

FCA - Basic FCA Report (By System)

516 - Bay Pines									District VHA - Southeast, VISN 8
	Building	Rec No	Item	Condition	Useful Life	Remain Life	FCA Risk	Correction Cost	Description
Electrical									
Elec/Tele Closets									
	FH	149376	1	N/A	*	*	0	\$0	Adequate clearances per NEC requirements.
	T203	149398	1	N/A	*	*	0	\$0	Adequate closet space per NEC standards.
	2	9355	1	N/A	*	*	0	\$0	Electrical panels are wall mounted. Tel/Data meets VA criteria. 3rd floor closets require additional ventilation.
	12	9660	1	N/A	*	*	0	\$0	Electrical panelboards wall mounted. Tel/Data equipment wall mounted.
	17	149425	1	N/A	*	*	0	\$0	Wall mounted panels. Tel/Data comes from building 19.
	19	13689	1	N/A	*	*	0	\$0	Electrical panelboards wall mounted Tel/Data: None. No category 5 cable distribution. Data updated in 2007. Data from building 13.
	20	11772	1	N/A	*	*	0	\$0	Electrical panelboards wall mounted. Tel/Data closets provided with additional ventilation. One Tel/Data closet has no vent. Panelboards updated but some are in an inaccessible place near womens room, locked port office.
	22	13356	1	N/A	*	*	0	\$0	Electrical Closets meet NEC requirements.
	24	13748	1	N/A	*	*	0	\$0	Electrical panelboards wall mounted and in closets. Tel/Data closets provided with additional ventilation.
	35	13777	1	N/A	*	*	0	\$0	Electrical panelboards are wall mounted. Tel/Data equipment provided with additional ventilation. Meets the requirements of the NEC. Tel/Data from building 20. In cabinet, very cramped needs update.
	36	13824	1	N/A	*	*	0	\$0	Electrical panels wall mounted. Tel/Data closets provided with additional ventilation.
	37	13853	1	N/A	*	*	0	\$0	Electrical Closets meet the requirements of NEC. Tel/Data closets provided with added ventilation.
	54	13889	1	N/A	*	*	0	\$0	Electrical panelboards wall mounted. Tel/Data from building 11.
	101	13291	1	N/A	*	*	0	\$0	Electrical closets meet the requirement of NEC. Tele/Data closets ventilation were added.
	102	13322	1	N/A	*	*	0	\$0	Electrical closets meet the requirements of NEC. Tel/Data closets meet all requirements.
	103	149365	1	N/A	*	*	0	\$0	Wall mounted panels.
	106	308335	1	N/A	*	*	0	\$0	Closets meet all NEC and VA requirements.
	110	308415	1	N/A	*	*	0	\$0	Panels wall mounted.
	11	13503	1	D	*	*	0	\$2,890	Telecomm room is cramped lacks adequate clearance. Provide equipment rack and wire management panels. This is currently being renovate in 2014.

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				D	*	*	0	\$332	[Auto Generated Project Pending on 03/09/2016 for Project Number 516-13-604 created by VHABAYBOERGR.] Telecomm room is cramped lacks adequate clearance. Provide equipment rack and wire management panels. This is currently being renovate in 2014.
Emerg Elec Sys.									
	Lee County	308236	2	D	25	*	0	\$21,591	GW paralleling switchgear includes ATS for life-safety, critical and equipment branches. All ATS are bypass/isolation type. Switchgear new in 2013. Paralleling switchgear has load shedding program but does not have proper switch components to carry out load shed commands leading to unexpected outages. Needs study to determine best way to correct.
	1	217407	2	D	25	3		\$50,380	Emergency generator AP-7650C, 600Kw, 480Y/277V. 3-phase. Also provides emergency service to Building 22. Alarms need upgrading because of old wiring.
	1	217413	5	D	25	exceeds	0	\$95,002	ATS #1 and ATS #2 have outdated controllers require upgrades to group 7 control systems and tie in to ECC system.
	1	222491	7	D	25	9	0	\$104,762	ALL Power emergency generator AP-7650C 600Kw 480Y/277V 3-phase. Also provides emergency service to Building 22. Alarms need upgrading because of old wiring. Fuel tank is single wall and needs replacement. Fuel tank replaced in 2011.
	23	217445	2	D	25	1	0	\$35,986	Replace rear main seals on generator. No leaks noted. Control panel needs to be replaced.
	24	149419	3	D	25	exceeds	0	\$15,255	Replace existing fuel tank with 500-gallon, above ground double-wall tank with leak detection.
	24	217450	4	D	25	exceeds	0	\$18,648	Old generator control system by diesel energy systems is obsolete, replace with new controller, group 7 type.
	24	308128	5	D	25	exceeds	0	\$2,159	Replace generator battery charger 24 VDC.
	24	308129	6	D	25	exceeds	0	\$5,758	Replace single wall day tank. Evidence of minor leaking.
	35	13778	1	D	25	17	0	\$4,945	Building 36 provides emergency power for the entire building through the 2 circuit loadcenter. Adequate egress and LED lighting. Generator in 37 to ATS led 2 to led 36. No egress lighting on 2nd floor.
	37	109787	2	D	25	exceeds	0	\$14,394	500 lb gallon above ground single walled tank not monitored. Need replacement.

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	37	217466	3	D	25	19	0	\$59,472	300kw generator (Caterpillar) installed in 2009. Generator in very good condition, but needs remote annunciator connection to energy center in building 100. Asbestos peg board in generator room.
	71	308178	2	D	25	15	0	\$14,394	Inadequate emergency power lighting needs study.
	100	217487	8	D	25	*	0	\$62,157	Primary manhole #354 in building 100 contains both incoming Florida Power 1247kv feeders. A code fault in this manhole could damage both feeders. Provide and engineering study to assess risk, determine feasible options, and assign a cost. Project underway as of 2014 to provide separate ducts for each incoming feeder.
	100	307691	9	D	30	exceeds	0	\$41,905	Generator alarm annunciator panel in Energy Control Center, room 1F10, has 24x4 windows and is obsolete and problematic. Recommend replacement.
	100	307707	10	D	30	*	0	\$28,788	Need fuel cleaning system in room 1F116 to maintain emergency diesel fuel quality in four 30,000 gal diesel tanks.
	101	109819	2	D	25	14		\$11,561	Federal Pacific 400A lugs only, 480Y/277V, 3-phase and Federal Pacific 100A, M.B., 480Y/277V, 3-phase. Panels are obsolete and unreliable and should be replaced.
	101	217511	6	D	25	exceeds	0	\$29,288	Transfer switch; Asco 940, 400A, 480Y/277Y, 3-phase, 300A, 480Y/277Y, 3-phase. Old control systems in transfer switches (installed in 1981) are obsolete and require change out. In service switchgear room.
	102	109827	2	D	25	exceeds	0	\$37,425	480Y/277V 3-phase system. Federal Pacific 400A lugs only 480Y/277V 3-phase, two Federal Pacific 225A 480Y/277V and four Federal Pacific 100A main circuit breaker 480Y/277V 3-phase panels. Panelboards are obsolete and need to be replaced. Change to switches. Associated Automatic Transfer Switch replaced in 2011 with bypass/isolation type.
	17	149426	1	F	25	*	0	\$4,624	No emergency egress lighting, no exit lights.
	54	13890	1	F	25	18	0	\$4,624	No emergency egress lighting.
	56	308320	1	F	*	*	0	\$1,728	No exit or egress lighting
	103	149366	1	F	25	*	0	\$720	None. No exit or egress lighting.
	300	308449	1	25	25	25	0	\$0	Emergency Power from bldg. 102 to 16 circuit breaker Square D loadcenter.
Fire Alarm									
	20	217437	2	D	15	5	0	\$28,788	FACP is located in a locked telecomm room of inadequate size. Provide new telecomm room in a conditioned air environment. Inter-floor conduit needs to be fire-stopped.

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	56	308318	1	D	*	*	0	\$5,038	No fire alarm
	110	308421	2	15	15	12	0	\$0	Simplex 4100 ES fire alarm panel on fiber optic radial from room 1F11. Fire alarm control panel on normal power.
Lighting & Power									
	Lee County	308240	2	D	25	*	0	\$1,784,838	All wiring THHN with green ground wire. Many receptacles do not have neutral pigtail code violation. Shared neutral on many circuits is code violation. White wire used for 277 V neutral conductors is code violation.
	Lee County	308245	5	D	25	exceeds	0	\$10,796	Marquee lighting at ground level, 75W metal halide has water intrusion visible. Replace with sealed LED.
	1	217411	4	D	25	22	0	\$43,933	Replace exit lights with LED units.
	2	217415	2	D	25	exceeds	0	\$207,515	Voluntary service area of building has old wiring with type TW insulation and rubber cord insulation. Approx. 8000sq.ft. of lighting and branch circuit re-wiring is required. 2nd floor west side renovated. 3rd floor renovated. 2nd floor old wiring. 1st floor being renovated. 1st floor has old wiring.
	2	217431	3	D	25	22	0	\$0	South end of first floor has old type TW wiring with deteriorating insulation. Approx. 5000 sq.ft. building needs re-wiring. Currently being renovated in 2014. (Cost included with Lighting and Power, see FCA ID No. 217415).
	11	217432	2	D	25	exceeds	0	\$8,671	Lighting fixtures and wiring in crawl spaces need replacement. Keyless socket.
	17	149428	1	D	25	exceeds	0	\$15,255	Old wiring. Replace obsolete wiring with new THHN/THWN with green wire grounds in conduit.
	20	149422	2	D	25	exceeds	0	\$38,786	Old wiring with deteriorating insulation. Needs to be upgraded.
	20	308031	3	D	25	exceeds	0	\$60,456	Crawl space lighting must be replaced, keyless socket, old wire, conduit ok.
	22	217439	2	D	25	*	0	\$24,086	Replace exit lights with LED types.
	23	277541	4	D	25	1	0	\$4,734	RESEARCH: Replace light fixtures when ceiling is replaced in Room 228a.
	24	149417	2	D	25	exceeds	0	\$8,768	Wiring and light fixtures in crawl spaces are in poor condition with deteriorating insulation.
	35	149898	2	D	25	exceeds	0	\$22,884	Replace obsolete branch circuit wiring. Some replaced, but majority still needs to be replaced.
	35	308141	3	D	25	exceeds	0	\$5,758	Crawl space lighting must be replaced. Keyless socket needs to be replaced.
	103	149368	1	D	25	22	0	\$47,469	No egress lighting. System needs to be upgraded. Lighting upgraded to T-8 lamps with electronic ballasts about 2012.

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	36	308148	2	D-		exceeds	0	\$28,788	Crawl space lighting in keyless sockets in poor condition.
	103	307862	2	F	*	*	0	\$3,599	Water dripping on wireway near booster pumps has rusted 2in. Hole and must be repaired.
Lightning Protect									
	FH	149380	1	N/A	20	*	0	\$0	None. Perform risk analysis per NFPA 780.
	11	13507	1	N/A	20	*	0	\$0	Perform risk analysis per NFPA 780.
	12	10001	1	N/A	20	*	0	\$0	Perform risk analysis per NFPA 780.
	13	13663	1	N/A	20	*	0	\$0	Perform risk analysis per NFPA 780.
	17	149429	1	N/A	*	*	0	\$0	Perform risk analysis per NFPA 780.
	19	13693	1	N/A	15	*	0	\$0	Perform risk analysis per NFPA780.
	20	11776	1	N/A	20	*	0	\$0	None. Perform risk analysis per NFPA 780.
	35	13781	1	N/A	20	*	0	\$0	None. Perform risk analysis per NFPA 780.
	54	13893	1	N/A	20	*	0	\$0	None. Perform risk analysis per NFPA 780.
	13A	308294	1	F	20	17	0	\$7,197	None, perform risk analysis per NFPA 780.
	24	13752	1	D	20	*	0	\$5,238	Perform risk analysis per NFPA 780.
	36	13828	1	D	20	*	0	\$5,238	None. Perform risk analysis per NFPA 780.
	37	13857	1	D	20	*	0	\$5,238	Perform risk analysis per NFPA 780. Added lightning protection to high roof In 2013 when roof was replaced. Need study for low roof only and connecting corridor to 36 and 37.
	100	13260	1	D	20	exceeds	0	\$85,308	Franklin system provides adequate coverage. Some air terminals on roof have been damaged and need to be repaired. Grounding system suspect; needs to be inspected and ground resistance measured.
Nurse Call/Int/TV									
	T203	149403	1	N/A	15	*	0	\$0	
	12	10002	1	N/A	15	*	0	\$0	None required.
	13	13664	1	N/A	15	*	0	\$0	None required.
	13A	308295	1	N/A	*	*	0	\$0	None required.
	17	149430	1	N/A	15	n/a	0	\$0	None required.
	54	13894	1	N/A	15	*	0	\$0	None required or exist.
	102	13327	1	N/A	15	*	0	\$0	None required.
	103	149370	1	N/A	15	*	0	\$0	None required.
	107	308371	1	N/A	*	*	0	\$0	None present.

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	110	308426	1	N/A	*	*	0	\$0	None required.
	1	149445	2	D	15	exceeds	0	\$103,429	TV Cables installed in 1983. Needs replacement with fiber.
	1	217412	3	D	15	exceeds	0	\$194,322	Old panic duress system on 2nd and 3rd floor is obsolete, cannot be expanded or repaired. Replace with new system of current technology.
	2	13697	1	D	15	exceeds	0	\$0	TV Cables installed in 1983. Needs replacement with fiber. Fiber installed. As of 2014 project currently underway as part of the Patient Services Project.
	20	13704	1	D	15	exceeds	0	\$15,255	TV Cables installed in 1983. Replace with fiber.
	24	13753	1	D	15	exceeds	0	\$30,512	TV Cables installed in 1983. Needs replacement with fiber.
	37	13858	1	D	15	exceeds	0	\$61,038	TV Cables installed in 1983. Needs replacement with fiber.
	100	109807	2	D	15	8	0	\$412,148	Overhead paging: New speakers and wiring. TOWA amplifiers new in 2006. System largely inoperative at this time. Paging being done through the fire alarm system, which is a code violation. Need study to determine best way to repair.
	19	13694	1	*	15	*	0	\$0	None required.
	35	13782	1	*	15	*	0	\$0	None.
Primary Service									
Primary Switchgear									
Secondary Dist.									
	1	9669	1	D	30	4	0	\$75,428	Square D Powerzone II Switchboard 3200A main circuit breaker. 480Y/277V 3- phase. Panelboards Square D type NEHB 480Y/277V 3-phase and type NQOB 208Y/120V 3-phase. THW wiring. Square D type (DS) power circuit breaker weathered due to wind blown rain through louvers. Obsolete Ampetcor I trip unit. 12 need to be reconditioned with updated trip unbits installed.
	13	13665	1	D	30	exceeds	0	\$14,394	Square D Power style switchboard 13N-1 and 13N-2 in operable condition but both have exceeded service life. 1976 vintage.
	20	13705	1	D	30	17	0	\$122,046	ITE Stainless Steel NEMA 12 1200A bus switchboard with 225A and 400A circuit breakers. Square D NQD type panelboards. THW wiring. Switchboard is rusting due to water intrusion.

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				D	30	17	0	\$0	[Auto Generated Project Pending on 08/09/2016 for Project Number 516-12-604 created by vhabayhansej.] ITE Stainless Steel NEMA 12 1200A bus switchboard with 225A and 400A circuit breakers. Square D NQD type panelboards. THW wiring. Switchboard is rusting due to water intrusion.
	20	217435	2	D	30	exceeds	0	\$38,864	Existing 800 amp ITE distribution panel in basement is obsolete circuit breakers and replacement parts are not available. Two 400 A circuit breakers, two 225 A circuit breakers and two 100 A circuit breakers are in basement mechanical room.
	22	217442	2	D	30	*	0	\$6,216	Electrical Room 110 on first floor has telecomm equipment encroaching into electrical clearances. Create new IT closet. Suggest moving equipment to 2nd floor closet directly above.
	23	277539	3	D	30	1	0	\$8,285	RESEARCH - Provide category C TVSS protection at the service entrance and distribution panel.
	24	308127	2	D	30	exceeds	0	\$4,318	GE 100 A, 120/208 18 circuit lighting panel in generator room is obsolete.
	35	13783	1	D	30	exceeds	0	\$12,955	Service Panel. Square D loadcenter 100A, 208Y/120v, 3-phase. Corroded THW wiring. Replace outdated loadcenter. No main circuit breaker. Replace panel with 225 A circuits-need more. 40 existing circuit panels are full.
	37	217467	3	D	30	exceeds	0	\$15,834	Power panels are loaded to capacity in IOFO computer room. Provide new 225amp 3 phase feeder in conduit. Two 42 circuit panels full. Two 42 circuit UPS panels full, 45 KVA, UPS in 40 percent loaded.
	71	13921	1	D	30	exceeds	0	\$16,378	Westinghouse type WEB, 400amp panel board is obsolete, cannot get circuit breakers or replacement parts.
	71	109798	2	D	30	exceeds	0	\$21,591	Westinghouse 800 A. M.B., 3 pole 480Y/277, V 3-phase service panel has exceeded service life. 6 branch breakers 225 amp. frame, service panel.
	71	308179	3	D	30	exceeds	0	\$47,321	MCC is obsolete and has exposed bus hazardous. Recommend replacing 600 A, 480 and twelve size 1 starter.
	100	13262	1	D	30	exceeds	0	\$1,864,150	Circuit breakers tapped into the "Critical Branch" copper bus duct located in the interstitial space is inaccessible. Relocate four (4) circuit breakers to an accessible location. Approx. 10,000 ft. of bus ducts installed too close to one another. Bus tap switches cannot be properly serviced because doors cannot be fully opened. Difficult to IR scan.

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	100	217496	4	D	30	exceeds	0	\$9,634	Square D type EHB circuit breakers are used in the majority of panel boards. These breakers are not available from the manufacturer any longer and limited availability from after market suppliers. Provide an engineering study to determine order of magnitude replacement quantities provide recommendations and assign a cost.
	100	307653	5	D	30	exceeds	0	\$314,285	Switchboards US-N, US-E, US-BA, US-BB, DS-C, DS-Q, DS-L, ED-P have Square-D power circuit breakers with obsolete Amptector I trip units. Testing has shown that some circuit breakers will not trip under any level of fault current. Circuit breakers are difficult to reset. Circuit breakers need to be rebuilt. Provide new digital trip units. Ground fault trip function on critical feeders no longer code compliant; replace with ground fault monitoring only.
	101	217515	3	D	30	2		\$46,245	8 each FPE 225amp 120/208V panels are obsolete, cannot obtain spare parts or breakers.
	101	217517	5	D	30	2		\$53,952	4 each FPE 75kva, 480-120/208V transformers are overheating.
	102	217557	2	D	30	exceeds	0	\$52,381	Two Federal Pacific 800amp 480v MCC are obsolete parts/breakers not available. MCC-N 801A, MCC-C 100 A. Starters not being used, replaced with variable frequency drive. Replace both MCC with panelboards.
	102	217558	3	D	30	exceeds	0	\$69,367	12 ea. FPE 225amp 120/208v panelboards are obsolete.
	102	217561	4	D	30	exceeds	0	\$9,945	4 ea. FPE 100amp 120/208v panel boards are obsolete.
	103	149371	1	D	30	9	0	\$3,599	Square D panel. 300A main circuit breaker 208/120V. Panel door blocked from opening by 12in. Water pipe. Relocate away from pipe.
	22	9221	1	F	30	11	0	\$107,957	Square D, Power Zone IV switchboard, 1800A, M.B., 480Y/277V, 3-phase. Square D NEHB and NQD panelboards. THW wiring. Eight DS drawout power circuit breakers have obsolete amptector I trip units, testing has proven circuit breaker unreliable. It won't trip. Needs to be rebuilt and new trip units installed.
	23	13721	1	F	30	9	0	\$185,686	Square D, Power Zone II switchgear, 4000A, M.B., 208Y/120V, 3-phase Square D NQHB panelboards. THW wiring.
	23	308071	6	F	30	exceeds	0	\$10,796	Square D Panel P1 in basement equipment room 120/208, 600A main circuit board does not trip (tested).

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	101	109820	2	F	30	5	0	\$157,142	Federal Pacific switchboard 1600A M. B. 480Y/277V 3-phase. Federal Pacific switchboard retrofitted with GE versatrip molded case circuit breaker in 1983. Circuit breaker no longer trip reliability, replace switchboard or breakers.
	102	13328	1	F	30	exceeds	0	\$93,563	Federal Pacific 1600A M. B. 480Y/277V, 3-phase switchboard is obsolete, cannot get breakers or spare parts. Main circuit breaker original. Branch circuit breakers retrofitted to G.E. molded case verastrip. All obsolete. 12 branch circuit breakers and main breaker testing indicate most circuit breakers won't trip.
Site Lighting									
	Site	11606	1	D	15	exceeds	0	\$260,816	Site lighting is made up of high pressure sodium. Wiring is enclosed in underground raceway. Over 100 pull boxes are in poor condition and need to be upgraded because of flooding damaging. The underground circuits have deteriorated and have been frequently spliced together. Eight ea. 8 pole-30amp contactors required replacement. Upgraded to LED. Contactors have 120/208 and 277/480 in same cabinet, code violation. Building 100 service bay 1.
				D	15	exceeds	0	\$0	[Auto Generated Project Pending on 08/09/2016 for Project Number 516-12-604 created by vhabayhansej.] Site lighting is made up of high pressure sodium. Wiring is enclosed in underground raceway. Over 100 pull boxes are in poor condition and need to be upgraded because of flooding damaging. The underground circuits have deteriorated and have been frequently spliced together. Eight ea. 8 pole-30amp contactors required replacement. Upgraded to LED. Contactors have 120/208 and 277/480 in same cabinet, code violation. Building 100 service bay 1.
Site Security									

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	Site	11607	1	D	15	exceeds	0	\$3,108	Color closed circuit television system manufactured by Sony covering 29 interior and exterior zones. System is not adequate for growth and will require 5 additional cameras. Headend upgraded in 2005.
	Site	217398	3	D	15	exceeds	0	\$66,010	Parking lots not equipped with security camera coverage, need 20 addition CATV cameras, head end equipment needs expansion.
	Site	217399	4	D	15	exceeds	0	\$9,945	Need additional camera coverage (4) in pharmacy areas and medical transport areas (4).
	110	308424	1	F	15	12	0	\$44,184	Security access system not operational.
Transformer									
	12	10005	1	N/A	30	*	0	\$0	None. Secondary service from Building 13.
	35	13785	1	N/A	30	*	0	\$0	None. Service is from Building 20.
	103	149373	1	N/A	30	n/a	0	\$0	None, Fed from Bldg. 11. Transformer in Bldg. 11 replaced 2007.
	23	13723	1	D	30	1	0	\$92,313	Square D 750KVA, 208Y/120V, and 3-phase indoor transformer. Noisy bushing shows signs of leaking. Leaking oil drain valve.
	101	13299	1	D	30	2	0	\$80,157	Indoor FPE, 750KVA, 480Y/277V, 3-phase transformer is over heating.
System Total Correction		\$7,862,407		Replacement Cost		\$239,753		Ratio : 32.79	

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