

CR - Summary Report

8.20.19

CAAN	Primary	Brief Description	Description	Project Type	Component
1144	1893 LeRoy	Restore/replace components of HVAC system: boiler, pumps, controls, thermostats.	Building is nearing the end of its first lifecycle	Building & system	HVAC Systems
1144	1893 LeRoy	Restore/replace components of building systems: feeders, motor control centers, distribution, and floor panels, outlets, and wiring.	Building is nearing the end of its first lifecycle	Building & system	Electrical distribution system
1257	2222 Piedmont Avenue	Brick walkway replacement	Levels and repaves brick walkway to the front entrance. The brick walkway in the front of the building is not level and is unstable to walk on. Built in 1910.	Landscape - Campus	COMO
1257	2222 Piedmont Avenue	Window restoration	Replaces or refurbishes wood windows and frames and broken window hardware. Ensures proper window operation. The wood window frames are rotting and damaged, and some of them do not open and close properly. Built in 1910.	Building envelope	Windows
1257	2222 Piedmont Avenue	Replace electrical wiring	Replace the interior electrical wiring. The wiring in the walls is old and brittle, beyond its' life cycle. At some point it may not be able to handle extra loads. Built in 1910.	Building & system	Wiring
1257	2222 Piedmont Avenue	Install fire alarm system	CPC to determine Campus investment policy for bldg. in conjunction with LRDP. Building currently has no fire alarm system. This project installs a code compliant system in the building. Built in 1910.	Life safety upgrades/regulatory compliance	Fire alarm system
1257	2222 Piedmont Avenue	Front porch restoration	Replaces damaged wood on the front stairs and porch. The porch and stairs have wood damage making the wood soft and not safe to walk on. Porch failure can impact program housed in the building. Built in 1910.	Building envelope	Porch
1257	2222 Piedmont Avenue	Exterior siding restoration	Replaces wood shingle siding. Patch cracks and paint upper portion of building, and replace damaged wood. Damaged envelope is impacting the building structure. Built in 1910.	Building envelope	Siding
1257	2222 Piedmont Avenue	Restore interior walls	Restore the interior walls in the stairwell to the basement and the attic. The plaster is cracking and crumbling off. Built in 1910.	Building & system	Interior walls
1257	2222 Piedmont Avenue	Replace roof	Roof is aged but functionally sound.	Building envelope	Roof
1062	2224 Piedmont Avenue	Window restoration	Replaces or restores windows. Inattention impact: windows are damaged allowing water intrusion which comprises the building.	Building envelope	Windows
1062	2224 Piedmont Avenue	Restore heat to the 2nd floor	Restore the ducts so that the heat can travel to the 2nd floor. Over time, ducts to the 2nd floor have been blocked off. Built in 1909.	Building & system	HVAC - Ducts
1062	2224 Piedmont Avenue	Replace interior flooring	Replace the floors on the 1st floor. The floors are beyond their lifecycle. Built in 1909.	Building & system	Flooring
1062	2224 Piedmont Avenue	Restore interior walls and ceilings.	Interior walls and ceiling showing age deterioration. Built in 1909.	Building & system	Walls
1062	2224 Piedmont Avenue	Replace interior doors and hardware	Replace the interior door with new door and hardware. Built in 1909.	Building & system	Doors
1062	2224 Piedmont Avenue	Waterproof basement walls	Waterproof below grade walls, second level decks, roof and front stair.	Building envelope	Waterproofing
1020	2232 Piedmont Avenue	Repair and replace gutters and downspouts	Down spouts are in poor condition. Gutters cleaned 2015, improved uncontrolled water issue.	Building & system	Down spouts
1020	2232 Piedmont Avenue	Restore exterior wall	Replace damaged wood in the crawl space on the south side exterior wall near the air vents. Inattention impact: structure is impacted from wood decay. Termites noted in 2008.	Building envelope	Walls
1020	2232 Piedmont Avenue	Window restoration	Replaces damaged wood. Restores window sash and frames. Inattention impact: wood is deteriorating and some windows will not close. Termites noted in 2008.	Building envelope	Windows
1020	2232 Piedmont Avenue	Electrical wiring restoration	Replaces all electrical panels and in-wall wiring in the building. Electrical equipment is beyond life cycle. Built in 1909.	Building & system	Wiring
1020	2232 Piedmont Avenue	Replace interior flooring	Replace the old flooring in the basement. Flooring is beyond lifespan. Built in 1909.	Building & system	Flooring
1020	2232 Piedmont Avenue	Restore interior walls and ceilings	Interior walls and ceiling showing age deterioration. Built in 1909.	Building & system	Walls + Ceiling
1020	2232 Piedmont Avenue	Restore restroom	Replace all fixtures in the restroom, replace flooring and paint. All fixtures and surfaces are beyond lifespan. Built in 1909.	Building & system	Restroom
1020	2232 Piedmont Avenue	Main entrance door restoration	Restore or replace the main entrance door. Frequent maintenance.	Building & system	Door
1020	2232 Piedmont Avenue	Patch and paint exterior walls	Exterior painted walls are in fair condition. Patch and paint recommended to waterproof.	Building envelope	Exterior Walls
1246	2234 Piedmont Avenue	West deck restoration	Waterproof small deck on the west side above first floor. Provides allowance to address dry rot. Deck surface is beyond its life cycle causing more maintenance and building damage. Built in 1929.	Building envelope	Deck
1246	2234 Piedmont Avenue	Main entrance door replacement.	Replaces entrance door. Built in 1929.	Building envelope	Door
1246	2234 Piedmont Avenue	Restore interior flooring	Replace the flooring in the kitchen, restroom and the back area of the building. Built in 1929.	Building & system	Flooring
1246	2234 Piedmont Avenue	Restore interior walls and ceilings	Prep and paint the interior walls and ceilings. Age deterioration. Built in 1929.	Building & system	Walls + Ceiling
1246	2234 Piedmont Avenue	Restore restroom	Renovate the restrooms by replacing fixtures and flooring. Built in 1929.	Building & system	Restroom
1246	2234 Piedmont Avenue	Patio	Rated in poor condition. Need more information.	Building envelope	Patio
1246	2234 Piedmont Avenue		Rated in poor condition. Need more information.	Building envelope	Walls
1224	2240 Piedmont Avenue	Window restoration	Repair and replace select windows that have failed due to years of water intrusion and dry rot.	Building envelope	Windows
1224	2240 Piedmont Avenue	Window replacement ph 2	Cancelled, combined with another line [repair and replace select windows]. Windows have deteriorated due to age and lack of maintenance. Many are dry rotted. This project replaces those windows not replaced during an earlier phase.	Building envelope	Windows
1224	2240 Piedmont Avenue	Gutter replacement	Gutters are corroded and no longer divert the water to the downspouts. While raining, a water wall hits the building. Built in 1910.	Building envelope	Roofing - Gutters
1224	2240 Piedmont Avenue	Chimney replacement	Building has un-reinforced brick chimney that has separated from the building in a couple locations. This project would replace the chimneys. Safety concern: potential of falling during a seismic event. Built in 1923.	Building envelope	Chimney
1224	2240 Piedmont Avenue	Panel capacity expansion	Old conventional panel System 3 no expansion capacity. Need more information.	Life safety upgrades/regulatory compliance	Panel

1224	2240 Piedmont Avenue	Replace fire alarm system	Building currently has obsolete Pyrotronics System 3; need to replace with current standard Siemens XLS system. High priority per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1258	2240 Piedmont Avenue	ADA Fire alarm system upgrade	Needs new ADA Audible/Visual upgrade- new FA Horn/Strobes with synchronization throughout	Life safety upgrades/regulatory compliance	ADA system
1258	2251 College Ave	Exterior waterproofing	Waterproof exterior clay brick exterior walls. Built in 1920.	Building envelope	Waterproofing - Exterior
1258	2251 College Ave	Upgrade the ventilation portion of system	Update the HVAC system in the building to match current room function and building needs. The soils lab has no dedicated exhaust which results in fine dust from their work spreading throughout building.	Building & system	HVAC
1258	2251 College Ave	Roof Repair leaks	Frequent leaks in the roof and around the atrium's skylights.	Building envelope	Roof - Repair
1258	2251 College Ave	Restore exterior window systems, to ensure watertight seal within building envelope.	Restores the connection between the windows and the walls. Ensures a watertight, insulating seal. Current leaking affects programs housed in the building. Work needing to be done is beyond the capacity of FS maintenance. Built in 1920.	Building envelope	Windows - Exterior Repair
	2401 Bancroft-The Dance Studio	Repair/replace wooden windows, siding, door frames, stairs and walkways on exterior of building	2401 Bancroft is a historical building that was picked up and moved to this location. It is now used as a dance studio. The building is old and wooden. the Stairs, door frames, windows and siding need some repairs and/or replacement. Recommend addressing these issues before this gem of a building becomes dilapidated.	Building envelope	Windows and siding
3618	2481 Hearst	Restore building systems: heating, cooling, and thermostats.	Existing equipment is nearing the end of its lifecycle	Building & system	HVAC Systems
1240	2515 Channing	Per EHS mold review several locations thru out the building require wall board and finishes, carpeting, paint removed and disposed, for mold removal in walls, floors surfaces, carpet, basement area	EHS report on file, University Hall P Kulback, Report was generated due to staff and student building occupants complaints to EHS	Building & system	Interior mold abatement
1064F	2538 A Channing way	CPC to determine LRDP impact to building and site. The roof is beyond its life and failing as a result of the leakage, excessive amounts of mold have made several spaces un-usable. . CPC to determine Campus investment policy for bldg in conjunction with LRDP. All Piping is beyond its life, all systems...	Replacement of entire roof includes sheeting, trim, flashing, rain gutters, Fire system piping located on rooftop Mold abatement interior	Building envelope	Roof and Mold abatement
1064D	2538 Channing Way Building C Anna Head	Water leaks in the walls and under floor, Steam distribution and condensate return radiators for comfort heating have leaked causing mold, rot, or just do not operate, sanitary sewer is rotted and has had leaks under the floor space..fixtures Plumbing are old and outdated and do not comply with water conservation goals and expectations	This entire building is beyond its expected life, complete restoration is required, it does have historical value,	Utilities	All Plumbing Systems, Domestic Water, Sewer Waste and Vent Sanitary, Steam distribution and condensate return, Fire (wet system)
1057	2607 Hearst	Restore/replace system components: boiler, pumps, controls, and t-stats.	Last major HVAC renewal in the building was approximately 20 years ago.	Building & system	HVAC Systems
1057	2607 Hearst	Restore/replace components of building systems: feeders, motor control centers, distribution, and floor panels, outlets, and wiring.	Given the age of the building, the existing system is well beyond its lifecycle, and based on its configuration, no more electrical loads can be added.	Building & system	Electrical distribution system
1215	Alumni House	Replace roof	Replace roof. It is in poor condition. Anticipate potential need to reinforce roof supports before roof can be restored.	Building envelope	roof
1215	Alumni House	Replace sliding doors at patio	The large, over sized patio sliding doors are old and difficult to open. Replace doors and tracks. This facility is used for events and has hundreds of visitors in this area	Building envelope	Door
1215	Alumni House	Replace PRV stations	Replace the steam PRV stations 15 and 18.	Building & system	Steam PRV
1215	Alumni House	Replace HVAC fans	Replace the exhaust fans EF 6 & 16. Replace the supply fan SF 5. Alumni House is currently working with CP to replace the entire heating and cooling system. This item will be removed should that project move forward	Building & system	Supply Fans
1215	Alumni House	No existing fire alarm	Needs a Fire Alarm system installed- no FA system exists, limited local smoke alarms and sprinkler only	Life safety upgrades/regulatory compliance	Fire Alarm
9285	Angelo Reserve	Project is NOT Capital Renewal eligible, remains State DM funding eligible. Upgrades to the Fire Life Safety Panel located in the Headquarters Building. The system need updates and a hard telephone line for emergency call out Currently the Fire Control Panel does not call out to UCPD, or local Fire and Rescue or Police, If panel alarms it doesn't notify anyone.	UC Fire Marshall inspection 2018 and a Site Visit August 18, 2017 discovered the Fire Panel was outdated Programming and communications features. Located in a remote section Mendocino County, The Facility and Labs provide researchers Data within its 7735 acres of Forest Lands. It O&M project	Life safety upgrades/regulatory compliance	Electrical, Fire Panel Emergency Life Safety Panel
1448	Anthony Hall	Window restoration	Restores windows replacing glazing and caulk. Improves energy efficiency consistent with original design. The paint on the exterior of the windows is cracking and peeling off. Lack of a tight seal affects entire building. Windows are significant to building appearance. Built in 1957. Note: 100% student auxiliary space.	Building envelope	Windows
1448	Anthony Hall	Roof replacement and exterior waterproofing	Replaces tiles and substrate. Restores as needed roof beams. Evidence that despite the fact that they are clay, the tiles are wearing out. Substrate is original 1957 and presumed near end of useful life. Not current leaks are identified. Note: Building is 100% student auxiliary.	Building envelope	Roof
1208	Art Gallery (Old)	Gutter replacement	Replace the gutters and downspouts. The gutters are leaking and 1 downspout is missing, creating damage to the building. Rated failed condition.		Gutter
1208	Art Gallery (Old)	Basement restoration and waterproofing	Waterproof basement walls from the inside. Patch and seal all cracks and holes in the walls. The walls are leaking from the water from Strawberry creek, which compromises the foundation of the building. Evidence of uneven settling at the southwest corner. Damage affecting structure.		Walls
1208	Art Gallery (Old)	Roof and skylight replacement	Replaces existing roof and skylight. Existing system leaks into building. Rated in poor condition, beyond useful life. Skylight patched.		Roof and skylight replacement
1208	Art Gallery (Old)	Replace exterior doors	Replace all the exterior doors which are rotted and far beyond useful life.		Exterior Doors
1208	Art Gallery (Old)	Replace windows	Replace all the exterior windows. Some windows are broken, wood frames show evidence of dry rot.		Windows
1208	Art Gallery (Old)	Restore interior walls	Patch and paint interior walls which are damages and paint is peeling off.		Interior walls
1793	Barker Hall	ADA Upgrades	Sinks in restrooms at two levels.		
1793	Barker Hall	ADA Upgrades	Entry doors have ADA push buttons at two levels.		
1793	Barker Hall	ADA Upgrades	Lever hardware throughout except in off limits locations.		
1793	Barker Hall	Replace Electrical Panels	With some exceptions panels seem to be original	Building & system	

1793	Barker Hall	Roof Replacement	Small portion of roof replaced. Remainder portion of roof should be up for replacement or resurface. Debris should be removed from roof. Maintenance items and loose bolts etc on roof.	Building envelope	Roof
1793	Barker Hall	Install fire alarm system		Life safety upgrades/regulatory compliance	Fire Alarm
1793	Barker Hall	HVAC equipment removal and waterproofing	Discards leaking HVAC equipment, waterproofs area. The equipment are beyond its life cycle and should be replace before failure. B: 1964. O: MCB: 55%, Wills: 24%, Hughes: 8%, Pub Hlth: 7%.	Building & system	
1793	Barker Hall			Building & system	
1793	Barker Hall	Replaces abandoned vacuum pump and receiver combination with separate vacuum pump and receiver.	Safety set 2: possible hazardous materials drawn through vacuum system. Scope set 3: serves entire building. Maint set 4: system currently abandoned, receiver serves entire system though attached to existing vacuum pump. B: 1964. O: MCB: 55%, Wills: 24%, Hughes: 8%, Pub Hlth: 7%.	Building & system	
1793	Barker Hall	Replace Pump	Replace vacuum pump in Room 11	Building & system	
1793	Barker Hall	Replace Exhaust Fan	Exhaust fan on roof needs to be replaced	Building & system	
1793	Barker Hall	Replaces building condovac unit	Safety set 2: unit located in pit. Scope set 3: serves entire building. Maint set 4: maint identified unit as needing continuous repair, as essential system component, failure can result in damage to other parts of the system. Energy set 3: failed condovac units drain valuable condensate to drain.	Building & system	
1761	Barrows Hall	Control system upgrade to ALC	The west side of the building uses a system that is outdated and campus no longer supports, so the control is very minimal, resulting in poor HVAC performance.	Building & system	Electrical
1761	Barrows Hall	Duct cleaning and air balancing	Occupants report dust from the ducts. Visual inspection of the outlets reveals some contaminants.	Building & system	Ducts
1761	Barrows Hall	Heating hot water distribution system restoration	Project identifies and replaces components of the heating hot water distribution system. The components have reached their end life and are failing, leaking heating hot water into the assigned classroom spaces, and damaging floors. This impacts classrooms, program spaces and offices. Built in 1964.	Building & system	HVAC Heating Hot Water
1761	Barrows Hall	Interior Finishes - Restrooms	The restrooms in the basement, level 1 and level 7 are in poor condition, from high traffic and excessive wear and tear. Still functional.		Interior Finishes
1761	Barrows Hall	Cab 3: Restore/modernize elevator system, Cab, controls, control panel, doors, and machine	Cab 3 needs a complete modernization per Rob Blan.	Elevator	Elevator
1761	Barrows Hall	Cab 4: Restore/modernize elevator system, Cab, controls, control panel, doors, and machine	Cab 4 needs a complete modernization per Rob Blan.	Elevator	Elevator
1761	Barrows Hall	Replace existing classroom fluorescent lights and fixtures with energy efficient LED's.	To be evaluated with SEP LED Light conversion project: Install LED lights in GA classrooms improved illumination, higher energy efficiency and reduced costs.	Programs - SEP	Lighting
1761	Barrows Hall	Mechanical room clean up and restoration	Clean up and restore mech rooms, pipe chases, access port to HVAC, chase openings throughout the building. Current condition poor, but functional.	Building & system	HVAC
1761	Barrows Hall	Restore electrical distribution system by replacing motor control centers (MCC's), distribution panels, and other components as required.	Replace the MCCs and all the electrical panels in the mechanical rooms. The equipment is old and beyond its life cycle which will likely lead to failure. Per Todd McFerren, the MCC and main switchgear in basement needs a complete replacement and the condition is in critical condition [FY 19-20]. This is echoed by Jerry Jimenez. Built in 1964.	Building & system	Electrical
1761	Barrows Hall	Increase womens restroom count at level one.	Women restroom count is too low for the high traffic volume in short periods of time.	Building & system	Interior Finishes
1761	Barrows Hall	Smoke detectors false alarms repair	Plenum mounted smoke/heat detectors false alarm when fans are turned on/off during curtailments due to heat buildup. Investigate and repair	Life safety upgrades/regulatory compliance	Smoke/heat detectors
1761	Barrows Hall	Replace existing MXL FACP including other required devices with XLS system.	Siemens will not supply panel components after 2018- upgrade to XLS control panel/system upgrade. Low priority for FY19-20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1761	Barrows Hall	Build access smoke detectors/dampers	Access issues with many duct smoke detectors/fire smoke dampers near elevator lobbies.	Life safety upgrades/regulatory compliance	Access to smoke detectors
1761	Barrows Hall	Replace 8th floor (south end) electrical panel.	Current panel is in critical condition and beyond lifespan.	Building & system	Electrical
1761	Barrows Hall	Convert corridor lighting from florescent bulbs to LEDs with sensors and controls .	Barrows is a large multi-story building (9 floors) and every corridor light fixture is 100% on 24/7/365 (there are no switches to turn them off). While the initial cost would be considerable, the long term energy savings would positively impact our energy goals, and provide a cost saving.	Building & system	Electrical
1064d	Berkeley Anna Head Build C	CPC to determine LRDP impact to building and site. Total replacement of roof, Long past expected life, roof currently leaks in several attics and offices hallways creating damage and excessive amounts of mold, . Temporary roof patched have been funded(35K) in FY 17/18.	This building is at the end of its life cycle, Rotten Wooden Stairways and landings at 4 entry points are rotten, worn and unsafe for staff and student access both emergency, NOT ADA accessible... All Windows siding are beyond life and have excessive amounts of rotten or missing.. 80% occupied compromised building assessment pending	Building envelope	Replacement Roof, underlay, (sheeting) F lashings Gutters, windows siding stairways NO ADA
1220	Birge Hall	Water intrusion membrane replacement for the two floors below grade on the south side of the building	The roofing shop did an injection to seal active water leaks. Continued leaking affects usability of occupied space. Sealing at grade has reduced leaking but not eliminated it. When the ground is saturated during heavy rains, leaking returns. Some trees may need to be removed. Potential access concerns.	Building envelope	Envelope
1220	Birge Hall	Add horns/strobes in labs / high-occupancy rooms	Currently only horns/strobes in corridors. Be aware of sound-sensitive labs. No complaints from building occupants.	Life safety upgrades/regulatory compliance	Horn/strobes
1220	Birge Hall	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Panel
1220	Birge Hall	Sprinklers	All corridors have sprinklers, but most offices and labs do not.	Life safety upgrades/regulatory compliance	Fire Protection
1220	Birge Hall	Chiller Replacement	The HVAC shop is having difficulties maintaining the York chiller. It affects critical research in this department. It should be replaced to have the stable chilled water supply that physics research requires.	Building & system	HVAC
1220	Birge Hall	Interior Refresh	Replace the VCT flooring in the hallways. Paint interior corridors and staircases. Replace any damaged ceiling tiles.		
1220	Birge Hall	Generator	There have been several power failures lately, and not all labs are connected to emergency power. The existing generator is only sized for life safety equipment, so the proposal is to up-size the current generator or add a generator for the labs only.	Utilities	Electrical

1220	Biрге Hall	Window	Many of the exterior window frames are peeling. Inspect for dry rot, sand, and paint.	Building envelope	Windows
1231	Boalt Hall	Panel consolidation & upgrade	Mixed generations of FA panels, early MXL through XLS sub-panel needs consolidating -some logic incompatible.	Life safety upgrades/regulatory compliance	Panels
1231	Boalt Hall	Replace existing MXL FACP including other required devices with XLS system.	Siemens will not supply panel components after 2018-upgrade to XLS control panel/system upgrade. Needs a 50% upgrade and is a high priority for FY 19-20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1231	Boalt Hall	System wiring clean up	System and building modified repeatedly since 1995, many old conduits layered under new work still contain active FA	Life safety upgrades/regulatory compliance	System
1230	Boalt Hall	Main Library: replace existing lighting with new system that solves access issue, due to multiple ceilings.	This room has very difficult to access lights because of its height and room schedules. It is very costly to maintain. It normally gets contracted out. In addition, there is a safety issue and history with heavy lamp glass panels falling. Rated as a high priority FY 10-20 per Todd McFerren.	Building & system	Lighting
1231	Boalt Hall	Infill-Boalt intersection Water proofing PH 1	The intersection of Boalt and the infill project has had water intrusion when it rains. Perform study and restore this joint between the buildings to ensure a watertight seal.	Building envelope	Water proofing - Exterior
1231	Boalt Hall	Restore/modernize elevator system. Cab, controls, control panel, doors, and machine.	Complete modernization of both elevators bring to code. The elevator doors are not reliable, they have caught and injured people, plus they get stuck between floors frequently. Per Rob Blan, Elevators B and D need a complete modernization. These elevators are at the end of their lifespan and deemed a high priority for Cab B, medium priority for Cab D.	Elevator	Elevator
1231	Boalt Hall	HVAC system restoration	Replaces traps and valves, remaining coils, supply and exhaust fan motors in MR 14. Replaces valves, traps and controls in MRs 337 & 318. Replaces reheat coils, exhaust fan motor in MR 337. Replaces damper motors and new filter bank in MR 176, heat exchangers, HHW & DHW circulation pumps, control air compressors, block valves upstream of steam PRVs.	Building & system	HVAC
1231	Boalt Hall	Clean and rebalance air distribution system	Clean and rebalance air distribution system in older duct work	Building & system	Air system rebalancing
1231	Boalt Hall	Whiteboard re-installation	These newer white boards are failing because they weren't installed correctly so need to be to be uninstalled and reinstalled correctly. They are out of warranty. \$10,000/ per board to uninstall and install properly. Safety concern.	Building & system	Finishes
1231	Boalt Hall	Flat roof restoration	Re-roof several older flat roof sections and ducts serving old stacks.	Building envelope	Roof
1231	Boalt Hall	Restore Booth Auditorium lobby floor	The floor outside the Booth Auditorium is settling and needs to be level. Safety concern.	Building & system	Floor
1231	Boalt Hall	Chiller/dehumidifier	The equipment dedicated to this room constantly having problems therefore it doesn't maintain a stable environment for the collection	Building & system	HVAC
1231	Boalt Hall	Electrical system restoration including replacing the main switch gear MCC	Replace MCC on 4. Current equipment is in critical condition and beyond lifespan.	Building & system	Electrical
1231	Boalt Hall	Unknown	The pipes are leaking and insulation is almost gone. Rated in poor condition.	Building & system	Building
	Botanical Garden	Replace irrigation system	Irrigation Controls are old and damaged. Since water is critical to Botanical Garden, lack of irrigation has a much more significant impact than it might in other areas	Building & system	Irrigation
1719	Botanical Garden-Jane Gray House	Replace greenhouse lighting and control system. Replace shade cloth	Controls system that operates the shade cloth, heating, cooling, and monitors outside air temp, humidity and sunlight is not operational. Without proper HVAC controls and shade cloth, research can't be conducted at this facility	Building & system	Controls and shade
1270	California Hall	Replace Motor Control Center	One of the defective Federal Pacific MCC's, which have exploded in the past. This MCC is defective and dangerous. Currently this MCC is running VERY hot and is a risk of failure. (The MCCs are old and beyond its life cycle. B: 1905.	Building & system	MCC
1270	California Hall	Electrical system restoration	Replaces electrical system particularly 6 Zinsco and Heiniman electrical panels. Breakers prone trip failure at rated load. Due to building design, breakers used as switches though not switch rated. Because of this, this project is also high on the list of the campus Office of EH&S. Electrical panels are beyond the end of their useful lives. B: 1905. This should be done in conjunction with the MCC replacement.	Building & system	Electrical Panels
1270	California Hall	Elevator Restoration & Modernization	Highest need in Region 3 - as rated by Elevator Shop Lead, Rob Blan. Customers report repeated failure of relays. Elevator should be refurbished or replaced./Restore the elevator machines and cab. - This is the building's only elevator which is important to the program. Failure could result in trapped disabled person. Failure could prevent disabled person from accessing essential campus programs housed in the building. Elev Super reports equipment obsolete. B: 1905.	Elevator	Cab, Gears, & Motion Control
1270	California Hall		South and west door need to be refurbished.	Building envelope	Doors
1270	California Hall	Rain Gutters	Possible leaking at skylight interior gutters; evidence of leaking on walls and on floors and stored materials below.	Building envelope	Gutters
1270	California Hall	Roof	Tile-Refurbished in appropriately 1989/1990. No reports of leaks.	Building envelope	Roof
1270	California Hall	Restore skylight	Refurbished in approximately 1989 or 1990./Restore skylight with new copper flashing. Attic now used more now as a file storage and a server room. Leaks in the skylight could damage the contents in the attic. B: 1905.	Building envelope	Skylights
1270	California Hall	Restore exterior windows	Window frames peeling paint/Restore the exterior windows especially on the west and south side. Need to sand, prime and paint the wooden sash and trims. The paint is faded and in some spots peeling off. B: 1905. This is a 2019 CP project. Proj. #19688A	Building envelope	Windows
1270	California Hall	Restore exterior doors	Restore the exterior doors especially the south side. The weather has caused the wood to split. - The door has cracks in it making it a visual sore and is difficult to maintain. B: 1905.	Building envelope	Doors

1270	California Hall	Fire Alarm Replacement/Controls	Pyrotronics is a very old system & Totally Obsolete per Jeff Light, Lead Life Safety Electrician. Jeff feels this should be a priority for replacement. (Rated high on CBRE report high FCI). Pyrotronics - System 3 - According to Ron Gross 01/17 Rpt. "HIGH RISK" (Fire Alarm system replacement.)	Life safety upgrades/regulatory compliance	Fire Control
1270	California Hall	Exhaust Fan	Original equipment	Building & system	Exhaust Fan
1270	California Hall	Exhaust Fan	Original equipment	Building & system	Exhaust Fan
1270	California Hall	HVAC system restoration	Replaces heat exchangers, air dryer, filter bank. - The building is experiencing some dust from the vents. Program score set to 3 to reflect impact of HVAC system on building usability given its small size and openable windows. B. 1905.	Building & system	System
1270	California Hall	Flooring	Mixed of tile, carpet and stone. VCT has some patches.	Building envelope	Flooring
1270	California Hall	Restrooms	Renovated for ADA. Sink need wraps around exposed pipes. Jul2019 - Per AM - All restrooms within building	Building envelope	Restrooms
1270	California Hall	Water fountains	No ADA water fountains.	Building envelope	Water fountains
1799	Calvin Lab	HVAC Improvement	Replace all system components including chillers, cooling towers, AHUs, local thermostat controls, ductwork and supplemental cooling units. The project should be phased. Recommend to start with mechanical study. Per UCPD, the potholes and grooves in the road are causing drivers to cross the double yellow line into oncoming traffic to avoid damage to their vehicles. The double yellow lines are badly worn and are completely gone in many sections causing an unsafe condition. Patch areas that are deteriorated and restripe	Building & system	
N/A	Centennial Drive	Repair potholes and restripe double yellow lines on Centennial	Currently a project initiated for this work. LBNL and UCB negotiating on cost sharing.	Utilities	Road
N/A	Centennial Drive	Bridge on Centennial is geotechnically and seismically unstable, it is eroding.	Replace waterproof membrane under patio areas. Waterproof the patio above the Photo ID store, pottery workshop and old Naia Lounge	Utilities	Bridge
1715	CHAVEZ	Replace membrane at Cesar Chavez patio areas	Original to building	Building envelope	Roof
1784	CHAVEZ	Replace domestic hot water and heating hot water heat exchangers	Clean the air ducts and perform an air balance for the whole building. Ventilation is poor and intake smells like exhaust. Especially a problem for residents in the basement	Building & system	Heating
1784	CHAVEZ	Balance building HVAC system and clean all air ducts	Replace the MCC unit in the basement mechanical room.	Building & system	Ducts
1784	CHAVEZ	Replace MCC	Restore exterior of the building, patch and paint the outside of the building to improve the overall appearance	Building & system	MCC
1784	CHAVEZ	Restore and Paint	Replace/repair windows, lots of leaks. Replace Northwest basement entry doors and pairs of doors from the breezeway	Building envelope	Exterior
1784	CHAVEZ	Replace windows and several entry doors	Replace Exhaust fans and supply fans. They are well past their useful life cycles	Building envelope	Windows and Doors
1784	CHAVEZ	Replace exhaust and supply fans	Utility Infrastructure Renewal	Building & system	Exhaust and Supply Fans
1784	CHAVEZ	Restore waterproofing at south elevation storefront and look at waterproofing at roof/parapet interface. Could be poor detailing from the last time the work was completed.		Building & system	Utilities
1233	Cheit Hall	MXL to XLS control panel/system up-grade		Building envelope	Waterproofing - Deck/wall interface
1815	Chern Hall	Upgrade Chern from Barrington to ALC	MXL - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade Chern is on Barrington and the building would be a good candidate for conversion to ALC.	Life safety upgrades/regulatory compliance	Fire Alarm System
1815	Chern Hall	Replace system components: air side, water side, and particularly steam. Consider upgrade to ALC controls	Well past useful life; current maintenance expenditure extreme; given the size and complexity of the MEP systems here, it may be required to do the work in several phases over a few years. Most equipment original, circa 1968.	Building & system	BMS
1323	Davis Hall	Design and install new, compliant fire sprinkler system throughout the building.	Davis has spot areas in the building that are sprinklered, but nothing comprehensive.	Life safety upgrades/regulatory compliance	HVAC Systems
1298	Doe Annex	Fire Alarm Control Panel	MXL system, no longer supported by vendor/Siemens (parts; software). This system is tied into the Doe Library system. See Doe line item for more info/details.	Building & system	Fire Control
1301	Doe Library	Electrical Panel	Equipment from 1977 - Exceeds useful life, should be replaced due to wear and age.	Life safety upgrades/regulatory compliance	Fire sprinklers
1301	Doe Library	Electrical Panel	Panels for fans in some locations in good working order but in others at end of useful life. should be replaced due to wear and age.	Life safety upgrades/regulatory compliance	Fire Control
1301	Doe Library	Motor Control Center	The motor control center and switchgear are old and beyond its life cycle. - Failure in the MCC will disrupt the program and more work for the maintenance department to restore. B: 1917.	Life safety upgrades/regulatory compliance	Fire Control
1301	Doe Library	Elevator 1	Second highest need in Region 3 - as rated by Elevator Shop Lead, Rob Blan. Cab very small. ORIGINAL EQUIPMENT - NOT TO CURRENT CODE. Restore mechanical equipment, controls, and cars. - The elevators are old and beyond the end of their life cycles. This elevator experiences repeated operational problems. B: 1917.	Building & system	MCC
1301	Doe Library	Elevator 3	From 1953. Shaft open next to controls - The shaft being open is really not a good thing. Not to current code. Relay type controller.	Building & system	MCC
1301	Doe Library	Elevator 2	Second highest need in Region 3 - as rated by Elevator Shop Lead, Rob Blan. Same condition as elevator # 1. From 1953, relay style controller. These controllers are REALLY old & should be updated - Restores mechanical equipment, controls, and cars. - The elevators are old and beyond the end of their life cycles. B: 1917.	Building & system	MCC
1301	Doe Library	Roof	Re-roof underneath tile sections of main building and section over Morrison Reading Room. Some sections of tile replaced. Other sections have not. Previous roof consultant noted that membrane under roof tiles has failed. Not addressed in 2010 project due to lack of funds.	Building & system	MCC
1301	Doe Library	Skylight	Various cracks and glazing tape on almost every sections. Frames need to be refurbished. Small bowed out section of window wall on 4th floor addressed 2008, 70% remains undone. Inside the skylight. Continued deterioration w/o repair could lead to a major failure of skylight system.	Building envelope	Roof
1301	Doe Library	Skylight		Building envelope	Skylight

1301	Doe Library	Windows	Overall building project: Leaking from windows have the potential to damage building structure. Likewise, leaking from windows could affect interior finishes, create a potential slipping hazard and impact ability of users to access program. B: 1917.	Building envelope	Windows
1301	Doe Library	Windows	Specific rooms: Fix the windows that will not open/close properly on the third floor in rooms 321 and 308C.	Building envelope	Windows
1301	Doe Library	Fire Alarm Control Panel	MXL system, no longer supported by vendor/Siemens (parts; software). This system is tied into the Doe Annex system. MXL; Became obsolete 2018. Siemens no longer supports with part or software updates. It is generally agreed that the MXL system can be supported w/ extra parts from the vendor and other removed systems.	Life safety upgrades/regulatory compliance	Fire Controls
1301	Doe Library	Coils	Throughout building - Coils show extensive oxidation.	Building & system	Coils
1301	Doe Library	HVAC System Restoration	Restores HVAC system including valves, traps, bearings. - A lot of good work has been done to the HVAC system but there were parts that were not done. This project will finish up the parts that were not replaced in 2000. B: 1917. This is a carry-over from the 2017 priority list. Work that was started, should be completed. From Maximo report (ran Feb. 2019) there have been 63 HVAC WO's opened for this building for HVAC issues in the past 26 months.	Building & system	Whole HVAC System
1301	Doe Library	Restore interior flooring	Replace the 4th floor vinyl flooring. - B: 1917.	Building envelope	Floors
1301	Doe Library	Restroom restoration	Stalls are falling apart/broken, the sink area is pieced together, and the tiles are broken or cracked. - Doesn't need to be glorious, just not a hazard for staff and visitors using the facilities.	Building envelope	Restrooms
1301	Doe Library	Door Levers	Mix of ADA levers and door knobs	Building envelope	Levers
1301	Doe Library	Restrooms	Inside library not accessible to the public. One is behind card reader door. Restroom available at main entrance.	Building envelope	Restrooms
1301	Doe Library	Signage	Not throughout the building at main entrance	Building envelope	Signage
1301	Doe Library	Water fountain	Stand alones no ADA split level	Building envelope	Water fountain
1301	Doe Library	Pump	HP 46; motor showing age	Building & system	Pump
1297	Doe Stacks	Fire Alarm Control Panel	Pytronics is a very old system & Totally Obsolete per Jeff Light, Lead Life Safety Electrician. Jeff feels this should be a priority for replacement. This is a PYROTRONICS Cerberus system. As per Ron Gross 01/17 Rpt. - Pending Obsolesce - after 2018	Life safety upgrades/regulatory compliance	Fire Controls
1419	Donner Lab	Electrical Panel	Old equipment, appears original to bldg and beyond useful life - Comm. panels protrude into corridor, elec panels original to bldg	Building & system	Panel 3L
1419	Donner Lab	Motor Control Panel	Motor control center - orig to bldg	Building & system	MCC
1419	Donner Lab	Electrical Transformer	Very little separation distance between 12kV line and room - hazard potential	Building & system	12 kV input
1419	Donner Lab	Elevator	Third highest need in Region 3 - as rated by Elevator Shop Lead, Rob Blan. Cab finishes on floor, wall, ceiling are in poor condition, not ADA compliant.	Elevator	Cab condition
1419	Donner Lab	Roof	Torch on with granules, with walk-pads, excess debris, abandoned equip, some blistering. membrane appears ok, debris on roof and ponding of water noted during inspection	Building envelope	roof-flashing system
1419	Donner Lab	Roof	Crack in membrane at equipment stanchion	Building envelope	roof-flashing system
1419	Donner Lab	Roof	Flashing appears worn, but inspection was from a distance. Not recently replaced	Building envelope	roof-flashing system
1419	Donner Lab	Exterior envelope	Paint peeling from side of building	Building envelope	ext. finishes
1419	Donner Lab	Exterior door	Wood door de-laminating - beyond useful life. Location unknown	Building envelope	ext. door
1419	Donner Lab	Fire Alarm Control Panel	Pytronics is a very old system & Totally Obsolete per Jeff Light, Lead Life Safety Electrician. Jeff feels this should be a priority for replacement.(Rated critical on CBRE report). Pytronics. - According to Ron Gross 01/17 Rpt. "HIGH RISK"	Life safety upgrades/regulatory compliance	Fire Control
1419	Donner Lab	Exhaust Fan	Orig to bldg.; stacks too low for adequate venting, stacks not covered from rain	Building & system	EF 28
1419	Donner Lab	Hood Fan - HF 13	Duct work deteriorating - rust and patches at flex joints	Building & system	HF 13
1419	Donner Lab	Hood Fan - HF 14	Duct work deteriorating - rust and patches at flex joints	Building & system	HF 14
1419	Donner Lab	Exhaust Fan	Duct work deteriorating - rust and patches at flex joints	Building & system	EF 16
1419	Donner Lab	Hood Fan	Duct work deteriorating - rust and patches at flex joints	Building & system	HF 15
1419	Donner Lab	CT 29	Orig to bldg. appears beyond useful life	Building & system	CT 29
1419	Donner Lab	Hood Fan - HF 25	Orig to bldg. appears beyond useful life	Building & system	HF 25
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 26
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 23
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 24
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 27
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 19
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 20
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 21
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 22
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 17
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 18
1419	Donner Lab	Hood Fan	Orig to bldg. appears beyond useful life	Building & system	HF 12
1419	Donner Lab	Supply Fan	Orig to bldg. appears beyond useful life	Building & system	SF 7
1419	Donner Lab	Supply Fan	Orig to bldg. appears beyond useful life	Building & system	SF 6
1419	Donner Lab	Supply Fan	Orig to bldg. appears beyond useful life	Building & system	SF 8
1419	Donner Lab	Air Compressor	Past useful life; portion of package tagged out of service. Compressed air for labs.	Building & system	AC 9
1419	Donner Lab	Water Pump	Orig to building - replace as part of AC 9 package when ready	Building & system	WP 11

1419	Donner Lab	Vacuum Pump	Vacuum Pumps for labs	Building & system	VP 3
1419	Donner Lab	Vacuum Pump	vacuum pumps for labs	Building & system	VP 4
1419	Donner Lab	Return Air Fan	Return air fan - orig to bldg	Building & system	RF 5
1419	Donner Lab	Return Air Fan	Return air fan - orig to bldg	Building & system	RF 6
1419	Donner Lab	Return Air Fan	Return air fan - orig to bldg	Building & system	RF 7
1419	Donner Lab	Exhaust Fan	Orig to bldg	Building & system	EF 11
1419	Donner Lab	Air Compressor	Compressed air for labs.	Building & system	AC 22
1419	Donner Lab	Interior Finishes	Paint, floor finishes in worn condition, ADA issues with path of travel	Building envelope	int. finishes
1419	Donner Lab	Interior Finishes	ADA upgraded, but finishes are worn, patches in floor and wall tiles	Building envelope	Mens RR
1419	Donner Lab	Interior Finishes	Hallway finishes in OK shape, eyewash-shower not ADA compliant	Building envelope	hallway
1419	Donner Lab	Interior Finishes	Finishes in fair shape, floor shows age, eyewash not ADA compliant	Building envelope	finishes
1419	Donner Lab	Womens rest room	Tired finishes, not ADA compliant	Building envelope	Womens rest room
1419	Donner Lab	Air Compressor	Compressed air for labs.	Building envelope	CA 1
1419	Donner Lab	Air Compressor	Compressed air for labs.	Building & system	CA 2
1227	Durant Hall	Windows	Paint all exterior windows. - Paint all exterior windows (there is evidence of peeling paint - areas where renovation project did not finish.	Building envelope	Windows
1227	Durant Hall	Fire Alarm Control Panel	MXL system, no longer supported by vendor/Siemens (parts; software). It is generally agreed that the MXL system can be supported w/ extra parts from the vendor and other removed systems. Replace Fire Alarm System. - As per Ron Gross 01/17 Rpt. - Pending Obsolesce - after 2018.	Life safety upgrades/regulatory compliance	Fire Control
1295	Dwinelle Hall	Electrical panels restoration	Replaces/restores electrical distribution panels through out, particularly 13 Zinsco and Heiniman panels. Breakers can fail closed at rated load. Due to building design, breakers used as switches though not switch rated. Maint set 3: panels at end of useful life. B: 1952.	Building & system	
1295	Dwinelle Hall	Roof	Older roof nearing end of useful life. Patching evident	Building envelope	Roof - south flat
1295	Dwinelle Hall	Exterior Envelope	Dryrot in sheathing at corner of equip. well - near EF 53	Building envelope	wood sheathing
1295	Dwinelle Hall	Roof restoration ph 2	Reroof classroom side flat roofs, tiles & gutters. Key campus building, visible roof. Rroof at end of useful life, beyond life expectancy, patched in the past. B: 1966.	Building envelope	
1295	Dwinelle Hall	Fire Alarm Sys. Upgrade	MXL system, no longer supported by vendor/Siemens (parts; software). (Rated high on CBRE report), though it is generally agreed that the MXL system can be supported w/ extra parts from the vendor and other removed systems. Upgrade of Fire Alarm System. - As per Ron Gross 01/17 Rpt. - Pending Obsolesce - after 2018.	Life safety upgrades/regulatory compliance	Fire Control
1295	Dwinelle Hall	HVAC	Very old AC unit is beyond its useful life - replace	Building & system	AC 68
1295	Dwinelle Hall	HVAC	Ovr 20 years old	Building & system	AC 9
1295	Dwinelle Hall	HVAC	Old air drier unit. Orig to bldg - beyond service life	Building & system	AD 78
1295	Dwinelle Hall	HVAC	Condition unknown - orig to bldg	Building & system	Controls
1295	Dwinelle Hall	HVAC	Motor control station orig. to bldg. Update soon	Building & system	CS 21
1295	Dwinelle Hall	HVAC	Motor control station orig. to bldg. Update soon	Building & system	CS 22
1295	Dwinelle Hall	HVAC	Damper controls original to bldg - getting old, but appears functional	Building & system	CS 45
1295	Dwinelle Hall	HVAC	Circuit Tripped - condition suspect, but unknown - service	Building & system	EF 2
1295	Dwinelle Hall	HVAC	Filter banks for SF 51 - some rust, but functional	Building & system	FB 51
1295	Dwinelle Hall	HVAC	Motor control center - original to bldg - approaching end of useful life (SF51, EF 53, E 11)	Building & system	MCC
1295	Dwinelle Hall	HVAC system restoration ph 1/HVAC system replacement	HVAC system restoration/replacement. (Rated high on CBRE report).	Building & system	Whole HVAC System
1295	Dwinelle Hall	Sewer		Utilities	
1418	Dwinelle Hall Annex	Whole Building Replacement	Bldg historical - would be renewed - not replaced.	Building envelope	Replacement
1418	Dwinelle Hall Annex	Electrical Service Replacement	Existing electrical service is rather outdated and could definitely use an update or replacement. In fact, the building itself is fed out of Haas Pavilion.	Building & system	Electrical
1418	Dwinelle Hall Annex	Roofing system restoration	Roof close to the end of its service life. Exterior wood elements are fair to poor. Very old roof that is beyond its life cycle. Current roof failed in the rains of 2014/2015 causing significant mold concern in the building. Roofer indicates that roof has failed, needs to be replaced. B: 1920.	Building envelope	Restoration
1418	Dwinelle Hall Annex	Exterior Envelope	Water-tight exterior envelope (there is evidence of moisture intrusion, rot and mold)	Building envelope	Restoration
1418	Dwinelle Hall Annex	Fire Alarm Control Panel	Oldest system on campus - Totally Obsolete per Jeff Light, Lead Life Safety Electrician. Jeff feels this should be a HIGH priority for replacement. The building has one of the last Gamewell Systems on the campus, so it's at least two generations behind the current standard.	Life safety upgrades/regulatory compliance	Fire Control
1418	Dwinelle Hall Annex	HVAC	Little to no mechanical ventilation; steam radiators difficult to control	Building & system	HVAC
1418	Dwinelle Hall Annex	Interior Finishes	Major renovation, especially of 1st floor spaces to allow for GA classroom use.	Building envelope	
1418	Dwinelle Hall Annex	Current steam heat system inoperative and causes high humidity and mold growth when used. Need to replace system with fully electrical heating system.	Reheating proposal attached - "Cumming New Heat Pump" and draft plans.	Building & system	HVAC System
1418	Dwinelle Hall Annex	Abate mold and repaint south side of building.	This wood sided building has a serous mold problem and is in need of stripping and repainting to correct.	Building envelope	Exterior Envelope
1418	Dwinelle Hall Annex	A major renovation of first floor space to allow for classroom use.	Would also require restroom renovation and some ADA compliance work.	Building & system	Interior remodel to allow reuse of space
1150	East Asian Library	Exterior Envelope	Roof access actuator not functioning; location dangerous - poor design. - Needs further investigation & details	Building envelope	roof access - South
1150	East Asian Library	Fire Alarm Control Panel	MXL system, no longer supported by vendor/Siemens (parts; software). It is generally agreed that the MXL system can be supported w/ extra parts from the vendor and other removed systems.	Life safety upgrades/regulatory compliance	Fire Control
1150	East Asian Library	HVAC	Sand filter for cooling tower - unused - currently in dry layup (remove?)	Building & system	CTF 1

1150	East Asian Library	HVAC	Head gasket failed on heat exchanger - out of service since 2011. - These two are same or related items	Building & system	HHW HX 2
1318	Edwards Track	Seismic Upgrade phase 1-seismic study	Retrofit this structure to bring the seismic rating to an acceptable level . Recommendation Phase I seismic study Phase II structure retrofit	Life safety upgrades/regulatory compliance	Structure
1318	Edwards Track	Waterproofing and spall repair	Waterproof bleachers, perform structure restoration to corrects spalls	Building envelope	Bleachers
1318	Edwards Track	Electrical system replacement	Replace existing electrical system throughout.	Building & system	Electrical Systems
1318	Edwards Track	Entry gates refurbishment or replacement	Replace or refurbishes large wood gates throughout.	Building envelope	Doors
1318	Edwards Track	Restroom refurbishment	Refurbish restrooms throughout. They are in desperate need of some TLC Refurbishes windows throughout. - Some of the exterior windows were installed improperly. The sliders were installed on the outside track making it impossible to add a screen on the outside of the window. Also, there is a chance that the sliding window can fall out. Windows have fallen; potential that windows could injure a passerby. B: 1971.	Building & system	Restrooms
1790	Evans Hall	Exterior Envelope	Replace all exterior doors. The doors have taken a good beating through the years. Failure to lock presents a security concern for the building. Affects entire building. B: 1971.	Building envelope	Entrance doors replacement
1790	Evans Hall	Exterior Envelope	Although Evans Bldg scores high for potential renewal, CR program does not recommend scoring this item due to potential determination of LRDP. Replace Fire Alarm Control Panel - old MXL system - Obsolete per Jeff Light, Lead Life Safety Electrician. Jeff feels this should be a priority for replacement. (Rated high on CBRE report). Current system is MXL, not Pyrotronics. Following note is not germane to current system. (previous generation system, nearing end of useful life. - As per Ron Gross 01/17 Rpt.) - Pending Obsolesce - after 2018 (Not listed as a Pyrotronics on Ron's report). Upgrade of Fire Alarm System is still needed.	Life safety upgrades/regulatory compliance	Fire Control
1790	Evans Hall	FireAlarm/Suppresion	This ladder should be removed per code.	Life safety upgrades/regulatory compliance	Fire Ladder
1790	Evans Hall	FireAlarm/Suppresion	Install Building Wide Fire Sprinklers	Life safety upgrades/regulatory compliance	Sprinklers
1790	Evans Hall	HVAC	Complete re-piping project to redirect loads to new towers on the west side. Cap off risers, remove this tower and smaller one on upper roof.	Building & system	East side cooling tower
1790	Evans Hall	HVAC	Supply fans original, in need of cleaning, balancing; preheat coils corroded, oxidizing; control valves original, in need of refurbishment.	Building & system	Fans
1790	Evans Hall	HVAC	Filter banks in need of refurbishment	Building & system	Filter Banks
1790	Evans Hall	HVAC	Most do not operate turning on or off	Building & system	Local steam heaters
1790	Evans Hall	Whole Bldg HVAC System	Although this is rated high on the AM Preliminary evaluation, CR Program does not recommend scoring this item, pending Campus Seismic Strategy. HVAC - Whole system renewal/renovation. (Rated high on CBRE report). HVAC (plagued with constant temperature issues).	Building & system	Whole HVAC System
1790	Evans Hall	Replace flooring	Replace the flooring on the ground level. The flooring has been worn down to the concrete. - B: 1971.	Building envelope	Flooring
1790	Evans Hall	Replace brick floor	Replace the bricks in the lobby on the SE entrance. Replace the outdoor bricks on the east side of the building. The bricks in the lobby are uneven and may pose a tripping hazard. There are cracks in the brick patio on the east side that also can be a tripping hazard. B: 1971.	Building envelope	Flooring
1790	Evans Hall	Doors	ADA push buttons on one specific entry doors.	Building envelope	Doors
1790	Evans Hall	Levers	Common space yes ADA door levers but not throughout the building	Building envelope	Levers
1790	Evans Hall	Signage	Only a few ADA signage around restrooms and stairwells. Not on all offices. Mathetics has upgarde their signage to include ADA.	Building envelope	Signage
1790	Evans Hall	Water fountains	In the common areas for students but not throughout the entire building.	Building envelope	Water fountains
1790	Evans Hall	Mechanical equipment restoration - basement mechanical room	Replaces oxidized preheat coils. Replaces condensor, chilled, heating hot water and sump pumps. Replace pressure reducing station. Repairs leaking pipe. Refurbishes motor control centers. - Building damage score lowered to 0 to reflect potential that an HVAC issue would affect building structure. High program impact score reflects impact of aluminum oxide powder on the programs in the building. Corrosion continues, evidence of recent and repeated repair. Aluminum oxide carried throughout building. B: 1971.	Building & system	Multi
1790	Evans Hall	Clean and rebalance air and water distribution systems	Clean and rebalance air and water distribution system. Leak test system, repair as necessary.Complaints about dust from ducts. Recurring HHW leaks at various points throughout the building.	Building & system	Distribution Systems
1790	Evans Hall	Heat exchanger	HHW HX apparent ruptured tubes, poor condition; DHW HX original but appears to be woking ok	Building & system	Heat exchanger
1790	Evans Hall	Restrooms	Slated for FY 16	Building envelope	Restrooms
1790	Evans Hall	Restrooms	Slated for FY 17	Building envelope	Restrooms
1790	Evans Hall	Restrooms	Slated for FY 18	Building envelope	Restrooms
1790	Evans Hall	Restrooms	Slated for FY 20	Building envelope	Restrooms
1340	Faculty Club	Envelope Improvement and Roof Replacement	Wood-frame building. Possible structural deterioration from continued moisture intrusion. In-house waterproofing work was done on roof a few years ago.	Building envelope	
1340	Faculty Club	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Protection
1303	Field Station for Behavior Research all building electrif	Replace facility generator, distribution poles and wires to all buildings	Not included in CR Eval Process Pending formal Admin MOU for maintenance. electrical system is beyond life and poses a fire threat	Building & system	Electrical distribution and emergency Generator
1789	Genetics & Plant Biology	The building should be automated with ALC	There is no automation system for GPBDIt is something we should look into	Building & system	
1355	Giannini Hall	ADA Upgrades	Only a few doors have ADA door lever such as general assignment classrooms	Life safety upgrades/regulatory compliance	
1355	Giannini Hall	ADA Upgrades	No ADA water fountains within the building.	Life safety upgrades/regulatory compliance	
1355	Giannini Hall	ADA Signage Upgrade	Little ADA signage only where has been upgrade	Life safety upgrades/regulatory compliance	
1355	Giannini Hall	ADA Entrance Upgrades	Only ADA entrance is the southwest corner of building. Other entrances no access	Life safety upgrades/regulatory compliance	

1355	Giannini Hall	Restores all restrooms throughout. Includes finishes, fixtures, partitions.	Severity set 3: restrooms are quite old, finishes beyond the capacity of normal maintenance. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Life safety upgrades/regulatory compliance	
1355	Giannini Hall	Replaces electrical switch gear and distribution panels throughout.	Scope set 3: affects entire building. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building & system	
1355	Giannini Hall	ELEV Modernization	Undersized, car in need repair	Elevator	
1355	Giannini Hall	ELEV Modernization	Hydro with old style relay controller	Elevator	
1355	Giannini Hall	ELEV Modernization	Appears in good working order but not current standard	Elevator	
1355	Giannini Hall	Building Envelope	Due to lack of funds, center flat section not done during recent roof refurbishment.	Building envelope	
1355	Giannini Hall	Door Refurbish	Doors should be refinished	Building envelope	
1355	Giannini Hall	Flat roof restoration	The upper, flat roof patched in several locations and beyond useful life. Maint set 3: well past end of useful life, beyond capacity of the maintenance department. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building envelope	
1355	Giannini Hall	HVAC Modernization	Original to building, past end of useful life. Contactors & pull switches original. Pneumatic controls the mechanical system should be replaced	Building & system	
1355	Giannini Hall		Filter bank needs replacing	Building & system	
1355	Giannini Hall	Plumbing Modernization	Generally original.	Building & system	
1355	Giannini Hall	Replaces pressure reducing station	Scope set 3: affects entire building. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building & system	
1355	Giannini Hall	Replaces radiator valves and traps in the rooms.	B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building & system	
1355	Giannini Hall	The hallway flooring has been replaced but not the ground floor and the offices.	B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building envelope	
1355	Giannini Hall	The cab door and interior is beaten up and needs a face lift. Consider replacing elevator with traction; hydraulic equipment located on the top level. Elevator controller is contactor style.	Safety set 3: sole elevator failure affects disabled exiting. Severity set 3: sole elevator, failure affects disabled access to programs. Visual set 4: elevator cab interior finishes badly worn. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Elevator	
1355	Giannini Hall	Roof Replacement	The upper, flat roof patched in several locations and beyond useful life. Well past end of useful life, beyond capacity of the maintenance department. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building envelope	
1355	Giannini Hall	Replace or refurbish existing steel casement windows with like. Replace or refurbish decorative entrance doors and associated hardware.	Energy set 2: possible energy savings through window replacement. B: 1930. O: AG & Res Econ: 30%, ESPM: 16%, CNR Dean: 15%, MCB: 10%, Gian Found: 8%	Building envelope	
1356	Gilman Hall	Access Improvement	Non ADA compliant door knobs	Programs - Gustafson Access	
1356	Gilman Hall	Replace main electrical panel and subpanels	Electrical panels and breakers are beyond recommended service life.	Building & system	Electrical Panel
1356	Gilman Hall	Elevator Modernization	Highest need in the College of Chemistry, rated by Elevator Shop Lead, Rob Blan. Elevator Type: Traction.	Elevator	Elevator
1356	Gilman Hall	Concrete spalling	Repair spalling of concrete columns on the south and north sides of the building. Reinstall any joint sealant damaged from the spalling. Since there are many concrete structures on campus, it is recommended to start with a study for identification and strategy for prioritization.		
1356	Gilman Hall	Window Restoration	Many of the exterior window frames are peeling. Inspect for dry rot, repair/replace, sand, and paint.		
1356	Gilman Hall	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Panel
1356	Gilman Hall	Cooling Tower Replacement	The cooling tower on the roof is beyond its life cycle and partially failed. There is rust and the equipment is difficult to maintain.	Building & system	Cooling Tower
1356	Gilman Hall	Interior Refresh	Floor, walls, ceilings, and doors in hallway appear to be original design. Floor tiles and ceiling acoustical tiles may be hot (asbestos).		
	HAAS Clubhouse	Fire Alarm Panel needs to be upgraded-XLS version for smaller systems		Life safety upgrades/regulatory compliance	Fire Alarm system
	HAAS Clubhouse	Replace existing picture window panes with safety glass.	Second floor glass should be replaced with safety glass. This is a safety and energy saving improvement	Building envelope	Windows
	HAAS Clubhouse	Boiler Replacement	Boiler is still functional but old. If boiler fails, the pools will be out of service. This would adversely affect their program. Replacement would result in energy savings as well	Building & system	Boiler
1234	Haas Complex	Replace existing MXL FACP including other required devices with XLS system.	Siemens will not supply panel components after 2018-upgrade to XLS control panel/system upgrade. MXL system. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1234	Haas Complex	Replace basic components of building HVAC system: air handlers, coils, heat exchanger, chillers etc. Consider review of air distribution and balance.		Building & system	HVAC
1234	Haas Complex	Restore waterproofing at deck/wall interfaces and consider limited replacement of roofing. Past useful life, plus original detailing.		Building envelope	Waterproofing - Deck/wall interface, and roofs
1360	HAAS PAVILION	Upgrade Fire Alarm Panel - MXL to XLS. Also Needs re certification of smoke control (whole building)	MXL - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	Fire Alarm System
1424	Hargrove Music Library	Fire door control repair plus addition of a permanent access hatch to it	Address chronic failure rate of roll down fire doors as installed - inaccessible door control elements. Roll down door controls and machinery buried in walls, rating of main roll down door destroyed in construction. Medium priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire Door - Roll down
1424	Hargrove Music Library	Replace existing MXL FACP including other required devices with XLS system.	Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade. Low priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1424	Hargrove Music Library	Window refurbishment	Replaces or repairs leaking windows. Leaks affect adjacent areas and may affect building structure. Leak affects important library special collections.	Building envelope	Windows
1424	Hargrove Music Library	Restore basic components of building HVAC systems.	Addresses controls problems in rm 210, recurring wind tunnel problem at front door and performance issues with temp/humidity controlled rare book area. Currently leaking despite continuing maintenance department efforts.	Building & system	HVAC
1424	Hargrove Music Library	Replace existing roof, and restore gutters and downspouts as required.	Replaces or repairs existing roof. The leaks affect top floor which has a room where rare collections are kept.	Building envelope	Roof

1424	Hargrove Music Library	Light fixture ballast replacement	Every other fixture has an alarm that sound if the batteries are low. The ballasts need to be replaced. The lighting control system should be replaced with a system that is easy to program in house.	Building & system	Lighting
1424	Hargrove Music Library	Replace existing lighting control system.	The lighting control system should be replaced with a system that is easy to program in-house. Current lighting is outsourced. Light programming in-house would allow energy/cost savings.	Building & system	Lighting - Controls
1424	Hargrove Music Library	Install AC Units in the mechanical and electrical rooms.	Both the mechanical and electrical room has extreme overheating (poor design) which is causing problems for equipment. High priority per Todd McFerren for FY 19/20.	Building & system	Electrical
9021	Hasting Reserve Carmel Valley Ca	The project is not eligible for Capital Renewal but remains eligible for State DM funding. The reserves roadways and parking areas need grading , road base, road side access to driveway, seasonal creek crossings, Piping for culvert repairs and installation of access safety barriers and security upgrades on gates and cable access.	access roads within the reserve are in need of grading rainwater repairs, updated security on gates to access to research areas, the roadways are degrading due to rain water runoff, lack of proper drainage wet weather access..roadways now are difficult to maintain	Utilities	Roadways and parking areas, grading and drainage improvement, improve security access at gates and entry points to property
9034	Hastings Reserve Halsey House Repairs	Not included in CR Eval : Pending Formal MOU with Admin for maintenance. Several exterior repairs are needed , reseal windows, repair siding plug holes, paint and water proof, re screen attic access and vents.replace lighting outside	funding building is under constant attack from the elements and birds..insects.new and improved exterior materials are needed	Building envelope	exterior siding , window sealant, siding repairs paint, water proofing Damage from woodpecker (the Bird) repairs
1371	Haviland Hall	Whole Building Replacement	AM - Wouldn't this be a Renewal due the the historical designation? Not a "replacement".	Building envelope	Replacement
1371	Haviland Hall	Restore electrical distribution system	The main switchgear and electrical panels are very old and beyond its life cycle. - The electrical system have been reliable but the equipment is very old and the risk of failure will increase. B: 1927.	Building & system	Panels
1371	Haviland Hall	Electrical panels restoration	Replaces/restores electrical distribution panels through out, particularly 13 Zinsco and Heiniman panels. - Breakers can fail closed at rated load. Due to building design, breakers used as switches though not switch rated. Additionally, panels are used to control lighting and are not "switch" rated. Campus EH&S would like these replaced. Panels at end of useful life. B: 1927.	Building & system	Panels
1371	Haviland Hall	Replace tile roof, refurbish skylight	Remove tiles, re-roof underneath, replace tiles. Restore skylight. - Some tiles are broken and will continue to break and possibly fall down. Not currently leaking. Possibility that tiles could fall is concerning. B: 1927.	Building envelope	Roof
1371	Haviland Hall	Restore exterior ph 2	Restore the exterior walls and prevent the cast stone exterior to deteriorate any further and stop spalling. - The safety netting in Phase I prevents concrete and cast stone from falling down to people below, but the netting itself is failing due to exposure to UV. However the structural steel is corroding and it is very difficult to maintain to prevent further damage to the exterior of the building. Initial low safety score on the presumption that phase 1 of this project addresses possibility of that falling concrete chunks could injure a passerby but in the intervening time, the ph 1 solution has begun to deteriorate. Visual set 4 based on the presumption that the netting installed to address the safety concern will be unsightly as well as the concern that the spalling generally affects the appearance of the building. Building damage set 4 because steps taken in phase 1 do not prevent continues rust to rebar. B: 1927.	Building envelope	Walls
1371	Haviland Hall	Restore exterior ph 3	Waterproofs north, west, south exterior elevations and east side at stairwell. East stair leak creates ponding and possible slipping concern. Affects entire building. Building. Intruding water can reach reinforcing steel. Repairs well beyond ability of maintenance department. B: 1927.	Building envelope	Walls
1371	Haviland Hall	Replace fire alarm system	Pyrotronics, previous generation system3. Pyrotronics is a very old system/Pre-Siemens MXL. (Rated high on CBRE report). Replace old fire alarm system with a modern, reliable system.	Life safety upgrades/regulatory compliance	Fire Alarm System
1371	Haviland Hall	HVAC systems restoration phase 1	Replaces heating coils, traps, and valves. The pre-heat coils have signs of deterioration. B: 1927.	Building & system	Coils
1371	Haviland Hall	Restore 3rd floor flooring	The 3rd floor flooring needs to be replaced. There are areas on the floor where the vinyl is missing. There are also cracks on the walls in the stairway. - The missing vinyl floor may be a tripping hazard. B: 1927.	Building envelope	Flooring
1371	Haviland Hall	Renew/Restoration of build's entire HVAC system. Phase II; following study preformed by IMEG in 2018.	This is a 2019 - CP - Proj. #12707A	Building & system	HVAC System
1267	Hazardous Materials Facility	HVAC Controls - Upgrade from Barrington to ALC	Existing monitoring equipment(Barrington) mounted to vents, over time the rattle and exposure to chemicals have degraded the equipment and we aren't able to monitor the air flow. Upgrade to ALC system	Building & system	HVAC Equip
1267	Hazardous Materials Facility	Replace Lifts	Lifts are very important to the EH&S operation. Not being able to safely move things is potentially hazardous to the campus because of the nature of the contents. Existing lifts needs refurbishment or replacement as they are currently unreliable	Building & system	Dock lifts
1267	Hazardous Materials Facility	Replace emergency generator	Emergency power generator is close to end of life. This is particularly critical with the possibility of PG&E shutting off power to the campus	Utilities	Generator
1267	Hazardous Materials Facility	Roof Replacement-Repair	Some spotty roof leaks, and seepage coming through rear south	Building envelope	Roof
1267	Hazardous Materials Facility	Fire Alarm Panel - MXL to XLS	MXL - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	Fire alarm
1097	Hearst Field Annex	System consolidation	Surge building, too many re-configures TT's have left many fans and FSDs abandoned in place	Life safety upgrades/regulatory compliance	System
1097	Hearst Field Annex	Replace existing Pyrotronics system	Building currently has obsolete Pyrotronics System 3; need to replace with current standard Siemens XLS system. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1097	Hearst Field Annex	Add heat pumps to all spaces	The building envelope makes the space very uncomfortable in the summer and winter. This project would add heat pumps to supplement existing system.	Building & system	HVAC upgrade
1097	Hearst Field Annex	Balance air system	The occupants complain that they don't have sufficient ventilation in the building.	Building & system	Air Flow balancing

1097	Hearst Field Annex	Reseal window penetrations	The caulk around the windows is failing and water intrudes when it rains.	Building envelope	Windows
1359	Hearst Greek Theater	Repair/replace spalling concrete to mitigate tripping hazards	Concrete landings and staircases have numerous tripping hazards	Landscape - Campus	stair case and concrete landings
1359	Hearst Greek Theater	Address crack in retaining wall to lawn	Large crack noted in retaining wall between seating and upper lawn area	Building envelope	retaining wall to lawn
1359	Hearst Greek Theater	Upgrade Fire Alarm system to Siemens XLS	MXL fire control panel - Siemens will not supply panel components after 2018-upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	MXL Fire control pnl
1372	Hearst Memorial Gymnasium	HVAC system restoration, including replacing the AHUs, heat pumps, and other components. Clean ducts and restore air balance.	AHUs: Restores package units, piping and controls on all roof units in the roof. Heat pumps: Add HP's to all spaces to supplement existing system. Per Joe Simeona, 3rd highest priority out of 6 in R4	Building & system	HVAC
1372	Hearst Memorial Gymnasium	Marble regrouting	Marble was last re-grouted 20 years ago. The water is getting inside the building structure accelerating spalling.	Building envelope	Marble decks
1372	Hearst Memorial Gymnasium	Replace rainwater leaders and downspouts	Replace all rotted leaders in the building	Building envelope	Roof
1372	Hearst Memorial Gymnasium	Exterior wall restoration	Restore the concrete railing, broken concrete balusters, seal cracks. Cleans and re-balances duct systems. Restores as necessary low pressure steam system: valves, radiators, traps, supply and return piping. Age and damage to ducts provides a path for water intrusion. Leaks into teaching spaces. Steam side maintenance is overdue. Work will improve energy efficiency. Built in 1927.	Building envelope	Concrete decorations
1372	Hearst Memorial Gymnasium	Air and steam systems restoration	Restores building plumbing system. Particular attention paid to building pressure reducing station located in basement. Pressure reducing (PR) stations serves building potable water system.	Building & system	HVAC - Ducts & Steam
1372	Hearst Memorial Gymnasium	Restrooms restoration	Replaces exhaust fans and switch gear. The exhaust fan serves pool mechanical area and is old, well beyond end of useful life. It is located in an area that is particularly difficult to service. System inadequacies significantly affect usability of the space. The switch gear affect entire building. The current pump configuration provides no redundancy, and the pumps are prone to failure.	Building & system	Restroom Refurbishment
1372	Hearst Memorial Gymnasium	Plumbing system restoration, including PRV's.	Restores men's and women's restrooms, which are old and deteriorated. Replace partitions and fixtures.	Building & system	Plumbing
1372	Hearst Memorial Gymnasium	Pool room exhaust system restoration	Restores ceiling and walls where plaster surface has failed, waterproofing the floor of women's shower room, corrects slipping problem near the entrance. Replaces gym floors. Nail heads have lifted up above the surface of the wood floors.	Building & system	Pool heating, exhaust fan
1372	Hearst Memorial Gymnasium	Interior ceilings and floors restoration	Restores exterior windows, which are old, rusty, and in need of frequent repair.	Building envelope	Walls, ceiling, floors
1372	Hearst Memorial Gymnasium	Window restoration	Replaces or restores exterior doors and hardware, which is old and often in need of repair.	Building envelope	Windows
1372	Hearst Memorial Gymnasium	Exterior door replacement	Replace the old interior doors and hardware especially on the second floor. Interior doors are beyond lifespan.	Building envelope	Doors
1372	Hearst Memorial Gymnasium	Interior doors replacement	Replace freight elevator machines, controls and car. Machine is old and would require extensive maintenance if it was used more regularly. Possible degradation of hydraulic ram due to exposure to moisture. Freight elevator is a low priority for FY 19/20 per Rob Blan. Built in 1927.	Building & system	Doors
1372	Hearst Memorial Gymnasium	Restore/modernize freight elevator system.	Replacement FA to code under redesign only	Elevator	Elevator
1372	Hearst Memorial Gymnasium	System construction	Building currently has obsolete Pyrotronics System 3; need to replace with current standard Siemens XLS system. High Priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	System
1372	Hearst Memorial Gymnasium	Replace fire alarm system, including ADA audio/visual horn/strobes, and associated fire system components.	Waterproof the foundation wall in two locations: SE corner near the freight elevator and entrance to basement storage area and the south wall small planted area near air intake between small pools. Regrade, restore landscaping as required. Built in 1927.	Elevator	Fire alarm system
1372	Hearst Memorial Gymnasium	Foundation waterproofing	Old and failing, to include paint and fixtures, rated fair condition.	Building envelope	Foundation
1372	Hearst Memorial Gymnasium	Interior finishes MRR, shower and locker room	Highest in elevator priority in R4 per Rob Blan FY 19/20. Needs ADA upgrade.	Building & system	Men's shower & locker room
1372	Hearst Memorial Gymnasium	Restore/modernize passenger elevator system.	Existing system is not working. Pumps and piping need replacing. Condensate is lost into the foundation of the building	Elevator	Elevator Cab
1372	Hearst Memorial Gymnasium	New condensate return sytem	Replaces all pumps and valves in the filtering system. Because of intense water and chemical usage these pumps and valves require multiple checks throughout the day. Some valves and pumps have been replaced. Equipment should be sized for redundant operation. Rated in fair condition and still functional.	Building & system	Steam Condensate pump system
1372	Hearst Memorial Gymnasium	Pool filtering system update	Old and failing, to include paint and fixtures, rated in poor condition	Building & system	Pool - filter system
1372	Hearst Memorial Gymnasium	Interior finishes WRR, shower and locker room	The current system is manual taking a lot of maintenance hours. Disabled Student organization was given space in the basement in March, 2019. Without elevator, ADA access is disrupted. End of lifespan, needs ADA upgrade. High priority per Rob Blan.	Building & system	Interior finishes WRR, shower and locker room
1372	Hearst Memorial Gymnasium	Chemical system to be automatized	Per Dave Smith these HX must be replaced because they are close to complete failure.	Building & system	Pool - Chemical system
1372	Hearst Memorial Gymnasium	Passenger elevator is beyond lifespan (modernized in 1980). Hydraulic power unit and components need complete modernization.	Existing system is not working. Pumps and piping need replacing. Condensate is lost into the foundation of the building. The steam condensate pump is a relatively small pump but vital to feeding condensate back into the boiler where it belongs.	Elevator	Elevator
1372	Hearst Memorial Gymnasium	2 of 3 Domestic Hot Water heat exchangers are in critical/end of lifespan condition. They need to be replaced.	Siemens will not supply panel components after 2018 upgrade to XLS control panel/system upgrade. Low priority for FY 19/20 per Jeff Light.	Building & system	Plumbing
1372	Hearst Memorial Gymnasium	Steam condensate pump return system replacement.	When it rains, the stage elevator pit gets flooded. Water intrusion path needs to be found and repaired. This standing water in the pit (sometimes 6") is a hazard to elevator shop staff. The combination of grease/water surfaces are highly slippery and unstable. Cannot pass a State Inspection when the standing water is present.	Building & system	HVAC
1423	Hertz Memorial Concert Hall	Siemens system upgrade		Life safety upgrades/regulatory compliance	Fire alarm system
1423	Hertz Memorial Concert Hall	Walls, flooding investigation and repair		Building envelope	Waterproofing

1423	Hertz Memorial Concert Hall	Stage floor restoration	Stage elevator edge needs a stronger surface, same as all the different covers.	Building & system	Flooring
1423	Hertz Memorial Concert Hall	Stage - Hydraulic elevator restoration	Restores stage lift and passenger elevators as needed. This project focuses on the controllers, pumps and hydraulic rams. These elevators serve multiple areas of building and would have significant impact on programs if elevators fail.	Elevator	Elevator
1423	Hertz Memorial Concert Hall	HVAC system restoration - basement & attic mechanical rooms, AHUs	Restore (as needed) fans, bearings, dampers, and filter banks.	Building & system	HVAC
1423	Hertz Memorial Concert Hall	Exterior Wall	Paint and seal exterior wall, rated in fair condition.	Building envelope	Building
1423	Hertz Memorial Concert Hall	Electrical distribution panel restoration, main switch gear replacement.	Replaces breakers and panels as necessary. Replaces switch gear. Current equipment is beyond life span.	Building & system	Electrical
1423	Hertz Memorial Concert Hall	Interior Finishes, wall paint.	The public spaces show wear and tear and need to be painted	Building & system	Building
1423	Hertz Memorial Concert Hall	Plumbing repair and restoration, restrooms	There have been several times when the plumbing has failed by bursting inside the walls in the restrooms	Building & system	Building
1809	Hildebrand Hall	Replace high voltage switchgear, motor control centers, and panelboards	Original to the building. Beyond end of useful life.	Building & system	
1809	Hildebrand Hall	Replace waterproof membrane under deck	Require coordination with deck repairs at Latimer, Glauque, Lewis. Refurbish expansion joints between buildings. Persistent extended leaking can result in damage to structural steel. Beyond the capacity of maintenance organization. Plaza is a significant architectural feature.	Building envelope	Roof
1809	Hildebrand Hall	Roof Restoration	Lower breezeway courtyard restoration. Reroofs lower courtyard. Upper roof & penthouse restoration. Reroofs upper roof & penthouse.	Building envelope	Roof
1809	Hildebrand Hall	HVAC Improvement	Replaces domestic hot water HX 19 & 20 and pumps WP11 and HP 9 & 10. SF 34 creaking loudly, SF 33 & 34 are original and should be replaced with fan wall units. Replaces main building hood fans located at the corners of the building. Replaces three existing compressors with two adequately sized to carry existing load. Much of the HVAC infrastructure, both air and water sides, is original to the building, so approaching 50 years of age. Though spot renovations have been done within the past 15 years or so, there is no way this infrastructure can support the contemporary research that goes on in this facility. The York chiller #1 & Carrier chiller #2 have frequent maintenance calls. Absorption chiller is in progress of..	Building & system	
1809	Hildebrand Hall	Removal of abandoned equipment	Hildebrand, like many other lab buildings on campus, has a surfeit of old and abandoned equipment that should be removed, both for access and safety, but also to free up space to work in and around these mechanical spaces.	Life safety upgrades/regulatory compliance	
1376	Hilgard Hall	Restore restrooms	Restore restrooms throughout. Replaces all the fixtures and water closets. Restores interior finishes.	Building & system	
1376	Hilgard Hall	Entrance doors restoration	Restore entry doors. Also paint the hand rails leading to the entry doors on the east side.	Building envelope	
1376	Hilgard Hall	Install fire alarm system	FA system is two generations old, system III.	Life safety upgrades/regulatory compliance	Fire Alarm
1376	Hilgard Hall	Restore interior finishes ph 1	Restore the hallway flooring in the basement and 2nd floor. Restore door locking hardware throughout.	Building & system	
1376	Hilgard Hall	HVAC system replacement	Replace HVAC equipment. Replaces steam lines, radiators as necessary, terminal reheat coils. Restores fans and ducts and dampers. Replaces heat exchangers, pressure reducing station and preheat coils. Replaces hood and exhaust fans in the attic.	Building & system	
1376	Hilgard Hall	Exhaust Systems Upgrade	Hoods fans should be ganged if modern science is to continue to be done in the bld. Exhaust fans could use a general refurbishment, very old motors.	Building & system	
1376	Hilgard Hall	Coils need replacement	Coils are failing, Corroded fins, rusted filter bank frames, dirty rooms, extraneous equipment in the rooms	Building & system	
1376	Hilgard Hall	HVAC Upgrades	Appears to need refurbishment	Building & system	
1376	Hilgard Hall	HVAC Upgrades	Leaking, refurbishment past due	Building & system	
1376	Hilgard Hall	HVAC Upgrades	Steam system intact, some condensate return issues	Building & system	
1376	Hilgard Hall	Supply fan 28 tagged out for 5 years. No air to first floor labs. Significant issue. Need to replace fan with new.	Supply fan 28 tagged out for 5 years. No air to first floor labs. Significant issue	Building & system	HVAC
1376	Hilgard Hall	HVAC Systems Deficient	Do not appear to have enough capacity to fully support the laboratory function of the building.	Building & system	
1376	Hilgard Hall	Door Hardware Upgrades	Door hardware mostly original with building, not in compliance.	Building envelope	
1376	Hilgard Hall	ADA Upgrades	Plumbing fixtures require some code/ADA Compliance	Building & system	
1376	Hilgard Hall	Equipment Replacement	Old compressors, boxes appear original to building	Building & system	
1376	Hilgard Hall	Equipment Removal	Old DI system needs to be removed. Has been replaced.	Building & system	
1074	Historical Fence North side of University House: Repla	concrete wall 50' ft long, 12 feet tall 12" thick is the boundary for UC Property and city of Berkeley commercial property, wall is cracked and is shifting and will collapse. Voids and excessive rainwater pour through the area behind the building, City of Berkeley development over time has added stress to this wall located on UC Property. Rat nests are a problem	rodents, cats, and concrete chunks are found at the site, Occupants maintain the cleaning of any debris, clean up animal waste, call for rodent abatement	Building envelope	Concrete retaining wall along property boundary
1796	Koshland Hall	Envelope Upgrades	Evidence of rainwater leakage at west entrance from glazed enclosure	Building envelope	
1796	Koshland Hall	Fire Suppresion	Sprinkler head in humid mechanical room appears corroded and requires further inspection	Life safety upgrades/regulatory compliance	
1796	Koshland Hall	Building Controls Upgrade	Building has both Barrington and Building Automation Systems controllers in use	Building & system	
1796	Koshland Hall		Original HW pump in dry lay-up mode; appears to maintained as backup system	Building & system	
1796	Koshland Hall		Heat exchanger control valve requires replacement	Building & system	
1796	Koshland Hall	HVAC Replacement	Air driers appear old and in need of replacement	Building & system	

1796	Koshland Hall	replace heating hot water piping distribution system	The heating hot water distribution system is in a deteriorated condition. There are holes in the piping system through out the building. THIS IS PHASE 3 OF THE PROJECT , TWO PREVIOUS PHASES COMPLETED. 2 FLOORS REMAIN TO BE COMPLETED.	Building & system	HHW distribution system
1796	Koshland Hall		occasional evidence of leakage in hallway ceiling tiles - likely utilities, not rainwater.	Building envelope	
1796	Koshland Hall		Door and frame to LL11 machine room corroded and requires replacement. Won't fully close.	Building envelope	
1796	Koshland Hall	High voltage switch replacement KOSH	Replaces high voltage selector switches at Koshland	Building & system	
1796	Koshland Hall		Deionized water pumps original to building abandoned in place; replaced by carbon tanks	Building & system	
1796	Koshland Hall	Equipment Removal	Control panel abandoned in place	Building & system	
1796	Koshland Hall	Building Management Systems Upgrades	The building automation system (Barrington) is no longer supported and should be replaced	Building & system	Building automation system
1486	Kroeber Hall	Restore and re-balance air and heating & hot water systems	Restore and re-balance air and heating hot water distribution systems. Repair, as needed, heating hot water piping that is plugged with solids or corroded. Ensure all control valves, convectors work, all strainers clear. IMEG engineering scope and study has been performed. High priority per HVAC. HHW piping is at critical failure point. Recommend replacement of Petra air handler that supports art museum. FS cannot support this unit because there is no factory authorized/certified contractor with the capabilities to support and maintain system. Recommend replacing unit.	Building & system	HVAC
1486	Kroeber Hall	Ramp railing repair and code upgrade	Repair and bring to current code the existing ADA ramp railing to access the parking lot B from the West side of Kroeber.	Programs - Gustafson Access	Ramp
1488	Kroeber Hall	Water proof SW basement exterior wall PH-II	Phase II of waterproofing the basement is to: 1-Seal and paint the entire wall, 2-Redirect the lower SW terraces drains by extending them, 3-Restoring the asphalt of the adjacent road	Building envelope	Waterproofing
1486	Kroeber Hall	Replace existing MXL FACP including other required devices with XLS system	Siemens will not supply panel components after 2018-upgrade to XLS control panel/system upgrade. Low Priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1486	Kroeber Hall	Duct cleaning & balancing	Clean all ducts and re-balance the air flow. Ducts are dropping black particulates on lab work.	Building & system	HVAC - Ducts
1486	Kroeber Hall	Investigate sewage system	Investigate the sewage system. Frequent toilet back ups and sewage floods which has reached the Museums collection areas.	Building & system	Plumbing
1486	Kroeber Hall	Elevator Controls, Cab 2	This project would repair the elevator servicing the Museum and stage spaces in the basement. The elevator is very unreliable. It is the only elevator big enough to more big artifacts from the basement to the classroom level.	Elevator	Elevator
1486	Kroeber Hall	Restroom Upgrade, ADA	Level 3 restroom upgrade to make into a single space ADA restroom. Current restroom is in poor condition.	Building & system	Restrooms
1486	Kroeber Hall	Exterior window restoration	Replaces or refurbishes exterior windows. Windows are rusting which can lead to water intrusion.	Building envelope	Windows
1486	Kroeber Hall	Skylights	Seals around skylights are in poor condition.	Building envelope	Waterproofing - Roof Skylights
1486	Kroeber Hall	Signage	Current ADA signage is in poor condition	Building & system	Signage
1486	Kroeber Hall	Balcony repair and restoration	Some of the balconies concrete bases are breaking due to spalling. These balconies have been restricted for use because of the liability someone getting hurt.	Building & system	Balconies - Spalling
1486	Kroeber Hall	Mechanical system restoration - MR 20A	Restores fans and motor control center, replaces HHW coil and valve. Replaces filter bank in MR 20A. Equipment aging but in good operating condition. Built in 1959.	Building & system	HVAC
1486	Kroeber Hall	Exterior door fixtures	Door levers are in poor condition. Security issue, hardware fails and doors won't latch shut.	Building & system	Door Levers
1486	Kroeber Hall	Covered walkway roof restoration	Replaces roof over covered walkway, and this roof is at end of useful life.	Building envelope	Roof
1486	Kroeber Hall	Façades water proofing	Sealing cracks and repainting all exterior wall. There are currently leaks in the SW walls into the museum storage. Also the campus official has prohibited the use of the some of North facade balconies because concrete is breaking and failing.	Building envelope	Waterproofing
1486	Kroeber Hall	Interior finishes, patch and paint	This would restore and paint the corridor walls and ceilings. Rated in poor condition.	Building & system	Walls + ceiling
1486	Kroeber Hall	Entrance doors and store fronts replacement	As needed, replace the building store fronts. The remaining original storefront is beyond useful life, regularly used, and requires regular maintenance.	Building & system	Doors - Exterior
1486	Kroeber Hall	Restore freight elevator	Refurbishes elevator controller and car. Provides code-compliant means of access. Replaces or restores ram. The existing controller is located in a secured area which limits after-hours access. The controller is mechanical relay type, original to the building and at the end of it's useful life.	Elevator	Elevator
1486	Kroeber Hall	Interior lighting improvement	Some areas are not well illuminated. Existing lighting in fair condition	Building & system	Lighting
1486	Kroeber Hall	Mechanical system restoration	Restores fans and motor control center in MR 202. Restores mechanical equipment in MR85 and on roof. In rm 85, replaces filter bank, restores pressure reducing station and heat exchanger, replaces motor control center. Replaces exhaust fans EF21 and EF22 on the roof. ARUP scope and study has been performed.	Building & system	HVAC
1486	Kroeber Hall	Mechanical system restoration - MR 85 & upper roof	As needed, restores mechanical equipment in MR85 and on roof. In rm 85, replaces filter bank, restores pressure reducing station and heat exchanger, replaces motor control center. Replaces exhaust fans EF21 and EF22 on the roof.	Building & system	HVAC
1486	Kroeber Hall	Restore and paint interior finishes	Paint all the hallways, interior doors, ceilings and stairwells.	Building & system	Interior walls
1486	Kroeber Hall	Balcony Door Replacement	Balcony doors are in poor condition.	Building & system	Doors
1490	Kroeber Hall	Tree root trimming and pavement leveling.	Tree roots are creating a trip hazard in the closest path to the only automatically operated door to the first floor classrooms in the building.	Landscape - Campus	Pavement
1782	Latimer Hall	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Protection

1782	Latimer Hall	Steam-To-Water Heat Exchangers	Replace the gasket at high-pressure steam and hot water flange connections within next 2 years to prevent potential leak and re-torqued bolts	Building & system	
1782	Latimer Hall	Cooling Tower Replacement	Project number: #12677A	Building & system	
1782	Latimer Hall	Replace refrigeration system	Replace the refrigeration system for the cold rooms.	Building & system	
1782	Latimer Hall	Replace Vacuum and Compressed Air Systems	Replace the oldest packaged vacuum pump system and compressors CA 21 & 22 with dryer (fed from Hildebrand).	Building & system	
1782	Latimer Hall	Exhaust Fans Replacement	Heavy corrosion. Sheet metal warped and bent. Replacement of all exhaust fan and mounting base needed.	Building & system	
1782	Latimer Hall	Replace main distribution pipe of de-ionized (DI) water purification system	Replace existing 1 1/2" DI water piping from 2nd floor shaft up to the 8th floor ceiling with PVC piping and install valves at each branch line	Building & system	Plumbing
1782	Latimer Hall	Roof Replacement	Replaces roof over 9th floor laboratory area. Waterproofs penthouse walls and windows and the stairwell to the roof.	Building envelope	
1782	Latimer Hall	Supply Fan Replacement	Project number: 12705A	Building & system	Supply Fans
1782	Latimer Hall	MCC Replacement or Retrofit	The MCC is in poor condition. Replace entire line-ups of motor control centers or retrofit to address obsolete components, loose connections, heating concerns, upgrading protective device interrupting ratings, and provide additional load growth.	Building & system	
1782	Latimer Hall	Transformer Replacement	Higher current in transformer but still within level of design threshold. This may cause transformer to exceed its safe temperature limits if transformer is overloaded beyond its design limits.	Building & system	
1800	Lawrence Hall of Science	Replace roof	Flat roof between exhibit hall leaks into exhibit space below in multiple locations. Creates a safety hazard for visitors	Building envelope	flat roof between halls
1800	Lawrence Hall of Science	Replace ALC panel	Original to building-reported difficulty accessing breakers. Breakers used as switches	Building & system	Panel ALC
1800	Lawrence Hall of Science	Replace exhaust fan 37	Bathroom exhaust fan 37 is disassembled and inoperable	Building & system	EF 37
1800	Lawrence Hall of Science	Refurbish freight elevator car, hydraulic system, controls.	Doors sometimes won't close, occasionally the elevator won't operate at all.	Elevator	Freight Elevator
1800	Lawrence Hall of Science		The building is heavily used and many children visit on a regular basis. Main entry and exit doors leading to Forces of the Bay area are in the worst condition. New doors and/or new exit devices and door closers. Some entry doors allow rain in, causing slipping hazards for the visitors	Building envelope	Exterior Doors
1800	Lawrence Hall of Science	Replace/Repair exterior doors	Panel is original to building. Breakers used as switches.	Building & system	Panel ALD
1800	Lawrence Hall of Science	Electrical Panel ALD	Extensive cracking to exterior stucco wall - deterioration of interior plaster resulted, recoating needed	Building envelope	south wall - A level
1800	Lawrence Hall of Science	Refinish exterior stucco coating	Most of the windows need replacing, primarily B level (with the exception of the windows at the café that were already replaced). Many no longer open and some are leaking. windows do not currently latch, could fly open and fall in a heavy wind. One already has	Building envelope	Windows
1800	Lawrence Hall of Science	Window replacement	The coils are old and beyond useful lives. Contaminated duct lining presents a concern for occupants. Occupant concerns resulting from loose duct insulation falling on surfaces.	Building & system	Heating Coils and duct lining
1800	Lawrence Hall of Science	Replace heating coils and clean all ducts	Reinforce/replace bridges	Utilities	Bridges
1800	Lawrence Hall of Science	Bridges leading from the turn out (drop off area) are shifting and separating from the structure	Continuous leaks reported in different areas of the building. Water pools in exhibit areas causing slipping hazards for residents and visitors.	Building envelope	Building Envelope
1800	Lawrence Hall of Science	Exterior of building is old and deteriorating would benefit from re-coating of entire exterior.	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Protection
1405	LeConte Hall	Fire Panel Upgrade	Restores exterior windows. Sand, prime and paint windows. Replaces any defective parts such as ropes, and seals around the windows. Some windows especially on the south side are dry rotten and needs to be restored. The other windows can be sanded, primed and painted.	Building envelope	Windows
1405	LeConte Hall	Windows Restoration	Install an push button door opening operating system at the delivery entrance. This will allow wheelchair access if the elevator in the Annex fails		Ground
1405	LeConte Hall	Access Improvement	The lobby, just across from the Campanile and entry for four large GA lecture halls that accommodate over 3,000 students a day. It is the primary entry also for Physics Department faculty, staff, students, and visitors. The doors have exceeded their lifetime and the lobby is worn and shabby. The Physics Department has already paid for some upgrades and is now requesting support to complete the refurbishment. Doors are still functional.	Building envelope	Door & Lobby
1405	LeConte Hall	Upgrade Exterior Doors at West Entrance and Lobby	One hypothetical reason why the walls are bulging is the concrete beam loading the stud wall when the load should be deflected. It doesn't appear that this is at high risk of collapse, but it is puzzling why the beam is loading the wall since most of the deflection should have been in the beam prior to building the walls. The recommendation is to remove the gypsum board finishes to investigate further the cause and check the condition of the concrete beams which are covered by the gypsum board finish. The repair is most likely to rebuild the stud walls for both walls at both stairs (4 total). The south interior stairwell wall between floors 1 and 2 of Old Le Conte is worst, showing extensive failure as indicated by a 10' x 20' deformity.	Building & system	Wall
1405	LeConte Hall	Investigate and rebuild bulging wall	Demolish and replace existing AHU with an in-kind replacement or a split system. It still has cooling and heating capacity but no longer has a reliable temperature control mechanism required for operations of the machine shop. Potential energy savings.	Building & system	AHU
1405	LeConte Hall	Machine shop AHU replacement	The MCC is in poor condition. Replace entire line-ups of motor control centers or retrofit to address obsolete components, loose connections, heating concerns, upgrading protective device interrupting ratings, and provide additional load growth.	Building & system	
1405	LeConte Hall	MCC Replacement or Retrofit	All corridors have sprinklers, but most offices and labs do not.	Life safety upgrades/regulatory compliance	Fire Protection
1405	LeConte Hall	Sprinklers			

1405	LeConte Hall	Replace Electrical Panels	The breaker panels are old, and parts are increasingly difficult to source. The panels are beyond its service life.	Building & system	
1405	LeConte Hall	Replace the lead frames	The frames are fracturing letting water into the building when it rains. This is a very difficult area to repair because there aren't anchors to be safely working. This scope is to install permanent roof anchors and replace the skylights		Skylights
1405	LeConte Hall	Restore restrooms	The fixtures are old. The faucet leaks and the toilets back up. Restore all the plumbing fixtures in the restrooms. 1st Floor RRs take highest priority.	Building & system	
1405	LeConte Hall	Install closed-loop process cooling water loop to serve two research floors of LeConte Annex	Currently lab equipment is using single-pass city water going to the drain. Saving waters, but no impacts to operations.	Building & system	
1405	LeConte Hall	Upgrades exhaust fan system and main AHU in the Attic	Equipment can still be maintained, minor upgrade 2-3 years ago, Julia's project to put VFD on intake and exhaust fans, dampers for intake air to each floor, fair condition, optimized (still an active project under David Sasai)	Building & system	AHU
9104	Leuschner Observatory 30 inch Telescope	Not included in CR Eval: Pending formal Admin MOU for maintenance. The observatory located at the Russell Reserve currently partners with UCSF for student grad research and instruction. The globe shaped building exterior has failed allowing corrosion and water breaches in the roof and telescope roof doors, the exterior requires patching waterproofing and resealing	its only going to get worse..the equipment these doors and roofing seals are unique and shared with other uc and visiting scholars	Building envelope	exterior finish and waterproofing steel telescope roof sliding doors and tracs, roof
9104	Leuschner Observatory 30 inch Telescope	Provide underground piping from storage tanks to restroom fire system , currently there is not any piping serving the building the use of garden hoses are in place, restrooms are off line..Groups of up to 45 students researchers and staff use the facility the currently fire system does not have a water supply	Not included in CR Eval : Pending formal Admin MOU for maintenance. East Bay Mud Water supply is 1.5 miles away and does not have any current plans to bring into the property. currently there are 3 1500 gallon storage tanks being refilled by water truck for water use at the facility the cost has been to the user group. This underground piping will provide water to the restroom facilities and fire fighting equipment currently there are no working restrooms or Fire protection on site.	Building & system	Domestic Water Service to 2 buildings provides restrooms with water and Fire system
1292	Lewis Hall	Lewis Hall Expansion	Project number: #18268A (Lewis Hall has very little to no central air handling. The existing larger AHUs still have original motors in some cases. There is no central hood exhaust, and many individual fans, some still with transit ductwork. The wood windows are peeling and have some dry rot. Cracks in exterior walls.)		
1225	Life Sciences Addition	Remove Abandoned Equipment	Remove abandoned equipment in place: Heat exchanger, Pressure vessels abandoned in place.	Building & system	HX 52
1225	Life Sciences Addition	Replace Vacuum Pump 50	Water-cooled unit is running domestic water for cooling continuously (original equipment)	Building & system	VP50
1225	Life Sciences Addition	Cooling Tower Replacement	AC cooling tower replacement	Building & system	Cooling Tower
1225	Life Sciences Addition	Building Controls	Currently a combination of Barrington and ALC. Should be converted to all ALC building controls	Building & system	Control Systems
1225	Life Sciences Addition	Water Closed Loop Cooling Tower	Closed loop cooling tower - deterioration noted on air side, remainder appears in OK condition	Building & system	Cooling System
1225	Life Sciences Addition	Waterproof Cage wash RM 6th Fl	Water roof cage wash Room assigned to OLAC on the 6th floor. Move equipment out, seal the floor drain and water proof the floor area under the equipment. Huge piece of equipment will have to be taken apart and moved in order to waterproof the floor.	Building & system	6th Floor Cage Wash Room
1225	Life Sciences Addition	Animal colony shower room replacement	Replaces failed shower rooms used by staff of the Office of Laboratory Animal Care. Drains have failed and showers can no longer be used without creating floods in the faculty office below	Building & system	Shower
1225	Life Sciences Addition	Fire Alarm Panel - MXL to XLS	MXL - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	Fire Alarm
1225	Life Sciences Addition	Roof restoration	Roof is at end of useful life but serviceable	Building envelope	Roof
1225	Life Sciences Addition	Chiller Replacement	Replace chiller # 2 it is in poor condition at the end of its life expectancy.	Building & system	Chiller
1225	Life Sciences Addition	Replace air handling units 3 and 4	Replace AHU 3 and 4. This is critical equipment that supports OLAC. It should be replaced as soon as possible	Building & system	AHU 3&4
1225	Life Sciences Addition	Replace exhaust fan 20	Replace EF #20. This fan supports OLAC and it's connected to the animal lab exhaust and as well as the "dirty" side of the cage washing room. It was noted as a deficiency in our AALAC report and is crucial for accreditation	Building & system	EF 20
1225	Life Sciences Addition	Air proof exterior windows	Seal - Windows though out the building - windows leak air compromising research and air flow. Energy savings with updated windows	Building envelope	Windows
1225	Life Sciences Addition	Sixth floor drain piping replacement	This is Phase 2 of previously approved project. Replaces existing sanitary drain lines from the Animal Colony to the vertical and from the vertical to the ground.	Building & system	Piping
1225	Life Sciences Addition	Building Renewal	Whole Building Renewal	Building & system	Building Name
1225	Life Sciences Addition	Autoclave Drain Piping replacement. Re-epoxy floor and floor drains connected to autoclaves. Including vertical riser piping	Not included in CR Eval Process: Pending PU Budget	Building & system	Piping and Drains
	Lower Sproul Plaza	Replace underground plumbing utilities	Utilities Plumbing -Replace underground sewer line - it does not have a appropriate slope for draining. A failure of this pipe would shut down MLK, Eshleman, Chavez and Zellerbach. FS has to do continual maintenance to make sure pipe is clear	Utilities	Utilities plumbing
1302	Minor Addition		12KV switch gear recently upgraded.		Switch gear
1302	Minor Addition	Switchgear Replacement	Switchgear and circuit breakers are beyond their expected useful life. The one in the basement should be first priority. Project number: #12698A	Building & system	
1302	Minor Addition	Elevator Modernization	(Replaces elevator controllers and associated controls for both hydraulic elevators, restores car, replaces door operators.)	Elevator	
1302	Minor Addition	Fire Panel Upgrade	Pyrotronic system, no longer supported by vendor Siemens (parts and software). This system is older than the MXL and is obsolete.	Life safety upgrades/regulatory compliance	Fire Protection
1302	Minor Addition	Sprinklers	Sprinklers not installed	Life safety upgrades/regulatory compliance	Fire Protection
1302	Minor Addition	Chilled Water Pump	Poor quality initial installation, extended exposure to elements, pumps replaced prematurely, others at end of useful lives	Building & system	

1302	Minor Addition	Replace Ductwork	Signs of excessive patching. Ducts appear to leak around standing seams.	Building & system	Ducts
1302	Minor Addition	Replace Motors/VFDs in AHUs	Replace all the AHUs on the roof. The equipment are old and beyond their life cycle. Missing protected belt guards. Should have proper signage if no guards. MNAD AH-1 had VFD and motor replaced on October 2018.	Building & system	AHU
1302	Minor Addition	Replace Condenser Coils in Chillers #1&2	There is a new chiller. Further investigation needed for the status of the coils in the old chillers.	Building & system	Chiller coils
1302	Minor Addition	Wood railing restoration	Restores or replaces wood railing. The wood railing around the courtyard is showing its age from the sun and rain, splitting and peeling. The railings are harder to maintain. It needs more protection for the environment. Restoration will increase the visual impact of the courtyard. Potential safety concern.	Building envelope	
1302	Minor Addition	Access Improvement	No split level water fountains	Programs - Gustafson Access	Water fountains
1302F	Minor Hall	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software) Project number: #12739A	Life safety upgrades/regulatory compliance	
1302F	Minor Hall	SF-8 and SF-9 on 3rd Floor	(Fans currently non-functional, exhaust system disconnected during prior seismic retrofit, double-duct supply system well beyond useful life, even when functioning, the system does not serve space adequately. Restores heating system, controls, supply and exhaust fans serving west side of the 3rd floor of the old Minor Hall.)	Building & system	AHU
1299	Moffitt Library	Panels	Occupants report current electrical service inadequate for current programmatic requirements. Panels maxed out. No outlets available for users.	Building & system	Panels
1299	Moffitt Library	Local panels	Reported original local panels maxed out. Additional panels have been added over the year but not comprehensively. Still inadequate for programmatic requirements due to a need for outlets for computers in the reading areas.	Building & system	Local panels
1299	Moffitt Library	Generator	Operable. Serviceable. End of useful life. - Updates could have been done via just completed project.	Building & system	Generator
1299	Moffitt Library	Elevator 3	(Combines all Elev. 3 projects into one line item) Hydraulic & Motion black box controller - obsolete; beyond 10 years, per elevator lead - Rob Blan	Elevator	Cab, Drive & Controller
1299	Moffitt Library	Elevators 3	No smoke doors.	Life safety upgrades/regulatory compliance	Elevators
1299	Moffitt Library	Fire Control	Pyrotechnics - Though this system is very old; the building is under review for renovation of floors 1-3. This system could use parts from other decommissioned systems until it is decided if project will go forward or not. Build-out of approved and funded project would be apx. 5 to 6 years; as of Feb. 2019.	Life safety upgrades/regulatory compliance	Fire Control
1299	Moffitt Library	Fans, motors, preheat coils	Fans original equipment. Hydraulic variable speed drives replaced by VFDs. Evidence of oxidation at preheat coils.	Building & system	Fans, motors, preheat coils
1299	Moffitt Library	Ceiling tiles	Tiles replacement hard to find replacement. Various chips in tiles. Loose fit in framework; subject to falling, difficult to reinstall.	Building envelope	Ceiling tiles
1299	Moffitt Library	Lighting	Light fixtures hard to find replacement. Various fixtures have cracks or do not fit in the full length. Original ballasts previously part of building heating system; system now non-functional due to replacement with high efficiency ballasts. Ceiling tile system in need of comprehensive replacement.	Building envelope	Lighting
1299	Moffitt Library	Restore public restrooms	The restrooms in Moffitt are heavily used and take lots of abuse. Need to renovate all the restrooms to make more functional. The 2nd floor restroom on the classroom side has wall damage caused by a toilet leak. The restrooms have a program impact and is more difficult to maintain.	Building envelope	Restrooms
1299	Moffitt Library	Restrooms	Condition looks as of poor. Refurbish all the restrooms on the first three floors, they need work. START w/ 1st Floor.	Building envelope	Restrooms
1299	Moffitt Library	Door levers	Not consist throughout the building	Building envelope	Door levers
1299	Moffitt Library	Doors	ADA push buttons. High use; likely in need of replacement.	Building envelope	Doors
1299	Moffitt Library	Water fountains	No split lever water fountains available. Hydro station in main entry of library.	Building envelope	Water fountains
1299	Moffitt Library	Entrance doors and storefront replacement	The entrance doors are heavily used and take a lot of abuse.	Building envelope	Doors
1382	Morgan Hall	Electrical Equip upgrades	Not much done to upgrade, particularly for a laboratory building	Building & system	
1382	Morgan Hall	Replace MCCs	Replace the MCCs in the basement and on the roof.	Building & system	
1382	Morgan Hall	ELEV Upgrade	Old controls, car not upgraded	Elevator	
1382	Morgan Hall	Restore freight elevator	Restore freight elevators: machines, controls. Also restores car as needed.	Elevator	
1382	Morgan Hall	Exterior Envelope Restoration	One of the most extremely deteriorated of the building systems: windows, stucco walls, exterior wood elements all in very poor condition. Roof itself is probably poor or fair but not better	Building envelope	
1382	Morgan Hall	Building exterior restoration ph 1	Waterproofs exterior. Seals cracks on roof walls and ledge. Resurfaces western ledge on second floor. Applies elastomeric coating.	Building envelope	
1382	Morgan Hall	Penthouse water intrusion remediation	Addresses various places at which water can enter the penthouse area including doors and thresholds.	Building envelope	
1382	Morgan Hall	Pyrotechnics	System 3 - needs to be replaced with compliant system	Life safety upgrades/regulatory compliance	Fire Alarm
1382	Morgan Hall	HVAC restoration ph 1	Restores coils, dampers and filter bank. Replaces air compressor.	Building & system	
1382	Morgan Hall	HVAC Equipment Upgrades	Minimal central ventilation; small hood fans added all over the place. Very few upgrades, and some original motors.	Building & system	
1382	Morgan Hall	Interior Upgrades	Interior of main level and renovated lab areas are okay. Rest of building could really use some work, particularly the 'lab' on the roof.	Building envelope	
1382	Morgan Hall	Roof replacement ph 2	Replaces upper (main) roof & penthouse roof	Building envelope	
1382	Morgan Hall	Restore elevator	Restores passenger elevator: machines, controls. Also restores cars.	Elevator	
1422	Morrison Hall	Replace existing MXL FACP including other required devices with XLS system	Siemens will not supply panel components after 2018-upgrade to XLS control panel/system upgrade. Low priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1422	Morrison Hall	Damper controls	Damper controls are in poor condition	Building & system	HVAC

1422	Morrison Hall	Add mechanical ventilation to the 2nd fl restrooms	The second floor restroom don't have mechanical ventilation	Building & system	Exhaust fans
1422	Morrison Hall	Install new building transformer	Morrison & Hertz need a new transformer. Current transformer is at critical end of life, fuel used is no longer considered safe	Utilities	Utilities
1422	Morrison Hall	HVAC system restoration - main mechanical room, AHUs	Replaces the heating coils. Restores fans, dampers as needed, filter banks. Heating coils are old and have sustained damage that results in energy loss.	Building & system	HVAC
1422	Morrison Hall	Windows and storefront restoration	Restores the wood windows especially on the south side. Restores storefronts at both ends of building. Wood windows are deteriorating to the point that there is water intrusion and the windows won't shut. This affects the expensive musical instruments in the building.	Building envelope	Windows
1422	Morrison Hall	Restore and paint interior finishes	Paint walls and ceilings. Rated in poor condition.	Building & system	Wall and ceiling
1422	Morrison Hall	Interior door hardware replacement	Replaces door hardware, locks, door sweeps as needed. Adds replacement of small stage in lecture hall. Stage rated in poor condition.	Building & system	Door hardware, sweeps
1422	Morrison Hall	Restore restrooms	Restore the restrooms including new fixtures and paint. Check the sewer lines for damage. Built in 1958.	Building & system	Restrooms
1422	Morrison Hall	Envelope repair and paint	Seal cracks in the concrete and repaint all surfaces. Rated in fair condition.	Building & system	Exterior walls
1422	Morrison Hall	UPS and charger bank replacement	Current UPS and charger bank is in poor condition.	Building & system	Electrical
1324	Moses Hall	HVAC systems restoration - basement mechanical room	Replaces heat exchanger, condensate pumps, supply fan and associated equipment. System is old and beyond lifespan.	Building & system	HVAC
1324	Moses Hall	HVAC systems restoration - mechanical penthouse AHUs	Replaces or reconditions supply and exhaust fans and associated equipment. Current system is beyond lifespan.	Building & system	HVAC
1324	Moses Hall	HVAC systems restoration - roof AHU Controls	Replaces or reconditions supply and exhaust fans; restores connective piping and controls.	Building & system	HVAC
1324	Moses Hall	Window Restoration	Painting and restoration of the Library windows to prevent further deterioration	Building & system	Walls and windows
1324	Moses Hall	Interior finishes, paint	Painting of corridors and public areas including the library. Rated in fair condition.	Building & system	Walls
1324	Moses Hall	Exterior doors restoration	Replace the exterior doors especially the wooden doors on the north side. Because of door deterioration, the door hardware fails frequently, creating security vulnerabilities.	Building & system	Doors
1324	Moses Hall	System Upgrade	Software upgrade and revision	Life safety upgrades/regulatory compliance	Software
1324	Moses Hall	Restore/modernize elevator system: cab, controls, control panel, doors, and machine.	Elevator at end of lifespan. End of lifespan, needs ADA upgrade. Medium priority per Rob Blan.	Elevator	Elevator
1346	Mulford Hall	Electrical Equipment Upgrade	Old panel, original to bldg, beyone useful life	Building & system	
1346	Mulford Hall	Electrical Equipment Upgrade	Original to building; breakers beyond useful life	Building & system	
1346	Mulford Hall	Electrical Equipment Upgrade	Old motor disconnect panel board - obsolete but functional	Building & system	
1346	Mulford Hall	MCC Panel	Replace MCC and switchgear	Building & system	
1346	Mulford Hall	Elevator Restoration	Replaces elevator machines and controls and restores car. Worn finishes, flooring exposes to wood, no ADA controls, but ADA communications.	Building & system	
1346	Mulford Hall	Elevator Upgrades Needed	Worn finishes, flooring exposes to wood, no ADA controls, but ADA communications	Elevator	
1346	Mulford Hall	Exterior	Extensive spalling of concrete due to rusting re-bar	Building envelope	
1346	Mulford Hall	Exterior	Letters naming building have been removed. Reinstall lettering in new location - out of reach	Building envelope	
1346	Mulford Hall	Roof Leak	Leaking evidence on 3rd floor, likely from roof	Building envelope	
1346	Mulford Hall	Fire/Life Safet	Roof truss system is wood framed, no fireproofing nor sprinklers; machinery in space (attic)	Building envelope	
1346	Mulford Hall	Window Replacement	Aluminum single pane windows are weather tight, but don't operate well due to corrosion B: 1948.	Building envelope	
1346	Mulford Hall	Replace fire alarm system	Replace system including control panel, strobes and smoke detectors.Potential audibility concerns. The system is old and is hard to find parts for it. The system cannot be expanded to accommodate any future building modifications. The system need be brought up to code to make it more audible. B: 1948.	Life safety upgrades/regulatory compliance	
1346	Mulford Hall	Replace interior flooring	Replace hallway flooring on all the floors.	Building envelope	
1346	Mulford Hall	HVAC Controls	Old pneumatic HVAC controls, original to bldg, past useful life, functionally obsolete	Building & system	
1346	Mulford Hall	HVAC System	Old equipment, scroll, squirrel cage, motor; filter bank looked OK	Building & system	
1346	Mulford Hall	HVAC System	Pneumatic controls original to bldg, functionally obsolete	Building & system	
1346	Mulford Hall	HVAC Equipment	much insulation missing from ducts - workers walk on material for access.	Building & system	
1346	Mulford Hall	HVAC restoration ph 1	Replace	Building & system	
1346	Mulford Hall	HVAC Equipment	Replaces all equipment in the basement mechanical room including valves, heat exchanger, coils, filter bank.	Building & system	
1346	Mulford Hall	HVAC Equipment	Original exhaust fan for building - obsolete	Building & system	
1346	Mulford Hall	HVAC Equipment	Original hood fan for building - beyond useful life	Building & system	
1346	Mulford Hall	Interior Finishes	Painted surfaces worn and tattered, patches evident.	Building envelope	
1346	Mulford Hall	Interior Finishes	ADA compliant single stall - serves all men on floor	Programs - Gustafson Access	
1346	Mulford Hall	Interior Finishes	Floor tiles tired and HOT; wall, ceiling finishes worn	Building envelope	
1346	Mulford Hall	Interior Finishes	ADA Ok, finishes dated, but not too worn. Only one stall for entire floor (womens) Fixture count?	Programs - Gustafson Access	
1346	Mulford Hall	Floors	floors heaving, causing doors to scrape tiles (hot?) routinely	Building envelope	
1346	Mulford Hall	Interior Finishes	Terrazo floor looks good, walls, ceiling need paint	Building envelope	
1346	Mulford Hall	Men's Restroom	Finishes fair condition, no ADA, no urinal partitions - looks antiquated	Building envelope	
1346	Mulford Hall	Floor Drain	spalling of floor drain has cracked and lifted tiles beneath urinals	Building & system	
1346	Mulford Hall	Hood Fan	Possible transite or asbestos ducting to hood fan. investigate prior to demo		

1346	Mulford Hall	Building roof replacement	Possible to see daylight through gaps in tiles. Plywood sheathing does not currently exist; possible to see daylight through the gaps in the tiles. B: 1948.	Building envelope	
1229	Northwest Animal Facility	Lighting System/Controls	The lighting system (Barrington) has been out of busies for ten years we no longer support the system	Building & system	Lighting
1229	Northwest Animal Facility	Waterproof planters	Restores waterproofing system for planters above south wall of facility.	Building envelope	Waterproofing
1229	Northwest Animal Facility	Basement walls waterproofing	Waterproofs planter boxes at the south side, injects to seal from below.		
1229	Northwest Animal Facility	Replace or refurbish windows	The windows on the west side are leaking and have a strange discolored pattern on it.	Building envelope	Window refurbishment
1229	Northwest Animal Facility	Mitigate water intrusion	paved/sidewalk/stairway roof over NAF - aks - past leak repaired	Building envelope	Waterproofing
1229	Northwest Animal Facility	HVAC Leaks	Multiple evidence of past leakage; likely leaks during expansion/contraction during operation	Building & system	
1229	Northwest Animal Facility	Supply Fan	Extensive vibration in supply fan; fan wheel noted to be rusted.	Building & system	
1229	Northwest Animal Facility	The Barrington System is opsolete	The building automation system (Barrington) is no longer supported, the company has been out of bussies for 10 years, and we are running out of parts. should be change out to ALC	Building & system	BAS building automation system
1229	Northwest Animal Facility	Humidification System	The humidification system has failed, the system should be updated, according to the guide for laboratory animals we should provide 30 to 70 % humidity to the facilities	Building & system	Humidification system
1229	Northwest Animal Facility	HVAC	Condenser coils corroded and deteriorated (service CH3) - replace	Building & system	
1229	Northwest Animal Facility	West facing wall office widows leak	The windows frames have failed water leaks into the building	Building envelope	windows
1229	Northwest Animal Facility	Emergency generator replacement	Replaces one emergency generators located in parking lot north side of building. Determination to be made whether one unit or two.	Building & system	
	OXFORD GENETICS & PLANT BIOLOGY GREENHOUSE	Replace the gutters on the north side of the building.	The gutters are broken and allowing water to go right through the bottom of the gutter.	Building envelope	Gutters
1435	OXFORD NATURAL RESOURCES LABORATORY	Wood siding replacement	Panels have failed due to continued exposure to the weather. Wood panels covering the west side of the facility have failed due to extended exposure to the elements. At this point much of the wood is cracked, warped and dry rotted. The potential exists where water could enter the facility attacking structural elements and impacting research. Failed siding beyond maint dept capacity. B: 1980.	Building envelope	
1435	OXFORD NATURAL RESOURCES LABORATORY	Roof and parapet walls restoration	The roof has been patched to seal cracks in the roof. The parapet walls are cracked and can allow water to penetrate into the building, causing damage to the walls and ceilings. Leaking has significant impact on library space. Wood frame structure potentially impacted by continued leaking. B: 1980.	Building envelope	
1435	OXFORD NATURAL RESOURCES LABORATORY	Heating and ventilation system restoration	Restores all mechanical systems. Includes equipment in the mechanical room as well as equipment located on the roof. Excludes window mount air conditioners.	Building & system	Haeting
1435	OXFORD NATURAL RESOURCES LABORATORY	The ventilation system has never been cleaned	If the mechanical system were to be replaced the ducts should be cleaned	Building & system	Ventilation
1776	Oxford South Greenhouse	HVAC system restoration	Replaces heating and ventilation system including the heat exchangers, steam system, refrigeration and compressors.	Building & system	
1776	Oxford South Greenhouse	Restore greenhouses drainage system	The sub-floors of the greenhouses are cracked and allowing water to go through the floor and into the basement. The leak is causing damage to the ceiling, ducts and materials in the basement. In the winter of 2006, leaking from the drain pans caused equipment in the space below to catch on fire. B: 1960. Seal and re-coat the wells below the greenhouses and clean out drains.	Building & system	
1776	Oxford South Greenhouse	Elevator Refurbish cars, doors, hydraulic equipment and controller for two freight elevators,	Refurbish cars, doors, hydraulic equipment and controller for two freight elevators, two elevators serve the facility. Freight elevators at the end of their useful lives. B: 1960.	Elevator	
1785	Oxford-OXTR NORTH GREENHOUSE	Most of the HVAC system has out lived its life expecdency, and should be replaced	The equipment is old and beyond its useful life. B: 1960. O: ESPM: 71%, Plant Biol: 25%	Building & system	HVAC
1785	Oxford-OXTR NORTH GREENHOUSE	The building automation system	The BAS for the north green house longer supported by the company the system is outdated and should be replaced	Building & system	BAS building automation system
1801	Pimentel Hall	Roof Replacement	Patching has helped and temporarily stopped the leaks, but future leaks are inevitable. Roof has been replaced in last 10-15 years, however, patches are evident.	Building envelope	Roof
1801	Pimentel Hall	Plaza Waterproofing	Waterproofs plaza level area around Pimentel and Latimer. Water leaks have resulted in significant damage to interior finishes.	Building envelope	
1801	Pimentel Hall	Fire Panel Upgrade	Pyrotronic system, no longer supported by vendor Siemens (parts and software). This system is older than the MXL and is obsolete.	Life safety upgrades/regulatory compliance	Fire Protection
1801	Pimentel Hall	Exhaust Fan Replacement	Supply air is from Latimer. Exhaust fan is original to building and located in a fan room below the control room.	Building & system	
1801	Pimentel Hall	Restroom Renovation and Access Improvement	Main restrooms are not accessible; nearest accessible restrooms are in Latimer on the basement level and can only be accessed from the bottom of the auditorium. Regardless of the fact that the restrooms aren't accessible, they still should have been renovated by now; they're pretty awful through and through.	Building envelope	Restrooms
1365	Rec Sports	Fire Alarm Panel - MXL to XLS	MXL fire control panel - Siemens will not supply panel components after 2018-upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	Fire Alarm
9244	Sagehen Reserve	replace 3 septic tanks and underground waste water and sewer piping that serves all the apartments on site housing cabins bathhouse laundry and kitchen facilities currently under sized, for load during peak demand, possible hazardous spill (Bio) Soloution, replace new per UPC Code	Not included in CR Eval: Pending formal Admin MOU for Maintenance. This is the infrastructure for all of the buildings, when broken the impact is loss of several buildings and restrooms, kitchen facilities. This impacts .large groups of students 5th graders parents, , researchers full and part time, Facility is open year round	Building & system	sewer and waste water piping septic tank replacement x3

9254	Sagehen Reserve,	The current model is a WW2 Jeep motor army surplus..Not in service..it quit working 3 years ago, the reserve purchased Honda portable generators for single building use, a commercial propane fuel and a transfer switch for reserve use at main distribution is needed to maintain lighting internet health and safety for students staff..alarms	Not included in CR Eval Process: Pending formal Admin MOU for Maintenance. This generator would provide lighting, heating internet fire alarm for the 20 locations on the reserve..There are 3 full time residents and power outages are common thru out the year..there is a very small solar array but will only provide a small amount of back up power for 24 hours Additional battery storage is also requested .Research and visits are common thru out the year..	Building & system	Electrical distribution and emergency Generator
1480	Sather Tower	Exterior Upper Level Deck	Re-coats walking portion of the upper level deck. surface which is currently leaking. While the space is used only rarely, leaking affects the usability of the space, and can lead to structural damage, including rebar damage.	Building envelope	Observation platform
1480	Sather Tower	Window restoration	Replaces or restores windows and frames. Replaces hardware as needed and paints. The building stores material from the paleontology department which can be affected by the outside environment. Built in 1914.	Building envelope	Windows
1480	Sather Tower	Exterior Surface Inspection and Restoration	Inspection and waterproofing of the exterior wall including cracks, fissures,clock hands and spalling.	Building envelope	Waterproofing
1480	Sather Tower	Carrillon Upgrade	The transmission needs to be rebuilt, the clappers need to be reshaped	Building & system	Carrillon
1480	Sather Tower	Replace existing MXL FACP including other required devices with XLS system.	Siemens will not supply panel components after 2018-upgrade to XLS control panel/system upgrade. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1480	Sather Tower	Smoke detectors installation	Smoke detection in all high bay tower rooms on all floors. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Smoke detectors
1483	Senior Hall	Fire Panel Upgrade	Needs ADA Audible/Visual upgrade (new FA Horn/Strobes with synchronization) throughout - planned 2014. Needs new FA panel with telephone lines for dedicated DACT.	Life safety upgrades/regulatory compliance	Fire Protection
1483	Senior Hall	Building Envelope Restoration	The facility is a list of historic buildings and of significance to the campus. Many of the logs that make up the structure sit on grade, are rotting and need to be replaced. Identify and replace rotting logs making up the exterior shell of the building.	Building envelope	Walls
1810A	Silver Space Sciences Laboratory	Replace roof	High value electronic equipment and research in this facility. Leaks can be catastrophic and have already resulted in loss of equipment and research. Some third floor occupants had to be moved to the Space Science Addition. See attached pictures	Building envelope	Roof
1810A	Silver Space Sciences Laboratory	Electrical Distribution system is past it's useful life. Emergency lighting inadequate in an emergency	Lights are inadequate to provide appropriate lighting in an emergency, and there are too few of them.	Building & system	Electrical Distribution System and emergency power/lighting
1810A	Silver Space Sciences Laboratory		Guessing these are original to the building or were installed shortly thereafter. In any case, they probably should be removed, even there is no plan for replacement.	Landscape - Campus	Benches and seating
1810A	Silver Space Sciences Laboratory	Flooring is in poor condition	A large portion of the flooring is in poor condition. In addition, there is still a lot of 'hot' flooring, which isn't a problem, per se, but given its age and wear, it will be expensive to abate and replace it	Building & system	Flooring
1810A	Silver Space Sciences Laboratory	Windows old and leaky	Windows are original to building. Old and leaky	Building envelope	Windows
1810A	Silver Space Sciences Laboratory	Fire Alarm Panel - MXL to XLS	MXL system - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	
1810A	Silver Space Sciences Laboratory	Upgrade or re balance HVAC	Lots of work done to the system within normal life cycle. Still, the building suffers from not being able to support the research it houses, based on original design. Certain areas remain hot, while others get cool.	Building & system	HVAC
1810A	Silver Space Sciences Laboratory	Walls and Ceilings interior finishes need to be refreshed. Stair wells in especially bad condition. (see attached pics)	Peeling paint and stains on walls.	Building & system	Walls and ceiling
1810A	Silver Space Sciences Laboratory	Replace/update existing outdated controls for boilers and chiller with updated controls	Controls often fail causing temperature fluctuations throughout the building, affecting research. Updated controls would provide extensive energy savings and a reduction in FS work orders	Building & system	HVAC Controls
1813	Silver Space Sciences Laboratory - Addition	Fire Alarm Panel - MXL to XLS	MXL system - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	Fire Alarm
1813	Silver Space Sciences Laboratory - Addition	Roof Replacement	Roof is adequate but is approaching end of life cycle. Ongoing leaks in the "high bay". Valuable equipment and research in this facility, including the "MOC" where they monitor and control space activities	Building envelope	Roof
1813	Silver Space Sciences Laboratory - Addition	Refurbish HVAC system to accommodate scientific research and NASA partnership	The existing HVAC system is struggling to meet the needs of this facility. The multiple clean rooms that were added after original construction require a bigger, more reliable HVAC system.	Building & system	HVAC
1811	Silver Space Sciences Laboratory - Annex	Replace west facing exterior and windows	This must be repaired or replaced in the very near future. The position of the building leaves it exposed to the elements, and it is in bad shape	Building envelope	Building
1391	Simon Hall	Upper roof cooling system	The refrigerant lines are failing and it is releasing refrigerant to the atmosphere. It is a maintenance nightmare having the lines in a non-accessible ceiling.A newer refrigerant system that is easily accessed and maintained is needed. Per Joe Simeona, this is the 4th highest priority out of 6 in R4 for FY 19/20.	Building & system	HVAC
1391	Simon Hall	Lower roof HVAC replacement	Replace various air handlers located on the kitchen roof that serve the Cafe Zeb.	Building & system	AHU
1391	Simon Hall	Heating and ventilation system restoration, radiator valves	Replaces radiator valves throughout building. The heating system has been experiencing numerous problems requiring more frequent maintenance. Control valves are stuck and the hot water system goes down occasionally.	Building & system	HVAC
1391	Simon Hall	Seal cracks in all exterior faces	Seal cracks and paint. Rated in poor condition.	Building envelope	Building
1391	Simon Hall	Windows restoration	Replaces or refurbishes windows. The windows are hard to operate and do not stay in the open position. This makes the rooms hard to temperature control.	Building envelope	Windows
1391	Simon Hall	Small roofs and overhangs restoration	Replaces upper, lower roof and adjacent walkway at Simon and two small overhangs in Law School. Currently not leaking but significant water-ponding and some cracking at the upper roof at the tie with the bases for the mechanical equipment.	Building envelope	Roof

1277	Simpson Student-Athlete High Performance Center	Reconfigure HVAC equipment for FS access to maintain and inspect equipment	HVAC equipment above architectural ceiling. Access for maintenance requires 3 trades to remove large ceiling panels - expensive to maintain and hard to inspect. Occupants must vacate space during access.	Building & system	HVAC equip access
1339	Smyth house	Smyth House currently not in use due to roof, window door and exterior rain and moisture intrusion and rot, Historical house design by Julia Morgan	Currently inactive for student staff and research use..	Building envelope	Roof Windows doors exterior
1237	Soda Hall	Replace existing CRAC units in Soda Hall computer server rooms. Ensure fire protection and other safety items in rooms are brought up to code.	Past useful life, increasing cost of maintenance, and impact of failure	Building & system	Server room CRAC units
1484	South Hall	Electrical system restoration	Mostly replaced at time of seismic project in late '80's. Building is not particularly a big electrical user. Replaces/restores electrical distribution panels through out, particularly 7 Zinsco and Heiniman panels. Refurbishes transformers in service for more than 10 years. Rebalances building loads and resets breakers to ensure proper timing. Includes an allowance for some replacement but presumes that in most cases, equipment may be serviced. Breakers can fail closed at rated load. Due to building design, breakers used as switches though not switch rated. Panels at end of useful life. B: 1873. AM - These were also ID'ed by EH&S as a problem in mid-2016. EH&S would like them replaced.	Building & system	Electrical system
1484	South Hall	Restore elevator ph 2	Cab, controls, and hall panels needs updating. Hydro system controls are good. Replaces or refurbishes hydraulic ram. Not addressed in previous DM project did not address condition of hydraulic ram. Subsequent experience has demonstrated need for this work. Ram is original. B: 1873. This elevator is rated #6 (within region), in need of work, by Lead Elevator Mech. (Rob Blan).	Elevator	
1484	South Hall	Exterior Envelope	***Under Study (started in 2019). Exterior was completely redone at time of seismic, though, that was some 30 years ago.	Building envelope	
1484	South Hall	Exterior restoration	***Under Study (started in 2019).	Building envelope	Façade & Roof
1484	South Hall	Gutters, downspout replacement	***Under Study (started in 2019). Replaces building gutter and downspout system. Presumes no abatement costs. - The built-in gutters around the building are old, provide no method of expansion and coming apart at seams. B: 1873.	Building envelope	
1484	South Hall	Restore railing on the roof	***Under Study (started in 2019). Restore or replace the iron railing on the perimeter of the roof, install fall protection if required by code, and ensure that iron railing isn't rusting at roof attachment. - B: 1873.	Building envelope	
1484	South Hall	Roof replacement	***Under Study (started in 2019). Replaces existing roof, installs fall protection. - Roof coated some years back. This project strips of the coating and roof material underneath and replaces it. Roof currently not leaking. B: 1873.	Building envelope	
1484	South Hall	Chimney restoration	***Under Study (started in 2019). Waterproofs south chimney and other chimneys as necessary, replaces any damage parts and dry rotted wood underneath. - The chimney is leaking and allowing water into the lecture hall. Other chimneys also display evidence of leaking. Roofers report that timbers underneath east side, south chimney are dry rotted. Previous live leaks now addressed by PPCS. B: 1873.	Building envelope	
1484	South Hall	Fire Alarm Control Panel	MXL; Became obsolete 2018. Siemens no longer supports with part or software updates. (This item is rated high [65.1%] on CBRE report; but, due to this building's size and use/programming, Asset Mng. feels the MXL system can be supported w/ extra parts from the vendor and other removed systems. MXL system, no longer supported by vendor/Siemens (parts; software). It is generally agreed that the MXL system can be supported w/ extra parts from the vendor and other removed systems.	Life safety upgrades/regulatory compliance	Fire Control
1484	South Hall	Sun room restoration	Restores sun room west side of building. Leaking during rainy season affects important space used for informal iterations. Despite repeated efforts by maint, dept. continues to leak. B: 1873.	Building envelope	
1484	South Hall	Interior Finishes/ADA	Given the amount of work done over the years in this building, one would think the ADA access would be more up to date. The basement level handicapped door is functional, as is the elevator. However, at least one restroom, I believe the men's on the ground or first floor, has no access features whatsoever.	Building envelope	
1484	South Hall	Sewer Replacement	Sewer Replacement	Building & system	
1813	Space Science Addition rooms 237 & 239	Space Science Addition rooms 237 and 239 serve as the "MOC" or Mission Operations Control. The equipment in these rooms monitors NASA activities in space. It is a treasure of UC Berkeley. Currently this area does not have an uninterrupted power supply, it would be a very worthwhile investment.	While this area doesn't have a direct Student impact, the research conducted here is potentially valuable to all of humanity.	Building & system	UPS
1813	Space Science, Space Science Addition	The 12KV line that feeds Lawrence Hall of Science, Chern Hall and the Space Science buildings was installed in 1965 and should be replaced.	A portion of the electrical failed several years ago, and required FS mobilize generators in order to save the research at Space Science. In addition to research, LHS has been identified as a shelter in place building and has thousands of visitors from the public each year. A failure of this system could cause catastrophic failures and damage to research.	Utilities	12KV line that feeds all SSL, LHS and MSRI buildings
1210	Sproul Hall	Remove Abandoned Equip	Remove abandoned-in-place equipment, including cooling tower, old refrigeration, and AC unit.	Building & system	Roof
1210	Sproul Hall	Wiring EF 20	Time clock fan control circuit improperly wired - clock on, but motor off, check circuits. Rated in poor condition.	Building & system	EF 20
1210	Sproul Hall	Roof Gutter	Gutter on the lower roof (west side) is torn and loosened from wall. Rated in poor condition.	Building envelope	Roof
1210	Sproul Hall	Electrical - switches	Hall switches in stairwell can turn off lights - should not be accessible switches	Building & system	Stairwell light switches
1210	Sproul Hall	Steam PRS	Steam pressure reduction station missing insulation and tagged out (summer curtailment for leaks?)	Building & system	Steam PRS
1210	Sproul Hall	Steam Trap Replacement	Steam trap appears old, original to bldg, and needs replacement. Rated in poor condition.	Building & system	SF 1 steam trap
1210	Sproul Hall	Air Dryer Replacement	Air dryer for CA unit - appears old and beyond useful life - unsure of current effectiveness. Rated in poor condition.	Building & system	Air Dryer

1210	Sproul Hall	Preheat Coil	Preheat coil near FB is noted in poor condition and will require replacement or overhaul	Building & system	Filter Bank
1210	Sproul Hall	Main Panel	Equipment is original to bldg and beyond serviceable life. Rated in poor condition	Building & system	Main Panel
1210	Sproul Hall	SF 18 Refurbish	Original to bldg - coils show past repair efforts, needs replacement.	Building & system	SF 18 coils
1210	Sproul Hall	SF 18 filter bank Refurbish	Original to bldg, but still functional	Building & system	SF 18 Filter Bank
1210	Sproul Hall	Roof porch repair	Seam of porch on roof (balcony) noted to be separating in a few locations (north side)	Building envelope	Roof
1210	Sproul Hall	SN 1 Panel upgrade	Panel schedules out of date; panel kit over original enclosure. Rated in fair condition.	Building & system	Panel SN 1
1210	Sproul Hall	HVAC system restoration	Restores 3 supply fans serving police department offices, heating coils for SF's 1&18, air compressor and sump pumps. Restore coils, valves, controls, steam traps, brass thermostats, condensate receiver and local ventilation units throughout. The equipment is old and beyond life cycle. Many local ventilators secured. Preheat coils show significant patching. Sump pumps subject to repeated failure with resultant disruption to building operations and contamination of mechanical room. B: 1941. Per Joe Simeona, 1st out of 6 in highest priorities in R4.	Building & system	HVAC
1210	Sproul Hall	Roof replacement	Replace 4th floor walkway roof, four dormers, small patio deck, caps. Rated as poor condition. Work is beyond capacity of FS roofers. Built in 1941.	Building envelope	Roof
1210	Sproul Hall	Entrance door replacement	Replaces or refurbishes all entrance doors including basement. (South basement door replaced.) The exterior doors are heavily used and are all beyond life cycle. Replacement is recommended to ensure security and safety. Built in 1941.	Building envelope	Doors frames and doors
1210	Sproul Hall	Paint interior walls and ceilings	The walls and ceilings on the 1st and 3rd floor especially have marks, stains and/or peeling that needs to be painted.	Building & system	Finishes
1210	Sproul Hall	Replace Electrical system and both the main and emergency distribution systems.	Distribution systems are in critical condition, well beyond lifespan, and parts are not available so must be manufactured. Replace aging equipment and wiring especially in the basement. The equipment is old and beyond life cycle. It has been needing more frequent maintenance which creates a disruption to the building occupants. Per Todd Mc Ferren, Highest priority in R4. Built in 1941.	Building & system	Electrical
1210	Sproul Hall	Window system restoration	Restores double hung aluminum windows throughout. Current windows are very thin glass. Energy savings opportunity.	Building & system	Windows
1210	Sproul Hall	Restore restrooms ph. 2	Restores men's and women's restrooms 1st-3rd floors.	Building & system	Restrooms
1210	Sproul Hall	Fire Alarm Panel - MXL to XLS	Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade. (Note: Special NAC (horn/strobe) by-pass in UCPD command center.) Lower Priority for FY 19/20 per Jeff Light. Project funded. CP Proj. #16201A. To be completed in 2020. Current Chillers are oversized and often overwork when demand load is too low. - 1/25/17 - Talked to Frank Diego (HVAC); he said the best option would be a 80 ton Multi-stack system. Under consideration 2018.	Life safety upgrades/regulatory compliance	Fire alarm system
1149	Stanley Hall	Chiller (Pony)	Control system is being replaced. Proj. #12604A	Building & system	Chiller (Pony)
1149	Stanley Hall	Controller	Control system is being replaced. Proj. #12604A	Building & system	Controller
1149	Stanley Hall	Controller	Control system is being replaced. Proj. #12604A	Building & system	Controller
1661	Steam Supply & Heating System	Replace high-pressure steam pipe from Steam Manhole #12 to MH #14B	Replace high-pressure steam pipe from Steam Manhole #12 to MH #14B, one 6-inch pipe (260-feet) located below grade between Morgan Hall and the Genetic Plant Biology Building. The piping is part of a steam distribution loop which serves the Lower West portion of Campus, a part of Campus with numerous animal research facilities, such as Li Ka Shing, Northwest Animal Facility, Koshland Hall, etc. The pipe is presently isolated, as the pipe has a leak which has yet to be located due to the numerous site utilities which surround the steam pipe. Further, this section of Campus no longer has a redundant source of steam as a result of this piping failure. The piping is approximately thirty years old and has reached the end of the serviceable life. The present steam distribution piping serving this section of Campus is approximately sixty years old, also at the end of service life. Ideally, Item #2 below would be accomplished in combination with this item to provide additional redundancy.	Utilities	Steam Pipes
1661	Steam Supply & Heating System	Replace high-pressure steam pipe from Steam Manhole #86 to MH #88	Replace high-pressure steam pipe from Steam Manhole #86 to MH #88, one 6-inch pipe (300-feet) located below grade between Strawberry Creek and the Faculty Glade. The piping is part of two steam distribution loops, Central and South of Campus. The pipe is presently in service but has been repaired in three separate locations in the last year alone. The piping is approximately seventy years old and has reached the end of the serviceable life. The repair cost typically per instance, \$60k.	Utilities	Steam Pipes
1661	Steam Supply & Heating System	MH #54 to MH #55, replace one 8-inch pipe (230-feet) located below grade and adjacent to Giauque Lab and Hildebrand Hall	MH #54 to MH #55, replace one 8-inch pipe (230-feet) located below grade and adjacent to Giauque Lab and Hildebrand Hall. This piping is part of a steam distribution loop, South Campus. The pipe is presently in service but has been repaired in two separate locations in the last year alone. The piping is approximately seventy years old and has reached the end of the serviceable life. The repair cost typically per instance, \$100k.	Utilities	Steam Pipes
1661	Steam Supply & Heating System	MH #55 to MH #56, replace one 8-inch pipe (110-feet) located below grade and adjacent to Hildebrand Hall and Lewis Hall.	MH #55 to MH #56, replace one 8-inch pipe (110-feet) located below grade and adjacent to Hildebrand Hall and Lewis Hall. The repair frequency and repair costs are similar to line 9 above, approximately \$100k.	Utilities	Steam Pipes

1661	Steam Supply & Heating System	Pelican Tunnel, replace one 6-inch (110-feet) and one 4-inch pipe (110-feet) located below Anthony Hall and extending to Barrows Hall.	Pelican Tunnel, replace one 6-inch (110-feet) and one 4-inch pipe (110-feet) located below Anthony Hall and extending to Barrows Hall. This piping is an essential segment of the South Campus steam distribution loop. The pipe is presently in service but has been repaired numerous times. The piping is more than seventy years old and has reached the end of the serviceable life.	Utilities	Steam Pipes
1661	Steam Supply & Heating System	MH #4B to MH #5, replace one 8-inch (410-feet) located below grade between Li Ka Shing Hall and Oxford Street.	MH #4B to MH #5, replace one 8-inch (410-feet) located below grade between Li Ka Shing Hall and Oxford Street. The piping is part of steam distribution loop which serves the Lower West portion of Campus, a part of Campus with numerous animal research facilities, such as Barker Hall, Northwest Animal Facility, Koshland Hall, etc.		Steam Pipes
1488	Stephens Hall	Restore or replace roof top H&V equipment	Restores or replaces all fans and associated controls. Cleans and re-balances system. Presumes replacement of fan units and tuning of system. Per Joe Simeona, 2nd highest priority of 6 in R4.	Building & system	HVAC
1488	Stephens Hall	Water proof facades	Seal cracks in the concrete and repaint all faces, repairs and paints windows and door exterior. Water intrusion is causing structural damage. \$2M funded, however study shows much more needed.	Building envelope	Exterior walls
1488	Stephens Hall	Restore windows - interior	Restores windows and frames especially on the interior side. Allowance for abatement of lead paint. Poor window conditions and water intrusion is affecting entire building. Due to age, lead paint, windows difficult to maintain. Windows are a significant architectural feature of the building. Built in 1923. Study in progress for building envelope, may include a few interior windows, but most interior windows will not be addressed.	Building & system	Windows
1488	Stephens Hall	Restore interior walls	Prep and paint interior walls. Wall plaster and paint is peeling, crumbling and has permanent stains as a result of water intrusion.	Building & system	Walls
1488	Stephens Hall	Electrical panel replacement	Replaces main and distribution panels. Presumes that as appropriate, breakers to be replaced with switch service breakers. Does not presume installation of addition switches. Beyond lifespan.	Building & system	Electrical
1488	Stephens Hall	Drain bowls, downspouts replacement, well repair & repaint	Opens walls, replaces drain bowls at roof, provides new tie in to cast iron drain pipe, patches and paints. Roof drains are original have a galvanized connection between drain bowl and cast iron storm drain leaders. In all cases, galvanized connection has failed with time, which is evidenced at scuppers and in adjacent roof areas. There is also water penetration. Built in 1923.	Building envelope	Roof
1488	Stephens Hall	Full modernization of elevator 2	Refurbish NE elevator (elevator #2). Replaces controller. Rebuilds ram. Brings machine room up to code. Excludes fire code upgrades that appear already in place. Elevator is reliable but at end of lifecycle. Elevator has relay-type controller, provides sole disabled access to Townsend Center where there are public events. Per Rob Blan this elevator is a medium priority for FY 19/20.	Elevator	Elevator
1488	Stephens Hall	Restore interior flooring	Replace worn carpet and floor tiles. Restore hardwood floors. Floors in various areas appear to have been refinished recently and are in good condition, while others are in poor condition. Built in 1923.	Building & system	Flooring
1488	Stephens Hall	Full modernization of elevator 1	Refurbish SE elevator (elevator #1). Updates car. Replaces controller. Rebuilds ram. Brings machine room up to code. Excludes fire code upgrades that appear already in place. Elevator is reliable but at end of lifecycle. Elevator has relay-type controller, provides sole disabled access to Townsend Center where there are public events. Per Rob Blan this elevator is a lower priority for FY 19/20.	Elevator	Elevator
1488	Stephens Hall	ADA audio/visual upgrade	Needs ADA Audible/Visual upgrade- (new FA Horn/Strobes with synchronization) throughout	Life safety upgrades/regulatory compliance	ADA audio/visual
1488	Stephens Hall	Replace existing MXL FACP including other required devices with XLS system	Siemens will not supply panel components after 2018-upgrade to XLS control panel/system upgrade. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Fire alarm system
1488	Stephens Hall	Replace Air Handler	Air Handler is at end of life cycle. Medium priority per Joe Simeona.	Building & system	HVAC
1437	Strawberry Canyon Center	Replace or refurbish existing fire escape	Fire escape is old and does not meet code	Building envelope	Fire escape
1437	Strawberry Canyon Center	Repair or replace wood framed windows on entire building	Existing windows showing some age, potential dry rot.	Building envelope	Windows
1437	Strawberry Canyon Center	Upgrade transformer to 12KV	Existing transformer near the end of its useful life.	Utilities	Transformer
1320	Substation 1	New smoke & heat detector system	Need smoke/heat detection throughout. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Smoke/heat detector
1320	Substation 1	Interior/Exterior water proofing	Water proof basement area where transformers are. High priority for FY 19/20 per J Jimenez and Bridget Hall.	Building envelope	Waterproofing
1320	Substation 1	Fence, gate and outdoor attached wood roof to storage on the 12kV switching station is deteriorating. The fence and gate condition is a security issue.	30 year old structures that protect utility equipment are decaying. This creates a public safety-security issue, and also exposes equipment to the weather elements which promotes premature aging of these components. High priority for FY 19/20 per J Jimenez and Bridget Hall.	Building & system	Roof, Fence, Gate
1612	Substation 2	New smoke & heat detector system	Need smoke/heat detection throughout. Lower priority for FY 19/20 per Jeff Light.	Life safety upgrades/regulatory compliance	Smoke/heat detector
1612	Substation 2	Indoor kV switching station has water intrusion through the vault floor and columns, which need to be sealed.	This is an indoor 12 kV switching Station, and it feeds many important buildings in the central and SW portions of the campus. Almost all of the outgoing 12 kV circuits leave the station via a vault that is under the switchgear. This vault is approximately at the same level as Strawberry Creek, and the north wall of the vault is only about 5-10 feet from the creek. During the past rainy season, water has been getting into the vault. High priority for FY 19/20 per J Jimenez and Bridget Hall.	Building envelope	Waterproofing

1319	Substation 4	This is an underground switching station located just west of Haas. The station is in a vault, that feeds buildings in the eastern portion of campus, including Haas Business School, the Law Complex, RES 1, RES 2, Crossroads Dining, and all of the University owned buildings in that vicinity. It is subject to flooding, this year the humidity inside the vault increased to such a high level that we thought that the switchgear would likely fault due to high humidity. Such a fault would be catastrophic for campus power operations. This project is to mitigate this likely event.	a) Convert the existing overhead conduit feeds to cable tray. This will alleviate the situation where the conduits serve as a pathway for water to be transferred from electric manholes directly into the switchgear. b) Line the two existing air ducts (1 supply and 1 exhaust) with a water-proof lining. This will ensure that the air that is being supplied for ventilation will not pick up moisture as it is being brought into the station (as is currently happening). c) Move the sump pump discharge line away from its current location, so that the discharged water does not saturate soil that is near SS4. d) Install drain tile or a French drain around the entire perimeter of the vault, down to at least 10 or 12 feet. Provide drainage pipe/pipes to drain accumulated water away from the vault. High priority for FY 19/20 per J Jimenez and Bridget Hall.	Utilities	Utility Infrastructure
1137	Substation 5	Switchgear replacement. SS5 is an outdoor 12 kV switching station, located just south of Cory Hall, and just north of the NW corner of Hearst Mining Building. SS5 feeds 12 kV power to all of the engineering buildings, with the exception of Sutardja Dai. It also feeds power to a few other buildings such as Gilman, Campbell, LeConte (both buildings), Evans, Haviland, Blum, Northgate, plus the University House.	Wear and tear on the switchgear and a recent inspection indicates that the switchgear is close to failing catastrophically. The switchgear was installed in 1989, making it 30 years old. Switchgear such as this has a lifespan of 20 years, so this switchgear has outlived its useful life. More importantly, extensive inspection and maintenance was recently performed on the "B" side of the switchgear (50% of the gear). Many examples of severely degraded 12 kV insulating members were discovered. New parts were ordered, and the gear was put back to acceptable operating condition, on the "B" side only. The "A" side is suspected to be in similar condition. The steps that were taken to bring the switchgear up to satisfactory condition are only to be considered as temporary, and the switchgear should be replaced ASAP. If this switchgear were to fail, all of the buildings mentioned would be without power until generators could be brought in for each and every building (some buildings would require two generators). These generators would cause quite a bit of disruption to the campus with the amount of space they would take up, the noise they would create, and the air pollution they would cause.	Utilities	Utility Infrastructure
1137	Substation 5	Provide exterior roof over switchgear equipment	Current patching not a long-term solution.	Building envelope	Roofing
1808	Tan Hall	Elevator Modernization	Project number: #12836A	Elevator	
1808	Tan Hall	Replace existing flooring with high grade industrial vinyl, welded with heat to eliminate all seams.	Existing condition: cracking or peeling epoxy floor coatings over concrete floor	Building & system	Floor
1808	Tan Hall	Roof Restoration	Poor original installation. Facilities Services has an in-house waterproofing project to apply new silicon coating after repair and re-attachment of loose built-up roofing components above room 775.	Building envelope	Roof
1808	Tan Hall	Chiller Replacement / Pony Chiller	The 475-ton centrifugal water-cooled chiller is oversized for building. Possible solutions include put in a pony chiller or connect the chiller to serve other buildings.	Building & system	HVAC
1286	Tang Center	Roof protection	No fall protection to lower, West roof section. hazard at ladder access point	Building envelope	fall protection
1286	Tang Center	Replace HHW boiler	Gas boiler for heating hot water is original to building. Critical to their medical operation	Building & system	GB 1
1286	Tang Center	Replace or renovate vacuum system	Medical waste vacuum system for clinics is original to building	Building & system	MV - 1
1286	Tang Center	New AC Unit	AC package original to building	Building & system	AC package - south
1286	Tang Center	Replace air compressor	One of two compressors is original to building. Second one rebuilt on one side - VEDA controller. Important equipment for this medical facility	Building & system	AC 21
1286	Tang Center	Fire Alarm Panel - MXL to MXS	Early generation MXL panel - Panel needs to be replace/retrofit	Life safety upgrades/regulatory compliance	Fire Control System
1286	Tang Center	Restore parapet walls and roof	Roof Replacement. Walls around the roof are cracking and need to be sealed and re coated.	Building envelope	Roof
1286	Tang Center	Restore HVAC ducts	The top of the ducts on the roof are peeling and need to be sealed and coated.	Building & system	Ducts
1594	University Hall	Signage	ADA signage only in remodel area 70/131/140/192/611/655	Programs - Gustafson Access	
1594	University Hall	Door Access Buttons	ADA buttons at all entry doors to building.	Programs - Gustafson Access	
1594	University Hall	Restroom Stalls	Typical in building one ADA stall and one ADA sink.	Programs - Gustafson Access	
1594	University Hall	Drinking Fountains	Only on ground floor split level water fountains. However water stations on 1st and 6th floor.	Programs - Gustafson Access	
1594	University Hall	Roof	Reports of leaks on south side & north east side Roof needs to be repaired	Building envelope	
1594	University Hall	Building Paint	Paint peeling from the building. In need of repainting.	Building envelope	
1594	University Hall	Water Intrusion	Persistent water intrusion the result of failed connection between seismic bracing and exterior wall.	Building envelope	
1406	Valley Life Sciences	Replace Air compressors	Replace 2 air compressors- nearing end of useful life	Building & system	Compressor
1406	Valley Life Sciences Building	Remove abandoned Mech Equip	Remove Mechanical equipment abandoned in place: booster pumps 1, 2 & 3, Water softener, NaOH & H2SO4 piping, #1 &2 frog/fish tanks, VFD'd, motors and breakers. Real estate could be used for something else	Building & system	BP 1, 2, 3
1406	Valley Life Sciences Building	Replace Roof	Blisters in roof membrane causing continuous leaks	Building envelope	membrane
1406	Valley Life Sciences Building	Replace VFDs	VFD's for supply fans 603 & 604 original to bldg and in need of replacement. VFD's S19, R8 and R20	Building & system	VFD S3 & S4
1406	Valley Life Sciences Building	Roof Fall protection	No fall protection serving building perimeter, limited railing to interior courtyards	Building envelope	Fall Protection
1406	Valley Life Sciences Building	HVAC Roof Equipment Access	Access to the roof that houses the HVAC package is dangerous and difficult to access. No fall protection. This equipment supports the animal research in VLSB	Life safety upgrades/regulatory compliance	Fall Protection
1406	Valley Life Sciences Building	Replace Floor Drains	Floor drains and piping in labs and equipment rooms are rotting. Drains and piping should be replaced and floors re sealed. This is creating water intrusion on those below.	Building & system	floor drains
1406	Valley Life Sciences Building	Water Proof	Leak in hall near skylights looking down to courtyard there is also wall finish damage	Building envelope	skylights
1406	Valley Life Sciences Building	Replace Vacuum Pumps 5 and 6	Vacuum pumps 5 and 6 are original equipment and should be replaced	Building & system	VP5

1406	Valley Life Sciences Building	Replace Air Drier	Air drier is original to building and should be replaced	Building & system	AD4
1406	Valley Life Sciences Building	Replace Air Compressor	Backup air compressor to LSA & 10 other buildings. - in "dry layup" mode	Building & system	CA1
1406	Valley Life Sciences Building	Replace Heat Exchanger	Heat exchanger for domestic/industrial water original to bldg. Should be replaced	Building & system	HX 10; HX 11
1406	Valley Life Sciences Building	Replace 3 AC systems	Replace AC systems 101, 102 and 103	Building & system	AC 103
1406	Valley Life Sciences Building	Back Up Chiller	back up chiller above HVAC package	Building & system	HVAC chiller - lab
1406	Valley Life Sciences Building	Restore damaged windows and exterior walls	The walls and windows are leaking on the 4th causing leaks. Need to caulk the windows and seal the exterior wall. Wear and tear showing in other areas of the exterior as well	Building envelope	Walls & Wind
1406	Valley Life Sciences Building	Northwest, northeast, southeast exterior stair water intrusion remediation	Exterior stairs on the northeast, northwest and southeast corners of the building leak. Leaks threaten transformer vault serving entire building located below northwest stair, smaller transformer vault below northeast stair, and collection area located below southeast stair.	Building envelope	Stairs
1406	Valley Life Sciences Building	Restore 4 small mechanical roofs that sit on the roof of Valley Life Science	Restore four small upper roofs located at the corners of the building and associated skylights. Reported damage to support beams	Building envelope	roof
1406	Valley Life Sciences Building	Replace Chiller and Cooling Tower	Replace the existing Chiller and Tower. This equipment is critical to the building operations	Building & system	Chiller-Project in progress
1406	Valley Life Sciences Building	Replace local chillers	Replaces or refurbish three small package units serving specialized collections	Building & system	Chiller/Acs
1406	Valley Life Sciences Building	Replace high voltage switches	Existing switches are the end of their useful life. Do not meet campus standard	Building & system	Switches
1406	Valley Life Sciences Building	Replace cold boxes with alarm function throughout VLSB	Cold boxes at this facility are critical to a myriad of research. Existing cold boxes are unreliable, create an ongoing maintenance nightmare, jeopardize collections and research, and are a safety hazard for the users. Huge energy saving opportunity as well.	Building & system	HVAC Cold box controls
1406	Valley Life Sciences Building	Replace HHW tempering coil	South side roof. HHW tempering coil is past it's useful life and should be replaced	Building & system	Hot Water Htr
1406	Valley Life Sciences Building	Replace or waterproof small roofs	Replace or waterproof low interior roofs and ponds, coated roof on east over Chan Auditorium, small corner roofs with skylights and window wall west side of eastern courtyard.	Building envelope	roof
1406	Valley Life Sciences Building	Fire Alarm Panel - MXL to XLS. Upgrade	MXL system - Siemens will not supply panel components after 2018- upgrade to XLS control panel/system up-grade	Life safety upgrades/regulatory compliance	Fire Alarm Panel
1406	Valley Life Sciences Building	Replace flooring in public areas	Replace the vinyl flooring in public areas. Peeling in some areas	Building & system	Flooring
1406	Valley Life Sciences Building	Replace lighting control systems	Existing lighting control system is non functional and is actually disruptive in some cases. Light cycles can't be set properly, or not at all. This is very important for animal and plant research. This project could be done by floor.	Building & system	Controls
1202	Wellman Hall	Electrical	4th floor panel is old	Building & system	
1202	Wellman Hall	Electrical - MCC	Motor control system appears to be old - age of building. Breakers look to be rebuilt or newer.	Building & system	
1202	Wellman Hall	Electrical Panel	Panel M is original equipment - replace panel and or breakers	Building & system	
1202	Wellman Hall	Restore Elevator	Modernizes machines, controls and cab. Elevator controller is old (replacement needed), Motor and pump appear fair (hydro-electric plunger)	Elevator	
1202	Wellman Hall	Tile roof, skylight & gutters refurbishment ph 2	Restores skylight. Abates PCB laden window caulk.	Building envelope	
1202	Wellman Hall	HVAC restoration	General upgrade to equipment located in mechanical space. Replaces or refurbishes equipment as needed. Includes filter bank LPS steam coil, heat exchangers, vacuum pump, motor control center, etc.	Building & system	
1202	Wellman Hall	Hot Water System	Domestic Hot Water condensate return trap appears old, requires replacement	Building & system	
1202	Wellman Hall	Paint interior walls	The walls are chipped and dirty.	Building envelope	
1202	Wellman Hall	Replaces exterior wood doors.	The wood, exterior doors are old and battered. B: 1912.	Building envelope	
1202	Wellman Hall	Electrical Panel	4th floor panel is old (original equipment)	Building & system	
1202	Wellman Hall	Emergency Lighting	No emergency lighting found in SE stairwell	Life safety upgrades/regulatory compliance	
1202	Wellman Hall	Railing	Exit railing spacing too large for current code (more that 4")	Building envelope	
1202	Wellman Hall	Electrical Panel	new panel adjacent to old one; old one likely in need of replacement	Building & system	
1202	Wellman Hall	Grounds Repair	a utility trench running N-S from machine room to courtyard causing damage to floor finishes (HOT)	Building envelope	
1202	Wellman Hall	HVAC Controls	pneumatic controls noted to be old and deteriorated - replace	Building & system	
1202	Wellman Hall	Hot Water System	Domestic Hot Water heat exchangers appears failing, requires replacement	Building & system	
1202	Wellman Hall	Flooring	1st floor hallway - condition largely good, 9 x 9 tiles appear "hot", metal railing raised across hallway	Building envelope	
1202	Wellman Hall	Electrical Panel	Panel A appears old (original) and should be replaced	Building & system	
1202	Wellman Hall	Abandoned air drier	Air Drier abandoned in place in 1st floor machine room - remove and dispose	Building & system	
1553	Woman's Faculty Club	Roof Replacement	Project number: #19431A	Building envelope	Roof
1553	Women's Faculty Club	Window Restoration	The windows are peeling and signs of damage to the southern exposure.	Building envelope	Windows
1553	Women's Faculty Club	Envelope Restoration	The shingles are old and beyond their useful lives. Some have broken and need replacement.	Building envelope	Envelope
1553	Women's Faculty Club	Elevator Modernization	Restore the elevator, renewing the machine, controls, safeties, cab interior. Includes upgrades necessary to comply with new fire codes.	Elevator	
1553	Women's Faculty Club	Replace electrical breakers	The electrical panel is old and beyond its life cycle. It can be a fire hazard, and parts are hard to come by.	Building & system	
1553	Women's Faculty Club	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Protection
1797	Wurster Hall	Restore Restrooms	Renovate restrooms especially the 3rd floor on the south side. A couple of restrooms were renovated during the seismic project but not all.		Restrooms
1797	Wurster Hall	Fire Panel Upgrade	MXL system, no longer supported by vendor Siemens (parts and software)	Life safety upgrades/regulatory compliance	Fire Protection

1797	Wurster Hall	Spalling	Repair spalling throughout the building. Reinstall any joint sealant damaged from the spalling. Since there are many concrete structures on campus, it is recommended to start with a study for identification and strategy for prioritization.	Building envelope	
1797	Wurster Hall	AHU Replacement	Original fans are beyond the end of service life and need to be replaced.	Building & system	AHU
1797	Wurster Hall	Window opening control devices	Install window opening control devices from 4th floor to 9th in all windows for safety	Building envelope	Windows
1797	Wurster Hall	Envelope Improvement and Roof Replacement	Reroof north tower lower roof and connection section between north tower and south tower, two small exterior decks at top of north tower and interior patio at 2nd floor. Inject wall-floor connection to stop water coming inside through the wall. There is an in-house waterproofing project to repair and re-attach loose built-up roofing components and apply silicone on Wurster Hall roof, above room 1000.	Building envelope	
1797	Wurster Hall	Elevator Modernization	Project number: #12697A	Elevator	
1797	Wurster Hall	Steam leaks	Leaks in steam system in different places in the buildings. potentially disintegrated pipings and/or connections; study to diagnose source	Building & system	Steam
1797	Wurster Hall	MCC Replacement or Retrofit	The MCC is in poor condition. Replace entire line-ups of motor control centers or retrofit to address obsolete components, loose connections, heating concerns, upgrading protective device interrupting ratings, and provide additional load growth.	Building & system	
1802	Zellerbach Hall	Replace lobby and mezzanine floors	Replace the floors in the main front lobby of the theater and mezzanine. This is a heavily visited facility with many large events. The condition of the floor creates a tripping hazard.	Building & system	Flooring
1802	Zellerbach Hall		Recommendation: Zellerbach elevators at the top of the elevator renewal list. the freight Elevator have original controls and components that are WAY past their expected lifecycle. Given the use and occupancy of the building, this renewal should be considered critical.	Elevator	Freight Elev
1802	Zellerbach Hall	Replace passenger elevator	Zellerbach's passenger elevator should at the top of the elevator renewal list. This elevator has original controls and components that are WAY past their expected life cycle. This facility hosts large events regularly and requires dependable access for their ADA patrons. This elevator would most likely have to be replaced to be brought to code	Elevator	Passenger Elevator-Cab Controls
1802	Zellerbach Hall	Eliminate elevator pit water intrusion-may be included in the scope of CR item named "Zellerbach auditorium stage lift"	Identify source(s) of water intrusion into the elevator pits at Zellerbach.	Building envelope	Building Exterior
1802	Zellerbach Hall	Zellerbach Auditorium stage lift	Remove the existing hydraulic lift pistons and equipment, fill and cap the subsurface sleeves currently allowing groundwater to enter the pit area, and seal the entire pit including removal of the floor drain. Install two new spiral lifts at the stage area and a series of scissor lifts at the extended pit area, including necessary electrical power, providing complaint wheelchair access and improved equipment access to the stage area.	Elevator	ELEV
1802	Zellerbach Hall	Replace air conditioning unit	Air conditioner needs to replacement	Building & system	AC Unit
1802	Zellerbach Hall	Fire Alarm Panel - MXL to XLS	MXL. Old monitoring eqpt still in place and should be removed. Replace/Retrofit the MXL Building Fire Alarm Panel No longer supported Siemens (Replacement with Fire Finder XLS Panel)	Life safety upgrades/regulatory compliance	Fire Alarm
1802	Zellerbach Hall	Patch and paint interior walls in public areas	Interior public corridors and walls need to be patched and painted. Recommendation is to install a durable finish material to protect the walls. Heavy traffic and consistent visitors	Building & system	Envelope
1802	Zellerbach Hall	Paint and repair main auditorium ceiling and walls	Excessive water leaks and wear and tear to auditorium ceiling and walls	Building & system	Envelope
1802	Zellerbach Hall	Replace MCC (motor control center)	MCC is working but past it's useful life cycle. Should be replaced	Building & system	Mechanical
1802	Zellerbach Hall	Replace main switchgear	Switch gear is functional but past it's useful life. Should be replaced	Building & system	ELEC
1802	Zellerbach Hall	Restore or replace interior lighting systems	Contacts and relays for lighting system are old and should be replaced	Building & system	Lighting
1802	Zellerbach Hall	Replace high roofs and skylights	High roofs and skylights need to be repaired ore replaced	Building envelope	Roof
1802	Zellerbach Hall	Patio restoration	Restore the patio near the box office on the north side.The concrete pavers are coming loose, creating a tripping hazard. Heavy foot traffic in this area.	Building envelope	
1802	Zellerbach Hall	Restore or replace stage rigging	Refurbish all stage rigging in both theaters. Also replace drop down fire curtains and fire doors in theater	Building & system	
1802	Zellerbach Hall	Install safety glass film on lobby windows	Install safety film on all lobby windows/glass	Building envelope	Envelope
1802	Zellerbach Hall	Zellerbach Hall Emergency Lighting and Phase II of the stage lighting	Upgrade and supplement the existing emergency egress lighting in the auditorium, galleries, stairwells, hallways, lobby, and offices to provide code compliant lighted paths of travel to the public ways. Upgrade emergency power systems, circuiting, and fixtures.	Life safety upgrades/regulatory compliance	Life Safety
1802	Zellerbach Hall	Zellerbach Hall Ventilation Study	Commission a professional study of the entire Zellerbach Hall air flow systems and air handlers, including the placement of the heat registers that monitor the air temperature specifically within occupied rooms. Make recommendations that result in offering several low cost and energy savings solutions.	Building & system	HVAC
1802	Zellerbach Hall	Utilities Renewal	Utility Infrastructure Renewal	Utilities	Utilities
1802	Zellerbach Hall	Upgrade theatrical Stage Lighting	Upgrade theatrical lighting, controls and electrical systems (Switches and wires)	Building & system	Lighting