

BLDG	SYSTEM	COMPONENT	AUDIT				COST/		COST	DESCRIPTION	
			DATE	TRADE	PRI	%	UNIT				
Aps	Envelope	Exterior Windows	5/2/2005	Contractor	4	2	\$	5.89	\$	2,386	Mitigate Solar Heat Gain from Southside Windows
Aps	Envelope	Exterior Walls	5/2/2005	Painter	6	1	\$	4.09	\$	828	Repaint Fascia @ Entry Canopies
Aps	Envelope	Exterior Walls	5/15/2003	Contractor	6	2	\$	7.55	\$	3,058	Clean brick of effourescence
Aps	Floor System	Stair Treads/Risers	5/2/2005	Carpenter	2	1	\$	2.32	\$	470	Stabilize Interior Stair Handrail Returns
Aps	Foundation	Footings/foundation walls	5/2/2005	Contractor	2	2	\$	3.00	\$	1,215	Replace concrete slab to stabilize column @ N entry canopy
Aps	Foundation	Exterior Steps/Retaining Walls	5/2/2005	Contractor	3	5	\$	1.35	\$	1,367	Infill Exterior Stairs Handrail
Aps	H & V System	Heating	5/15/2003	Plumber	2	7	\$	13.93	\$	18,061	Replace flex connectors at unit heaters
Aps	H & V System	Heating	5/2/2005	Contractor	4	15	\$	9.29	\$	28,224	Replace DDC Controls
Aps	Roof System	Roof Covering	5/2/2005	Contractor	2	10	\$	2.26	\$	4,577	Replace Roofs over N & SE entries
Aps	Safety Systems	Egress	10/9/2001	Carpenter	8	10	\$	2.70	\$	5,469	Bring "Rescue Assist." Areas up to Code
Aps	Safety Systems	Exit/Emergency Lighting/Alarms	5/15/2003	Contractor	7	50	\$	6.64	\$	67,244	Install Fire Alarm System
Aps	Safety Systems	Exit/Emergency Lighting/Alarms	5/15/2003	Contractor	7	40	\$	6.64	\$	53,795	Install Emergency Lighting
Aps	Safety Systems	Extinguishing System	5/15/2003	Contractor	7	100	\$	3.99	\$	80,813	Install Fire Suppression System
Petro	Electrical System	Relocate Fire alarm in RD apt	5/4/2005	Electrician	1						Relocate Fire alarm in RD apt
Petro	Envelope	Exterior Walls	5/2/2005	Contractor	2	2	\$	6.28	\$	17,073	Stabilize and/or Replace Balcony Railings
Petro	Envelope	Exterior Windows	5/4/2005	Contractor	2						Replace Window Coverings as needed
Petro	Envelope	Exterior Windows	5/2/2005	Contractor	3	7	\$	2.74	\$	26,072	Replace glass in Lobbies w/tempered
Petro	Envelope	Exterior Windows	5/4/2005	Contractor	3						Replace Glass in Floor Lobbies
Petro	Envelope	Exterior Doors/Hatches	5/4/2005	Contractor	3						Replace Glass in Sliding Doors @ Lobbies
Petro	Finishes	Ceilings	5/4/2005	Carpenter	2						Replace Ceiling Tile as needed
Petro	Finishes	Interior Doors/Hardware/Glazing	5/4/2005	Carpenter	2						Replace Worn-out Hardware
Petro	Finishes	Interior Doors/Hardware/Glazing	5/4/2005	Carpenter	2						Replace Damaged Closet doors
Petro	Finishes	Floors	5/4/2005	Contractor	2						Replace Corridor Carpet
Petro	Finishes	Paint	5/4/2005	Painter	6						Replace wall covering next to sinks in rooms, patch/paint
Petro	H & V System	Ventilation	5/4/2005	PM	1						Clean Laundry Dryer Exhausts
Petro	H & V System	Heating	5/4/2005	HVAC	2						Replace Steam-Water HX
Petro	H & V System	Heating	5/4/2005	HVAC	2						Replace Heating unit Automatic valves
Petro	H & V System	Ventilation	5/4/2005	HVAC	2						Repair HV-P3/P4 Coils, Dampers, Controls & Filters
Petro	H & V System	Ventilation	5/4/2005	HVAC	2						Resupport Duct Systems in Corridor
Petro	H & V System	Ventilation	5/4/2005	HVAC	4						Recommission Controls on all systems
Petro	H & V System	Ventilation	5/4/2005	HVAC	4						Extend Exhaust Systems in Shower Areas
Petro	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2						Replace obsolete Shower valves (Delta)
Petro	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2						Repair tub valves to prevent cross flow (Moen)
Petro	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2						Replace water softener controls
Petro	Plumbing system	Waste Piping	5/4/2005	Contractor	2						Replace vertical waste piping
Petro	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2						Replace Hot Water Tank
Petro	Roof System	Roof Structure	5/4/2005	Contractor	2						Repair rust on overhang outside theatre
Petro	Safety Systems	Exit/Emergency Lighting/Alarms	5/4/2005	Electrician	2						Replace remaining Exit signs
Petro	Specialties	Chalk & tack boards/cabinets	5/4/2005	Contractor	2						Replace Countertops
Petro	Specialties	Chalk & tack boards/cabinets	5/4/2005	Contractor	2						Repair Mailboxes
Petro	Specialties	Chalk & tack boards/cabinets	5/4/2005	Carpenter	2						Refinish Cabinets/Replace Hardware
Petro	Specialties	Chalk & tack boards/cabinets	5/4/2005	Carpenter	2						Replace Bookshelf units in rooms
Petro	Specialties	Signage/Directories	5/4/2005	Contractor	8						Replace Door Signage
Rim	Electrical System	Lighting	5/4/2005	Electrician	1						Revise light switching @ Conf rm
Rim	Electrical System	Lighting	5/4/2005	Contractor	5						Replace incandescent room lighting
Rim	Envelope	Exterior Walls	5/4/2005	Contractor	2						Investigate Vertical Cracking in Brick
Rim	Envelope	Exterior Windows	5/4/2005	Contractor	2						Replace Window Coverings as needed
Rim	Envelope	Exterior Windows	5/4/2005	Contractor	3						Replace Glass in Floor Lobbies
Rim	Envelope	Exterior Doors/Hatches	5/4/2005	Contractor	3						Replace Glass in Sliding Doors @ Lobbies
Rim	Envelope	Exterior Windows	5/4/2005	Contractor	4						Remediate Air Leak @ Moisture Vent
Rim	Envelope	Exterior Walls	5/4/2005	Painter	7						Repaint Balcony Faces
Rim	Finishes	Interior Walls	5/4/2005	Contractor	2						Replace Broken Ceramic Tile @ Showers
Rim	Finishes	Ceilings	5/4/2005	Carpenter	2						Replace Ceiling Tile @ Bathrooms & Laundry Rooms
Rim	Finishes	Interior Doors/Hardware/Glazing	5/4/2005	Carpenter	2						Replace Worn-out Hardware
Rim	Finishes	Interior Doors/Hardware/Glazing	5/4/2005	Carpenter	2						Replace Damaged Closet doors
Rim	Finishes	Floors	5/4/2005	Contractor	2						Replace 5th & 6th Floor Corridor Carpet
Rim	Floor System	Stair treads/Risers	5/4/2005	Carpenter	2						Repair/Replace Ceramic Tile nosing where needed

Rim	Foundation	Footings/foundation walls	5/4/2005	Contractor	2					Investigate Foundation Heaving/Cracking
Rim	H & V System	Ventilation	5/4/2005	PM	1					Clean Laundry Dryer Exhausts
Rim	H & V System	Ventilation	5/4/2005	Electrician	1					Replace conduit & wiring to HV-R2 fan
Rim	H & V System	Heating	5/4/2005	HVAC	2					Replace Automatic Valves
Rim	H & V System	Heating	5/4/2005	HVAC	2					Replace Control Compressor, Dryer, Filters
Rim	H & V System	Ventilation	5/4/2005	HVAC	2					Replace HV-R2/3, problems w/coils, dampers, etc
Rim	H & V System	Heating	5/4/2005	Contractor	4					Boiler Controls
Rim	H & V System	Ventilation	5/4/2005	HVAC	4					Calibrate Contols HV-R3 to close OSA Damper when off
Rim	H & V System	Ventilation	5/4/2005	HVAC	4					Recommission all controls
Rim	H & V System	Ventilation	5/4/2005	HVAC	4					Resupport Ducts in Corridors
Rim	H & V System	Ventilation	5/4/2005	HVAC	4					Extend exhaust systems in Shower Areas below ceiling level
Rim	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2					Replace obsolete Shower valves (Delta)
Rim	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2					Repair tub valves to prevent cross flow (Moen)
Rim	Plumbing system	Plumbing Fixtures	5/4/2005	Plumber	2					Replace water softener controls
Rim	Plumbing system	Waste Piping	5/4/2005	Contractor	2					Replace vertical waste piping
Rim	Roof System	Roof Covering	5/4/2005	Contractor	2					Replace Covering @ North Hall Entry
Rim	Safety Systems	Exit/Emergency Lighting/Alarms	5/4/2005	Electrician	2					Replace remaining Exit signs
Rim	Safety Systems	Asbestos & Hazardous Materials	5/4/2005	Contractor	3					Manage VAT and any other Asbestos materials in place
Rim	Specialties	Exterior Walls	5/4/2005	Contractor	1					Secure Balcony Railings
Rim	Specialties	Heating	5/4/2005	Contractor	1					Recap Chimney
Rim	Specialties	Toilet Partitions	5/4/2005	Carpenter	2					Replace as needed
Rim	Specialties	Chalk & tack boards/cabinets	5/4/2005	Contractor	2					Replace Countertops
Rim	Specialties	Chalk & tack boards/cabinets	5/4/2005	Carpenter	2					Refinish Cabinets/Replace Hardware
Rim	Specialties	Chalk & tack boards/cabinets	5/4/2005	Contractor	2					Repair Mailboxes
Rim	Specialties	Signage/Directories	5/4/2005	Contractor	8					Replace Door Signage
Sci	Electrical System	Building Service	1/18/1995	Contractor	3	25 \$	4.87 \$	59,544		Provide additional MDP section
Sci	Electrical System	Distribution	10/8/2001	Electrician	3	20 \$	7.03 \$	68,763		Provide new panel boards and feeders
Sci	Electrical System	Lighting	10/8/2001	Electrician	4	50 \$	5.92 \$	144,765		Upgrade lighting
Sci	Envelope	Exterior Walls	1/18/1995	Contractor	2	1 \$	6.77 \$	3,311		Point misc. areas of brick
Sci	Envelope	Exterior Walls	4/3/2009	Contractor	2	1 \$	6.77 \$	3,311		Repoint limestone at east entry
Sci	Envelope	Exterior Windows	10/8/2001	Contractor	2	5 \$	4.30 \$	10,515		Replace exterior windows east & west
Sci	Finishes	Interior Walls	10/8/2001	Painter	2	1 \$	6.32 \$	3,091		Replace wall base at 2nd flr bathrooms
Sci	Finishes	Interior Walls	5/15/2003	Contractor	4	2 \$	6.32 \$	6,182		Fix Acoustics room 104
Sci	Finishes	Ceilings	10/8/2001	Painter	6	15 \$	6.75 \$	49,518		Repaint ceilings, rooms 103, 104, 106,107
Sci	Foundation	Exterior steps/retaining walls	5/15/2003	Carpenter	2	5 \$	2.86 \$	6,994		Replace coping at greenhouse walls
Sci	Foundation	Footings/foundation walls	5/15/2005	Contractor	2	20 \$	3.07 \$	332,786		Repair/replace west exterior retaining
Sci	H & V System	Cooling	5/15/2003	HVAC	2	10 \$	3.57 \$	17,460		Replace greenhouse evaporation
Sci	H & V System	Heating	5/15/2003	HVAC	2	30 \$	6.90 \$	101,237		Recalibrate/Recommission HVAC System
Sci	H & V System	Heating	4/3/1998	HVAC	2	10 \$	6.90 \$	33,746		Install proper size controls compressor
Sci	H & V System	Heating	10/8/2001	HVAC	2	5 \$	6.90 \$	16,873		Repair/replace greenhouse heat
Sci	H & V System	Ventilation	10/8/2001	HVAC	2	50 \$	2.18 \$	53,309		Rebuild/replace H & V Units in basement
Sci	Plumbing system	Supply Piping	10/8/2001	Plumber	2	10 \$	4.66 \$	22,791		Repair/replace hot water re-circ lines.
Sci	Plumbing system	Waste Piping	10/8/2001	Plumber	2	65 \$	3.85 \$	122,390		Replace waste piping in old building
Sci	Roof System	Roof Covering	10/8/2001	Contractor	2	8 \$	2.30 \$	8,999		Replace fiberglass greenhouse panels
Sci	Safety System	Asbestos & Hazardous Materials	10/8/2001	Contractor	4	100 \$	0.26 \$	12,716		Abate asbestos
Sci	Safety Systems	Exit/Emergency Lighting/Alarms	5/15/2003	Electrician	7	100 \$	6.54 \$	319,852		Install Emergency Lighting
Sci	Safety Systems	Handicapped Access	5/15/2003	Carpenter	8	50 \$	3.43 \$	83,876		Finish ADA Renovations
Sci	Specialties	Chalk & tack boards/cabinets	5/15/2003	Contractor	4	60 \$	4.32 \$	126,767		Replace cabinets.
Sci	Specialties	Chalk & tack boards/cabinets	5/15/2003	Contractor	4	40 \$	4.32 \$	84,511		Replace countertops
Sci	Specialties	Chalk & tack boards/cabinets	10/8/2001	Carpenter	4	10 \$	4.32 \$	21,128		Replace chalkboard with white board
SUB	Finishes	Interior Doors/Hardware/Glazing	5/2/2005	Carpenter	2	5 \$	0.92 \$	3,311		Replace Doors from Kitchen to Servery @ Food Services
SUB	Finishes	Floors	5/2/2005	Contractor	2	5 \$	21.90 \$	5,180		Replace Carpet @ Ping Pong Area
SUB	Finishes	Floors	5/2/2005	Contractor	2	1 \$	21.90 \$	1,036		Replace Broken Ceramic Tile Base @ WBR 1st Flr
SUB	Finishes	Paint	5/2/2005	Painter	2	1 \$	3.37 \$	500		Repaint Wall WBR 1st Flr where paint is bubbling
SUB	Finishes	Paint	5/2/2005	Painter	2	20 \$	3.37 \$	4,200		Repaint Food Services Area especially Kitchen
SUB	Finishes	Paint	5/2/2005	Painter	2	20 \$	3.37 \$	1,200		Replace Wall Covering @ Pony Walls in Dining Area
SUB	Finishes	Paint	5/2/2005	Painter	2	50 \$	3.37 \$	800		Refinish Wood Doors @ Theatre Lobby & Adjacent Spaces
SUB	Specialties	Fixed seating/risers	5/2/2005	Contractor	2	100 \$	2.23 \$	50,000		Replace seating @ Theatre
SUB	Specialties	Chalk & tack boards/cabinets	5/2/2005	Contractor	2	2 \$	1.45 \$	2,250		Replace Laminate @ Serving Island Counters where Chipped

SUB	H & V System	Heating	5/2/2005	HVAC	2	5	\$	9.95	\$	4,705	Replace DDC Controls
Sci	H & V System	Ventilation	10/8/2001	HVAC	2	50	\$	2.18	\$	53,309	Rebuild/replace H & V Units in basement
Sci	Plumbing system	Supply Piping	10/8/2001	Plumber	2	10	\$	4.66	\$	22,791	Repair/replace hot water re-circ lines.
Sci	Plumbing system	Waste Piping	10/8/2001	Plumber	2	65	\$	3.85	\$	122,390	Replace waste piping in old building
SUB	Roof System	Roof Covering	5/2/2005	Contractor	2	20	\$	6.57	\$	6,217	Replace Metal @ Overhang Outside Dining Room on South
Sci	Electrical System	Building Service	1/18/1995	Contractor	3	25	\$	4.87	\$	59,544	Provide additional MDP section
Sci	Electrical System	Distribution	10/8/2001	Electrician	3	20	\$	7.03	\$	68,763	Provide new panel boards and feeders
Sci	Electrical System	Lighting	10/8/2001	Electrician	4	50	\$	5.92	\$	144,765	Upgrade lighting
Sci	Finishes	Interior Walls	5/15/2003	Contractor	4	2	\$	6.32	\$	6,182	Fix Acoustics room 104
Sci	Safety System	Asbestos & Hazardous Materials	10/8/2001	Contractor	4	100	\$	0.26	\$	12,716	Abate asbestos
Sci	Specialties	Chalk & tack boards/cabinets	5/15/2003	Contractor	4	60	\$	4.32	\$	126,767	Replace cabinets.
Sci	Specialties	Chalk & tack boards/cabinets	5/15/2003	Contractor	4	40	\$	4.32	\$	84,511	Replace countertops
Sci	Specialties	Chalk & tack boards/cabinets	10/8/2001	Carpenter	4	10	\$	4.32	\$	21,128	Replace chalkboard with white board
SUB	Envelope	Exterior Windows	5/2/2005	Contractor	5	100	\$	15.78	\$	74,655	Replace Windows w/Thermal Panes
Sci	Finishes	Ceilings	10/8/2001	Painter	6	15	\$	6.75	\$	49,518	Repaint ceilings, rooms 103, 104, 106,107
SUB	Electrical System	Distribution	5/2/2005	Electrician	7	30	\$	9.96	\$	14,136	Upgrade MDP & Secondary System (Daisy-Chained Panels)
SUB	Safety Systems	Handicapped Access	5/15/2003	Carpenter	8	50	\$	3.43	\$	83,876	Finish ADA Renovations