



Department of Veterans Affairs

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Task No. VA101F-15-J-1043

FY 2015 VISN 16

Facility Condition Assessment

Final Report (Bldg 4 Electrical ONLY)

Shreveport, LA

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FCA - Basic FCA Report (Without Pending)

667 - Shreveport							VISN 16	
Building	Year Built	Last Renov	Floors	FCA	GSF	Current Function	Engineering Service	
4	1950	0	1		4,405	Proposed Function	Engineering Service	
Details								
Architectural	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Accessibility	208724	2	D	*	3	*	\$227,228	* Southwest Exterior Corner: provide 2 HC parking spaces, stripe/sign. Need 10 lf detectable warning strips where walk abuts flush with road. * West Elevation: existing ramp is not ABAAS compliant with no landing at door, handrails incomplete, no lower roll-off curb/railing, slope exceeds 1:20 (per VA's Barrier Free Design Guide). Replace concrete ramp with new with switchback, 1000 sf concrete with 80 lf hand/guardrails. * Provide ABAAS compliant drinking fountain. * Replace 20 door knobs with lever hardware. * Restroom are not ABAAS compliant, renovate 60 sf x 2 restroom for compliance and new finishes.
Exterior Walls	343868	2	D	100	3	exceeds	\$7,703	* South Elevation: provide 30 lf crash rail to protect building from parking at West end. * South & North Elevations: residential grade modular block retaining wall is poor, unlevel, brick falling out. Material is inappropriate for commercial use. Remove all blocks and provide stainless steel edging, 240 lf
Exterior Walls	85407	1	C	100		35	\$0	* Brick, stucco, precast are in fair condition. * Composite board infill at Southwest Corner fair.
Fixed Equipment	85408	1	N/A	*		*	\$0	N/A
Interior Finish/Door	85409	1	C	10		exceeds	\$0	VCT, carpet, plaster walls, ACT good to fair condition.
Interior Finish/Door	343869	2	D	10	3	exceeds	\$11,848	Room 4-17A: Replace 120 sf poor flooring. Replace sagging ACT and grid, 120 sf. Replace 550 sf poor wood paneling.
Life Safety	343870	2	D	*	5	*	\$10,754	East Egress Door: there is a step down/out the door. Floors shall be flush on both sides. Replace 75 sf concrete stoop with 3 risers and 2 handrails.
Life Safety	85410	1	A	*		*	\$0	Building is Business use and is fully sprinklered.
Roof	85411	1	D	30	3	exceeds	\$196,138	* Original copper roof is in poor condition. Replace with standing seam metal. Make sure the Station retains and catches in the copper. * Replace wood fascia/gutter boards and provide new gutters and downspouts. * Wood soffits are deteriorating. Remove wood and install aluminum, vented soffit panels.
Signage / Wayfindg	85412	1	A	10		8	\$0	Exterior signs are excellent.
Signage / Wayfindg	343871	2	D	10	3	exceeds	\$9,134	Interior signs do not have Braille, replace all.
Windows	85413	1	B	30		17	\$0	Aluminum framed, double glazed windows.
m Total Correction \$462,805							System Replacement Cost \$403,590	Ratio: 1.15

Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Elec/Tele Closets	85414	1	D	*	4	*	\$105,921	Panels located in corridor walls and electrical closets with telecommunication equipment rack and mechanical system piping. Relocate panels and telecommunication equipment in separate rooms.
Elec/Tele Closets	120344	2	D	*	4	*	\$4,878	Room 4-4, provide required system ventilation and cooling to meet equipment manufacturer's specifications.

FCA - Basic FCA Report (Without Pending)

667 - Shreveport							VISN 16			
Building 4	Year Built	Last Renov	Floors	FCA GSF			Current Function	Engineering Service		
	1950	0	1	4,405			Proposed Function	Engineering Service		
Details										
Electrical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description		
Emerg Elec Sys.	85415	1	F	25	5	2	\$70,882	100A MCB emergency branch panel "ENG1" provides power for portions of building and is in poor condition. Building 32 125KW generator provides emergency power to Building 4 with one transfer switch for 4 buildings and for life-safety and non-Life-safety power, and it is in violation of NFPA 110.		
	85416	1	D	15	4	2	\$9,903	Johnson Control addressable system. System is a stand-alone unit which requires a manual reset at the local building control panel. System monitored at Building 3, 24 hour boiler control room. Evaluate existing stand alone system for compatibility with recommended newer technology replacement fire alarm system for building 1. Replace with new panel to match building 1 new main fire alarm system.		
	342508	2	F	15	5	*	\$2,036	Fire Alarm notification devices are not located in compliance with NFPA 72.		
Lighting & Power	85417	1	B	25		17	\$0	100% of fluorescent lighting is T8 lamps with electronic ballasts.		
Lightning Protect	85418	1	C	20		12	\$0	The LPS for B1 was repaired and extended as needed to certify the system to meet NFPA 780. Project was completed in Sep 2008.		
Nurse Call/Int/TV	85419	1	C	15		7	\$0	No nurse Call or intercom. Educational CCTV installed approximately 4 years ago.		
Secondary Dist.	85420	1	C	30		7	\$0	GE, Cutler Hammer panels and 400A main distribution panel are in old but serviceable condition.		
Secondary Dist.	282864	3	C	30		7	\$0	GE 100A, 208/120V branch panel "ENG-1A" located in closet of the corridor is in fair conditions.		
Secondary Dist.	118071	2	B	30		*	\$0	Electrical maintenance and testing completed in 2010 on all circuit breakers 225A and higher, and all transformers.		
Transformer	85422	1	C	30		7	\$0	500KVA, 12.47kV:208/120V pad-mount transformer serves adjacent exterior GE 2000A MCB switchboard.		
Transformer	282865	3	C	30		2	\$0	2000A Switchboard contains a 400A CB, a 500A CB, a 400A CB, and a 200ACB to feed building 4, 16, 33, and A/C unit at 2, respectively. Switchboard is in fair condition but nearing the end of it's useful life.		
Transformer	342511	4	F	30	5	*	\$10,035	A new weatherproof hub was installed with new PV panel installation time, but hub is nit installed correctly and water may penetrate in the panel. Provide inspection correctly install the hub.		
System Total Correction							\$203,655	System Replacement Cost	\$195,680	Ratio: 1.04

Mechanical	Rec No	Seq No	Condition	Useful Life	FCA Risk	Remain Life	Correction \$	Description
Air Handling Equip	342512	2	D	20	5	exceeds	\$74,640	Pneumatic controls are beyond their useful life and causes lots of maintenance issues.
Air Handling Equip	85423	1	C-	25		14	\$0	Unit AH-4-RM-6, in good condition. The space the unit serves is split in 4 zones and each zone is controlled by a damper in supply ductwork. Return ductwork/air is not sufficient.
Ducts & Water Dist	208859	1	B	30		13	\$0	Steam condensate return in good condition.