

**Building Condition Survey &
Calculation for E&G Building Maintenance Needs**
(Updated with Fall 2013 CHEMIS Building Data Summary)

For Data Reported Through

1/16/2014

E&G Facilities

Francis Marion

Bldg ID	Building Name	Gross Area	Total E&G	% E&G	CHEMIS Building Replacement Cost (RCB)*	CHEMIS	Amount to Bring E&G Space to Like-New Condition	Acceptable Maintenance Level
						Bldg. Condition Code (BCC)*		
				Col. 2 / Col. 1			(RCB * %E&G) * ((100-BCC) * .01)	(RCB * %E&G) * 10%
		[1]	[2]	[3]	[4]	[5]	[6]	[7]
105009	Stokes Administration	38,833	38,833	100%	\$7,488,684	78	\$1,647,510	\$748,868
105010	Wallace House	6,363	6,363	100%	\$1,010,163	88	\$121,220	\$101,016
105013	Rogers Library	77,129	77,129	100%	\$16,973,663	85	\$2,546,049	\$1,697,366
105014	McNair Science Building	159,681	158,046	99%	\$44,631,797	53	\$20,767,175	\$4,418,548
105015	Energy Facility	8,639	8,639	100%	\$4,828,632	88	\$579,436	\$482,863
105016	Founders Hall	83,663	83,663	100%	\$14,482,948	93	\$1,013,806	\$1,448,295
105017	Smith University Center	115,366	104,070	90%	\$28,353,925	82	\$4,593,336	\$2,551,853
105019	Cauthen Educational Media Center	76,366	76,366	100%	\$14,482,949	93	\$1,013,806	\$1,448,295
105021	Fine Arts Center	53,738	53,738	100%	\$11,270,920	89	\$1,239,801	\$1,127,092
105022	Warehouse	25,342	25,342	100%	\$1,286,441	85	\$192,966	\$128,644
110562	Stanton Academic Computer Center	12,581	12,581	100%	\$2,409,530	84	\$385,525	\$240,953
110565	Alston Housing Office	8,355	3,226	39%	\$1,193,518	85	\$69,821	\$46,547
117777	Lee Nursing Building	34,870	34,870	100%	\$6,509,416	98	\$130,188	\$650,942
117779	Richardson Center for the Child	17,476	17,476	100%	\$2,878,309	95	\$143,915	\$287,831
117780	Education/Fountain Building	13,550	12,864	95%	\$1,400,000	94	\$79,800	\$133,000
117781	Performing Arts Center	73,665	73,665	100%	\$29,730,595	99	\$297,306	\$2,973,060
117782	GAC Baseball	5,076	5,076	100%	\$2,579,911	100	\$0	\$257,991
117783	GAC Fieldhouse	7,563	7,563	100%	\$2,084,850	100	\$0	\$208,485
117787	Office Services	4,153	4,153	100%	\$500,000	100	\$0	\$50,000
15		822,409	803,663	98%	\$194,096,251	89	\$34,821,662	\$19,001,649

*Linked to individual sheets. Please do not change.

Institution Name: Francis Marion University
Building Number: 105009
Building Name: Stokes Hall
Location: Campus
Gross Square Feet: 38,833
Year Const / Renov: 1960 | 1992
Replacement Cost: \$7,488,684

Respondent: Michael W. Richey
 Name
Telephone: 843-661-1104
E-Mail: mrichey@fmarion.edu

Comments: Owned Fee Simple

Please do not enter data in the cells below this line. Begin data entry on Page 2.

	System Avg. Score	Multiplier		System % of Building	=	Current % Value Bldg.
Foundation	1.750	0.850	x	0.13	=	0.1105
Exterior Walls	2.875	0.538	x	0.13	=	0.0699
Floor	1.833	0.833	x	0.07	=	0.0583
Roof	2.667	0.600	x	0.07	=	0.0420
Interior Walls	2.000	0.800	x	0.03	=	0.0240
Windows	3.200	0.440	x	0.02	=	0.0088
Doors	2.000	0.800	x	0.01	=	0.0080
Ceiling	2.000	0.800	x	0.03	=	0.0240
Heating	2.250	0.725	x	0.10	=	0.0725
Cooling	2.000	0.800	x	0.10	=	0.0800
Plumbing	1.889	0.822	x	0.08	=	0.0658
Electrical	1.125	0.975	x	0.08	=	0.0780
Elevators	1.000	1.000	x	0.01	=	0.0100
Safety	1.000	1.000	x	0.05	=	0.0500
Design Standards	1.667	0.867	x	0.09	=	0.0780
Agency Rating:				1.00		0.780

Replacement Cost:	\$7,488,684
Building Condition:	78
Over 20 Years:	\$1,647,510

Bldg. Grade	Condition Code	Condition Multiplier	Difference
1	Satisfactory	1.00	
2	Remodel A	0.8	-0.2
3	Remodel B	0.5	-0.3
4	Remodel C	0.2	-0.3
5	Replace	0.00	-0.2

Building Name: Stokes Hall

Building Number: 105009

Foundation 1 - 2 - 3 - 4 - 5		Rating
Cracked Walls	2	
Foundation Settlement	2	
Foundation Deterioration	2	
Design Load	1	
Average	1.75	

Exterior Wall System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition	3	
Waterproofing	3	
Caulking	3	
Pointing	3	
Code Compliance	2	
Insulation	3	
Maintainability	3	
Painting	3	
Average	2.875	

Floor System 1 - 2 - 3 - 4 - 5		Rating
Structural Condition	2	
Maintainability	2	
Floor Finish	2	
Vibration	2	
Fire Rating	2	
Design Load	1	
Average	1.8333	

Roof System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition	4	
Leaks	3	
Drainage	2	
Insulation	2	
Fire Rating	4	
Design Load	1	
Average	2.667	
Age of Roof Cover:	23	
Type of Roof Cover:	shingles	
Flat:		
Pitched:		

Interior Wall System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition	2	
Strength & Stability	2	
Acoustical Quality	2	
Appearance	2	
Adaptability	2	
Maintainability	2	
Average	2	

Window System 1 - 2 - 3 - 4 - 5		Rating
Physical Condition	3	
Appearance	3	
Functional Ability	4	
Infiltration	3	
Maintainability	3	
Average	3.2	

Door System 1 - 2 - 3 - 4 - 5		Rating
Door Leaf	2	
Frame	2	
Hardware	2	
Security	2	
Fire Rating	2	
Average	2	

Ceiling System 1 - 2 - 3 - 4 - 5		Rating
Structural Condition	2	
Accoustical	2	
Accessibility	2	
Appearance	2	
Average	2	

Heating System 1 - 2 - 3 - 4 - 5		Rating
Heating Capacity	2	
Temperature Control	3	
Noise Level	2	
Air Circulation & Vent	2	
Reliability	3	
Reasonable Energy Consumption	2	
Filtration	2	
Humidity	2	
Average	2.25	
Age of System:	44	
Heating Capacity-BTUs:		

Cooling System 1 - 2 - 3 - 4 - 5		Rating
Cooling Capacity	2	
Reasonable Energy Consumption	2	
Temperature	2	
Noise Level	2	
Air Circulation & Vent	2	
Reliability	2	
Filtration	2	
Humidity	2	
Average	2	
Age of System:	44	
Cooling Capacity-Tons:		

Plumbing System 1 - 2 - 3 - 4 - 5		Rating
Water Pressure & Supply Quantities	2	
Sanitation Hazards or Cross Functions	2	
Drain & Waste Function	2	
Fixture Quantities	2	
Fixture Types & Cond.	2	
Wheel Chair Fixtures	2	
Restroom Facilities	2	
Roof Drainage	2	
Site Drainage	1	
Average	1.889	

Electrical System 1 - 2 - 3 - 4 - 5		Rating
Safety Conditions	1	
Service Capacity	1	
Panel Capacity	2	
Convenience Outlets	1	
Light Levels	1	
Fixtures	1	
Emergency Power	1	
Exit Lighting	1	
Average	1.125	

Elevator System 1 - 2 - 3 - 4 - 5		Rating
Size & Number	1	
Maintainability	1	
Code Compliance	1	
Average	1	

Safety Standards 1 - 2 - 3 - 4 - 5		Rating
Means of Egress	1	
Fire Ratings	1	
Extinguishing Systems	1	
Detection & Alarm Sys.	1	
Lighting Systems	1	
Handicap Access	1	
Average	1	

Design Standards 1 - 2 - 3 - 4 - 5		Rating
Flexible Design	3	
Suitable for Present Use	1	
Gross to Assignable Area	1	
Average	1.6667	