

FCA - Basic FCA Report

Report Parameters: Program = VHA, District = 1, VISN = 1, Station = 518								
518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administration	
1	1928	0	3	11,727		Proposed Function	Administration	
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	12521	1	C	*		*	\$0	-Building is accessible through connecting corridor. -An accessible water cooler is provided.
Pending Totals:								
Accessibility	299402	2	D	*		*	\$381,879	-Accessible restrooms (104) are not provided in the building. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated. -Provide an 3 stop elevator for accessibility to all floors. (Accessibility to the Executive Director's offices and HR suite on the 2nd floor is required)
Pending Totals:								
Exterior Walls	12522	1	C	100		15	\$0	-Exterior wall is in fair condition.
Pending Totals:								
Exterior Walls	107830	2	D	100		exceeds	\$146,756	-2007 FCA listed masonry repair project. Work still to be performed.
Pending Totals:								
Exterior Walls	133476	4	D	15		exceeds	\$99,584	-Re-seal all penetrations and caulk joints (all windows and expansion joints).
Pending Totals:								
Exterior Walls	133477	5	D	15		exceeds	\$67,052	-Scrape and paint wood cornice/eave (5,160l.f.).
Pending Totals:								
Exterior Walls	133478	6	D	15		exceeds	\$403,578	-Rake and point joints in pre cast stone bands (2 @ 5,160 l.f.).
Pending Totals:								
Exterior Walls	299403	7	D	100		15	\$324,959	-Abate the PCB's in the brick mortar when performing the exterior brick racking and repointing.
Pending Totals:								
Interior Finish/Door	107831	2	D	10		exceeds	\$64,765	-Provide new carpet throughout on 1st floor.
Pending Totals:								
Interior Finish/Door	132626	3	D	10		exceeds	\$49,678	-Provide suspended ceiling throughout and remove the 1x1 ceiling tile. (Facilities notes asbestos to be abated above the 1x1 ceiling tile. Costs to include the abatement are located in "Hazmat".)
Pending Totals:								
Interior Finish/Door	12524	1	C	10		exceeds	\$0	-Interior finishes in fair condition.
Pending Totals:								
Interior Finish/Door	299404	4	C	10		exceeds	\$0	-The interior finishes are in fair condition including wall paint, doors and frames.
Pending Totals:								
Life Safety	299405	4	D	*		*	\$86,050	-Wood framed rafters in the attic is not sprinkled. Sprinkle the attic.
Pending Totals:								

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1	1928	0	3	11,727	Proposed Function	Administration			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	12525	1	D	*		*	\$258,151	-Not sprinkled. Provide a fire suppression system for this public business occupancy. -Required fire extinguishers are not available. -Required exit signs are not available. -Exit fire stair handrails are older and do not meet the current life.	
Pending Totals:									
Life Safety	107834	3	B	*		*	\$0	-Required exits are available.	
Pending Totals:									
Roof	299406	2	D	20		exceeds	\$30,903	-Prep, repaint and reflash the roof dormers and dormer windows.	
Pending Totals:									
Roof	12526	1	B	30		20	\$0	-Newer asphalt shingle roof in good condition.	
Pending Totals:									
Signage / Wayfindg	12527	1	B	10		9	\$0	-Signage/Wayfinding has been upgraded and is in good condition.	
Pending Totals:									
Windows	12528	1	C	30		exceeds	\$0	-Aluminum single glaze, double pane, double hung windows with bronze finish in fair condition.	
Pending Totals:									
System Total Correction			\$1,913,354			System Replacement Cost		\$2,264,570	Ratio: 0.84
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	12529	1	D	15		exceeds	\$64,002	Provide proper ventilation for Data closets. Data closet in basement is located in an open area. Electrical panelboards are wall mounted.
Pending Totals:								
Emerg Elec Sys.	12530	1	D	25		exceeds	\$12,084	Replace Russellectric Models RTM, 100A-3p, 208Y/120v, 3 phase transfer switch. Fed from building no 92 engine/generator. Powers egress and exit lighting.
Pending Totals:								
Fire Alarm	108136	2	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	12531	1	F	15		exceeds	\$52,869	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	12532	1	C-	25		exceeds	\$0	All lighting fixtures are T-8 lamps with T-8 energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								

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Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Lightning Protect	12533	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine need.		
Pending Totals:										
Nurse Call/Int/TV	11634	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	11635	1	D	30		exceeds	\$58,911	Replace Federal Pacific Electric panelboards and main circuit breaker that is 250A, 208Y/120V, 3 phase, obsolete, the firm has not been in business. Replace (2) Kelek 125AMB panels. Replacement parts are not available.		
Pending Totals:										
Secondary Dist.	108137	2	F	30		exceeds	\$80,059	Correct Electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005). Replace breakers as recommended in study. (\$27000)		
Pending Totals:										
Transformer	11637	1	F	30		exceeds	\$54,379	Replace old open type 225 KVA, 13.8kV-208Y/120V, 3 phase, padmounted transformer. Poor condition.		
Pending Totals:										
System Total Correction			\$328,705			System Replacement Cost			\$870,988	Ratio: 0.38
System Total Pending										

Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Asbestos	236099	1	D	*		*	\$15,105	-Recommend analysis to determine extent of asbestos abatement required above ACT ceilings.	
Pending Totals:									
System Total Correction			\$15,105			System Replacement Cost			
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	11638	1	D	20		*	\$1,507,751	Provide required ventilation with air handling units. Building is cooled with window units only. Window units get replaced when they break down. Building does not have proper ventilation. Code violation.
Pending Totals:								
Ducts & Water Dist	11639	1	D	30		*	\$0	None installed. See air handling equipment.
Pending Totals:								
Engr. Control syst.	11640	1	D	20		*	\$145,237	Provide controls system. Minimal controls for radiators, outdated.
Pending Totals:								
Heating System	11641	1	A	30		27	\$0	Receiver and pumps were replaced in 2010.
Pending Totals:								

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Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Heating System	108138	2	D	30		exceeds	\$302,781	Replace original steam radiators and piping, poor condition.
Pending Totals:								
Room Air Dist/Term	11642	1	D	30		*	\$0	None installed. See air handling equipment.
Pending Totals:								
Ventil (O.A. & Exh)	11643	1	D	30		*	\$0	Poor ventilation. It requires proper ventilation per ASHRAE. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
System Total Correction				\$1,955,769		System Replacement Cost		\$1,016,154
								Ratio: 1.92
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	11644	1	n/a	50		*	\$0	No fire service, no sprinklers.
Pending Totals:								
Fixtures / Piping	108139	2	D	50		exceeds	\$369,245	Provide a 3" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Fixtures / Piping	109157	1	C	50		exceeds	\$0	The fixtures are old but HC fixtures have been added. Fair condition.
Pending Totals:								
Hot Water Heater	11646	1	B	25		18	\$0	Replaced in 2006 with instantaneous water heater.
Pending Totals:								
Medical Gases	298853	1	N/A	30		*	\$0	n/a
Pending Totals:								
System Total Correction				\$369,245		System Replacement Cost		\$435,494
								Ratio: 0.85
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	11647	1	C	100		15	\$0	-One way concrete joists supported by concrete beams in fair condition.
Pending Totals:								
Foundations	11648	1	C	100		15	\$0	-Spread footing in fair condition.
Pending Totals:								
Seismic / Wind Load	11649	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	11650	1	C	100		15	\$0	-Concrete columns in fair condition.

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Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio: 0.00		
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	11636	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302770	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302771	2	D	15			\$2,201	Telecommunications Room 2B1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
Pending Totals:								
Telecommunications Rooms	302772	3	D	15			\$3,564	Telecommunications Room B1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302773	4	D				\$34,485	Telecommunications rooms 2B1 and B1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

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1	1928	0	3	11,727	Proposed Function	Administration		
Details								
System Total Correction				\$40,251		System Replacement Cost		
System Total Pending								
Bldg Total Correction			\$4,622,429.26		Bldg Total Replacement		\$5,806,295	
Bldg Total Pending								
Bldg Total Correction			\$4,622,429.26		Bldg Total Replacement		\$5,806,295	
Bldg Total Pending								
Bldg Total Correction			\$4,622,429.26		Bldg Total Replacement		\$5,806,295	
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Library		
10	1928	0	4	21,183	Proposed Function	Library		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	11651	1	B	*		*	\$0	-Building is accessible at grade and through connecting corridor and has an elevator.
Pending Totals:								
Accessibility	107954	2	D	*		*	\$64,727	-Upgrade men's and women's toilet room (106 and 107) and provide accessible water fountain.
Pending Totals:								
Accessibility	299426	3	D	*		*	\$23,507	-Lever style door hardware is not provided. (25-30 doors)
Pending Totals:								
Exterior Walls	11652	1	C	100		15	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	299427	9	D	100		15	\$44,289	-Repair, prep and repaint 25 l.f. of rusting metal railings at the front entry steps. -Repair the pre cast monumental sign at the front entry. -Repoint the two brick chimneys.
Pending Totals:								
Exterior Walls	107955	2	D	100		exceeds	\$73,378	-Re-seal all penetrations and lock joints.
Pending Totals:								
Exterior Walls	132659	3	D	100		exceeds	\$35,392	-Repair approx. 25% of wood cornices and eaves; scrape and paint 50%.
Pending Totals:								
Exterior Walls	132660	4	B	100		15	\$0	-The four wood columns have been repaired, painted and are in good condition.
Pending Totals:								
Exterior Walls	132661	5	D	100		15	\$28,093	-Repair approximately 8 s.f. of concrete slab at steps at the front entry.
Pending Totals:								
Exterior Walls	132662	6	D	100		exceeds	\$11,871	-Repair concrete stairs and platform (17R x 8' W).
Pending Totals:								
Exterior Walls	132663	7	D	100		exceeds	\$22,013	-Rake and point cast stone band at first floor level.
Pending Totals:								

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10	1928	0	4	21,183	Proposed Function	Library		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	132664	8	D	100		exceeds	\$31,448	-Point brick and arched stair (approximately 200 s.f.).
Pending Totals:								
Fixed Equipment	11653	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -Book shelving is in fair condition. -SPD equipment is located in the basement of the library is in fair condition.
Pending Totals:								
Interior Finish/Door	107956	2	D	10		exceeds	\$5,907	-Repair approximately 500 SF of water damage at first floor
Pending Totals:								
Interior Finish/Door	132665	3	D	10		exceeds	\$15,435	-Replace metal ceiling in basement corridor
Pending Totals:								
Interior Finish/Door	132666	4	D	10		exceeds	\$17,467	-Remove steam trench and grate and replace VCT throughout in basement corridor. Includes project specific asbestos abatement. -Facilities reports the steam tunnel is abandoned and can be concrete filled. Replace the existing damaged VCT during the project.
Pending Totals:								
Interior Finish/Door	299430	5	D	10		exceeds	\$52,035	-Abate the mold and repair the damaged areas at the elevator machine room and the hoistway wall. -Prep and repaint the window sills in the library.
Pending Totals:								
Interior Finish/Door	11654	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition. -The carpet is in fair condition.
Pending Totals:								
Life Safety	11655	1	D	*		*	\$47,758	-Partially sprinkled. Complete the sprinkler installation at the basement and attic. -Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Life Safety	299431	2	C	*		*	\$0	-Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Roof	217260	2	D	20		exceeds	\$5,874	-Water infiltration at flat roof. Recommend study to determine corrective actions to be taken. Study is pending completion by a VA contractor
Pending Totals:								
Roof	11656	1	C	20		5	\$0	-Asphalt shingle roof is in fair condition. -Prefinished sheet metal gutters and downspouts are in fair condition.
Pending Totals:								

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Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Signage / Wayfindg	11657	1	D	10		exceeds	\$8,124	-Interior signage is in poor condition and due to be upgraded.	
Pending Totals:									
Windows	14323	1	D	30		exceeds	\$89,940	-Most wood windows are single pane and in poor condition.	
Pending Totals:									
Windows	299432	3					\$0	FCA record added by Contractor - see detail/pending	
Pending Totals:									
Windows	107957	2	D	30		exceeds	\$171,327	-Replace (47) single glazed wood windows in basement.	
Pending Totals:									
System Total Correction			\$748,586			System Replacement Cost		\$3,985,706	
								Ratio: 0.19	
System Total Pending \$0									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14324	1	D	15		exceeds	\$32,001	Provide proper ventilation and space requirements for data closets. Electrical closets meet the requirements of NEC.
Pending Totals:								
Emerg Elec Sys.	14325	1	D	25		exceeds	\$32,001	Replace Russellectric models RTM160A, 208Y/120V, 3 phase. Fed from building 95 and replaces Zenith ATS. Power egress and exit lighting. Poor condition.
Pending Totals:								
Fire Alarm	107958	2	F	15		exceeds	\$62,403	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14327	1	C	25		6	\$0	All lighting fixtures are T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	14328	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14329	1	B	15		10	\$0	New Cable TV system.
Pending Totals:								
Secondary Dist.	297261	2	A	30		30	\$0	Eaton 1600AMB 208/120V, 3PH, 4W switchboard.
Pending Totals:								
Secondary Dist.	14330	1	D	30		exceeds	\$4,800	Replace Square D Fused panel at 125A, 208Y/120V,3 phase. Poor condition.
Pending Totals:								
Transformer	14332	1	A	30		30	\$0	1000kVA Transformer,13.8kV- 208Y/120V, 3PH.

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Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$137,605			System Replacement Cost		\$1,678,192	Ratio: 0.08
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	14333	1	D	20		exceeds	\$1,910,227	Replaced with a proper HVAC system. Heating and ventilating unit is old in attic, insulation was falling, rust spots. Poor condition. This should be replaced with a proper heating and air conditioning unit. Unit serves library.
Pending Totals:								
Air Handling Equip	298921	2	A	20		20	\$0	SPD unit installed in 2013; RTU for SPD administration;excellent condition.
Pending Totals:								
Ducts & Water Dist	14334	1	N/A	30		*	\$0	Ductwork serving library unit, which was visible, was in poor condition. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Ducts & Water Dist	298922	2	A	30		30	\$0	Ductwork for new SPD unit; excellent condition.
Pending Totals:								
Engr. Control syst.	298923	2	A	20		20	\$0	Controls for new SPD system; excellent condition.
Pending Totals:								
Engr. Control syst.	14335	1	D	20		exceeds	\$185,853	Replace controls system with updated controls system. Minimal controls serving library, outdated.
Pending Totals:								
Heating System	298924	2	A	30		30	\$0	Steam/hot water convertor and pumping installed in 2013; excellent condition.
Pending Totals:								
Heating System	14336	1	D	30		exceeds	\$386,477	Replace old steam radiators, steam and condensate piping, and steam PRV. Old steam radiators, steam and condensate piping, and steam PRV, poor condition.
Pending Totals:								
Refrigeration Equip	298927	1	A	23		23	\$0	Air cooled chiller for SPD installed in 2013; excellent condition.
Pending Totals:								
Room Air Dist/Term	14337	1	N/A	30		*	\$0	Poor condition for library area. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								

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Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Room Air Dist/Term	298925	2	A	30		30	\$0	Systems installed for SPD in 2013; excellent condition.		
Pending Totals:										
Ventil (O.A. & Exh)	14338	1	N/A	30		*	\$0	Poor ventilation library area. **Correction Costs: See Air Handl. Equip.**		
Pending Totals:										
Exhaust Fans	298926	1	A	25		25	\$0	Five (5) exhaust fans installed with SPD in 2013; excellent condition.		
Pending Totals:										
System Total Correction			\$2,482,558			System Replacement Cost			\$1,783,079	Ratio: 1.39
System Total Pending										

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	107959	2	D	50		*	\$70,157	Provide complete sprinkler system for the second floor.		
Pending Totals:										
Fire Sprinkler / Pump	14339	1	C	50		28	\$0	The first floor and basement are sprinklered, with a 4" fire service.		
Pending Totals:										
Fixtures / Piping	14340	1	C-	50		exceeds	\$0	Some of the fixtures are original, but in servicable condition. Upper floor piping is servicable		
Pending Totals:										
Fixtures / Piping	107960	2	A	50		50	\$0	Backflow preventor installed in 2012. Piping upgraded with SPD renovation in 2013.		
Pending Totals:										
Hot Water Heater	14341	1	A	25		25	\$0	Aerdo steam instantaneous heater installed in 2013; excellent condition.		
Pending Totals:										
Medical Gases	298928	1	N/A	30		*	\$0	n/a		
Pending Totals:										
System Total Correction			\$70,157			System Replacement Cost			\$629,322	Ratio: 0.11
System Total Pending										

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14342	1	C	100		15	\$0	-Concrete joists supported by concrete beams and masonry walls (2 story) in fair condition.
Pending Totals:								
Foundations	14343	1	C	100		15	\$0	-Spread footing and continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	14344	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								

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Details

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Vertical Members	107961	2	B	40		35	\$0	-Wood columns have been repaired and are in good condition
Pending Totals:								
Vertical Members	14345	1	C	100		15	\$0	-Concrete columns & masonry bearing walls in fair condition.
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$2,097,739	Ratio: 0.00
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System Total Pending

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	14346	1	F	20		exceeds	\$314,476	P1 is in average condition. Simplex holed hydraulic with a capacity of 4000 lb. and operates at 65 fpm., 3 stops (B-G-1). The ground floor is a rear entrance. Controls are Elevator Systems relay type installed in 1976. The over all maintenance is below average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								

System Total Correction \$314,476	System Replacement Cost \$314,661	Ratio: 1.00
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System Total Pending

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14331	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.

Pending Totals:								
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Telecommunications Rooms	302805	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
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Pending Totals:								
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Telecommunications Rooms	302806	2	D	15			\$2,516	Telecommunications Room 112A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
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FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Library		
10	1928	0	4	21,183	Proposed Function	Library		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
Telecommunications Rooms	302807	3	D	15			\$17,243	Telecommunications room 112A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction				\$19,759		System Replacement Cost		
System Total Pending								
Bldg Total Correction			\$3,773,140.48			Bldg Total Replacement		\$10,488,698
Bldg Ratio: 0.36								
Bldg Total Pending								
\$0.00								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Office Bldg.		
12	1928	0	3	15,311	Proposed Function	Office Bldg.		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14347	1	D	*		*	\$140,642	-Building is not accessible. -Provide ramp and accessible entrance at first floor. -Upgrade public toilet facilities at first floor and basement.
Pending Totals:								
Accessibility	299433	2	D	*		*	\$491,631	-An Elevator is needed to provide accessibility to all floors. -Required knee clearance at the sink in kitchen B06 is not provided. -An accessible water cooler is not provided. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided on the 1st and 2nd floor. -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	299434	3	B	*		*	\$0	-Accessible restrooms (B07 and B08) are provided in the basement building including accessible showers -Lever style door hardware is provided.
Pending Totals:								
Exterior Walls	132667	3	D	100		exceeds	\$70,036	-Repair approximately 50% of wood cornices and eaves.
Pending Totals:								
Exterior Walls	132668	4	D	100		exceeds	\$21,441	-Replace wood columns at front entrance.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Office Bldg.		
12	1928	0	3	15,311	Proposed Function	Office Bldg.		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	132669	5	D	100		exceeds	\$25,761	-Repair masonry and concrete steps at front entrance.
Pending Totals:								
Exterior Walls	132670	6	D	100		exceeds	\$32,496	-Rake and point cast stone band (watertable) at first floor level.
Pending Totals:								
Exterior Walls	132671	7	D	100		exceeds	\$11,056	-Rake and point masonry wall (approximately 200 s.f.).
Pending Totals:								
Exterior Walls	107962	2	D	100		exceeds	\$83,860	-Re-seal all penetrations and lock joints.
Pending Totals:								
Exterior Walls	14348	1	C	100		15	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Fixed Equipment	14349	1	C	15		exceeds	\$0	-Wood cabinets and countertops in the staff kitchen are in fair condition. -Exercise room (B09) equipment is in fair condition.
Pending Totals:								
Interior Finish/Door	299435	3	C	10		exceeds	\$0	-The interior finishes are in fair condition including the ACT and grid, VCT, office carpet, vinyl base, wall paint, doors and frames.
Pending Totals:								
Interior Finish/Door	299436	4	D	10		exceeds	\$25,682	-Locate and repair the water infiltration into the basement. Verify there are foundation drains and they are functioning correctly.
Pending Totals:							\$0	
Interior Finish/Door	107963	2	D	10		exceeds	\$35,160	-Upgrade finishes to two toilet rooms on the second floor.
Pending Totals:								
Interior Finish/Door	14350	1	C	10		exceeds	\$0	-Most finishes are in fair condition.
Pending Totals:								
Life Safety	14351	1	D	*		exceeds	\$143,988	-Not sprinkled. Sprinkle this business occupancy. -Exit fire stair handrails are older and do not meet the current life safety code. -Repair the attic access door.
Pending Totals:							\$0	
Life Safety	107964	2	D	*		*	\$3,387	-Repair hold opens at corridor single doors. 2 pairs on first floor.
Pending Totals:								
Life Safety	299439	3	B	*		*	\$0	-Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Roof	14352	1	D	20		exceeds	\$116,689	-Replace old asphalt shingle roof in poor condition, including structural repairs.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Office Bldg.		
12	1928	0	3	15,311		Proposed Function	Office Bldg.		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Roof	236961	2	D	20		exceeds	\$25,736	-Replace 10 external roof drain conductors and downspouts.	
Pending Totals:									
Roof	299440	3	D	20		exceeds	\$21,463	--Prep, repaint and reflash the roof dormers. (7)	
Pending Totals:									
Signage / Wayfindg	14353	1	C	10		exceeds	\$0	Signage/Wayfinding is in fair condition	
Pending Totals:									
Windows	14354	1	D	30		exceeds	\$351,566	-Replace original single glazed units with new double glazed aluminum window units (64).	
Pending Totals:									
System Total Correction			\$1,600,594			System Replacement Cost		\$2,956,666	Ratio: 0.54
System Total Pending \$0									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14355	1	D	15		exceeds	\$32,001	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical panelboards are wall mounted.
Pending Totals:								
Emerg Elec Sys.	14356	1	D	25		25	\$14,770	Centralized battery powered exit and egress lighting systems.
Pending Totals:								
Fire Alarm	107965	2	F	15		exceeds	\$59,202	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14358	1	C	25		6	\$0	All lighting fixtures are T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	14359	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14360	1	C-	15		2	\$0	10 year old Telephone System based Intercom.
Pending Totals:								
Secondary Dist.	14361	1	F	30		exceeds	\$78,772	Replace Federal Pacific Electric panelboards obsolete, replacement parts not available and replace 1977 dated 400A 208Y/120V equipment.
Pending Totals:								
Transformer	14363	1	F	30		exceeds	\$41,847	Replace 75 KVA13.8kV-208/120V, 3PH padmount transformer in fair condition.

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Office Bldg.		
12	1928	0	3	15,311	Proposed Function	Office Bldg.		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio: 0.20		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298929	2	B	20		14	\$0	Air handling unit for basement; good condition
Pending Totals:								
Air Handling Equip	14364	1	F	20		*	\$1,832,686	Provide proper air ventilation system to meet code requirements. Floors 1 & 2 window units for air conditioning. No proper ventilation is provided in the building, per ASHRAE. Code violation.
Pending Totals:								
Ducts & Water Dist	14365	1	n/a	30		*	\$0	None installed. See air handling equipment.
Pending Totals:								
Ducts & Water Dist	298932	2	C	30		10	\$0	System for basement fan coil units; fair condition.
Pending Totals:								
Engr. Control syst.	14366	1	D	20		exceeds	\$177,238	Replace controls system with updated controls system. Minimal controls, outdated.
Pending Totals:								
Heating System	14367	1	D	30		exceeds	\$369,245	Replace original steam radiators, piping and condensate pumps and a receiver. Steam/hot water convertor and pumps poor condition.
Pending Totals:								
Refrigeration Equip	298935	1	A	20		14	\$0	McQuay Packaged Chiller outdoors at grade installed in 2007; excellent condition.
Pending Totals:								
Room Air Dist/Term	14368	1	A	30		24	\$0	Five fan coils in basement; excellent condition.
Pending Totals:								
Ventil (O.A. & Exh)	14369	1	n/a	30		*	\$0	Poor ventilation. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Exhaust Fans	298936	1	D	25		exceeds	\$12,317	Replace original exhaust fans.
Pending Totals:							\$0	
System Total Correction			System Replacement Cost			Ratio: 1.80		

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Office Bldg.	
12	1928	0	3	15,311	Proposed Function	Office Bldg.	
Details							
System Total Pending \$0							

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	14370	1	n/a	50		*	\$0	No fire service or sprinklers.
Pending Totals:								
Fixtures / Piping	14371	1	C	50		exceeds	\$0	Some of the fixtures are original, but in fair condition.
Pending Totals:								
Fixtures / Piping	107966	2	D	50		exceeds	\$246,164	Provide a 3" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Hot Water Heater	14372	1	B	25		22	\$0	80 gallon electric water heater installed in 2010.
Pending Totals:								
System Total Correction			\$246,164	System Replacement Cost			\$568,590	Ratio: 0.43
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14373	1	C	100		15	\$0	-Concrete joists supported by concrete beams (3 story) in fair condition.
Pending Totals:								
Foundations	14374	1	C	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	14375	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	14376	1	C	100		15	\$0	-Exterior masonry walls and concrete columns supporting wood framed roof rafters in fair condition.
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$1,288,804	Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14362	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Office Bldg.
12	1928	0	3	15,311	Proposed Function	Office Bldg.

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302808	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302809	2	D	15			\$6,604	Telecommunications Rooms 1, 2 and B07A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
Pending Totals:								
Telecommunications Rooms	302810	3	D	15			\$51,728	Telecommunications rooms 1, 2 and B07A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$58,332	System Replacement Cost
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System Total Pending

Bldg Total Correction \$4,529,568.57	Bldg Total Replacement \$7,581,195	Bldg Ratio: 0.60
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Bldg Total Pending \$0.00

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters
13	1928	0	3	8,174	Proposed Function	Apartments

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132681	1	C	*		*	\$0	-Building is not accessible from grade. Acceptable for a residence. -An elevator is not provided for accessibility to all floors. Acceptable for a residence. -Accessible restrooms (101, 201 and 217) are not provided in the building. Acceptable for a residence. -An accessible water cooler is not provided. Acceptable for a residence. -Lever style door hardware is not provided. Acceptable for a residence. -Required knee clearance at lavatories is not provided Acceptable for a residence. -Lavatory traps in most accessible restrooms on most floors are not insulated. Acceptable for a residence.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters		
13	1928	0	3	8,174	Proposed Function	Apartments		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	299377	5	D	100		15	\$83,127	-Prep and repaint the enclosed porches at either end of the building. -Retuck and repoint the brick at the base of the enclosed porches. -Repair and repaint the rotten wood areas on the building. -Remove the ivy off of the existing exterior brick.
Pending Totals:								
Exterior Walls	132682	1	C	100		15	\$0	-Exterior walls are in fair condition.
Pending Totals:								
Exterior Walls	132683	2	D	100		exceeds	\$136,273	-Rake and point face brick (1,000 s.f.).
Pending Totals:								
Exterior Walls	132684	3	D	100		exceeds	\$52,413	-Rake and repoint cast stone banding (water table) at first floor and cast stone banding at upper floor level.
Pending Totals:								
Exterior Walls	132685	4	D	100		exceeds	\$104,825	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Fixed Equipment	134153	1	C	15		3	\$0	-Wood cabinets and countertops in the kitchen are in fair condition.
Pending Totals:								
Interior Finish/Door	132686	1	B	10		9	\$11,077	-The interior finishes were renovated in 2013 and are in good condition including the ACT and grid, kitchen VCT, wood base, wall paint, doors and frames.
Pending Totals:								
Life Safety	132687	1	C	*		*	\$0	-Not sprinkled. Acceptable for a residence. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are not available. Acceptable for a residence. -Quick action egress door hardware is not provided at all exit / egress doors. Acceptable for a residence..
Pending Totals:								
Roof	132688	1	B	20		18	\$0	-Asphalt shingled roofs were replaced in 2012 and are in good condition. -Copper gutters and downspouts are in good condition.
Pending Totals:								
Roof	132689	2	D	20		exceeds	\$13,821	-Replace 600 s.f. EPDM roofs at the side porches at either end of the building.
Pending Totals:								
Signage / Wayfindg	132690	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and not required.
Pending Totals:								
Windows	299378	2	B	30		27	\$0	-New fixed aluminum double pane windows were installed in 2013 and are in good condition.
Pending Totals:								
Windows	132691	1	C	30		1	\$0	-Aluminum double pane casement windows are in fair condition.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters	
13	1928	0	3	8,174	Proposed Function	Apartments	
Details							
System Total Correction		\$401,536		System Replacement Cost		\$1,685,922	
						Ratio: 0.24	
System Total Pending							

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	131821	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297262	1	A	25		21	\$0	LED exit and emergency battery heads.
Pending Totals:								
Fire Alarm	216574	1	A	15		11	\$0	EST3 fire alarm system; integrate with proposed campus wide fire alarm system upgrade.
Pending Totals:								
Lighting & Power	297263	1	A	25		21	\$0	T-8 and CFL fixtures.
Pending Totals:								
Lightning Protect	297264	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297265	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297266	1	A	30		26	\$0	GE 400A 208/120V, 3PH, 4W panel with (8) 2P125A CBs to feed panels in buildings 13-16. GE 225A 208/120V, 3PH, 4W and 125A 208/120V, 1PH, 3W panels.
Pending Totals:								
Transformer	297267	1	A	30		26	\$0	Exterior pad mounted 225kVA 13.8kV-208/120V, 3PH feeds MDP.
Pending Totals:								
System Total Correction		\$6,401		System Replacement Cost		\$613,063		Ratio: 0.01
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Engr. Control syst.	132580	1	D	20		*	\$28,309	Replace steam radiator controls with updated controls system.
Pending Totals:								
Heating & Ventil.	131819	1	C	15		exceeds	\$0	Window A/C units.
Pending Totals:								
Heating System	298937	1	D	20		exceeds	\$72,671	Replace steam radiators and piping.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters			
13	1928	0	3	8,174	Proposed Function	Apartments			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Heating System	298938	2	B	30		25	\$0	Condensate pump replaced in 2008. Orifice traps replaced.	
Pending Totals:									
Exhaust Fans	298939	1	N/A	25		*	\$0	n/a no fans in place	
Pending Totals:									
System Total Correction			\$100,980			System Replacement Cost		\$536,430	Ratio: 0.19
System Total Pending									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	131820	1	n/a	50		*	\$0	None	
Pending Totals:									
Fixtures / Piping	131823	1	D	50		exceeds	\$24,616	Replace original hot, cold and sanitary piping systems.	
Pending Totals:									
Hot Water Heater	298942	2	D	25		*	\$6,132	Remove old horizontal hot water storage tank. Estimator note: Tank removal, minor piping	
Pending Totals:									
Hot Water Heater	298940	1	B	25		22	\$0	120 gallon electric heater installed in 2010; good condition.	
Pending Totals:									
Medical Gases	298941	1	N/A	50		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$30,748			System Replacement Cost		\$306,532	Ratio: 0.10
System Total Pending									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299379	1	B	100		15	\$0	-Building wood frame construction with wood floor joists on steel beams is in good condition.	
Pending Totals:									
Foundations	299380	1	B	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	299381	1	C	*		*	\$0	-Wind load governs	
Pending Totals:									
Vertical Members	299382	1	B	100		15	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in good condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$689,695	Ratio: 0.00
System Total Pending									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters				
13	1928	0	3	8,174	Proposed Function	Apartments				
Details										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inside Cable Plant (ICP)	302811	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.		
Pending Totals:										
Telecommunications Rooms	302812	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.		
Pending Totals:										
Telecommunications Rooms	302813	2	D	15			\$2,201	Telecommunications Room 222 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.		
Pending Totals:										
Telecommunications Rooms	302814	3	D				\$17,243	Telecommunications room 222 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.		
Pending Totals:										
System Total Correction				\$19,444					System Replacement Cost	
System Total Pending										
Bldg Total Correction			\$559,109.74			Bldg Total Replacement		\$3,831,643		Bldg Ratio: 0.15
Bldg Total Pending										

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters		
14	1930	0	3	5,549	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132692	1	C	*		*	\$0	-Building is not accessible from grade. Acceptable for a residence. -Building is not accessible by ramp. Acceptable for a residence. -Accessible restrooms are not provided in the building. Acceptable for a residence. -An accessible water cooler is not provided. Acceptable for a residence. -Lever style door hardware is not provided. Acceptable for a residence. -Required knee clearance at lavatories is not provided. Acceptable for a residence. -Lavatory traps in most accessible restrooms on most floors are not insulated. Acceptable for a residence.
Pending Totals:								
Exterior Walls	132693	1	C	100		17	\$0	-Exterior walls are in fair condition.
Pending Totals:								
Exterior Walls	132694	2	D	100		exceeds	\$29,351	-Reseal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	132695	3	D	100		exceeds	\$78,619	-Rake and point face brick (500 s.f.).
Pending Totals:								
Exterior Walls	132696	4	D	100		exceeds	\$22,013	-Rake and repoint cast stone band at basement level.
Pending Totals:								
Exterior Walls	132697	5	D	100		exceeds	\$24,187	-Repair brick entrance steps (6R x 8' W) at 2 entrances.
Pending Totals:								
Fixed Equipment	132698	1	C	15		exceeds	\$0	-Wood cabinets and countertops in the kitchen are in fair condition.
Pending Totals:								
Interior Finish/Door	132699	1	D	10		exceeds	\$378,090	-Interior Finishes are at the end of their life cycle and are in poor condition. Renovate the interior.
Pending Totals:								
Life Safety	132700	1	B	*		*	\$0	-The building is sprinkled. -Required exits are available for a residence. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is not provided at all exit / egress doors and is not required for a residence.
Pending Totals:								
Roof	132701	1	D	20		exceeds	\$38,032	-Replace asphalt shingle roof in poor condition.
Pending Totals:								
Roof	132702	2	B	20		18	\$14,176	-The EPDM roofs over the side porches were replaced in 2011 and are in good condition.
Pending Totals:								
Signage / Wayfindg	132703	1	D	10		exceeds	\$4,979	-Exterior building identification signage is not provided. -Interior signage is not provided and is not required for a residence.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters			
14	1930	0	3	5,549	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Windows	132704	1	C	30		1	\$0	-Aluminum double glazed double hung windows are in fair condition.	
Pending Totals:									
System Total Correction			\$589,447		System Replacement Cost			\$1,144,505	
Ratio: 0.52									
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	132677	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	297268	1	A	25		25	\$0	LED exit and emergency battery heads.	
Pending Totals:									
Fire Alarm	216575	1	A	15		15	\$0	EST3 fire alarm system; integrate with proposed campus wide fire alarm system upgrade.	
Pending Totals:									
Lighting & Power	297269	1	A	25		25	\$0	T-8 and CFL fixtures.	
Pending Totals:									
Lightning Protect	297270	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297271	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297272	1	A	30		30	\$0	(2) GE 125A 208/120V, 1PH, 3W panels.	
Pending Totals:									
Transformer	297273	1	A	30		30	\$0	Service is fed from building 13.	
Pending Totals:									
System Total Correction			\$6,401		System Replacement Cost			\$416,183	
Ratio: 0.02									
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Heating System	132678	1	C	30		exceeds	\$0	Heat is through old steam radiators.	
Pending Totals:									
Exhaust Fans	298950	1	N/A	25		*	\$0	n/a No fans in place.	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$364,161	
Ratio: 0.00									
System Total Pending									

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters
14	1930	0	3	5,549	Proposed Function	

Details

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	132679	1	D	50		exceeds	\$20,441	Fully Sprinklered. Replace or test heads over 50 years old per NFPA 25.
Pending Totals:								
Fixtures / Piping	132680	1	D	50		exceeds	\$20,309	Replace original hot, cold and sanitary piping systems in poor condition.
Pending Totals:								
Hot Water Heater	298947	1	C	30		exceeds	\$0	100 gallon electric water heater and steam instantaneous heater in fair condition.
Pending Totals:								
Hot Water Heater	298948	2	B	25		23	\$0	80 gallon electric; good condition.
Pending Totals:								
Medical Gases	298949	1	N/A	30		*	\$0	n/a
Pending Totals:								

System Total Correction \$40,750	System Replacement Cost \$208,092	Ratio: 0.20
System Total Pending		

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299154	1	C	100		17	\$0	-Building wood frame construction with wood studs supporting wood roof rafters is in fair condition.
Pending Totals:								
Foundations	299155	1	C	100		17	\$0	-Perimeter concrete footings and interior concrete spread footings are in fair condition.
Pending Totals:								
Seismic / Wind Load	299156	1	C	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299157	1	C	100		17	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters is in fair condition.
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$468,206	Ratio: 0.00
System Total Pending		

Bldg Total Correction \$636,597.88	Bldg Total Replacement \$2,601,148	Bldg Ratio: 0.24
Bldg Total Pending		

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters		
15	1930	0	3	9,267	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132705	1	C	*		*	\$0	-Building is not accessible from grade. Acceptable for a residence. -An elevator is not provided for accessibility to all floors. Acceptable for a residence. -Accessible restrooms are not provided in the building. Acceptable for a residence. -An accessible water cooler is not provided. Acceptable for a residence. -Lever style door hardware is not provided. Acceptable for a residence. -Required knee clearance at lavatories is not provided. Acceptable for a residence. -Lavatory traps in most accessible restrooms on most floors are not insulated. Acceptable for a residence.
Pending Totals:								
Exterior Walls	132709	4	B	100		17	\$0	-Replaced cast stone banding is in good condition
Pending Totals:								
Exterior Walls	132710	5	D	100		exceeds	\$74,426	-Rake and repoint cast stone bands at basement and upper floor levels.
Pending Totals:								
Exterior Walls	299383	6	D	100		17	\$89,804	-Prep and repaint the enclosed porches at either end of the building. -Retuck and repoint the brick at the base of the enclosed porches. -Repair and repaint the rotten wood areas on the building. -Remove the ivy off of the existing exterior brick. -Prep and repaint the soffits and fascia. -Repair the cracked front steps. -Repair the rear step nosing.
Pending Totals:								
Exterior Walls	132706	1	C	100		17	\$0	-Exterior walls are in fair condition.
Pending Totals:								
Exterior Walls	132707	2	D	100		exceeds	\$110,067	-Reseal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	132708	3	D	100		exceeds	\$76,523	-Rake and repoint face brick (500 s.f.).
Pending Totals:								
Fixed Equipment	132711	1	C	15		exceeds	\$0	-Wood cabinets and countertops in the exam rooms are in fair condition.
Pending Totals:								
Interior Finish/Door	132712	1	B	10		9	\$0	-Building interior was renovated in 2012 and is in good condition. -The interior finishes are in good condition including the ACT and grid, kitchen VCT, wood base, wall paint, doors and frames.
Pending Totals:								
Interior Finish/Door	299384	2					\$0	FCA record added by Contractor - see detail/pending
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters		
15	1930	0	3	9,267	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Life Safety	132713	1	C	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are not available. Acceptable for a residence. -Quick action egress door hardware is not provided at all exit / egress doors. Acceptable for a residence.
Pending Totals:								
Roof	132714	1	B	20		19	\$0	-Replaced asphalt shingle roof was installed in 2013 and is in good condition. -Copper gutters and downspouts are in good condition.
Pending Totals:								
Roof	132715	2	B	20		19	\$0	-Replaced EPDM roofs were installed in 2013 and are in good condition.
Pending Totals:								
Signage / Wayfindg	132716	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and is not required for a residence.
Pending Totals:								
Windows	132717	1	B	30		19	\$0	-Aluminum double glazed casement windows are in good condition.
Pending Totals:								
System Total Correction			\$350,819			System Replacement Cost		\$1,911,359
							Ratio: 0.18	
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	132576	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	236044	1	A	25		21	\$29,092	LED exit and emergency battery heads.
Pending Totals:								
Fire Alarm	216576	1	A	15		11	\$0	EST3 fire alarm system; integrate with proposed campus wide fire alarm system upgrade.
Pending Totals:								
Lighting & Power	297274	1	A	25		21	\$0	T-8 and CFL fixtures.
Pending Totals:								
Lightning Protect	297275	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297276	1	N/A	15		n/a	\$0	n/a
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters
15	1930	0	3	9,267	Proposed Function	

Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	297277	1	A	30		26	\$0	(2) GE 125A 208/120V, 1PH, 3W panels.	
Pending Totals:									
Transformer	297278	1	A	30		26	\$0	Service is fed from building 13.	
Pending Totals:									
System Total Correction			\$35,493			System Replacement Cost		\$695,040	Ratio: 0.05
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	132577	1	C	20		exceeds	\$0	Window a/c units.	
Pending Totals:									
Engr. Control syst.	132579	1	D	20		exceeds	\$34,462	Replace steam radiator controls with updated controls system.	
Pending Totals:									
Heating System	132578	1	C	30		exceeds	\$0	Original steam radiators	
Pending Totals:									
Heating System	298952	2	C	30		20	\$0	Condensate pump installed in 2003; good condition.	
Pending Totals:									
Exhaust Fans	298953	1	N/A	25		*	\$0	n/a None in place	
Pending Totals:									
System Total Correction			\$34,462			System Replacement Cost		\$608,159	Ratio: 0.06
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	132582	1	D	50		exceeds	\$34,068	Fully Sprinklered. Test or replace heads over 50 years old per NFPA 25.
Pending Totals:								
Fixtures / Piping	132581	1	D	50		exceeds	\$24,616	Replace original hot, cold and sanitary piping systems in poor condition.
Pending Totals:								
Hot Water Heater	298955	1	B	25		22	\$0	120 gallon electric water heater installed in 2010; good condition.
Pending Totals:								
Medical Gases	298956	1	N/A	30		*	\$0	n/a

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters		
15	1930	0	3	9,267	Proposed Function			
Details								
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$58,684	System Replacement Cost			\$347,520	Ratio: 0.17
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299388	1	B	100		19	\$0	-Building wood frame construction with wood floor joists on steel beams is in good condition.
Pending Totals:								
Foundations	299385	1	B	100		19	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	299386	1	C	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299387	1	B	100		19	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in good condition.
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$781,919	Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	302815	1	C			10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302816	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters
15	1930	0	3	9,267	Proposed Function	

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302817	2	D	15			\$2,201	Telecommunications Room 222 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground. install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
Pending Totals:								
Telecommunications Rooms	302818	3	D	15			\$17,243	Telecommunications room 222 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$19,444	System Replacement Cost
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System Total Pending

Bldg Total Correction \$498,903.05	Bldg Total Replacement \$4,343,997	Bldg Ratio: 0.11
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Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters
16	1928	0	4	3,841	Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132718	1	C	*		*	\$0	-Building is not accessible from grade. Acceptable for a residence. -An elevator is not provided for accessibility to all floors. Acceptable for a residence. -Accessible restrooms are not provided in the building. Acceptable for a residence. -An accessible water cooler is not provided. Acceptable for a residence. -Lever style door hardware is not provided. Acceptable for a residence. -Required knee clearance at lavatories is not provided. Acceptable for a residence. -Lavatory traps in most accessible restrooms on most floors are not insulated. Acceptable for a residence.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters			
16	1928	0	4	3,841	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	299389	1	D	100		15	\$113,652	-Prep and repaint the enclosed porches at either end of the building. -Retuck and repoint the brick at the base of the enclosed porches. -Repair and repaint the rotten wood areas on the building. -Prep and repaint the soffits and fascia. -Rake and point face brick (1,100 s.f.). -Rake and repoint cast stone banding (water table) at first floor and cast stone banding at upper floor level. -Re-seal all penetrations and caulk joints. -Repair the cracked precast band at the north corner (exposed rebar) 5 l.f. -Replace the exterior wood doors and frames in poor condition.	
Pending Totals:									
Fixed Equipment	299390	1	C	15		exceeds	\$0	-Wood cabinets and countertops in the kitchen are in fair condition.	
Pending Totals:									
Interior Finish/Door	132719	1	N/A	10		exceeds	\$0	-The interior finishes are in fair condition including the ceiling wood base, wall paint, doors and frames.	
Pending Totals:									
Interior Finish/Door	299399	2	D	10		exceeds	\$25,551	-Repair or replace 10-15 interior wood doors and frames in poor condition	
Pending Totals:									
Life Safety	299391	1	C	*		*	\$0	-Not sprinkled. Acceptable for a residence. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are not available. Acceptable for a residence. -Quick action egress door hardware is not provided at all exit / egress doors. Acceptable for a residence.	
Pending Totals:									
Roof	299400	3	B	20		19	\$0	-Copper gutters and downspouts replaced in 2013 are in good condition.	
Pending Totals:									
Roof	132720	1	D	20		exceeds	\$24,072	-Replace asphalt shingle roof.	
Pending Totals:									
Roof	132721	2	D	20		exceeds	\$6,911	-Replace flat roofs at porch areas with EPDM (300 s.f.).	
Pending Totals:									
Signage / Wayfindg	299392	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	299393	1	B	30		27	\$0	-New aluminum double pane double hung windows are in good condition.	
Pending Totals:									
Windows	299401	2	D	30		exceeds	\$5,928	-Replace the wood basement windows (3) in poor condition.	
Pending Totals:									
System Total Correction			\$176,114			System Replacement Cost		\$792,223	Ratio: 0.22
System Total Pending									

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters	
16	1928	0	4	3,841	Proposed Function		
Details							

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	132583	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	297279	1	A	25		21	\$0	LED exit and emergency battery heads.	
Pending Totals:									
Fire Alarm	216577	1	A	15		11	\$0	EST3 fire alarm system; integrate with proposed campus wide fire alarm system upgrade.	
Pending Totals:									
Lighting & Power	297280	1	A	25		21	\$0	T-8 and CFL fixtures.	
Pending Totals:									
Lightning Protect	297281	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297282	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297283	1	A	30		26	\$0	(2) GE 125A 208/120V, 1PH, 3W panels.	
Pending Totals:									
Transformer	297284	1	A	30		26	\$0	Service is fed from building 13.	
Pending Totals:									
System Total Correction			\$6,401		System Replacement Cost			\$288,081	Ratio: 0.02
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	132584	1	C	20		exceeds	\$0	Window a/c units.	
Pending Totals:									
Engr. Control syst.	132588	1	D	20		exceeds	\$16,001	Replace steam radiator controls with updated controls system.	
Pending Totals:									
Heating System	298958	1	C-	20		exceeds	\$0	Original steam radiators and piping in place.	
Pending Totals:									
Exhaust Fans	298957	1	N/A	20		*	\$0	n/a No fans in place	
Pending Totals:									
System Total Correction			\$16,001		System Replacement Cost			\$252,071	Ratio: 0.06
System Total Pending									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters				
16	1928	0	4	3,841	Proposed Function					
Details										
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	132586	1	n/a	50		*	\$0	None		
Pending Totals:										
Fixtures / Piping	132587	1	D	50		exceeds	\$11,077	Replace original hot, cold and sanitary piping systems. Poor condition.		
Pending Totals:										
Hot Water Heater	298959	1	C	25		5	\$0	100 gallon electric water heater; fair condition.		
Pending Totals:										
Medical Gases	298960	1	N/A	30		*	\$0	n/a		
Pending Totals:										
System Total Correction			\$11,077			System Replacement Cost			\$144,040	Ratio: 0.08
System Total Pending										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299394	1	C	100		17	\$0	-Building wood frame construction with wood floor joists on steel beams is in fair condition.		
Pending Totals:										
Foundations	299395	1	C	100		17	\$0	-Perimeter concrete footings and interior concrete spread footings are in fair condition.		
Pending Totals:										
Seismic / Wind Load	299398	1	B	*		*	\$0	-Wind loads governs		
Pending Totals:										
Vertical Members	299397	1	C	100		17	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in fair condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$324,091	Ratio: 0.00
System Total Pending										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inside Cable Plant (ICP)	302819	1	C			10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.		
Pending Totals:										

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Housekeeping Quarters
16	1928	0	4	3,841	Proposed Function	

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302820	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302821	2	D	15			\$2,516	Telecommunications Room 1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302822	3	D	15			\$17,243	Telecommunications room 1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$19,759	System Replacement Cost
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System Total Pending

Bldg Total Correction \$229,350.80	Bldg Total Replacement \$1,800,506	Bldg Ratio: 0.13
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Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research
17	1930	0	4	20,015	Proposed Function	Research

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14377	1	D	*		*	\$40,121	-Building is accessible. -Upgrade toilet facilities on first floor (111 and 112A). -Animal research does not have an accessible restroom. -An accessible water cooler is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	277006	2	F	*		*	\$299,954	-Overall building does not provide accommodation for physically disabled - it lacks proper access to floors (no elevators). Install new 3-stop elevator.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research		
17	1930	0	4	20,015	Proposed Function	Research		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	277007	3	F	*		*	\$59,505	-Door knob type handles do not comply ABAAS guidelines. Replace with compliant door hardware. (40-45 doors)
Pending Totals:								
Exterior Walls	299342	6	D	100		15	\$23,848	-Repair and repoint the brick wall on the north east side of the building. -Clean the calcium effervescent stains off of the brick on the northeast side of the building. -Repair the cracking porch slab on the northeast side. -The steel lintel over the animal research exit door is rusted, failing and sagging.
Pending Totals:								
Exterior Walls	107967	2	D	100		exceeds	\$74,426	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	14378	1	C	100		17	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	132722	3	D	100		exceeds	\$4,807	-Repair approximately 5% of wood cornice/eaves.
Pending Totals:								
Exterior Walls	132723	4	D	100		exceeds	\$1,267	-Patch and repair concrete at entrance stairs (6 s.f.).
Pending Totals:								
Exterior Walls	132724	5	D	100		exceeds	\$75,474	-Rake and point cast stone band at first floor level.
Pending Totals:								
Interior Finish/Door	107968	2	D	10		exceeds	\$19,338	-Paint center stairs. -Upgrade the interior finishes in the uni-sex toilet room on second floor, Room 217.
Pending Totals:								
Interior Finish/Door	14380	1	C	10		exceeds	\$0	-Interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	277043	3	D	10		exceeds	\$4,021	-Room B05. Wall paint is suspected lead paint. Test to confirm. abate as required (713 SF).
Pending Totals:								
Interior Finish/Door	277044	4	F	10		exceeds	\$79,461	-Rooms: B11, B16, B16A, B16B, B16C, B17B, B18A, B18B and B18C. Replace inappropriate ceramic tile wall construction with water resistant gypsum board/backer panel and high build glazed epoxy coating (2640 SF).
Pending Totals:								
Interior Finish/Door	277045	5	F	10		exceeds	\$25,127	-Rooms: B02, B11 and B16C. Ceiling finish is not appropriate for room function. Replace existing ceiling with GWB ceiling system (548 SF).
Pending Totals:								
Interior Finish/Door	277046	6	F	10		exceeds	\$13,877	-Rooms: B08 and B10. Ceiling finish is not appropriate for room function. Install ACT ceiling system (731 SF).
Pending Totals:								
Interior Finish/Door	277047	7	F	10		exceeds	\$47,440	-Inappropriate temporary wall construction in B08 and B11; Remove and install new wall with wallboard on metal studs and latex paint (1071 SF).
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research		
17	1930	0	4	20,015	Proposed Function	Research		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Interior Finish/Door	277048	8	D	10		exceeds	\$45,683	-Rooms: B02, B05, B07, 103, 104, 107, 203, 205, 207 and 214. Repair damaged ceiling systems. Repaint hard ceilings or replace damaged acoustic tiles (2704 SF).
Pending Totals:								
Interior Finish/Door	277049	9	D	10		exceeds	\$119,580	-All wood doors and wood frames are beyond useful life. replace with painted metal doors on a painted hollow metal frame. Count of 39.
Pending Totals:								
Interior Finish/Door	277050	10	D	10		exceeds	\$159,023	-Rooms: B01, B02, B05, B06, B04, B07, B10, B11, B12, 100A, 102, 103, 104, 107, 203, 205, 207, 214, B-CORRIDOR, 1-CORRIDOR, and 2-CORRIDOR. Replace flooring and associated base with VCT flooring (9059 SF).
Pending Totals:								
Interior Finish/Door	277051	11	D	10		exceeds	\$23,162	-Rooms: B11, B16A, B16B, B16C, B18B, B18C and B19. Replace flooring and associated base with epoxy flooring (797 SF).
Pending Totals:								
Interior Finish/Door	277052	12	D	10		exceeds	\$79,967	Rooms: B01, B02, B11, B12, B04, B05, B08, B10, B11, B12, 103, 104, 107, 203, 205, 207, 214, 214A and 214B. Repair damaged wall finishes, seal and repaint walls (10,607 SF).
Pending Totals:								
Life Safety	14381	1	B	*		*	\$0	Fully sprinkled. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways. -Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Life Safety	107969	2	D	*		*	\$254,610	-Provide canopy over south end exterior metal stair. -Sprinkle below the large ducts in the attic.
Pending Totals:								
Roof	299347	2	D	30		exceeds	\$10,692	-Prep, repair and reflash the existing dormers (6)
Pending Totals:								
Roof	14382	1	B	30		20	\$0	-New asphalt shingle roof.
Pending Totals:								
Signage / Wayfindg	14383	1	D	10		exceeds	\$6,688	-Room signage does not comply with ABAAS requirements - 50 signs. Replace with compliant signage.
Pending Totals:								
Windows	14384	1	D	30		exceeds	\$210,963	-Replace original single glazed wood windows (79 units).
Pending Totals:								
Fixed Research Equipment	296985	7	C	15		exceeds	\$0	-Fixed research equipment is in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research			
17	1930	0	4	20,015	Proposed Function	Research			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixed Research Equipment	277008	1	D	15		exceeds	\$1,209,813	-Rooms: B01, B02, B03, B07, B08, B09, B10, B04, B08 -Lab, B10-Lab, B11, B12, B16B, 103, 104, 203, 205, 207, 214. Metal casework with plastic laminate top is damaged and corroded and at the end of it's useful life. Remove existing casework and replace with new metal casework base and wall cabinets with epoxy tops and reagent shelving (540 LF).	
Pending Totals:									
Fixed Research Equipment	277009	2	D	15		exceeds	\$433,551	-Remove (include asbestos abatement of fume hood lining), replace and install new chemical fume hood; reconnect to (E) services. Replace 8' chemical fume hood in Room B01; Replace 6' chemical fume hoods in rooms B08, B10 (3), B11 (1), 103 (1), 104 (1), 214 (1).	
Pending Totals:									
Fixed Research Equipment	277010	3	D	15		exceeds	\$410,116	-Remove, replace and install new Cold Room in B13 and remove, replace and install new Cold and Freezer Room in 101; reconnect to (E) services. Verify connection to emergency power per NIH standards.	
Pending Totals:									
Fixed Research Equipment	277011	4	F	15		exceeds	\$23,435	-Remove and dispose of non-functioning cold room (Lab 100); disconnect and seal (E) services; patch and repair all interior finishes as needed.	
Pending Totals:									
Fixed Research Equipment	277012	5	D	10		exceeds	\$11,583	-Lead paint to be abated in room 005 and upgrade interior finishes. -Abate asbestos tile on the first floor in laboratory 108. -Repair or replace 20-25 damaged doors and frames on the 2nd floor.	
Pending Totals:									
Fixed Research Equipment	277042	6	F	15		exceeds	\$23,435	-Remove and dispose of non-functioning warm room (B02); disconnect and seal (E) services; patch and repair all interior finishes as needed.	
Pending Totals:									
System Total Correction			\$3,790,967			System Replacement Cost		\$6,670,081	Ratio: 0.57
System Total Pending \$0									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14385	1	D	25		exceeds	\$37,820	Provide proper ventilation for data closets and have some NEC clearance issues. Data closets do not meet space requirements and require appropriate ventilation. Electrical panelboards are wall mounted.
Pending Totals:								
Emerg Elec Sys.	14386	1	C-	25		exceeds	\$0	Fed from building no 92. Asco Model 940, ATS is 150 A. 208Y/120V,3 phase serves egress and exit lighting. Fair condition.
Pending Totals:								
Fire Alarm	107970	2	F	15		exceeds	\$50,911	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing fire alarm control panel and system, poor condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research		
17	1930	0	4	20,015	Proposed Function	Research		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Lighting & Power	14388	1	D	25		exceeds	\$42,184	Replace remaining lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Replace fixtures with (4) 3-lamp turret fixtures in Utility room B03. Existing exit lights are LED type exit lights. Increase lighting level in rooms: B02, B07, B08, B11, 107, and 214.
Pending Totals:								
Lighting & Power	276836	4	D	25		1	\$12,783	Install water protected duplex outlet in animal holding rooms: B11, B16, B16A, B18B and B18C.
Pending Totals:								
Lighting & Power	276831	2	D	25		1	\$55,392	Provide motion sensors and multi-level switching as appropriate for energy conservation.
Pending Totals:								
Lighting & Power	276832	3	D	25		1	\$92,676	Provide separate conduit for emergency lighting circuit. Emergency and Normal lighting circuits are run in the same conduit - Code violation.
Pending Totals:								
Lightning Protect	14389	1	N/A	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14390	1	D	15		exceeds	\$32,809	Replace Phone Intercom System. Poor condition.
Pending Totals:								
Secondary Dist.	297285	5	C	30		13	\$0	Code clearance violations on the following branch circuit panels: GE 50AMB - street lighting panel, Square D 100A MLO - EB2, Square D 225A MLO - NPB7.
Pending Totals:								
Secondary Dist.	297286	6	C	30		13	\$0	Sqaure D 225A MLO MCC in penthouse.
Pending Totals:								
Secondary Dist.	107971	2	F	30		exceeds	\$48,043	Correct Electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005). Replace breakers as recommended in study to provide proper protection to the system. (\$23,000) Relocate 100A panel 3' to meet clearances from street lighting.
Pending Totals:								
Secondary Dist.	14391	1	C	30		13	\$0	Sqaure D HCM Panel 600A, 208Y/120V, 3 phase. Fair condition.
Pending Totals:								
Secondary Dist.	276833	3	D	30		1	\$10,652	Provide additional panels for spare capacity: - 100A 208/120V panel
Pending Totals:								
Secondary Dist.	276834	4	D	15		*	\$91,610	Provide monitoring points for research refrigerator and freezer equipment.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research		
17	1930	0	4	20,015	Proposed Function	Research		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Site Security	276835	1	D	15		*	\$63,914	Provide card readers for security at all exterior doors
Pending Totals:								
Transformer	14393	1	F	30		exceeds	\$59,080	Replace 150 KVA 13.8kV-208/120V, 3PH Padmount transformer. Poor condition.
Pending Totals:								
System Total Correction			\$604,274			System Replacement Cost		\$2,457,398
								Ratio: 0.25
System Total Pending								

Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Asbestos	277054	1	D	*		*	\$60,448	-Rooms: B-corridor, B01, B02, B04, B05, B07, B08, B10, B11, B12, 1-Corridor, 100A, 102, 103, 104, 107, 2-Corridor, 203, 205, 207 and 214. Floor tile is believed to be asbestos containing. Conduct testing to confirm; remove floor tile.
Pending Totals:								
Asbestos	277056	2	D	*		*	\$0	-See Architectural/Fixed Research Equipment regarding asbestos abatement of fume hoods to be removed.
Pending Totals:								
Asbestos	277057	3	D	*		*	\$5,321	-Rooms: B11, B16, B16A, B16B, B16C, B18B, B18C and B19. Existing ceramic floor tile is suspected to be asbestos containing. Test to confirm. Abate as required.
Pending Totals:								
Asbestos	277058	4	D	*		*	\$0	-See Architectural/Fixed Research Equipment regarding asbestos abatement of fume hoods to be removed.
Pending Totals:								
System Total Correction			\$65,769			System Replacement Cost		
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	107972	2	F	20		0	\$781,884	Install a fully ducted airside system to serve laboratories. System would be constant volume hot water reheat system with the AHU located in the attic. Configure the AHU for laboratory use. Provide all new supply ductwork. Provide new glycol chiller on grade and piped to the mechanical penthouse.
Pending Totals:								
Air Handling Equip	276838	3	D	20		1	\$276,961	Replace the existing AHU with a dual tunnel AHU equipped to serve the VMU. Replace cooling coil type from DX with chilled water. Replace existing air cooled condenser with new dual circuited glycol chiller. Chiller to be equipped with two independent circuits. One circuit will act as a backup standby. Typically the central chilled water system acts as a backup for the VMU, but this campus does not have a central chilled water system.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research			
17	1930	0	4	20,015	Proposed Function	Research			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	276839	4	D	20		1	\$276,961	Add air valves for pressurization to all fume hood, animal holding, procedure room, and laboratory room exhaust systems. Add secondary (backup) exhaust fans for each research lab, fume hood, and animal area exhaust fan located in the mechanical penthouse space. Needed to provide pressurization control or redundancy.	
Pending Totals:									
Air Handling Equip	276840	5	D	20		1	\$80,958	Add stainless exhaust hoods over cage washer room B19 and Autoclave room B03 doors to capture steam.	
Pending Totals:									
Air Handling Equip	14394	1	B	20		10	\$0	Basement AHU w/DX and controls installed for ARF in basement with DX9100 JJ controls.	
Pending Totals:									
Ducts & Water Dist	14395	1	N/A	30		*	\$0	Partial ductwork. All rooms require ductwork for proper air distribution. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Engr. Control syst.	14396	1	D	20		1	\$276,961	Upgrade the Air Temperature Controls from penumatic to direct digital control with all actuators being electric. Upgrade would include equipment in the mechanical rooms as well as plenum mounted equipment (ie. terminal units) in the laboratories.	
Pending Totals:									
Heating System	14397	1	D	30		exceeds	\$360,629	Replace original steam distribution piping and steam radiators, flash tank, condensate pump and receiver; poor condition.	
Pending Totals:									
Heating System	276837	2	D	25		1	\$11,718	Add second (backup) glycol preheat pump. Control to be lead/lag.	
Pending Totals:									
Room Air Dist/Term	14398	1	N/A	30		*	\$0	Partially installed. All areas require proper air distribution. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Exhaust Fans	14399	1	C	25		exceeds	\$0	Dedicated fume hoods with HEPA filters installed in 80's fair condition. See research comment in air handling equip. Maintenance by outside contractor.	
Pending Totals:									
System Total Correction			\$2,066,073		System Replacement Cost			\$2,983,984	
								Ratio: 0.69	
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1				
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Research				
17	1930	0	4	20,015		Proposed Function	Research				
Details											
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Fire Sprinkler / Pump	14400	1	C	50		28	\$0	The building is fully sprinklered, with a 4" fire service, with backflow preventer.			
Pending Totals:											
Fixtures / Piping	276842	3	D	50		1	\$135,285	Replace sink with dark room sink in B05; provide new stainless steel wall hung sinks in Animal Holding rooms: B11, B16, B16A, B18B, and B18C; Provide new tepid water eyewash in rooms: B11, B16, B16A, B18B, B18C; Install new wall hung stainless steel sink with tepid water eyewash in rooms: B11, B16, B16A, B18B, B18C and corridor; Install emergency shower and tepid water eye wash station in room 214 and the corridor.			
Pending Totals:											
Fixtures / Piping	14401	1	D	50		1	\$138,481	Upgrade plumbing fixtures, with modern fixtures equipped with vacuum breakers. Rooms 004, 008, 008A, 207, 214.			
Pending Totals:											
Fixtures / Piping	107973	2	D	50		exceeds	\$209,239	Provide a 4" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.			
Pending Totals:											
Hot Water Heater	14402	1	D	25		exceeds	\$25,566	Replace hot water heater with a steam fired instantaneous heater.			
Pending Totals:											
Medical Gases	276841	1	F	15		0	\$86,284	Add a minimum duplex, oil free laboratory grade air compressor unit. Size to serve both research and the VMU. (The building automation controls simplex air compressor is also used to supply laboratory compressed air which is violation of the NIH guidelines.)			
Pending Totals:											
System Total Correction			\$594,855			System Replacement Cost			\$2,106,341		Ratio: 0.28
System Total Pending											

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14403	1	C	100		17	\$0	Concrete joists supported by concrete beams (3 story) in fair condition.
Pending Totals:								
Foundations	14404	1	C	100		17	\$0	-Spread footing in fair condition.
Pending Totals:								
Seismic / Wind Load	14405	1	A	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	14406	1	C	100		17	\$0	-Concrete columns in fair condition.

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research		
17	1930	0	4	20,015	Proposed Function	Research		
Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio: 0.00		
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14392	1	D	15		10+	\$62,660	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302823	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302824	2	D	15			\$10,063	Telecommunications Rooms 1, 125, 1A and 1A1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302825	3	D	15			\$51,728	Telecommunications rooms 125, 1A and 1A1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction			System Replacement Cost					
System Total Pending								

Bldg Total Correction	\$7,246,388.63	Bldg Total Replacement	\$17,552,844	Bldg Ratio: 0.41
Bldg Total Pending				
\$0.00				

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC		
18	1928	0	4	17,556	Proposed Function	GRECC		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14407	1	D	*		*	\$409,444	-Building is not accessible. Provide accessible entrance to first floor. Upgrade two public toilet rooms (104) on first floor. Install a new 2-stop elevator providing access to all floors. -An accessible water cooler is not provided. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	277067	2	F	*		*	\$11,243	Door knob type handles do not comply with ABAAS guidelines and building codes; replace handles with lever type (20- 25 doors). -Animal research in the basement does not have lever style door hardware. (20-25 doors)
Pending Totals:								
Exterior Walls	14408	1	C	100		15	\$0	-Exterior brick veneer walls in fair condition.
Pending Totals:								
Exterior Walls	107974	2	D	100		exceeds	\$77,571	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	132725	3	D	100		exceeds	\$5,328	-Scrape and paint wood cornice/eaves.
Pending Totals:								
Exterior Walls	132726	4	D	100		exceeds	\$63,998	-Replace two engaged wood columns at the entry porch.
Pending Totals:								
Exterior Walls	132727	5	D	100		exceeds	\$26,206	-Rake and point pre cast stone band at first floor level.
Pending Totals:								
Exterior Walls	132728	6	D	100		exceeds	\$21,264	-Correct moisture problem at basement walls. Investigative study needed. Scope or excavated the foundation and verify the installation of a foundation drain and if it is functioning correcting.
Pending Totals:								
Fixed Equipment	14409	1	C	15		exceeds	\$0	-Laboratory 115 Two fume hoods are in fair condition. -Laboratory 102 Two fume hoods are in fair condition. Metal cabinets and soapstone countertops are in fair condition. (some rust) -Laboratory 203 Metal cabinets and soapstone countertops are in fair condition. -Laboratory 208 Metal cabinets and soapstone countertops are in fair condition.
Pending Totals:								
Interior Finish/Door	14410	1	C	10		exceeds	\$0	Most interior finishes are in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC		
18	1928	0	4	17,556	Proposed Function	GRECC		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Interior Finish/Door	107975	2	D	10		exceeds	\$6,312	-Replace 150 SF of carpet at first floor entrance and provide a walk off mat.
Pending Totals:								
Interior Finish/Door	132729	3	F	10		exceeds	\$63,348	-Paint walls and floor in basement storage. Remediate mold/mildew.
Pending Totals:								
Interior Finish/Door	132730	4	D	10		exceeds	\$650	-Repair door closer to basement.
Pending Totals:								
Interior Finish/Door	132731	5	D	10		exceeds	\$3,898	-Replace rubber treads at center stair.
Pending Totals:								
Interior Finish/Door	277072	6	D	10		exceeds	\$27,964	-Sheet vinyl floor in Laboratories 102 and 115 is damaged; replace with new sheet vinyl flooring (1060 SF) with integral covered base (183 LF).
Pending Totals:								
Interior Finish/Door	277075	7	D	10		exceeds	\$18,181	-VCT floor tiles in Laboratories 210, 213/215 and 217 are damaged; replace with new VCT floor tiles (816 SF) and floor base (196 LF).
Pending Totals:								
Interior Finish/Door	277076	8	D	10		exceeds	\$35,292	-Damaged wall finishes in rooms 102, 115, 201, 2013, 204/206, 205, 213/215, 216, 217 and 219 require patching, sealing and painting (4937 SF).
Pending Totals:								
Interior Finish/Door	277077	9	D	10		exceeds	\$33,387	-Doors are wood on a wood frame and beyond its useful life; replace with painted metal doors on a painted hollow metal frame (10 EA).
Pending Totals:								
Interior Finish/Door	277078	10	F	10		exceeds	\$34,779	-Tissue Culture rooms 204/206 and 216 have floor and ceiling finishes that are not appropriate for the room function; replace with sheet vinyl flooring (562 SF) with integral covered base (562 SF) and new painted gypsum board ceiling system and associated light and ventilation fixtures (131 LF).
Pending Totals:								
Life Safety	299315	2	D	*		*	\$10,535	-Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Life Safety	14411	1	B	*		*	\$0	-Fully sprinkled. Including the attic. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Roof	299316	2	D	20		exceeds	\$18,963	-Prep, repaint and reflash dormers (6)
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC			
18	1928	0	4	17,556	Proposed Function	GRECC			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Roof	14412	1	B	30		20	\$0	New asphalt shingle roof installed in 2007 is in good condition.	
Pending Totals:									
Signage / Wayfindg	14413	1	D	10		exceeds	\$7,809	-Interior signage is in poor condition and due to be upgraded.	
Pending Totals:									
Signage / Wayfindg	299317	2	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition.	
Pending Totals:									
Windows	14414	1	B	30		24	\$0	-Replaced original single glazed wood windows with double pane energy efficient windows are in good condition.	
Pending Totals:									
Fixed Research Equipment	277068	1	D	15		exceeds	\$120,982	-Metal casework with plastic laminate top is damaged and corroded and at the end of it's useful life. Remove existing casework and replace with new metal casework base and wall cabinets with epoxy tops and reagent shelving. Include new undercounter piping, plumbing and gas fixtures and new electrical wiring and outlets associated with the casework (54 LF) in Rooms 115, 210 and 217.	
Pending Totals:									
Fixed Research Equipment	277069	2	D	15		exceeds	\$234,352	-Remove (include asbestos abatement of fume hood lining), replace and install new 6' chemical fume hoods in rooms 204/206, 205, (2) in 207/209, 213/215; reconnect to (E) services.	
Pending Totals:									
Fixed Research Equipment	277070	3	D	15		exceeds	\$35,153	-Remove, replace and install new Cold and Freezer Room in 211B; reconnect to (E) services. Verify connection to emergency power per NIH standards.	
Pending Totals:									
System Total Correction			\$1,266,660		System Replacement Cost			\$3,477,120	
								Ratio: 0.36	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14415	1	D	25		exceeds	\$32,001	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical panelboards are wall mounted.
Pending Totals:								
Emerg Elec Sys.	14416	1	D	25		exceeds	\$33,981	Fed from building no 92. Russellectric ATS Model RMT 100A. 208Y/120V, 3 phase serves egress and exit lighting. Fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC			
18	1928	0	4	17,556	Proposed Function	GRECC			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Alarm	107976	2	F	15		exceeds	\$44,310	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2Nfire alarm control panel and system, poor condition.	
Pending Totals:									
Fire Alarm	14417	1	N/A	15		n/a	\$0	DELETE THIS RECORD.	
Pending Totals:									
Lighting & Power	14418	1	D	25		exceeds	\$40,617	Replace remaining 50% of lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.	
Pending Totals:									
Lighting & Power	276843	2	D	25		1	\$38,349	Provide motion sensors and multi-level switching as appropriate for energy conservation.	
Pending Totals:									
Lighting & Power	276844	3	D	25		1	\$18,109	Replace six NEMA 5-20R receptacles with red receptacles to identify emergency power.	
Pending Totals:									
Lightning Protect	14419	1	D	20		n/a	\$6,401	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	14420	1	A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	14421	1	C	30		13	\$0	Square D HCM panel 600A, 208Y/120V, 3 phase. Square D 100A load center. GE 50AMB site lighting panel.	
Pending Totals:									
Secondary Dist.	276845	3	D	15		1	\$63,914	Provide monitoring points for research refrigerator and freezer equipment	
Pending Totals:									
Secondary Dist.	107977	2	D	30		exceeds	\$71,477	Replace breakers as recommended in study to provide proper protection to the system. (\$16,000) ELEC, (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Provide additional panels: 100A 208/120V for spare circuits.	
Pending Totals:									
Site Security	276846	1	D	15		1	\$44,740	Provide card readers for security at all exterior doors.	
Pending Totals:									
Transformer	14423	1	F	30		exceeds	\$59,080	Replace 150 KVA 13.8kV-208/120V, 3PH Padmount transformer. Poor condition.	
Pending Totals:									
System Total Correction			\$452,978			System Replacement Cost		\$1,390,848	Ratio: 0.33
System Total Pending									

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518 - Bedford						District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC		
18	1928	0	4	17,556	Proposed Function	GRECC		
Details								
Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Asbestos	277079	1	D	*		1	\$0	See Architectural/Fixed Research Equipment regarding asbestos abatement of fume hoods to be removed.
Pending Totals:								
System Total Correction \$0					System Replacement Cost			
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298964	2	B	20		16	\$0	Ductless split installed in 2009 for ultralow room.
Pending Totals:								
Air Handling Equip	14424	1	F	20		*	\$1,643,660	Provide proper air ventilation system to meet code requirements. Existing window units for air conditioning. H&V units for heating and ventilating of the corridors. No proper ventilation is provided in the building. ASHRAE & Code violation. Install a fully ducted airside system to serve laboratories. System to be constant volume hot water reheat with the AHU located in the attic. AHU to be configured for laboratory use. All new supply ductwork would be required. A new glycol chiller would be located on grade and piped to the mechanical penthouse.
Pending Totals:								
Ducts & Water Dist	14425	1	N/A	30		*	\$0	Partial ductwork. All rooms require ductwork for proper air distribution. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Engr. Control syst.	14426	1	F	20		*	\$160,850	Replace controls system with updated controls system. Minimal controls, outdated. Upgrade the Air Temperature Controls from penumatic to direct digital control with electric actuators. Include equipment in the mechanical rooms as well as plenum mounted equipment (ie. terminal units) in the laboratories.
Pending Totals:								
Heating System	14427	1	D	30		exceeds	\$360,629	Replace original steam distribution piping and steam radiators, H&V units, flash tank, condensate pump and a receiver; poor condition.
Pending Totals:								
Refrigeration Equip	298967	1	D	23		exceeds	\$39,574	Walk-in refrigeration unit and related condensing unit are in poor condition.
Pending Totals:								
Room Air Dist/Term	14428	1	N/A	30		*	\$0	Partially installed. All areas require proper air distribution. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC			
18	1928	0	4	17,556	Proposed Function	GRECC			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Ventil (O.A. & Exh)	14429	1	N/A	30		*	\$0	**Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Exhaust Fans	14430	1	D	25		1	\$572,032	Add air valves for pressurization to all fume hood and laboratory room exhaust systems. Add secondary (backup) exhaust fans for each research lab and fume hood exhaust fan located in the mechanical penthouse space. Repair and straighten fan inlet and discharge ductwork in the mechanical penthouse.	
Pending Totals:									
System Total Correction			\$2,776,746		System Replacement Cost			\$1,303,920	
Ratio: 2.13									
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	14431	1	B	50		28	\$0	The building is fully sprinklered, with a 4" fire service with backflow preventer.
Pending Totals:								
Fixtures / Piping	107978	2	D	50		exceeds	\$246,164	Provide a 4" reduced pressure backflow preventer to the water service. Replace original sanitary piping systems.
Pending Totals:								
Fixtures / Piping	276848	3	D	50		1	\$83,088	Inspect and repair as required hot and cold domestic water lines. Stains on ceiling tile indicative of pipes leaking.
Pending Totals:								
Fixtures / Piping	14432	1	D	50		1	\$149,133	Upgrade plumbing fixtures, with modern fixtures equipped with vacuum breakers.
Pending Totals:								
Fixtures / Piping	276850	4	D	50		1	\$11,718	Install emergency shower and eye wash in laboratory room 210.
Pending Totals:								
Hot Water Heater	14433	1	D	25		1	\$17,044	Replace domestic hot water heater with a steam fired instantaneous heater.
Pending Totals:								
Medical Gases	276847	1	D	15		1	\$181,090	Replace with laboratory grade duplex vacuum unit with liquid ring pumps. Replace Lab air piping in room B02 wich is severely corroded.
Pending Totals:								
Medical Gases	276849	2	D	50		1	\$2,130	Remove natural gas piping from Biosafety cabinet and cap pipe above ceiling.

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC			
18	1928	0	4	17,556	Proposed Function	GRECC			
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
Medical Gases	298968	3	A	30		29	\$0	Three (3) lab air compressors installed in 2012.	
Pending Totals:									
System Total Correction			\$690,367			System Replacement Cost		\$695,424	Ratio: 0.99
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	14434	1	C	100		15	\$0	-Concrete joists supported by concrete beams (3 story) in fair condition.	
Pending Totals:									
Foundations	14435	1	C	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	14436	1	A	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	14437	1	C	100		15	\$0	-Exterior masonry construction walls and concrete columns supporting masonry walls and wood roof rafters are in fair condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$1,564,704	Ratio: 0.00
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14422	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	GRECC			
18	1928	0	4	17,556	Proposed Function	GRECC			
Details									
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Telecommunications Rooms	302827	2	D				\$1,992	Telecommunications Room 1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static	
Pending Totals:									
Telecommunications Rooms	302828	3	D	15			\$2,516	Telecommunications Room 2 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static	
Pending Totals:									
Telecommunications Rooms	302829	4	D	15			\$34,485	Telecommunications rooms 1 and 2 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.	
Pending Totals:									
Telecommunications Rooms	302826	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.	
Pending Totals:									
System Total Correction				\$38,993					
				System Replacement Cost					
System Total Pending									
Bldg Total Correction				\$5,225,743.91			Bldg Total Replacement		\$8,692,800
							Bldg Ratio:		0.60
Bldg Total Pending									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Outleased Quonset Hut Storage		
18T	1947	0	1	1,212	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299132	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Building is not accessible and is not required. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								
Exterior Walls	132732	1	D	100		exceeds	\$126,695	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Corrugated metal quonset hut building on concrete slab is rusting and has outlived its useful life; recommend demolition and replacement. -Replace the rear wood door in poor condition.
Pending Totals:								
Fixed Equipment	299133	1	D	15		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Roll down over head garage doors are in fair condition.
Pending Totals:								
Interior Finish/Door	299134	1	D	10		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Quonset hut corrugated interior metal siding on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Life Safety	299135	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -The building is not sprinkled and is not required. -Required exit is available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at the exit / egress door.
Pending Totals:								
Roof	132733	1	D	20		exceeds	\$38,984	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Corrugated metal quonset hut building on concrete slab is rusting and has outlived its useful life; recommend demolition and replacement.
Pending Totals:								
Signage / Wayfindg	299136	1	D	10		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Exterior building identification signage is not provided. -Interior signage is not provided and not required.
Pending Totals:								

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Outleased Quonset Hut Storage			
18T	1947	0	1	1,212	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Windows	299137	1	D	30		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Single pane glazed steel windows are in poor condition.	
Pending Totals:									
System Total Correction			\$165,679			System Replacement Cost		\$146,067	Ratio: 1.13
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	297287	1	C-	25		exceeds	\$0	Single wall mounted telephone outlet.	
Pending Totals:									
Emerg Elec Sys.	297288	1	N/A	25		n/a	\$0	n/a	
Pending Totals:									
Fire Alarm	297289	1	N/A	15		n/a	\$13,427	n/a	
Pending Totals:									
Lighting & Power	132589	1	D	25		1	\$6,714	Replace electric distribution, old and in poor condition. Replace T-12 lighting fixtures with T-8 lamps and electronic ballasts.	
Pending Totals:									
Lightning Protect	297290	1	N/A	20		n/a	\$1,310	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297291	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297292	1	C-	30		exceeds	\$0	Branch circuits are fed from building 19T.	
Pending Totals:									
Transformer	297293	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
System Total Correction			\$21,451			System Replacement Cost		\$24,345	Ratio: 0.88
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Heating System	132590	1	C-	30		exceeds	\$0	One (1) steam radiator, one (1) unit heater	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$12,172	Ratio: 0.00
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Outleased Quonset Hut Storage		
18T	1947	0	1	1,212	Proposed Function			
Details								
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fixtures / Piping	132591	1	C-	50		exceeds	\$0	One (1) lavatory cold water only.
Pending Totals:								
System Total Correction				\$0		System Replacement Cost		\$4,869
								Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299138	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Foundations	299139	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Seismic / Wind Load	299140	1	D	*		*	\$0	-Wind load governs -Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Vertical Members	299141	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
System Total Correction				\$0		System Replacement Cost		\$55,993
								Ratio: 0.00
System Total Pending								

Bldg Total Correction				\$187,129.72		Bldg Total Replacement		\$243,446
								Bldg Ratio: 0.77
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Laundry/Storage		
19	1928	1965	2	18,135	Proposed Function	Laundry/Storage		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14438	1	C	*		*	\$0	-Not accessible. Adequate for use. -Accessible restrooms are not provided in the building. Adequate for use. -An accessible water cooler is not provided. Adequate for use. -Lever style door hardware is not provided. Adequate for use. -Required knee clearance at lavatories is not provided Adequate for use.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Laundry/Storage		
19	1928	1965	2	18,135	Proposed Function	Laundry/Storage		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	107987	2	D	100		exceeds	\$52,741	-Patch and paint 3'-0" high concrete foundation wall.
Pending Totals:								
Exterior Walls	14439	1	C	100		15	\$0	-Exterior wall is in fair condition. -Exterior metal doors and frames are in fair condition
Pending Totals:								
Exterior Walls	132738	3	D	100		exceeds	\$19,491	-Replace broken terra cotta masonry units. Approximately 100 units.
Pending Totals:								
Exterior Walls	132739	4	C	100		exceeds	\$0	-Painted CMU wall at new addition.
Pending Totals:								
Exterior Walls	133481	5	D	100		exceeds	\$11,077	-Seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	133482	6	D	100		exceeds	\$11,370	-Replace 6 stair nosings.
Pending Totals:								
Exterior Walls	299446	7	D	100		15	\$23,848	-Repair the torn canvas at the loading dock. -Repoint the CMU base at the new addition. -Prep and repaint the exterior structural steel.
Pending Totals:								
Fixed Equipment	14440	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -Over head roll down doors are in fair condition.
Pending Totals:								
Interior Finish/Door	107988	2	D	10		exceeds	\$149,591	-Paint concrete floor. -Paint wood ceiling and trusses in main building
Pending Totals:								
Interior Finish/Door	14441	1	C	10		exceeds	\$0	-Interior finishes are in fair condition.
Pending Totals:								
Life Safety	14442	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available.
Pending Totals:								
Life Safety	299447	2	D	*		*	\$13,764	-Quick action egress door hardware is not provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Roof	14443	1	C	30		20	\$0	-New asphalt shingle roof is in fair condition. -Prefinished sheet metal gutters and downspouts are in fair condition.
Pending Totals:								
Roof	299448	2	D	20		exceeds	\$13,103	-Replace the lower membrane roofs. (900 s.f.)
Pending Totals:								
Signage / Wayfindg	14444	1	C	10		exceeds	\$0	Signage/Wayfinding is in fair condition.
Pending Totals:								
Windows	14445	1	C	30		8	\$0	-Single glaze metal casement windows are in fair condition.
Pending Totals:								

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518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Laundry/Storage	
19	1928	1965	2	18,135	Proposed Function	Laundry/Storage	
Details							
System Total Correction		\$294,985		System Replacement Cost		\$3,956,412	
						Ratio: 0.07	
System Total Pending							

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14446	1	N/A	n/a		n/a	\$0	Electrical panelboards are wall mounted. No data closets.
Pending Totals:								
Emerg Elec Sys.	14447	1	D	25		exceeds	\$17,903	None. Install battery powered egress and LED exit lighting system.
Pending Totals:								
Fire Alarm	107989	2	F	15		exceeds	\$46,994	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing fire alarm control panel and system, poor condition.
Pending Totals:								
Fire Alarm	14448	1	D	15		exceeds	\$0	Fed from building 21 fire alarm control panel. Fair condition.
Pending Totals:								
Lighting & Power	14449	1	D	25		exceeds	\$83,919	Contract awarded to replace all T-12 lighting fixtures to T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	14450	1	D	20		n/a	\$4,476	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14451	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	107990	2	D	30		exceeds	\$34,687	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$5,000) Replace breakers as recommended in study to provide proper protection to the system. (\$26,000)
Pending Totals:								
Secondary Dist.	297294	3	C	30		12	\$0	Square D branch circuit panels: MDP - 400A MLO, P1 - 400A MLO, P5 - 100A MLO.
Pending Totals:								
Secondary Dist.	12547	1	C	30		13	\$0	Square D PowerLogic switchboard 1200A, 208Y/120V, 3 phase. Fair condition.
Pending Totals:								
Transformer	12549	1	C-	30		4	\$0	500 kVA 13.8kV-208/120V, 3PH Padmount transformer. Fair condition.
Pending Totals:								

System Total Correction		\$187,979		System Replacement Cost		\$1,629,111	
						Ratio: 0.12	
System Total Pending							

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518 - Bedford District VHA - North Atlantic, VISN 1

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Laundry/Storage
19	1928	1965	2	18,135	Proposed Function	Laundry/Storage

Details

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Air Handling Equip	12550	1	n/a	20		*	\$0	None installed.		
Pending Totals:										
Ducts & Water Dist	12551	1	C-	30		exceeds	\$0	Fair condition. Water distribution not installed.		
Pending Totals:										
Engr. Control syst.	12552	1	C-	20		exceeds	\$0	Minimal controls, outdated.		
Pending Totals:										
Heating & Ventil.	12553	1	C-	25		exceeds	\$0	Fair condition.		
Pending Totals:										
Heating System	107991	2	D	30		exceeds	\$422,170	replace original steam and condensate piping, 6" steam valve, and condensate pump and a receiver.		
Pending Totals:										
Heating System	12554	1	C	30		exceeds	\$0	Ceiling hung steam unit heaters.		
Pending Totals:										
Refrigeration Equip	131794	1	F	23		*	\$12,309	Replace split DX system serving basement break room. System was in failed condition in 2013.		
Pending Totals:										
Room Air Dist/Term	12555	1	C	30		exceeds	\$0	Fair condition.		
Pending Totals:										
Exhaust Fans	12556	1	C	25		exceeds	\$0	Fair condition.		
Pending Totals:										
System Total Correction			\$434,479			System Replacement Cost			\$1,745,476	Ratio: 0.25
System Total Pending										

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	12557	1	B	50		28	\$0	The building is fully sprinklered, with a 4" fire service with backflow preventer.
Pending Totals:								
Fixtures / Piping	107992	2	D	50		exceeds	\$307,705	Provide a 3" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Fixtures / Piping	12558	1	C	50		exceeds	\$0	Some of the fixtures are original.
Pending Totals:								
Hot Water Heater	12559	1	D	25		exceeds	\$0	1 instantaneous unit in failed condition in 2013. Estimator note: Steam instantaneous unit

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Laundry/Storage		
19	1928	1965	2	18,135	Proposed Function	Laundry/Storage		
Details								
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$307,705	System Replacement Cost			\$2,094,571	Ratio: 0.15
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	12560	1	C	100		15	\$0	-Two way concrete slab supported by concrete beams & walls. Wood roof sheathing supported by rafters bearing on steel trusses (2 story) in fair condition.
Pending Totals:								
Foundations	12561	1	C	100		15	\$0	-Spread footing and continuous wall footing in fair condition.
Pending Totals:								
Foundations	299450	2	D	100		exceeds	\$34,152	-Repair the concrete stem walls on the south and east sides.
Pending Totals:							\$0	
Seismic / Wind Load	12562	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	12563	1	C	100		15	\$0	-Concrete columns and bearing walls in fair condition.
Pending Totals:								
Vertical Members	299449	2	C	100		45	\$0	-The new addition is steel column construction with steel roof trusses, open web joists and beams supporting metal deck in fair condition.
Pending Totals:								
System Total Correction			\$34,152	System Replacement Cost			\$1,978,206	Ratio: 0.02
System Total Pending \$0								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	12548	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302830	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Laundry/Storage		
19	1928	1965	2	18,135	Proposed Function	Laundry/Storage		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
Telecommunications Rooms	302831	2	D	15			\$1,782	Telecommunications Room 1 1) have no emergency power; install outlets with emergency power access. 2) have no or inadequate grounding infrastructure; install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302832	3	D	15			\$17,243	Telecommunications room 1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction			\$19,025			System Replacement Cost		
System Total Pending								
Bldg Total Correction			\$1,278,324.48			Bldg Total Replacement		\$11,636,506
Bldg Total Pending \$0.00								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Quonset Hut Storage		
19T	1947	0	1	1,313	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
Accessibility	299144	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Building is not accessible and is not required. -Accessible restrooms are not provided in the building and is not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Quonset Hut Storage		
19T	1947	0	1	1,313	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	132734	1	D	100		exceeds	\$126,695	-Corrugated metal building on concrete slab is rusting and has outlived its useful life; recommend demolition and replacement. -Replace the rear wood door in poor condition.
Pending Totals:								
Fixed Equipment	299145	1	D	15		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Overhead roll down exterior garage door is in poor condition
Pending Totals:								
Interior Finish/Door	299146	1	D	10		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Quonset hut corrugated interior metal siding on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Life Safety	299147	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -The building is not sprinkled and is not required. -Required exit is available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at the exit / egress door.
Pending Totals:								
Roof	132737	1	D	20		exceeds	\$35,440	-Corrugated metal building on concrete slab is rusting and has outlived its useful life; recommend demolition and replacement.
Pending Totals:								
Signage / Wayfindg	299148	1	D	10		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Exterior building identification signage is not provided. -Interior signage is not provided and is not required.
Pending Totals:								
Windows	299149	1	D	30		exceeds	\$37,999	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Single pane glazed steel windows are in poor condition. Replace approximately 25 windows.
Pending Totals:								
System Total Correction			\$200,134	System Replacement Cost			\$158,239	Ratio: 1.26
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297295	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Quonset Hut Storage
19T	1947	0	1	1,313	Proposed Function	

Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Emerg Elec Sys.	297296	1	C-	25		exceeds	\$0	Building fed from boiler plant.		
Pending Totals:										
Fire Alarm	297297	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Lighting & Power	297298	1	C-	25		exceeds	\$0	Replace T-12 lighting fixtures with T-8 lamps and electronic ballasts.		
Pending Totals:										
Lightning Protect	297299	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.		
Pending Totals:										
Nurse Call/Int/TV	297300	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	297301	1	D	30		exceeds	\$0	Replace existing outdated screw-in fuse panel, nominal 100A. This panel feeds circuits in buildings 18T and 20T.		
Pending Totals:										
Transformer	297302	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$26,374	Ratio: 0.00
System Total Pending										

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Heating System	298969	1	C-	30		exceeds	\$0	Steam radiator and unit heater; servicable condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$13,187	Ratio: 0.00
System Total Pending										

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fixtures / Piping	298970	1	C-	50		exceeds	\$0	Lavatory cold water only, servicable condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$5,274	Ratio: 0.00
System Total Pending										

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299150	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Quonset Hut Storage		
19T	1947	0	1	1,313	Proposed Function			
Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Foundations	299151	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Seismic / Wind Load	299152	1	D	*		*	\$0	-Wind load governs -Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Vertical Members	299153	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
System Total Correction \$0			System Replacement Cost \$60,658			Ratio: 0.00		
System Total Pending								
Bldg Total Correction \$200,134.14			Bldg Total Replacement \$263,732			Bldg Ratio: 0.76		
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Crescent Building		
10S	1986	0	2	41,013	Proposed Function	Crescent Building		
Details								
Access	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	216511	1	D	25		1	\$3,441	Repair / replace approximately 200 SF of concrete at entrances.
Pending Totals:								
Landscaping	216512	1	D	75		1	\$516	Minor concrete patching required at corners of lawn beds (approximately 15 SF).
Pending Totals:								
Landscaping	216513	2	D	75		1	\$3,441	Scrape and paint fence and rails (approximately 300 LF).
Pending Totals:								
Parking	216514	1	D	50		1	\$2,014	Patch, seal and restripe approximately 1,800 SF of parking area.
Pending Totals:								
Parking	216515	2	D	50		1	\$1,343	Install 2 new 6" bollards at gas main entrance.
Pending Totals:								
Walks	216516	1	D	50		1	\$420	Remove and replace approximately 25 SF of concrete sidewalk.
Pending Totals:								
System Total Correction \$11,174			System Replacement Cost					
System Total Pending								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Crescent Building		
10S	1986	0	2	41,013	Proposed Function	Crescent Building		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	12564	1	B	*		*	\$0	-Building has 2 accessible first floor living units with accessible facilities. Apartments 109 and 110 are accessible units.
Pending Totals:								
Accessibility	299485	2	D	*		*	\$25,415	-Accessible restrooms are not provided in the main office of the building. -An accessible water cooler is not provided. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms (apartment 109) on most floors are not insulated. -Lower the threshold height at apartment 109 which is too high for accessibility.
Pending Totals:								
Exterior Walls	12565	1	B	100		73	\$0	-Exterior brick veneer walls with cast stone sills in good condition. -Soffits and fascia are painted and in good condition.
Pending Totals:								
Fixed Equipment	13385	1	C	15		3	\$0	-Wood cabinets and countertops in the kitchen are in fair condition.
Pending Totals:								
Interior Finish/Door	299486	3	D	10		exceeds	\$227,849	-Replace the tile in the bath, VCT in the kitchen, carpet in the rooms and ACT in apartment 201 and 202. -Prep and repaint 9 apartments -Renovate apartment 111 -Replace the old ACT and grid in 16 apartments.
Pending Totals:								
Interior Finish/Door	132627	2	D	10		exceeds	\$14,618	-Replace ceiling tiles throughout (10,000 s.f.). -Approximately 25% of ceiling tile has been replaced.
Pending Totals:								
Interior Finish/Door	13386	1	C	10		exceeds	\$0	Interior finishes are in fair condition. -Structural repairs and associated finishes completed, but settlement has continued. See "Structural" section.
Pending Totals:								
Life Safety	13387	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Life Safety	299487	2	D	*		*	\$4,940	-Sprinkle the electrical room for the apartments and provide a fire extinguisher.
Pending Totals:								
Life Safety	299488	3	B	*		*	\$0	-Fire doors and fire walls between apartments are in good condition.
Pending Totals:								
Roof	299489	2	C	20		3	\$0	-Asphalt shingle roof is in fair condition. -Prefinished sheet metal gutters and downspouts are in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Crescent Building			
10S	1986	0	2	41,013		Proposed Function	Crescent Building			
Details										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Roof	13388	1	C	20		exceeds	\$0	-Skylight repairs completed prior to 2007 FCA.		
Pending Totals:										
Signage / Wayfindg	13389	1	C	10		exceeds	\$0	-Exterior building identification signage is not provided and not required. (off campus) -Interior signage is in fair condition.		
Pending Totals:										
Windows	13390	1	C	30		3	\$0	Most windows in fair condition.		
Pending Totals:										
Windows	107844	2	C	30		3	\$0	-Roof windows are in good condition.		
Pending Totals:										
Windows	132628	3	C	30		2	\$0	-Double glazed vinyl double hung windows are in fair condition. -20 casement windows are in fair condition. -Wood casement windows in the electrical room are in fair condition.		
Pending Totals:										
System Total Correction			\$272,822			System Replacement Cost			\$6,921,088	
									Ratio: 0.04	
System Total Pending										

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	13391	1	N/A	n/a		n/a	\$0	Electrical panelboards wall mounted in electrical/mechanical room. No data system.
Pending Totals:								
Emerg Elec Sys.	13392	1	C	*		exceeds	\$0	Battery power egress and LED exit lighting system. Fair Condition
Pending Totals:								
Fire Alarm	107848	2	B	15		7	\$0	EST 3 Fire Alarm System, installed 2005; integrate with proposed campus wide fire alarm system upgrade.
Pending Totals:								
Lighting & Power	13394	1	C	25		exceeds	\$0	Wiring is residential type NM wiring throughout the building. Existing exit lights are LED type exit lights.
Pending Totals:								
Lighting & Power	107849	2	D	25		exceeds	\$140,313	Replace all lighting fixtures that are T-12 lamps with T-8 lamps with energy efficient electronic ballasts.
Pending Totals:								
Lightning Protect	13395	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	13396	1	D	15		exceeds	\$25,847	Replace existing Cable TV and Provide Security Entry System.
Pending Totals:								
Secondary Dist.	13397	1	C	30		4	\$0	Square D CDP Panel, 400A M.B., 208Y/120V, 3 phase, and load centers in each apartment.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Crescent Building				
10S	1986	0	2	41,013	Proposed Function	Crescent Building				
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Transformer	13399	1	N/A	30		n/a	\$0	300kVA liquid filled NSTAR pad mounted.		
Pending Totals:										
System Total Correction			\$166,160			System Replacement Cost			\$3,076,039	Ratio: 0.05
System Total Pending										
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Air Handling Equip	13400	1	C	20		5	\$0	Offices 107 and 111 and laundry 208 have DX split system. Rest of the apartments have window units for air conditioning.		
Pending Totals:										
Ducts & Water Dist	13401	1	C	30		5	\$0	Only for common areas with air conditioning. Fair condition.		
Pending Totals:										
Engr. Control syst.	13402	1	C	20		5	\$0	Minimal control, fair condition.		
Pending Totals:										
Heating System	13403	1	B	30		24	\$0	Gas fired boilers were replaced 2007. one boiler feeds two apartments, thermostat controls pump; second boiler feeds 6 bedroom cluster on upper floor. Hot water baseboard heaters and piping, good condition.		
Pending Totals:										
Exhaust Fans	13404	1	C	25		exceeds	\$0	Only toilet exhausts, when fans are not working they are being replaced as a maintenance item.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$2,691,535	Ratio: 0.00
System Total Pending										
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	13405	1	B	50		24	\$0	All apartments are fully sprinklered, from a 4" water service with double check valve. No pump required.		
Pending Totals:										
Fixtures / Piping	13406	1	D	50		*	\$6,154	Provide main water service RPZ.		
Pending Totals:										
Fixtures / Piping	107850	2	C	50		20	\$0	Majority of fixtures are not ADA compliant except in lower bedroom area. Fixtures are in fair condition.		
Pending Totals:										
Hot Water Heater	13407	1	C	25		exceeds	\$0	Gas fired water heaters; one per apartment in upper six bed cluster, one for lower two bed cluster.		
Pending Totals:										
System Total Correction			\$6,154			System Replacement Cost			\$1,922,524	Ratio: 0.00
System Total Pending										

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Crescent Building
10S	1986	0	2	41,013	Proposed Function	Crescent Building

Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	13408	1	B	100		76	\$0	2-1/2" concrete slab + 5/8" form deck supported by steel joists. Room 107, 108, 207 and 208 areas floor are sagging. Repairs were made 11 years ago and ongoing problems were repaired in 2012. Floor level appears to be stable and in good condition.
Pending Totals:								
Foundations	12566	1	B	100		76	\$0	-Spread footing and continuous wall footing. Certain areas slab on grade are sagging. Repairs were once again performed in 2012 and appear to have corrected the problem.
Pending Totals:								
Seismic / Wind Load	12567	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	12568	1	B	100		76	\$0	-Steel columns and bearing walls.
Pending Totals:								
System Total Correction \$0			System Replacement Cost \$4,229,555				Ratio: 0.00	
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	13398	1	D	15		1	\$118,606	Replace occupants old data system. Telephone T-1. Served by local telephone company.
Pending Totals:								
System Total Correction \$118,606			System Replacement Cost					
System Total Pending								

Bldg Total Correction \$574,915.71			Bldg Total Replacement \$19,225,246				Bldg Ratio: 0.03	
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
2	1928	0	6	92,307	Proposed Function	Patient Care		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	12569	1	B	*		*	\$0	-Building is accessible by ramp and through connecting corridor. -The building has elevators and is accessible to all floors.
Pending Totals:								
Accessibility	107857	2	D	*		*	\$210,470	-Upgrade public toilets (105) to HC on all floors - approximately 8.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
2	1928	0	6	92,307	Proposed Function	Patient Care		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299575	3	D	*		*	\$20,100	-An accessible water cooler is not provided on the 2nd and 4th floors. -Lever style door hardware is not provided on the 1st floor and basement. -Required knee clearance at lavatories is provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	107858	2	D	100		exceeds	\$340,683	-Tuck point 50% of brick veneer at parapets. 50% of the building is complete.
Pending Totals:								
Exterior Walls	132629	3	D	100		exceeds	\$351,165	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	132630	4	D	100		exceeds	\$15,788	-Repair approx. 5% of wood cornice/eaves; scrape and paint all cornice/eaves.
Pending Totals:								
Exterior Walls	132631	5	D	100		exceeds	\$17,847	-Provide maintenance to stair balustrade at main entrance.
Pending Totals:								
Exterior Walls	132632	6	D	100		exceeds	\$41,930	-Tuck point brick veneer at façade (300 s.f.).
Pending Totals:								
Exterior Walls	132633	7	D	100		exceeds	\$146,756	-Rake and point parapets with stone balusters (loose and shifting); reset loose copings and balusters.
Pending Totals:								
Exterior Walls	14621	1	C	100		15	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Fixed Equipment	299576	2	D	15		exceeds	\$164,786	-Cabinets and countertops in the Dental laboratory and Urine analysis are in poor condition. -X-Ray equipment is older and due to be renovated in 2014. -Upgrade 5-6 nurse's stations in poor condition.
Pending Totals:								
Fixed Equipment	14622	1	B	15		9	\$0	-Fixed equipment is in good condition. -Patient lifts in the patient rooms are in good condition. -Dental chairs are in good condition. -Cabinets and countertops in the Dental exam rooms are in good condition. -Cabinets and countertops in Neuropathology are in good condition.
Pending Totals:								
Interior Finish/Door	14623	1	C	10		exceeds	\$0	-Interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	107859	2	D	10		exceeds	\$3,818,267	-The re-work 2 patient units on third floor to provide private and shared facilities in lieu of congregate facilities is still in process and was ongoing during 2013 FCA.
Pending Totals:								
Interior Finish/Door	132634	3	D	10		exceeds	\$33,387	-The main electrical room fire rated ceiling has collapsed and is in poor condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care			
2	1928	0	6	92,307	Proposed Function	Patient Care			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	132635	4	D	10		exceeds	\$0	-2nd floor south wing vacant. Wing is gutted and being renovated.	
Pending Totals:									
Interior Finish/Door	299627	5	D	10		exceeds	\$501,223	-Basement asbestos tile is in poor condition and is due to be abated and replaced. (500 s.f.) -Renovate the 3 patient bedrooms in to be private or semiprivate patient bedrooms per the VA requirements in Buildings 2 on the third floor. (Room 351, 353, 363, 364, 366 and 365 on the north wing.) -Renovate the congregate bathing facilities to be baths located within the private and semiprivate patient bedrooms per the VA requirements per the VA requirements in Buildings 2 (second and third floor)	
Pending Totals:									
Life Safety	14624	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Building separation doors added to first floor corridor entrance. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Life Safety	299628	2	D	*		*	\$3,502	-Exit fire stair handrails are older and do not meet the current life safety code.	
Pending Totals:									
Roof	14625	1	D	20		exceeds	\$1,003,700	-Main roof new asphalt shingle roof in poor condition and due to be replaced. -Prep, repaint and reflash the roof dormers. (12) -Repair the internal roof gutters that are damaged.	
Pending Totals:									
Roof	107860	2	D	20		exceeds	\$34,302	Replace existing elevator machine room roof with new EPDM system.	
Pending Totals:									
Signage / Wayfindg	14626	1	B	10		7	\$0	-Exterior building identification signage is in good condition. -Interior signage is in good condition.	
Pending Totals:									
Windows	14627	1	D	30		exceeds	\$592,788	-Aluminum single glaze, double pane, double hung windows with bronze finish in poor condition. Replace approximately 300 windows.	
Pending Totals:									
System Total Correction			\$7,296,693		System Replacement Cost			\$22,758,202	Ratio: 0.32
System Total Pending \$0									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
2	1928	0	6	92,307	Proposed Function	Patient Care		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14628	1	D	25		exceeds	\$70,157	Provide proper ventilation for Data closets. Data closets do not have appropriate ventilation. Electrical panelboards are wall mounted.
Pending Totals:								
Emerg Elec Sys.	14629	1	D	25		exceeds	\$33,232	Provide appropriate ventilation for Data closets. Replace Equipment branch, Asco Model 940, 40A, 208Y/120V, 3 phase, Critical Branch, and Asco Model 940, 400A, 208Y/120V, 3 phase, Life Safety Branch transfer switches and meet the requirements of NFPA 99. Fed from building no. 92 Eng./Gen. Russellectric Models RTM, 400A, 480Y/277V, 3ph.
Pending Totals:								
Emerg Elec Sys.	297303	2	D	25		exceeds	\$45,992	Provide emergency power for medical air.
Pending Totals:								
Fire Alarm	107861	2	D	15		exceeds	\$301,103	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14631	1	C	25		6	\$0	All lighting fixtures are T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	14632	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14633	1	B	15		6	\$0	Newer Auth Nurse Call System.
Pending Totals:								
Secondary Dist.	14634	1	F	30		exceeds	\$223,785	Correct Electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace breakers, tripping devices, panels & cables as recommended in study. (\$125,000)Sylvania switchboard, 600A M.B., 208Y/120V, 3 phase. Sylvania switchboard 1200A, 480Y/277V 3 phase.
Pending Totals:								
Secondary Dist.	107862	2	F	30		exceeds	\$343,733	Replace Federal Pacific Electric (FPE) 1200A M.B. , 208Y/120V, 3 phase, switchboard obsolete. Replacement parts are not available. (Some breakers not operating)
Pending Totals:								
Secondary Dist.	297304	3	F	30		exceeds	\$15,567	Repair collapsed ceiling in main electrical room; this condition prohibits the egress door from fully opening.
Pending Totals:								
Transformer	14636	1	F	30		exceeds	\$129,236	Replace two transformers, 750KVA 480/277V, 3 phase and 300KVA, 208Y/120V, 3 phase indoor transformers.
Pending Totals:								
System Total Correction			\$1,162,804	System Replacement Cost			\$9,582,401	Ratio: 0.12

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518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care	
2	1928	0	6	92,307	Proposed Function	Patient Care	
Details							
System Total Pending \$0							

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298854	2	A	20		20	\$0	Unit serving 3rd floor replaced in 2013.
Pending Totals:								
Air Handling Equip	298855	3	C	20		18	\$0	Two (2) split systems installed in 2011. Units are having issues with maintaing sterile storage requirements.
Pending Totals:								
Air Handling Equip	14637	1	D	20		exceeds	\$8,978,809	Replace 9 air handling units with cooling and steam reheat.
Pending Totals:								
Ducts & Water Dist	14638	1	D	30		exceeds	\$0	Ductwork insulation falling apart, poor condition. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Ducts & Water Dist	298856	2	A	30		20	\$0	Ductwork for 3rd floor unit replaced.
Pending Totals:								
Engr. Control syst.	14639	1	D	20		exceeds	\$1,009,270	Replace and update controls system. Minimal controls, outdated. Interface sterile supply storage.
Pending Totals:								
Heating System	107863	2	D	30		0	\$1,755,144	Replace steam piping, condensate piping and radiators. Replace one (1) condensate pump. Replace two (2) H&V units in basement.
Pending Totals:								
Heating System	14640	1	C	30		13	\$0	Condensate pumps and condensate receiver in fair condition.
Pending Totals:								
Heating System	131781	3	A	20		17	\$0	One (1) Condensate Pump was replaced.
Pending Totals:								
Primary chilled sys.	14641	1	D	25		exceeds	\$153,852	Replace pumps and piping.
Pending Totals:								
Refrigeration Equip	14642	1	D	23		exceeds	\$422,170	Replace 2 air-cooled chillers installed in 1982, 75 tons each, compressors inside and condensers on the roof.
Pending Totals:								
Room Air Dist/Term	14643	1	D	30		exceeds	\$0	Poor condition. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Ventil (O.A. & Exh)	14644	1	D	30		*	\$0	Poor ventilation. Histology not negative with window units on. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care
2	1928	0	6	92,307	Proposed Function	Patient Care

Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exhaust Fans	298857	1	D	25		exceeds	\$67,967	Seven (7) original exhaust fans; poor condition.	
Pending Totals:									
System Total Correction			\$12,387,213			System Replacement Cost		\$10,181,301	Ratio: 1.22
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	14645	1	B	50		28	\$0	Fully sprinklered, with a 4" fire service, good condition.	
Pending Totals:									
Fixtures / Piping	107864	2	D	50		exceeds	\$1,230,817	Provide a 4" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems. Replace fixtures on floors B,2,3,4,5. Provide mixing valves for five (5) eyewash units.	
Pending Totals:									
Fixtures / Piping	131782	3	F	50		exceeds	\$38,155	Replace sanitary galvanized piping. Piping is failing.	
Pending Totals:									
Fixtures / Piping	14646	1	C	50		23	\$0	The fixtures are about 27 years old with HC fixtures on first floor.	
Pending Totals:									
Hot Water Heater	14647	1	D	25		exceeds	\$172,314	2 original horizontal steam storage units. Units present issues with legionella compliance.	
Pending Totals:									
Medical Gases	131780	1	A	20		18	\$0	Air compressor compressor replaced in 2011; excellent condition.	
Pending Totals:									
Medical Gases	298858	2	C	30		20	\$0	Dental vacuum installed in 2003; fair condition.	
Pending Totals:									
Medical Gases	298859	3	D	30		exceeds	\$31,412	Dental air, medical vacuum poor condition.	
Pending Totals:									
System Total Correction			\$1,472,698			System Replacement Cost		\$4,791,200	Ratio: 0.31
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14648	1	C	100		15	\$0	Concrete joists supported by concrete beams (4 story) in fair condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care
2	1928	0	6	92,307	Proposed Function	Patient Care

Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Foundations	14649	1	C	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	14650	1	n/a	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	14651	1	C	100		15	\$0	-Exterior masonry walls and interior columns supporting wood roof rafters are in fair condition.	
Pending Totals:									
Vertical Members	299629	2	D	100		15	\$17,165	-Re-cover areas of exposed rebar on the exterior of the building in 3-4 locations.	
Pending Totals:									
System Total Correction			\$17,165			System Replacement Cost		\$12,576,901	Ratio: 0.00
System Total Pending									

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elevators	14652	1	D	20		1	\$649,918	P1 and P2 are in average condition. Duplex geared overhead traction with a capacity of 4000 lb., and operates at 200 fpm., 5 stops (B-1-2-3-4). Controls are MCE VVMC-1000-SCR installed in 1994. The over all maintenance is below average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.	
Pending Totals:									
Material Handling	217192	1	A	20		17	\$0	Dock Lift: The unit is in good condition. Hydraulic scissor type lift manufactured by Kelley. The leveler is 6'-0" wide x 8' deep with a 24" manual apron and a capacity of 5000 lb. The unit was installed in 2010.	
Pending Totals:									
System Total Correction			\$649,918			System Replacement Cost		\$1,197,800	Ratio: 0.54
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14635	1	C	15		1	\$0	Fair condition.
Pending Totals:								
Telecommunications Rooms	302774	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care			
2	1928	0	6	92,307	Proposed Function	Patient Care			
Details									
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Telecommunications Rooms	302775	2	D	15			\$4,403	Telecommunications Rooms 246 and XRAY 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.	
Pending Totals:									
Telecommunications Rooms	302776	3	D	15			\$5,032	Telecommunications Rooms 1A and 341A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static	
Pending Totals:									
Telecommunications Rooms	302777	4	D	15			\$68,971	Telecommunications rooms 246, XRAY, 1A and 341A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.	
Pending Totals:									
System Total Correction					System Replacement Cost				
System Total Pending									
Bldg Total Correction					Bldg Total Replacement			Bldg Ratio: 0.38	
Bldg Total Pending \$0.00									

Building							Current Function		
	Year Built	Last Renov	Floors	FCA GSF	6-Bay Garage				
20	1928	0	1	4,002	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299104	1	B	*		*	\$0	-Building is not accessible and is not required. -Accessible restrooms are not provided in the building and are not required. . -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.	
Pending Totals:									

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	6-Bay Garage			
20	1928	0	1	4,002	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	132740	1	C	100		15	\$0	-Exterior walls are in fair condition.	
Pending Totals:									
Exterior Walls	132741	2	D	100		exceeds	\$9,746	-Replace 75 damaged terra cotta units and repoint the remaining.	
Pending Totals:									
Exterior Walls	132742	3	D	100		exceeds	\$28,068	-Scrape and paint wood trim and fascia.	
Pending Totals:									
Fixed Equipment	299105	1	C	15		3	\$0	-6 roll down over head doors are in fair condition	
Pending Totals:									
Interior Finish/Door	299106	1	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and masonry walls are in fair condition. -The interior finishes in the office space are in good condition including the ACT and grid, VCT, vinyl base, wall paint, doors and frames.	
Pending Totals:									
Life Safety	299107	1	C	*		*	\$0	-The building is not sprinkled and is not required. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available.	
Pending Totals:									
Roof	132743	1	D	20		exceeds	\$83,161	-Replace shingle roof (4,383 s.f.). (remove the existing 7 layers of asphalt shingles) -Prefinished sheet metal gutters and downspouts are in poor condition at the corner between building 21 and 20 where a truck strike has occurred. Repair or replace.	
Pending Totals:									
Signage / Wayfindg	299108	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided.	
Pending Totals:									
Windows	299109	2					\$0	FCA record added by Contractor - see detail/pending	
Pending Totals:									
Windows	132744	1	D	30		1	\$8,860	Replace 5 single pane wood windows.	
Pending Totals:									
System Total Correction			\$129,835		System Replacement Cost			\$522,502	
								Ratio: 0.25	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297305	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297306	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297307	1	N/A	15		n/a	\$0	n/a
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		6-Bay Garage		
20	1928	0	1	4,002	Proposed Function				
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Lighting & Power	216579	1	D	25		1	\$13,427	Replace T-12 lighting fixtures with T-8 lamps and electronic ballasts.	
Pending Totals:									
Lightning Protect	297308	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297309	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	216578	1	D	30		1	\$8,951	Replace ITE 100A and 150A panelboards and circuits.	
Pending Totals:									
Transformer	297310	1	N/A	30		n/a	\$0	Service is fed from 3P100A CB in building 22.	
Pending Totals:									
System Total Correction			\$22,378			System Replacement Cost		\$80,385	
Ratio: 0.28									
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299110	1	C	100		15	\$0	-Concrete slab on grade is in fair condition.	
Pending Totals:									
Foundations	299111	1	C	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in fair condition.	
Pending Totals:									
Seismic / Wind Load	299112	1	C	*		*	\$0	-Wind load governs	
Pending Totals:									
Vertical Members	299113	1	C	100		15	\$0	-Exterior masonry construction walls supporting steel roof rafters and wood plank ceiling is in fair condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$200,963	
Ratio: 0.00									
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	302833	1	C	15			\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	6-Bay Garage		
20	1928	0	1	4,002	Proposed Function			
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302834	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302835	2	D	15			\$2,516	Telecommunications Room 1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302836	3	D	15			\$17,243	Telecommunications room 1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction				\$19,759		System Replacement Cost		
System Total Pending								
Bldg Total Correction			\$171,971.57		Bldg Total Replacement		\$803,850	
Bldg Ratio: 0.21								
Bldg Total Pending								
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Quonset Hut Weld Shop		
20T	1947	0	1	1,220	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299122	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Building is not accessible and is not required. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Quonset Hut Weld Shop			
20T	1947	0	1	1,220	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	299131	2	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Prep and repaint the wood siding in the rear of the building. -Replace the rear wood door in poor condition.	
Pending Totals:									
Exterior Walls	132735	1	D	100		exceeds	\$124,222	-Corrugated metal Quonset hut building on concrete slab is rusting and has outlived its useful life; recommend demolition and replacement.	
Pending Totals:									
Fixed Equipment	299123	1	D	15		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -The paint booth is in poor condition.	
Pending Totals:									
Interior Finish/Door	299124	1	D	10		exceeds	\$0	-Quonset hut corrugated metal interior siding on wood frame has outlived its useful life and is deteriorated. Building should be replaced.	
Pending Totals:									
Life Safety	299142	1	D	*		*	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -The building is not sprinkled and is not required. -Required fire extinguishers are available. -Required exit signs are available.	
Pending Totals:									
Life Safety	299143	2	D	*		*	\$0	-Required exits are available. -Quick action egress door hardware is provided at the exit / egress door.	
Pending Totals:									
Roof	132736	1	D	20		exceeds	\$38,984	Corrugated metal Quonset hut building on concrete slab is rusting and has outlived its useful life; recommend demolition and replacement.	
Pending Totals:									
Signage / Wayfindg	299125	1	D	10		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -Exterior building identification signage is not provided. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	299126	1	D	30		exceeds	\$36,479	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced. -The steel fixed industrial windows are in poor condition and due to be replaced.	
Pending Totals:									
System Total Correction			\$199,685		System Replacement Cost			\$147,031	
							Ratio: 1.36		
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Quonset Hut Weld Shop				
20T	1947	0	1	1,220	Proposed Function					
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Elec/Tele Closets	297311	1	N/A	n/a		n/a	\$0	n/a		
Pending Totals:										
Emerg Elec Sys.	297312	1	N/A	25		n/a	\$0	Branch circuits are fd from building 19T, which is fed from building 22.		
Pending Totals:										
Fire Alarm	297313	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Lighting & Power	297314	1	D	25		exceeds	\$5,661	Replace T-12 fluorescent lamps with sealed LED.		
Pending Totals:										
Lightning Protect	297315	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.		
Pending Totals:										
Nurse Call/Int/TV	297316	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	297317	1	C-	30		exceeds	\$0	Challenger 200AMB 208/120V, 3PH, 4W panel.		
Pending Totals:										
Transformer	297318	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$5,661		System Replacement Cost			\$24,505		Ratio: 0.23
System Total Pending										
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Heating System	298971	1	C-	30		exceeds	\$0	Unit heater in servicable condition.		
Pending Totals:										
System Total Correction			\$0		System Replacement Cost			\$12,253		Ratio: 0.00
System Total Pending										
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fixtures / Piping	132592	1	C-	50		exceeds	\$0	Quonset hut with Minimal plumbing, 1-slop sink cold water only .		
Pending Totals:										
System Total Correction			\$0		System Replacement Cost			\$4,901		Ratio: 0.00
System Total Pending										

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Quonset Hut Weld Shop		
20T	1947	0	1	1,220	Proposed Function			
Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299127	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Foundations	299128	1	D	100		exceeds	\$0	-Wind load governs -Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Seismic / Wind Load	299129	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
Vertical Members	299130	1	D	100		exceeds	\$0	-Quonset hut corrugated metal roof on wood frame has outlived its useful life and is deteriorated. Building should be replaced.
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio: 0.00		
\$0			\$56,365					
System Total Pending								

Bldg Total Correction	Bldg Total Replacement	Bldg Ratio: 0.84
\$205,345.77	\$245,054	
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP Warehouse		
21	1928	0	2	11,164	Proposed Function	CMOP Warehouse		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14653	1	C	*		*	\$0	-Not accessible. Adequate for use. -Accessible restrooms are not provided in the building. Adequate for use. -An accessible water cooler is not provided. Adequate for use. -Lever style door hardware is not provided. Adequate for use.
Pending Totals:								
Exterior Walls	14654	1	C	100		15	\$0	Exterior wall is in fair condition.
Pending Totals:								
Exterior Walls	107993	2	D	100		exceeds	\$51,978	-Replace broken terra cotta masonry units. Approximately 400 units.
Pending Totals:								
Exterior Walls	132745	3	D	100		exceeds	\$17,580	-Patch and repair spalled concrete at loading dock. Approximately 300 SF.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function					
21	1928	0	2	11,164	CMOP Warehouse	Proposed Function CMOP Warehouse				
Details										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Exterior Walls	299451	4	D	100		15	\$17,102	-Repair and repaint the wood soffit and fascia at the loading dock. -Repair the concrete stem wall at the southwest corner between building 20 and 21. -Repair the penetrations at the terra cotta tiles.		
Pending Totals:										
Fixed Equipment	14655	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -See mechanical for issues regarding the HVAC in the drug cache.		
Pending Totals:										
Interior Finish/Door	299452	2	D	10		exceeds	\$34,330	-Provide a secure drug cache single exterior pad lock will not provide the proper security.		
Pending Totals:										
Interior Finish/Door	14656	1	C	10		exceeds	\$0	-Interior finishes are in fair condition. -Exposed interior finishes including the concrete floor, open ceiling and masonry walls are in fair condition.		
Pending Totals:										
Life Safety	299453	2	D	*		exceeds	\$27,967	-Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.		
Pending Totals:										
Life Safety	14657	1	C	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available.		
Pending Totals:										
Roof	14658	1	B	20		14	\$0	-Replaced 20 year old asphalt shingle roof in good condition. Asphalt layers exceed the allowable amount. the next roofing project to remove the existing asphalt shingles down to sheathing and building paper.		
Pending Totals:										
Roof	299454	2	D	20		exceeds	\$30,211	-Prefinished sheet metal gutters and downspouts are in poor condition.		
Pending Totals:										
Signage / Wayfindg	14659	1	C	10		exceeds	\$0	Signage/Wayfinding is in fair condition.		
Pending Totals:										
Windows	14660	1	D	30		exceeds	\$6,822	-Original single glazed wood double hung window with security cages, adequate for use. Scrape and paint wood trim.		
Pending Totals:										
System Total Correction			\$185,991			System Replacement Cost			\$1,898,521	Ratio: 0.10
System Total Pending \$0										

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	14661	1	N/A	n/a		n/a	\$0	Electrical panelboards are wall mounted. Telephone and data in closet. Direct connection.	
Pending Totals:									

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518 - Bedford						District VHA - North Atlantic, VISN 1				
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	CMOP Warehouse			
21	1928	0	2	11,164		Proposed Function	CMOP Warehouse			
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Emerg Elec Sys.	14662	1	C	25		2	\$0	Fed from building 93 to serve battery powered egress and exist lighting system.		
Pending Totals:										
Fire Alarm	107994	2	F	15		exceeds	\$32,001	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.		
Pending Totals:										
Lighting & Power	14664	1	D	25		exceeds	\$28,309	Replace T-12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.		
Pending Totals:										
Lightning Protect	14665	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.		
Pending Totals:										
Nurse Call/Int/TV	14666	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	14667	1	C	30		13	\$0	Square D Type NHC 225A lugs only 208Y/120V, 3 phase. Fair condition.		
Pending Totals:										
Transformer	14669	1	N/A	30		n/a	\$0	Secondary service from Building No. 19.		
Pending Totals:										
System Total Correction			\$60,310			System Replacement Cost			\$517,778	Ratio: 0.12
System Total Pending										

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298972	2	D	20		*	\$47,473	Drug cache is served by 3 window units. Split DX system on emergency power with control interface should be provided.
Pending Totals:								
Air Handling Equip	14670	1	C	20		*	\$0	This building is partially air conditioned with window units.
Pending Totals:								
Ducts & Water Dist	14671	1	n/a	30		*	\$0	None installed.
Pending Totals:								
Engr. Control syst.	14672	1	D	20		*	\$121,851	Replace controls sysem with updated controls system. Minimal controls, outdated.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP Warehouse			
21	1928	0	2	11,164	Proposed Function	CMOP Warehouse			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Heating System	14673	1	D	30		exceeds	\$254,779	Replace original steam UH, steam radiators and piping; poor condition.	
Pending Totals:									
Room Air Dist/Term	14674	1	n/a	30		*	\$0	None installed.	
Pending Totals:									
Ventil (O.A. & Exh)	14675	1	D	30		*	\$371,483	Replace air ventilation (O.A. - Exh) system. Poor condition. Estimator note: Seems awful high for a ware house	
Pending Totals:									
Exhaust Fans	14676	1	D	25		exceeds	\$4,924	Replace original exhaust fans, poor condition.	
Pending Totals:									
System Total Correction			\$800,511		System Replacement Cost			\$431,481	Ratio: 1.86
System Total Pending \$0									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	14677	1	B	50		28	\$0	Fully sprinklered with an extension from building 19.	
Pending Totals:									
Fixtures / Piping	14678	1	n/a	50		*	\$0		
Pending Totals:									
Fixtures / Piping	131795	2	D	50		exceeds	\$18,462	Provide a backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.	
Pending Totals:									
Hot Water Heater	14679	1	n/a	25		*	\$0	None	
Pending Totals:									
Medical Gases	298973	1	N/A	30		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$18,462		System Replacement Cost			\$258,890	Ratio: 0.07
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14680	1	C	100		15	\$0	-Two way concrete slab supported by concrete beams and walls. Wood roof sheathing supported by rafters bearing on steel trusses in fair condition.
Pending Totals:								
Foundations	14681	1	C	100		15	\$0	-Spread footing and continuous wall footing in fair condition.
Pending Totals:								

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	CMOP Warehouse		
21	1928	0	2	11,164		Proposed Function	CMOP Warehouse		
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Seismic / Wind Load	14682	1	B	*		*	\$0	-Wind load governs.	
Pending Totals:									
Vertical Members	14683	1	C	100		15	\$0	-Exterior masonry construction walls and interior columns supporting wood roof rafters are in good condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$1,121,853	Ratio: 0.00
System Total Pending									

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elevators	14684	1	F	20		exceeds	\$314,476	F1 is in average condition. Two stop basement winding drum with a capacity of 2000 lb., and operates at 25 fpm., 2 stops (B-1). Controls are FS Payne. The unit was installed in 1928. The overall maintenance is average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.	
Pending Totals:									
System Total Correction			\$314,476			System Replacement Cost		\$86,297	Ratio: 3.64
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14668	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302837	1	D	15			\$2,516	Telecommunications Room 1B 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP Warehouse			
21	1928	0	2	11,164	Proposed Function	CMOP Warehouse			
Details									
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Telecommunications Rooms	302838	2	C	15			\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.	
Pending Totals:									
Telecommunications Rooms	302839	3	D	15			\$17,243	Telecommunications room 1B are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.	
Pending Totals:									
System Total Correction					System Replacement Cost				
System Total Pending									
Bldg Total Correction			Bldg Total Replacement			Bldg Ratio: 0.32			
Bldg Total Pending \$0.00									

Building							Current Function		
	Year Built	Last Renov	Floors	FCA GSF					
22	1928	0	2	8,685	Boilerplant				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	235959	1	C	*		*	\$0	-Not accessible. Adequate for use. -Accessible restrooms are not provided in the building. Adequate for use. -An accessible water cooler is not provided. Adequate for use. -Lever style door hardware is not provided. Adequate for use.	
Pending Totals:									
Exterior Walls	236015	3	D	100		exceeds	\$8,186	-Repair concrete retaining wall at loading dock. 20SF	
Pending Totals:									
Exterior Walls	236016	4	D	100		exceeds	\$3,638	-Repair 3'x3' metal louver at generator room.	
Pending Totals:									
Exterior Walls	236017	5	D	100		exceeds	\$77,910	-Repair approximately 600 s.f. of terra cotta units.	
Pending Totals:									

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant			
							Proposed Function		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
22	1928	0		2	8,685				
Exterior Walls	236018	6	A	100		exceeds	\$0	[Field Engineer Review Completed on 07/26/2016 by VHABEDROBERE1.] [Auto Generated Project Pending on 07/28/2014 for Project Number 518-11-106 created by VHABEDGARNEH.] -Coal bunker roof structure is failing and is unsafe to occupy. See structural comment below and comment in Site section for repair costs. -Coal room floor has been re-poured and was partially completed at the 2013 FCA. (50%)	
Pending Totals:							\$0		
Exterior Walls	235999	2	D	100		exceeds	\$22,013	-Tuck point brick corner at generator room. Approximately 100 SF.	
Pending Totals:									
Exterior Walls	235960	1	C	100		15	\$0	-Exterior walls in fair condition.	
Pending Totals:									
Exterior Walls	299419	7	D	100		15	\$23,586	-Remove or prep and repaint 3 rusting stacks.	
Pending Totals:									
Fixed Equipment	235961	1	N/A	15		n/a	\$0	See steam generation comments. See mechanical	
Pending Totals:									
Fixed Equipment	299421	2	C	15		10	\$0	-Overhead roll down garage door is in fair condition. -Wood cabinets and countertops in the staff office are in fair condition and suitable for Boiler plant use.	
Pending Totals:									
Interior Finish/Door	236000	2	D	10		exceeds	\$7,564	-Paint walls and catwalks at boiler room. -Paint office and toilet room.	
Pending Totals:									
Interior Finish/Door	299423	3	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in fair condition.	
Pending Totals:									
Interior Finish/Door	235962	1	C	10		exceeds	\$0	Interior finishes in fair condition.	
Pending Totals:									
Life Safety	235963	1	B	*		*	\$0	-Not sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.	
Pending Totals:									
Roof	235964	1	B	20		14	\$0	-Asphalt roof is in fair condition. Too many layers of shingles have been applied. Next project to reroof the boiler plant should remove all layers down to roof sheathing and building paper. -Prefinished sheet metal gutters and downspouts are in good condition.	
Pending Totals:									

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant			
22	1928	0	2	8,685	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Signage / Wayfindg	235965	1	D	10		exceeds	\$4,979	-Exterior building identification signage is in poor condition. -Interior signage is not provided and is not required.	
Pending Totals:									
Windows	235966	1	D	30		exceeds	\$29,639	-Original single pane metal windows adequate for use. Recaulk and reglaze as required for regular maintenance. (10-15 windows)	
Pending Totals:									
System Total Correction			\$177,517			System Replacement Cost		\$759,372	Ratio: 0.23
System Total Pending \$0									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	235967	1	N/A	n/a		n/a	\$0	Electrical panelboards mounted on metal frame. Data equipment is wall mounted in locker room.
Pending Totals:								
Emerg Elec Sys.	236487	1	A	25		25	\$0	[Field Engineer Review Completed on 07/26/2016 by VHABEDROBERE1.] [Auto Generated Project Pending on 07/28/2014 for Project Number 518-10-102 created by VHABEDGARNEH.] 300kW Cummins engine/Onan generator, diesel fuel with 5000 gallon buried fuel tank. Older day tank with catch basin reused.
Pending Totals:								
Fire Alarm	236001	2	F	15		exceeds	\$51,695	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing 16 zone EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	235983	1	C	25		6	\$0	Lighting fixtures are T-8 fluorescent and metal halide. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	235984	1	D	20		exceeds	\$4,924	Existing on chimney only. Perform risk assessment guide, NFPA 780, to determine need.
Pending Totals:								
Nurse Call/Int/TV	235985	1	C	15		2	\$0	Old phone intercom system.
Pending Totals:								
Secondary Dist.	235986	1	C	30		15	\$0	Square D Type Qed 800A M.B., 480Y/277V, 3 phase; exterior, weatherproof Square D 800A stainless steel fused main switch.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant				
22	1928	0	2	8,685	Proposed Function					
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Secondary Dist.	236002	2	D	30		exceeds	\$25,064	(Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace breakers as recommended in study to provide proper protection to the system. (\$12,800)		
Pending Totals:										
Secondary Dist.	297319	3	C	30		15	\$0	Square D branch circuit panels: (2) 480/277V, 3PH, 4W; (3) 208/120V, 3PH, 4W.		
Pending Totals:										
Transformer	235988	1	A	30		26	\$0	225kVA, 13.8kV-480Y/277V, 3 phase. Padmount transformer was replaced 2009.		
Pending Totals:										
System Total Correction			\$81,682		System Replacement Cost			\$949,215		Ratio: 0.09
System Total Pending \$0										

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Ducts & Water Dist	236009	1	D	30		exceeds	\$7,385	Provide the following: Shut off valve, backflow preventer, main water valve.		
Pending Totals:										
Heating & Ventil.	236010	1	D	20		exceeds	\$22,378	Combustion air to plant is from non-accessible H&V unit. Unit not interfaced as defined in VA directive.		
Pending Totals:										
Ventil (O.A. & Exh)	236011	1	C	20		5	\$0	Ventilation has been repaired.		
Pending Totals:										
Exhaust Fans	299205	1	D	25		exceeds	\$5,696	Fan exceeds and is in poor condition.		
Pending Totals:										
System Total Correction			\$35,460		System Replacement Cost			\$949,215		Ratio: 0.04
System Total Pending										

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	235989	1	n/a	50		*	\$0	No fire service, no sprinklers.
Pending Totals:								
Fixtures / Piping	235990	1	C	50		exceeds	\$0	Downstairs, some of the fixtures are original, in fair condition.
Pending Totals:								
Fixtures / Piping	236004	3	A	50		44	\$0	Upstairs, 2007 sanitary system(30%).
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant			
22	1928	0	2	8,685	Proposed Function				
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixtures / Piping	236008	4	C	50		48	\$0	Provide eye wash, shower and piping. Units installed in 2011, but eyewash lacks a mixing valve.	
Pending Totals:									
Fixtures / Piping	236012	2	D	50		exceeds	\$121,851	3" water service requires a reduced pressure backflow preventer. Most (70%) of the piping systems are old and beyond useful life.	
Pending Totals:									
Hot Water Heater	235991	1	A	25		23	\$0	One (1) electric water heater upstairs and one (1) downstairs installed in 2011; excellent condition.	
Pending Totals:									
System Total Correction			\$121,851			System Replacement Cost		\$474,607	Ratio: 0.26
System Total Pending									

Steam Gen.	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Blowoff Tank	235992	1	C	40		25	\$0	Replaced in 1998, fair condition.
Pending Totals:								
Blr. Feed Pumps	235993	1	A	20		18	\$0	[Field Engineer Review Completed on 07/26/2016 by VHABEDROBERE1.] [Auto Generated Project Pending on 07/28/2014 for Project Number 518-10-102 created by VHABEDGARNEH.] Feed pumps 1,2,and 3 replaced in 2011 with Grundfos units.
Pending Totals:								
Blr. Feed Pumps	236005	2	A	20			\$0	[Field Engineer Review Completed on 07/26/2016 by VHABEDROBERE1.] [Auto Generated Project Pending on 07/28/2014 for Project Number 518-10-102 created by VHABEDGARNEH.] Delete record*** replaced in 2011 in record 235993
Pending Totals:								
Blr. Stacks	236013	2	B	40		37	\$0	Stacks replaced in 2010; good condition.
Pending Totals:								
Blr. Stacks	235994	1	B	40		37	\$0	Breeching replaced in 2010; good condition.
Pending Totals:								
Boiler	235995	1	B	40		37	\$0	700 HP firetube replacement installed in 2010; good condition.
Pending Totals:								
Boiler	236006	2	B	40		25	\$0	2 fire tube boilers, 700HP each, 1998 burners, good condition.
Pending Totals:								
Burner Controls	235996	1	C	20		5	\$0	Controls on 1 &2 are 1998 FIREYE E110, fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant		
22	1928	0	2	8,685	Proposed Function			
Details								
Steam Gen.	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Burner Controls	299199	2	A	20		17	\$0	Hawk controls installed with boiler #3 in 2010; excellent condition.
Pending Totals:								
Burner	235997	1	C	35		14	\$0	Burners for boilers 1 & 2 installed in 1992, fair condition. Jackshaft controls still in use.
Pending Totals:								
Burner	236014	2	A	35		32	\$0	Burner installed in 2010 with new boiler #3; excellent condition.
Pending Totals:								
Chemical Pumps	235998	1	n/a	*		*	\$0	Chemical pumps, chemical testing and monitoring of chemical system; under lease with GSA contractor.
Pending Totals:								
Comb. Controls	299198	2	A	20		17	\$0	Installed with boiler #3 in 2010; excellent condition.
Pending Totals:								
Comb. Controls	235968	1	C	20		5	\$0	Installed on boilers 1 & 2 in 1998, Preferred PCC III, fair condition.
Pending Totals:								
Cond. Stor. Tank	235969	1	B	40		19	\$0	Installed 1992, good condition.
Pending Totals:								
Cond. Trans. Pumps	235970	1	C	20		5	\$0	Installed 1998, fair condition.
Pending Totals:								
Deaerator	235971	1	B	30		6	\$0	Tank in good condition.
Pending Totals:								
Deaerator	236019	2	A	30		27	\$0	Overflow controls replaced in 2010; excellent condition.
Pending Totals:								
Economizer	235972	1	D	15		exceeds	\$250,197	Economizers for boilers #1 and 2 were removed during stack upgrade. Units should be replaced.
Pending Totals:								
Economizer	299200	2	A	15		12	\$0	Economizer for boiler #3 installed in 2010; excellent condition.
Pending Totals:								
Fuel Oil Pump Set	235973	1	C	40		16	\$0	Pump set to be relocated in 1989. Pump #1 in fair condition.
Pending Totals:								
Fuel Oil Pump Set	299201	2	D	40		16	\$10,299	Pump #2 in poor condition.
Pending Totals:								
Fuel Oil Tanks	236007	2	B	40		20	\$0	Three 25,000 gallon tanks, double lined installed in 1993, good condition.
Pending Totals:								
Piping	299202	2	A	40		38	\$0	Chemical feed piping replaced in 2011; excellent condition.
Pending Totals:								

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant			
22	1928	0	2	8,685	Proposed Function				
Details									
Steam Gen.	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Piping	299203	3	D	40		*	\$73,378	Piping to DA tank does not meet VA requirements. Need second valve for double valving at PRV station.	
Pending Totals:									
Piping	235975	1	B	40		25	\$0	Piping was replaced in 1998. Good condition.	
Pending Totals:									
Water Softeners	235976	1	A	20		16	\$0	Replaced 2009.	
Pending Totals:									
Air Compressor	235977	1	A	20		18	\$0	Air compressor replaced in 2011; excellent condition.	
Pending Totals:									
Data Processing	235978	1	A	20		18	\$0	New system installed in 2011; excellent condition.	
Pending Totals:									
Data Processing	299204	2	D	20		*	\$7,002	Fuel oil pumps are not tied into cutoff at door.	
Pending Totals:									
System Total Correction			\$340,877			System Replacement Cost		\$5,505,447	Ratio: 0.06
System Total Pending \$0									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	236348	2	A	100		exceeds	\$0	[Field Engineer Review Completed on 07/26/2016 by VHABEDROBERE1.] [Auto Generated Project Pending on 07/28/2014 for Project Number 518-11-106 created by VHABEDGARNEH.] -Upper slab in coal bunker is failing and recommend study to determine corrective actions to be taken. 50% of the work was complete at the 2013 FCA. Some concrete beams above have spalled and rebar is exposed. provide a report to verify the beams are adequate to carry the structural load and perform corrections.
Pending Totals:								
Floor Systems	235979	1	C	100		15	\$0	-Concrete slab in fair condition except as noted:
Pending Totals:								
Foundations	235980	1	C	100		15	\$0	-Spread footing and continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	235981	1	n/a	*		*	\$0	Wind load governs
Pending Totals:								
Vertical Members	236003	1	C	100		15	\$0	-Steel columns and masonry bearing walls supporting wood rafters and wood plank roof in fair condition.

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Boilerplant			
22	1928	0	2	8,685	Proposed Function				
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$854,294	Ratio: 0.00
System Total Pending \$0									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	235987	1	C	15		1	\$0	Fair condition.
Pending Totals:								
System Total Correction			\$0			System Replacement Cost		
System Total Pending								

Bldg Total Correction			\$757,386.41			Bldg Total Replacement		\$9,492,150	Bldg Ratio: 0.08
Bldg Total Pending \$0.00									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Hazmat Storage		
22A	1994	0	1	128	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132752	1	D	*		1	\$6,888	-Replace steel ramp with steel plate ramp (4' x 6' x 6" high).
Pending Totals:								
Accessibility	299158	2	C	*		*	\$0	-Building is accessible. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								
Exterior Walls	299159	2	C	100		exceeds	\$0	-Metal exterior doors and frames are in fair condition.
Pending Totals:								
Exterior Walls	132750	1	D	100		exceeds	\$3,686	-Scrape and paint metal wall panels.
Pending Totals:								
Fixed Equipment	299160	1	N/A	n/a		n/a	\$0	-No fixed equipment is provided
Pending Totals:								
Interior Finish/Door	299161	1	D	10		exceeds	\$10,299	-Exposed metal interior finishes are due to be repainted.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function Hazmat Storage			
22A	1994	0	1	128	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Life Safety	299163	1	C	*		*	\$0	-The building is not sprinkled and is not required. -Required exit is available. -Required fire extinguishers are available.
Pending Totals:								
Roof	132751	1	D	20		exceeds	\$2,973	-Scrape and paint metal roof.
Pending Totals:								
Signage / Wayfindg	299162	1	D	10		exceeds	\$4,979	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.
Pending Totals:								
Windows	299164	1	C	30		exceeds	\$0	-No windows are provided. -A louver is in the rear and is in good condition.
Pending Totals:								
System Total Correction			\$28,825		System Replacement Cost		\$16,711	Ratio: 1.72
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	132057	1	N/A	n/a		n/a	\$0	Telephone line fed from builing 22.
Pending Totals:								
Emerg Elec Sys.	297320	1	C	25		exceeds	\$0	Branch circuits are on emergency power from building 22.
Pending Totals:								
Fire Alarm	297321	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297322	1	D	25		exceeds	\$8,517	Replace Explosion proof incandescent fixtures with XP LED.
Pending Totals:								
Lightning Protect	297323	1	N/A	20		n/a	\$6,457	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297324	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297325	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
Transformer	297326	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
System Total Correction			\$14,974		System Replacement Cost		\$2,571	Ratio: 5.82
System Total Pending								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Hazmat Storage				
22A	1994	0	1	128	Proposed Function					
Details										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299165	1	C	100		exceeds	\$0	-Concrete slab on grade with turn down footings is in fair condition.		
Pending Totals:										
Foundations	299166	1	C	100		exceeds	\$0	-Concrete turn down footings is in fair condition.		
Pending Totals:										
Seismic / Wind Load	299167	1	C	*		*	\$0	Wind load governs		
Pending Totals:										
Vertical Members	299168	1	C	100		exceeds	\$0	-Prefinished metal walls are in fair condition.		
Pending Totals:										
System Total Correction							\$0		System Replacement Cost	
							\$6,428		Ratio: 0.00	
System Total Pending										
Bldg Total Correction							\$43,799.23		Bldg Total Replacement	
							\$25,710		Bldg Ratio: 1.70	
Bldg Total Pending										

Building							Current Function		
	Year Built	Last Renov	Floors	FCA GSF	Guard house				
23	1928	0	1	210	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	132753	1	C	*		*	\$0	-Building is not accessible and is not required. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.	
Pending Totals:									
Exterior Walls	132755	1	B	100		15	\$0	-Exterior face brick in good condition. -Wood exterior door is in good condition.	
Pending Totals:									
Exterior Walls	299252	2	D	100		15	\$12,003	-Prep and repaint the soffits and fascia. -Repair the concrete stem wall cracks at the corners. -Prep and repaint the main door surround. -Repair the cracked front steps. -Remove the vegetation from the internal gutters and replace the copper flashing. -Repair the large crack at the retaining wall.	
Pending Totals:									
Exterior Walls	299253	3					\$0	FCA record added by Contractor - see detail/pending	
Pending Totals:									
Fixed Equipment	299254	1	B	15		exceeds	\$0	-Wood cabinets and countertops are in good condition.	
Pending Totals:									

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Guard house			
23	1928	0	1	210	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	132754	1	D	10		exceeds	\$2,883	-The interior finishes are in poor condition including the dry wall ceiling, VCT, vinyl base and wall paint.	
Pending Totals:									
Life Safety	299257	2	D	*		*	\$0	-Required fire extinguishers are not available. -Required exit signs are not available.. -Quick action egress door hardware is not provided at the exit / egress door.	
Pending Totals:									
Life Safety	299255	1	C	*		*	\$0	-The building is not sprinkled and is not required. -Required exit is available.	
Pending Totals:									
Roof	132756	1	C	20		exceeds	\$0	-Asphalt shingle roof in fair condition.	
Pending Totals:									
Signage / Wayfindg	299256	1	D	10		exceeds	\$1,310	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	132757	1	D	30		exceeds	\$7,797	-5 Single pane wood windows need to be replaced. -Repaint the security rails	
Pending Totals:									
System Total Correction			\$23,992			System Replacement Cost		\$37,335	Ratio: 0.64
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297384	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297385	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297386	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297387	1	D	25		exceeds	\$1,363	Replace T-12 fluorescent lamps with sealed LED.
Pending Totals:								
Lightning Protect	297388	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297389	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297390	1	C-	30		exceeds	\$0	Square D 60AMB load center.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Guard house
23	1928	0	1	210	Proposed Function	

Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Transformer	297391	1	N/A	30		n/a	\$0	This service is reportedly fed from building 30.
Pending Totals:								
System Total Correction \$1,363			System Replacement Cost \$13,798			Ratio: 0.10		
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299258	1	B	100		15	\$0	-Concrete slab on grade with turn down footings is in good condition.
Pending Totals:								
Foundations	299259	1	B	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	299260	1	B	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299261	1	B	100		15	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in good condition.
Pending Totals:								
System Total Correction \$0			System Replacement Cost \$17,045			Ratio: 0.00		
System Total Pending								

Bldg Total Correction \$25,355.19	Bldg Total Replacement \$81,164	Bldg Ratio: 0.31
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electric Switchgear		
27	1928	0	1	389	Proposed Function	Electric Switchgear		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14759	1	C	*		*	\$0	Not accessible. Adequate for use. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								
Exterior Walls	14760	1	C	100		15	\$0	-Exterior wall is in fair condition. -Double exterior doors and frames are in fair condition. -The concrete stem walls are in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electric Switchgear				
27	1928	0	1	389	Proposed Function	Electric Switchgear				
Details										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Exterior Walls	108002	2	D	100		exceeds	\$6,290	-Tuck point 50 s.f. of brick veneer.		
Pending Totals:										
Exterior Walls	132758	3	D	100		exceeds	\$6,814	-Re-seal all penetrations and caulk joints.		
Pending Totals:										
Exterior Walls	132759	4	D	100		exceeds	\$2,708	-Scrape and paint wood cornice/eaves.		
Pending Totals:										
Exterior Walls	299262	5	D	100		exceeds	\$15,462	-Prep and repaint the soffits and fascia. -Repair and repoint the holes in the brick.		
Pending Totals:										
Fixed Equipment	14761	1	N/A	15		n/a	\$0	See electrical.		
Pending Totals:										
Interior Finish/Door	14762	1	C	10		exceeds	\$0	-Interior finishes are in fair condition. -Exposed interior finishes including the concrete floor, open ceiling and masonry walls are in good condition.		
Pending Totals:										
Life Safety	14763	1	B	*		*	\$0	-Not sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at the exit / egress door.		
Pending Totals:										
Roof	14764	1	B	20		12	\$0	-Roof is in good condition. -Prefinished sheet metal gutters and downspouts are in good condition.		
Pending Totals:										
Signage / Wayfindg	14765	1	D	10		exceeds	\$1,310	-Exterior building identification signage is not provided. -Interior signage is not provided and is not required.		
Pending Totals:										
Windows	14766	1	D	30		exceeds	\$1,976	-Recaulk or replace the original single pane metal windows to prevent water infiltration		
Pending Totals:										
System Total Correction			\$34,559			System Replacement Cost			\$33,792	
									Ratio: 1.02	
System Total Pending \$0										

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	14767	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	14458	1	D	25		exceeds	\$1,703	Existing 120V DC battery powered egress and exit lighting.	
Pending Totals:									
Fire Alarm	14459	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Electric Switchgear		
27	1928	0	1	389	Proposed Function		Electric Switchgear		
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	14469	1	C	100		15	\$0	-2 x 10 wood purling supported by wall and steel ridge beam in fair condition (1 story).	
Pending Totals:									
Foundations	14470	1	C	100		15	\$0	-Continuous wall footing in fair condition.	
Pending Totals:									
Seismic / Wind Load	14471	1	B	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	14472	1	C	100		15	\$0	-Concrete & masonry bearing walls in fair condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$22,528	
						Ratio:		0.00	
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Inside Cable Plant (ICP)	14464	1	C	15		1	\$0	Only one telephone line.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost			
System Total Pending									

Bldg Total Correction			\$55,955.84			Bldg Total Replacement		\$382,978	
						Ratio:		0.15	
Bldg Total Pending \$0.00									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Storage	
28	1928	0	1	391	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132760	1	C	*		*	\$0	-Building is not accessible and not required. -Accessible restrooms are not provided in the building and not required. -An accessible water cooler is not provided and not required. -Lever style door hardware is not provided and not required.
Pending Totals:								
Exterior Walls	132761	1	C	100		15	\$0	-Exterior walls are in fair condition.
Pending Totals:								
Exterior Walls	132762	2	D	100		15	\$6,549	-Scrape and paint wood cornice and eaves.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage			
28	1928	0	1	391	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	299191	3	D	100		15	\$8,858	-Scrape the rusting steel lintels at the window heads. -Repoint the 90% of the masonry brick walls. -Prep and repaint the fascia and exposed wood rafter ends. -Repair the brick step cracking on the rear of the building east side near the window.	
Pending Totals:									
Fixed Equipment	299182	1	N/A	n/a		n/a	\$0	-Fixed equipment is not provided.	
Pending Totals:									
Interior Finish/Door	299183	1	C	100		15	\$0	-Exposed interior finishes including the concrete floor, open ceiling and masonry walls are in fair condition.	
Pending Totals:									
Life Safety	299190	2	D	*		*	\$681	-Required fire extinguishers are not available.	
Pending Totals:									
Life Safety	299184	1	C	*		*	\$0	-The building is not sprinkled and is not required. -Required exits are available. -Required exit signs are available. -Quick action egress door hardware is provided at the exit / egress door.	
Pending Totals:									
Roof	132763	1	C	20		exceeds	\$0	-Shingle roof is in fair condition.	
Pending Totals:									
Roof	299181	2	C	20		exceeds	\$0	-Provide Prefinished sheet metal gutters and downspouts.	
Pending Totals:									
Signage / Wayfindg	299185	1	D	10		exceeds	\$2,359	-Exterior building identification signage is not provided. -Interior signage is not provided and is not required	
Pending Totals:									
Windows	132764	1	N/A	n/a		n/a	\$0	-All windows have been sealed with plywood.	
Pending Totals:									
System Total Correction			\$18,447			System Replacement Cost		\$51,049	Ratio: 0.36
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297392	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297393	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297394	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297395	1	D	25		exceeds	\$4,905	Replace incandescent fixtures with T-8 and electronic ballasts.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage
28	1928	0	1	391	Proposed Function	

Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Lightning Protect	297396	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297397	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297398	1	D	30		exceeds	\$4,361	Existing service that was fed from building 22 dug up in 2012; provide new feeder from building 22 to new 100A 208/120V, 1PH, 3W load center.	
Pending Totals:									
Transformer	297399	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
System Total Correction			\$9,266			System Replacement Cost		\$7,854	
Ratio: 1.18									
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	299206	1	N/A	20		*	\$0	n/a	
Pending Totals:									
Heating System	299208	1	N/A	30		*	\$0	n/a	
Pending Totals:									
Exhaust Fans	299207	1	N/A	25		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost			
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	299209	1	N/A	50		*	\$0	n/a	
Pending Totals:									
Fixtures / Piping	299210	1	N/A	50		*	\$0	n/a	
Pending Totals:									
Hot Water Heater	299211	1	N/A	25		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost			
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299186	1	C	100		exceeds	\$0	-Concrete slab on grade with turn down footings is in fair condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage
28	1928	0	1	391	Proposed Function	

Details

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Foundations	299187	1	C	100		exceeds	\$0	-Perimeter concrete footings are in fair condition.
Pending Totals:								
Seismic / Wind Load	299188	1	B	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299189	1	C	100		exceeds	\$0	-Building wood frame construction with wood studs supporting wood roof rafters is in good condition.
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$19,634	Ratio: 0.00
System Total Pending		

Bldg Total Correction \$27,712.71	Bldg Total Replacement \$78,537	Bldg Ratio: 0.35
Bldg Total Pending		

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Salt Storage
28A	1997	0	1	1,536	Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299355	1	C	*		*	\$0	-Building is not accessible. Not required for a salt shed. -Accessible restrooms are not provided in the building. Not required for a salt shed. -An accessible water cooler is not provided. Not required for a salt shed. -Lever style door hardware is not provided. Not required for a salt shed.
Pending Totals:								
Exterior Walls	132765	1	C	100		14	\$0	-Pre-engineered metal building is in fair condition
Pending Totals:								
Exterior Walls	299365	2	D	100		17	\$7,339	-Double sliding loading doors are rusting, damaged and are due to be replaced. -Base of the metal panels are rusting, the rear of the building has extensive rusting.
Pending Totals:								
Fixed Equipment	299356	1	N/A	n/a		n/a	\$0	-No fixed equipment is provided
Pending Totals:								
Interior Finish/Door	299357	1	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and prefabricated insulated metal panels are in fair condition. -Wood siding containing the salt is in fair condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Salt Storage			
28A	1997	0	1	1,536	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	299358	1	C	*		*	\$0	-The building is not sprinkled. Not required for a salt shed.	
Pending Totals:									
Life Safety	299366	2	D	*		*	\$5,816	-Required exit is not available. A man door is not provided -Required fire extinguishers are not available. -Required exit signs are not available. -Quick action egress door hardware is not provided at the exit / egress door.	
Pending Totals:									
Roof	132766	1	B	20		14	\$0	-Pre-engineered metal building with standing seam metal roof	
Pending Totals:									
Signage / Wayfindg	299359	1	D	10		exceeds	\$2,883	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	299360	1	N/A	n/a		n/a	\$0	-No windows are provided	
Pending Totals:									
System Total Correction			\$16,037			System Replacement Cost		\$200,540	Ratio: 0.08
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297400	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297401	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297402	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297403	1	D	25		9	\$4,999	Replace T-12 fluorescent lamps with sealed LED.
Pending Totals:								
Lightning Protect	297404	1	N/A	20		n/a	\$6,457	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297405	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297406	1	C	30		17	\$0	Branch circuits are fed from building 22.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Salt Storage
28A	1997	0	1	1,536	Proposed Function	

Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Transformer	297407	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
System Total Correction			\$11,456	System Replacement Cost			\$30,853	Ratio: 0.37
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299361	1	C	100		17	\$0	-Concrete slab on grade with turn down footings is in good condition.
Pending Totals:								
Foundations	299362	1	C	100		17	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	299363	1	C	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299364	1	C	100		17	\$0	-Pre-engineered metal building steel columns with metal purlins supporting steel beams and insulated metal roof panels are in good condition.
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$77,131	Ratio: 0.00
System Total Pending								

Bldg Total Correction	\$27,493.63	Bldg Total Replacement	\$308,524	Bldg Ratio:	0.09
Bldg Total Pending					

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Greenhouse		
28T	1994	0	1	2,000	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299367	1	C	*		*	\$0	-Building is accessible with a ramp from building 4. -Accessible restrooms are not provided in the building. Not required for a green house. -An accessible water cooler is not provided. Not required for a green house. -Lever style door hardware is not provided. Not required for a green house.
Pending Totals:								
Exterior Walls	132767	1	C	100		11	\$0	-Metal frame with acrylic panels are in fair condition. -Metal exterior door and frame are in good condition.
Pending Totals:								
Fixed Equipment	299368	1	C	15		exceeds	\$0	-Wood tables for plants are adequate for use
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Greenhouse		
28T	1994	0	1	2,000	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	299369	1	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open metal frame with acrylic panels are in good condition.	
Pending Totals:									
Life Safety	299370	1	C	*		*	\$0	-The building is sprinkled. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.	
Pending Totals:									
Roof	132768	1	C	20		11	\$0	-Metal frame with acrylic panels.	
Pending Totals:									
Signage / Wayfindg	299371	1	D	10		exceeds	\$2,359	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	299372	1	C	30		exceeds	\$0	-Metal frame with acrylic panels are in fair condition. -Exhaust fan and louver at the rear of the building is in fair condition.	
Pending Totals:									
System Total Correction			\$2,359		System Replacement Cost			\$151,217	
							Ratio: 0.02		
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297376	1	B	25		7	\$0	Desk phone fed from building 4.
Pending Totals:								
Emerg Elec Sys.	297377	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297378	1	F	15		exceeds	\$6,132	Replace fire alarm devices fed from building 4.
Pending Totals:								
Lighting & Power	297379	1	C	25		7	\$0	Replace incandecent fixtures with fluoresecent grow lights; existing receptacles in weatehrptooof boxes.
Pending Totals:								
Lightning Protect	297380	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297381	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297382	1	N/A	30		n/a	\$0	Branch circuits fed from building 18.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Greenhouse		
28T	1994	0	1	2,000	Proposed Function			
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Transformer	297383	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
System Total Correction			\$6,132	System Replacement Cost			\$18,146	Ratio: 0.34
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299373	1	C	100		11	\$0	-Concrete slab on grade with turn down footings is in good condition.
Pending Totals:								
Foundations	299374	1	C	100		11	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	299375	1	C	*		*	\$0	-Wind loads governs
Pending Totals:								
Vertical Members	299376	1	C	100		11	\$0	-Metal frame supporting acrylic wall and roof panels are in fair condition.
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$20,163	Ratio: 0.00
System Total Pending								

Bldg Total Correction			\$8,490.86	Bldg Total Replacement			\$201,624	Bldg Ratio: 0.04
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research Storage		
29	1928	0	1	458	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299239	1	B	*		*	\$0	-Building is not accessible and is not required. -Accessible restrooms are not provided in the building and is not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								
Exterior Walls	299249	3	D	100		exceeds	\$1,703	-Metal exterior door and frame are in poor condition. Prep and repaint the rusting door and frame. -Repair and repoint the damaged the cracked corner brick. -Replace the missing cornice at the gable end.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research Storage			
29	1928	0	1	458	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	132769	1	D	100		exceeds	\$6,861	-Scrape and paint cornice and eaves.	
Pending Totals:									
Exterior Walls	132770	2	D	100		exceeds	\$1,300	-Repair 10 l.f. of eave.	
Pending Totals:									
Fixed Equipment	299240	1	C	15		exceeds	\$0	-metal shelving is in fair condition.	
Pending Totals:									
Interior Finish/Door	132771	1	D	10		exceeds	\$3,430	-Paint interior walls (500 s.f.).	
Pending Totals:									
Interior Finish/Door	132772	2	D	10		exceeds	\$1,780	-Paint concrete floor (150 s.f.).	
Pending Totals:									
Interior Finish/Door	132773	3	D	10		exceeds	\$8,771	-Scrape and paint exposed wood framed ceiling.	
Pending Totals:									
Life Safety	299241	1	C	*		*	\$0	-The building is not sprinkled and is not required. -Required exit is available.	
Pending Totals:									
Life Safety	299250	2	D	*		*	\$4,097	-Required fire extinguishers are not available. -Required exit signs are not available. -Quick action egress door hardware is not provided at the exit / egress door.	
Pending Totals:									
Roof	299243	2	D	20		exceeds	\$6,473	-Provide Prefinished sheet metal gutters and downspouts.	
Pending Totals:									
Roof	132774	1	C	20		4	\$0	-Asphalt shingle roof is in fair condition.	
Pending Totals:									
Signage / Wayfindg	299242	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and is not required.	
Pending Totals:									
Windows	299244	1	D	30		exceeds	\$4,020	-Replace 2 steel single pane double hung windows in poor condition.	
Pending Totals:									
System Total Correction			\$38,434		System Replacement Cost			\$59,796	
								Ratio: 0.64	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297408	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297409	1	N/A	25		n/a	\$0	n/a
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research Storage				
29	1928	0	1	458	Proposed Function					
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Alarm	297410	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Lighting & Power	297411	1	F	25		exceeds	\$4,999	Replace incandescent fixtures with T-8 and electronic ballasts.		
Pending Totals:										
Lightning Protect	297412	1	N/A	20		n/a	\$6,457	Perform risk analysis per NFPA 780 to determine needs.		
Pending Totals:										
Nurse Call/Int/TV	297413	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	297414	1	N/A	30		n/a	\$0	Branch circuits fed from building 18.		
Pending Totals:										
Transformer	297415	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$11,456		System Replacement Cost			\$9,199		Ratio: 1.25
System Total Pending										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299245	1	B	100		17	\$0	-Concrete slab on grade with turn down footings is in good condition.		
Pending Totals:										
Foundations	299246	1	B	100		17	\$0	-Perimeter concrete footings are in good condition.		
Pending Totals:										
Seismic / Wind Load	299247	1	B	*		*	\$0	-Wind load governs		
Pending Totals:										
Vertical Members	299251	2	D	100		17	\$3,748	-The roof rafters are sagging		
Pending Totals:										
Vertical Members	299248	1	B	100		17	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in good condition.		
Pending Totals:										
System Total Correction			\$3,748		System Replacement Cost			\$22,810		Ratio: 0.16
System Total Pending										
Bldg Total Correction			\$53,638.15		Bldg Total Replacement			\$91,805		Bldg Ratio: 0.58
Bldg Total Pending										

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Dietetics Kitchen/IRM		
3	1928	1952	2	39,400	Proposed Function	Dietetics Kitchen/IRM		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14473	1	C	*		*	\$0	-Building is accessible through connecting corridor and has an elevator. -An accessible water cooler is provided.
Pending Totals:								
Accessibility	107891	2	D	*		1	\$87,095	-Upgrade 4 public toilets to handicap accessible.
Pending Totals:								
Accessibility	299521	3	D	*		*	\$48,062	-The slope in the connecting corridors at building 3 to building 82 exceeds the accessibility requirements and a landing exceeds 30'
Pending Totals:								
Accessibility	299522	4	D	*		*	\$36,427	-Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	14474	1	C	100		15	\$0	-Exterior wall is in fair condition.
Pending Totals:								
Exterior Walls	299523	5	D	100		15	\$19,760	-Repair the concrete at the loading dock and the metal handrails
Pending Totals:								
Exterior Walls	107892	2	D	100		exceeds	\$68,137	-Tuck point 500 s.f. of brick veneer.
Pending Totals:								
Exterior Walls	132636	3	D	100		exceeds	\$104,825	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	132637	4	F	100		exceeds	\$5,749	-Repair approximately 75% of wood cornice/eaves.
Pending Totals:								
Fixed Equipment	14475	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -Over head roll down doors are in fair condition.
Pending Totals:								
Interior Finish/Door	14476	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	299524	5	D	10		exceeds	\$22,485	-Repair the base of wall behind the cook line in the kitchen storage room 100A. -Prep and repaint the peeling paint at the kitchen ceiling. -Renovate the locker room floor and abate for asbestos. -Locate and repair the source of water infiltration into the lower level phone IT room near the exterior window.
Pending Totals:								
Interior Finish/Door	107893	2	D	10		exceeds	\$149,451	-Replace 20% of quarry tile floor in dietetics.
Pending Totals:								
Interior Finish/Door	132638	3	D	10		exceeds	\$2,274	-Paint radiator at rear first floor entrance.
Pending Totals:								
Interior Finish/Door	132639	4	D	10		exceeds	\$6,496	-Repair approximately 50 SF of terrazzo in service corridor.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Dietetics Kitchen/IRM			
3	1928	1952	2	39,400		Proposed Function Dietetics Kitchen/IRM			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	14477	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Life Safety	299525	2	D	*		*	\$33,728	-Exit fire stair handrails are older and do not meet the current life safety code. -Cover the rear exit stair at the loading dock per code. -Sprinkle the loading dock. -Relocate one downspout at the loading dock and direct water away from the building.	
Pending Totals:									
Roof	14478	1	D	20		exceeds	\$387,774	-Fully adhered EPDM roof in poor condition; numerous leaks. Replace with new EPDM roof.	
Pending Totals:									
Signage / Wayfindg	107895	2	D	10		7	\$17,696	-New interior signage new and is in good condition.	
Pending Totals:									
Signage / Wayfindg	14479	1	B	10		7	\$0	-Exterior building identification signage is in good condition.	
Pending Totals:									
Windows	14480	1	C	30		3	\$0	-Aluminum single glaze & double glazed, double hung windows with bronze finish in fair condition.	
Pending Totals:									
System Total Correction			\$989,957			System Replacement Cost		\$9,657,676	Ratio: 0.10
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14481	1	D	25		exceeds	\$28,309	Provide proper ventilation for Data closets. Data closets require appropriate ventilation. Electrical panelboards are wall mounted.
Pending Totals:								
Emerg Elec Sys.	14482	1	D	25		exceeds	\$9,846	Replace 400A ATS in poor condition. Fed from building no. 95. Russellectric Models RTM, 400A, 208Y/120V, 3 phase. (Egress, exit lighting and equipment. Fair condition.)
Pending Totals:								
Fire Alarm	107896	2	F	15		exceeds	\$97,234	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14484	1	C	25		14	\$0	All lighting fixtures are T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Dietetics Kitchen/IRM			
3	1928	1952	2	39,400	Proposed Function	Dietetics Kitchen/IRM			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Lightning Protect	14485	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	14486	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	107897	2	F	30		exceeds	\$171,867	Replace over-dutied panels/devices as recommended in study. (\$44,000) Replace breakers as recommended in study to provide proper protection to the system. (\$52,000) Electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005)	
Pending Totals:									
Secondary Dist.	297585	3	C-	30		10	\$0	Branch circuit panels: (3) Square D 225A MLO - P3, P3A, P4 located in room B12. Siemens 225A MLO. Square D 400A MLO - EP1.	
Pending Totals:									
Secondary Dist.	297586	4	C-	30		10	\$0	IRM: (2) Square D 225A MLO - EP2 and LP2; (1) Square D 100A load center.	
Pending Totals:									
Secondary Dist.	297587	5	C-	25		17	\$0	APC Model OG-PD40F6K1-M UPS, 200A input/150A output.	
Pending Totals:									
Secondary Dist.	297588	6	F	30		9	\$34,068	Provide separation of first level normal and emergency electrical equipment .	
Pending Totals:									
Secondary Dist.	14487	1	C-	30		10	\$0	Square D PowerLogic switchboard 1000A M.B., 208Y/120V, 3 phase. Fair condition.	
Pending Totals:									
Transformer	14489	1	C-	30		4	\$0	300kVA 13.8kV-208Y/120V, 3phase. Padmount transformer. Fair condition.	
Pending Totals:									
System Total Correction			\$341,324		System Replacement Cost			\$4,320,539	
								Ratio: 0.08	
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	107898	2	D	20		*	\$30,770	Provide "air curtains" at one loading dock.
Pending Totals:								
Air Handling Equip	298869	4	F	20		exceeds	\$58,126	IRM server room is cooled by 16 ductless splits and 2 window units. Server AC units are required with redundancy per VA standards.
Pending Totals:								
							\$0	

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Dietetics Kitchen/IRM		
3	1928	1952	2	39,400	Proposed Function	Dietetics Kitchen/IRM		
Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298870	5	D	20		*	\$27,732	Phone switch room sheduled to have new unit installed in 2013, but no redundancy.
Pending Totals:								
Air Handling Equip	298871	6	D	20		exceeds	\$29,980	DX split systems serving dietary offices and kitchen; poor condition.
Pending Totals:								
Air Handling Equip	131783	3	C	20		10	\$0	Old exhaust comment moved to exhaust fans. IRM conference room split system fair condition. 14 ton roof top unit for administration areas fair condition.
Pending Totals:								
Air Handling Equip	14490	1	D	20		0	\$2,163,776	Provide a proper HVAC system for entire building. Most of this building is not air-conditioned, and is served by H&V unit. Food storage was using temporary on-the-wheel air-conditioning unit. Need proper air-conditioning all year round.
Pending Totals:								
Cooling twr	107905	1	D	20		exceeds	\$151,390	Replace cooling tower for dietetic refrigerator units. Scheduled for 2013.
Pending Totals:								
Ducts & Water Dist	14491	1	n/a	30		*	\$0	Needs to be replaced to match the air-handling units. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Engr. Control syst.	14492	1	D	20		*	\$419,709	Replace and update controls system. Minimal controls, outdated.
Pending Totals:								
Heating System	14493	1	B	30		18	\$0	Condensate pumps and a receiver were replaced 2001
Pending Totals:								
Heating System	107900	2	D	30		exceeds	\$875,110	Replace original piping and radiators.
Pending Totals:								
Refrigeration Equip	298873	1	D	20		exceeds	\$342,150	Five (5) walkin boxes in basement have had insulation removed as a result of mold. Three (3) walkin boxes on first floor are in poor condition.
Pending Totals:								
Room Air Dist/Term	14494	1	n/a	30		*	\$0	See air-handling equipment. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Dietetics Kitchen/IRM			
3	1928	1952	2	39,400	Proposed Function	Dietetics Kitchen/IRM			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exhaust Fans	298872	1	D	20		exceeds	\$65,233	Replace wexisting exhaust fans. Provide exhaust to toilets.	
Pending Totals:									
System Total Correction			\$4,163,976			System Replacement Cost		\$4,066,390	Ratio: 1.02
System Total Pending \$0									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	14496	1	C	50		18	\$0	Fully sprinklered, with a 4" fire service and BFP.	
Pending Totals:									
Fixtures / Piping	107902	2	D	50		exceeds	\$923,113	Provide a 4" reduced pressure backflow preventer to the water sevice. Replace original hot, cold and sanitary piping systems.	
Pending Totals:									
Fixtures / Piping	14497	1	C-	50		exceeds	\$0	The fixtures are old without HC facilities. Review for Code Compliance.	
Pending Totals:									
Hot Water Heater	14498	1	C	25		exceeds	\$0	1 original horizontal steam storage unit with new controls.	
Pending Totals:									
Medical Gases	95546	1	n/a	30		*	\$0	No medical air.	
Pending Totals:									
System Total Correction			\$923,113			System Replacement Cost		\$2,541,494	Ratio: 0.36
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	14499	1	C	100		15	\$0	-Concrete joists supported by concrete beams (2 story).	
Pending Totals:									
Foundations	14886	1	C	100		15	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	14887	1	n/a	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	14888	1	C	100		15	\$0	-Exterior masonry walls with interior columns are in good condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$4,320,539	Ratio: 0.00
System Total Pending									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Dietetics Kitchen/IRM		
3	1928	1952	2	39,400		Proposed Function	Dietetics Kitchen/IRM		
Details									
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elevators	14889	1	D	20		exceeds	\$314,476	P1 is in average condition. Simplex holed hydraulic with a capacity of 4000 lb. and operates at 100 fpm., 2 stops (B-1). Controls are Elevator systems Programmable I/O installed in 1990. The over all maintenance is below average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.	
Pending Totals:									
Elevators	107903	2	A	20		17	\$0	S1 is in good condition. Simplex overhead geared traction with a capacity of 2000 lb. and operates at 100 fpm., 2 stops (B-1) The basement is a rear entrance and the first floor has both front and rear entrances. Controls are Elevator Controls type V900 installed in 2010. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.	
Pending Totals:									
System Total Correction			\$314,476		System Replacement Cost			\$508,299	
							Ratio: 0.62		
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14488	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Primary and Secondary Demarcation Room(s)	302782	1	D	15			\$1,572	Primary Demarcation Room 101C PBX 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
Pending Totals:								
Main Computer Room	302781	1	D				\$1,572	Main Computer Room 107MCR 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code.
Pending Totals:								
Telecommunications Rooms	302778	1					\$0	FCA record added by Contractor - see detail/pending

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Dietetics Kitchen/IRM		
3	1928	1952	2	39,400	Proposed Function	Dietetics Kitchen/IRM		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
Telecommunications Rooms	302779	2					\$0	FCA record added by Contractor - see detail/pending
Pending Totals:								
Telecommunications Rooms	302780	3					\$0	FCA record added by Contractor - see detail/pending
Pending Totals:								
System Total Correction			\$3,145			System Replacement Cost		
System Total Pending								

Bldg Total Correction	\$6,735,991.99	Bldg Total Replacement	\$25,414,937	Bldg Ratio: 0.27
Bldg Total Pending \$0.00				

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse		
30	1933	0	1	293	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299227	1	C	*		*	\$0	-Building is not accessible and is not required. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								
Exterior Walls	132775	1	C	100		20	\$0	-Exterior brick walls are in fair condition.
Pending Totals:								
Exterior Walls	132776	2	D	100		exceeds	\$6,238	-Scrape and paint wood soffit fascia (80 l.f.). -Replace the wood door and frame at the front entry.
Pending Totals:								
Fixed Equipment	299228	1	N/A	n/a		n/a	\$0	-See mechanical
Pending Totals:								
Interior Finish/Door	132777	1	D	10		exceeds	\$2,860	-Replace ceiling with new GWB suspended ceiling (293 s.f.).
Pending Totals:								
Interior Finish/Door	299237	2	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function Pumphouse			
30	1933	0	1	293	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Life Safety	299229	1	B	*		*	\$0	-The building is not sprinkled and is not required. -Required exit is available. -Quick action egress door hardware is provided at the exit / egress door.
Pending Totals:								
Life Safety	299238	2	D	*		*	\$262	-Required fire extinguishers are not available. -Required exit signs are not available.
Pending Totals:								
Roof	132778	1	C	20		4	\$0	-Shingle roof is in fair condition.
Pending Totals:								
Roof	299230	2	C	10		exceeds	\$0	-Prefinished sheet metal gutters and downspouts are in fair condition.
Pending Totals:								
Signage / Wayfindg	299231	1	D	10		exceeds	\$1,310	-Exterior building identification sinage is in poor condition.
Pending Totals:								
Signage / Wayfindg	299234	2	N/A	n/a		n/a	\$0	-Interior signage is not provide and not required.
Pending Totals:								
Windows	132779	1	D	30		exceeds	\$6,154	-Replace 4 single pane wood windows.
Pending Totals:								
System Total Correction			\$16,824		System Replacement Cost		\$37,490	
							Ratio: 0.45	
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297589	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297590	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297591	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297592	1	D	25		exceeds	\$1,341	Replace T-12 fixtures with T-8 and electronic ballasts.
Pending Totals:								
Lightning Protect	297593	1	N/A	20		n/a	\$2,359	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297594	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297595	1	D	30		exceeds	\$5,110	Replace (3) branch circuit panels and associated branch circuits: 200AMCB, 200A MLO, 50AMB.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse				
30	1933	0	1	293	Proposed Function					
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Transformer	297596	1	D	30		exceeds	\$34,330	Replace pad mounted 75kVA 13.8-208/120V, 3PH, 4W.		
Pending Totals:										
System Total Correction			\$43,140			System Replacement Cost			\$13,389	
									Ratio: 3.22	
System Total Pending										
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	299213	1	N/A	50		*	\$0	n/a		
Pending Totals:										
Fixtures / Piping	299212	1	A	50		47	\$0	Pumps replaced in 2010; excellent condition.		
Pending Totals:										
Hot Water Heater	299214	1	N/A	25		*	\$0	n/a		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$60,251	
									Ratio: 0.00	
System Total Pending										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299232	1	B	100		20	\$0	-Concrete slab on grade with turn down footings is in good condition.		
Pending Totals:										
Foundations	299233	1	B	100		20	\$0	-Perimeter concrete footings are in good condition.		
Pending Totals:										
Seismic / Wind Load	299236	1	B	*		*	\$0	-Wind load governs		
Pending Totals:										
Vertical Members	299235	1	B	100		20	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in good condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$16,066	
									Ratio: 0.00	
System Total Pending										
Bldg Total Correction			\$59,964.37			Bldg Total Replacement			\$133,890	
									Bldg Ratio: 0.45	
Bldg Total Pending										

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Garage (5-Bay)			
32	1929	0	1	3,054	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299114	1	C	*		*	\$0	-Building is not accessible and is not required. -Accessible restrooms are not provided in the building and is not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.	
Pending Totals:									
Exterior Walls	132780	1	C	100		16	\$0	Exterior walls are in fair condition.	
Pending Totals:									
Exterior Walls	132781	2	D	100		exceeds	\$9,746	-Repair terra cotta and paint.	
Pending Totals:									
Exterior Walls	132782	3	D	100		exceeds	\$3,574	-Scrape and paint wood overhead doors (5).	
Pending Totals:									
Fixed Equipment	299115	1	C	15		exceeds	\$0	-5 Over head roll down garage doors are in fair condition (costs for repainting are in "Exterior Walls")	
Pending Totals:									
Interior Finish/Door	132783	1	D	10		1exceeds	\$23,546	-Scrape and paint walls and ceiling (6,040 s.f.).	
Pending Totals:									
Life Safety	299116	1					\$0	FCA record added by Contractor - see detail/pending	
Pending Totals:									
Roof	132784	1	D	20		exceeds	\$56,794	-Replace shingle roof. -Prefinished sheet metal gutters and downspouts are in poor condition.	
Pending Totals:									
Signage / Wayfindg	299117	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and is not required.	
Pending Totals:									
Windows	132785	1	D	30		exceeds	\$3,898	-Scrape and paint original single glazed steel windows.	
Pending Totals:									
System Total Correction			\$97,558		System Replacement Cost			\$398,732	
								Ratio: 0.24	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297597	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297598	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297599	1	N/A	15		n/a	\$0	n/a
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function			
32	1929	0	1	3,054	Garage (5-Bay)	Proposed Function		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Lighting & Power	297600	1	D	25		exceeds	\$2,521	Replace T-12 fixtures with T-8 and electronic ballasts.
Pending Totals:								
Lightning Protect	297601	1	N/A	20		n/a	\$2,359	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297602	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297603	1	D	30		exceeds	\$2,752	Replace ITE 100A panel and associated branch circuits.
Pending Totals:								
Transformer	297604	1	N/A	30		n/a	\$0	Service is fed from building 20.
Pending Totals:								
System Total Correction \$7,631			System Replacement Cost \$61,343			Ratio: 0.12		
System Total Pending								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299119	1	C	100		16	\$0	-Concrete slab on grade with turn down footings is in fair condition.
Pending Totals:								
Foundations	299118	1	C	100		16	\$0	-Perimeter concrete footings and interior concrete spread footings are in fair condition.
Pending Totals:								
Seismic / Wind Load	299121	1	C	*		*	\$0	Wind load governs
Pending Totals:								
Vertical Members	299120	1	C	100		16	\$0	-Exterior masonry construction walls, steel columns supporting steel roof rafters and wood plank ceiling is in fair condition.
Pending Totals:								
System Total Correction \$0			System Replacement Cost \$153,358			Ratio: 0.00		
System Total Pending								
Bldg Total Correction \$105,189.22			Bldg Total Replacement \$613,433			Bldg Ratio: 0.17		
Bldg Total Pending								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Fiscal		
33	1930	0	2	4,941			Proposed Function	Fiscal
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14890	1	C	*		*	\$0	-Only the first floor is accessible at grade. There is no elevator. -Accessible restrooms (104 and 102) are not provided in the building. -An accessible water cooler is not provided. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	108003	2	D	*		*	\$24,193	-Upgrade first floor co-ed toilet room to accessible.
Pending Totals:								
Accessibility	299221	3	D	*		*	\$333,240	-Provide an elevator for accessibility to all floors (See transportation for costs)
Pending Totals:								
Exterior Walls	14891	1	C	100		17	\$0	-Exterior wall is in fair condition.
Pending Totals:								
Exterior Walls	108004	2	D	100		exceeds	\$4,542	-Re-point approx. 100 s.f. of brick veneer.
Pending Totals:								
Exterior Walls	299222	4	D	100		17	\$14,934	-Repair the water infiltration into office B05 on the north side of the building. Cut a swale away from the building.
Pending Totals:								
Exterior Walls	132786	3	D	100		exceeds	\$18,192	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Fixed Equipment	14892	1	N/A	n/a		n/a	\$0	-No fixed equipment is provided.
Pending Totals:								
Interior Finish/Door	108005	2	D	10		exceeds	\$29,838	-Upgrade finishes to two 2nd floor toilet rooms. Approximately 200 SF.
Pending Totals:								
Interior Finish/Door	299223	3	C	10		exceeds	\$0	-The interior finishes are in fair condition including the ACT and grid, VCT, carpet, vinyl base, fabric wall paint, doors and frames.
Pending Totals:								
Interior Finish/Door	299224	4	D	10		exceeds	\$30,661	-10 damaged interior doors and frames are in poor condition. -Office B05 is under construction.
Pending Totals:								
Interior Finish/Door	14893	1	C	10		exceeds	\$0	-Interior finishes are in fair condition.
Pending Totals:								
Life Safety	216483	2	D	*		*	\$6,154	-Recommend study for travel distances / exiting requirements. -Exit fire stair handrails are older and do not meet the current life safety code. -Cover the rear exit stair per code
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Fiscal				
33	1930	0	2	4,941	Proposed Function	Fiscal				
Details										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Life Safety	14894	1	B	*		*	\$0	-Fully sprinklered. Including the attic. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.		
Pending Totals:										
Roof	14895	1	B	30		20	\$0	-New asphalt shingle roof in good condition.		
Pending Totals:										
Roof	299225	2	D	20		exceeds	\$12,265	-Prefinished sheet metal gutters and downspouts are in poor condition.		
Pending Totals:										
Signage / Wayfindg	14896	1	B	10		exceeds	\$0	-Exterior building identification signage is in good condition. -Interior signage is in good condition.		
Pending Totals:										
Windows	14897	1	B	30		22	\$0	-Original single pane, metal, double hung windows were replaced in 2009 and are now energy efficient double pane windows are in good condition.		
Pending Totals:										
Windows	299226	2	D	30		23	\$20,755	-Some new windows leak. Recaulk the heads and jambs. 55-60 windows		
Pending Totals:										
System Total Correction			\$494,775			System Replacement Cost			\$880,747	
Ratio: 0.56										
System Total Pending										

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14898	1	D	25		exceeds	\$11,077	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical panelboards are wall mounted and located in storage room and is a fire hazard.
Pending Totals:								
Emerg Elec Sys.	14899	1	D	25		exceeds	\$6,154	None. Install battery powered egress and exit lighting system.
Pending Totals:								
Fire Alarm	108006	2	F	15		exceeds	\$4,924	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N & IRC3 fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14901	1	C	25		6	\$0	Lighting fixtures are T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Fiscal			
33	1930	0	2	4,941	Proposed Function	Fiscal			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Lightning Protect	14902	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	14903	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	14904	1	B	30		16	\$0	(3) Square D Type NQOD panels: 250AM.B, 400A MLO, and 100A MLO, 208Y/120V, 3 phase.	
Pending Totals:									
Transformer	14906	1	C	30		4	\$0	150kVA 13.8kV-208Y/120V, 3 phase, Padmount transformer. Fair condition.	
Pending Totals:									
System Total Correction			\$22,155		System Replacement Cost			\$391,443	
								Ratio: 0.06	
System Total Pending									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	14907	1	D	20		*	\$292,935	Provide proper air ventilation system to meet code requirements. This building is air-conditioned with window units. Provide required ventilation.	
Pending Totals:									
Ducts & Water Dist	14908	1	n/a	30		*	\$0	None installed, see air handling equipment.	
Pending Totals:									
Engr. Control syst.	14909	1	D	20		*	\$57,848	Replace controls system with updated controls system. Minimal controls, outdated.	
Pending Totals:									
Heating System	14910	1	D	30		exceeds	\$139,082	Replace original steam radiators and piping.	
Pending Totals:									
Heating System	299318	2	C	30		15	\$0	Condensate lift pump installed in 1998; fair condition.	
Pending Totals:									
Room Air Dist/Term	14911	1	n/a	30		*	\$0	None installed, see air handling equipment. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	14912	1	n/a	30		*	\$0	Poor ventilation. No proper ventilation in the building, per ASHRAE. Code violation. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Exhaust Fans	299319	1	D	25		exceeds	\$1,908	Original exhaust fan; poor condition.	

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518 - Bedford						District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Fiscal		
33	1930	0	2	4,941	Proposed Function	Fiscal		
Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$491,773	System Replacement Cost			\$415,909	Ratio: 1.18
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	14913	1	B	50		28	\$0	The building is fully sprinklered, with a 4" fire service with backflow preventer.
Pending Totals:								
Fire Sprinkler / Pump	299320	2	C	50		10	\$0	Dry system in fagement closet in fair condition.
Pending Totals:								
Fixtures / Piping	14914	1	C	50		exceeds	\$0	Some of the fixtures are original, in fair condition.
Pending Totals:								
Fixtures / Piping	108007	2	D	50		1	\$18,462	Provide a 2" reduced pressure backflow preventer to the water sevice. Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Hot Water Heater	14915	1	B	25		12	\$0	30 gallon electric unit in good condition.
Pending Totals:								
Medical Gases	299321	1	N/A	30		*	\$0	n/a
Pending Totals:								
System Total Correction			\$18,462	System Replacement Cost			\$195,722	Ratio: 0.09
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14916	1	C	100		17	\$0	-Concrete joists supported by concrete beams and bearing walls in fair condition.
Pending Totals:								
Foundations	14917	1	C	100		17	\$0	-Spread footing and continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	14918	1	B	*		*	\$0	-Wind load governs.
Pending Totals:								
Vertical Members	14919	1	C	100		17	\$0	-Concrete columns and bearing walls in fair condition supporting wood framed walls and roof rafters.

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Fiscal
33	1930	0	2	4,941	Proposed Function	Fiscal

Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction \$0			System Replacement Cost \$562,700			Ratio: 0.00		
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14905	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302840	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302841	2	D	15			\$1,782	Telecommunications Room 17 1) have no emergency power; install outlets with emergency power access. 2) have no or inadequate grounding infrastructure; install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302842	3	D	15			\$17,243	Telecommunications room 17 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction \$19,025			System Replacement Cost					
System Total Pending								

Bldg Total Correction \$1,046,189.70	Bldg Total Replacement \$2,446,521	Bldg Ratio: 0.43
Bldg Total Pending		

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Civil Defense Bld
36	1928	0	1	798	Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299192	1	D	*		*	\$21,429	-Building is not accessible. If used as civil defense the building is required to be accessible. -Accessible restrooms are not provided in the building. If used as civil defense the building is required to be accessible. -An accessible water cooler is not provided. If used as civil defense the building is required to be accessible. -Lever style door hardware is not provided. If used as civil defense the building is required to be accessible.
Pending Totals:								
Exterior Walls	132789	1	C	100		15	\$0	N/R - Below grade - concrete walls.
Pending Totals:								
Fixed Equipment	299193	1	D	15		exceeds	\$7,771	-Mechanical exhaust vents are provided at the roof in poor condition.
Pending Totals:								
Interior Finish/Door	132790	1	C	10		exceeds	\$0	-Unfinished concrete; steel bilco-type access door; dirt floor; elevated wood platform on west side.
Pending Totals:								
Interior Finish/Door	132791	2	D	10		exceeds	\$24,560	-Replace wood platform.
Pending Totals:								
Life Safety	299194	1	D	*		*	\$7,836	-The building is not sprinkled. If used as civil defense it is required. -Required exits are available. -Required fire extinguishers are not available. If used as civil defense it is required. -Required exit signs are not available. If used as civil defense it is required. -Quick action egress door hardware is not provided at the exit / egress door. If used as civil defense it is required.
Pending Totals:								
Roof	132792	1	C	20		exceeds	\$0	-Below grade roof deck with waterproofing.
Pending Totals:								
Signage / Wayfindg	299195	1	D	10		exceeds	\$1,310	-Exterior building identification signage is not provided. -Interior signage is not provided and is not required.
Pending Totals:								
Windows	299196	1	N/A	n/a		n/a	\$0	-No windows are provided
Pending Totals:								

System Total Correction \$62,906	System Replacement Cost \$104,187	Ratio: 0.60
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System Total Pending

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297605	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Civil Defense Bld				
36	1928	0	1	798	Proposed Function					
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Emerg Elec Sys.	297606	1	N/A	25		n/a	\$0	n/a		
Pending Totals:										
Fire Alarm	297607	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Lighting & Power	297608	1	N/A	25		n/a	\$0	n/a		
Pending Totals:										
Lightning Protect	297609	1	N/A	20		n/a	\$2,359	Perform risk analysis per NFPA 780 to determine needs.		
Pending Totals:										
Nurse Call/Int/TV	297610	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	297611	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
Transformer	297612	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$2,359			System Replacement Cost			\$16,029	Ratio: 0.15
System Total Pending										
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Air Handling Equip	299215	1	N/A	20		*	\$0	n/a		
Pending Totals:										
Heating System	299216	1	N/A	30		*	\$0	n/a		
Pending Totals:										
Exhaust Fans	299217	1	N/A	25		*	\$0	n/a		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost				
System Total Pending										
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	299218	1	N/A	50		*	\$0	n/a		
Pending Totals:										
Fixtures / Piping	299219	1	N/A	50		*	\$0	n/a		
Pending Totals:										
Hot Water Heater	299220	1	N/A	25		*	\$0	n/a		

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518 - Bedford						District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Civil Defense Bld		
36	1928	0	1	798	Proposed Function			
Details								
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$0			System Replacement Cost		
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299197	1	D	100		15	\$21,749	-Provide a concrete floor if used as civil defense.	
Pending Totals:									
Foundations	132793	1	C	100		15	\$0	Perimeter concrete footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	134150	1	C	*		*	\$0	-Wind load governs.	
Pending Totals:									
Vertical Members	132794	1	C	100		15	\$0	-Reinforced concrete columns, beams and roof slab in fair condition.	
Pending Totals:									
System Total Correction			\$21,749			System Replacement Cost			\$40,072
Ratio: 0.54									
System Total Pending									

Bldg Total Correction			\$87,013.53			Bldg Total Replacement			\$160,288
Bldg Ratio: 0.54									
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Bathrooms		
39	1929	0	1	960	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299019	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Exterior Walls	132798	1	F	100		exceeds	\$113,236	This building has been abandoned and is recommended to be demolished. Price reflects new construction cost and includes abatement of existing facility. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Vacant Bathrooms		
39	1929	0	1	960	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixed Equipment	299020	1	F	15		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Interior Finish/Door	299021	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Life Safety	299022	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Roof	299023	1	F	20		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Signage / Wayfindg	299024	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Windows	299025	1	F	30		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
System Total Correction			\$113,236			System Replacement Cost		\$86,772	Ratio: 1.30
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297621	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297622	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297623	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297624	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Lightning Protect	297625	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297626	1	N/A	15		n/a	\$0	n/a
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Bathrooms
39	1929	0	1	960	Proposed Function	

Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Secondary Dist.	297627	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
Transformer	297628	1	N/A	30		n/a	\$0	n/a
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$19,283	Ratio: 0.00
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System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Heating System	299323	1		30			\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Exhaust Fans	299324	1		20			\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$9,642	Ratio: 0.00
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System Total Pending

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	299326	1		50			\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Fixtures / Piping	299325	1		50			\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Hot Water Heater	299327	1		25			\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$57,849	Ratio: 0.00
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System Total Pending

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Bathrooms				
39	1929	0	1	960	Proposed Function					
Details										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299027	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Foundations	299026	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Seismic / Wind Load	299028	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Vertical Members	299029	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$19,283	Ratio: 0.00
System Total Pending										
Bldg Total Correction			\$113,235.62			Bldg Total Replacement			\$192,828	Bldg Ratio: 0.59
Bldg Total Pending										
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home				
4	1929	1996	4	122,175	Proposed Function	Nursing Home				
Details										
Access	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Walks	132643	1	D	50		1	\$22,648	Repair concrete stairs (approximately 100 SF) and provide metal nosing.		
Pending Totals:										
System Total Correction			\$22,648			System Replacement Cost				
System Total Pending										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Accessibility	14920	1	B	*		*	\$0	-Building is accessible by ramp and through connecting corridor. -The building has elevators and accessible public toilet facilities.		
Pending Totals:										

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home		
4	1929	1996	4	122,175	Proposed Function	Nursing Home		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299630	2	B	*		*	\$0	-Accessible restrooms (B01D, B01B and 255D) are provided in the building. -An accessible water cooler is provided. -Lever style door hardware is provided in the basement. -Required knee clearance at lavatories is provided
Pending Totals:								
Accessibility	299631	3	D	*		*	\$34,068	-An accessible transaction counter at the nurse's station is not provided. -Lavatory traps in most accessible restrooms on most floors are not insulated. -An accessible shower is not provided in B-12.
Pending Totals:								
Exterior Walls	132640	3	D	100		exceeds	\$68,137	-Rake and point all cast stone band at first floor level.
Pending Totals:								
Exterior Walls	107907	2	D	100		exceeds	\$366,889	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	14921	1	C	100		16	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Fixed Equipment	14922	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -Cabinets and countertops in staff kitchen B-10C and 255C are in good condition. -Cabinets and countertops in the north lobby waiting are in good condition.
Pending Totals:								
Interior Finish/Door	299632	5	D	10		exceeds	\$3,498,812	-Most patient rooms do not have private or shared restrooms only congregate baths. Renovate the patient rooms to have private or shared restrooms. (60 - 65 patient rooms) -Repair or replace 75-80 doors and frames that are scratched and damaged. -The basement interior finishes and doors and frames are in poor condition and due to be replaced. (45-50 doors)
Pending Totals:								
Interior Finish/Door	299633	6	C	10		exceeds	\$0	-The solarium (255F) is in fair condition. -The 2nd floor dining area is in fair condition. -The computer room B-14 is in fair condition.
Pending Totals:								
Interior Finish/Door	107908	2	D	10		exceeds	\$83,813	-Replace dropped ceiling in basement corridor throughout (4,000 s.f.).
Pending Totals:								
Interior Finish/Door	132641	3	D	10		exceeds	\$32,486	-Paint and repair approximately 100 lockers.
Pending Totals:								
Interior Finish/Door	132642	4	D	10		exceeds	\$74,068	-Upgrade 1 toilet room-approximately 200 SF (4 w.c., 4 laves and 1 shower).
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home
4	1929	1996	4	122,175	Proposed Function	Nursing Home

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Interior Finish/Door	14923	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Life Safety	14924	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Life Safety	299634	2	D	*		*	\$177,155	-Exit fire stair handrails are older and do not meet the current life safety code. -Verify the O2 tank meets the VA setback requirements.
Pending Totals:								
Roof	14925	1	D	20		exceeds	\$998,950	-Asphalt shingle roof in poor condition.
Pending Totals:								
Roof	236937	2	D	20		exceeds	\$369,245	-Repair the internal gutters at the roof edge locations
Pending Totals:								
Signage / Wayfindg	14926	1	C	10		exceeds	\$0	-Exterior building identification signage is in good condition. -Interior signage is in good condition.
Pending Totals:								
Windows	14927	1	C	30		exceeds	\$0	Main: Aluminum single glaze, double pane, double hung windows with bronze finish in fair condition. Solariums: Double glazed aluminum with bronze finish hopper windows in fair condition.
Pending Totals:								

System Total Correction	\$5,703,623	System Replacement Cost	\$29,833,880	Ratio: 0.19
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System Total Pending

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14928	1	D	n/a		exceeds	\$70,157	Provide proper ventilation for Data closets and requirements for electrical closets to meet NEC. Two electrical closets do not meet the requirement of NEC. Data closets do not meet space requirements and require appropriate ventilation.
Pending Totals:								
Emerg Elec Sys.	14929	1	C-	25		exceeds	\$0	Fed from building no. 93. ASCO 225A, 208Y/120V, 3 phase. Eaton 400A M.B. 208Y/120V, 3 phase. Egress, exit lighting, equipment, and elevator. Fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function				
4	1929	1996	4	122,175	Nursing Home	Nursing Home			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Alarm	107909	2	F	15		exceeds	\$307,705	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.	
Pending Totals:									
Lighting & Power	14931	1	D	25		exceeds	\$155,083	Convert remaining 30% of lighting fixtures T-12 lamps to T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.	
Pending Totals:									
Lightning Protect	14932	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	14933	1	C-	15		2	\$0	Nurse Call System is Rauland Responder III Plus. Fair condition.	
Pending Totals:									
Secondary Dist.	14934	1	C	30		9	\$0	Westinghouse PowerLine switchboard 1600A M.B., 208Y/120V 3 phase. Fair condition.	
Pending Totals:									
Secondary Dist.	297629	3	C	30		9	\$0	Sqaure D 1200AMB 480/277V, 3PH, 4W switchboard with distribution sections feeding HVAC loads and chillers 1 & 2.	
Pending Totals:									
Secondary Dist.	297630	4	C	30		9	\$0	Panels EGM and EGM-1 are located in corridor walls leading to pool; consider relocating these panels away from pool environment.	
Pending Totals:									
Secondary Dist.	297631	5	F	30		9	\$137,321	Provide separation of first level normal and emergency electrical equipment.	
Pending Totals:									
Secondary Dist.	107910	2	D	30		exceeds	\$161,125	Replace breakers as recommended in study to provide proper protection to the system. (\$55,000) Replace other old panels and ATS.ELEC, (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$35,000)	
Pending Totals:									
Transformer	14936	1	F	30		exceeds	\$71,387	Replace 500kVA 13.8kV-208Y/120V, 3 phase, padmount transformer. Poor condition.	
Pending Totals:									
System Total Correction			\$902,778		System Replacement Cost			\$12,561,633	Ratio: 0.07
System Total Pending									

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home
4	1929	1996	4	122,175	Proposed Function	Nursing Home

Details

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298874	2	C	20		3	\$0	Thirteen (13) units serving wings A,B,C,D; fair condition.
Pending Totals:								
Air Handling Equip	298875	3	D	20		exceeds	\$590,335	Two (2) 4000 CFM H&V units in poor condition.
Pending Totals:								
Air Handling Equip	14937	1	B	20		14	\$0	2007 O/A system. Window units left as backups.
Pending Totals:								
Ducts & Water Dist	14938	1	C	30		13	\$0	Ductwork was changed in 1996 for 13 AHUs.
Pending Totals:								
Ducts & Water Dist	107911	2	B	30		24	\$0	New system for O.A. unit.
Pending Totals:								
Engr. Control syst.	14939	1	B	20		11	\$0	Honeywell controls unupdated in 2004.
Pending Totals:								
Heating System	14940	1	D	30		exceeds	\$1,533,598	Replace original steam radiators, steam piping, condensate return piping.
Pending Totals:								
Heating System	298879	3	C	30		13	\$0	Convertor and pumps installed in 1996 in fair condition.
Pending Totals:								
Heating System	298876	2	C	30		15	\$0	Steam powered condensate return pump and electric condensate return for low pressure; fair condition.
Pending Totals:								
Refrigeration Equip	298877	1	C	23		5	\$0	Air cooled chiller (104 tons) installed in 1995 in fair condition.
Pending Totals:								
Room Air Dist/Term	14941	1	C	30		13	\$0	Diffusers and grilles in the corridors looked in fair condition. They were replaced in 1996.
Pending Totals:								
Room Air Dist/Term	107912	2	B	30		24	\$0	New air distribution associated with O.A. unit.
Pending Totals:								
Exhaust Fans	298878	1	C-	20		exceeds	\$0	Original exhaust fans in servicable condition.
Pending Totals:								

System Total Correction \$2,123,933	System Replacement Cost \$11,776,531	Ratio: 0.18
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System Total Pending

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	14943	1	B	50		34	\$0	Fully sprinklered, with a 4" fire service in excellent condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home			
4	1929	1996	4	122,175	Proposed Function	Nursing Home			
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixtures / Piping	14944	1	D	50		exceeds	\$1,230,817	Replace original hot, cold and sanitary piping systems.	
Pending Totals:									
Hot Water Heater	14945	1	B	25		21	\$0	Instantaneous steam units installed in 2009.	
Pending Totals:									
Hot Water Heater	298880	2	D	50		*	\$4,429	Remove old tank from system.	
Pending Totals:									
Medical Gases	14946	1	C	30		13	\$0	The medical air and vacuum producers are duplex type units in fair condition.	
Pending Totals:									
Medical Gases	298881	2	F	50		*	\$6,200	Medical air compressor lacks CO monitor as required by NFPA 99. O2 emergency inlet is behind chillers.	
Pending Totals:									
System Total Correction			\$1,241,446		System Replacement Cost			\$7,851,021	Ratio: 0.16
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	14947	1	C	100		16	\$0	Concrete joists supported by concrete beams (3 story) in fair condition.	
Pending Totals:									
Foundations	14948	1	C	100		16	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	14949	1	B	*		*	\$0	-Wind load governs.	
Pending Totals:									
Vertical Members	14950	1	C	100		16	\$0	-Exterior masonry walls and interior columns supporting wood roof rafters are in good condition.	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$14,916,939	Ratio: 0.00
System Total Pending									

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home				
4	1929	1996	4	122,175	Proposed Function	Nursing Home				
Details										
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Elevators	14951	1	D	20		exceeds	\$314,476	P1 is in average condition. Simplex holed hydraulic with a capacity of 4000 lb. and operates at 100 fpm., 3 stops (B-1-2). Controls are Elevator systems Programmable I/O installed in 1989. The elevator is equipped with a wanderguard system on the second floor. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.		
Pending Totals:										
Elevators	217193	2	D	20		exceeds	\$314,476	P2 is in in average condition. Simplex gearless overhead traction with a capacity of 3000 lb., and operates at 200 fpm., 3 stops (B-1-2) Controls are GAL Relay type 6SRM installed in 1989. The elevator is equipped with a wanderguard system on the first and second floors. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.		
Pending Totals:										
System Total Correction			\$628,953			System Replacement Cost			\$1,570,204	Ratio: 0.40
System Total Pending										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inside Cable Plant (ICP)	14935	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.		
Pending Totals:										
Telecommunications Rooms	302783	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.		
Pending Totals:										
Telecommunications Rooms	302784	2	D	15			\$7,547	Telecommunications Rooms 100A, 255B and B01A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static		

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Nursing Home
4	1929	1996	4	122,175	Proposed Function	Nursing Home

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
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Pending Totals:

Telecommunications Rooms	302785	3	D	15			\$51,728	Telecommunications rooms 100A, 255B and B01A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
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Pending Totals:

System Total Correction \$59,276	System Replacement Cost
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System Total Pending

Bldg Total Correction \$10,682,656.29	Bldg Total Replacement \$78,510,209	Bldg Ratio: 0.14
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Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage
40	1929	0	2	4,456	Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
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Accessibility	299053	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
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Pending Totals:

Exterior Walls	132799	1	F	100		exceeds	\$399,456	This building has been vacant and no longer in use. Recommend building be demolished. Price reflects replacement cost and abatement of existing building. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
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Pending Totals:

Fixed Equipment	299054	1	F	15		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
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Pending Totals:

Interior Finish/Door	299055	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
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Pending Totals:

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Vacant Storage		
40	1929	0	2	4,456		Proposed Function			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	299056	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Roof	299057	1	F	20		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Signage / Wayfindg	299058	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Windows	299059	1	F	30		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
System Total Correction			\$399,456		System Replacement Cost			\$581,777	
							Ratio: 0.69		
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	297632	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	297633	1	N/A	25		n/a	\$0	n/a	
Pending Totals:									
Fire Alarm	297634	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Lighting & Power	297635	1	N/A	25		n/a	\$0	n/a	
Pending Totals:									
Lightning Protect	297636	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297637	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297638	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
Transformer	297639	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$89,504	
							Ratio: 0.00		
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage				
40	1929	0	2	4,456	Proposed Function					
Details										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299060	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Foundations	299061	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Seismic / Wind Load	299062	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Vertical Members	299063	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$223,761	
Ratio: 0.00										
System Total Pending										
Bldg Total Correction			\$399,456.01			Bldg Total Replacement			\$895,041	
Bldg Ratio: 0.45										
Bldg Total Pending										

Building							Current Function		
	Year Built	Last Renov	Floors	FCA GSF	Vacant Storage				
41	1939	0	2	4,560	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299041	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Exterior Walls	132800	1	F	100		exceeds	\$58,050	This building has been vacant and no longer in use. Recommend building be demolished. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Fixed Equipment	299042	1	F	15		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									

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518 - Bedford						District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage		
41	1939	0	2	4,560	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Interior Finish/Door	299043	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Interior Finish/Door	299044	2					\$0	DELETE THIS RECORD
Pending Totals:								
Life Safety	299045	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Roof	299046	1	F	20		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Signage / Wayfindg	299047	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Windows	299048	1	F	30		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
System Total Correction			\$58,050	System Replacement Cost			\$595,356	Ratio: 0.10
System Total Pending								

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297789	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297790	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297791	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297792	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Lightning Protect	297793	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297794	1	N/A	15		n/a	\$0	n/a
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage
41	1939	0	2	4,560	Proposed Function	

Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Secondary Dist.	297795	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
Transformer	297796	1	N/A	30		n/a	\$0	n/a
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$91,594	Ratio: 0.00
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System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299049	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Foundations	299050	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Seismic / Wind Load	299051	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Vertical Members	299052	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$228,982	Ratio: 0.00
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System Total Pending

Bldg Total Correction \$58,050.25	Bldg Total Replacement \$915,931	Bldg Ratio: 0.06
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Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage
42	1939	0	2	3,220	Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299030	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage			
42	1939	0	2	3,220	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	132801	1	F	100		exceeds	\$52,237	This building has been vacant and no longer in use. Recommend building be demolished. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Fixed Equipment	299031	1	F	15		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Interior Finish/Door	299032	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Life Safety	299033	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Roof	299034	1	F	20		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Signage / Wayfindg	299035	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Windows	299036	1	F	30		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
System Total Correction			\$52,237	System Replacement Cost			\$420,405	Ratio: 0.12	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297797	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297798	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297799	1	N/A	15		n/a	\$0	n/a
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage			
42	1939	0	2	3,220	Proposed Function				
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Lighting & Power	297800	1	N/A	25		n/a	\$0	n/a	
Pending Totals:									
Lightning Protect	297801	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297802	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297803	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
Transformer	297804	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$64,678	Ratio: 0.00
System Total Pending									
Structural									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299037	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Foundations	299038	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Seismic / Wind Load	299039	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Vertical Members	299040	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$161,694	Ratio: 0.00
System Total Pending									
Bldg Total Correction			\$52,236.99			Bldg Total Replacement		\$646,776	Bldg Ratio: 0.08
Bldg Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Barn			
49	1896	0	2	3,600	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299297	1	C	*		*	\$0	-Building is not accessible. Not required for barn / storage. -Accessible restrooms are not provided in the building Not required for barn / storage. -An accessible water cooler is not provided. Not required for barn / storage. -Lever style door hardware is not provided. Not required for barn / storage.	
Pending Totals:									
Exterior Walls	132802	1	B	100		exceeds	\$0	-Wood siding was repainted in 2010 and is in good condition. -Wood soffits and fascia were repainted in 2010 and are in good condition.	
Pending Totals:									
Exterior Walls	132803	2	B	100		50	\$0	-Wood windows were repainted in 2010 and are in good condition.	
Pending Totals:									
Fixed Equipment	299298	1	C	15		exceeds	\$0	-Storage shelving is adequate -Wood cabinets and countertops are adequate for storage use. -Metal lockers in locker room are adequate for storage use. -Over head roll down garage door is adequate for storage use.	
Pending Totals:									
Interior Finish/Door	299299	1	C	10		exceeds	\$0	-Exposed interior finishes including the structural wood floor, open ceiling and stone foundation walls are in fair condition.	
Pending Totals:									
Life Safety	299307	2	D	*		*	\$18,868	-The building is not sprinkled. Recommended for historic structure used as storage. (Some flammable storage - fuel) -Required fire extinguishers are not available. -Required exit signs are not available. -Quick action egress door hardware is not provided at all exit / egress doors.	
Pending Totals:									
Life Safety	299300	1	C	*		*	\$0	-Required exits are available.	
Pending Totals:									
Roof	132804	1	D	20		exceeds	\$52,543	-Replace asphalt shingle roof. -Provide Prefinished sheet metal gutters and downspouts.	
Pending Totals:									
Signage / Wayfindg	299301	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	299302	1	D	30		exceeds	\$20,441	-Replace wood single pane double hung windows with energy efficient windows (15- 20 windows)	
Pending Totals:									
System Total Correction			\$91,851		System Replacement Cost			\$470,017	
							Ratio: 0.20		

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Barn
49	1896	0	2	3,600	Proposed Function	
Details						
System Total Pending \$0						

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Elec/Tele Closets	297805	1	N/A	n/a		n/a	\$0	n/a		
Pending Totals:										
Emerg Elec Sys.	297806	1	N/A	25		n/a	\$0	n/a		
Pending Totals:										
Fire Alarm	297807	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Lighting & Power	297808	1	D	25		exceeds	\$4,979	Replace T-12 fluorescent fixtures with T-8 and electronic ballasts.		
Pending Totals:										
Lightning Protect	297809	1	N/A	20		n/a	\$2,883	Perform risk analysis per NFPA 780 to determine needs.		
Pending Totals:										
Nurse Call/Int/TV	297810	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	297811	1	D	30		exceeds	\$7,731	Replace Square D 100AMB 208/120V, 1PH, 3W and GE 225A MLO 208/120V, 1PH, 3W panelboards.		
Pending Totals:										
Transformer	297812	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$15,593		System Replacement Cost			\$72,310		Ratio: 0.22
System Total Pending										

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Heating System	299328	1	N/A	30		*	\$0	n/a		
Pending Totals:										
Exhaust Fans	299329	1	N/A	25		*	\$0	n/a		
Pending Totals:										
System Total Correction			\$0		System Replacement Cost					
System Total Pending										

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	299330	1	N/A	50		*	\$0	n/a
Pending Totals:								
Fixtures / Piping	299331	1	C-	50		exceeds	\$0	Fixtures and piping are servicable.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Barn			
49	1896	0	2	3,600	Proposed Function				
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixtures / Piping	299334	2	D	50		*	\$16,914	Sewage lift pump has failed.	
Pending Totals:									
Hot Water Heater	299332	1	N/A	50		*	\$0	n/a	
Pending Totals:									
Medical Gases	299333	1	N/A	50		*	\$0	n/a	
Pending Totals:									
System Total Correction				\$16,914		System Replacement Cost			
System Total Pending									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299303	1	D	100		exceeds	\$64,206	-The wood frame structural plank flooring is damaged, uneven and sagging due to heavy use by golf carts. Recommend a structural study to determine the extent of the structural damage and upgrading and reinforcing the wood flooring.	
Pending Totals:									
Foundations	299304	1	C	100		exceeds	\$0	Stone foundation is in fair condition.	
Pending Totals:									
Seismic / Wind Load	299305	1	C	*		*	\$0	-Wind load governs	
Pending Totals:									
Vertical Members	299306	1	D	100		exceeds	\$0	-Two main structural wood beams have significant cracks, are bowing and have been damaged due to heavy use by golf carts. Steel columns and wood columns are used to support the wood beams and floor above. Recommend a structural study to determine the extent of the structural damage	
Pending Totals:									
System Total Correction				\$64,206		System Replacement Cost		\$180,776	Ratio: 0.36
System Total Pending									
Bldg Total Correction				\$188,563.21		Bldg Total Replacement		\$723,104	Bldg Ratio: 0.26
Bldg Total Pending									
\$0.00									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research/Vacant		
5	1932	0	4	49,582	Proposed Function	Research/Vacant		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	14952	1	B	*		*	\$0	-The building is accessible by ramp, lift, and through connecting corridor. The building has elevators and accessible public toilet facilities.
Pending Totals:								
Accessibility	299538	2	D	*		*	\$35,552	-Accessible restrooms (141 and 142) are not provided in the building. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	299539	3	B	*		*	\$0	-Accessible restrooms 143 has a roll in shower.
Pending Totals:								
Exterior Walls	299540	6	D	100		19	\$23,848	-Prep and repaint the rusting exterior stairs on the east side of the building. -Repoint the chimney. -Repair the attic louver in the west gable. -Repair and clean the calcium effervescent stains off of the brick on the east side of the building under the windows.
Pending Totals:								
Exterior Walls	14953	1	C	100		19	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	107913	2	D	100		exceeds	\$178,203	-Re-seal all penetrations and caulk joints.
Pending Totals:								
Exterior Walls	132644	3	D	100		exceeds	\$11,369	-Patch and repair exterior concrete stairs and add metal nosings (6R x 12W).
Pending Totals:								
Exterior Walls	132645	4	D	100		exceeds	\$21,831	-Repair/replace metal gutters and downspouts (1,120 l.f.).
Pending Totals:								
Exterior Walls	132646	5	D	100		exceeds	\$14,553	-Rake and point cast stone band at first floor.
Pending Totals:								
Fixed Equipment	14954	1	C	15		1	\$0	-Fixed equipment is in fair condition.
Pending Totals:								
Fixed Equipment	107914	2	D	15		exceeds	\$18,458	-Replace 15 LF of kitchen casework in break room - 130.
Pending Totals:								
Interior Finish/Door	14955	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	107915	2	D	10		exceeds	\$60,424	-Replace metal ceilings throughout with new hung ceiling on first floor south wing.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Research/Vacant		
5	1932	0	4	49,582		Proposed Function	Research/Vacant		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	132647	3	D	10		exceeds	\$2,339	-Provide new carpet in offices-approximately 200 SF.	
Pending Totals:									
Interior Finish/Door	299541	4	D	10		exceeds	\$51,496	-Facilities reports the diamond plate cover over the trench drains are abandoned and may be concrete filled. -Replace the carpet, ACT and grid and the 1x1 ceiling tile in the corridors in poor condition. (2500-300 s.f.)	
Pending Totals:									
Life Safety	299542	2	D	*		*	\$71,407	-Exit fire stair handrails are older and do not meet the current life safety code in stair 6 and 7.	
Pending Totals:									
Life Safety	14956	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Roof	14957	1	D	20		3	\$810,803	-Replace the Asphalt shingle roof in poor condition.	
Pending Totals:									
Signage / Wayfindg	14958	1	C	10		exceeds	\$0	Signage is in fair condition.	
Pending Totals:									
Signage / Wayfindg	107916	2	D	10		exceeds	\$4,219	*Provide approximately 50% new signage and upgrade approximately 25% with accurate information.	
Pending Totals:									
Windows	14959	1	C	30		5	\$0	Main: Aluminum single glaze, double pane, double hung windows with bronze finish in fair condition. Solariums: Single glaze aluminum with bronze finish hopper windows in fair condition.	
Pending Totals:									
System Total Correction			\$1,304,501			System Replacement Cost		\$16,523,404	Ratio: 0.08
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14960	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	14961	1	D	25		exceeds	\$10,006	Replace Russellectric 400A 208/120V, 3PH ATS and Zenith 225A 480/277V, 3PH ATS. ATSS fred from building 93.
Pending Totals:								
Emerg Elec Sys.	107917	2	N/A	*		n/a	\$0	None. No engine/generator.
Pending Totals:								
Fire Alarm	14962	1	F	15		exceeds	\$130,467	Replace old FA System. There are two systems, both being used. (Newer FA System is G.E. EST3.)
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research/Vacant			
5	1932	0	4	49,582	Proposed Function	Research/Vacant			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Alarm	107918	2	B	15		10	\$0	There are two systems, both being used. New FA System is G.E. EST3.	
Pending Totals:									
Lighting & Power	14963	1	B	25		19	\$0	Existing are T8 light fixtures with electronic ballasts.	
Pending Totals:									
Lightning Protect	14964	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	14965	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	14966	1	F	30		exceeds	\$104,619	Replace Sylvania 1000A 2-section switchgear in poor condition.	
Pending Totals:									
Secondary Dist.	297813	3	F	30		exceeds	\$68,137	Provide separation of first level normal and emergency electrical equipment .	
Pending Totals:									
Secondary Dist.	107919	2	B	30		13	\$0	Eaton 400AMB panelboard.	
Pending Totals:									
Transformer	14968	1	D	30		exceeds	\$84,926	Provide new transformer. Building 300kVA 13.8kV-208Y/120V,3 phase Padmount transformer in poor condition.	
Pending Totals:									
System Total Correction			\$398,154		System Replacement Cost			\$6,087,570	Ratio: 0.07
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	14969	1	D	20		*	\$1,462,211	Provide building ventilation system to meet current codes. 25% of building cooled by window units only. This part of building does not comply with ventilation requirements. Also provide basement ventilation.
Pending Totals:								
Air Handling Equip	131784	2	A	20		14	\$0	75% of building has 2007 dx split system.
Pending Totals:								
Ducts & Water Dist	14970	1	B	30		24	\$0	For total building 75% 2007 installed.
Pending Totals:								
Ducts & Water Dist	298900	2	D	30		*	\$0	Remaining 25% covered in air handling equip.
Pending Totals:								
Engr. Control syst.	298901	2	B	20		14	\$0	75% of the building pneumatic controls upgraded in 2007.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research/Vacant			
5	1932	0	4	49,582	Proposed Function	Research/Vacant			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Engr. Control syst.	14971	1	D	20		exceeds	\$138,184	Renovate 25% of building pneumatic controls out of operation.	
Pending Totals:									
Heating & Ventil.	14972	1	n/a	25		*	\$0	Heating and ventilation units are old. The units were running, but require heavy maintenance. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Heating System	14973	1	D	30		exceeds	\$992,038	Replace original steam radiators and piping in poor condition.	
Pending Totals:									
Heating System	298904	2	A	30		28	\$0	Condensate pump replaced in 2011.	
Pending Totals:									
Room Air Dist/Term	14974	1	B	30		24	\$0	Diffusers and registers for 75% of building good condition.	
Pending Totals:									
Ventil (O.A. & Exh)	14975	1	n/a	30		*	\$0	Poor ventilation. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Exhaust Fans	14976	1	D	25		exceeds	\$64,506	Replace exhaust fans. These fans are more than 25 years old and are in need of replacement. Glycol run-around system disconnected.	
Pending Totals:									
System Total Correction			\$2,656,939			System Replacement Cost		\$7,392,049	Ratio: 0.36
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	14977	1	C	50		18	\$0	Fully sprinklered, with 4" fire service.
Pending Totals:								
Fixtures / Piping	107920	2	B	50		47	\$0	65% of building was renovated, with new fixtures, hot, cold, and sanitary piping.
Pending Totals:								
Fixtures / Piping	131785	3	D	50		exceeds	\$246,164	Replace original hot, cold and sanitary piping in 35% of the building. Provide 4" reduced pressure backflow preventor to the water service.
Pending Totals:								
Fixtures / Piping	14978	1	C	50		exceeds	\$0	Old fixtures in fair condition 35% of building.
Pending Totals:								

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research/Vacant
5	1932	0	4	49,582	Proposed Function	Research/Vacant

Details

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Hot Water Heater	14979	1	D	25		exceeds	\$49,058	1 original horizontal steam storage unit in poor condition.
Pending Totals:								

System Total Correction \$295,222	System Replacement Cost \$4,783,090	Ratio: 0.06
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System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14980	1	C	100		19	\$0	Concrete joists supported by concrete beams in fair condition.
Pending Totals:								
Foundations	14981	1	C	100		19	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	14982	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	14983	1	C	100		19	\$0	-Exterior masonry walls and interior columns supporting wood roof rafters are in good condition.
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$7,609,462	Ratio: 0.00
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System Total Pending

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	217194	2	D	20		exceeds	\$314,476	P1 is in average condition. Simplex holed hydraulic with a capacity of 4000 lb. and operates at 100 fpm., 3 stops (B-1-2). Controls are Elevator systems Programmable I/O installed in 1990. The elevator is currently programmed to only serve the basement and first floors. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								
Elevators	217195	3	D	20		exceeds	\$314,476	P2 is in in average condition. Simplex gearless overhead traction with a capacity of 4000 lb., and operates at 200 fpm., 3 stops (B-1-2) Controls are GAL Relay type 6SRM installed in 1989. The elevator is currently programmed to only serve the first and second floors. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Research/Vacant
5	1932	0	4	49,582	Proposed Function	Research/Vacant

Details

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	217196	4	D	20		exceeds	\$3,145	WL1 is in average condition. National Wheel-O-Vator screw drive type platform lift, with a capacity of 750 lb., and operates at 9 fpm. The installation date is unknown. The travel is 41 inches. The unit is currently under power but not used. It is recommended that if the unit is no longer needed it should be removed.
Pending Totals:								

System Total Correction \$632,098	System Replacement Cost \$1,087,066	Ratio: 0.58
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System Total Pending

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14967	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302786	1	C			10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302787	2	D				\$2,516	Telecommunications Room 1 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302788	3	D	15			\$17,243	Telecommunications room 1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$19,759	System Replacement Cost	
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System Total Pending

Bldg Total Correction \$5,306,672.32	Bldg Total Replacement \$43,482,641	Bldg Ratio: 0.12
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Bldg Total Pending

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Golf Course Shed				
52	1930	0	1	202	Proposed Function					
Details										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Accessibility	132805	1	C	*		*	\$0	-Building is not H/C accessible. Not required for a shed / office -Accessible restrooms are not provided in the building. Not required for a shed / office -An accessible water cooler is not provided. Not required for a shed / office -Lever style door hardware is not provided. Not required for a shed / office		
Pending Totals:										
Exterior Walls	132806	1	B	100		17	\$0	-Wood siding was repainted in 2010 and is in good condition.		
Pending Totals:										
Exterior Walls	132807	2	B	100		17	\$0	-Wood windows were repainted in 2010 and are in good condition.		
Pending Totals:										
Fixed Equipment	299287	1	N/A	n/a		n/a	\$0	-No fixed equipment is provided		
Pending Totals:										
Interior Finish/Door	132808	1	C	10		7	\$0	-The interior finishes are in fair condition including the wall paint, doors and frames.		
Pending Totals:										
Life Safety	299288	1	C	*		*	\$0	-The building is not sprinkled. Not required for a shed / office -Required exits are available.		
Pending Totals:										
Life Safety	299296	2	D	*		*	\$2,044	-Required fire extinguishers are not available. -Required exit signs are not available. -Quick action egress door hardware is not provided at the exit / egress door.		
Pending Totals:										
Roof	132809	1	B	20		14	\$0	-Replaced the asphalt shingle roof is in good condition.		
Pending Totals:										
Roof	299295	2	D	20		exceeds	\$1,703	-Provide Prefinished sheet metal gutters and downspouts.		
Pending Totals:										
Signage / Wayfindg	299289	1	D	10		exceeds	\$681	-Exterior building identification signage is in poor condition. -Interior signage is not provided and not required.		
Pending Totals:										
Windows	299290	1	D	30		exceeds	\$10,220	-Replace the wood single pane double hung windows for energy efficient windows. (10 windows)		
Pending Totals:										
System Total Correction			\$14,649		System Replacement Cost			\$26,374		Ratio: 0.56
System Total Pending										

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Golf Course Shed
52	1930	0	1	202	Proposed Function	

Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297814	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297815	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297816	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297817	1	D	25		exceeds	\$3,066	Replace T-12 fluorescent fixtures with T-8 and electronic ballasts.
Pending Totals:								
Lightning Protect	297818	1	N/A	20		n/a	\$2,359	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297819	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297820	1	N/A	30		n/a	\$0	Branch circuits are fed from building 49
Pending Totals:								
Transformer	297821	1	N/A	30		n/a	\$0	n/a
Pending Totals:								

System Total Correction \$5,425	System Replacement Cost \$4,058	Ratio: 1.34
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System Total Pending

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299291	1	C	100		17	\$0	-Building wood frame construction with wood floor joists on wood beams is in fair condition.
Pending Totals:								
Foundations	299292	1	C	100		17	\$0	-Perimeter footings and stone foundation walls are in fair condition.
Pending Totals:								
Seismic / Wind Load	299293	1	C	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299294	1	C	100		17	\$0	-Exterior masonry stone construction walls supporting wood frame construction and wood roof rafters are in fair condition.
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$10,143	Ratio: 0.00
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System Total Pending

Bldg Total Correction \$20,074.08	Bldg Total Replacement \$40,575	Bldg Ratio: 0.49
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Bldg Total Pending

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Vacant Storage			
54	1939	0	2	3,408	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299009	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Exterior Walls	132810	1	F	100		exceeds	\$57,306	Building is abandoned and no longer in use. Recommend building be demolished. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Fixed Equipment	299010	1	F	15		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Interior Finish/Door	299011	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Life Safety	299012	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Roof	132811	1	F	20		exceeds	\$0	Building is abandoned and no longer in use. Recommend building be demolished. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Signage / Wayfindg	299013	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Windows	299014	1	F	30		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
System Total Correction		\$57,306			System Replacement Cost		\$444,949		Ratio: 0.13
System Total Pending									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Vacant Storage			
54	1939	0	2	3,408	Proposed Function					
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Elec/Tele Closets	297822	1	N/A	n/a		n/a	\$0	n/a		
Pending Totals:										
Emerg Elec Sys.	297823	1	N/A	25		n/a	\$0	n/a		
Pending Totals:										
Fire Alarm	297824	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Lighting & Power	297825	1	N/A	25		n/a	\$0	n/a		
Pending Totals:										
Lightning Protect	297826	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.		
Pending Totals:										
Nurse Call/Int/TV	297827	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	297828	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
Transformer	297829	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction				\$0		System Replacement Cost		\$68,454		Ratio: 0.00
System Total Pending										

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299015	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Foundations	299016	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Seismic / Wind Load	299017	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
Vertical Members	299018	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)		
Pending Totals:										
System Total Correction				\$0		System Replacement Cost		\$171,135		Ratio: 0.00
System Total Pending										

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
Bldg Total Correction \$57,305.99	Bldg Total Replacement \$684,538
Bldg Ratio: 0.08	
Bldg Total Pending	

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Recreation (Golf Clubhouse)		
55	1920	2000	1	1,600	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	132812	1	C	*		*	\$0	-Building is H/C accessible with H/C toilets. -Lever style door hardware is provided. -Required knee clearance at lavatories is provided
Pending Totals:								
Accessibility	299282	2	D	*		*	\$7,836	-An accessible water cooler is not provided. -An accessible transaction counter at the reception / waiting area is not provided. -Lavatory traps in most accessible restrooms on most floors are not insulated. -Install grab bars in men's and women's toilets.
Pending Totals:								
Exterior Walls	132813	1	C	100		7	\$0	-Vinyl siding is in fair condition.
Pending Totals:								
Exterior Walls	299283	2	D	100		7	\$3,066	-Metal exterior doors and frames are in poor condition. Prep and repaint or replace. -Prep and repaint the soffit and fascia in poor condition.
Pending Totals:								
Fixed Equipment	299274	1	C	10		exceeds	\$0	-Wood cabinets, countertops, display cabinets and shelving in the pro shop are in fair condition.
Pending Totals:								
Interior Finish/Door	132814	1	B	10		exceeds	\$0	-Interior finishes are in good condition. -The interior finishes are in good condition including the drywall ceiling, ACT and ceramic tile in the restrooms, vinyl base, wall paint, toilet partitions, doors and frames.
Pending Totals:								
Interior Finish/Door	299284	3	D	10		exceeds	\$4,822	-Replace the Pro shop carpet. (400 s.f.)
Pending Totals:								
Life Safety	299275	1	B	*		*	\$0	-Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.
Pending Totals:								
Life Safety	299285	2	D	*		*	\$30,861	-The building is not sprinkled. Sprinkle the public business / recreational facility per code.
Pending Totals:								
Roof	132816	1	C	20		4	\$0	-Shingle roof is in fair condition.
Pending Totals:								
Roof	299286	2	D	20		exceeds	\$8,858	-Prefinished sheet metal gutters and downspouts are in poor condition. -Replace the damaged gutter on the north side.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Recreation (Golf Clubhouse)			
55	1920	2000	1	1,600	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Signage / Wayfindg	299276	1					\$0	FCA record added by Contractor - see detail/pending	
Pending Totals:									
Windows	299277	1	C	30		3	\$0	-The double pane wood casement windows are in fair condition.	
Pending Totals:									
System Total Correction			\$55,442			System Replacement Cost		\$208,897	Ratio: 0.27
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	297830	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	297831	1	C	25		12	\$0	Upgrade exit and emergency battery heads to LED.	
Pending Totals:									
Fire Alarm	297832	1	F	15		exceeds	\$3,407	Replace fire alarm device that are fed from building 60 with new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA.	
Pending Totals:									
Lighting & Power	297833	1	B	25		12	\$0	CFL downlights	
Pending Totals:									
Lightning Protect	297834	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297835	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297836	1	N/A	30		n/a	\$0	Siemens 100A 208/120, 1PH, 3W panel fed from building 60.	
Pending Totals:									
Transformer	297837	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
System Total Correction			\$3,407			System Replacement Cost		\$32,138	Ratio: 0.11
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	299335	1	N/A	20		*	\$0	No system in place

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Recreation (Golf Clubhouse)
55	1920	2000	1	1,600	Proposed Function	

Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$0			System Replacement Cost		
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	299336	1	N/A	50		*	\$0	n/a; no sprinklers installed.		
Pending Totals:										
Fixtures / Piping	132074	1	B	50		44	\$0	Fixtures 2007 installation; good condition.		
Pending Totals:										
Fixtures / Piping	299337	2	D	50		*	\$6,132	Rear discharge toilets have issues with seals.		
Pending Totals:										
System Total Correction			\$6,132			System Replacement Cost			\$44,316	Ratio: 0.14
System Total Pending										

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	299278	1	B	100		7	\$0	-Concrete slab on grade with turn down footings is in good condition.		
Pending Totals:										
Foundations	299279	1	B	100		7	\$0	-Perimeter concrete footings are in good condition.		
Pending Totals:										
Seismic / Wind Load	299280	1	B	*		*	\$0	-Wind load governs		
Pending Totals:										
Vertical Members	299281	1	B	100		7	\$0	-Building wood frame construction with wood studs supporting wood roof rafters is in good condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$36,029	Ratio: 0.00
System Total Pending										

Bldg Total Correction			\$64,981.31			Bldg Total Replacement			\$321,380	Bldg Ratio: 0.20
Bldg Total Pending										

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
6	1937	0	4	60,659	Proposed Function	Patient Care		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299526	2	B	*		*	\$0	-Accessible restrooms (111 and 117) are provided in the building. -An accessible water cooler is provided. -Lever style door hardware is provided. -Required knee clearance at lavatories is provided
Pending Totals:								
Accessibility	299527	3	D	*		*	\$7,359	-Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	14985	1	B	*		*	\$0	-Building is accessible at grade and through connecting corridors.
Pending Totals:								
Exterior Walls	107922	2	D	100		exceeds	\$262,064	-Reseal all penetrations and caulk
Pending Totals:								
Exterior Walls	14986	1	C	100		24	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	132648	3	D	100		exceeds	\$5,847	-Clean face brick below windows sills and at roof leaders (approx. 2,000 s.f.).
Pending Totals:								
Exterior Walls	132649	4	D	100		exceeds	\$68,137	-Rake and repoint cast stone band on the south and east side at first floor; replace 70 l.f. of deteriorated cast stone.
Pending Totals:								
Exterior Walls	299528	5	D	100		24	\$6,814	-Clean the calcium effervescent stains off of the brick on the east side of the north and south wing of the building.
Pending Totals:								
Fixed Equipment	14987	1	C	15		exceeds	\$0	-Fixed Equipment is in fair condition. -Wood cabinets and countertops in the staff kitchen 103 are in Fair condition. -The sawdust collection system in the wood shop is in fair condition.
Pending Totals:								
Interior Finish/Door	14988	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	132651	4	D	10		exceeds	\$15,973	-Remove steam trench and grating in basement corridor to building #7. -Replace VCT.
Pending Totals:								
Interior Finish/Door	107923	2	D	10		exceeds	\$3,427,554	-Rework 2 patient units on the 2nd floor and one on the 1st floor to provide private and shared facilities in lieu of congregate facilities.
Pending Totals:								
Interior Finish/Door	299529	5	D	10		exceeds	\$2,044	-Repair the loose toilet partitions in the restroom. (slope the top of doors per mental health requirements).
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Patient Care		
6	1937	0	4	60,659		Proposed Function	Patient Care		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	132650	3	D	10		exceeds	\$31,343	-Replace dropped ceiling in basement corridor.	
Pending Totals:									
Life Safety	299530	2	D	*		*	\$32,706	-Exit fire stair handrails are older and do not meet the current life safety code. -Second floor exit exits through room (209) and is not allowed. Exiting is not allowed through an intervening room except for a lobby.	
Pending Totals:									
Life Safety	14989	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Roof	14990	1	D	20		6	\$495,971	-Asphalt shingle roof in poor condition and due to be replaced. -Prefinished sheet metal gutters and downspouts are in poor condition.	
Pending Totals:									
Signage / Wayfindg	14991	1	C	10		exceeds	\$0	Signage/Wayfinding is in fair condition.	
Pending Totals:									
Windows	14992	1	C	30		exceeds	\$0	-Main: Aluminum single glaze, double pane, double hung windows with bronze finish in fair condition. -Security screens are installed on the second floor.	
Pending Totals:									
Windows	107924	2	C	30		exceeds	\$0	*Solariums - Double glaze aluminum with bronze finish - paint aluminum finish on interior in fair condition.	
Pending Totals:									
System Total Correction			\$4,355,811		System Replacement Cost			\$14,955,418	
								Ratio: 0.29	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14993	1	D	25		exceeds	\$43,079	Correct clearance problem. Electrical closets meet the requirements of NEC, except the electric closet on the basement and 2nd floor that lack proper clearance. Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation.
Pending Totals:								
Emerg Elec Sys.	14994	1	D	25		exceeds	\$45,540	Add transfer switches, panel and wiring accordingly to meet NFPA 99. Fed from building no 94. Zenith ZT3 Series 225A, 208Y/120V, 3 phase transfer switch.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
6	1937	0	4	60,659	Proposed Function	Patient Care		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Alarm	107925	2	F	15		exceeds	\$142,774	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14996	1	D	25		exceeds	\$54,156	Replace 20% remaining T12 fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	14997	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14998	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	14999	1	F	30		exceeds	\$98,466	Replace Westinghouse PowerLine switchboard 1000A M.B., 208Y/120V, 3 phase. Poor condition. Replace existing Zenith ATS, Cabinets & Panels.
Pending Totals:								
Secondary Dist.	297838	3	D	30		exceeds	\$81,764	Provide separation of first level normal and emergency electrical equipment .
Pending Totals:								
Secondary Dist.	107926	2	F	30		exceeds	\$75,191	(Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$17,000) Replace breakers & retrofit trip units as recommended in study to provide proper protection to the system. (\$25,000)
Pending Totals:								
Transformer	15001	1	A	30		23	\$0	SunBelt Transformer 300kVA 13.8kV- 208Y/120V, 3 phase, Padmount transformer, installed 2009.
Pending Totals:								
System Total Correction			\$540,971	System Replacement Cost			\$6,297,018	Ratio: 0.09
System Total Pending								

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	15002	1	F	20		*	\$5,873,458	Provide proper HVAC systems. Most of this building is cooled by window units and heated by radiators. Corridors are heated and ventilated by H&V units. These units are very old, air was leaking and insulation was falling apart. Code violation. Patient care buildings require proper heating, ventilation and air-conditioning. Repair/replace as necessary to maintain operation. Received memo 9-2-2010 requesting central A/C system.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care			
6	1937	0	4	60,659	Proposed Function	Patient Care			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Ducts & Water Dist	15003	1	n/a	30		*	\$0	None installed in offices and exam rooms. These rooms require ductwork for proper air distribution. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ducts & Water Dist	236347	2	D	30		1	\$134,271	Received memo on 9-2-2010 to initiate a ductwork cleaning preventative maintenance program for the patient care buildings.	
Pending Totals:									
Engr. Control syst.	15004	1	D	20		*	\$568,637	Replace controls system.	
Pending Totals:									
Heating System	15005	1	F	30		0	\$994,500	Replace original steam distribution piping and steam radiators. Failed condition. Three (3) H&V units in poor condition.	
Pending Totals:									
Room Air Dist/Term	15006	1	n/a	30		*	\$0	None installed in offices and exam rooms. These rooms require ductwork for proper air distribution. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	15007	1	n/a	30		*	\$0	Needs proper ventilation per ASHRAE. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Exhaust Fans	298908	1	D	25		exceeds	\$98,641	Original exhaust fans in poor condition. Glycol run-around system has been disabled.	
Pending Totals:									
System Total Correction			\$7,669,508			System Replacement Cost		\$6,100,237	Ratio: 1.26
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	15008	1	B	50		23	\$0	Fully sprinklered, with 4" fire service in good condition.
Pending Totals:								
Fixtures / Piping	107927	2	D	50		exceeds	\$923,113	Provide a 2-1/2" reduced pressure backflow preventer to the water service. Replace original hot, cold and CI sanitary piping systems.
Pending Totals:								
Fixtures / Piping	131786	3	D	50		exceeds	\$32,001	Replace galvanized piping in poor condition. Provide mixing valve for eyewash.
Pending Totals:								
Fixtures / Piping	15009	1	C	50		exceeds	\$0	Old fixtures in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1				
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Patient Care				
6	1937	0	4	60,659		Proposed Function	Patient Care				
Details											
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Hot Water Heater	15010	1	C	25		8	\$0	New horizontal instantaneous steam tube unit in fair condition. Review tank for legionella compliance			
Pending Totals:											
Medical Gases	298909	1	N/A	30		*	\$0	n/a			
Pending Totals:											
System Total Correction			\$955,114			System Replacement Cost			\$3,345,290		Ratio: 0.29
System Total Pending											
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Floor Systems	15011	1	C	100		24	\$0	-Concrete joists supported by concrete beams (3 story) in fair condition.			
Pending Totals:											
Foundations	15012	1	C	100		24	\$0	-Spread footing in fair condition.			
Pending Totals:											
Seismic / Wind Load	15013	1	n/a	*		*	\$0	Wind load governs.			
Pending Totals:											
Vertical Members	15014	1	C	100		24	\$0	-Concrete columns in fair condition.			
Pending Totals:											
System Total Correction			\$0			System Replacement Cost			\$7,871,273		Ratio: 0.00
System Total Pending											
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Elevators	15015	1	A	20		17	\$0	P1 is in average condition. Simplex overhead geared traction with a capacity of 3000 lb. and operates at 150 fpm., 3 stops (B-1-2). Controls are Elevator Controls installed in 2010. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.			
Pending Totals:											
Material Handling	299563	1	A	20		17	\$0	Dock Lift: The unit is in good condition. Hydraulic scissor type lift manufactured by Kelley. The leveler is 6'-0" wide x 8' deep with a 24" manual apron and a capacity of 5000 lb. The unit was installed in 2010.			
Pending Totals:											
System Total Correction			\$0			System Replacement Cost			\$787,127		Ratio: 0.00
System Total Pending											

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
6	1937	0	4	60,659	Proposed Function	Patient Care		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15000	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302789	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302790	2	D				\$1,887	Telecommunications Room B 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302791	3	D				\$5,032	Telecommunications Rooms 1 and 2 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302792	4					\$0	FCA record added by Contractor - see detail/pending
Pending Totals:								
Telecommunications Rooms	302793	5	D				\$51,728	Telecommunications rooms B, 1 and 2 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction			\$58,647			System Replacement Cost		
System Total Pending								
Bldg Total Correction			\$13,580,050.24			Bldg Total Replacement		\$39,356,364
Bldg Total Pending						Bldg Ratio: 0.35		

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electric Switchgear			
60	1937	0	1	320	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299263	1					\$0	FCA record added by Contractor - see detail/pending	
Pending Totals:									
Exterior Walls	299272	2	D	100		17	\$8,701	-Metal exterior doors and frames are rusting and in poor condition. Repair or repaint as necessary. -Repair the exterior concrete stem wall at the perimeter of the building. -Patch and seal the electrical conduit penetrations through the exterior wall.	
Pending Totals:									
Exterior Walls	132817	1	D	100		exceeds	\$10,909	-Repaint approx. 1500 sf of brick.	
Pending Totals:									
Fixed Equipment	299264	1	N/A	n/a		n/a	\$0	-See electrical	
Pending Totals:									
Interior Finish/Door	299273	2	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and masonry walls are in fair condition	
Pending Totals:									
Interior Finish/Door	132819	1	D	10		exceeds	\$3,275	-Scrape and paint interior walls (stained from roof leaks). -Repair the interior drywall ceiling damaged from water infiltration.	
Pending Totals:									
Life Safety	299265	1	C	*		*	\$0	-The building is not sprinkled and is not required to be sprinkled. -Required exit is available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at the exit / egress door.	
Pending Totals:									
Roof	132818	1	B	20		9	\$0	-EPDM roof is in good condition.	
Pending Totals:									
Signage / Wayfindg	299266	1	C	10		exceeds	\$0	-Exterior building identification signage is in fair condition. -Interior signage is not provided and is not required.	
Pending Totals:									
Windows	299267	1	D	30		exceeds	\$3,407	-Windows are not provided. -Prep and repaint the metal louvers. (2)	
Pending Totals:									
System Total Correction			\$26,291			System Replacement Cost		\$27,798	Ratio: 0.95
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297839	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297840	1	N/A	25		n/a	\$0	n/a
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electric Switchgear			
60	1937	0	1	320	Proposed Function				
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Alarm	297841	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Lighting & Power	297842	1	D	25		exceeds	\$3,748	Replace T-12 fluourescent fixtures with T-8.	
Pending Totals:									
Lightning Protect	297843	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297844	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297845	2	D	30		exceeds	\$13,103	Repalce Cutler Hammer 225A MLO panel D1 and Square D 225A site lighting panels.	
Pending Totals:									
Secondary Dist.	297846	3	B	30		10	\$0	This building provides feeder circuit to weatherproof Cutlet Hammer 200A MLO tent panel. Note: the tent is reportedly disassembled during the winter, and the panel is wrapped in plastic.	
Pending Totals:									
Secondary Dist.	216580	1	D	30		28	\$4,924	Eaton 400A 208Y/120V MDP panel, Cutler Hammer 225A MLO brach circuit panel.	
Pending Totals:									
Transformer	297847	1	D	40		1	\$98,466	Replace old 112.5KVA, 208/120V transformer, 350A main breaker, and two panelboards serving multiple buildings.	
Pending Totals:									
System Total Correction			\$120,240			System Replacement Cost		\$253,273	Ratio: 0.47
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299268	1	C	100		17	\$0	-Concrete slab on grade with turn down footings is in fair condition.
Pending Totals:								
Foundations	299269	1	C	100		17	\$0	-Perimeter concrete footings are in fair condition.
Pending Totals:								
Seismic / Wind Load	299270	1	C	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	299271	1	C	100		17	\$0	-Exterior masonry construction walls supporting wood frame construction and wood roof rafters are in fair condition.

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electric Switchgear		
60	1937	0	1	320	Proposed Function			
Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio:		
\$0			\$18,532			0.00		
System Total Pending								

Bldg Total Correction			Bldg Total Replacement			Bldg Ratio:		
\$146,531.34			\$315,047			0.47		
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administrative		
61	1939	0	4	65,017	Proposed Function	Administrative		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15016	1	C	*		*	\$0	-Building is accessible by ramp and connecting corridor. The building has elevators and accessible public toilet facilities on first and second floor. -An accessible water cooler is provided. -Lever style door hardware is provided on the 1st floor. -Required knee clearance at lavatories is provided
Pending Totals:								
Accessibility	299455	2	D	*		*	\$29,367	-Lever style door hardware is not provided on the 2nd floor. -An accessible transaction counter at the reception / waiting area is not provided. -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	15017	1	C	100		26	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	299456	8	D	100		26	\$10,755	-Repair the crumbling precast window sills on the north side. (4-5 windows). -Repair the rusting hand rails at the front steps. (20 l.f.)
Pending Totals:								
Exterior Walls	108008	2	D	100		exceeds	\$223,278	-Re-seal all penetrations and lock joints.
Pending Totals:								
Exterior Walls	132820	3	D	100		exceeds	\$13,878	-Repair approximately 5% of wood cornices/eaves
Pending Totals:								
Exterior Walls	132821	4	F	100		exceeds	\$9,746	-Replace 2 granite treads and repair 8x4 top slab at steps
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administrative			
61	1939	0	4	65,017	Proposed Function	Administrative			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	132822	5	D	100		exceeds	\$19,917	-Rake and point brick veneer (150 s.f.).	
Pending Totals:									
Exterior Walls	132823	6	D	100		exceeds	\$80,716	-Rake and point cast stone band at first floor level.	
Pending Totals:									
Exterior Walls	132824	7	D	100		exceeds	\$3,835	-Replace 3 damaged cast stone sills.	
Pending Totals:									
Fixed Equipment	15018	1	B	15		10	\$0	-Wood cabinets and countertops in rooms 224 and 122 are in good condition.	
Pending Totals:									
Interior Finish/Door	15019	1	B	10		exceeds	\$0	-Most interior finishes are in good condition.	
Pending Totals:									
Interior Finish/Door	299457	3	C	10		exceeds	\$0	-The interior finishes in the Lexington room are in fair condition.	
Pending Totals:									
Interior Finish/Door	108009	2	B	10		7	\$0	-Abandoned kitchen has been renovated and is in good condition.	
Pending Totals:									
Life Safety	15020	1	B	*		*	\$0	-Fully Sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways. -Exit fire stair handrails are older and do not meet the current life safety code.	
Pending Totals:									
Life Safety	299458	2	D	*		exceeds	\$15,724	-Second floor exit exits through the Bedford room (113) and is not allowed. Exiting is not allowed through an intervening room except for a lobby. Perform study.	
Pending Totals:									
Roof	15021	1	C	20		6	\$0	-Asphalt shingle roof in fair condition	
Pending Totals:									
Signage / Wayfindg	15022	1	B	10		7	\$0	Signage/Wayfinding is new and in good condition	
Pending Totals:									
Windows	15023	1	C	30		2	\$0	-Main- Aluminum single glazed, double pane, double hung windows with bronze finish in fair condition. -Solariums- Double glazed aluminum with bronze finish	
Pending Totals:									
Windows	299459	2	D	30		exceeds	\$5,928	-Repair the window at gabled end on the southeast elevation.	
Pending Totals:									
System Total Correction			\$413,142			System Replacement Cost		\$12,895,013	Ratio: 0.03
System Total Pending \$0									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administrative		
61	1939	0	4	65,017	Proposed Function	Administrative		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15024	1	D	*		exceeds	\$43,079	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Correct accessibility in closet B1. Electrical closets meet the requirements of NEC. However, access is limited in closet B18F.
Pending Totals:								
Emerg Elec Sys.	15025	1	D	25		exceeds	\$20,588	Russellectric life safety ATS cabinet has been retrofitted with ASCO Series 300 ATS 400A, 208Y/120V, 3 phase. Russellectric equipment ATS cabinet has been retrofitted with ASCO Series 300 ATS 400A, 208Y/120V, 3 phase. ATSs fed from building no 94.
Pending Totals:								
Fire Alarm	108010	2	F	15		exceeds	\$139,082	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	15027	1	C	25		6	\$0	All lighting fixtures are T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	15028	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	15029	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	108011	2	F	30		exceeds	\$32,225	Correct (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$9,000) Retrofit breakers as recommended in study to provide proper protection to the system. (\$9,000)
Pending Totals:								
Secondary Dist.	297848	3	F	30		exceeds	\$81,764	Provide separation of first level normal and emergency electrical equipment .
Pending Totals:								
Secondary Dist.	297849	4	D	30		exceeds	\$11,374	Replace FPE 600A MCC-1.
Pending Totals:								
Secondary Dist.	297850	5	F	30		exceeds	\$6,132	Repair water leak over 200A enclosed CB serving computer room panelk
Pending Totals:								
Secondary Dist.	15030	1	C-	30		2	\$0	Westinghouse PowerLine switchboard 800A M.B., 208Y/120V 3 phase. Fair condition.
Pending Totals:								
Transformer	15032	1	F	30		exceeds	\$59,080	Replace 225kVA 13.8kV-208Y/120V, 3 phase padmount transformer; this unit appears to be leaking.
Pending Totals:								

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518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administrative	
61	1939	0	4	65,017	Proposed Function	Administrative	
Details							
System Total Correction		\$393,324		System Replacement Cost		\$5,158,005	
System Total Pending						Ratio: 0.08	

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	299338	3	C	20		5	\$0	Ahu's for second floor (ten units); fair condition.
Pending Totals:								
Air Handling Equip	299339	4	D	20		*	\$36,951	VISN #1 server room is currently served by ductless splits and window units. Four ductless splits are in poor condition, and no redundancy is in place. Critical patient information is at risk.
Pending Totals:								
Air Handling Equip	131806	2	B	20		9	\$0	First floor offices air conditioned, AHU in attic.
Pending Totals:								
Air Handling Equip	15033	1	C	20		5	\$0	2 pipe fan coil units installed in 1998, hung in the ceiling space, for cooling only. Heavy maintenance.
Pending Totals:								
Condns Wtr Sys	15034	1	B	25		10	\$0	Good condition.
Pending Totals:								
Cooling twr	15035	1	B	20		5	\$0	Good condition.
Pending Totals:								
Ducts & Water Dist	15036	1	B	30		15	\$0	Water distribution in good condition.
Pending Totals:								
Ducts & Water Dist	108012	2	D	30		1	\$2,671,992	Replace original ductwork and original H&V units.
Pending Totals:								
Engr. Control syst.	15037	1	C	20		5	\$0	Controls low voltage and not tied into campus BAS; fair condition.
Pending Totals:								
Heating & Ventil.	108013	2	D	25		exceeds	\$92,311	Replace original H&V units. Provide outdoor air in the building. Aged, air was leaking, insulation was falling apart. Poor condition.
Pending Totals:								
Heating System	15039	1	D	30		exceeds	\$964,960	Replace original steam radiators and piping; poor condition Insulation is falling apart and valves are rusted. Condensate return pump is in poor condition.
Pending Totals:								
Primary chilled sys.	15040	1	B	25		10	\$0	Good condition.
Pending Totals:								
Refrigeration Equip	15041	1	B	23		8	\$0	120 ton steam absorber chiller, good condition.
Pending Totals:								

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administrative
61	1939	0	4	65,017	Proposed Function	Administrative

Details										
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Room Air Dist/Term	15042	1	C	30		15	\$0	Fan coils, diffusers, registers; fair condition.		
Pending Totals:										
Secndry chill Wtr Sys	15043	1	n/a	*		*	\$0	None installed.		
Pending Totals:										
Ventil (O.A. & Exh)	131808	2	D	20		*	\$6,154	Provide ventilation for service room.		
Pending Totals:										
Ventil (O.A. & Exh)	15044	1	n/a	30		*	\$0	Poor ventilation. **Correction Costs: See Heating & Ventil**		
Pending Totals:										
Exhaust Fans	299340	1	D	25		exceeds	\$22,564	Original exhaust fans; poor condition		
Pending Totals:										
System Total Correction			\$3,794,933			System Replacement Cost			\$4,835,630	Ratio: 0.78
System Total Pending										

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	15045	1	B	50		28	\$0	The building is fully sprinklered, with a 4" fire service with back flow preventer.		
Pending Totals:										
Fixtures / Piping	108014	2	D	50		exceeds	\$800,031	Provide a 3" reduced pressure backflow preventer to the water sevice. Replace original hot, cold and sanitary piping systems.		
Pending Totals:										
Fixtures / Piping	15046	1	C	50		exceeds	\$0	Some of the fixtures are original, in fair condition.		
Pending Totals:										
Hot Water Heater	15047	1	D	25		exceeds	\$37,842	1 original horizontal steam storage unit; poor condition. Eyewash statiion needs a mixing valve. Sump pump is in poor condition and is not a duplex unit.		
Pending Totals:										
Medical Gases	299341	1	N/A			*	\$0	n/a		
Pending Totals:										
System Total Correction			\$837,873			System Replacement Cost			\$2,579,003	Ratio: 0.32
System Total Pending										

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15048	1	C	100		26	\$0	-concrete joists supported by concrete beams in fair condition (3 story) in fair condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administrative	
61	1939	0	4	65,017		Proposed Function	Administrative	
Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Foundations	15049	1	C	100		26	\$0	-Spread footing in fair condition.
Pending Totals:								
Seismic / Wind Load	15050	1	B	*		*	\$0	-Wind load governs.
Pending Totals:								
Vertical Members	15051	1	C	100		26	\$0	-Concrete columns in fair condition supporting steel reinforced wood rafters.
Pending Totals:								
System Total Correction \$0				System Replacement Cost \$5,802,756			Ratio: 0.00	
System Total Pending								
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	15052	1	F	20		exceeds	\$314,476	P1 is in average condition. Simplex overhead geared traction with a capacity of 3500 lb. and operates at 100 fpm., 3 stops (B-1-2). Controls are Serge relay type installed in 1983. The over all maintenance is average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								
System Total Correction \$314,476				System Replacement Cost \$967,126			Ratio: 0.33	
System Total Pending								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15031	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Main Computer Room	302843	1	C			10+	\$0	The MCR room in this building is in satisfactory conditions, however, but the room has insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administrative		
61	1939	0	4	65,017	Proposed Function	Administrative		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Main Computer Room	302844	2	D	15			\$1,887	Main Computer Room 137MCRVISN 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Main Computer Room	302845	3	D	15			\$17,243	Main Computer room 137MCRVISN are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
Telecommunications Rooms	302846	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302847	2	D	15			\$2,516	Telecommunications Rooms B02 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302848	3	D	15			\$3,774	Telecommunications Rooms 101 and 202 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302849	4	D	15			\$51,728	Telecommunications rooms 101, 202 and B02 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction \$77,147					System Replacement Cost			
System Total Pending								

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Bldg Total Correction \$5,830,896.14

Bldg Total Replacement \$32,237,533

Bldg Ratio: 0.18

Bldg Total Pending \$0.00

Building	Year Built	Last Renov	Floors	FCA GSF			Current Function	Patient Care
62	1939	0	4	62,122			Proposed Function	Patient Care
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15053	1	B	*		*	\$0	-Building is accessible through connecting corridor by grade and ramp. -The building has elevators.
Pending Totals:								
Accessibility	108016	2	D	*		*	\$147,035	-Upgrade 2 public toilets per floor, for all three floors. -An accessible water cooler is not provided. -Lever style door hardware is not is provided
Pending Totals:								
Exterior Walls	15054	1	C	100		26	\$0	-Exterior brick veneer walls in fair condition.
Pending Totals:								
Exterior Walls	108017	2	D	100		exceeds	\$223,278	-Re-seal all penetrations and lock joints.
Pending Totals:								
Exterior Walls	132825	3	D	100		exceeds	\$26,508	-Repair approximately 10% of wood cornices/eaves.
Pending Totals:								
Exterior Walls	132826	4	B	100		87	\$0	-1 broken granite tread has been replaced and is in good condition.
Pending Totals:								
Exterior Walls	132827	5	D	100		exceeds	\$6,238	-Provide center aluminum railing per code.
Pending Totals:								
Exterior Walls	132828	6	D	100		exceeds	\$12,995	-Replace/repair approximately 100 LF of spauling limestone band at 4-5 window locations.
Pending Totals:								
Exterior Walls	132829	7	D	100		exceeds	\$53,461	-Rake and point 400 s.f. of brick veneer.
Pending Totals:								
Exterior Walls	132830	8	D	100		exceeds	\$89,102	-Rake and point cast stone band at first floor level; replace 100 l.f. of cast stone; replace 8 cast stone sills.
Pending Totals:								
Exterior Walls	132831	9	F	100		exceeds	\$74,068	-Replace canvas canopy cover (800 s.f.).
Pending Totals:								
Exterior Walls	132832	10	D	100		exceeds	\$2,989	-Patch and repair 2 concrete treads (20 l.f.).
Pending Totals:								
Exterior Walls	132833	11	D	100		exceeds	\$31,187	-Patch and repair concrete stair at side entrance (12R x 10' W).
Pending Totals:								
Fixed Equipment	108348	2	D	15		*	\$23,428	-Wood cabinets and countertops in room B33B are in poor condition.
Pending Totals:								
Fixed Equipment	15055	1	B	15		exceeds	\$0	-Fixed Equipment in good condition.
Pending Totals:								

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care
62	1939	0	4	62,122	Proposed Function	Patient Care

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Interior Finish/Door	108019	2	D	10		exceeds	\$725,786	-Rework patient units on floors 1 and 2 to provide private and shared facilities in lieu of congregate facilities. 4 bedrooms 204, 226 and 245 and 8 bedroom 230 on the 2nd floor. -Replace ceiling tiles throughout basement corridor
Pending Totals:								
Interior Finish/Door	299460	3	D	10		exceeds	\$137,977	-Paint the interior of Stair #1 -Repair or replace 35-40 doors and frames on the 4th floor.
Pending Totals:								
Interior Finish/Door	15056	1	C	10		exceeds	\$0	-Interior finishes in fair condition.
Pending Totals:								
Life Safety	15057	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Life Safety	299461	2	D	*		*	\$98,117	-Exit fire stair handrails are older and do not meet the current life safety code. -Second floor exit exits through patient room 230 and is not allowed. Exiting is not allowed through an intervening room except for a lobby. -Quick action egress door hardware is not provided at stair #3 exit door
Pending Totals:								
Roof	299462	2	C	20		12	\$0	-Prefinished sheet metal gutters and downspouts are in fair condition.
Pending Totals:								
Roof	15058	1	C	20		6	\$0	-Asphalt shingle floor in fair condition.
Pending Totals:								
Signage / Wayfindg	15059	1	C	10		exceeds	\$0	-Signage/Wayfinding in fair condition.
Pending Totals:								
Windows	15060	1	C	30		exceeds	\$0	-Aluminum single glaze & double glazed, double hung windows with bronze finish in fair condition.
Pending Totals:								

System Total Correction \$1,652,168	System Replacement Cost \$15,316,120	Ratio: 0.11
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System Total Pending

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15061	1	D	25		exceeds	\$43,079	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical closets meet the requirements of NEC. However, access is limited in closet B18F.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care			
62	1939	0	4	62,122	Proposed Function	Patient Care			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Emerg Elec Sys.	15062	1	A	23		exceeds	\$0	Russellectric ATS cabinet has been retrofitedd with ASCO Series 300 ATS 400A, 208Y/120V, 3 phase. Zenith ATS cabinet has been retrofitedd with ASCO Series 300 ATS 260A, 208Y/120V, 3 phase. ATSS fed from building no 94.	
Pending Totals:									
Emerg Elec Sys.	297851	2	D	25		exceeds	\$7,364	Replace Westinghouse emergency panel LSD 225A MLO; circuit breakers are tripping.	
Pending Totals:									
Fire Alarm	108020	2	D	15		exceeds	\$137,852	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.	
Pending Totals:									
Lighting & Power	15064	1	D	25		exceeds	\$51,695	Replace remaining 20% T12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.	
Pending Totals:									
Lightning Protect	15065	1	N/A	20		n/a	\$6,447	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	15066	1	C	15		exceeds	\$0	Visual and chime system. Operating without problems. Fair condition. Phone Intercom with PA system 1-year old.	
Pending Totals:									
Secondary Dist.	15067	1	C	30		2	\$0	Westinghouse PowerLine switchboard 1000A M.B., 208Y/120V.3 phase. Fair condition.	
Pending Totals:									
Secondary Dist.	108021	2	F	30		exceeds	\$94,885	(Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$35,000) Replace breaker & retrofit breaker as recommended in study to provide proper protection to the system. (\$18,000)	
Pending Totals:									
Transformer	15069	1	F	30		exceeds	\$84,926	Replace 300kVA 13.8kV-208Y/120V, 3 phase padmount transformer; this unit appears to be leaking.	
Pending Totals:									
System Total Correction			\$426,248		System Replacement Cost			\$6,448,892	
								Ratio: 0.07	
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care			
62	1939	0	4	62,122	Proposed Function	Patient Care			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	15070	1	F	20		*	\$5,639,603	Replace HVAC system with a proper HVAC system that meets code requirements. Most of this building is cooled by window units and heated by radiators. Corridors are heated and ventilated by three (3) H&V units. These units are very old, air was leaking and insulation was falling apart. Code violation. Patient care buildings require proper heating, ventilation and air conditioning.	
Pending Totals:									
Ducts & Water Dist	15071	1	n/a	30		*	\$0	None installed in offices and exam rooms. These rooms require ductwork for proper air distribution. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Engr. Control syst.	15072	1	F	20		*	\$546,482	Replace controls system. Only minimal controls were installed and they also were not working properly.	
Pending Totals:									
Heating System	15073	1	D	30		exceeds	\$955,114	Replace original steam distribution piping and steam radiators.	
Pending Totals:									
Heating System	299343	2	B	30		20	\$0	Two (2) steam powered condensate return pumps; good condition.	
Pending Totals:									
Room Air Dist/Term	108024	2	D	15		*	\$24,616	Provide air curtain at loading dock.	
Pending Totals:									
Room Air Dist/Term	15074	1	n/a	30		*	\$0	None installed in offices and exam rooms. These rooms require proper air distribution. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	15075	1	n/a	30		*	\$0	Needs proper ventilation per ASHRAE. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Exhaust Fans	299344	1	D	25		exceeds	\$53,789		
Pending Totals:									
System Total Correction			\$7,219,605		System Replacement Cost			\$6,247,364	
								Ratio: 1.16	
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	15076	1	C	50		14	\$0	Sprinkler system in fair condition
Pending Totals:								
Fixtures / Piping	15077	1	C	50		exceeds	\$0	Some of the fixtures are original, in fair condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care
62	1939	0	4	62,122	Proposed Function	Patient Care

Details

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fixtures / Piping	108022	2	D	50		exceeds	\$923,113	Provide a 3" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Hot Water Heater	299345	2	B	50		20	\$0	Tank with booster added to HWH in 2008; good condition.
Pending Totals:								
Hot Water Heater	15078	1	B	25		5	\$0	Instantaneous steam tube unit; good condition.
Pending Totals:								
Medical Gases	299346	1	N/A	30		*	\$0	n/a
Pending Totals:								

System Total Correction \$923,113	System Replacement Cost
System Total Pending	

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15079	1	C	100		26	\$0	-Concrete joists supported by concrete beams & basement walls (3 story) in fair condition.
Pending Totals:								
Foundations	15080	1	C	100		26	\$0	-Spread footing & continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	15081	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	15082	1	C	100		26	\$0	-Concrete columns & basement walls in fair condition.
Pending Totals:								
Vertical Members	299472	2	D	100		exceeds	\$114,994	The new stair tower on the northwest side is pulling away from the building approximately 2". Mechanically tilt the stair tower and infill the foundation with new grout to stable soil.
Pending Totals:								

System Total Correction \$114,994	System Replacement Cost \$8,061,116	Ratio: 0.01
System Total Pending		

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	15083	1	D	20		exceeds	\$314,476	P2 is in average condition. Simplex holed hydraulic with a capacity of 4000 lb. and operates at 100 fpm., 3 stops (B-1-2). Controls are Elevator systems Programmable I/O installed in 1990. The over all maintenance is below average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Patient Care		
62	1939	0	4	62,122	Proposed Function		Patient Care		
Details									
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elevators	108023	2	A	20		17	\$0	P1 is in good condition. Simplex overhead geared traction with a capacity of 3000 lb. and operates at 100 fpm., 3 stops (B-1-2) Controls are Elevator Controls type V900 installed in 2010. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.	
Pending Totals:									
Material Handling	217241	1	A	20		17	\$0	Dock Lift: The unit is in average condition. Hydraulic scissor type lift manufactured by Kelley. The leveler is 6'-0" wide x 8' deep with a 24" manual apron and a capacity of 5000 lb. The unit was installed in 2010.	
Pending Totals:									
System Total Correction			\$314,476			System Replacement Cost		\$806,111	
							Ratio: 0.39		
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15068	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302850	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302851	2	D	15			\$1,363	Telecommunications Room 1 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 3) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302852	3	D				\$3,774	Telecommunications Rooms 2 and B 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
62	1939	0	4	62,122	Proposed Function	Patient Care		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302853	4	D				\$51,728	Telecommunications rooms 1, 2 and B are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction			\$56,865			System Replacement Cost		
System Total Pending								

Bldg Total Correction	\$10,707,468.48	Bldg Total Replacement	\$36,879,604	Bldg Ratio: 0.29
Bldg Total Pending				

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage (Garages)		
63	1939	0	1	2,829	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299169	1	C	*		*	\$0	-Building is not accessible and is not required. -Accessible restrooms are not provided in the building and are not required. -An accessible water cooler is not provided and is not required. -Lever style door hardware is not provided and is not required.
Pending Totals:								
Exterior Walls	299179	5	C	100		exceeds	\$0	-Exterior concrete stem walls are in fair condition.
Pending Totals:								
Exterior Walls	132834	1	D	100		exceeds	\$9,445	-Scrape and paint 12 overhead doors.
Pending Totals:								
Exterior Walls	132835	2	D	100		exceeds	\$4,914	-Scrape and paint wood trim at windows (16).
Pending Totals:								
Exterior Walls	132836	3	D	100		exceeds	\$18,712	-Scrape and paint wood fascia (240 l.f.).
Pending Totals:								
Exterior Walls	132837	4	D	100		exceeds	\$2,472	-Repair approx 60 sf damaged terra cotta tile.
Pending Totals:								
Fixed Equipment	299170	1	N/A	n/a		n/a	\$0	-Fixed equipment is not provided
Pending Totals:								
Interior Finish/Door	299171	1	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and masonry walls are in good condition.
Pending Totals:								
Life Safety	299172	1	C	*		*	\$0	-The building is not sprinkled and is not required.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage (Garages)			
63	1939	0	1	2,829	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	299180	2	D	*		*	\$14,990	-Required exits are not available. Man door is not provided -Required fire extinguishers are not available. -Required exit signs are not available. -Quick action egress door hardware is not provided.	
Pending Totals:									
Roof	132838	1	D	20		exceeds	\$37,736	-Replace asphalt shingle roof. -Provide Prefinished sheet metal gutters and downspouts	
Pending Totals:									
Signage / Wayfindg	299173	1	D	10		exceeds	\$2,883	-Exterior building identification signage is not provided. -Interior signage is not provided and is not required.	
Pending Totals:									
Windows	299174	1	N/A	n/a		n/a	\$0	-Windows are not provided	
Pending Totals:									
System Total Correction			\$91,151			System Replacement Cost		\$369,356	Ratio: 0.25
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	297852	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	297853	1	N/A	25		n/a	\$0	n/a	
Pending Totals:									
Fire Alarm	297854	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Lighting & Power	297855	1	D	25		exceeds	\$38,552	Replace incandescent lighting and update branch circuit wiring.	
Pending Totals:									
Lightning Protect	297856	1	N/A	20		n/a	\$2,359	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	297857	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	297858	1	D	30		exceeds	\$13,103	Branch circuits are fed from building 12.	
Pending Totals:									
Transformer	297859	1	N/A	30		n/a	\$0	n/a	
Pending Totals:									
System Total Correction			\$54,013			System Replacement Cost		\$56,824	Ratio: 0.95
System Total Pending \$0									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage (Garages)			
63	1939	0	1	2,829	Proposed Function				
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299175	1	C	100		exceeds	\$0	-Concrete slab on grade with turn down footings is in fair condition.	
Pending Totals:									
Foundations	299176	1	D	100		exceeds	\$0	-Perimeter concrete footings are in good condition.	
Pending Totals:									
Seismic / Wind Load	299177	1	C	*		*	\$0	-Wind load governs	
Pending Totals:									
Vertical Members	299178	1	C	100		exceeds	\$0	-Exterior masonry construction walls supporting wood roof rafters is in good condition.	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$142,060	Ratio: 0.00
System Total Pending									
Bldg Total Correction			\$145,164.55		Bldg Total Replacement			\$568,240	Bldg Ratio: 0.26
Bldg Total Pending									
\$0.00									

Building							Current Function	
69	Year Built	Last Renov	Floors	FCA GSF	Storage			
	1930	0	1	1,704	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	298998	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Exterior Walls	132854	1	F	100		exceeds	\$38,520	Old wood frame building has been vacant and is in poor condition; recommend building be demolished. -The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Fixed Equipment	298999	1	F	15		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Interior Finish/Door	299000	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage			
69	1930	0	1	1,704	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	299001	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Roof	299002	1	F	20		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Signage / Wayfindg	299003	1	F	10		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
Windows	299004	1	F	30		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)	
Pending Totals:									
System Total Correction			\$38,520			System Replacement Cost		\$222,475	
							Ratio: 0.17		
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297884	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297885	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297886	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	132596	1	D	25		exceeds	\$7,833	Replace incandescent fixtures with T8 bulbs and electronic ballast light fixtures.
Pending Totals:								
Lightning Protect	297887	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297888	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	297889	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
Transformer	297890	1	N/A	30		n/a	\$0	n/a

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage
69	1930	0	1	1,704	Proposed Function	

Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Pending Totals:										
System Total Correction			\$7,833			System Replacement Cost			\$34,227	Ratio: 0.23
System Total Pending										

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	132594	1	n/a	20		*	\$0	No mechanical	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost			
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	132595	1	n/a	50		*	\$0	None	
Pending Totals:									
Fixtures / Piping	132597	1	n/a	50		*	\$0	None	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost			
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299005	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Foundations	299006	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Seismic / Wind Load	299007	1	F	*		*	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)
Pending Totals:								
Vertical Members	299008	1	F	100		exceeds	\$0	-The building was not occupied during the 2013 FCA and is in failed condition. Recommend building to facilities for demolition. (See "Exterior Walls" for costs for demolition.)

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Storage			
69	1930	0	1	1,704	Proposed Function				
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$85,567	Ratio: 0.00
System Total Pending									

Bldg Total Correction			\$46,352.78			Bldg Total Replacement		\$342,269	Bldg Ratio: 0.14
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Exceeds		
7	1937	0	4	68,896	Proposed Function	Patient Care/Domiciliary		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15084	1	B	*		*	\$0	-Building is accessible through connecting corridor and has an elevator
Pending Totals:								
Accessibility	107928	2	D	*		*	\$178,999	-Upgrade public toilet rooms (B18, 136, 112, 236, 221 and 213 on three floors to be handicap accessible.
Pending Totals:								
Accessibility	299531	3	B	*		*	\$0	-Accessible restrooms 129, 121 and 226) are provided in the building. -An accessible water cooler is provided. -Lever style door hardware is provided. -Required knee clearance at lavatories is provided
Pending Totals:								
Accessibility	299532	4	D	*		*	\$10,063	-Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	299533	5	B	100		24	\$0	-New stair towers have been added to the end of the building wings
Pending Totals:								
Exterior Walls	15085	1	C	100		24	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	132652	3	D	100		exceeds	\$8,446	-Replace 1 granite tread at entrance steps 10' wide and repoint all steps.
Pending Totals:								
Exterior Walls	132653	4	D	100		exceeds	\$50,316	-Rake and point cast stone band at first floor and replace 20 l.f. of deteriorated stone band at the top and bottom floors on the south east side.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Exceeds		
7	1937	0	4	68,896	Proposed Function	Patient Care/Domiciliary		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	107929	2	D	100		exceeds	\$272,546	-Reseal all penetrations and lock joints.
Pending Totals:								
Fixed Equipment	15086	1	C	15		exceeds	\$0	-Most fixed equipment is in fair condition. -Wood cabinets and countertops in the paint shop are suitable for a paint shop.
Pending Totals:								
Fixed Equipment	107930	2	D	15		exceeds	\$24,611	-Provide 20 l.f. of kitchen casework.
Pending Totals:								
Interior Finish/Door	107931	2	D	10		exceeds	\$42,291	-Replace approx. 1200 SF of metal ceiling with new suspended ceiling in room 223 -Replace approx. 200 SF of metal ceiling with new suspended ceiling in lobby -Remove steam trench and grate in basement corridor and replace vinyl tile throughout
Pending Totals:								
Interior Finish/Door	299534	3	D	10		exceeds	\$46,943	-Room 110L under construction during the 2013 FCA -Replace the 2nd floor ACT. -Patient rooms are smaller than the VA requirements. Rooms to be enlarged during the next major project.
Pending Totals:								
Interior Finish/Door	15087	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Life Safety	15088	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at most exit / egress doors and fire egress stairways.
Pending Totals:								
Life Safety	299535	2	D	*		*	\$28,277	-Quick action egress door hardware is not provided at fire egress stairway #1. -Exit fire stair handrails are older and do not meet the current life safety code. -Second floor exit exits through the room (217) and is not allowed. Exiting is not allowed through an intervening room except for a lobby. -Fire caulk the wall penetrations in the mechanical room B-21
Pending Totals:								
Roof	15089	1	D	20		6	\$563,321	-Main roof new asphalt shingle roof in poor condition, discolored and due to be replaced.
Pending Totals:								
Roof	299536	3	C	20		exceeds	\$0	-Prefinished sheet metal gutters and downspouts are in fair condition.
Pending Totals:								
Roof	107932	2	D	20		exceeds	\$18,808	-Replace existing elevator machine room roof. -Prep, repaint and reflash the roof dormers (4).
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Exceeds		
7	1937	0	4	68,896		Proposed Function	Patient Care/Domiciliary		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Signage / Wayfindg	15090	1	C	10		exceeds	\$0	Signage is in fair condition	
Pending Totals:									
Windows	14768	1	C	30		exceeds	\$0	-Aluminum single glaze, & double glazed, double hung windows with bronze finish in fair condition.	
Pending Totals:									
Windows	299537	2	D	30		exceeds	\$24,529	-Replace the windows on the gable ends of the building wings. (8)	
Pending Totals:									
System Total Correction			\$1,269,149		System Replacement Cost			\$14,639,948	Ratio: 0.09
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	14769	1	D	n/a		n/a	\$43,079	Provide proper ventilation for Data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical closets meet the requirements of NEC.
Pending Totals:								
Emerg Elec Sys.	14770	1	D	25		exceeds	\$17,231	Replace ATS 94-7 Russellectric RMT 400A, 208Y/120V, 3 phase and 94-7A Zenith ZT3 Series 225A, 208Y/120V, 3 phase. Fed from building no 94. Poor condition.
Pending Totals:								
Fire Alarm	107933	2	F	15		exceeds	\$167,392	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	14772	1	D	25		exceeds	\$64,002	Replace remaining 20% T12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	14773	1	N/A	20		n/a	\$13,103	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	14774	1	D	15		exceeds	\$6,154	Replace outpatient bathroom local emergency pull station with chime. Poor condition.
Pending Totals:								
Secondary Dist.	14775	1	F	30		exceeds	\$29,540	Replace Westinghouse PowerLine switchboard 800A M.B., 208Y/120V, 3 phase. Poor condition.
Pending Totals:								
Secondary Dist.	107934	2	F	30		exceeds	\$28,645	Correct Electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace breakers & retrofit trip units as recommended in study to provide proper protection to the system. (\$16,000)
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Exceeds			
7	1937	0	4	68,896	Proposed Function	Patient Care/Domiciliary			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	297975	3	D	30		exceeds	\$12,317	Replace FPE 400A MCC in elevator machine room.	
Pending Totals:									
Secondary Dist.	297976	4	D	30		exceeds	\$12,317	Replace FPE 400A MCC-2 in room B19.	
Pending Totals:									
Secondary Dist.	297977	5	D	30		exceeds	\$68,137	Provide separation of first level normal and emergency electrical equipment.	
Pending Totals:									
Transformer	14777	1	F	30		exceeds	\$71,387	Replace 225kVA 13.8kV-208Y/120V, 3 phase. Padmount transformer. Poor condition.	
Pending Totals:									
System Total Correction			\$533,304			System Replacement Cost		\$6,164,188	Ratio: 0.09
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	14778	1	F	20		*	\$6,874,112	Provide a proper HVAC system. This building is partially cooled by window units and heated by radiators. Heating and ventilating units in the attic supply hot air in corridors and in some rooms. These units are very old, air was leaking and insulation was falling apart. Code violation. Patient care buildings require proper heating, ventilation and air conditioning.
Pending Totals:								
Ducts & Water Dist	14779	1	n/a	30		*	\$0	Partial ductwork. All rooms require ductwork for proper air distribution. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Engr. Control syst.	14780	1	F	20		exceeds	\$665,872	Replace and provide a complete controls system. Only minimal controls were installed and they also were not working well. Pneumatics are beginning to fail.
Pending Totals:								
Heating System	14781	1	F	30		exceeds	\$1,164,353	Replace original steam distribution piping and steam radiators, flash tank, condensate pump and receiver. Original steam distribution piping and steam radiators, flash tank, condensate pump and receiver; failed condition. Five (5) H&V units in poor condition. Cannot double valve steam supply at PRV.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Exceeds			
7	1937	0	4	68,896		Proposed Function	Patient Care/Domiciliary			
Details										
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Heating System	298910	2	B	30		22	\$0	Steam lift condensate return pump installed in 2005.		
Pending Totals:										
Room Air Dist/Term	14782	1	n/a	30		*	\$0	Partially installed. All areas require proper air distribution. **Correction Costs: See Air Handl. Equip.**		
Pending Totals:										
Ventil (O.A. & Exh)	14783	1	n/a	30		*	\$0	Needs proper ventilation per ASHRAE. **Correction Costs: See Air Handl. Equip.**		
Pending Totals:										
Exhaust Fans	298911	1	D	25		exceeds	\$82,917	Original exhaust fans in poor condition. Glycol run-around system disconnected.		
Pending Totals:										
System Total Correction			\$8,787,254		System Replacement Cost			\$5,971,558		
System Total Pending									Ratio: 1.47	

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Fire Sprinkler / Pump	14784	1	C	50		28	\$0	Fully sprinklered, with 4" fire service.		
Pending Totals:										
Fixtures / Piping	14785	1	C	50		3	\$0	Old fixtures with HC facilities. Backflow installed in 2012.		
Pending Totals:										
Fixtures / Piping	107935	2	D	50		exceeds	\$1,046,194	Replace original hot, cold and sanitary piping systems.		
Pending Totals:										
Hot Water Heater	14786	1	A	25		23	\$0	Instantaneous steam water heater installed in 2011; good condition.		
Pending Totals:										
Hot Water Heater	298912	2	D	50		*	\$3,050	Original storage tank requires removal.		
Pending Totals:										
Medical Gases	298913	1	N/A	50		*	\$0	n/a		
Pending Totals:										
System Total Correction			\$1,049,244		System Replacement Cost			\$3,852,618		
System Total Pending									Ratio: 0.27	

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	14787	1	C	100		24	\$0	Concrete joists supported by concrete beams (3 story) in fair condition.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Exceeds
7	1937	0	4	68,896	Proposed Function	Patient Care/Domiciliary

Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Foundations	14788	1	C	100		24	\$0	-Perimeter concrete footings and interior concrete spread footings are in good condition.
Pending Totals:								
Seismic / Wind Load	14789	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	14790	1	C	100		24	\$0	-Exterior masonry walls and interior columns supporting wood roof rafters are in good condition.
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio:		
System Total Correction \$0			System Replacement Cost \$6,934,712			Ratio: 0.00		
System Total Pending								

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	14791	1	D	20		17	\$393,096	P1 is in below average condition. Simplex overhead geared traction with a capacity of 3000 lb. and operates at 75 fpm., 3 stops (B-1-2). Controls are Elevator Controls installed in 2010. The over all maintenance is below average. The GAL rope gripper was installed incorrectly as well as several other Code deficiencies that should have been corrected during the recent renovation. It is recommended the elevator be evaluated for all deficiencies and corrective action taken. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								
System Total Correction			System Replacement Cost			Ratio:		
System Total Correction \$393,096			System Replacement Cost \$963,154			Ratio: 0.41		
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14776	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302794	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Exceeds
7	1937	0	4	68,896	Proposed Function	Patient Care/Domiciliary

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302795	2	D				\$7,547	Telecommunications Rooms 1, 2 and B01A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302796	3	D				\$51,728	Telecommunications rooms 1, 2, B01A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$59,276	System Replacement Cost
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System Total Pending

Bldg Total Correction \$12,091,323.05	Bldg Total Replacement \$38,526,178	Bldg Ratio: 0.31
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Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D
70	1946	0	5	49,664	Proposed Function	HSR&D

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15091	1	B	*		*	\$0	-Building is accessible by ramp and has an elevator.
Pending Totals:								
Accessibility	108029	2	D	*		*	\$104,071	-Upgrade 3 toilet rooms (101A, B30A and B31A) to be accessible on first floor and basement.
Pending Totals:								
Accessibility	216490	3	D	*		*	\$89,458	-Upgrade 4 toilets (223 and 267) on 2nd floor for ADA.
Pending Totals:								
Accessibility	277080	4	D	*		*	\$21,280	-An accessible water cooler is not provided. -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	277089	5	F	*		*	\$24,992	-Research - Door knob type handles do not comply with ABAAS guidelines and building codes: replace handles with lever type (21 EA).
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D		
70	1946	0	5	49,664	Proposed Function	HSR&D		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	15092	1	C	100		33	\$0	-Exterior brick veneer wall is in fair condition.
Pending Totals:								
Exterior Walls	108030	2	D	100		exceeds	\$12,670	-Clean brick veneer at roof leaders (approximately 2,000 s.f.).
Pending Totals:								
Exterior Walls	132855	3	D	100		exceeds	\$74,718	-Re-seal all penetrations and lock joints.
Pending Totals:								
Exterior Walls	132856	4	D	100		exceeds	\$6,886	-Replace 2 original wood/glass exit doors.
Pending Totals:								
Exterior Walls	132857	5	D	100		exceeds	\$2,013	-Repair approximately 4 SF of spalling limestone at entrance.
Pending Totals:								
Exterior Walls	132858	6	D	100		exceeds	\$21,181	-Rake and point cast stone cornice at roof level and cast stone band at 2nd floor.
Pending Totals:								
Exterior Walls	132859	7	D	100		exceeds	\$95,317	-Repair copper gutters at cornices.
Pending Totals:								
Fixed Equipment	15093	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -Cabinets and countertops in the laboratories are in fair condition.
Pending Totals:								
Fixed Equipment	299463	2					\$0	FCA record added by Contractor - see detail/pending
Pending Totals:								
Fixed Equipment	299464	3	D	15		exceeds	\$59,279	-Wood cabinets and countertops in kitchen 114, 130 and 284 are in poor condition.
Pending Totals:								
Interior Finish/Door	15094	1	C	10		exceeds	\$0	-Interior finishes in fair condition.
Pending Totals:								
Interior Finish/Door	108031	2	D	10		exceeds	\$3,535	-Replace approximately 50 ceiling tiles from eaves on second floor.
Pending Totals:								
Interior Finish/Door	216491	3	D	10		exceeds	\$5,299	-Replace approximately 600 sf of flooring in 2nd floor corridor.
Pending Totals:								
Interior Finish/Door	277095	4	D	10		exceeds	\$73,685	-Research - VCT flooring is damaged in rooms 207, 214, 222, 227, 230, 237, 240, 254 and 254B; replace with VCT flooring (3557 SF) and floor base 661 LF).
Pending Totals:								
Interior Finish/Door	277096	5	F	10		exceeds	\$16,252	-Research - Tissue Culture rooms 208/211A have floor and ceiling finishes that are not appropriate for the room function; replace with sheet vinyl flooring with integral coved base (262 SF) and new painted gypsum board ceiling system and associated light and ventilation fixtures (262 SF).
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D			
70	1946	0	5	49,664	Proposed Function	HSR&D			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	277097	6	D	10		exceeds	\$9,298	-Research - The ceiling tiles in Equipment Room 288 are stained/damaged/beyond useful life and the room requires a new ceiling (525 SF).	
Pending Totals:									
Life Safety	15095	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Life Safety	299465	2	D	*		*	\$164,052	-Exit fire stair handrails are older and do not meet the current life safety code.	
Pending Totals:									
Roof	132860	2	D	20		exceeds	\$100,842	-The flat EPDM roofs are older and in poor condition. -Repair or replace the damaged coping stones. Recaulk and Repoint and reflash the existing roof.	
Pending Totals:									
Roof	15096	1	C	20		3	\$0	-Asphalt shingle roof in fair condition	
Pending Totals:									
Signage / Wayfindg	15097	1	C	10		2	\$0	Signage/Wayfinding is in fair condition.	
Pending Totals:									
Windows	15098	1	C	30		6	\$0	-Solariums - Double glaze aluminum with bronze finish - paint aluminum finish on interior in fair condition.	
Pending Totals:									
Windows	108032	2	D	30		exceeds	\$355,673	-Main - original single glazed to be replaced with hung metal windows (180).	
Pending Totals:									
Fixed Research Equipment	277091	1	D	15		exceeds	\$1,199,955	-Research - Metal casework with plastic laminate top is damaged and corroded and at the end of it's useful life. Remove existing casework and replace with new metal casework base and wall cabinets with epoxy tops and reagent shelving in rooms 207, 208/211A, 214, 227, 230, 237, 240, 254 and 254B (534 LF).	
Pending Totals:									
Fixed Research Equipment	277093	2	D	15		exceeds	\$187,481	-Research - Remove (include asbestos abatement of fume hood lining), replace and install (1 EA) new 6' chemical fume hood in rooms 227, 230, 240, 254; reconnect to (E) services.	
Pending Totals:									
Fixed Research Equipment	277094	3	D	15		exceeds	\$351,528	-Research - Remove, replace and install new Cold Room (288); reconnect to (E) services. Verify connection to emergency power per NIH standards.	
Pending Totals:									
System Total Correction		\$2,979,464			System Replacement Cost		\$16,550,731		Ratio: 0.18
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D		
70	1946	0	5	49,664	Proposed Function	HSR&D		
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15099	1	D	25		exceeds	\$43,079	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical closets do not meet the requirements of NEC. However, first floor closet is used as a storage area and constitutes a fire hazard. Remove storage materials.
Pending Totals:								
Emerg Elec Sys.	108033	2	D	25		exceeds	\$16,113	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Correct neutral wiring connection in the emergency system. (\$1000)
Pending Totals:								
Emerg Elec Sys.	15100	1	D	25		exceeds	\$71,387	Replace Onan Model DYD 125KW, 208Y/120V, 3 phase which is presently off-line; ATSS: life safety - Zenith ZT3 Series 225A, 208Y/120V, 3 phase; equipment - Russellectric RMT 400A, 208Y/120V, 3 phase. Daytank and controls replaced with double wall unit and pump cutout controls to avoid possible EPA violation.
Pending Totals:								
Emerg Elec Sys.	297978	3	A	25		22	\$0	ATS: fire pump - Cutler Hammer 400A, 208Y/120V, 3 phase.
Pending Totals:								
Emerg Elec Sys.	297979	4	N/A	n/a		n/a	\$0	Portable, trailer mounted 300kW 208/120V, 3PH, 4W generator onsite with temporary cables connected to ATS.
Pending Totals:								
Fire Alarm	108034	2	D	15		exceeds	\$171,084	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	276876	2	D	25		1	\$43,675	Provide motion sensors and multi-level switching as appropriate for energy conservation.
Pending Totals:								
Lighting & Power	276877	3	D	25		1	\$51,131	Add one fixture per lab on emergency power
Pending Totals:								
Lighting & Power	15102	1	D	25		exceeds	\$97,256	Replace remaining 30% T12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Increase lighting level in equip rm 288.
Pending Totals:								
Lightning Protect	15103	1	D	20		n/a	\$7,076	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	15104	1	C	15		6	\$0	Cable TV & card keys. Old nurse call system disabled and not required for current use.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D			
70	1946	0	5	49,664	Proposed Function	HSR&D			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	15105	1	D	30		exceeds	\$67,695	Replace Westinghouse PowerLine switchboard 800A M.B., 208Y/120V, 3 phase. poor condition.	
Pending Totals:									
Secondary Dist.	108035	2	D	30		exceeds	\$308,493	"Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-duty panels/devices as recommended in study. (\$8,000) Retrofit breaker, provide additional panel & ATS as recommended in study to provide proper protection to the system. (\$63,000) Existing main panel is at the end of its useful life and must be relocated to a different room to meet current Code, replace it with a 800A 208/120V panel. There are no spare breakers in the panels Provide additional panels: 100A 208/120V panel. Current location of ""Street Lighting"" panel does not meet Code clearance requirements, relocate 100A panel 3' to meet clearances. Current location of 800A emergency distribution panel does not meet Code clearance requirements, relocate panel 10'."	
Pending Totals:									
Secondary Dist.	276878	3	D	15		1	\$72,436	Provide monitoring points for research refrigerator and freezer equipment.	
Pending Totals:									
Secondary Dist.	297980	4	D	30		exceeds	\$68,137	Provide separation of first level normal and emergency electrical equipment.	
Pending Totals:									
Site Security	276879	1	D	15		1	\$51,131	Provide card readers for security at all exterior doors.	
Pending Totals:									
Transformer	15107	1	A	30		25	\$0	ABB 225kVA 13.8kV-208Y/120V, 3 phase. Padmount transformer replaced 2008. Excellent condition.	
Pending Totals:									
System Total Correction		\$1,068,693			System Replacement Cost		\$6,968,729		Ratio: 0.15
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Proposed Function	HSR&D	
70	1946	0	5	49,664			HSR&D	
Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	108036	2	F	20		0	\$6,450,007	Provide a proper air ventilation system. Most of the building has no air-conditioning. No proper ventilation. Replace and upsize air handling units and chiller serving the laboratories. Make AHUs larger enough to provide both adequate makeup air and satisfy the cooling load so that the window AC units can be decommissioned. Make all new laboratory air handling units 100% outside air units and configured for laboratory service. Also upsize corresponding supply ductwork. Add pressure independent constant volume hot water reheat terminal units. Add air valves for pressurization to all fume hood and laboratory room exhaust systems. Add secondary (backup) exhaust fans to provide pressurization control or redundancy.
Pending Totals:								
Air Handling Equip	131810	4	C	20		exceeds	\$0	1/3 of basement has split system A/C. 1st floor end lab has split system A/C.
Pending Totals:								
Air Handling Equip	15108	1	D	20		exceeds	\$115,387	Second floor unit is in poor condition.
Pending Totals:								
Ducts & Water Dist	15109	1	D	30		exceeds	\$125,543	Replace original ductwork, poor condition.
Pending Totals:								
Ducts & Water Dist	276881	2	D	30		1	\$43,675	Replace the pumps and pump bases. Add strainers, balance valves, and check valves and other piping specialties that would be included in a current chilled water piping design. The chilled water pumps are beyond their useful life and the pump bases are badly corroded.
Pending Totals:								
Engr. Control syst.	276882	2	F	20		0	\$143,807	Repair or replace chiller factory controls. Chiller is non-functional due to control issues.
Pending Totals:								
Engr. Control syst.	15110	1	D	20		1	\$623,163	Upgrade the Air Temperature Controls from pneumatic to direct digital control with all electric actuators. Replace equipment in the mechanical rooms and plenum mounted equipment (ie. terminal units) in the laboratories.
Pending Totals:								
Heating & Ventil.	15111	1	D	25		exceeds	\$57,738	Old H&V abandoned in place.
Pending Totals:								
Heating System	15112	1	C	30		22	\$0	Boiler installed in 2005, reused older burner. Major valves replaced in 2005.
Pending Totals:								
Heating System	132598	2	D	30		1	\$361,115	Remove original radiator perimeter steam heating system. Add new steam generated heating hot water system.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	HSR&D		
70	1946	0	5	49,664		Proposed Function	HSR&D		
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Refrigeration Equip	299348	1	C	23		9	\$0	50 ton McQuay chiller in fair condition.	
Pending Totals:									
Room Air Dist/Term	276884	2	D	25		1	\$42,609	Provide cooling system in all communication closets which have no cooling.	
Pending Totals:									
Room Air Dist/Term	15113	1	C	30		*	\$0	See air handling equipment. **Cost Corrections: See air handl. equip.**	
Pending Totals:									
Exhaust Fans	15114	1	D	25		exceeds	\$24,607	Replace original fans. Including replacing wall propeller fan with new exhaust fan installed in the penthouse and ducted to the laboratory room 288.	
Pending Totals:									
System Total Correction			\$7,987,651			System Replacement Cost		\$7,404,274	Ratio: 1.08
System Total Pending \$0									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	15115	1	B	50		28	\$0	The building is fully sprinklered, with a 4" fire service, fire pump and backflow preventer.	
Pending Totals:									
Fixtures / Piping	15116	1	C	50		exceeds	\$0	Some of the fixtures are original in fair condition.	
Pending Totals:									
Fixtures / Piping	108037	2	D	50		exceeds	\$1,107,735	Provide a 3" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.	
Pending Totals:									
Hot Water Heater	131811	2	A	25		25	\$0	Steam instantaneous unit installed in 2013, and replaced both prior units.	
Pending Totals:									
Laundry Equipment	15118	1	C	15		1	\$0	1 washer and 1 dryer.	
Pending Totals:									
Medical Gases	299349	1	D	30		*	\$87,332	Replace both air compressors with a one dedicated laboratory grade duplex air compressor.	
Pending Totals:									
Medical Gases	299350	2	C	30		12	\$0	Vacuum pump in fair condition.	
Pending Totals:									
System Total Correction			\$1,195,067			System Replacement Cost		\$3,919,910	Ratio: 0.30
System Total Pending									

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D
70	1946	0	5	49,664	Proposed Function	HSR&D

Details

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15119	1	B	100		33	\$0	-Concrete joists supported by concrete beams and walls in good condition (3 story).
Pending Totals:								
Foundations	15120	1	B	100		33	\$0	-Perimeter drainage system installed to divert storm water from building walls, N E corner. Interior walls repaired.
Pending Totals:								
Seismic / Wind Load	15121	1	A	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	15122	1	B	100		33	\$0	-Concrete columns and bearing walls in good condition.
Pending Totals:								

System Total Correction \$0	System Replacement Cost \$7,404,274	Ratio: 0.00
System Total Pending		

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	15123	1	D	20		exceeds	\$314,476	P1 is in average condition. Simplex overhead geared traction with a capacity of 4000 lb. and operates at 100 fpm., 3 stops (B-1-2) Controls are Beckwith relay type installed in 1967. The over all maintenance is average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								

System Total Correction \$314,476	System Replacement Cost \$1,306,637	Ratio: 0.24
System Total Pending		

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15106	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302854	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	HSR&D
70	1946	0	5	49,664	Proposed Function	HSR&D

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302855	2	D	15			\$2,516	Telecommunications Room 258 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground. install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302856	3	D	15			\$17,243	Telecommunications room 258 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$19,759	System Replacement Cost
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System Total Pending

Bldg Total Correction \$13,565,109.70	Bldg Total Replacement \$43,554,555	Bldg Ratio: 0.31
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Bldg Total Pending \$0.00

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse
71	1946	0	1	220	Proposed Function	

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	298987	1	B	*		*	\$0	-Building is not accessible and is not required in an industrial building. -Accessible restrooms are not provided in the building and is not required in an industrial building. -An accessible water cooler is not provided and is not required in an industrial building. -Lever style door hardware is not provided and is not required in an industrial building.
Pending Totals:								
Exterior Walls	132861	1	C	100		33	\$0	-Face brick in fair condition.
Pending Totals:								
Exterior Walls	132862	2	D	100		exceeds	\$7,797	-Scrape and paint wood fascia (100 l.f.).
Pending Totals:								
Exterior Walls	298997	3	D	100		33	\$10,561	-Repoint the 85% of the existing masonry brick. -Prep and repaint the exterior metal door and frame
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Pumphouse		
71	1946	0	1	220	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixed Equipment	298988	1	N/A	n/a		n/a	\$0	See Mechanical	
Pending Totals:									
Interior Finish/Door	298989	1	C	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in fair condition.	
Pending Totals:									
Life Safety	298990	1	B	*		*	\$0	-The building is not sprinkled and is not required. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress door.	
Pending Totals:									
Roof	298991	1	C	20		5	\$0	-The asphalt roof is in fair condition. -Prefinished sheet metal gutters and downspouts are in fair condition.	
Pending Totals:									
Signage / Wayfindg	298992	1	D	10		exceeds	\$2,359	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	132863	1	D	30		exceeds	\$5,928	-Replace original single glazed metal windows (3).	
Pending Totals:									
System Total Correction			\$26,645		System Replacement Cost			\$28,148	
							Ratio: 0.95		
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297981	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297982	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297983	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	297984	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Lightning Protect	297985	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	297986	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	236077	1	D	30		exceeds	\$7,385	Provide electrical study to define required NEMA Rating and NFPA 70 Class and Division for electrical equipment in this occupancy.
Pending Totals:								

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VISN 1

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse
71	1946	0	1	220	Proposed Function	

Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	297987	2	D	30		exceeds	\$8,648	Replace existing Kellark electrical equipment.	
Pending Totals:									
Transformer	297988	1	N/A	30		n/a	\$0	Fed from transformer outside of building 20.	
Pending Totals:									
System Total Correction			\$16,033			System Replacement Cost		\$10,053	Ratio: 1.59
System Total Pending									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exhaust Fans	299354	1	D	25		exceeds	\$1,942	Ventilation fan has failed and required replacement.	
Pending Totals:									
System Total Correction			\$1,942			System Replacement Cost		\$5,027	Ratio: 0.39
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	299351	1	N/A	50		*	\$0	n/a	
Pending Totals:									
Fixtures / Piping	299352	1	D	50		exceeds	\$15,331	Pump has exceeded life and is in poor condition.	
Pending Totals:									
Hot Water Heater	299353	1	N/A	25		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$15,331			System Replacement Cost		\$45,239	Ratio: 0.34
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	298993	1	B	100		33	\$0	-Concrete slab on grade with turn down footings is in good condition.
Pending Totals:								
Foundations	298994	1	B	100		33	\$0	-Perimeter concrete footings are in good condition.
Pending Totals:								
Seismic / Wind Load	298995	1	B	*		*	\$0	Wind load governs
Pending Totals:								
Vertical Members	298996	1	C	100		33	\$0	-Building wood frame construction with wood studs supporting wood roof rafters is in fair condition.

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse			
71	1946	0	1	220	Proposed Function				
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$12,064	Ratio: 0.00
System Total Pending									

Bldg Total Correction			\$59,950.74			Bldg Total Replacement		\$100,532	Bldg Ratio: 0.60
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse			
76	1955	0	1	600	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299501	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Exterior Walls	132864	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Fixed Equipment	299502	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Interior Finish/Door	132865	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Life Safety	299503	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Roof	299504	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Signage / Wayfindg	299505	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Windows	299506	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$76,770	Ratio: 0.00
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297989	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1				
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Pumphouse				
76	1955	0	1	600		Proposed Function					
Details											
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Emerg Elec Sys.	297990	1	N/A	25		n/a	\$0	n/a			
Pending Totals:											
Fire Alarm	297991	1	N/A	15		n/a	\$0	n/a			
Pending Totals:											
Lighting & Power	297992	1	N/A	25		n/a	\$0	n/a			
Pending Totals:											
Lightning Protect	297993	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.			
Pending Totals:											
Nurse Call/Int/TV	297994	1	N/A	15		n/a	\$0	n/a			
Pending Totals:											
Secondary Dist.	297995	1	N/A	30		n/a	\$0	n/a			
Pending Totals:											
Transformer	297996	1	N/A	30		n/a	\$0	n/a			
Pending Totals:											
System Total Correction				\$0		System Replacement Cost			\$27,417		Ratio: 0.00
System Total Pending											
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Floor Systems	299507	1					\$0	-Facilities reports the building was demolished in 2011			
Pending Totals:											
Foundations	299508	1					\$0	-Facilities reports the building was demolished in 2011			
Pending Totals:											
Seismic / Wind Load	299509	1					\$0	-Facilities reports the building was demolished in 2011			
Pending Totals:											
Vertical Members	299510	1					\$0	-Facilities reports the building was demolished in 2011			
Pending Totals:											
System Total Correction				\$0		System Replacement Cost			\$32,901		Ratio: 0.00
System Total Pending											
Bldg Total Correction				\$0.00		Bldg Total Replacement			\$274,176		Bldg Ratio: 0.00
Bldg Total Pending											

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Pumphouse		
77	1955	0	1	600	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Accessibility	299511	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Exterior Walls	132866	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Fixed Equipment	299512	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Interior Finish/Door	132867	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Life Safety	299513	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Roof	299514	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Signage / Wayfindg	299515	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
Windows	299516	1					\$0	-Facilities reports the building was demolished in 2011	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$76,770	Ratio: 0.00
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	297997	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	297998	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	297999	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	298000	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Lightning Protect	298001	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								
Nurse Call/Int/TV	298002	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	298003	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
Transformer	298004	1	N/A	30		n/a	\$0	n/a

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Pumphouse		
77	1955	0	1	600	Proposed Function			
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$27,417	Ratio: 0.00
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	299517	1					\$0	-Facilities reports the building was demolished in 2011
Pending Totals:								
Foundations	299518	1					\$0	-Facilities reports the building was demolished in 2011
Pending Totals:								
Seismic / Wind Load	299519	1					\$0	-Facilities reports the building was demolished in 2011
Pending Totals:								
Vertical Members	299520	1					\$0	-Facilities reports the building was demolished in 2011
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$32,901	Ratio: 0.00
System Total Pending								

Bldg Total Correction			\$0.00	Bldg Total Replacement			\$274,176	Bldg Ratio: 0.00
Bldg Total Pending								

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
78	1959	0	6	133,199	Proposed Function	Patient Care		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15124	1	B	*		*	\$0	-Building is accessible through connecting corridor, and at grade. -The building has an elevator and accessible public toilets.
Pending Totals:								
Accessibility	108038	2	D	*		*	\$83,868	-Upgrade 2 toilet rooms on 4th floor
Pending Totals:								
Accessibility	216499	3	D	*		*	\$15,139	-Replace 6 drinking fountains with ADA compliant fixtures.
Pending Totals:								
Accessibility	299635	4	D	*		*	\$17,034	-Repair the concrete accessible ramp and rusting handrails.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
78	1959	0	6	133,199	Proposed Function	Patient Care		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	299636	2	D	100		46	\$299,801	-Prep, scrape and paint 190-200 steel window lintels at the window heads. -Repoint the brick at the front entry mechanical screen. -Repair the brick at the north east elevation at the 3rd floor. -Repair the damaged loading dock canopies and stained brick at the dock. -Clean the calcium effervescent stains off of the brick on the northeast side of the building.
Pending Totals:								
Exterior Walls	15125	1	C	100		46	\$0	-Exterior brick veneer walls in fair condition.
Pending Totals:								
Fixed Equipment	15126	1	C	15		varies	\$0	-Most fixed equipment are in fair condition.
Pending Totals:								
Fixed Equipment	299637	3	B	15		12	\$0	-The nurse's station in the mental health wing is in good condition. -The mental health patient rooms have the VA required safety fixtures installed in 2013.
Pending Totals:								
Fixed Equipment	108039	2	D	15		exceeds	\$340,305	Physical Therapy- -Replace 1 15 year old hi-low mat platform 10'-0"x6'-0" -Replace 3 plinth and 1 hi-low plinth, all 40 yrs. old
Pending Totals:								
Interior Finish/Door	15127	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	299638	14	A	10		10	\$0	-In patient wing (78F) was completed in 2013
Pending Totals:								
Interior Finish/Door	299639	15	D	10		exceeds	\$0	-The 4th floor wing (78G) was under construction during the 2013 FCA.
Pending Totals:								
Interior Finish/Door	132868	3	D	10		exceeds	\$8,447	3rd floor- -Resolve leak and repair approximately 200sf of water damage at SPD.
Pending Totals:								
Interior Finish/Door	132869	4	D	10		exceeds	\$981,712	3rd floor- -Renovate south patient ward to office space
Pending Totals:								
Interior Finish/Door	132870	5	D	10		exceeds	\$1,843	3rd floor- -Resolve 5 SF of water damage at window in room 358
Pending Totals:								
Interior Finish/Door	132871	6	D	10		exceeds	\$64,192	-Replace corridor ceiling - 2nd floor
Pending Totals:								
Interior Finish/Door	132872	7	D	10		exceeds	\$1,897,659	-Rework north patient ward to provide private and shared facilities in lieu of congregate facilities.
Pending Totals:								
Interior Finish/Door	132873	8	D	10		exceeds	\$27,644	-Replace approx. 2000 SF of carpet at offices.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care			
78	1959	0	6	133,199	Proposed Function	Patient Care			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	132874	9	D	10		exceeds	\$20,441	Basement- -Replace approx. 1500 SF of carpet at MAS	
Pending Totals:									
Interior Finish/Door	132875	10	A	10		4	\$0	Basement- -Hole repaired in floor room B14.	
Pending Totals:									
Interior Finish/Door	132876	11	D	10		exceeds	\$715	-Replace 5 SF of VCT at elevator and 10 SF at expansion joint.	
Pending Totals:									
Interior Finish/Door	132877	12	D	10		exceeds	\$8,109	-Repair/replace (8) expansion joint covers (trip hazard).	
Pending Totals:									
Interior Finish/Door	132878	13	D	10		exceeds	\$4,288	-Replace carpet in Rooms 209 and 211.	
Pending Totals:									
Interior Finish/Door	108040	2	B	10		9	\$0	4th floor -Rework north patient ward to provide private and shared facilities in lieu of congregate facilities Was completed in 2012 with new sheet vinyl floor, drywall ceiling and new finishes in the public restroom. -3rd floor - 150 SF of carpet at waiting in main entrance was replaced in 2012.	
Pending Totals:									
Life Safety	15128	1	B	*		*	\$0	-Fully sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Life Safety	299641	2	D	*		*	\$3,512	-Test the insulation at the ceiling of south east mechanical room to verify it is fire resistant.	
Pending Totals:									
Roof	15129	1	A	20		15	\$0	-The roof was replaced in 2008.	
Pending Totals:									
Roof	299640	2	D	20		exceeds	\$35,745	-Roof from the connecting corridors to building 3 is older and should be replaced. -Provide fall protection at the North and South wings.	
Pending Totals:									
Signage / Wayfindg	15130	1	D	10		exceeds	\$7,914	Update the signage/Wayfinding on the 4th floor.	
Pending Totals:									
Signage / Wayfindg	299642	2	B	10		7	\$0	-Exterior building identification signage is in good condition. -Interior signage is in good condition.	
Pending Totals:									
Windows	15131	1	C	30		6	\$0	Double glaze, double hung aluminum with bronze finish windows with low E glass in fair condition.	
Pending Totals:									
System Total Correction			\$3,818,368		System Replacement Cost			\$32,840,085	Ratio: 0.12

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care	
78	1959	0	6	133,199	Proposed Function	Patient Care	
Details							
System Total Pending							

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15132	1	D	25		exceeds	\$70,157	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Electrical Closets meet the requirements of NEC, although some have restricted access.
Pending Totals:								
Emerg Elec Sys.	15133	1	D	25		exceeds	\$71,387	Fed from building no 95. Zenith ZT3 series 225A, 208Y/20V, 3 phase. Critical branch: Zenith ZT3 series 225A, 208Y/120V,3 phase. Life Safety Branch: Russellectric RMT Series 225A, 208Y/120V, 3 phase. Equipment branch: Russellectric RMT Series 400A, 208Y/120V, 3 phase.meets NFPA 99. Fair condition. Russellectric 150A feeds building 78A.
Pending Totals:								
Emerg Elec Sys.	216550	2	F	25		exceeds	\$9,846	Replace 400A ATS.
Pending Totals:								
Fire Alarm	108041	2	F	15		exceeds	\$340,936	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	15135	1	D	25		exceeds	\$152,622	Replace remaining 25% T12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights. CFL downlights on 1st floor.
Pending Totals:								
Lightning Protect	15136	1	D	20		exceeds	\$7,914	Existing system in place; perform risk analysis per NFPA 780 to determine compliance.
Pending Totals:								
Nurse Call/Int/TV	15137	1	C	15		exceeds	\$0	Rauland Responder III, IV & 2000 nurse call system, Intercom system, CCTV, & Door Access. Fair condition.
Pending Totals:								
Secondary Dist.	298005	1	D	30		exceeds	\$61,795	GE 4000A switchboard with main switch and (3) distribution sections.
Pending Totals:								
Secondary Dist.	298006	2	D	30		exceeds	\$264,915	Replace Westinghouse and FPE branch circuit panels throughout (3 closets per floor, each with 3 nominal 225A 208/120V, 3PH, 4W panels)
Pending Totals:								
Secondary Dist.	298007	3	F	30		exceeds	\$24,529	Replace (3) 225A MLO 208/120V, 3PH, 4W canteen panels.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Patient Care		
78	1959	0	6	133,199		Proposed Function	Patient Care		
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	298008	4	B	30		28	\$0	(2) smoke shelters each have 100A load center, feeding lights and HVAC.	
Pending Totals:									
Transformer	15139	1	D	30		16	\$5,819	Isolate and correct transformer noise. GE 15kV switch protects 1000kVA 13.8kV-208Y/120V, 3 phase. Indoor transformer installed 1999.	
Pending Totals:									
System Total Correction			\$1,009,920		System Replacement Cost			\$13,827,405	
System Total Pending									
Ratio: 0.07									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	299407	4	D	20		exceeds	\$3,372,760	Two (2) H&V units serve the inpatient unit on 3rd floor. These units are in very poor condition.
Pending Totals:								
Air Handling Equip	108042	2	A	20		19	\$0	Three (3) rooftop units installed for half of 4th floor that is occupied.
Pending Totals:								
Air Handling Equip	108045	3	D	20		exceeds	\$8,431,899	Provide 5 AHUs for total Heating and Ventilation of building. 3 units have failed. Two(2) of the units with heating and cooling in poor condition. For Costs See heating and ventilation.
Pending Totals:								
Air Handling Equip	15140	1	C	20		1	\$0	Ambulatory Care Unit - DX packaged type with steam heat and hot water reheat coils. Fair condition.
Pending Totals:								
Condns Wtr Sys	15141	1	n/a	25		*	\$0	None installed.
Pending Totals:								
Cooling twr	15142	1	n/a	20		*	\$0	None installed.
Pending Totals:								
Ducts & Water Dist	15143	1	N/A	30		exceeds	\$0	Very poor condition except for the Ambulatory Care and 4th floor. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Ducts & Water Dist	299408	2	C	30		11	\$0	Ducts and piping for 1st floor ambulatory care; fair condition.
Pending Totals:								
Ducts & Water Dist	299409	3	A	30		29	\$0	Systems associated with three (3) RTUs serving half of 4th floor; excellent condition.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
78	1959	0	6	133,199	Proposed Function	Patient Care		
Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Engr. Control syst.	299410	2	A	20		19	\$0	Controls installed in 2013 and tied to metasys system for 1/2 4th floor.
Pending Totals:								
Engr. Control syst.	15144	1	D	20		exceeds	\$1,216,293	Replace outdated and malfunctioning controls, except for half of 4th floor
Pending Totals:								
Heating & Ventil.	15145	1	D	25		exceeds	\$0	Replace the H&V units. Aged H&V units in the upper mechanical room serve this building. The units were breaking apart and the air was leaking. No air in sleeping area on third floor. Costs moved to Air Handling Equipment.
Pending Totals:								
Heating & Ventil.	131812	2	N/A	20		*	\$0	Aged H&V for central heating/cooling on 4th floor F&G wings replaced with RTUs in 2013.
Pending Totals:								
Heating System	15146	1	B	30		19	\$0	Hot water and chilled water pumps (replaced/rebuilt 2002) in the upper mechanical room and pumps and the heat exchangers for Ambulatory Care. Good condition.
Pending Totals:								
Heating System	108046	3	F	30		exceeds	\$1,468,365	Replace service Room heat exchangers, PRV station, steam and condensate piping. Failed.
Pending Totals:								
Heating System	108043	2	D	30		exceeds	\$452,940	Replace 2 heat exchangers and associated pumps in the lower mechanical room and baseboard heaters that were running at marginal capacity.
Pending Totals:								
Heating System	131814	4	D	40		exceeds	\$347,091	Replace radiators in poor condition.
Pending Totals:								
Primary chilled sys.	15147	1	C	25		6	\$0	Fair condition.
Pending Totals:								
Refrigeration Equip	15148	1	F	23		exceeds	\$248,737	Replace complete system. Eye clinic chiller has failed.
Pending Totals:								
Room Air Dist/Term	299411	2	C	30		11	\$0	Diffusers and registers for ambulatory care in fair condition.
Pending Totals:								
Room Air Dist/Term	299412	3	A	30		29	\$0	Diffusers, registers, terminal associated with RTUs serving 4th floor G & F; excellent condition. Units in compliance with VA suicide prevention.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Patient Care	
78	1959	0	6	133,199	Proposed Function		Patient Care	
Details								
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Room Air Dist/Term	15149	1	D	30		exceeds	\$0	Very poor condition except for the Ambulatory Care and 4th floor F & G. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Secndry chill Wtr Sys	15150	1	n/a	25		*	\$0	None installed.
Pending Totals:								
Ventil (O.A. & Exh)	15151	1	N/A	30		*	\$0	Very poor ventilation, except for the Ambulatory Care and 4th floor G & F. **Correction Costs: See Air Handling equip.**
Pending Totals:								
Exhaust Fans	299413	1	D	20		exceeds	\$43,586	Original exhaust fans in poor condition.
Pending Totals:								
System Total Correction			\$15,581,672			System Replacement Cost		\$13,395,298
							Ratio: 1.16	
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	15152	1	B	50		28	\$0	The building is fully sprinklered, with a 6" fire service with back flow preventer.
Pending Totals:								
Fire Sprinkler / Pump	299414	2	B	50		32	\$0	Fire pump 1995; good condition.
Pending Totals:								
Fixtures / Piping	108044	2	D	50		exceeds	\$1,846,225	Replace piping and provide a reduced pressure backflow preventer for the 4" water service. Most of the piping systems are old and beyond useful life.
Pending Totals:								
Fixtures / Piping	15153	1	C	50		28	\$0	The fixtures have been upgraded with HC facilities, all floors except basement.
Pending Totals:								
Fixtures / Piping	299415	3	D	50		*	\$61,323	Central drinking water system refrigeration unit has exceeded life; system should be evaluated for legionella compliance.
Pending Totals:								
Hot Water Heater	15154	1	B	25		21	\$0	Original horizontal steam storage unit replaced with an instantaneous steam heater in 2009; good condition.
Pending Totals:								
Hot Water Heater	131813	2	A	25		25	\$0	Parallel Armstrong steam instantaneous units installed in 2013 for 4th floor; excellent condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Patient Care		
78	1959	0	6	133,199		Proposed Function	Patient Care		
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Hot Water Heater	299416	3	D	25		*	\$8,858	Tank remains from old hot water heater and should be removed. Estimator note: 600 gallon tank removal	
Pending Totals:									
Medical Gases	299417	2	N/A	30		*	\$0	Medical air is fed from building #2.	
Pending Totals:									
Medical Gases	15155	1	F	30		exceeds	\$105,285	Duplex vacuum pump unit in failed condition in 2013.	
Pending Totals:									
System Total Correction			\$2,021,690		System Replacement Cost			\$7,345,809	
							Ratio: 0.28		
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	15156	1	C	100		46	\$0	-Concrete joists supported by concrete beams and walls (5 story).	
Pending Totals:									
Foundations	15157	1	C	100		46	\$0	-Spread footing and continuous wall footing.	
Pending Totals:									
Seismic / Wind Load	15158	1	n/a	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	15159	1	C	100		46	\$0	Concrete columns and bearing walls.	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$17,284,256	
							Ratio: 0.00		
System Total Pending									

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	217242	2	D	20		2	\$324,959	S3 is in below average condition. Simplex geared overhead traction with a capacity of 5000 lb., and operates at 200 fpm., 5 stops (G-1-2-3-4). Controls are MCE VVMC-1000-SCR installed in 1995. The over all maintenance is below average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								
Elevators	15160	1	D	20		2	\$649,918	P1 and P2 are in below average condition. Duplex geared overhead traction with a capacity of 4000 lb., and operates at 250 fpm., 5 stops (G-1-2-3-4). Controls are MCE VVMC-1000-SCR installed in 1995. The over all maintenance is average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Patient Care		
78	1959	0	6	133,199	Proposed Function	Patient Care		
Details								
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Material Handling	299564	1	A	20		17	\$0	Tug System: The Aethon system was installed in 2010. The system consists of 5 units. Two units service SPS/logistics in building 78, two units service the pharmacy in building 78 and one unit services the lab in building 2. The units are in good condition.
Pending Totals:								
System Total Correction			\$974,877	System Replacement Cost			\$1,728,426	Ratio: 0.56
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15138	1	C	15		1	\$0	Fair condition.
Pending Totals:								
Telecommunications Rooms	302857	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302858	2	D	15			\$2,201	Telecommunications Room 1191 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security.
Pending Totals:								
Telecommunications Rooms	302859	3	D	15			\$12,579	Telecommunications Rooms 2A, 3A, 4A, B15E and 1A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302860	4	D				\$103,456	Telecommunications rooms 1191, 2A, 3A, 4A, B15E and 1A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction			\$118,237	System Replacement Cost				
System Total Pending								

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Bldg Total Correction \$23,524,763.51	Bldg Total Replacement \$86,421,278
Bldg Ratio: 0.27	
Bldg Total Pending	

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Canteen/Theater		
78A	1960	0	2	14,080	Proposed Function	Canteen/Theater		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15161	1	B	*		*	\$0	-Building is accessible from connecting corridor.
Pending Totals:								
Accessibility	108047	2	D	*		*	\$99,756	-Upgrade 2 toilet rooms to HC accessible - approximately 400 SF. -Upgrade water fountain.
Pending Totals:								
Accessibility	299467	3	D	*		*	\$57,780	-Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated. -The auditorium stage is not accessible. -The auditorium sloping floor exceeds accessible requirements and does not have a landing a 30'.
Pending Totals:								
Exterior Walls	15162	1	C	100		47	\$0	-Exterior brick veneer wall is in fair condition.
Pending Totals:								
Exterior Walls	132879	2	D	100		exceeds	\$2,924	-Seal all penetrations and caulk joints.
Pending Totals:								
Fixed Equipment	15163	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition.
Pending Totals:								
Fixed Equipment	299468	2	D	15		exceeds	\$384,500	-Replaced the fixed seating in the auditorium.
Pending Totals:								
Interior Finish/Door	108048	2	D	10		exceeds	\$0	-Need to increase lighting in theatre (see Electrical for costs).
Pending Totals:								
Interior Finish/Door	132880	3	D	10		exceeds	\$5,847	-Re-finish approximately 1000 SF of backstage hardwood flooring.
Pending Totals:								
Interior Finish/Door	299469	4	D	10		exceeds	\$33,644	-Prep and repaint the auditorium ceiling. (1500 s.f.) -Replace the carpet. (500-600 s.f.)
Pending Totals:								
Interior Finish/Door	299470	5	B	10		8	\$0	The flooring in the canteen has been replaced and is in good condition.
Pending Totals:								
Interior Finish/Door	15164	1	C	10		exceeds	\$0	-Most interior finishes in fair condition.
Pending Totals:								
Life Safety	299466	2	D	*		*	\$16,353	-Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways. -Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Canteen/Theater		
78A	1960	0	2	14,080		Proposed Function	Canteen/Theater		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	15165	1	D	*		*	\$47,931	-Not sprinkled. Provide a fire suppression system for this assembly building -Current Occupant load in the auditorium of Building 78A exceeds the amount per number of exits without sprinklers. Reduce the Occupant load by signage not to exceed 500 occupants	
Pending Totals:									
Roof	15166	1	C	20		5	\$0	-EPDM fully adhered roof in fair condition.	
Pending Totals:									
Signage / Wayfindg	15167	1	D	10		exceeds	\$1,758	-Need building wayfinding in connecting corridor.	
Pending Totals:									
Windows	108049	2	D	30		exceeds	\$10,550	-Recalk, reglaze and provide maintenance as required.	
Pending Totals:									
Windows	15168	1	C	30		exceeds	\$0	-Original single glaze double hung metal windows with screens are adequate for use.	
Pending Totals:									
System Total Correction			\$661,042		System Replacement Cost			\$3,073,028	Ratio: 0.22
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15169	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	15170	1	C	25		exceeds	\$0	Fed from building no. 78, for egress and exit lighting. Fair condition.
Pending Totals:								
Fire Alarm	108050	2	F	15		exceeds	\$77,542	Provide complete Fire Alarm system and meet NFPA, ADA and all applicable Standards.
Pending Totals:								
Fire Alarm	15171	1	F	15		exceeds	\$21,384	Fire alarm control panel serving this building located in building no. 78.
Pending Totals:								
Lighting & Power	15172	1	D	25		exceeds	\$34,462	Replace remaining Lighting fixtures that are T-12 with T-8 lamps with energy efficient electronic ballasts. Existing exit lights are LED type. Replace incandescent stage lighting.
Pending Totals:								
Lightning Protect	15173	1	N/A	20		n/a	\$6,447	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	15174	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	15175	1	F	30		exceeds	\$27,077	Replace panels including Westinghouse type NQOB 225A, lugs only, 208Y/120V, 3 phase. Replace outdated lighting control panel.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Canteen/Theater			
78A	1960	0	2	14,080	Proposed Function	Canteen/Theater			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	108051	2	F	30		exceeds	\$75,191	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$4,000) Replace breakers as recommended in study to provide proper protection to the system. (\$38,000)	
Pending Totals:									
Transformer	15177	1	N/A	30		n/a	\$0	Secondary service from Building No. 78.	
Pending Totals:									
System Total Correction			\$242,104			System Replacement Cost		\$1,170,677	Ratio: 0.21
System Total Pending \$0									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	131815	3	C	20		7	\$0	Rooftop unit is serving 78D area; fair condition.
Pending Totals:								
Air Handling Equip	108052	2	D	20		3	\$70,157	Replace Retail store air handling unit that is 1996 install but looked much older, insulation was falling apart, air was leaking. Airflow appeared to be low.
Pending Totals:								
Air Handling Equip	15178	1	C	20		3	\$0	Canteen air handling unit installed in 1996 but looked much older, insulation was falling apart, air was leaking. DX split system, working fairly well.
Pending Totals:								
Ducts & Water Dist	15179	1	D	30		exceeds	\$1,453,483	Replace ductwork. Poor condition. Ductwork was making too much noise. Estimator note: appears high covering approximately 11,000 sqft
Pending Totals:								
Engr. Control syst.	15180	1	D	20		exceeds	\$267,087	Replace controls were in a mess. Some instruments were not connected and they are outdated.
Pending Totals:								
Heating & Ventil.	15181	1	D	25		exceeds	\$140,313	Replace aged H&V units (5) for Theater. Insulation was falling apart and air was leaking. Poor condition.
Pending Totals:								
Heating System	15182	1	D	30		exceeds	\$556,329	Replace original steam piping, coils, steam condensate pumps and a receiver. Poor condition.
Pending Totals:								
Room Air Dist/Term	15183	1	D	30		*	\$44,310	Air balance air distribution that did not appear to be balanced in all areas, including the Pharmacy.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Canteen/Theater			
78A	1960	0	2	14,080	Proposed Function	Canteen/Theater			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Ventil (O.A. & Exh)	15184	1	D	30		*	\$6,153	Correct poor ventilation in the building.	
Pending Totals:									
Exhaust Fans	299418	1	D	25		exceeds	\$29,839	Two (2) fans for theater and pump room fan in poor condition.	
Pending Totals:									
System Total Correction			\$2,567,670			System Replacement Cost		\$1,097,510	Ratio: 2.34
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	15185	1	B	50		28	\$0	The canteen is fully sprinklered with an extension from building 78.	
Pending Totals:									
Fire Sprinkler / Pump	108053	2	D	50		*	\$158,775	Add sprinkler system to theater area that is not protected by sprinklers as required.	
Pending Totals:									
Fixtures / Piping	299420	2	D	50		exceeds	\$49,436	Fixtures, domestic water piping, and DWV piping; poor condition.	
Pending Totals:									
Fixtures / Piping	15186	1	C	50		18	\$0	The hot and cold water is fed from building 78.	
Pending Totals:									
Hot Water Heater	15187	1	C	25		*	\$0	Hot Water fed from Building 78.	
Pending Totals:									
Medical Gases	299422	1	N/A	30		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$208,211			System Replacement Cost		\$731,673	Ratio: 0.28
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15188	1	C	100		47	\$0	-Concrete slab supported by steel beams casted in concrete in fair condition. Steel roof decks supported by steel joists in fair condition.
Pending Totals:								
Foundations	15189	1	C	100		47	\$0	-Spread footing in fair condition.
Pending Totals:								
Seismic / Wind Load	15190	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Canteen/Theater
78A	1960	0	2	14,080	Proposed Function	Canteen/Theater

Details								
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Vertical Members	15191	1	C	100		47	\$0	-Exterior masonry walls and steel columns in fair condition.
Pending Totals:								
System Total Correction \$0			System Replacement Cost \$1,243,845			Ratio: 0.00		
System Total Pending								

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elevators	15192	1	n/a	20		*	\$0	No Elevator
Pending Totals:								
System Total Correction \$0			System Replacement Cost					
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15176	1	n/a	15		*	\$0	None.
Pending Totals:								
System Total Correction \$0			System Replacement Cost					
System Total Pending								

Bldg Total Correction \$3,679,026.20	Bldg Total Replacement \$7,316,733	Bldg Ratio: 0.50
Bldg Total Pending \$0.00		

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electrical Bldg
79	1959	0	1	301	Proposed Function	

Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	298974	1	B	*		*	\$0	-Building is not accessible and not required. -Accessible restrooms are not provided in the building not required. -An accessible water cooler is not provided and not required. -Lever style door hardware is not provided and not required.
Pending Totals:								
Exterior Walls	132881	1	C	100		46	\$0	-Face brick is in fair condition. -The concrete stem wall is in good condition.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electrical Bldg			
79	1959	0	1	301	Proposed Function				
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	298984	2	D	100		46	\$10,299	-Prep and repaint the rusting double exterior metal doors and frames. -Repair and repoint the cracked brick at the corners at the building -Repair and repoint the step cracking at the exterior brick. -Prep and repaint the concrete soffit.	
Pending Totals:									
Fixed Equipment	298975	1	N/A	n/a		n/a	\$0	See electrical	
Pending Totals:									
Interior Finish/Door	298976	1	B	10		exceeds	\$0	-Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in good condition.	
Pending Totals:									
Life Safety	298977	1					\$0	-The building is not sprinkled and not required. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.	
Pending Totals:									
Roof	132882	1	D	20		exceeds	\$14,553	-Replace flat roof with EPDM roof. -Repair the cracked concrete at the corner of the roof.	
Pending Totals:									
Signage / Wayfindg	298978	1	D	10		exceeds	\$2,359	-Exterior building identification signage is not provided. -Interior signage is not provided and is not required.	
Pending Totals:									
Windows	298979	1	B	30		exceeds	\$0	-No windows are provided -3 aluminum louvers are in good condition	
Pending Totals:									
System Total Correction			\$27,211	System Replacement Cost			\$39,298	Ratio: 0.69	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	298009	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	298010	1	N/A	25		n/a	\$0	n/a
Pending Totals:								
Fire Alarm	298011	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Lighting & Power	132076	1	N/A	25		n/a	\$0	This building is used for storage only. No electric.
Pending Totals:								
Lightning Protect	298012	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Electrical Bldg		
79	1959	0	1	301	Proposed Function			
Details								
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Nurse Call/Int/TV	298013	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	298014	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
Transformer	298015	1	N/A	30		n/a	\$0	n/a
Pending Totals:								
System Total Correction				\$0		System Replacement Cost		
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	298980	1	C	100		46	\$0	-Concrete slab on grade in fair condition.
Pending Totals:								
Foundations	298981	1	B	100		43	\$0	-Perimeter concrete footings are in good condition.
Pending Totals:								
Seismic / Wind Load	298982	1	B	*		*	\$0	-Wind load governs
Pending Totals:								
Vertical Members	298983	1	B	100		43	\$0	-Concrete slab supported by masonry walls in fair condition.
Pending Totals:								
System Total Correction				\$0		System Replacement Cost		\$15,115
								Ratio: 0.00
System Total Pending								

Bldg Total Correction			\$27,210.60		Bldg Total Replacement		\$54,413		Bldg Ratio: 0.50
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP/DSS				
8	1930	0	4	51,166	Proposed Function	CMOP/DSS				
Details										
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Accessibility	15193	1	B	*		*	\$0	-Building is accessible by ramp and through connecting corridor and has elevators		
Pending Totals:										
Accessibility	107936	2	D	*		*	\$83,105	-Upgrade in toilet rooms on first floor and basement to handicap accessible		
Pending Totals:										

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP/DSS		
8	1930	0	4	51,166	Proposed Function	CMOP/DSS		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299497	3	C	*		*	\$0	-Accessible restroom (2087) are provided in the building. -An accessible water cooler is provided. -Lever style door hardware is provided on the 2nd floor.
Pending Totals:								
Accessibility	299498	4	D	*		*	\$27,595	-An accessible water cooler is not provided. -Lever style door hardware is not provided in the basement. -Required knee clearance at lavatories is not provided in kitchen 2073 -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	15194	1	C	100		17	\$0	-Exterior brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	107937	2	D	100		exceeds	\$220,133	-Re-seal all penetrations and lock joints
Pending Totals:								
Exterior Walls	132654	3	D	100		exceeds	\$36,059	-Scrape and paint 5% of wood cornices and eaves.
Pending Totals:								
Exterior Walls	132655	4	D	100		exceeds	\$36,059	-Repair main entrance steps (brick, hand rails and concrete; 8R).
Pending Totals:								
Exterior Walls	132656	5	D	100		exceeds	\$14,814	-Wash face brick (3,800 s.f.).
Pending Totals:								
Fixed Equipment	15195	1	B	15		3	\$0	-Wood cabinets and solid surface countertops in kitchen 2073 are in good condition.
Pending Totals:								
Interior Finish/Door	107938	2	D	10		exceeds	\$14,034	-Replace approx. 1200sf of carpet on first floor.
Pending Totals:								
Interior Finish/Door	132657	3	A	10		4	\$346	- VCT at rear basement entrance has been replaced.
Pending Totals:								
Interior Finish/Door	15196	1	C	10		exceeds	\$0	Interior Finishes are in fair condition.
Pending Totals:								
Life Safety	299499	2	D	*		*	\$3,433	-Quick action egress door hardware is not provided at fire egress stairways #1 and #2 -Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Life Safety	15197	1	B	*		*	\$0	-Sprinkled on First Floor, not sprinkled on Second Floor. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available.
Pending Totals:								
Roof	15198	1	C	20		6	\$0	-Asphalt shingle roof in fair condition. -Prefinished sheet metal gutters and downspouts are in good condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP/DSS			
8	1930	0	4	51,166	Proposed Function	CMOP/DSS			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Roof	216434	2	D	20		exceeds	\$13,878	-Approximately 2000 sf of existing flat roof to be replaced.	
Pending Totals:									
Signage / Wayfindg	15199	1	D	10		exceeds	\$26,982	-Interior signage is in poor condition and due to be replaced.	
Pending Totals:									
Windows	15200	1	C	30		exceeds	\$0	-Aluminum single glaze double pane, double hung windows with bronze finish in fair condition.	
Pending Totals:									
Windows	107939	2	D	30		exceeds	\$189,692	-Replace 42 basement windows and 54 first floor windows. They are original single pane wood and steel frame windows.	
Pending Totals:									
System Total Correction			\$666,130		System Replacement Cost			\$9,096,663	Ratio: 0.07
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15201	1	N/A	n/a		n/a	\$0	Electrical closets meet the requirements of NEC. Data closets meet space requirements and appropriate ventilation.
Pending Totals:								
Emerg Elec Sys.	15202	1	C	25		10	\$0	Outdoor Kohler 480/277V 180KW eng/gen. installed 1998. Zenith ZT3 Series 225A for egress and exit lighting in fair condition.
Pending Totals:								
Emerg Elec Sys.	298016	2	B	25		22	\$0	Kohler 480/277V 400A ATS feeds GE 480/277V, 3PH, 4W 400A panel; this panel feeds 112.5kVA transformer; secondary has Westinghouse 700A ECB and Eaton 800A MLO emergency panel.
Pending Totals:								
Fire Alarm	107940	2	F	15		exceeds	\$128,004	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing EST Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	15204	1	D	25		exceeds	\$81,233	Replace lighting fixtures on first floor that are T-12 lamps with magnetic ballasts.
Pending Totals:								
Lightning Protect	15205	1	N/A	20		n/a	\$7,076	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	15206	1	C-	15		2	\$0	Speaker system with cameras.
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP/DSS
8	1930	0	4	51,166	Proposed Function	CMOP/DSS

Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Secondary Dist.	15207	1	C-	30		2	\$0	Sylvania switchboard 800A M.B., 208Y/120V, 3 phase in fair condition.
Pending Totals:								
Secondary Dist.	107941	2	F	30		exceeds	\$75,191	Correct electrical (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$14,000) Provide breakers & panels as recommended in study to provide proper protection to the system. (\$28,000)
Pending Totals:								
Transformer	15209	1	D	30		exceeds	\$71,387	Replace two outdoor pad mounted transformers. One 225KVA,208Y/120V and one One 225KVA, 480Y/277V, 3 phase, Padmount transformers (450KVA). Poor condition.
Pending Totals:								

System Total Correction \$362,892	System Replacement Cost \$2,966,303	Ratio: 0.12
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System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	298914	4	C-	20		exceeds	\$0	Two (2) units in basement in servicable condition.
Pending Totals:								
Air Handling Equip	107942	2	F	20		*	\$2,403,785	Provide a proper air ventilation system to meet code requirements. 66% of 2nd floor has window units for air-conditioning and original steam radiators for heating. Only steam radiators in the basement. No proper ventilation for these two floors. Code violation.
Pending Totals:								
Air Handling Equip	131787	3	C	20		11	\$0	34% of 2nd floor has DX system. One (1) DX unit on first floor; fair condition
Pending Totals:								
Air Handling Equip	15210	1	D	20		exceeds	\$155,708	Air handling units (D-X split type with steam heating coils) serve Pharmacy on the first floor. Five (5) units have failed.
Pending Totals:								
Ducts & Water Dist	15211	1	D	30		*	\$0	N/A: None installed on 66% of second floor and basement. See air handling equipment.
Pending Totals:								
Ducts & Water Dist	131788	2	B	30		22	\$0	First floor, good condition.
Pending Totals:								
Engr. Control syst.	15212	1	C	20		12	\$0	Controls for one (1) unit on first floor in good condition.
Pending Totals:								

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518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	CMOP/DSS		
8	1930	0	4	51,166		Proposed Function	CMOP/DSS		
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Engr. Control syst.	107943	2	D	20		exceeds	\$507,096	Provide controls for air handling systems.	
Pending Totals:									
Heating System	15213	1	D	30		1	\$886,188	Replace original steam radiators, steam piping, and condensate piping.	
Pending Totals:									
Room Air Dist/Term	15214	1	C	30		12	\$0	No air distribution in basement and 2nd floor and 1 unit on first floor. See air handling equipment. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	15215	1	D	30		12	\$0	Poor ventilation in the basement and on 66% of 2nd floor. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	131789	2	C	20		9	\$0	Ventilation on first floor and 34% of second floor in fair condition.	
Pending Totals:									
Exhaust Fans	298915	1	D	25		exceeds	\$60,388	Original exhaust fans in poor condition.	
Pending Totals:									
System Total Correction			\$4,013,166			System Replacement Cost		\$2,768,550	Ratio: 1.45
System Total Pending \$0									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	15216	1	C	50		28	\$0	The first floor only is fully sprinklered, with a 4" fire service. The second floor is not sprinklered.
Pending Totals:								
Fixtures / Piping	15217	1	C-	50		exceeds	\$0	The fixtures are old with some baths retrofitted for HC.
Pending Totals:								
Fixtures / Piping	107944	2	D	50		exceeds	\$861,572	Provide a 5" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Hot Water Heater	15218	1	A	25		24	\$0	Rheem 50 gallon electric water heater installed in 2012.
Pending Totals:								
Hot Water Heater	107945	2		25			\$0	***Delete record** water heater replaced
Pending Totals:								
Medical Gases	298916	1	N/A	50		*	\$0	n/a

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP/DSS			
8	1930	0	4	51,166	Proposed Function	CMOP/DSS			
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$861,572			System Replacement Cost		\$1,186,521	Ratio: 0.73
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	15219	1	C	100		17	\$0	-Concrete joists supported by concrete beams & walls (3 story) in fair condition.	
Pending Totals:									
Foundations	15220	1	C	100		17	\$0	-Spread footing & continuous wall footing in fair condition.	
Pending Totals:									
Seismic / Wind Load	15221	1	n/a	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	15222	1	C	100		17	\$0	-Concrete columns & continuous basement walls in fair condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$3,164,057	Ratio: 0.00
System Total Pending									

Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elevators	15223	1	C	20		3	\$0	P1 is in average condition. Simplex holed hydraulic with a capacity of 4000 lb. and operates at 150 fpm., 4 stops (B-G-1-2). The ground floor is a rear entrance. Controls are MCE HMC-1000 installed in 1996. The over all maintenance is average. The current operation and signaling fixtures do meet ADA or VA Standard requirements. The annual testing was completed in August 2013.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$593,261	Ratio: 0.00
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15208	1	C	15		1	\$0	Fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CMOP/DSS			
8	1930	0	4	51,166	Proposed Function	CMOP/DSS			
Details									
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Telecommunications Rooms	302797	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.	
Pending Totals:									
Telecommunications Rooms	302798	2	D	15			\$524	Telecommunications Room 208 1) have abandoned cabling; remove abandoned cabling to comply with code.	
Pending Totals:									
Telecommunications Rooms	302799	3	D	15			\$2,516	Telecommunications Room B01A 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static	
Pending Totals:									
Telecommunications Rooms	302800	4	D	15			\$17,243	Telecommunications room B01A are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.	
Pending Totals:									
System Total Correction				\$20,283					System Replacement Cost
System Total Pending									
Bldg Total Correction			\$5,924,042.83			Bldg Total Replacement		\$19,775,355	Bldg Ratio: 0.30
Bldg Total Pending \$0.00									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CWT/FMS/A&MM		
80	1960	0	2	22,955	Proposed Function	CWT/FMS/A&MM		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15224	1	D	*		*	\$367,937	-Building is accessible through connecting corridor, but does not have an elevator. Basement is not accessible. -Provide an elevator for accessibility to all floors
Pending Totals:								
Accessibility	108054	2	D	*		*	\$69,998	-Upgrade 2 first floor toilets (124, 108 and 126) into handicap accessible
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CWT/FMS/A&MM		
80	1960	0	2	22,955	Proposed Function	CWT/FMS/A&MM		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299471	3	D	*		*	\$44,902	-An accessible water cooler is not provided. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	299473	2	D	100		47	\$67,455	-Repoint the base brick and the brick at the south exit stair. (500-5500 s.f.) -Re-seal the brick penetrations with grout to match existing. -Prep and repaint the loading dock rusting rails. -Repair the cracked concrete at the loading dock.
Pending Totals:								
Exterior Walls	15225	1	B	10047		50	\$0	-Exterior brick veneer are in good condition
Pending Totals:								
Fixed Equipment	15226	1	C	15		exceeds	\$0	-Wood cabinets and countertops in the warehouse are in fair condition. Suitable for a warehouse. -Metal shelving in the warehouse is in good condition.
Pending Totals:								
Interior Finish/Door	15227	1	C	10		exceeds	\$0	-Most interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	108055	2	D	10		exceeds	\$6,770	-Replace approximately - 1000 SF of ceiling tile in room III.
Pending Totals:								
Interior Finish/Door	132883	3	D	10		exceeds	\$7,992	-Replace metal ceiling in corridor with new suspended ceiling on first floor.
Pending Totals:								
Interior Finish/Door	132884	4	B	10		8	\$3,190	-Carpet in offices and corridors was upgraded in 2011 and is in good condition.
Pending Totals:								
Interior Finish/Door	132885	5	D	10		exceeds	\$40,780	-Replace all office carpet in basement.
Pending Totals:								
Interior Finish/Door	132886	6	D	10		exceeds	\$63,601	-Replace ceiling tiles throughout in basement.
Pending Totals:								
Interior Finish/Door	132887	7	D	10		exceeds	\$60,164	-Upgrade the finishes in 2 toilet rooms in basement.
Pending Totals:								
Interior Finish/Door	299474	8	B	10		7	\$0	-The carpet in conference room 109 is in good condition.
Pending Totals:								
Life Safety	299475	2	D	*		*	\$27,464	-Exit fire stair handrails are older and do not meet the current life safety code. -Fire caulk the wall penetrations in the mechanical room adjacent to the warehouse. -Cover the rear exit stair on the north side per code.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CWT/FMS/A&MM			
80	1960	0	2	22,955	Proposed Function	CWT/FMS/A&MM			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	15228	1	B	*		*	\$0	-Fully sprinkled. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.	
Pending Totals:									
Roof	15229	1	C	20		6	\$0	-Fully adhered EPDM roof. -Metal coping at the parapet wall is in fair condition.	
Pending Totals:									
Roof	299476	2	D	20		exceeds	\$13,183	-Provide fall protection on the roof.	
Pending Totals:									
Signage / Wayfindg	15230	1	B	10		8	\$0	-Signage/Wayfinding was installed in 2012 and is in good condition	
Pending Totals:									
Signage / Wayfindg	299477	2	D	10		exceeds	\$4,979	-Exterior building identification signage is not provided.	
Pending Totals:									
Windows	15231	1	D	30		exceeds	\$163,017	-Replace original single glaze, double hung metal windows in poor condition and remove security screens.	
Pending Totals:									
System Total Correction			\$941,433			System Replacement Cost		\$4,081,106	Ratio: 0.23
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15232	1	D	25		exceeds	\$28,309	Provide proper ventilation for data closets. Data closets do not meet space requirements and require appropriate ventilation. Panelboards in walls.
Pending Totals:								
Emerg Elec Sys.	15233	1	F	25		exceeds	\$61,541	Replace 100A ATS. Replace system not working, not all parts there. Fed from building no 93. Zenith ZT3 Series 100A, 208Y/120V, 3 phase and Russellectric RMT series 100A, 208Y/120v, 3 phase. Poor condition.
Pending Totals:								
Fire Alarm	108056	2	D	15		exceeds	\$104,619	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel and system. Poor condition.
Pending Totals:								
Lighting & Power	15235	1	D	25		exceeds	\$54,125	Replace remaining T-12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	15236	1	N/A	20		n/a	\$7,076	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CWT/FMS/A&MM			
80	1960	0	2	22,955	Proposed Function	CWT/FMS/A&MM			
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Nurse Call/Int/TV	15237	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	298017	3	D	30		exceeds	\$4,062	Square D 150AMB panel in room 104 mounted too high; lower panel to comply with NEC.	
Pending Totals:									
Secondary Dist.	108057	2	D	30		exceeds	\$48,337	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace breaker as recommended in study to provide proper protection to the system. (\$14,000). Replace Main Panel with Disconnect, (13,000)	
Pending Totals:									
Secondary Dist.	15238	1	D	30		exceeds	\$54,125	Replace Westinghouse Power Center 600a M.B., 208Y/120V, 3 phase. Poor condition.	
Pending Totals:									
Transformer	15240	1	D	30		exceeds	\$59,080	Replace Westinghouse Power Center 150kVA 13.8kV-208Y/120V, 3 phase indoor transformer in poor condition.	
Pending Totals:									
System Total Correction			\$421,273			System Replacement Cost		\$1,330,795	Ratio: 0.32
System Total Pending \$0									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	15241	1	D	20		exceeds	\$4,250,011	Provide HVAC systems to meet buildings needs. Most of this building is cooled by window units and heated by radiators. Corridors are heated and ventilated by H&V units. The H&V units are 1960 vintage. These units and the window units should be replaced by air handling units. Window units vary in age. They get replaced when they break down.
Pending Totals:								
Ducts & Water Dist	15242	1	n/a	30		*	\$0	Poor condition. Water distribution is not installed. **Correction Costs: See Air Handl. Equip.**
Pending Totals:								
Engr. Control syst.	15243	1	F	20		exceeds	\$411,093	Replce controls system with updated controls system. Minimal controls, outdated. Steam control is manual.
Pending Totals:								
Heating System	15244	1	D	30		exceeds	\$856,648	Replace original steam distribution piping and steam radiators. Radiators have failing orifice traps.
Pending Totals:								
Heating System	299424	2	B	30		29	\$0	Steam powered condensate return pump installed in 2009
Pending Totals:								

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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CWT/FMS/A&MM
80	1960	0	2	22,955	Proposed Function	CWT/FMS/A&MM

Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Room Air Dist/Term	15245	1	n/a	30		*	\$0	Poor condition. Water distribution is not installed. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	15246	1	n/a	30		*	\$0	Needs proper ventilation per ASHRAE. **Correction Costs: See Heating and Ventil**	
Pending Totals:									
Exhaust Fans	299425	1	B	25		20	\$0	Exhaust fans installed in 2008. VFD's are being considered for pressure control improvement.	
Pending Totals:									
System Total Correction			\$5,517,752			System Replacement Cost		\$1,242,075	Ratio: 4.44
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	15247	1	B	50		28	\$0	The building is fully sprinklered, with a 4" fire service with backflow preventer. Good condition.	
Pending Totals:									
Fixtures / Piping	15248	1	C	50		exceeds	\$0	The fixtures have HC facilities, piping fair condition.	
Pending Totals:									
Fixtures / Piping	108059	2	D	50		*	\$123,082	Provide a 3" reduced pressure backflow preventer to the water service. Replace sewage lift pumps, one unit has failed.	
Pending Totals:									
Hot Water Heater	15249	1	B	25		12	\$0	80 gallon electric unit, good condition.	
Pending Totals:									
System Total Correction			\$123,082			System Replacement Cost		\$532,318	Ratio: 0.23
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	15250	1	B	100		47	\$0	-Concrete one-way slab supported by concrete beams in good condition. Roof deck supported by steel joists in good condition (2 story).	
Pending Totals:									
Foundations	15251	1	C	100		47	\$0	-Spread footing in fair condition.	
Pending Totals:									
Seismic / Wind Load	15252	1	n/a	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	15253	1	B	100		47	\$0	-Exterior CMU walls and concrete columns to support steel columns in good condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$1,419,515	Ratio: 0.00
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	CWT/FMS/A&MM		
80	1960	0	2	22,955	Proposed Function	CWT/FMS/A&MM		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15239	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302861	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								
Telecommunications Rooms	302862	2	D	15			\$5,032	Telecommunications Rooms 1 and B 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302863	3	D	15			\$34,485	Telecommunications rooms 1 and B are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction			\$39,517			System Replacement Cost		
System Total Pending								

Bldg Total Correction	\$7,043,056.22	Bldg Total Replacement	\$8,871,969	Bldg Ratio:	0.79
Bldg Total Pending \$0.00					

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Chapel		
81	1960	0	2	7,037	Proposed Function	Chapel		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15254	1	B	*		*	\$0	-Building is accessible from connecting corridor and at grade.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Chapel		
81	1960	0	2	7,037	Proposed Function	Chapel		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	108060	2	D	*		*	\$105,952	-Renovate existing toilet rooms into 2 handicap accessible toilet rooms. -Provide handicap water fountain. -Lever style door hardware is not provided. -Required knee clearance at lavatories is not provided -Lavatory traps in most accessible restrooms are not insulated.
Pending Totals:								
Exterior Walls	299308	3	D	100		47	\$57,235	-Clean algae and effervescent minerals staining brick. -Repoint 50% of the exterior brickwork.
Pending Totals:								
Exterior Walls	108061	2	D	100		exceeds	\$40,321	-Repoint brick at window head line and above tip.
Pending Totals:								
Exterior Walls	15255	1	C	100		47	\$0	-Exterior wall is in fair condition.
Pending Totals:								
Fixed Equipment	15256	1	C	15		exceeds	\$0	-Fixed equipment is in fair condition. -Chapel Pews are in fair condition.
Pending Totals:								
Interior Finish/Door	15257	1	C	10		exceeds	\$0	-Interior finishes are in fair condition.
Pending Totals:								
Interior Finish/Door	108062	2	D	10		exceeds	\$157,254	-Remove existing asbestos tile floor and mastic and re-carpet entire chapel area. (5500 s.f.)
Pending Totals:								
Interior Finish/Door	299309	3	D	10		exceeds	\$41,196	-Renovated the two restroom interior finishes along with the accessible requirements.
Pending Totals:								
Life Safety	299310	2	C	*		*	\$0	-Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Life Safety	15258	1	D	*		*	\$69,515	-Building not sprinkled. Sprinkle the public assembly space per code. -Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Roof	15259	1	C	20		3	\$0	-Flat EPDM roofs are in poor condition and due to be replaced. -Copper gutters and downspouts are in poor condition. Repair the damaged areas. -Slate roof is in poor condition. Replaced the cracked and damaged slate or replace as necessary.
Pending Totals:								
Windows	15260	1	C	30		exceeds	\$0	-Provide maintenance to 10 original stained glass windows.
Pending Totals:								

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Chapel
81	1960	0	2	7,037	Proposed Function	Chapel

Details	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Windows	108064	2	D	30		exceeds	\$217,736	-Single pane metal windows to be replaced with new double glazed bronze units.		
Pending Totals:										
System Total Correction			\$689,210			System Replacement Cost			\$1,645,883	Ratio: 0.42
System Total Pending										

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Elec/Tele Closets	15261	1	N/A	n/a		n/a	\$0	Electronic panelboards are wall mounted. Data equipment is rack mounted.		
Pending Totals:										
Emerg Elec Sys.	15262	1	B	25		19	\$0	Existing battery powered egress and LED exit lighting system.		
Pending Totals:										
Fire Alarm	108065	2	F	15		exceeds	\$23,386	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel and system, poor condition.		
Pending Totals:										
Lighting & Power	15264	1	C	25		6	\$0	All lighting fixtures are T-8 lamps with energy efficient electronic ballasts. (Church lights are incandescent) Existing exit lights are LED type exit lights.		
Pending Totals:										
Lightning Protect	15265	1	N/A	20		n/a	\$4,979	Perform risk analysis per NFPA 780 to determine need.		
Pending Totals:										
Nurse Call/Int/TV	15266	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	15267	1	F	30		exceeds	\$11,077	Replace (3) Westinghouse type NQOB 225 AM B. 208Y/120V, 3 phase.		
Pending Totals:										
Transformer	15269	1	F	30		exceeds	\$39,386	Replace 150kVA 13.8kV-208Y/120V 3 phase. Padmount transformer. Poor condition.		
Pending Totals:										
System Total Correction			\$78,828			System Replacement Cost			\$523,691	Ratio: 0.15
System Total Pending										

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	108066	2	D	20		*	\$436,940	Provide a proper air ventilation system that meets code requirements. Offices have window units for air conditioning. No proper ventilation, per ASHRAE, is provided in the building. Code violation. H&V unit in poor condition.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Chapel			
81	1960	0	2	7,037	Proposed Function	Chapel			
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Air Handling Equip	15270	1	C	20		6	\$0	Chapel is centrally air conditioned with 2 D-X coil and steam coil units. fair condition.	
Pending Totals:									
Ducts & Water Dist	15271	1	B	30		16	\$0	Chapel ductwork, good condition.	
Pending Totals:									
Ducts & Water Dist	131816	2	D	30		*	\$9,846	Install ducts in offices and water distribution.	
Pending Totals:									
Engr. Control syst.	15272	1	D	20		*	\$19,912	Pneumatic controls and control air compressor in poor condition.	
Pending Totals:									
Heating System	15273	1	D	30		exceeds	\$212,931	Replace original steam radiators, steam and condensate piping and pump.	
Pending Totals:									
Room Air Dist/Term	15274	1	B	30		16	\$0	For chapel air distribution, good condition.	
Pending Totals:									
Ventil (O.A. & Exh)	15275	1	D	30		*	\$0	Poor ventilation in the offices. **Correction Cost: See Air Handling Equip.**	
Pending Totals:									
Exhaust Fans	299428	1	D	25		exceeds	\$16,893	Three (3) original exhaust fans; poor condition.	
Pending Totals:									
System Total Correction			\$696,521			System Replacement Cost		\$598,503	Ratio: 1.16
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	15276	1	D	50		*	\$177,238	Provide fire protection (sprinklers) to the building as required.
Pending Totals:								
Fixtures / Piping	15277	1	D	50		exceeds	\$12,309	Replace original hot, cold and sanitary piping systems.
Pending Totals:								
Hot Water Heater	15278	1	C	25		13	\$0	40 gallon electric water heater.
Pending Totals:								
Medical Gases	299429	1	N/A	30		*	\$0	n/a

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function Chapel			
81	1960	0	2	7,037	Proposed Function Chapel			
Details								
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction			\$189,546	System Replacement Cost			\$261,845	Ratio: 0.72
System Total Pending								

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15279	1	C	100		47	\$0	-Concrete slab supported by concrete beams and masonry walls in fair condition. Concrete plank roof supported by precast purling (2 story) in fair condition.
Pending Totals:								
Foundations	15280	1	C	100		47	\$0	-Spread footing and continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	15281	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	15282	1	C	100		47	\$0	-Concrete columns, bearing walls and precast arches in fair condition.
Pending Totals:								
System Total Correction			\$0	System Replacement Cost			\$710,722	Ratio: 0.00
System Total Pending								

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15268	1	C	15		1	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302864	1	C	15		10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Chapel
81	1960	0	2	7,037	Proposed Function	Chapel

Details

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302865	2	D	15			\$1,887	Telecommunications Room 1 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302866	3	D	15			\$34,485	Telecommunications rooms 1 and B are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								

System Total Correction \$36,372	System Replacement Cost
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System Total Pending

Bldg Total Correction \$1,690,477.47	Bldg Total Replacement \$3,740,643	Bldg Ratio: 0.45
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Bldg Total Pending

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Gymnasium/Pool
82	1962	0	2	25,024	Proposed Function	Gymnasium/Pool

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15283	1	B	*		*	\$0	-Building is accessible through connecting corridor.
Pending Totals:								
Accessibility	108068	2	B	*		*	\$0	-Men's and women's locker and toilet facilities was renovated to be handicap accessible. Accessible showers are provided.
Pending Totals:								
Accessibility	299478	3	D	*		*	\$4,738	-An accessible water cooler is not provided. -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Accessibility	299479	4	B	*		*	\$0	-Lever style door hardware is provided. -Required knee clearance at lavatories is provided
Pending Totals:								
Exterior Walls	299480	3	D	100		exceeds	\$20,598	-Repair the bricks cracks at the corners of the building on the south elevation at building 20T and outside the pool area.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Gymnasium/Pool		
82	1962	0	2	25,024	Proposed Function	Gymnasium/Pool		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Exterior Walls	108069	2	D	100		exceeds	\$8,121	-Reseal all penetrations and lock joints
Pending Totals:								
Exterior Walls	15284	1	B	100		49	\$0	-Exterior wall is in good condition.
Pending Totals:								
Fixed Equipment	132888	3	D	15		exceeds	\$9,746	-Replace 3 punching bag platforms 40yrs old.
Pending Totals:								
Fixed Equipment	132889	4	D	15		exceeds	\$9,356	-Provide air curtain at loading dock.
Pending Totals:								
Fixed Equipment	15285	1	C	15		exceeds	\$0	Fixed Equipment in fair condition.
Pending Totals:								
Fixed Equipment	108070	2	D	15		exceeds	\$12,345	-Replace 2 retractable basketball back boards 40 yrs old.
Pending Totals:								
Fixed Equipment	299481	5	C	15		exceeds	\$0	-Wood cabinets, countertops in kitchen 104 are in fair condition.
Pending Totals:								
Fixed Equipment	299482	6	D	15		exceeds	\$29,456	-Replace the kitchen equipment in kitchen 104 in poor condition.
Pending Totals:								
Fixed Equipment	299483	7	D	15		exceeds	\$30,394	-Wood cabinets and countertops are in poor condition.
Pending Totals:								
Interior Finish/Door	108071	2	D	10		exceeds	\$147,673	-Resurface gymnasium floor with rubber. Hardwood flooring is beyond it's useful life. -Carpet in the pool area is to be removed and surface installed is to be ceramic tile or epoxy floor.
Pending Totals:								
Interior Finish/Door	15286	1	C	10		exceeds	\$0	-Interior finishes in fair condition.
Pending Totals:								
Life Safety	299484	2	C	*		*	\$0	-Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways. -Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Life Safety	15287	1	D	*		*	\$216,489	-Not sprinkled. Sprinkle this public recreational building
Pending Totals:								
Roof	15288	1	B	20		14	\$0	-New roof installed in 2008 is in good condition
Pending Totals:								
Signage / Wayfindg	15289	1	D	10		7	\$17,165	-Interior signage is in poor condition and due to be upgraded.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Gymnasium/Pool			
82	1962	0	2	25,024	Proposed Function	Gymnasium/Pool			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Windows	12543	1	D	30		exceeds	\$81,508	Replace original single glazed aluminum windows and security screens in locker rooms with double glazed aluminum windows with bronze finish.	
Pending Totals:									
System Total Correction			\$587,589			System Replacement Cost		\$4,050,411	Ratio: 0.15
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	12544	1	N/A	n/a		n/a	\$0	Panelboards in walls. No data closet.	
Pending Totals:									
Emerg Elec Sys.	12545	1	C-	25		exceeds	\$0	Fed from building no 93. Zenith ATS series 225A, 208Y/120V, 3 phase. Fair condition.	
Pending Totals:									
Emerg Elec Sys.	216559	2	F	25		exceeds	\$7,385	Replace Russelectric ATS in poor condition.	
Pending Totals:									
Fire Alarm	108072	2	F	15		exceeds	\$94,773	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel and system, poor condition.	
Pending Totals:									
Lighting & Power	108073	2	D	25		exceeds	\$11,077	Install LED exit lights. Swimming pool exits consists of painted exit and unlighted exit.	
Pending Totals:									
Lighting & Power	14021	1	C	25		exceeds	\$0	Metal Halide lighting fixtures. Existing exit lights are LED type exit lights.	
Pending Totals:									
Lightning Protect	14022	1	N/A	20		n/a	\$7,076	Perform risk analysis per NFPA 780 to determine need.	
Pending Totals:									
Nurse Call/Int/TV	14023	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	108074	2	D	30		exceeds	\$25,064	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace breaker as recommended in study to provide proper protection to the system. (\$14,000)	
Pending Totals:									
Secondary Dist.	14024	1	F	30		exceeds	\$51,695	Replace Federal Pacific Electric (FPE) panelboards and MCC obsolete, replacement parts are not available, one main circuit breaker is 600A, 208Y/120V, 3 phase.	
Pending Totals:									
Transformer	14026	1	F	30		exceeds	\$59,080	Replace 112.5kVA 13.8kV-208Y/120V, 3 phase. Padmount transformer. Poor condition.	
Pending Totals:									
System Total Correction			\$256,148			System Replacement Cost		\$1,350,136	Ratio: 0.19

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Gymnasium/Pool	
82	1962	0	2	25,024	Proposed Function	Gymnasium/Pool	
Details							
System Total Pending							

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	13360	1	n/a	20		*	\$0	None installed.
Pending Totals:								
Air Handling Equip	131818	2	D	20		*	\$150,159	Provide dehumidification and/or heating and cooling unit for swimming pool area.
Pending Totals:								
Ducts & Water Dist	13361	1	D	30		exceeds	\$3,520,136	Replace ducts and water distribution systems.
Pending Totals:								
Engr. Control syst.	13362	1	D	20		exceeds	\$375,399	Replace controls system with updated controls system. Minimal controls, outdated.
Pending Totals:								
Heating & Ventil.	13363	1	D	25		exceeds	\$0	H&V units are old, require more maintenance work. Poor condition. **Correction Costs: Heating**
Pending Totals:								
Heating System	13364	1	D	30		exceeds	\$781,568	Replace original steam radiators, H&V units, and piping.
Pending Totals:								
Heating System	131817	2	D	30		exceeds	\$4,924	Replace / repair MP steam safety that is failing.
Pending Totals:								
Room Air Dist/Term	13365	1	n/a	30		*	\$0	Poor condition. **Correction Costs: See Ducts.**
Pending Totals:								
Exhaust Fans	13366	1	D	25		exceeds	\$38,838	Replace original exhaust fans.
Pending Totals:								
System Total Correction			\$4,871,024	System Replacement Cost			\$2,025,205	Ratio: 2.41
System Total Pending								

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	13367	1	n/a	50		*	\$0	No fire protection.
Pending Totals:								
Fixtures / Piping	13368	1	D	50		exceeds	\$492,326	Replace original hot, cold and sanitary piping systems. Newly renovated HC facilities added. 4" water service. Replace pool drainage system.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Gymnasium/Pool			
82	1962	0	2	25,024	Proposed Function	Gymnasium/Pool			
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Hot Water Heater	13369	1	D	25		exceeds	\$24,582	1 original horizontal steam storage unit and control valve poor condition.	
Pending Totals:									
Hot Water Heater	299437	2	D	25		exceeds	\$86,219	Hot water heat exchanger or heating pool water in poor condition.	
Pending Totals:									
Medical Gases	299438	1	N/A	30		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$603,127			System Replacement Cost		\$1,800,182	Ratio: 0.34
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	13370	1	C	100		49	\$0	-One way concrete slab supported by concrete beams and walls in fair condition. Precast roof supported by steel beams bearing on steel trusses in fair condition (2 story).	
Pending Totals:									
Foundations	13371	1	B	100		49	\$0	-Spread footing and continuous wall footing in good condition.	
Pending Totals:									
Seismic / Wind Load	13372	1	n/a	*		*	\$0	Wind load governs.	
Pending Totals:									
Vertical Members	13373	1	B	100		49	\$0	-CMU Bearing walls & steel columns supported by concrete columns below in good condition.	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$2,025,205	Ratio: 0.00
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	14025	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.
Pending Totals:								
Telecommunications Rooms	302867	1	C			10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Gymnasium/Pool		
82	1962	0	2	25,024		Proposed Function	Gymnasium/Pool		
Details									
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
Telecommunications Rooms	302868	2	D	15			\$17,243	Telecommunications room 1 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.	
Pending Totals:									
Telecommunications Rooms	302869	3	D				\$1,782	Telecommunications Room 1 1) have no emergency power; install outlets with emergency power access. 2) have no or inadequate grounding infrastructure; install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static	
Pending Totals:									
System Total Correction				\$19,025				System Replacement Cost	
System Total Pending									
Bldg Total Correction			\$6,336,913.08			Bldg Total Replacement		\$11,251,138	Bldg Ratio: 0.56
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administration	
9	1928	0	3	35,835		Proposed Function	Administration	
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
Accessibility	13374	1	B	*		*	\$0	-Building is accessible at grade and through connecting corridor and has an elevator.
Pending Totals:								
Accessibility	107946	2	D	*		*	\$83,106	-Upgrade 4 toilet rooms (125, 121, 103, and 222) at first and second floor.
Pending Totals:								
Accessibility	299490	3	B	*		*	\$0	-Accessible restroom (119) are provided in the building. -An accessible water cooler is provided. -Lever style door hardware is provided on the 1st floor. -Required knee clearance at lavatories is provided.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administration		
9	1928	0	3	35,835	Proposed Function	Administration		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299491	4	D	*		*	\$31,841	-Lever style door hardware is not provided on the 2nd floor. -Lavatory traps in most accessible restrooms on most floors are not insulated.
Pending Totals:								
Exterior Walls	107947	2	D	100		exceeds	\$209,651	-Re-seal all penetrations and caulk.
Pending Totals:								
Exterior Walls	13375	1	C	100		exceeds	\$0	-Exterior Brick veneer walls are in fair condition.
Pending Totals:								
Exterior Walls	132658	3	D	100		exceeds	\$4,548	-Scrape and paint approx 50% of wood cornice and eaves.
Pending Totals:								
Exterior Walls	216435	4	D	100		exceeds	\$52,413	-Replace 300 lf of stone belt course.
Pending Totals:								
Exterior Walls	299492	5	D	100		15	\$17,852	-Replace the 2 doors at the front entry.
Pending Totals:								
Fixed Equipment	15290	1	N/A	15		n/a	\$0	
Pending Totals:								
Interior Finish/Door	216436	3	D	10		exceeds	\$12,946	-Replace north pair of exterior doors & frame.
Pending Totals:								
Interior Finish/Door	299493	4	D	10		exceeds	\$9,918	-Replace the corridor carpet. (1000 s.f.)
Pending Totals:								
Interior Finish/Door	15291	1	C	10		exceeds	\$0	-Interior finishes are in fair condition.
Pending Totals:								
Life Safety	107949	2	D	*		*	\$17,580	-2nd floor egresses onto roof do not meet code. There is head clearance issues and the exits are not covered (2 locations).
Pending Totals:								
Life Safety	15292	1	C	*		*	\$0	-Building is partially sprinkled. (first floor is not sprinkled.)
Pending Totals:								
Life Safety	299494	3	C	*		*	\$0	-Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors and fire egress stairways.
Pending Totals:								
Life Safety	299495	4	D	*		*	\$16,479	-Exit fire stair handrails are older and do not meet the current life safety code.
Pending Totals:								
Roof	299496	2	D	20		exceeds	\$40,567	-Replace the flat EPDM roofs. -Prefinished sheet metal gutters and downspouts are in poor condition.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administration			
9	1928	0	3	35,835	Proposed Function	Administration			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Roof	15293	1	C	20		exceeds	\$0	-Asphalt shingle roof in fair condition.	
Pending Totals:									
Signage / Wayfindg	15294	1	C	10		exceeds	\$0	-Interior signage is in poor condition and due to be replaced.	
Pending Totals:									
Windows	15295	1	C	30		13	\$0	-Second floor is double glaze, double hung aluminum w/ bronze. Finish units in fair condition.	
Pending Totals:									
Windows	107950	2	D	30		exceeds	\$386,767	-Replace original first floor and basement single glazed metal windows with new double glaze aluminum units (119 windows).	
Pending Totals:									
System Total Correction			\$883,667			System Replacement Cost		\$7,107,261	Ratio: 0.12
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15296	1	D	n/a		exceeds	\$43,079	Provide required ventilation for data closets. Electrical closets meet the requirements of NEC.
Pending Totals:								
Emerg Elec Sys.	298018	2	F	25		exceeds	\$36,233	GTE-Sylvania 250A ATS has no emergency cables connected. Provide new ATS and emergency feeder.
Pending Totals:								
Emerg Elec Sys.	298019	3	F	25		exceeds	\$29,875	Provide LED egress lighting for first floor corridor.
Pending Totals:								
Emerg Elec Sys.	15297	1	F	25		exceeds	\$9,846	Provide LED exit lighting system. Existing are battery powered egress lights.
Pending Totals:								
Fire Alarm	107951	2	F	15		exceeds	\$112,004	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel and system, poor condition.
Pending Totals:								
Lighting & Power	15299	1	D	25		exceeds	\$19,694	Replace remaining 10% T-12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Existing exit lights are LED type exit lights.
Pending Totals:								
Lightning Protect	15300	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	15301	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	15302	1	C-	30		2	\$0	Two GE AV line switchboards 1200A M.B., 208Y/120V, 3 phase in fair condition.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administration		
9	1928	0	3	35,835		Proposed Function	Administration		
Details									
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Secondary Dist.	107952	2	F	30		exceeds	\$30,435	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$17,000)	
Pending Totals:									
Secondary Dist.	298020	3	C	30		2	\$0	Branch circuit panels throughout building: 208/120V, 3PH, 4W: L9 125A MLO, L9-1 150AMB, L9A 225A MLO, L-92 225A MLO, L9-2A 70AMB, L9-3 100A MLO; PRL4 800AMB	
Pending Totals:									
Transformer	15304	1	F	30		exceeds	\$71,387	Replace 225kVA 13.8kV-208Y/120V, 3 phase Padmount transformer in poor condition.	
Pending Totals:									
System Total Correction			\$352,553		System Replacement Cost			\$2,842,904	
							Ratio: 0.12		
System Total Pending \$0									

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	15305	1	D	20		*	\$4,547,868	Provide proper air ventilation system that meets code requirements. Window units and a couple of through-the-wall air conditioning units (for the conference room) with condensing units located outdoors. There is no proper ventilation per ASHRAE in the building. Code violation.
Pending Totals:								
Condns Wtr Sys	131792	1		20			\$0	**** Delete record*** comment in heating
Pending Totals:								
Ducts & Water Dist	15306	1	n/a	30		*	\$0	None installed. See air handling equipment.
Pending Totals:								
Ducts & Water Dist	131790	2	D	30		*	\$16,001	Provide piping insulation for steam and condensate lines.
Pending Totals:								
Engr. Control syst.	15307	1	D	20		exceeds	\$439,401	Replace control system with updated controls system. Minimal control, outdated.
Pending Totals:								
Heating System	15308	1	D	30		exceeds	\$769,261	Replace original steam radiators, steam and condensate piping and a receiver. Repair and replace steam vent to discharged outdoors and not inside the mechanical room. Original steam radiators, steam and condensate piping and a receiver. Poor condition. Steam vent should be discharged outdoors and not inside the mechanical room.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administration		
9	1928	0	3	35,835		Proposed Function	Administration		
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Heating System	298917	2	A	30		30	\$0	Condensate steam lift station installed in 2013.	
Pending Totals:									
Room Air Dist/Term	15309	1	n/a	30		*	\$0	None installed. See air handling equipment. **Correction Costs: See Air Handl. Equip.**	
Pending Totals:									
Ventil (O.A. & Exh)	15310	1	n/a	30		*	\$0	Poor ventilation. Proper ventilation is required. **Correction Costs: See Heating and Air.**	
Pending Totals:									
Exhaust Fans	298918	1	D	20		exceeds	\$43,854	Original exhaust fans in poor condition.	
Pending Totals:									
System Total Correction			\$5,816,384		System Replacement Cost			\$2,665,223	
							Ratio: 2.18		
System Total Pending									

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fire Sprinkler / Pump	15311	1	C	50		8	\$0	The janitors closets and storage area are sprinklered, with a 4" fire service. The first and second floor office spaces are not sprinklered.	
Pending Totals:									
Fixtures / Piping	107953	2	D	50		exceeds	\$800,031	Provide a 3" reduced pressure backflow preventer to the water service. Replace original hot, cold and sanitary piping systems.	
Pending Totals:									
Fixtures / Piping	131791	3	C	50		*	\$0	Abandoned tank removed.	
Pending Totals:									
Fixtures / Piping	15312	1	C	50		exceeds	\$0	The fixtures are old with some baths retrofitted for HC.	
Pending Totals:									
Hot Water Heater	15313	1	B	25		18	\$0	Hot water heater with storage tank installed 2006.	
Pending Totals:									
Medical Gases	298919	1	N/A	30		*	\$0	n/a	
Pending Totals:									
System Total Correction			\$800,031		System Replacement Cost			\$1,421,452	
							Ratio: 0.56		
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15314	1	C	100		15	\$0	-Concrete joists supported by concrete beams (2 story) in fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Administration			
9	1928	0	3	35,835		Proposed Function	Administration			
Details										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Foundations	15315	1	C	100		15	\$0	-Spread footing in fair condition.		
Pending Totals:										
Seismic / Wind Load	15316	1	n/a	*		*	\$0	Wind load governs.		
Pending Totals:										
Vertical Members	15317	1	C	100		18	\$0	-Exterior masonry construction walls supporting columns and wood roof rafters are in good condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$3,198,268	Ratio: 0.00
System Total Pending										
Transport										
Transport	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Elevators	15318	1	F	20		exceeds	\$314,476	P1 is in average condition. Single automatic push button holed hydraulic with a capacity of 1800 lb. and operates at 100 fpm., 4 stops (B-G-1-2). The ground floor is a rear entrance. Controls are ESCO installed in 1967. The over all maintenance is average. The current operation and signaling fixtures do not meet ADA or VA Standard requirements. The annual testing was completed in August 2013.		
Pending Totals:										
System Total Correction			\$314,476			System Replacement Cost			\$533,044	Ratio: 0.59
System Total Pending										
Information Technology										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inside Cable Plant (ICP)	15303	1	C	15		10+	\$0	The cables in this building were installed during the last 10 years.cables are being installed on a daily basis and category 5e or category 6 cables are being used. The cables are being installed by contracted labor. The cables are being terminated to modular patch panels when needed. The cables are concealed in the intersital space above the drop ceilings. The cables are supported by cable tray and j-hooks as needed.		
Pending Totals:										
Telecommunications Rooms	302801	1	C			10+	\$0	The telecomm rooms in this building are in satisfactory conditions, however, most rooms have insufficient grounding infrastructure as well as size deficiencies. See detailed records for deficiencies.		
Pending Totals:										

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Administration		
9	1928	0	3	35,835	Proposed Function	Administration		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Telecommunications Rooms	302802	2	D				\$1,887	Telecommunications Room B07 1) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 2) have abandoned cabling; remove abandoned cabling to comply with code. 3) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 4) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302803	3	D	15			\$5,032	Telecommunications Rooms 1 and 2 1) have no emergency power; install outlets with emergency power access. 2) have no grounding from IT equipment to building ground, install bonding straps on IT racks, telephone cabling housings and cable trays such that they are grounded to building ground. 3) have abandoned cabling; remove abandoned cabling to comply with code. 4) have no signature logs, provide signature log sheets (VA Form 4793 Visitor Register) to comply with security. 5) have bare concrete floors, paint floors or apply appropriate flooring to reduce dust & static
Pending Totals:								
Telecommunications Rooms	302804	4	D				\$51,728	Telecommunications room B07, 1 and 2 are too small, expand rooms or relocate to locations that conform to requirements outlined in VA Space Planning Criteria Chapter 232 and OIT Design Guide Section 4 - 84.
Pending Totals:								
System Total Correction				\$58,647	System Replacement Cost			
System Total Pending								

Bldg Total Correction	\$8,225,758.88	Bldg Total Replacement	\$17,768,154	Bldg Ratio: 0.46
Bldg Total Pending \$0.00				

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator		
92	1978	0	1	380	Proposed Function	Emergency Generator		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15319	1	C	*		*	\$0	-Not accessible. Adequate for use. -Accessible restrooms are not provided in the building. Adequate for use. -An accessible water cooler is not provided. Adequate for use. -Lever style door hardware is not provided. Adequate for use.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Emergency Generator		
92	1978	0	1	380	Proposed Function		Emergency Generator		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Exterior Walls	15320	1	B	100		65	\$0	-Exterior brick veneer walls are in good condition. -Metal exterior doors and frames are in good condition.	
Pending Totals:									
Exterior Walls	298985	2	D	100		65	\$687	-Caulk Electrical conduit penetration at the exterior brick. -Reconnect the conduit at ground.	
Pending Totals:									
Fixed Equipment	15321	1	N/A	n/a		n/a	\$0	See Electrical	
Pending Totals:									
Interior Finish/Door	15322	1	C	10		exceeds	\$0	-Interior finishes are in fair condition. -Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in fair condition.	
Pending Totals:									
Life Safety	15323	1	B	*		*	\$0	-Not sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.	
Pending Totals:									
Roof	298986	2	B	20		exceeds	\$0	-Prefinished sheet metal gutters and downspouts are in good condition.	
Pending Totals:									
Roof	15324	1	D	20		exceeds	\$15,321	-Replace existing with new EPDM roof.	
Pending Totals:									
Signage / Wayfindg	15325	1	C	10		exceeds	\$0	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	15326	1	B	30		exceeds	\$0	-No windows are provided. -3 aluminum louvers are in good condition	
Pending Totals:									
System Total Correction			\$16,008			System Replacement Cost		\$33,010	
Ratio: 0.48									
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15327	1	N/A	n/a		n/a	\$0	Panelboards in wall.
Pending Totals:								
Emerg Elec Sys.	108075	2	D	25		exceeds	\$3,581	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Correct neutral wiring connection in the emergency system. (\$2,000)
Pending Totals:								
Emerg Elec Sys.	108076	3	F	25		exceeds	\$62,772	Replace GE & Westinghouse panelboards. The secondary system is the original system. The main circuit breaker is 1200A, 208Y/120V, 3 phase.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator				
92	1978	0	1	380	Proposed Function	Emergency Generator				
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Emerg Elec Sys.	15328	1	C	25		10	\$0	Comons diesel Onan Gen. Model DFN 300KW, 208Y/120V, 3 phase. Built 1981. Daytank and controls replaced with double wall unit and pump cutout controls to avoid possible EPA violation.		
Pending Totals:										
Fire Alarm	15329	1	D	15		exceeds	\$4,052	Fed from adjacent building's fire alarm control panel. Consists of manual station, strobe horn and smoke detector, fair condition.		
Pending Totals:										
Lighting & Power	15330	1	C	25		13	\$0	Replace T-12 lamps in lighting fixtures with T-8 lamps and electronic ballasts. No exit lights, not required.		
Pending Totals:										
Lightning Protect	15331	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.		
Pending Totals:										
Nurse Call/Int/TV	15332	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	15333	1	C	30		exceeds	\$0	Westinghouse PowerLine 1200AMB 208/120V, 3PH, 4W switchboard.		
Pending Totals:										
Secondary Dist.	108077	2	D	30		exceeds	\$30,435	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$5,000) Provide additional breaker for proper protection that meets NFPA. (\$12,000)		
Pending Totals:										
Transformer	13559	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$100,839			System Replacement Cost			\$300,761	Ratio: 0.34
System Total Pending										

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	13560	1	C	100		65	\$0	Concrete slab on grade in fair condition.
Pending Totals:								
Foundations	13561	1	C	100		65	\$0	-Continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	13562	1	n/a	*		*	\$0	Wind load governs.
Pending Totals:								
Vertical Members	13563	1	C	100		65	\$0	-Concrete one way slab supported by masonry walls in fair condition.

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator			
92	1978	0	1	380	Proposed Function	Emergency Generator			
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost		\$22,007	Ratio: 0.00
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15334	1	n/a	15		*	\$0	None.
Pending Totals:								
System Total Correction			\$0			System Replacement Cost		
System Total Pending								

Bldg Total Correction			\$116,846.86			Bldg Total Replacement		\$374,118	Bldg Ratio: 0.31
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator		
93	1978	0	1	380	Proposed Function	Emergency Generator		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	13564	1	N/A	*		*	\$0	-Not accessible. Adequate for use -Accessible restrooms are not provided in the building and not required. -An accessible water cooler is not provided and not required. -Lever style door hardware is not provided and not required.
Pending Totals:								
Exterior Walls	298898	2	D	100		65	\$14,493	-Repair and repoint the damaged brick at the northeast wall. -Recaulk at the door and louvers head and jambs.
Pending Totals:								
Exterior Walls	13565	1	B	100		65	\$0	-Exterior brick veneer walls are in good condition. -Metal exterior doors and frames are in good condition.
Pending Totals:								
Fixed Equipment	13566	1	N/A	n/a		n/a	\$0	See Electrical
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function		Emergency Generator		
93	1978	0	1	380	Proposed Function		Emergency Generator		
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Interior Finish/Door	13567	1	C	10		exceeds	\$0	-Interior finishes are in fair condition. -Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in good condition.	
Pending Totals:									
Life Safety	13568	1	B	*		*	\$0	-The building is not sprinkled. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.	
Pending Totals:									
Roof	13569	1	D	20		17	\$15,321	-The new EPDM roof was replaced in 2010	
Pending Totals:									
Roof	298899	2	B	20		exceeds	\$0	-Prefinished sheet metal gutters and downspouts are in good condition.	
Pending Totals:									
Signage / Wayfindg	13570	1	C	10		exceeds	\$0	-Exterior building identification signage is in good condition. -Interior signage is not provided and not required.	
Pending Totals:									
Windows	13571	1	N/A	30		exceeds	\$0	-No windows are provided -3 aluminum louvers are in good condition	
Pending Totals:									
System Total Correction			\$29,814			System Replacement Cost		\$33,010	
								Ratio: 0.90	
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	13572	1	N/A	n/a		n/a	\$0	Panelboards in walls. No data system.
Pending Totals:								
Emerg Elec Sys.	108078	2	D	25		exceeds	\$3,581	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Correct neutral wiring connection in the emergency system. (\$2,000)
Pending Totals:								
Emerg Elec Sys.	13573	1	C-	25		exceeds	\$0	Onan Model DFN 300KW, 208Y/120V, 3ph. with 2000 gallon buried fuel tank. Made 1980, Fair condition. Westinghouse PowerLine switchboard 1200A M.B./120V,3 phase. Built 1998. Daytank and controls replaced with double wall unit and pump cutout controls to avoid possible EPA violation.
Pending Totals:								
Fire Alarm	13574	1	D	15		exceeds	\$4,052	Fed from adjacent building's fire alarm control panel. Consists of manual station, strobe horn and smoke detector. Fair condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Emergency Generator			
93	1978	0	1		380	Proposed Function	Emergency Generator			
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Lighting & Power	13575	1	C-	25		6	\$0	"Replace T-12 lamps in lighting fixtures with T-8 lamps and electronic ballasts. No exit lights, not required."		
Pending Totals:										
Lightning Protect	13576	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.		
Pending Totals:										
Nurse Call/Int/TV	13577	1	N/A	15		n/a	\$0	n/a		
Pending Totals:										
Secondary Dist.	108079	2	D	30		exceeds	\$32,225	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$5,000) Provide additional breaker for proper protection that meets NFPA. (\$13,000)		
Pending Totals:										
Secondary Dist.	13578	1	C-	30		exceeds	\$0	Westinghouse PowerLine 1200AMB 208/120V, 3PH, 4W switchboard.		
Pending Totals:										
Transformer	13580	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$39,858			System Replacement Cost			\$300,761	Ratio: 0.13
System Total Pending										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	13581	1	C	100		65	\$0	-Concrete one-way slab supported by masonry walls in fair condition.		
Pending Totals:										
Foundations	13582	1	C	100		65	\$0	-Continuous wall footing in fair condition.		
Pending Totals:										
Seismic / Wind Load	15335	1	B	*		*	\$0	Wind load governs.		
Pending Totals:										
Vertical Members	15336	1	C	100		65	\$0	-Masonry walls in fair condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$22,007	Ratio: 0.00
System Total Pending										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inside Cable Plant (ICP)	13579	1	n/a	15		*	\$0	None		

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Emergency Generator	
93	1978	0	1		380	Proposed Function	Emergency Generator	
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Pending Totals:								
System Total Correction				\$0		System Replacement Cost		
System Total Pending								

Bldg Total Correction	\$69,672.25	Bldg Total Replacement	\$374,118	Bldg Ratio: 0.19
Bldg Total Pending				

Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Emergency Generator	
94	1978	0	1		380	Proposed Function	Emergency Generator	
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15337	1	C	*		*	\$0	-Not accessible. Adequate for use. -Accessible restrooms are not provided in the building. Adequate for use. -An accessible water cooler is not provided. Adequate for use. -Lever style door hardware is not provided. Adequate for use.
Pending Totals:								
Exterior Walls	15338	1	B	100		65	\$0	-Exterior brick Veneer Walls are in good condition.
Pending Totals:								
Fixed Equipment	15339	1	N/A	15		*	\$0	-See electrical
Pending Totals:								
Interior Finish/Door	15340	1	C	10		exceeds	\$0	-Interior Finishes are in fair condition. -Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in good condition.
Pending Totals:								
Life Safety	15341	1	B	*		*	\$0	-The building is not sprinkled. Adequate for use. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.
Pending Totals:								
Roof	298902	2	B	20		exceeds	\$0	-Prefinished sheet metal gutters and downspouts are in good condition.
Pending Totals:								
Roof	15342	1	D	20		exceeds	\$15,322	-Replace existing B.U.R. with new EPDM roof.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator			
94	1978	0	1	380	Proposed Function	Emergency Generator			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Signage / Wayfindg	15343	1	D	10		exceeds	\$1,310	-Exterior building identification signage is not provided. -Interior signage is in good condition is not provided and not required.	
Pending Totals:									
Windows	15344	1	B	30		*	\$0	-No windows are provided. -3 aluminum are provided and are in good condition.	
Pending Totals:									
System Total Correction			\$16,633			System Replacement Cost		\$33,010	Ratio: 0.50
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15345	1	N/A	n/a		n/a	\$0	Panelboards in walls. No data system.
Pending Totals:								
Emerg Elec Sys.	108080	2	D	25		exceeds	\$2,461	Correct electric neutral wiring connection in the emergency system. (\$2,000)
Pending Totals:								
Emerg Elec Sys.	298021	3	C-	25		exceeds	\$0	Russellelectric Gen 94A 100A ATS.
Pending Totals:								
Emerg Elec Sys.	15346	1	C-	25		exceeds	\$0	Onan Model DFN 300KW, 208Y/120V, 3 phase. Fair condition. Westinghouse PowerLine switchboard 1200A M.B. 208./120V, 3 phase. Fair condition. Daytank and controls replaced with double wall unit and pump cutout controls to avoid possible EPA violation. Fair condition.
Pending Totals:								
Fire Alarm	15347	1	D	15		exceeds	\$4,052	Fed from adjacent building's fire alarm control panel. Consists of manual station, strobe horn and smoke detector. Fair condition.
Pending Totals:								
Lighting & Power	15348	1	C-	25		13	\$0	Replace T-12 lamps in lighting fixtures with T-8 lamps and electronic ballasts. No exit lights, not required.
Pending Totals:								
Lightning Protect	15349	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need.
Pending Totals:								
Nurse Call/Int/TV	15350	1	N/A	15		n/a	\$0	n/a
Pending Totals:								
Secondary Dist.	15351	1	C	30		exceeds	\$0	Westinghouse PowerLine 1200AMB 208/120V, 3PH, 4W switchboard. Panel 94E1: Eaton 100AMB 208/120V, 3PH, 4W.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Emergency Generator			
94	1978	0	1	380		Proposed Function	Emergency Generator			
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Secondary Dist.	108081	2	D	30		exceeds	\$30,435	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$5,000) Provide additional breaker for proper protection that meets NFPA. (\$12,000)		
Pending Totals:										
Transformer	15353	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$36,948			System Replacement Cost			\$300,761	
Ratio: 0.12										
System Total Pending										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	15354	1	C	100		65	\$0	-Concrete one-way slab supported by masonry walls in fair condition.		
Pending Totals:										
Foundations	15355	1	C	100		65	\$0	-Continues wall footing in fair condition.		
Pending Totals:										
Seismic / Wind Load	15356	1	B	*		*	\$0	-Wind load governs.		
Pending Totals:										
Vertical Members	15357	1	C	100		65	\$0	-Masonry walls in fair condition.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost			\$22,007	
Ratio: 0.00										
System Total Pending										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inside Cable Plant (ICP)	15352	1	n/a	15		*	\$0	None.		
Pending Totals:										
System Total Correction			\$0			System Replacement Cost				
System Total Pending										
Bldg Total Correction			\$53,580.49			Bldg Total Replacement			\$374,118	
Bldg Ratio: 0.14										
Bldg Total Pending										

FCA - Basic FCA Report

518 - Bedford District VHA - North Atlantic, VISN 1

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator
95	1978	0	1	380	Proposed Function	Emergency Generator

Details

Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15358	1	C	*		*	\$0	Not accessible. Adequate for use. -Accessible restrooms are not provided in the building. Adequate for use. -An accessible water cooler is not provided. Adequate for use. -Lever style door hardware is not provided. Adequate for use.
Pending Totals:								
Exterior Walls	15359	1	B	100		65	\$0	-Exterior brick veneer walls are in good condition.
Pending Totals:								
Fixed Equipment	15360	1	N/A	15		*	\$0	-See electrical
Pending Totals:								
Interior Finish/Door	15361	1	C	10		exceeds	\$0	-Interior finishes are in fair condition. -Exposed interior finishes including the concrete floor, open ceiling and CMU walls are in good condition.
Pending Totals:								
Life Safety	15362	1	B	*		*	\$0	-Not sprinkled. No problems observed. -Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.
Pending Totals:								
Roof	15363	1	D	20		exceeds	\$15,284	-Replace existing B.U.R. with new EPDM Roof.
Pending Totals:								
Roof	298907	2	B	20		exceeds	\$0	-Prefinished sheet metal gutters and downspouts are in good condition.
Pending Totals:								
Signage / Wayfindg	15364	1	D	10		exceeds	\$1,310	-Exterior building identification signage is not provided -Interior signage is not provided and not required.
Pending Totals:								
Windows	15365	1	B	30		exceeds	\$0	-No windows are provided. -3 aluminum are provided and are in good condition.
Pending Totals:								

System Total Correction \$16,594 **System Replacement Cost** \$33,010 Ratio: 0.50

System Total Pending

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15366	1	N/A	n/a		n/a	\$0	Panelboards in walls. No data system.
Pending Totals:								
Emerg Elec Sys.	108082	2	D	25		exceeds	\$3,581	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Correct neutral wiring connection in the emergency system. (\$2,000)
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1				
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Emergency Generator				
95	1978	0	1	380		Proposed Function	Emergency Generator				
Details											
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Emerg Elec Sys.	108083	3	F	25		exceeds	\$62,772	Replace panelboard FPE panelboard. The main circuit breaker is 1200A, 208Y/120V, 3 phase.			
Pending Totals:											
Emerg Elec Sys.	15367	1	C-	25		exceeds	\$0	Onan Model DFN 300KW, 208Y/120V, 3ph.. Fair condition. Daytank and controls replaced with double wall unit and pump cutout controls to avoid possible EPA violation.			
Pending Totals:											
Fire Alarm	15368	1	D	15		exceeds	\$4,924	Fed from adjacent building's fire alarm control panel. Consists of manual station, strobe horn and smoke detector. Fair condition.			
Pending Totals:											
Lighting & Power	15369	1	C-	25		13	\$0	Replace T-12 lamps in lighting fixtures with T-8 lamps and electronic ballasts. No exit lights, not required.			
Pending Totals:											
Lightning Protect	15370	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine need..			
Pending Totals:											
Nurse Call/Int/TV	15371	1	N/A	15		n/a	\$0	n/a			
Pending Totals:											
Secondary Dist.	15372	1	C	30		exceeds	\$0	FPE 1200AMB 208/120V, 3PH, 4W panelboard.			
Pending Totals:											
Secondary Dist.	108084	2	F	30		exceeds	\$30,435	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace over-dutied panels/devices as recommended in study. (\$4,000) Provide additional breaker for proper protection that meets NFPA. (\$13,000)			
Pending Totals:											
Transformer	15374	1	N/A	30		n/a	\$0	n/a			
Pending Totals:											
System Total Correction			\$101,711			System Replacement Cost			\$300,761		Ratio: 0.34
System Total Pending											

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	15375	1	C	100		65	\$0	-Concrete one-way slab supported by masonry walls in fair condition.
Pending Totals:								
Foundations	15376	1	C	100		65	\$0	-Continuous wall footing in fair condition.
Pending Totals:								
Seismic / Wind Load	15377	1	B	*		*	\$0	Wind load governs.
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Emergency Generator			
95	1978	0	1	380	Proposed Function	Emergency Generator			
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Vertical Members	15378	1	C	100		65	\$0	-Masonry walls in fair condition.	
Pending Totals:									
System Total Correction				\$0		System Replacement Cost		\$22,007	Ratio: 0.00
System Total Pending									

Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15373	1	n/a	15		*	\$0	None.
Pending Totals:								
System Total Correction				\$0		System Replacement Cost		
System Total Pending								

Bldg Total Correction				\$118,304.98		Bldg Total Replacement		\$374,118	Bldg Ratio: 0.32
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Water Tower		
98	2013	0	0		Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	299551	1	B	*		*	\$0	-Building is not accessible. Not required. -Accessible restrooms are not provided in the building. Not required. -An accessible water cooler is not provided. Not required. -Lever style door hardware is not provided. Not required.
Pending Totals:								
Exterior Walls	299552	1	B	100		97	\$0	-Exterior metal prefabricated painted water tower is in good condition
Pending Totals:								
Fixed Equipment	299553	1	N/A	n/a		n/a	\$0	See Plumbing
Pending Totals:								
Interior Finish/Door	299554	1	N/A	n/a		n/a	\$0	-Interior metal prefabricated building is not accessible by the public.
Pending Totals:								
Life Safety	299555	1	N/A	*		*	\$0	-The building is not sprinkled. Not required. -Structure is not accessible to the public.
Pending Totals:								
Roof	299556	1	B	20		17	\$0	-Exterior metal prefabricated painted water tower is in good condition
Pending Totals:								

FCA - Basic FCA Report

518 - Bedford						District VHA - North Atlantic, VISN 1					
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Water Tower					
98	2013	0	0		Proposed Function						
Details											
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Signage / Wayfindg	299557	1	D	10		n/a	\$3,407	-Exterior building identification signage is not provided. -Interior signage is not provided and not required.			
Pending Totals:											
Windows	299558	1	N/A	30		n/a	\$0	-No windows are provided (water tower)			
Pending Totals:											
System Total Correction			\$3,407			System Replacement Cost			\$0		
System Total Pending											

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description			
Elec/Tele Closets	299543	1	N/A	n/a		n/a	\$0	n/a			
Pending Totals:											
Emerg Elec Sys.	299544	1	N/A	25		n/a	\$0	n/a			
Pending Totals:											
Fire Alarm	299545	1	N/A	15		n/a	\$0	n/a			
Pending Totals:											
Lighting & Power	299546	1	A	25		22	\$0	CFL in industrial globe, weatherproof GFI receptacles and light switch.			
Pending Totals:											
Lightning Protect	299547	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.			
Pending Totals:											
Nurse Call/Int/TV	299548	1	N/A	15		n/a	\$0	n/a			
Pending Totals:											
Secondary Dist.	299549	1	A	30		27	\$0	Lighting and receptacle branch circuits are fed from building 5.			
Pending Totals:											
Transformer	299550	1	N/A	30		n/a	\$0	n/a			
Pending Totals:											
System Total Correction			\$0			System Replacement Cost			\$0		
System Total Pending											

Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Sprinkler / Pump	299443	1	N/A	50		*	\$0	n/a
Pending Totals:								
Fixtures / Piping	299441	1	B	50		*	\$0	Temporary chlorination system in place for water treatment.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Water Tower			
98	2013	0	0		Proposed Function				
Details									
Plumbing	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Fixtures / Piping	299442	2	D	50		*	\$1,344,387	500,000 gallon water tank installed in 2013 is 39" shorter than required to provide pressures to building fire suppression systems.	
Pending Totals:									
Hot Water Heater	299444	1	N/A	25		*	\$0	n/a	
Pending Totals:									
Medical Gases	299445	1	N/A	30		*	\$0	n/a	
Pending Totals:									
System Total Correction				\$1,344,387		System Replacement Cost			\$0
System Total Pending									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Floor Systems	299559	1	B	100		97	\$0	-Exterior metal prefabricated water tower is in good condition. (Flooring is not provide for public access)	
Pending Totals:									
Foundations	299560	1	B	100		97	\$0	-Concrete mat foundation is in good condition.	
Pending Totals:									
Seismic / Wind Load	299561	1	B	*		*	\$0	-Wind load governs	
Pending Totals:									
Vertical Members	299562	1	B	100		97	\$0	-Structural steel support columns are in good condition	
Pending Totals:									
System Total Correction				\$0		System Replacement Cost			\$0
System Total Pending									
Bldg Total Correction			\$1,347,793.56			Bldg Total Replacement		\$0	Bldg Ratio: 0.00
Bldg Total Pending									

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Connecting Corridors		
CC	1930	0	1	16,296	Proposed Function	Connecting Corridors		
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15379	1	D	*		*	\$111,892	-Some ramping in connecting corridors are very difficult to use and may not meet code. Recommend code study. -Ramp from building 3 to building 2 exceeds 1:12. -Ramp to building 81 (Chapel) exceeds 1:12. -Ramp to building 80 exceeds 30' without a landing. -Ramp from building 4 to building 80 exceeds 30' without a landing. -Ramp from building 78A to building 9 exceeds 30' without a landing. -Lever style door hardware is not provided at the entry to building 88 from the connecting corridor.
Pending Totals:								
Exterior Walls	107840	2	D	100		exceeds	\$307,705	-Tuck point 30% of the brick veneer.
Pending Totals:								
Exterior Walls	132609	3	D	100		exceeds	\$144,408	-Reseal all penetrations and caulk joints (windows and expansion joints).
Pending Totals:								
Exterior Walls	132610	4	D	100		exceeds	\$144,006	-Repair approximately 25% of wood cornice/eaves and paint wood where new shingles are being installed. See "Roof" section below.
Pending Totals:								
Exterior Walls	216419	5	D	100		exceeds	\$45,876	-Repair exterior wall where water infiltration occurs in CC between bldg 2, 3, 7 and 9. -Excavate the foundations and provide a foundation drain if none is present. Redirect water away from the connecting corridors.
Pending Totals:								
Exterior Walls	15380	1	C	100		17	\$0	Exterior wall is in fair condition.
Pending Totals:								
Fixed Equipment	15381	1	N/A	15		n/a	\$0	-See mechanical for radiators.
Pending Totals:								
Interior Finish/Door	15382	1	C	10		exceeds	\$0	-Most interior finishes in fair condition.
Pending Totals:								
Interior Finish/Door	299311	3	D	10		exceeds	\$144,874	-Repair 200-300 s.f of damaged wall in the connecting corridors at buildings 7 and 9. (locate and repair the source of water infiltration before repairs are made.) -Replace expansion joint covers between buildings 7 and 8. (3-4 expansion joint covers.) -The rusting diamond steel plate floor can be removed. Facilities reports the piping below is abandoned and can be concrete filled. -Remove and abate the asbestos tile and mastic in the connecting corridors. (3000-3500 s.f.)
Pending Totals:								
Interior Finish/Door	107841	2	D	10		exceeds	\$35,161	-Replace 5% of vinyl tile mainly at expansion joints.
Pending Totals:								
Life Safety	15383	1	D	*		*	\$162,773	-Partially sprinkled. Complete the sprinkler installation throughout the connecting corridors.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Connecting Corridors			
CC	1930	0	1	16,296	Proposed Function	Connecting Corridors			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Life Safety	299312	2	C	*		*	\$0	-Required exits are available. -Required fire extinguishers are available. -Required exit signs are available. -Quick action egress door hardware is provided at all exit / egress doors.	
Pending Totals:									
Roof	107842	2	B	20		17	\$0	-90% of the connecting corridor roofs have been replaced and are in good condition.	
Pending Totals:									
Roof	299313	3	D	20		exceeds	\$155,037	-Provide adequate attic ventilation at the connecting corridor roofs per code.	
Pending Totals:									
Roof	15384	1	C	20		5	\$0	-Shingle roof is in fair condition.	
Pending Totals:									
Signage / Wayfindg	15385	1	C	10		exceeds	\$0	-Signage is in fair condition.	
Pending Totals:									
Signage / Wayfindg	107843	2	D	10		exceeds	\$29,181	-Provide approximately 50% new signage and upgrade approximately 25% with accurate information.	
Pending Totals:									
Windows	299314	2	D	30		exceeds	\$129,426	-Replace the single glazed windows between building 78A and building 10. (25-30 windows) -Replace the single glazed arched windows with energy efficient windows (30-35 windows)	
Pending Totals:									
Windows	15386	1	C	30		exceeds	\$0	Windows vary from original metal arch, to replacement single and double glazed aluminum units.	
Pending Totals:									
System Total Correction			\$1,410,338			System Replacement Cost		\$2,897,221	Ratio: 0.49
System Total Pending									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	15387	1	N/A	n/a		n/a	\$0	n/a
Pending Totals:								
Emerg Elec Sys.	15388	1	D	25		exceeds	\$16,001	Connected to nearest building emergency generator. Powers egress and exit lighting and convert all Exit lighting to LED (\$13,000)
Pending Totals:								
Fire Alarm	15389	1	F	15		exceeds	\$98,012	Provide new Fire Alarm System. Locate detectors, horns and strobes and synchronize strobe lights to meet NFPA 72 or ADA. Existing Model CM2N fire alarm control panel in associated building and system, poor condition.
Pending Totals:								
Lighting & Power	15390	1	D	25		exceeds	\$57,916	Convert remaining 20% T-12 lighting fixtures with T-8 lamps and energy efficient electronic ballasts. Convert 20% of non-LED to LED type exit lights.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Connecting Corridors				
CC	1930	0	1	16,296	Proposed Function	Connecting Corridors				
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Lightning Protect	15391	1	D	20		n/a	\$11,077	Perform risk analysis per NFPA 780 to determine need.		
Pending Totals:										
Nurse Call/Int/TV	15392	1	D	15		exceeds	\$61,541	Replace 10 year old P.A. System.		
Pending Totals:										
Secondary Dist.	15393	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
Transformer	15395	1	N/A	30		n/a	\$0	n/a		
Pending Totals:										
System Total Correction			\$244,546		System Replacement Cost			\$629,831		Ratio: 0.39
System Total Pending										
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Air Handling Equip	15396	1	n/a	20		*	\$0	None installed.		
Pending Totals:										
Heating System	15397	1	D	30		exceeds	\$118,158	Replace steam radiators, unit heater and fan coil units.		
Pending Totals:										
Refrigeration Equip	15398	1	n/a	23		*	\$0			
Pending Totals:										
Exhaust Fans	15399	1	n/a	25		*	\$0	None installed.		
Pending Totals:										
System Total Correction			\$118,158		System Replacement Cost			\$503,865		Ratio: 0.23
System Total Pending										
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Floor Systems	15400	1	C	100		17	\$0	-One way concrete slab supported by walls in fair condition.		
Pending Totals:										
Foundations	15401	1	C	100		17	\$0	Continuous wall footing in fair condition.		
Pending Totals:										
Seismic / Wind Load	15402	1	n/a	*		*	\$0	Wind load governs.		
Pending Totals:										
Vertical Members	15403	1	C	100		17	\$0	-Continuous bearing walls in fair condition.		
Pending Totals:										
System Total Correction			\$0		System Replacement Cost			\$1,889,492		Ratio: 0.00
System Total Pending										

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Connecting Corridors		
CC	1930	0	1	16,296	Proposed Function	Connecting Corridors		
Details								
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Inside Cable Plant (ICP)	15394	1	D	15		1	\$8,951	Replace hallway phones and payphones.
Pending Totals:								
System Total Correction				\$8,951		System Replacement Cost		
System Total Pending								

Bldg Total Correction			\$1,781,993.61			Bldg Total Replacement		\$6,298,307	Bldg Ratio: 0.28
Bldg Total Pending									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Picnic Pavilion (S)		
P	1950	0	0	0	Proposed Function			
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	298885	1	B	*		*	\$0	-Building is accessible on grade. -Accessible restrooms are not provided in the building and not required. -An accessible water cooler is not provided and not required. -Lever style door hardware is not provided and not required. -Required knee clearance at lavatories is not provided and not required -An accessible transaction counter at the reception / waiting area is not provided and not required. -Lavatory traps in most accessible restrooms on most floors are not insulated and not required.
Pending Totals:								
Exterior Walls	298886	1	N/A	n/a		n/a	\$0	-No exterior walls are present on this open picnic pavilion.
Pending Totals:								
Fixed Equipment	298887	1	N/A	n/a		n/a	\$0	-No fixed equipment is provided
Pending Totals:								
Interior Finish/Door	298888	1	C	10		3	\$0	-Open finishes at the floor and roof including the concrete slab and open roof deck are in fair condition.
Pending Totals:								
Life Safety	298889	1	B	*		*	\$0	-The building is not sprinkled. -Required exits are available. -Required fire extinguishers are available.
Pending Totals:								
Roof	132890	1	D	20		exceeds	\$16,373	-Scrape and paint sheet metal roof (top and underside).
Pending Totals:								
Signage / Wayfindg	298890	1	D	10		exceeds	\$1,310	-Exterior building identification signage is not provided. -Interior signage is not provided.
Pending Totals:								
							Correction \$	\$0

FCA - Basic FCA Report

518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Picnic Pavilion (S)		
P	1950	0	0	0		Proposed Function			
Details									
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Windows	298891	1	N/A	n/a		n/a	\$0	-No windows are provided	
Pending Totals:									
System Total Correction			\$17,683		System Replacement Cost			\$50,135	
Ratio: 0.35									
System Total Pending \$0									

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Elec/Tele Closets	298022	1	N/A	n/a		n/a	\$0	n/a	
Pending Totals:									
Emerg Elec Sys.	298023	1	N/A	25		n/a	\$0	n/a	
Pending Totals:									
Fire Alarm	298024	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Lighting & Power	298025	1	C-	25		exceeds	\$0	Replace incandescent fixtures with LED.	
Pending Totals:									
Lightning Protect	298026	1	N/A	20		n/a	\$0	Perform risk analysis per NFPA 780 to determine needs.	
Pending Totals:									
Nurse Call/Int/TV	298027	1	N/A	15		n/a	\$0	n/a	
Pending Totals:									
Secondary Dist.	298028	1	C-	30		exceeds	\$0	GE 100A 240/120V, 1PH, 3W load center mounted high on end truss.	
Pending Totals:									
Transformer	298029	1	C-	30		exceeds	\$0	2.0kVA transformer mounted high on end truss; high voltage source unknown.	
Pending Totals:									
System Total Correction			\$0		System Replacement Cost			\$5,231	
Ratio: 0.00									
System Total Pending									

Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Floor Systems	298892	1	B	100		41	\$0	-Concrete slab on grade is in good condition
Pending Totals:								
Foundations	298893	1	B	100		41	\$0	-Perimeter Concrete turn down footings are in good condition
Pending Totals:								
Seismic / Wind Load	298894	1	B	*		*	\$0	-Wind load governs -Lateral cross bracing between roof trusses are in good condition.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Picnic Pavilion (S)			
P	1950	0	0	0	Proposed Function				
Details									
Structural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Vertical Members	298895	2	B	100		41	\$0	-Steel columns supporting steel roof trusses are in good condition.	
Pending Totals:									
Vertical Members	132891	1	D	100		exceeds	\$21,831	-Scrape and paint exposed steel columns and roof trusses.	
Pending Totals:									
System Total Correction			\$21,831			System Replacement Cost		\$9,719	Ratio: 2.25
System Total Pending									

Bldg Total Correction			\$39,513.96			Bldg Total Replacement		\$65,085	Bldg Ratio: 0.61
Bldg Total Pending \$0.00									

Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Site Utilities		
Site			0	0	Proposed Function	Site Utilities		
Details								
Access	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	15404	1	B	25		15	\$0	Most accessibility features are all in good condition unless otherwise noted.
Pending Totals:								
Accessibility	302037	2	D	25		exceeds	\$32,978	Provide approximately 10 curb cuts for wheelchair access along accessible routes.
Pending Totals:								
Curb & Gutter	132611	2	D	50		exceeds	\$4,904	Reset 120 LF of granite curbing.
Pending Totals:								
Curb & Gutter	132612	3	D	50		exceeds	\$46,730	Replace 335 LF of existing concrete curbing with granite curbing at various locations.
Pending Totals:								
Curb & Gutter	132613	4	D	50		exceeds	\$18,139	Repair or replace approximately 100 LF of deteriorated asphalt curbing at various locations.
Pending Totals:								
Curb & Gutter	15405	1	B	50		varies	\$0	Granite and concrete curbing in good condition, except as follows:
Pending Totals:								
Fencing	15406	1	A	75		62	\$0	Chain link fence in excellent condition, except as noted in Record No. 133480 below.
Pending Totals:								
Fencing	302038	2	D	25		exceeds	\$94,577	Repair or replace approximately 250 LF of damaged or missing chainlink fence along rear of parking lot 4. * Repair or replace approximately 1000 LF of damaged or missing chainlink fence at various locations.
Pending Totals:								
Landscaping	15407	1	B	75		32	\$0	Most landscaping in good condition, except as noted:
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1	
Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Site Utilites		
Site			0	0	Proposed Function	Site Utilites		
Details								
Access	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Landscaping	217259	9	D	75		exceeds	\$7,268	Replace approximately 20 LF of guardrail at Lot 1.
Pending Totals:								
Landscaping	132622	4	D	75		exceeds	\$40,919	Rebuild aproximately 320 LF of stone walls at various locations.
Pending Totals:								
Landscaping	132623	5	D	75		exceeds	\$23,017	Reconstruct stone headwall.
Pending Totals:								
Landscaping	132624	6	D	75		exceeds	\$9,129	Repair approximately 30 SF of fractured concrete retaining wall.
Pending Totals:								
Landscaping	132625	7	D	75		exceeds	\$32,860	Scrape and paint approximately 600 LF of metal railings at various locations.
Pending Totals:								
Landscaping	302039	10	D	25		exceeds	\$33,104	Clear, grub, and reseed overgrown area utilized as former picnic area agjacent to parking lot 5
Pending Totals:								
Landscaping	107835	2	D	75		exceeds	\$68,885	Re-seed approximately 10% of grass area.
Pending Totals:								
Landscaping	132614	3	D	75		exceeds	\$19,813	Remove and replace 2 dead trees
Pending Totals:								
Parking	216508	5	D	50		exceeds	\$53,645	Remove and replace approximately 9,660 SF of asphalt parking.
Pending Totals:								
Parking	107836	2	A	15		11	\$0	Majority of parking lots were resurfaced in 2007, and are in excellent condition, except as noted:
Pending Totals:								
Roads	216509	5	D	50		exceeds	\$58,310	Remove and replace approximately 10,400 SF of asphalt roads.
Pending Totals:								
Roads	302040	6	D	25		exceeds	\$510,207	Mill and repave Springs Rd. (90,000 SF)
Pending Totals:								
Roads	302041	7	D	25		exceeds	\$204,083	Grade and pave approximately 40,000 SF at the rear of 32 Building
Pending Totals:								
Roads	107837	2	A	15		11	\$0	Majority of roads were resurfaced in 2007, and are in excellent condition, except as noted:
Pending Totals:								
Walks	15410	1	B	50		25	\$0	Most sidewalks are in good condition except as noted.
Pending Totals:								
Walks	107838	2	D	50		exceeds	\$77,349	A project to repair and/or widen concrete sidewalks is currently underway. * Complete the repair or replacement of remaining damaged or narrow concrete sidewalks at various locations throughout site.
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Site Utilites			
Site			0		0	Proposed Function	Site Utilities			
Details										
Access	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Walks	132619	3	D	50		exceeds	\$96,968	Repair or replace approximately 3,820 SF of damaged asphalt walks at various locations including asphalt walk at rear of 78 Building		
Pending Totals:										
Walks	132620	4	D	50		exceeds	\$35,024	Install approximately 2,150 SF of new concrete walks at various locations including dirt path leading to 7 Building.		
Pending Totals:										
Walks	132621	5	D	50		exceeds	\$24,935	Replace concrete steps between Avenue 'D' and Spring Road.		
Pending Totals:										
Wayfinding	107839	2	D	20		exceeds	\$22,662	Provide additional and upgrade existing offsite signage from Route 128/95 both ways and along main route to hospital.		
Pending Totals:										
Wayfinding	15411	1	B	20		7	\$0	Signage is in good condition, except as noted:		
Pending Totals:										
System Total Correction			\$1,515,504			System Replacement Cost			\$8,106,890	Ratio: 0.19
System Total Pending										

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Fire Alarm	15412	1	D	15		exceeds	\$467,710	Provide new Fire Alarm EST Reporting system. (Main Control in Boiler Room) Alarm initiation and trouble signals are automatically transmitted to Security and Safety Office, Boiler Plant, and Bedford Fire Department. Signals are recorded in the Security and Safety Office. Poor condition. [Proj 518-11-101 Replace FA System is an FY12 Construction.]
Pending Totals:								
Primary Service	298030	2	D	n/a		n/a	\$51,751	Perform campus wide normal and emergency electrical load profile study to evaluate present and project future capacity of primary and secondary switchgear, distribution transformers, and associated feeders. Study will help determine future switchgear, feeder, and potential centralized parallel generators replacement projects.
Pending Totals:								
Primary Service	15413	1	F	40		exceeds	\$649,871	Replace Primary Feeder C that is in Poor Condition, \$264,000. Replace Primary Feeder D that is in Poor Condition, \$264,000. Primary supply for Bedford consists of 2-13.8 KV feeders from separate sources of Utility Company NSTAR Corp., each having a capacity of 4800 KVA.
Pending Totals:								
Primary Switchgear	15414	1	C	40		10	\$0	Sylvania Double ended, auto switchover 13.8KV primary switchgear. Fair condition.
Pending Totals:								

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VISN 1

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

Details

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Primary Switchgear	107851	2	D	40		exceeds	\$46,771	Correct electric (Deficiencies from Electrical Study Report, D.O.C. Feb-2005) Replace relays at the 15KV switchgear as recommended in study. (\$38,000)
Pending Totals:								
Secondary Dist.	298031	2	F	30		exceeds	\$26,206	Update comprehensive campus Electrical Study Report D.O.C. dated February 2005; and correct primary, secondary, and branch circuit electrical deficiencies outlined in the recommendations.
Pending Totals:								
Secondary Dist.	298032	3	F	30		exceeds	\$408,819	Replace outdated automatic transfer switches in buildings where remaining life has been exceeded. As an interim step, implement recommendations noted in FY20123 Automatic Transfer Switch Report, including generator shutdown time relays, repairing binding linkage, replacing worn parts, etc.
Pending Totals:								
Site Lighting	216572	2	D	20		exceeds	\$152,174	Replace building mounted wall pack lighting fixtures, circuits, and controls with LED fixtures and new circuiting.
Pending Totals:								
Site Lighting	15415	1	D	20		exceeds	\$570,586	Replace 15' high pressure sodium and 20' metal halide pole mounted site lighting fixtures and associated underground branch circuits in PVC conduit with LED fixtures.
Pending Totals:								
Site Security	15416	1	D	15		exceeds	\$92,311	Replace old color cameras with new digital cameras with adequate 30 day data storage capacity system.
Pending Totals:								
Site Security	108091	2	D	15		exceeds	\$57,848	Replace black and white cameras, giving maintenance problems. Cameras cover 16 interior zones. No exterior zones are covered at this time.
Pending Totals:								
Transformer	298033	1	D	30		exceeds	\$34,215	Provide oil containment for all liquid filled transformers.
Pending Totals:								

System Total Correction \$2,558,264 **System Replacement Cost** \$9,591,011 Ratio: 0.27

System Total Pending \$0

Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Asbestos	15418	1	B	*		*	\$0	
Pending Totals:								

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518 - Bedford	District VHA - North Atlantic, VISN 1
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Building	Year Built	Last Renov	Floors	FCA GSF	Current Function	Site Utilites
Site			0	0	Proposed Function	Site Utilities

Details

Hazmat	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Asbestos	107852	2	D	*		exceeds	\$4,570,391	Immediately remediate the asbestos containing materials identified as having a risk hazard category rating as 1 and continue to monitor level 2-4 items and abate as required or during renovations. *See Mabbet Deficiency Report dated 6-9-2011. *ACM black waterproofing, window caulk and glazing are located in Building 22 boiler plant. *Lead is located in Building 22 boiler plant.
Pending Totals:								
Fuel Comtamination	15419	1	B	40		exceeds	\$0	-15 new underground double wall tanks with leak protection system in good condition. -See electrical for transformer oil containment issues and costs
Pending Totals:								
Hazardous Waste	15420	1	B	*		*	\$0	Waste stored in building. Disposal subcontracted. No problems observed.
Pending Totals:								
Incineration	15421	1	N/A	n/a		n/a	\$0	-Incineration no longer performed on site
Pending Totals:								
Medical Waste	15422	1	B	*		*	\$0	Waste stored in building. Disposal subcontracted. No problems observed.
Pending Totals:								
Nuclear Waste	15423	1	B	*		*	\$0	Held for decay. Disposal is subcontracted. No problems observed.
Pending Totals:								
Waste Removal	15424	1	B	*		*	\$0	Disposal subcontracted. No problems observed.
Pending Totals:								

System Total Correction \$4,570,391	System Replacement Cost
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System Total Pending

Historic	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Archeology	15425	1	n/a	*		*	\$0	
Pending Totals:								
Structures	15426	1	B	*		*	\$0	Most buildings deemed elligible for National Register of Historic Places.
Pending Totals:								

System Total Correction \$0	System Replacement Cost
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System Total Pending

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	132575	1	C	7.5		exceeds	\$0	General Note: This facility has an overall count of about 1,750 window air conditioning units. Monthly new units are replacing the ones that fail.

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Site Utilites		
Site			0		0	Proposed Function	Site Utilities		
Details									
Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction				\$0				System Replacement Cost	
System Total Pending									

Sanitary	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Mains	15427	1	D	50		exceeds	\$2,120,000	[Field Engineer Review Completed on 07/26/2016 by VHABEDROBERE1.] [Auto Generated Project Pending on 07/28/2014 for Project Number 518-11-102 created by VHABEDGARNEH.] The mains vary in age and are mostly of vitreous clay with the oldest installed in 1928. The main sewer exits the site on the southeastern side of the complex. Phase I sewer replacement project 518-11-102 *Sanitary laterals at 2 Building, 4 Building, 5 Building, 6 Building and 80 Building have been replaced. *Repair or replace the remainder of mains that are failing or have exceeded thier life expectancy	
Pending Totals:							\$0		
Outflow	15428	1	C	50		exceeds	\$0	The mains connect to the city sewage system.	
Pending Totals:									
System Total Correction				\$2,120,000				System Replacement Cost	
								\$3,840,923	
								Ratio: 0.55	
System Total Pending								\$0	

Steam Gen.	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Cond. Trans. Pumps	131777	1	D	15		1	\$17,903	Provide steam driven condensate pump to lift 14 feet at steam manhole #107.	
Pending Totals:									
Piping	15429	1	C			exceeds	\$0	Most of the condensate piping was replaced in 1980s. Piping in the boiler room was replaced 9 years ago, good condition.	
Pending Totals:									
Piping	107854	2	F	40		exceeds	\$2,079,167	Complete the replacement of the original underground steam piping which is currently underway. Underground piping (average size 8 inch) approximately 10,000 feet total, of which approximately 60% has been completed.	
Pending Totals:									
System Total Correction				\$2,097,070				System Replacement Cost	
System Total Pending									

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA GSF		Current Function	Site Utilites			
Site			0	0		Proposed Function	Site Utilites			
Details										
Storm Water	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Inlets	15430	1	C	50		varies	\$0	The number and locations of the inlets appear to be adequate, and in fair condition, except as noted:		
Pending Totals:										
Inlets	107855	2	D	50		exceeds	\$14,280	Repair / replace 3 catch basins at various locations throughout site.		
Pending Totals:										
Inlets	302042	4	D	50		exceeds	\$31,823	Install new catch basin near exterior pad mount transformer adjacent to 9 Building and 78 Building were there is ponding.		
Pending Totals:										
Inlets	133479	3	D	50		exceeds	\$20,590	Construct drainage swale at ponded water area west of Building 78A.		
Pending Totals:										
Mains	302044	3	F	50		exceeds	\$169,568	Replace or reinforce 32" corrugated storm drain piping that runs under Springs Rd and the grass overflow parking area south of parking lot 1 due to previous collapses.		
Pending Totals:										
Mains	15431	1	C	50		varies	\$0	The mains vary in age and are mostly of vitreous clay with the oldest installed in 1928. According to VAMC Engineering, the mains are old but serve the site well, with normal maintenance.		
Pending Totals:										
Mains	131776	2	D	50		exceeds	\$189,545	Repair storm water lines at parking lots #2 & 11 (8" line). Repair storm water lines at between Building #9 & 10.		
Pending Totals:										
Outflow	15432	1	C	50		33	\$0	The main sewers have many headwalls that honor the site's natural drainage divides.		
Pending Totals:										
Outflow	302046	2	D	50		exceeds	\$7,774	Clean out the outfalls that have either become with overgrown with vegetation or are otherwise blocked by debris to prevent flooding.		
Pending Totals:										
System Total Correction			\$433,580		System Replacement Cost			\$3,840,923		
System Total Pending									Ratio: 0.11	

Water	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Mains	131779	4	D	20		exceeds	\$659,143	Provide back flow preventers for each building water service .
Pending Totals:								

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518 - Bedford							District VHA - North Atlantic, VISN 1			
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Site Utilites			
Site			0		0	Proposed Function	Site Utilities			
Details										
Water	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Mains	107856	2	F	50		exceeds	\$725,555	The main complaint of the water service are the non-working valves. When work is required on the mains, the valves either won't shut off or will not open again if they do close. * The valves are being located and repaired as required. * Install the valves between 6' to 8' deep in a vault as opposed to direct burial. * 20% of the valves have been repaired. * Complete the repairs to the nominal 8" valves in the system.		
Pending Totals:										
Sources	124496	1	F	50		exceeds	\$0	The water tower is not functioning properl and has been isolated from the the campus' domestic and fire water distribution system to prevent overflowing. It is suspected that the water tower was constructed below the required height to provide sufficient water pressure. The tower needs to be either modified or replaced to operate properly. See Woodward & Curran Water Distribution System Evaluation Report. Costs to repair/replace carried in 98 Building records (Water Tower)		
Pending Totals:										
Sources	302047	2	F	50		exceeds	\$3,015,940	The single domestic and fire water distribution system is comprised of an 8" loop and smaller branch lines. At over 60 years old, the loops and branch lines are highly tuberculated and require rehabilitation of replacement, including valves at buildings. See Woodward and Curran Water Distribution System Evaluation report for complete details. *Complete the replacement and/or revitalization of the water mains.		
Pending Totals:										
System Total Correction			\$4,400,637			System Replacement Cost			\$4,604,872	Ratio: 0.96
System Total Pending										
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Tele/Voice Sevice and Switch	15417	1	C	15		1	\$0	Fujitsu Model F9600XL consisting of the following: 1500 Digital Ports (1226 Spare) 4800 Analog Ports (3140 Spare) Fair condition.		
Pending Totals:										
Outside Cable Plant (OCP) (Site)	303456	1	C	15			\$0	The OSP at this facility is in fair condition. Manholes and conduits are not adequate and do not contain proper grounding or proper labeling. There is room for future growth in the OSP. There are problems from water in the OSP. OSP raceways are not documented or identified and do not contain tracer wires for locating the cables. OSP raceways are not dedicated and are shared with fire alarm and building automation systems. OSP access boxes are not secured. Fiber, copper multi-pair and coaxial underground backbone were installed in 1988. Inter-building underground fiber and copper backbone is not sufficient.		

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518 - Bedford							District VHA - North Atlantic, VISN 1		
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Site Utilites		
Site			0		0	Proposed Function	Site Utilites		
Details									
Information Technology	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description	
Pending Totals:									
System Total Correction			\$0			System Replacement Cost			
System Total Pending									
Bldg Total Correction			\$17,695,446.22			Bldg Total Replacement		\$38,472,777	Bldg Ratio: 0.46
Bldg Total Pending \$0.00									
Station 518 Total Correction			\$214,228,119			Station Total Replacement		\$720,325,172	Station Ratio: 0.30
Station Total Pending \$0									
Report Totals		Correction				Replacement			
		\$214,228,119				\$720,325,172			
		Pending							
		\$0							