust Fan (2000 cfm)	\$ 10,000
2	Make-up Air Unit (2000 cfm)	\$ 15,000
3	Ductwork, Louvers and Grilles (75' @ \$75/lf + accessories)	\$ 7,500
4	Electrical and Controls	\$ 7,500
5	Steam and Condensate Piping (50' @ \$25/lf)	\$ 1,250
6	Cutting and Patching	\$ 6,800
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 48,100
	RENOVATION FACTOR	\$ 9,600
	CONTINGENCY	\$ 9,600
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 67,300
	ADMIN. & PROFESSIONAL COSTS	\$ 10,100
	<b>TOTAL PROJECT COST</b>	<b>\$ 77,400</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 5.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Temperature Control \_\_\_\_\_

### Problem Statement:

1. The radiators heating the building are currently controlled by manual control valves mounted at the radiators. Steam supply is regulated by an electric thermostat that controls the firing of the boiler burner.

Many of the manual steam valves are in poor condition; some no longer have handles to allow adjustment and/or the valve will not seat properly.

### Recommendation:

1. Replace all steam control valves with self-contained thermostatic control valves to allow local temperature regulation at the radiators. Maintain use of central thermostat to control boiler burner.

**Budget:**        \$9,800

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ MS 5.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Temperature Control \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Demo Radiator Control Valves (22 @ \$25/ea.)	\$ 550
2	Self-Contained Thermostatic Control Valves (22 @ \$250/ea.)	\$ 5,500
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 6,100
	RENOVATION FACTOR	\$ 1,200
	CONTINGENCY	\$ 1,200
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 8,500
	ADMIN. & PROFESSIONAL COSTS	\$ 1,300
	<b>TOTAL PROJECT COST</b>	<b>\$ 9,800</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Service and Distribution \_\_\_\_\_

### **Problem Statement:**

1. The existing electric service is a 200 amp service comprised of cloth covered wiring to a 200 amp panelboard. This service entrance panelboard has 24 circuits and 26 circuit breakers installed with no spaces available for future expansion.
2. Distribution is to two (2) 100 amp panelboards. The basement subpanelboard is a 100 amp - 16 circuit panel with 4 spaces. The second floor panelboard is a 100 amp - 20 circuit panel with one space. Feeders to these panelboards are cloth covered and limited to 50 amps.
3. All panelboards are very deteriorated.

### **Recommendation:**

1. Replace the service entrance and main distribution panelboard. Provide two (2) new distribution panelboards with adequate capacity for future expansion.

**Budget:**        \$39,600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Service and Distribution \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	400 amp Service Drop	\$ 2,300
2	400 amp I-Line Panelboard	\$ 7,000
3	200 amp - 42 Circuit Panelboard (2)	\$ 5,000
4	200 amp Feeder (70 lf)	\$ 2,400
5	Reconnects Existing Circuits (58)	\$ 2,900
6	Cutting and Patching	\$ 3,000
7	Demolition	\$ 2,000
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 24,600
	RENOVATION FACTOR	\$ 4,900
	CONTINGENCY	\$ 4,900
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 34,400
	ADMIN. & PROFESSIONAL COSTS	\$ 5,200
	<b>TOTAL PROJECT COST</b>	<b>\$ 39,600</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Lighting - Resident Rooms \_\_\_\_\_

### **Problem Statement:**

1. Resident room lighting is incandescent surface mounted fixtures. The lenses are broken and missing. The lighting levels are low.
2. Restroom lighting is a mix of incandescent and fluorescent and is in poor condition. The lighting levels are very low.

### **Recommendation:**

1. Replace resident room lighting with durable, surface mounted, fluorescent dormitory style fixtures, on an as-needed basis.
2. Replace restroom lighting with fluorescent fixtures listed for damp location, as needed.
3. Budget to complete one floor in year three and one floor in year five.

**Budget:**        \$ 33,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Lighting - Resident Rooms \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Resident Room Fixtures (14)	\$ 3,500
2	Corridor Fixtures (16)	\$ 4,000
3	Restroom Fixtures (8)	\$ 2,000
4	Wiring (38)	\$ 5,700
5	Cutting and Patching	\$ 3,100
6	Demolition	\$ 2,200
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 20,500
	RENOVATION FACTOR	\$ 4,100
	CONTINGENCY	\$ 4,100
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 28,700
	ADMIN. & PROFESSIONAL COSTS	\$ 4,300
	<b>TOTAL PROJECT COST</b>	<b>\$ 33,000</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 2.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Lighting - Common \_\_\_\_\_

**Problem Statement:**

1. First floor common area lighting is incandescent residential style fixtures, the majority of which are broken and dirty.
2. Basement lighting is incandescent and has been exposed to a considerable amount of wear. Lenses are broken and dirty. The lighting levels are unacceptably low.

**Recommendation:**

1. Replace first floor common area lighting.
2. Replace basement lighting with a vandal proof style of fluorescent fixture.

**Budget:**        \$ 25,200

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 2.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Lighting - Common \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	First Floor Residential Fixtures (16)	\$ 4,000
2	Basement Fixtures (12)	\$ 3,600
3	Wiring (28)	\$ 4,200
4	Cutting and Patching	\$ 2,300
5	Demolition	\$ 1,600
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 15,700
	RENOVATION FACTOR	\$ 3,100
	CONTINGENCY	\$ 3,100
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 21,900
	ADMIN. & PROFESSIONAL COSTS	\$ 3,300
	<b>TOTAL PROJECT COST</b>	<b>\$ 25,200</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 3.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Wiring Devices – Receptacles \_\_\_\_\_

**Problem Statement:**

1. The receptacles in the restroom on the second floor are not GFCI protected.

**Recommendation:**

1. Provide GFCI protection for the receptacles at the second restroom.

**Budget:**        \$ 2,600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 3.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Wiring Devices – Receptacles \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	GFCI Receptacle (4)	\$ 240
2	Wiring	\$ 1,200
3	Cutting and Patching	\$ 300
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 1,700
	RENOVATION FACTOR	\$ 300
	CONTINGENCY	\$ 300
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 2,300
	ADMIN. & PROFESSIONAL COSTS	\$ 300
	<b>TOTAL PROJECT COST</b>	<b>\$ 2,600</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 3.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Wiring Devices - Light Switches \_\_\_\_\_

**Problem Statement:**

1. Many of the existing lighting toggle switches are snap style which are prone to wear and failure.

**Recommendation:**

1. Replace all existing snap style switches.

**Budget:**        \$ 4,600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ ES 3.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Wiring Devices - Light Switches \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Switch Replacement (25)	\$ 2,800
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 2,800
	RENOVATION FACTOR	\$ 600
	CONTINGENCY	\$ 600
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 4,000
	ADMIN. & PROFESSIONAL COSTS	\$ 600
	<b>TOTAL PROJECT COST</b>	<b>\$ 4,600</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Ceiling Systems - Sheetrock \_\_\_\_\_

**Problem Statement:**

1. The basement party room is used as a place of assembly. Code requires the assembly area be separated from the residential use with a rated floor/ceiling system.

**Recommendation:**

1. Provide fire rated drywall on the bottom of all first floor structure and framing.

**Budget:**        \$9,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Ceiling Systems - Sheetrock \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Provide Fire Rated Drywall (2900 sf @ \$2.00/sf)	\$ 5,800
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 5,800
	RENOVATION FACTOR	\$ 1,200
	CONTINGENCY	\$ 1,200
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 8,200
	ADMIN. & PROFESSIONAL COSTS	\$ 1,200
	<b>TOTAL PROJECT COST</b>	<b>\$ 9,400</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 1.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Ceiling Systems - Plaster \_\_\_\_\_

**Problem Statement:**

1. Some areas of the plaster in very poor condition.
2. All ceilings are dirty and some paint is peeling.

**Recommendation:**

1. Repair ceiling plaster.
2. Clean and paint all ceilings.

**Budget:**        \$38,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 1.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Ceiling Systems - Plaster \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Repair Bad Plaster (5 areas @ \$1,000/area)	\$ 5,000
2	Clean and Paint All Ceilings (9,300sf @ \$2.00/sf)	\$ 18,600
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 23,600
	RENOVATION FACTOR	\$ 4,700
	CONTINGENCY	\$ 4,700
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 33,000
	ADMIN. & PROFESSIONAL COSTS	\$ 5,000
	<b>TOTAL PROJECT COST</b>	<b>\$ 38,000</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Wall Systems \_\_\_\_\_

**Problem Statement:**

1. Some of the wall plaster is in poor condition.
2. All walls are dirty and some of the paint is peeling.

**Recommendation:**

1. Repair wall plaster.
2. Clean and paint all walls.

**Budget:**        \$72,500

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Wall Systems \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Repair Wall Plaster (10 areas @ \$500/area)	\$ 5,000
2	Clean & Paint All Walls (20,000sf @ \$2.00/sf)	\$ 40,000
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 45,000
	RENOVATION FACTOR	\$ 9,000
	CONTINGENCY	\$ 9,000
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 63,000
	ADMIN. & PROFESSIONAL COSTS	\$ 9,500
	<b>TOTAL PROJECT COST</b>	\$ 72,500

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems – Basement \_\_\_\_\_

**Problem Statement:**

1. The basement tile and concrete floor is stained and dirty.

**Recommendation:**

1. Remove basement floor tile. Shot blast all concrete surfaces. Paint floor with epoxy deck paint.

**Budget:**        \$21,700

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems – Basement \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Basement Floor Tile (3,000sf @ \$.50/sf)	\$ 1,500
2	Shot Blast Concrete Floor (3,000sf @ \$2.00/sf)	\$ 6,000
3	Paint Floor (3,000sf @ \$2.00/sf)	\$ 6,000
4		
5		
6		
7		
8		
9		
10		
11		
	BASE COST (SUBTOTAL 1)	\$ 13,500
	RENOVATION FACTOR	\$ 2,700
	CONTINGENCY	\$ 2,700
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 18,900
	ADMIN. & PROFESSIONAL COSTS	\$ 2,800
	<b>TOTAL PROJECT COST</b>	<b>\$ 21,700</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Basement Stair \_\_\_\_\_

**Problem Statement:**

1. The steps to the basement are worn and the treads are in bad condition.

**Recommendation:**

1. Refinish stair treads to the basement.

**Budget:**        \$6,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Basement Stair \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Refinish Wood Stairs (40 treads @ \$100.00 ea)	\$ 4,000
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	BASE COST (SUBTOTAL 1)	\$ 4,000
	RENOVATION FACTOR	\$ 800
	CONTINGENCY	\$ 800
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 5,600
	ADMIN. & PROFESSIONAL COSTS	\$ 800
	<b>TOTAL PROJECT COST</b>	\$ 6,400

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.5 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Portico \_\_\_\_\_

**Problem Statement:**

1. The wood deck under the portico is worn and should be stained.

**Recommendation:**

1. Repair the portico wood floor.

**Budget:**      \$1,800

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.5 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Portico \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Repair Portico Wood Deck & Stain (600sf @ \$2.00/sf)	\$ 1,200
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	BASE COST (SUBTOTAL 1)	\$ 1,200
	RENOVATION FACTOR	\$ 200
	CONTINGENCY	\$ 200
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 1,600
	ADMIN. & PROFESSIONAL COSTS	\$ 200
	<b>TOTAL PROJECT COST</b>	\$ 1,800

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.7 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Hardwood \_\_\_\_\_

**Problem Statement:**

1. The hardwood floors should be resurfaced every year, sanded and refinished every four to six years.

**Recommendation:**

1. Refinish hardwood floors.

**Budget:**        \$64,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.7 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Hardwood \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Refinish Hardwood Floor (8,000sf @ \$5.00/sf)	\$ 40,000
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	BASE COST (SUBTOTAL 1)	\$ 40,000
	RENOVATION FACTOR	\$ 8,000
	CONTINGENCY	\$ 8,000
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 56,000
	ADMIN. & PROFESSIONAL COSTS	\$ 8,400
	<b>TOTAL PROJECT COST</b>	\$ 64,400

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.8 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Carpet \_\_\_\_\_

**Problem Statement:**

1. The carpets are dirty and in poor condition.

**Recommendation:**

1. Remove and replace all carpet.

**Budget:**        \$6,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 3.8 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Floor Systems - Carpet \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Carpet (1,000sf @ \$1.00/sf)	\$ 1,000
2	New Carpet (1,000sf @ \$3.00/sf)	\$ 3,000
3		
4		
5		
6		
7		
8		
9		
10		
11		
	BASE COST (SUBTOTAL 1)	\$ 4,000
	RENOVATION FACTOR	\$ 800
	CONTINGENCY	\$ 800
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 5,600
	ADMIN. & PROFESSIONAL COSTS	\$ 800
	<b>TOTAL PROJECT COST</b>	<b>\$ 6,400</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Door Systems \_\_\_\_\_

**Problem Statement:**

1. The interior room doors are in poor condition. The existing interior to residents= rooms are not rated and the minimum College standard is that all resident room doors be of rated construction.

**Recommendation:**

1. Replace interior doors. Replace resident room doors with rated doors.

**Budget:**        \$15,900

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ AI 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Door Systems \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Doors & Frames (14 @ \$100.00 ea)	\$ 1,400
2	New Doors & Frames (14 @ 600.00 ea)	\$ 8,400
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 9,800
	RENOVATION FACTOR	\$ 2,000
	CONTINGENCY	\$ 2,000
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 13,800
	ADMIN. & PROFESSIONAL COSTS	\$ 2,100
	<b>TOTAL PROJECT COST</b>	<b>\$ 15,900</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ EC 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Controls \_\_\_\_\_

**Problem Statement:**

1. The electric thermostat that controls the boiler burner does not allow day/night setback control.

**Recommendation:**

1. Replace existing thermostat with programmable electronic thermostat to allow day/night control.

**Budget:**        \$ 600

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ EC 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Controls \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Programmable Thermostat	\$ 300
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 300
	RENOVATION FACTOR	\$ 100
	CONTINGENCY	\$ 100
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 500
	ADMIN. & PROFESSIONAL COSTS	\$ 100
	<b>TOTAL PROJECT COST</b>	\$ 600

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ EC 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Insulation \_\_\_\_\_

**Problem Statement:**

1. Some sections of the steam and condensate piping in the building are not insulated.
2. Insulation is missing on most of the domestic hot water piping.

**Recommendation:**

1. Insulate steam and condensate piping throughout the building.
2. Insulate domestic hot water piping.

**Budget:**        \$16,800

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** KHR

**PROJECT NUMBER:** \_\_\_\_\_ EC 4.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Insulation \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Steam Piping Insulation (500' of 3")	\$ 5,000
2	Condensate Piping Insulation (500' of 1-1/2")	\$ 3,750
3	Domestic Hot Water Piping Insulation (250' of 1")	\$ 1,650
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 10,400
	RENOVATION FACTOR	\$ 2,100
	CONTINGENCY	\$ 2,100
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 14,600
	ADMIN. & PROFESSIONAL COSTS	\$ 2,200
	<b>TOTAL PROJECT COST</b>	<b>\$ 16,800</b>

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Building Access \_\_\_\_\_

**Problem Statement:**

1. The main level of the building is three steps up from grade.

**Recommendation:**

1. Provide a ramp up the main entrance doors.

**Budget:**        \$16,100

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Building Access \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	New Ramp (1 @ \$10,000.00)	\$ 10,000
2		
3		
4		
5		
6		
7		
8		
9		
10		
	BASE COST (SUBTOTAL 1)	\$ 10,000
	RENOVATION FACTOR	\$ 2,000
	CONTINGENCY	\$ 2,000
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 14,000
	ADMIN. & PROFESSIONAL COSTS	\$ 2,100
	<b>TOTAL PROJECT COST</b>	\$ 16,100

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Accessible Public Restroom \_\_\_\_\_

**Problem Statement:**

1. There is no accessible public restroom.

**Recommendation:**

1. Provide an accessible public restroom. An accessible public lavatory and water closet should be included for each sex.

**Budget:**      \$ 45,100

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Accessible Public Restroom \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Demolition	\$ 1,500
2	Patch & Repair Floor, Walls & Ceiling	\$ 1,000
3	Paint	\$ 500
4	Flooring (200sf @ \$5.00/sf)	\$ 1,000
5	Ceiling (200sf @ \$5.00/sf)	\$ 1,000
6	Toilet Partitions (2 @ \$500.00 ea)	\$ 1,000
7	Water Closets 2 @ \$500.00 ea)	\$ 1,000
8	Lavatories (1 @ \$500.00 ea)	\$ 500
9	Exhaust Fan (1 @ \$800.00 ea)	\$ 800
10	Door (1 @ \$800.00 ea)	\$ 800
11	Lighting (2 @ \$400.00)	\$ 800
12	Receptacles (1 @ \$200.00 ea)	\$ 200
13	Mirror (1 @ \$800 ea)	\$ 800
14	Modify Piping	\$ 1,500
15	Accessories	\$ 1,000
16	Fire Alarm Indicating Appliance (1 @ \$450.00 ea)	\$ 450
17	Occupancy Sensor Control	\$ 100
18	Additional Public Restroom	\$ 14,000
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 28,000
	<b>RENOVATION FACTOR</b>	\$ 5,600
	<b>CONTINGENCY</b>	\$ 5,600
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 39,200
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 5,900
	<b>TOTAL PROJECT COST</b>	\$ 45,100

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJJ

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Program Access \_\_\_\_\_

**Problem Statement:**

1. The party room and kitchen in the basement are not accessible.

**Recommendation:**

1. Provide a chair lift from the main level to the basement on the main stair.

**Budget:**        \$32,200

**Minimum College Standard**

1. If the designated public social spaces are located on the first floor and are made to be accessible, a chair lift will not be required.

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.3 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Program Access \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Lift from the Main Level to the Basement	\$ 20,000
2		
3		
4		
5		
6		
7		
8		
9		
10		
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 20,000
	<b>RENOVATION FACTOR</b>	\$ 4,000
	<b>CONTINGENCY</b>	\$ 4,000
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 28,000
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 4,200
	<b>TOTAL PROJECT COST</b>	\$ 32,200

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.4 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Accessible Resident Restroom \_\_\_\_\_

### Problem Statement:

1. There is no accessible resident restroom.

### Recommendation:

1. Provide accessible resident restroom.
2. Consider incorporating Project FI 1.4 into Project FI 1.2.

**Budget:**        \$27,600

### Minimum College Standard

1. Create a realistic plan to provide an accessible resident restroom with a shower should member who requires such accommodations choose to live in the house. This plan will be required to be implemented when the need arises.

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.4 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Accessible Resident Restroom \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Demolition	\$ 4,000
2	Walls (300sf @\$5.00/sf)	\$ 1,500
3	Water Closet (1 @ \$500.00 ea)	\$ 500
4	Lavatory (1 @ \$500.00 ea)	\$ 500
5	Flooring (50sf @ \$5.00/sf)	\$ 250
6	Ceiling (50sf @ \$5.00/sf)	\$ 250
7	Wall Finish (300sf @ \$3.00/sf)	\$ 900
8	Exhaust Fan (1 @ \$800.00 ea)	\$ 800
9	Door (1 @ \$800.00 ea)	\$ 800
10	Lighting (2 @ \$400.00 ea)	\$ 800
11	Receptacles (2 @\$200.00 ea)	\$ 400
12	Mirror (1 @\$400.00 ea)	\$ 400
13	Modify Piping	\$ 4,000
14	Accessories	\$ 1,000
15	Shower (1 @ \$500.00 ea)	\$ 500
16	Fire Alarm Indicating Appliance (1 @ \$450.00 ea)	\$ 450
17	Occupancy Sensor Control	\$ 100
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 17,200
	<b>RENOVATION FACTOR</b>	\$ 3,400
	<b>CONTINGENCY</b>	\$ 3,400
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 24,000
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 3,600
	<b>TOTAL PROJECT COST</b>	\$ 27,600

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.5 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Accessible Sleeping Room \_\_\_\_\_

### Problem Statement:

1. There is no accessible sleeping room.

### Recommendation:

1. Provide an accessible sleeping room.

**Budget:**        \$16,200

### Minimum College Standard

1. Create a realistic plan to provide an accessible resident sleeping room near the accessible restroom should member who requires such accommodations choose to live in the house. This plan will be required to be implemented when the need arises.

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 1.5 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Accessible Sleeping Room \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Demolition	\$ 1,000
2	Partitions (500sf @ \$5.00/sf)	\$ 2,500
3	Door (1 @ \$800.00)	\$ 800
4	Flooring (150sf @ \$3.00/sf)	\$ 450
5	Painting (700sf @ \$1.00/sf)	\$ 700
6	Lighting (2 @ \$400.00 ea)	\$ 800
7	Outlets (4 @ \$200.00 ea)	\$ 800
8	Accessible Bed, Closet, Dresser & Etc.	\$ 1,000
9	ADA Fire Annunciation Device (1 @ \$450.00 ea)	\$ 450
10	Bedroom Smoke Detector (1 @ \$550.00 ea)	\$ 550
11	Data/Cable/Telephone (1 ea)	\$ 100
12	Communications Wiring	\$ 900
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 10,100
	<b>RENOVATION FACTOR</b>	\$ 2,000
	<b>CONTINGENCY</b>	\$ 2,000
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 14,100
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 2,100
	<b>TOTAL PROJECT COST</b>	\$ 16,200

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Resident Restroom Improvements \_\_\_\_\_

**Problem Statement:**

1. The resident restrooms do not meet the minimum college standard.

**Recommendation:**

1. Renovate resident restroom on the second floor.
2. Restrooms are to be tiled or painted surfaces. Create a maintenance schedule for cleaning to keep surfaces in good condition.

**Budget:**        \$34,500

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Resident Restroom Improvements \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Demolition	\$ 2,000
2	Patch & repair floor, walls & ceiling	\$ 2,000
3	Paint	\$ 500
4	Flooring (250sf @ \$5.00/sf)	\$ 1,250
5	Ceiling (250sf @ \$5.00/sf)	\$ 1,250
6	Toilet partitions (2 @ \$500.00 ea)	\$ 1,000
7	Shower walls & door (2 @ \$500.00 ea)	\$ 1,000
8	Water closets (2 @ \$500.00 ea)	\$ 1,000
9	Lavatories (4 @ \$500.00 ea)	\$ 2,000
10	Exhaust fan (1 @ \$800.00 ea)	\$ 800
11	Door (1 @ \$800.00 ea)	\$ 800
12	Lighting (4 @ \$400.00)	\$ 1,600
13	Receptacles GFCI (4 @ \$200.00 ea)	\$ 800
14	Mirror (1 @ \$800 ea)	\$ 800
15	Modify piping	\$ 2,000
16	Accessories	\$ 2,000
17	Fire alarm indicating appliance (1 @ \$450 ea)	\$ 450
18	Occupancy Sensor Control	\$ 100
19		
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 21,400
	<b>RENOVATION FACTOR</b>	\$ 4,300
	<b>CONTINGENCY</b>	\$ 4,300
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 30,000
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 4,500
	<b>TOTAL PROJECT COST</b>	\$ 34,500

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Public Restroom Improvements \_\_\_\_\_

### Problem Statement:

1. The basement party room is used as a place of assembly. Code requires a separate toilet facility for each sex, one water closet per forty occupants, and one lavatory per seventy-five occupants. The current Building Code sets the occupancy level based on three net square foot per person.

### Recommendation:

1. Provide public restroom facilities for each sex. The net square footage of the basement party room is 1050 sf, therefore, the occupant load is 350; a total of 9 water closets and 5 lavatories are required.

**Budget:**        \$77,300

### Minimum College Standard

1. The above recommendation has been deemed more appropriate for the night club type Assembly Occupancy. Provide separate public restroom facilities (water closet and lavatory). Provide facilities for one sex in the basement and facilities for the other sex on the first floor..

**Budget:**        \$25,000

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ FI 2.2 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Public Restroom Improvements \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Demolition	\$ 3,000
2	Patch & Repair Floor, Walls & Ceiling	\$ 2,000
3	Paint	\$ 500
4	Flooring (200sf @ \$5.00/sf)	\$ 1,000
5	Ceiling (200sf @ \$5.00/sf)	\$ 1,000
6	Toilet Partitions (5 @ \$500.00 ea)	\$ 2,500
7	Water Closets (5 @ \$500.00 ea)	\$ 2,500
8	Lavatories (3 @ \$500.00 ea)	\$ 1,500
9	Exhaust Fan (1 @ \$800.00 ea)	\$ 800
10	Door (1 @ \$800.00 ea)	\$ 800
11	Lighting (4 @ \$400.00)	\$ 1,600
12	Receptacles (2 @ \$200.00 ea)	\$ 400
13	Mirror (1 @ \$800 ea)	\$ 800
14	Modify Piping	\$ 3,000
15	Accessories	\$ 2,000
16	Fire Alarm Indicating Appliance (1 @ \$450.00 ea)	\$ 450
17	Occupancy Sensor Control	\$ 100
18	Additional Public Restroom	\$ 24,000
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 48,000
	<b>RENOVATION FACTOR</b>	\$ 9,600
	<b>CONTINGENCY</b>	\$ 9,600
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 67,200
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 10,100
	<b>TOTAL PROJECT COST</b>	\$ 77,300

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ SI 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Walks \_\_\_\_\_

**Problem Statement:**

1. The dirt path from the street to the front door is difficult to maintain in winter.
2. The side steps are crumbling.

**Recommendation:**

1. Replace the dirt with a concrete walk. Combine this project with ramp Project FI 1.1.
2. Remove and replace two sets of side steps.

**Budget:**        \$4,100

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ SI 1.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Walks \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Dirt Walk (160sf @ \$2.00/sf)	\$ 320
2	New Concrete Walk (160sf @ \$8.00/sf)	\$ 1,280
3	Remove & Replace Side Steps (2 @ \$500.00 ea)	\$ 1,000
4		
5		
6		
7		
8		
9		
10		
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 2,600
	<b>RENOVATION FACTOR</b>	\$ 500
	<b>CONTINGENCY</b>	\$ 500
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 3,600
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 500
	<b>TOTAL PROJECT COST</b>	\$ 4,100

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ SI 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Drives \_\_\_\_\_

**Problem Statement:**

1. The drive is gravel which is difficult to maintain in the winter.

**Recommendation:**

1. Create a plan to maintain the existing gravel drive. If the gravel drive is not appropriately maintained, the drive will be required to be paved.

**Budget:**      \$12,900

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ SI 2.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Drives \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Gravel Drive (2,000sf @ \$1.00/sf)	\$ 2,000
2	New Subbase & Asphalt Drive (2,000sf @ \$3.00/sf)	\$ 6,000
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4		
5		
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10		
	<b>BASE COST (SUBTOTAL 1)</b>	\$ 8,000
	<b>RENOVATION FACTOR</b>	\$ 1,600
	<b>CONTINGENCY</b>	\$ 1,600
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 11,200
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 1,700
	<b>TOTAL PROJECT COST</b>	\$ 12,900

**MAJOR PROJECT DESCRIPTION**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ SI 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Parking \_\_\_\_\_

**Problem Statement:**

1. The parking area is gravel which is difficult to maintain in the winter.

**Recommendation:**

1. Create a plan to maintain the existing gravel parking area. If the gravel parking area is not appropriately maintained, a paved parking area, with appropriate striping and signage will be required.

**Budget:**        \$39,400

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** BJS

**PROJECT NUMBER:** \_\_\_\_\_ SI 3.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Parking \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Remove Gravel Parking Area (6,000sf @ \$1.00/sf)	\$ 6,000
2	New Subbase & Asphalt Parking Area (6,000sf @ \$3.00/sf)	\$ 18,000
3	Stripe (300lf @ \$1.00/lf)	\$ 300
4	ADA Parking Sign (1 @ \$200.00 ea)	\$ 200
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	<b>BASE COST (SUBTOTAL 1)</b>	\$ 24,500
	<b>RENOVATION FACTOR</b>	\$ 4,900
	<b>CONTINGENCY</b>	\$ 4,900
	<b>CONSTRUCTION COST (SUBTOTAL 2)</b>	\$ 34,300
	<b>ADMIN. &amp; PROFESSIONAL COSTS</b>	\$ 5,100
	<b>TOTAL PROJECT COST</b>	\$ 39,400

## MAJOR PROJECT DESCRIPTION

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ SI 6.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Lighting \_\_\_\_\_

### **Problem Statement:**

1. The existing exterior lighting consists of a total of four (4) wall mounted flood lights and three (3) surface mounted fixtures at the entries. The lighting is in poor condition. The lighting is inadequate to provide security around the house.

### **Recommendation:**

1. Provide a new site lighting system. The site lighting system is to consist of lighting at each entry and on each building elevation. The lighting system is to create an environment that provides for the safety and comfort of occupants and visitors to the house.
2. Lighting is to be controlled via a photocell that turns on exterior lighting at dusk and lighting is to remain on until dawn.

**Budget:**        \$15,200

**MAJOR PROJECT COST ESTIMATE**

**BUILDING:** \_\_\_\_\_ Panarchy \_\_\_\_\_

**INITIAL:** RJC

**PROJECT NUMBER:** \_\_\_\_\_ SI 6.1 \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_ Lighting \_\_\_\_\_

	ITEM DESCRIPTION	COST
1	Wall Mounted Period Lighting Fixtures (6)	\$ 3,000
2	Wall Mounted Flood Lighting (8)	\$ 1,600
3	Photocell and Contactor	\$ 1,200
4	Wiring	\$ 3,600
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6		
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8		
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10		
	BASE COST (SUBTOTAL 1)	\$ 9,400
	RENOVATION FACTOR	\$ 1,900
	CONTINGENCY	\$ 1,900
	CONSTRUCTION COST (SUBTOTAL 2)	\$ 13,200
	ADMIN. & PROFESSIONAL COSTS	\$ 2,000
	<b>TOTAL PROJECT COST</b>	<b>\$ 15,200</b>

## MAJOR PROJECT DESCRIPTION

**BUILDING:** Panarchy **INITIAL:** RJC/KHR/MVR

**PROJECT NUMBER:** RM 1.1-12.1

**PROJECT NAME:** Routine Maintenance & Testing

The following items are present in the building and require the routine maintenance and testing procedures described:

RM1.1 Roof Maintenance

RM2.1 Flooring

RM3.1 Group Relamping

RM4.1 Steam Trap Maintenance

RM5.1 Water Heater

RM6.1 Controls

RM8.1 Boilers

RM9.1 Valves

RM10.1 Pumps

RM11.1 Fire Alarm System

RM12.1 Fire Suppression

