

## Jernigan, Sheryl W.

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**From:** Sampognaro, Michael K.  
**Sent:** Wednesday, January 23, 2013 11:18 AM  
**To:** Lochbrunner, Linda  
**Cc:** Jernigan, Sheryl W.; Isaac, Marc A.  
**Subject:** RE: Due Diligence Documentation

**Importance:** High

**7.1 Copies of Deeds and Surveys for the real estate.** You have provided Asset Detail Report which is a basic description of the building. Do you have the survey of the land? (I am not sure we would have the deed.) **We do not have a survey of the land. We would have to order one thru a surveying company, this is usually performed prior to the purchase of the property and ordered by the financial institution.**

**7.3 Planning, building and zoning permits.** You have provided an aerial picture of the facility. Do you have any zoning or building permits? This aerial photo was provided by the City of Monroe Planning and Zoning Department, we are zoned B-5.

**7.6 Non-compliance with environmental issues.** Do you have any? We have none.

Thanks

Linda Lochbrunner  
CFO - Director of Budget and Finance  
LSUHSC Shreveport - E. A. Conway Medical Center  
Phone (318) 330 - 7552 Fax (318) 330 - 7591



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# **Asset Detail Report**

## **by Asset Name**



Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: MAIN HOSPITAL BUILDING  
Asset Number: 09181

**STATISTICS**

<b>FCI Requirements Cost:</b>	4,354,200	<b>FCI:</b>	0.08
<b>Total Requirements Cost :</b>	4,887,830	<b>RI:</b>	0.09

<b>Current Replacement Value</b>	55,290,734	<b>Address 1</b>	4864 JACKSON ST.
<b>Size</b>	310,989 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1984	<b>City</b>	MONROE LA
<b>Year last Renovated</b>	-	<b>State/Province</b>	LA
<b>Commission Date</b>	-	<b>ZIP/Postal Code</b>	71202
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	Client Owned	<b>Historical Category</b>	None
<b>Floors</b>	5	<b>Construction Type</b>	SBC - Type II
<b>Type</b>	Building	<b>Use</b>	Healthcare

**PHOTO**



Exterior View

**DESCRIPTION**

**ARCHITECTURAL**

The Main Hospital Building (Building 09181) is located in the new E. A. Conway Medical Center at 4864 Jackson Street, Monroe, Louisiana. This five story plus penthouse structure was first occupied in 1984. It contains approximately 310,989 square feet of space. The building is a full hospital so it includes public waiting areas, patient rooms, examination and operating rooms, doctors and administrative offices, a pharmacy, a gift shop, medical records and a cafeteria. The hospital also provides health care services for prisons in the surrounding counties; therefore there is a prison unit for inmate treatment on the first floor.

Per the Standard Building Code Chapter 6, the building is classified as Construction Type II as determined from field observations. Occupancy is classified according to the Standard Building Code Section 305 as Institutional

All Costs in USD.



Occupancy-Group I, Unrestrained.

Monroe, Louisiana is within Seismic Hazard Exposure Group II-B from the Standard Building Code. Design wind load for the Monroe area is 70 mph as defined by the Standard Building Code.

## STRUCTURE

**SUBSTRUCTURE:** The building has cast-in-place reinforced concrete footings supporting a cast-in-place reinforced first floor slab on grade.

**SUPERSTRUCTURE:** The lower floors of the building have a poured in place concrete structural frame and concrete floor and roof decks. The floors making up the tower have a structural steel frame with concrete on metal decking supported by steel beams and steel columns.

## BUILDING EXTERIOR

**EXTERIOR WALLS:** The exterior walls are clad with insulated, precast concrete panels that are welded to the structural frame. The concrete panels are backed on the interior with gypsum wallboard secured to metal studs.

**EXTERIOR WINDOWS:** The windows consist of aluminum framed fixed and operable type units with tinted, non-insulating glass. There are steel jalousie type windows with security glass in the prison unit.

**EXTERIOR DOORS:** Main entrance doors consist of dark bronze anodized aluminum storefront with transoms and sidelights, exit devices, pulls and closers. Entrance doors and transoms have tinted, non-insulating full panel glazing. Service doors and frames and those into the prison unit are painted hollow metal.

**ROOFING:** The roof system at all levels consists of modified bitumen with an aluminum coping and copper flashing. There is an internal roof drain system.

## VERTICAL TRANSPORTATION

**ELEVATORS:** The building is equipped with seven, geared traction, passenger elevators, rated at 4500 pounds capacity, that serve all five floors and two hydraulic service elevators rated at 4000 pounds that serve only the first and second floors. Cab finishes include stainless steel and plastic laminate walls, a translucent Plexiglas ceiling set in a painted metal framework and rubber tile flooring.

**STAIRS:** The building is comprised of five wings each having a concrete exit stair at the extreme outboard end. In addition there is a sixth stair which is centrally located providing alternate means of egress from each wing. There are two additional stairs serving the second floor. The stairs are of steel stringer and pan construction with exposed concrete fill. The treads have non slip nosings. Stair landings are vinyl composition tile (VCT). Stair rails are stainless steel and are code compliant.

## BUILDING INTERIOR

**PARTITIONS:** Interior walls consist primarily of gypsum wallboard on metal studs except in the prison unit where the walls are of concrete masonry units (CMU).

**INTERIOR DOORS:** Flush solid core wood with wood grained plastic laminate faces set in painted metal frames with a combination of knob and push latch hospital hardware and closers. On the first floor there are aluminum storefront doors with single pane float glass, exit devices, pulls and closers. Doors and frames in the prison unit are painted hollow metal and have glass sidelights and view panels.

**WALL FINISHES:** Interior walls are a combination of paint or vinyl wall covering. In many cases there is vinyl wall covering that has been painted over with a bacteria resistant finish. Restrooms typically have a ceramic wall tile wainscot

*All Costs in USD.*



with painted gypsum board above.

**FLOOR FINISHES:** Most of the floors are finished with vinyl composition tiles (VCT) however there is seamless flooring in the operating suites, quarry tile in the cafeteria kitchen, ceramic mosaic tile in the restrooms and carpet in some office areas.

**CEILING FINISHES:** The ceilings consist primarily of 2x2 acoustical tiles in a suspended grid system. There is also some painted gypsum board most of which is located in the psych wards and operating suites.

#### BUILDING PERIMETER

**SITWORK:** There are concrete sidewalks, grass, bituminous parking and driveways.

#### MECHANICAL

##### HVAC

**DISTRIBUTION SYSTEMS:** The building is conditioned by a combination of systems which include the following. There are both 4 pipe fan coil units and AHU units. Distribution ductwork delivers conditioned air to variable air volume (VAV) mixing boxes equipped with steam heat coils located above the drop ceiling. The terminal devices vary the supply airflow to meet minimum air change standards and maintain temperature control within predetermined set points. Local distribution is accomplished through externally insulated sheet metal ductwork and overhead diffusers. Chilled, heating hot water and steam are supplied by an offsite facility located at the Power and Generation Facility. Two gas fired boiler units installed in 1984 provide a total of 2,000,000 BTU total. Cooling is provided by two 300 ton chillers and a 900 ton Cooling tower. All three units were installed 6/9/99. A heat recovery system has also recently been put into operation.

General building exhaust provisions for the building are accomplished by roof mounted exhaust fans.

**CONTROLS AND INSTRUMENTATION:** The HVAC system is controlled by pneumatic/electrical controls and electronic controls for thermostats, valves and dampers.

##### PLUMBING

**PIPING:** Domestic water is supplied to the building by an underground line. Service provided by the City of Monroe. Distribution by copper piping that reduces to 1/2 inch at the plumbing fixtures. The sanitary system distribution is by cast iron piping with gravity flow to the City of Monroe La. Sewer system.

**FIXTURES:** Men's and women's multi-fixture restrooms are located on each floor. Lavatories, urinals and water closets are vitreous china fixtures. Drinking water is provided by DX wall mounted drinking fountains of stainless steel construction.

**FIRE PROTECTION:** A wet pipe sprinkler system serves the entire facility. Handheld ABC type fire extinguishers are located throughout the facility. The dietary department of the Facility also has two 50 pound dry chemical fire extinguishers with manual pull stations which service the grill and deep fryer areas.

##### ELECTRICAL

##### ELECTRICAL SERVICE & DISTRIBUTION

The site is supplied underground from the packaged Siemens substation via a pad mounted transformer rated at 2500kVA, 13.8kV/277/480V. This transformer feeds the main hospital switchboard located in the electrical room of the hospital and rated at 2000A, 480V. Transformers are located throughout the site to convert power to 120/208V. Distribution panelboards are located throughout the building to supply lighting, building systems and tenant needs at 120/208V. Operating rooms are provided with an isolation system for all electrical power.

*All Costs in USD.*



**EMERGENCY LIGHT & POWER SYSTEMS**

The building site is supplied with emergency power from the Maintenance building. Three classes of power are distributed; Life System, Critical Branch and Equipment Branch. Battery pack egress lights are located in various areas of the building. Illuminated exit signs are located throughout the hospital to indicate exits.

**LIGHTING & BRANCH WIRING**

Interior lighting is generally provided by fluorescent fixtures equipped with T12 lamps and magnetic ballasts. Exterior lighting is provided by pole mounted parking lot fixtures and under canopy HID fixtures.

**COMMUNICATIONS & SECURITY**

The building has an addressable fire alarm system, which monitors fire alarm devices located throughout the building. Manual pull stations, smoke and heat detectors, duct mounted smoke detectors and sprinkler flow switches, initiate an alarm condition. Alarm conditions are signaled by audible visual alarm devices and annunciator panels located in the security office and the power house portion of the maintenance building. Telephone services are distribute throughout the building from the on site digital PAX system. Public pay phones are provided. Data services are distributed throughout the building. Site wide public address system and master clock system are provided.

The building security is provided by security cameras, which are monitored from the security office on the first floor of the main hospital. Some areas have card activated access systems. The inmate area is monitored by an annunciator panel in the control room. It operates from motion sensors and door sensors located in the patient cells.

Nurse call systems are provided in all patient areas.

**OTHER ELECTRICAL**

Lightning arrest equipment is provided on the roof. Antennae are mounted on the roofs which provide radio service for local staff and the Monroe Police department. Two satellite dishes were mounted on the roof used for teleconferencing.

**REQUIREMENTS**

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Exit Signs: Inefficient/Inoperative/As	Emergency Light and Power Systems	Integrity	1- Currently Critical	11/30/2005	30,402
Cat Scan: Replace Drain Pan Plumbing	Other Plumbing Systems	Reliability	1- Currently Critical	01/03/2006	1,032
ADA Public Pay Phone: Inaccessible	Communications and Security	Accessibility	1- Currently Critical	11/30/2005	3,805
Interior Doors: Verify Fire Rated Door Assemblies	Interior Doors	Building Code	1- Currently Critical	11/30/2005	2,270
Mold Containing Material: Abate	Ceiling Finishes	Environmental	1- Currently Critical	11/30/2005	6,699
Sprinklers: Not NFPA Compliant	Sprinklers	Building Code	1- Currently Critical	11/30/2005	23,531

All Costs in USD.



## Asset Detail Report

by Asset Name

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Electrical : Miscellaneous Items	Electrical Service and Distribution	Building Code	2- Potentially Critical	11/30/2008	3,172
HVAC Air Handlers: Aged	Distribution Systems	Reliability	2- Potentially Critical	12/01/2008	552,612
HVAC Controls: End of Service Life	Controls and Instrumentation	Integrity	2- Potentially Critical	12/01/2008	1,067,018
Ductwork and Diffusers: Clean/Test and Balance	Distribution Systems	Air and Water Quality	2- Potentially Critical	12/01/2008	198,876
HVAC Piping: Aged	Distribution Systems	Integrity	2- Potentially Critical	12/01/2008	17,863
Rooftop Extraction Fans: #16&10: Out Of Service	Distribution Systems	Beyond Rated Life	2- Potentially Critical	12/01/2008	4,026
Loading Dock: Aged Bumpers	Site Development	Integrity	2- Potentially Critical	11/30/2008	3,803
Cabinets: Worn Countertops	Furnishings	Integrity	2- Potentially Critical	11/30/2008	30,601
Lighting Exterior: Aged	Lighting and Branch Wiring	Integrity	3- Necessary - Not Yet Critical	11/30/2010	2,504
Operating Room: Install Parallel Air Handling Unit System	Distribution Systems	Integrity	3- Necessary - Not Yet Critical	12/01/2010	23,139
Mechanical Equipment: Abandoned Machinery	Equipment	Integrity	3- Necessary - Not Yet Critical	12/01/2010	5,949
Computer Room 3rd Floor: Poor Cooling And Ventalation	Distribution Systems	Reliability	3- Necessary - Not Yet Critical	12/01/2010	3,742
Exterior Walls: Stained Precast Concrete Panels	Exterior Walls	Integrity	3- Necessary - Not Yet Critical	11/30/2010	173,701
Flooring: Deteriorated Carpet	Floor Finishes	Appearance	3- Necessary - Not Yet Critical	11/30/2010	134,615
Interior Walls: Aged Vinyl Wallcovering	Wall Finishes	Integrity	3- Necessary - Not Yet Critical	11/30/2010	834,828
Flooring: Deteriorated VCT and Sheet Vinyl	Floor Finishes	Appearance	3- Necessary - Not Yet Critical	11/30/2010	98,683
Interior Doors: Deteriorated	Interior Doors	Integrity	3- Necessary - Not Yet Critical	11/30/2010	83,200

All Costs in USD.



## Asset Detail Report

by Asset Name

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Roof: Aged	Roofing	Integrity	3- Necessary - Not Yet Critical	11/30/2010	678,965
Restrooms: Aged Fixtures and Finishes	Plumbing Fixtures	Beyond Rated Life	3- Necessary - Not Yet Critical	11/30/2010	140,483
Electrical Panelboards: Additional Needed	Electrical Service and Distribution	Capacity	4- Recommended	11/30/2015	149,422
Lighting and Branch Wiring: Add Occupancy Sensors	Lighting and Branch Wiring	Energy	4- Recommended	11/30/2015	9,989
Lighting Interior: Replace T12 Lamps	Lighting and Branch Wiring	Energy	4- Recommended	11/30/2015	191,834
HVAC Exhaust Fans: Aged Units	Distribution Systems	Integrity	4- Recommended	12/01/2015	66,790
Ceiling: Deteriorated Tiles	Ceiling Finishes	Appearance	4- Recommended	11/30/2015	80,843
Interior Doors: Damaged Finish on Frames	Interior Doors	Appearance	4- Recommended	11/30/2015	70,067
Electric Outlets: Non-GFCI Near Sinks	Lighting and Branch Wiring	Building Code	5- Does Not Meet Current Codes / Standards	11/30/2015	1,512
Interior Doors: Aged and Non ADA Compliant Hardware	Interior Doors	Accessibility	5- Does Not Meet Current Codes / Standards	11/30/2015	89,466
ADA: Non-Compliant Signage	Fittings	Accessibility	5- Does Not Meet Current Codes / Standards	11/30/2015	81,261
Drinking Fountains: Exceeds 4 inch Protrusion	Plumbing Fixtures	Accessibility	5- Does Not Meet Current Codes / Standards	11/30/2015	19,221
ADA: Non-Compliant Counter	Fittings	Accessibility	5- Does Not Meet Current Codes / Standards	11/30/2015	1,906
				<b>Total</b>	<b>4,887,830</b>

All Costs in USD.





Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: FAMILY PRACTICE BUILDING  
Asset Number: 09180

**STATISTICS**

<b>FCI Requirements Cost:</b>	337,929	<b>FCI:</b>	0.13
<b>Total Requirements Cost :</b>	425,064	<b>RI:</b>	0.16

<b>Current Replacement Value</b>	2,640,022	<b>Address 1</b>	4864 JACKSON STREET
<b>Size</b>	22,120 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1984	<b>City</b>	MONROE LA
<b>Year last Renovated</b>	-	<b>State/Province</b>	LA
<b>Commission Date</b>	-	<b>ZIP/Postal Code</b>	71202
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	Client Owned	<b>Historical Category</b>	None
<b>Floors</b>	2	<b>Construction Type</b>	SBC - Type IV Unprotected
<b>Type</b>	Building	<b>Use</b>	Healthcare

**PHOTO**



Exterior View

**DESCRIPTION**

**ARCHITECTURAL**

The Family Practice Building (Building 09180) is located in the new E. A. Conway Medical Center at 4864 Jackson Street, Monroe, Louisiana. This two story plus penthouse structure was first occupied in 1984. It contains approximately 22,120 square feet of space. The building is a clinic consisting of exam rooms, offices and a classroom facility. The building is located on a predominately level site.

In plan, the building is a rectangle. Barrier free access is provided at grade through the entrance vestibule into a public waiting area. Interior circulation on both floors is a square circle, i.e. a continuous interior loop around the entire floor. There are two remotely located egress doors in addition to the main entrance vestibule for a total of three points of egress.

All Costs in USD.



Although some modifications have been made to the first floor visitors restrooms they are not accessible because of non ADA compliant door hardware.

Per the Standard Building Code Chapter 6, the building is classified as Construction Type IV, Unprotected as determined from field observations. Occupancy is classified according to the Standard Building Code Section 305 as Group B, Business Occupancy.

Monroe, Louisiana is within Seismic Hazard Exposure Group II-B from the Standard Building Code. Design wind load for the Monroe area is 70 mph as defined by the Standard Building Code.

## STRUCTURE

**SUBSTRUCTURE:** The building has cast-in-place reinforced concrete footings supporting a cast-in-place reinforced first floor slab on grade.

**SUPERSTRUCTURE:** The building has a framework of steel columns and beams. The second floor and roof are reinforced concrete poured in place over a steel slab form supported on metal bar joists.

## BUILDING EXTERIOR

**EXTERIOR WALLS:** The exterior walls are clad with insulated, precast concrete panels that are welded to the structural steel frame. The concrete panels are backed on the interior with gypsum wallboard secured to metal studs.

**EXTERIOR WINDOWS:** The windows consist of aluminum framed fixed and operable type units with tinted, non-insulating glass.

**EXTERIOR DOORS:** Main entrance doors consist of dark bronze anodized aluminum storefront with transoms and sidelights, exit devices, pulls and closers. Entrance doors and transoms have tinted, non-insulating full panel glazing. Service and egress doors and frames are painted hollow metal. Egress doors have glass transoms.

**ROOFING:** The roof is tar and gravel and is drained by a system of internal roof drains.

## VERTICAL TRANSPORTATION

**ELEVATORS:** The building is equipped with one passenger elevator located in the southeast corner of the building. Cab finishes include stainless steel and plastic laminate walls, a Plexiglas egg crate ceiling set in a painted metal framework and carpet flooring.

**STAIRS:** There are two remotely located egress stairs serving the second floor. Each stair exits directly to the outside at grade. The stairs are of steel stringer and pan construction with concrete fill. The treads are finished with vinyl composition tiles (VCT) and have non slip nosings. Stair landings are vinyl composition tile (VCT). Stair rails are stainless steel and are code compliant.

## BUILDING INTERIOR

**PARTITIONS:** Interior walls consist primarily of gypsum wallboard on metal studs.

**INTERIOR DOORS:** Flush solid core wood with wood grained plastic laminate faces set in painted metal frames with knob type hardware.

**WALL FINISHES:** Interior walls are a combination of paint or vinyl wall covering. In many cases there is vinyl wall covering that has been painted over with a bacteria resistant finish. Restrooms typically have a ceramic wall tile wainscot with painted gypsum board above.

*All Costs in USD.*



**FLOOR FINISHES:** The floors are finished with a combination of vinyl composition tiles (VCT) and carpet. There is ceramic mosaic tile in the restrooms and carpet in some office and classroom areas.

**CEILING FINISHES:** The ceilings consist primarily of 2x2 acoustical tiles in a suspended grid system.

#### BUILDING PERIMETER

**SITWORK:** There are concrete sidewalks, grass, bituminous parking and driveways.

#### MECHANICAL

##### HVAC

**DISTRIBUTION SYSTEMS:** The building is conditioned by a combination of systems which include the following. There are both 4 pipe fan coil units and AHU units. Distribution ductwork delivers conditioned air to variable air volume (VAV) mixing boxes equipped with steam heat coils located above the drop ceiling. The terminal devices vary the supply airflow to meet minimum air change standards and maintain temperature control within predetermined set points. Local distribution is accomplished through externally insulated sheet metal ductwork and overhead diffusers. Chilled, heating hot water and steam are supplied by an offsite facility located at the Power and Generation Facility. A 900 ton cooling tower located offsite services all facilities which are serviced by the loop. Cooling is also supplemented by two 7.5 ton package units which cool the Reception area. General building exhaust provisions for the building are accomplished by roof mounted exhaust fans.

**CONTROLS AND INSTRUMENTATION:** The HVAC system is controlled by electrical controls and electronic controls for thermostats.

##### PLUMBING

**PIPING:** Domestic water is supplied to the building by an underground line. Service provided by the City of Monroe. Distribution by copper piping that reduces to 1/2 inch at the plumbing fixtures. The sanitary system distribution is by cast iron piping with gravity flow to the City of Monroe La. Sewer system.

**FIXTURES:** Men's and women's multi-fixture restrooms are located on each floor. Lavatories, urinals and water closets are vitreous china fixtures. Drinking water is provided by DX wall mounted drinking fountains of stainless steel construction.

**FIRE PROTECTION:** A wet pipe sprinkler system serves the entire Family Practice facility. Handheld ABC type fire extinguishers are located throughout the facility.

#### ELECTRICAL

##### ELECTRICAL SERVICE & DISTRIBUTION

The site is supplied underground from the switchboard located in the mechanical building at 480V to a main panelboard located in the electrical room on the ground floor of this building. This panel is rated at 600A, 277/480V. Transformers are located throughout the site to convert power to 120/208V. Distribution panelboards are located throughout the building to supply lighting, building systems and tenant needs at 120/208V.

##### EMERGENCY LIGHT & POWER SYSTEMS

The building is supplied with emergency power from the power house emergency generators. Emergency lights, exit sign and essential equipment are connected to the emergency power. Battery pack egress lights are located in various areas of the building.

##### LIGHTING & BRANCH WIRING

*All Costs in USD.*



Interior lighting is generally provided by fluorescent fixtures equipped with T12 lamps and magnetic ballasts. Exterior lighting is provided by HID wall mounted fixtures and HID under canopy fixtures at the entrance.

COMMUNICATIONS & SECURITY

The building security is provided by security cameras, which are monitored from the security office on the first floor of the main hospital. The building has an addressable fire alarm system, which monitors fire alarm devices located throughout the building. A public address (PA) system is available in the classrooms. Data and telephone services are distributed throughout the building.

REQUIREMENTS

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Exit Signs: Inefficient/Inoperative/Ag	Emergency Light and Power Systems	Integrity	1- Currently Critical	11/29/2005	5,620
Interior Doors: Verify Fire Rated Door Assemblies	Interior Doors	Building Code	1- Currently Critical	11/29/2005	227
Exam Room One: Aged And Leaking Plumbing	Other Plumbing Systems	Integrity	2- Potentially Critical	11/29/2008	676
Interior Walls: Aged Vinyl Wallcovering	Wall Finishes	Integrity	2- Potentially Critical	11/29/2008	83,438
Roof: Replace Built-Up With EPDM	Roofing	Integrity	2- Potentially Critical	11/29/2008	98,397
HVAC: Clean Ductwork	Distribution Systems	Air and Water Quality	3- Necessary - Not Yet Critical	11/29/2010	7,903
Diffuser Grills: Missing	Other HVAC Systems and Equipment	Integrity	3- Necessary - Not Yet Critical	11/29/2010	1,468
Exterior Doors: Aged and Deteriorated Assemblies	Exterior Doors	Integrity	3- Necessary - Not Yet Critical	11/29/2010	10,727
Flooring: Deteriorated Carpet	Floor Finishes	Appearance	3- Necessary - Not Yet Critical	11/29/2010	61,844
Restrooms: Aged Fixtures and Finishes	Plumbing Fixtures	Beyond Rated Life	3- Necessary - Not Yet Critical	11/29/2010	21,834
Lighting and Branch Wiring: Add Occupancy Sensors	Lighting and Branch Wiring	Energy	4- Recommended	11/29/2015	4,258
Lighting Interior: Replace T12 Lamps	Lighting and Branch Wiring	Energy	4- Recommended	11/29/2015	46,660

All Costs in USD.



Requirement Name	Prime System	Category	Priority	Action Date	Cost
Electrical Room: Fire Suppression	Other Fire Protection Systems	Integrity	4- Recommended	11/29/2015	3,046
Rooftop Equipment Space: Fire Suppression	Standpipes	Integrity	4- Recommended	11/29/2015	2,795
Ceiling: Deteriorated Tiles	Ceiling Finishes	Appearance	4- Recommended	11/29/2015	16,383
Interior Doors: Damaged Finish on Frames	Interior Doors	Appearance	4- Recommended	11/29/2015	8,908
Electric Outlets: Non-GFCI Protected Near Sinks	Electrical Service and Distribution	Building Code	5- Does Not Meet Current Codes / Standards	11/29/2015	1,316
ADA: Non-Compliant Signage	Fittings	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	3,368
Interior Doors: Non ADA Compliant Hardware	Interior Doors	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	41,027
ADA: Non-Compliant Counter	Fittings	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	515
Drinking Fountains: Exceeds 4 inch Protrusion	Plumbing Fixtures	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	4,654
<b>Total</b>					<b>425,064</b>

All Costs in USD.



Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: MED II CLINIC  
Asset Number: 09183

**STATISTICS**

<b>FCI Requirements Cost:</b>	56,983	<b>FCI:</b>	0.22
<b>Total Requirements Cost :</b>	75,241	<b>RI:</b>	0.29

<b>Current Replacement Value</b>	257,130	<b>Address 1</b>	4864 JACKSON ST
<b>Size</b>	2,080 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1984	<b>City</b>	MONROE LA
<b>Year last Renovated</b>	-	<b>State/Province</b>	LA
<b>Commission Date</b>	-	<b>ZIP/Postal Code</b>	71202
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	Client Owned	<b>Historical Category</b>	None
<b>Floors</b>	1	<b>Construction Type</b>	SBC - Type IV Unprotected
<b>Type</b>	Building	<b>Use</b>	Healthcare

**PHOTO**



Exterior View

**DESCRIPTION**

**ARCHITECTURAL**

The Med II Clinic (Building 09183) is located in the new E. A. Conway Medical Center at 4864 Jackson Street, Monroe, Louisiana. This one story structure was first occupied in 1984. It contains approximately 2,080 square feet of space. The building is a clinic consisting of exam rooms, offices and toilets. The building is located on a predominately level site.

In plan, the building is a rectangle. Although there are ramps and sidewalks approaching the building at grade, the clinic is not handicapped accessible because of the configuration of the entrance doors. Interior circulation is via a central corridor running north to south from the front to the rear of the building. There are two remotely located egress doors at the ends of the corridor in addition to an entrance door leading into the waiting room for a total of three points of egress.

All Costs in USD.



There is a unisex public restroom and some handicapped features have been included however the room is not accessible because of non ADA compliant door widths, door hardware and missing grab bars.

Per the Standard Building Code Chapter 6, the building is classified as Construction Type IV, Unprotected as determined from field observations. Occupancy is classified according to the Standard Building Code Section 305 as Group B, Business Occupancy.

Monroe, Louisiana is within Seismic Hazard Exposure Group II-B from the Standard Building Code. Design wind load for the Monroe area is 70 mph as defined by the Standard Building Code.

## STRUCTURE

**SUBSTRUCTURE:** The building has cast-in-place reinforced concrete footings supporting a cast-in-place reinforced first floor slab on grade.

**SUPERSTRUCTURE:** The building has a framework of steel columns and beams. The roof deck is reinforced concrete poured in place over a steel slab form supported on metal bar jousts.

## BUILDING EXTERIOR

**EXTERIOR WALLS:** The exterior walls are clad with tilt up, insulated, precast concrete panels that are secured to the steel frame. The concrete panels are backed on the interior with gypsum wallboard secured to metal studs.

**EXTERIOR WINDOWS:** The windows consist of aluminum framed fixed type units with tinted, non-insulating glass.

**EXTERIOR DOORS:** Main entrance doors as well as secondary entrance, egress and service doors are painted hollow metal with partial glass lites, exit devices and closers. Doors are set in painted hollow metal frames

**ROOFING:** The roofing material is modified bitumen and is drained by a system of internal roof drains.

## BUILDING INTERIOR

**PARTITIONS:** Interior walls consist primarily of gypsum wallboard on metal studs.

**INTERIOR DOORS:** Flush solid core wood with wood grained plastic laminate faces set in painted metal frames with knob type hardware.

**WALL FINISHES:** Interior walls are painted. Restrooms typically have a ceramic wall tile wainscot with painted gypsum board above.

**FLOOR FINISHES:** The floors are finished with a combination of vinyl composition tiles (VCT) and carpet. There is ceramic mosaic tile in the restrooms.

**CEILING FINISHES:** The ceilings consist primarily of 2x2 acoustical tiles in a suspended grid system.

## BUILDING PERIMETER

**SITWORK:** There are concrete sidewalks, grass, bituminous parking and driveways.

## MECHANICAL

### HVAC

*All Costs in USD.*



**DISTRIBUTION SYSTEMS:** The building is conditioned by two 7.5 ton package type air conditioned package unit to provide cooling. Heating is provided by a gas fired boiler located in the main floor of the facility. General exhaust provisions for the building are accomplished by rooftop exhaust

**PLUMBING**

**PIPING:** Domestic water is supplied to the building by an underground line, with distribution by galvanized piping that reduces to 1/2 inch at the plumbing fixtures. Domestic hot water is provided by one electric water heater and distributed by copper piping. Storm water is removed from the rooftops by drains with scuppers and downspouts to the building perimeter. The sanitary system distribution is by cast iron piping with gravity flow to the Facility main sewer line. Sewage and water services are provided by The City of Monroe.

**FIXTURES:** Lavatories, and water closets are vitreous china fixtures.

**FIRE PROTECTION:** This Building is sprinklered. ABC type fire extinguishers are located throughout the building.

**ELECTRICAL**

**ELECTRICAL SERVICE & DISTRIBUTION**

The building is supplied underground from the switchboard located in the maintenance building at 480V to a main panelboard located in this building. This panel is rated at 100A, 277/480V. A transformer is located in the building to convert power to 120/208V. A distribution panelboards is located in the building to supply lighting, building systems and tenant needs at 120/208V.

**EMERGENCY LIGHT & POWER SYSTEMS**

Battery pack egress lights are provided. Exit signs provide direction to egress routes.

**LIGHTING & BRANCH WIRING**

Interior lighting is generally provided by fluorescent fixtures equipped with T12 lamps and magnetic ballasts. Exterior lighting is provided by HID under canopy fixtures.

**COMMUNICATIONS & SECURITY**

The fire alarm system consists of manual pull stations and audible visual alarm devices. Data and telephone services are distributed throughout the building.

**REQUIREMENTS**

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Exit Signs: Inefficient/Inoperative/As Systems	Emergency Light and Power	Integrity	1- Currently Critical	11/29/2005	783
Roof Ladder: Not secure	Exterior Stairs and Fire Escapes	Life Safety	1- Currently Critical	11/30/2005	2,371
Gas Furnace: Antiquated	Heat Generating Systems	Beyond Rated Life	2- Potentially Critical	11/29/2008	3,818

All Costs in USD.





Requirement Name	Prime System	Category	Priority	Action Date	Cost
Flooring: Aged and Deteriorated Carpet	Floor Finishes	Appearance	2- Potentially Critical	11/29/2008	1,034
Washroom Fixtures: Aged	Plumbing Fixtures	Beyond Rated Life	3- Necessary - Not Yet Critical	11/29/2010	2,157
Interior Doors: Damaged Finish on Frames	Interior Doors	Appearance	3- Necessary - Not Yet Critical	11/29/2010	1,011
Flooring: Aged VCT	Floor Finishes	Appearance	3- Necessary - Not Yet Critical	11/29/2010	8,673
Cabinets: Worn	Furnishings	Integrity	3- Necessary - Not Yet Critical	11/29/2010	8,739
Roof: Aged	Roofing	Integrity	3- Necessary - Not Yet Critical	11/29/2010	19,840
Lighting and Branch Wiring: Add Occupancy Sensors	Lighting and Branch Wiring	Energy	4- Recommended	11/29/2015	1,295
Lighting Interior: Replace T12 Lamps	Lighting and Branch Wiring	Energy	4- Recommended	11/29/2015	1,685
Electrical Panelboards: Additional Needed	Electrical Service and Distribution	Capacity	4- Recommended	11/29/2015	3,436
Ductwork: Clean Dirt Buildup	Distribution Systems	Integrity	4- Recommended	11/29/2015	1,330
Ceiling: Deteriorated Tiles	Ceiling Finishes	Appearance	4- Recommended	11/29/2015	4,104
Interior Doors: Non ADA Compliant Hardware	Interior Doors	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	2,586
Drinking Fountain: Exceeds 4 inch Protrusion	Plumbing Fixtures	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	1,636
ADA: Non-Compliant Signage	Fittings	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	827
ADA: Non-Compliant Patient Restroom	Plumbing Fixtures	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	9,401
ADA: Non-Compliant Counter	Fittings	Accessibility	5- Does Not Meet Current Codes / Standards	11/29/2015	515
<b>Total</b>					<b>75,241</b>

All Costs in USD.



Building Information

**Attachments**  
 Add Attachment  
**ADA**  
 Self Evaluation  
 View Worksheet  
 Create Worksheet  
 Add Worksheet  
 Edit Worksheet  
**Asbestos**  
**Roofing**  
**Form Q**  
 Add Form Q  
 Edit Form Q

**Site Code** 8-37-026 **State ID** 09184  
**Facility Name** E.A. CONWAY MEDICAL CENTER-OLD & NEW  
**Building Name** SECURITY/MEDICAL RECORDS  
**Address** 4864 JACKSON ST  
 MONROE, LA  
**Contact Person** ARYON MCGUIRE  
**Contact Phone** 318-330-7596  
**Description** PRECAST CONCRETE PANELS, REINFORCED CONCRETE FRAME- OFFICE BLDG.  
**General Use** COMMERCIAL **Energy Contact**  
**Specific Use** COM - Office **Name**    
**Dimensions** Manual **Phone**  **Email**   
**Longitude** -92.10655726  
**Latitude** 32.44984285

<b>Replacement Cost</b>	\$271,107.00	<b>Actual Cost</b>	\$104,256.00
<b>Valuation Date</b>	2012-06-27	<b>Cost Index</b>	\$0.00
<b>Move In Date</b>	1984	<b>Floor Area</b>	2,080.00
<b>Stories</b>	1	<b>Flood Zone</b>	X
<b>Construction Class</b>	5	<b>Elevators</b>	N

ADA Building Comments

Add/Edit Comment:



# Asset Detail Report

by Asset Name

Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: CONCESSION BUILDING  
Asset Number: 09184  
*SEE ATTACHED FRONT PAGE  
B1q REMODELED*

## STATISTICS

FCI Requirements Cost:	86,375	FCI:	0.48
Total Requirements Cost :	131,300	RI:	0.73

Current Replacement Value	179,991	Address 1	4864 JACKSON ST
Size	<del>1,456 SF</del> <i>2080 SF</i>	Address 2	-
Year Constructed	1984	City	MONROE LA
Year last Renovated	-	State/Province	LA
Commission Date	-	ZIP/Postal Code	71202
Decommission Date	-	Architect	-
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	SBC - Type IV Unprotected
Type	Building	Use	Dining

## PHOTO



Exterior View

## DESCRIPTION

The Concession Building (Building 09184) is located in the new E. A. Conway Medical Center at 4864 Jackson Street, Monroe, Louisiana. This one story structure was first occupied in 1984. It contains approximately 1,456 square feet of space. The building is a coffee shop consisting of a lunch counter space, a kitchen and a combination unisex employee toilet and janitor closet. There are no public restrooms. The building is located on a predominately level site.

In plan, the building is a rectangle. There is a covered portico on the west side through which barrier free access is obtained. There is no defined interior circulation pattern; however there are two remotely located egress doors at the ends of the lunch counter space and one door from the kitchen for a total of three points of egress leading directly to the exterior.

Per the Standard Building Code Chapter 6, the building is classified as Construction Type IV, Unprotected as determined from field observations. Occupancy is classified according to the Standard Building Code Section 305 as Group B,

All Costs in USD.



Business Occupancy.

Monroe, Louisiana is within Seismic Hazard Exposure Group II-B from the Standard Building Code. Design wind load for the Monroe area is 70 mph as defined by the Standard Building Code.

STRUCTURE

SUBSTRUCTURE: The building has cast-in-place reinforced concrete footings supporting a cast-in-place reinforced first floor slab on grade.

SUPERSTRUCTURE: The building has a framework of steel columns and beams. The roof deck is reinforced concrete poured in place over a steel slab form supported on metal bar joists.

BUILDING EXTERIOR

EXTERIOR WALLS: The exterior walls are clad with tilt up, insulated, precast concrete panels that are secured to the steel frame. The concrete panels are backed on the interior with gypsum wallboard secured to metal studs.

EXTERIOR WINDOWS: The windows consist of aluminum framed fixed and operable type units with tinted, non-insulating glass.

EXTERIOR DOORS: Main entrance doors as well as secondary entrance, egress and service doors are painted hollow metal with exit devices and closers. Doors are set in painted hollow metal frames

ROOFING: The roofing material is modified bitumen and is drained by a system of internal roof drains.

BUILDING INTERIOR

PARTITIONS: Interior walls consist primarily of gypsum wallboard on metal studs.

INTERIOR DOORS: Flush solid core wood with wood grained plastic laminate faces set in painted metal frames with knob type hardware.

WALL FINISHES: Interior walls are painted. The restroom and janitor closet has a ceramic wall tile wainscot with painted gypsum board above.

FLOOR FINISHES: The floors are predominantly vinyl composition tiles (VCT). There is ceramic mosaic tile in the restrooms.

CEILING FINISHES: The ceilings consist primarily of 2x2 acoustical tiles in a suspended grid system.

BUILDING PERIMETER

SITework: There are concrete sidewalks, grass, bituminous parking and driveways.

MECHANICAL

HVAC

DISTRIBUTION SYSTEMS: The building is conditioned by one 7.5 ton rooftop mounted type air conditioned package unit to provide cooling. A single Air Handling unit is also located on the Rooftop area. General exhaust provisions for the building are accomplished by thru wall and rooftop exhaust.

*All Costs in USD.*



PLUMBING

PIPING: Domestic water is supplied to the building by an underground line, with distribution by galvanized piping that reduces to 1/2 inch at the plumbing fixtures. Domestic hot water is provided by one electric water heater and distributed by copper piping. Storm water is removed from the rooftops by drains with scuppers and downspouts to the building perimeter. The sanitary system distribution is by cast iron piping with gravity flow to the Facility main sewer line. Sewage and water services are provided by The City of Monroe.

FIXTURES: Lavatories and water closets are vitreous china fixtures.

FIRE PROTECTION: ABC type fire extinguishers are located throughout the building.

ELECTRICAL

ELECTRICAL SERVICE & DISTRIBUTION

The site is supplied underground from the switchboard located in the hospital at 480V to a main panelboard located in this building. This panel is rated at 225A, 277/480V. A transformer is located in the building to convert power to 120/208V. Two distribution panelboards are located in the building to supply lighting, building systems and tenant needs at 120/208V.

EMERGENCY LIGHT & POWER SYSTEMS

None observed.

LIGHTING & BRANCH WIRING

Interior lighting is generally provided by fluorescent fixtures equipped with T12 lamps and magnetic ballasts. Exterior lighting is provided by HID under canopy fixtures.

COMMUNICATIONS & SECURITY

The fire alarm system consists of manual pull stations and audible visual alarm devices.

REQUIREMENTS

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Exit Signs: Inefficient/Inoperative/As	Emergency Light and Power Systems	Integrity	1- Currently Critical	11/29/2005	1,141
Ductwork: Grease And Dirt Buildup	Distribution Systems	Integrity	2- Potentially Critical	11/30/2008	1,750
Ceiling: Deteriorated ACT System	Ceiling Finishes	Integrity	2- Potentially Critical	11/29/2008	10,062
Ceiling: Deteriorated ACT System (Vinyl Faced)	Ceiling Finishes	Integrity	2- Potentially Critical	11/29/2008	6,643
Flooring: Aged VCT	Floor Finishes	Appearance	2- Potentially Critical	11/29/2008	6,384

All Costs in USD.



## Asset Detail Report

by Asset Name

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Interior Walls: Surface Preparation and Painting	Wall Finishes	Appearance	2- Potentially Critical	11/29/2008	11,109
Equipment and Furnishings: Lunch Counter Aged and Deteriorated	Furnishings	Appearance	2- Potentially Critical	11/29/2008	23,996
Dry Chemical Fire Suppression: Antiquated	Other Fire Protection Systems	Beyond Rated Life	3- Necessary - Not Yet Critical	11/30/2010	4,575
Grease Trap: Antiquated	Equipment	Beyond Rated Life	3- Necessary - Not Yet Critical	11/30/2010	2,533
Galley Extraction Fan Exhaust: Antiquated	Distribution Systems	Beyond Rated Life	3- Necessary - Not Yet Critical	11/30/2010	1,162
Roof: Aged	Roofing	Integrity	3- Necessary - Not Yet Critical	11/29/2010	18,145
Exterior Walls: Stained Precast Concrete Panels	Exterior Walls	Integrity	3- Necessary - Not Yet Critical	11/29/2010	7,377
Exterior Doors: Aged and Deteriorated Assemblies	Exterior Doors	Integrity	3- Necessary - Not Yet Critical	11/29/2010	6,703
Electrical Panelboards: Additional Needed	Electrical Service and Distribution	Capacity	4- Recommended	11/30/2015	3,436
Plumbing Code : Insufficient Toilet Facilities	Plumbing Fixtures	Building Code	5- Does Not Meet Current Codes / Standards	11/30/2015	26,284
				<b>Total</b>	<b>131,300</b>

All Costs in USD.



Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: MAINTENANCE (TRACTOR) BUILDING  
Asset Number: 09105

**STATISTICS**

<b>FCI Requirements Cost:</b>	103,886	<b>FCI:</b>	0.39
<b>Total Requirements Cost :</b>	116,400	<b>RI:</b>	0.44

<b>Current Replacement Value</b>	263,864	<b>Address 1</b>	4801 SOUTH GRAND
<b>Size</b>	3,060 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1939	<b>City</b>	MONROE LA
<b>Year last Renovated</b>	-	<b>State/Province</b>	LA
<b>Commission Date</b>	-	<b>ZIP/Postal Code</b>	71202
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	Client Owned	<b>Historical Category</b>	None
<b>Floors</b>	1	<b>Construction Type</b>	SBC - Type II
<b>Type</b>	Building	<b>Use</b>	Storage

**PHOTO**



Exterior View

**DESCRIPTION**

**ARCHITECTURAL**

The Maintenance Building (Building 09105) is located in the old E. A. Conway Medical Center at 4801 South Grand, Monroe, Louisiana. This one story structure was first occupied in 1939. Including two small mezzanines it contains approximately 3,060 square feet of space. The building houses a workshop, equipment storage space, an office and a toilet. There is no evidence of any hazardous material being stored in the building. The building is located on a predominately level site.

In plan, the building is a rectangle. There is no barrier free access however the building is not used by the public. Interior circulation is undefined. There is one personnel door located on the northwest side that serves as egress from the building.

All Costs in USD.



Per the Standard Building Code Chapter 6, the building is classified as Construction Type II as determined from field observations. Occupancy is classified according to the Standard Building Code Chapter 3 as Storage, Group S.

Monroe, Louisiana is within Seismic Hazard Exposure Group II-B from the Standard Building Code. Design wind load for the Monroe area is 70 mph as defined by the Standard Building Code.

#### STRUCTURE

**SUBSTRUCTURE:** The building has cast-in-place reinforced concrete footings supporting a cast-in-place reinforced floor slab on grade.

**SUPERSTRUCTURE:** The building appears to be a load bearing brick masonry structure with a row of interior concrete columns and beams. The roof structure is a flat, reinforced concrete slab.

#### BUILDING EXTERIOR

**EXTERIOR WALLS:** The exterior walls are solid brick masonry.

**EXTERIOR WINDOWS:** The windows consist of steel framed fixed and awning type units with single wire glass.

**EXTERIOR DOORS:** The exterior entrance door is painted hollow metal set in a hollow metal frame. There are four steel roll up doors in the shop and storage spaces.

**ROOFING:** The roof is tar and gravel and is drained by a system of scuppers and downspouts located on the southeast side of the building.

#### BUILDING INTERIOR

**PARTITIONS:** Interior walls consist of a combination of plywood on wood studs and concrete masonry units (CMU).

**INTERIOR DOORS:** Flush painted solid core wood set in painted wood frames with knob type hardware.

**WALL FINISHES:** Interior walls are painted.

**FLOOR FINISHES:** Floors are exposed concrete in the workshop and storage spaces. There are vinyl composition tiles (VCT) in the office and restroom.

**CEILING FINISHES:** There are no ceilings throughout the shops and storage spaces. In the office and toilet there is a painted plywood ceiling.

#### BUILDING PERIMETER

**SITework:** The building sits in a parking lot; however there is some grass on the northeast and southeast sides. There are no sidewalks.

#### MECHANICAL

##### HVAC

**DISTRIBUTION SYSTEM:** The building does not have any major cooling system. The building is presently heated by one ceiling mounted gas fired space heater.

**TERMINAL & PACKAGED UNITS:** none

*All Costs in USD.*





CONTROLS & INSTRUMENTATION: Thermostat

PLUMBING

PIPING: Domestic piping is all galvanized and copper piping serving the only plumbing fixtures in the Washroom sink and toilet located in the building.

FIRE PROTECTION: Building is equipped with handheld ABC fire extinguishers. This building does not have a wet sprinkler system.

ELECTRICAL

ELECTRICAL SERVICE & DISTRIBUTION

The building is supplied underground from the switchboard located in the maintenance building at 120/208V. The main panelboard is rated at 150A, 120/208V. The panel for the attached supplies building is housed in this building.

EMERGENCY LIGHT & POWER SYSTEMS

None provided. Exit signs have battery packs.

LIGHTING & BRANCH WIRING

Interior lighting is provided by fluorescent fixtures equipped with T12 lamps and magnetic ballasts. Exterior lighting is provided by a wall mounted dusk to dawn fixture.

COMMUNICATIONS & SECURITY

Telephone service is provided.

REQUIREMENTS

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Fire Extinguishers: Missing	Other Fire Protection Systems	Life Safety	2- Potentially Critical	12/08/2008	918
Gas Fired Heaters: Antiquated	Heat Generating Systems	Obsolescence	2- Potentially Critical	12/08/2008	2,575
Exterior Walls: Stained Brick	Exterior Walls	Integrity	2- Potentially Critical	12/08/2008	5,668
Roof: Replace Built-Up With EPDM	Roofing	Integrity	2- Potentially Critical	12/08/2008	29,284
Restroom: Deteriorated Fixtures and Finishes (Single-Use)	Plumbing Fixtures	Appearance	2- Potentially Critical	12/08/2008	9,378
Interior Doors: Aged and Deteriorated	Interior Doors	Integrity	2- Potentially Critical	12/08/2008	2,090

All Costs in USD.



## Asset Detail Report

by Asset Name

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Windows: Aged Steel Assemblies	Exterior Windows	Integrity	3- Necessary - Not Yet Critical	12/08/2010	19,142
Exterior Doors: Aged and Deteriorated Assemblies	Exterior Doors	Integrity	3- Necessary - Not Yet Critical	12/08/2010	4,027
Interior Partitions: Aged and Deteriorated Paint	Partitions	Integrity	3- Necessary - Not Yet Critical	12/08/2010	14,649
Flooring: Aged VCT	Floor Finishes	Appearance	3- Necessary - Not Yet Critical	12/08/2010	561
Fire Alarm System: Non Existent	Communications and Security	Life Safety	4- Recommended	12/08/2015	6,755
Lighting Interior: Replace T12 Lamps	Lighting and Branch Wiring	Energy	4- Recommended	12/08/2015	2,290
Electrical Branch Circuits: Aged	Lighting and Branch Wiring	Integrity	4- Recommended	12/08/2015	17,707
Exit Signs: Install New	Emergency Light and Power Systems	Life Safety	5- Does Not Meet Current Codes / Standards	12/08/2015	687
Fabricated Overhead Hoist: Non Certified	Special Construction	Building Code	5- Does Not Meet Current Codes / Standards	12/28/2015	669
				<b>Total</b>	<b>116,400</b>

All Costs in USD.



# Asset Detail Report

by Asset Name

Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: MORGUE AMBULANCE BUILDING  
Asset Number: 09100 *USED AS STORAGE FOR GROUNDS EQ.*

## STATISTICS

FCI Requirements Cost:	0	FCI:	0.00
Total Requirements Cost :	0	RI:	0.00

Current Replacement Value	2,233	Address 1	4801 SOUTH GRAND
Size	1,976 SF	Address 2	-
Year Constructed	1948	City	MONROE LA
Year last Renovated	-	State/Province	LA
Commission Date	-	ZIP/Postal Code	71202
Decommission Date	-	Architect	-
Ownership	-	Historical Category	-
Floors	1	Construction Type	-
Type	Building	Use	-

## PHOTO

## DESCRIPTION

## REQUIREMENTS

Requirement Name	Prime System	Category	Priority	Action Date	Cost
				Total	0

All Costs in USD.



# Asset Detail Report

by Asset Name

Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: MEDICAL ASSISTANCE PROGRAM  
Asset Number: 12725

## STATISTICS

FCI Requirements Cost:	0	FCI:	0.00
Total Requirements Cost :	0	RI:	0.00

Current Replacement Value	2,563	Address 1	4864 JACKSON ST
Size	2,268 SF	Address 2	-
Year Constructed	-	City	MONROE LA
Year last Renovated	-	State/Province	LA
Commission Date	-	ZIP/Postal Code	71202
Decommission Date	-	Architect	-
Ownership	-	Historical Category	-
Floors	1	Construction Type	-
Type	Building	Use	-

## PHOTO

## DESCRIPTION

## REQUIREMENTS

Requirement Name	Prime System	Category	Priority	Action Date	Cost
				<b>Total</b>	<b>0</b>

All Costs in USD.



Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: PHYSICAN BUILDING  
Asset Number: 12726

**STATISTICS**

<b>FCI Requirements Cost:</b>	0	<b>FCI:</b>	0.00
<b>Total Requirements Cost :</b>	0	<b>RI:</b>	0.00

<b>Current Replacement Value</b>	1,763	<b>Address 1</b>	4864 JACKSON ST
<b>Size</b>	1,560 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	-	<b>City</b>	MONROE LA
<b>Year last Renovated</b>	-	<b>State/Province</b>	LA
<b>Commission Date</b>	-	<b>ZIP/Postal Code</b>	71202
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	-	<b>Historical Category</b>	-
<b>Floors</b>	1	<b>Construction Type</b>	-
<b>Type</b>	Building	<b>Use</b>	-

**PHOTO**

**DESCRIPTION**

-

**REQUIREMENTS**

<u>Requirement Name</u>	<u>Prime System</u>	<u>Category</u>	<u>Priority</u>	<u>Action Date</u>	<u>Cost</u>
				<b>Total</b>	<b>0</b>

All Costs in USD.



Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL  
CENTER-OLD & NEW

Asset Name: PORTABLE OFFICE 1-IC/QA  
Asset Number: 12387

**STATISTICS**

FCI Requirements Cost:	0	FCI:	0.00
Total Requirements Cost :	0	RI:	0.00

Current Replacement Value	1,085	Address 1	4864 JACKSON ST
Size	960 SF	Address 2	-
Year Constructed	1996	City	MONROE LA
Year last Renovated	-	State/Province	LA
Commission Date	-	ZIP/Postal Code	71202
Decommission Date	-	Architect	-
Ownership	-	Historical Category	-
Floors	1	Construction Type	-
Type	Building	Use	-

**PHOTO**

**DESCRIPTION**

-

**REQUIREMENTS**

Requirement Name	Prime System	Category	Priority	Action Date	Cost
				<b>Total</b>	<b>0</b>

All Costs in USD.



Agency: 19 LSU Health Sciences - Shreveport  
Facility: E.A. CONWAY MEDICAL CENTER-OLD & NEW

Asset Name: PORTABLE OFFICE 2-WIC  
Asset Number: 12388

**STATISTICS**

<b>FCI Requirements Cost:</b>	0	<b>FCI:</b>	0.00
<b>Total Requirements Cost :</b>	0	<b>RI:</b>	0.00

<b>Current Replacement Value</b>	1,085	<b>Address 1</b>	4864 JACKSON ST
<b>Size</b>	960 SF	<b>Address 2</b>	-
<b>Year Constructed</b>	1996	<b>City</b>	MONROE LA
<b>Year last Renovated</b>	-	<b>State/Province</b>	LA
<b>Commission Date</b>	-	<b>ZIP/Postal Code</b>	71202
<b>Decommission Date</b>	-	<b>Architect</b>	-
<b>Ownership</b>	-	<b>Historical Category</b>	-
<b>Floors</b>	1	<b>Construction Type</b>	-
<b>Type</b>	Building	<b>Use</b>	-

**PHOTO**

**DESCRIPTION**

-

**REQUIREMENTS**

Requirement Name	Prime System	Category	Priority	Action Date	Cost
				<b>Total</b>	<b>0</b>

All Costs in USD.

Building Information

Site Code 8-37-026 State ID 09187  
 Facility Name E.A. CONWAY MEDICAL CENTER-OLD & NEW  
 Building Name STORAGE ENCLOSURE  
 Address 4864 JACKSON STREET  
 MONROE, LA  
 Contact Person ARYON MCGUIRE  
 Contact Phone 318-330-7596  
 Description CONCRETE BLOCK WALLS(25%) & METAL WALLS ON METAL FRAME (75%)  
 REINFORCED CONCRETE SLAB, METAL ROOF- LIGHT COMMERCIAL UTILITY  
 BLDG.  
 General Use COMMERCIAL Energy Contact  
 Specific Use COM - Utility Name  Save  
 Dimensions Manual Phone  Email   
 Longitude -92.10797003  
 Latitude 32.45098019

Replacement Cost \$106,500.00 Actual Cost \$7,235.00  
 Valuation Date 2012-06-25 Cost Index \$0.00  
 Move In Date 1984 Floor Area 1,647.00  
 Stories 1 Flood Zone X  
 Construction Class 3 Elevators N

ADA Building Comments

Add/Edit Comment:

**Attachments**  
 Add Attachment  
**ADA**  
 Self Evaluation  
 View Worksheet  
 Create Worksheet  
 Add Worksheet  
 Edit Worksheet  
**Asbestos**  
**Roofing**  
**Form Q**  
 Add Form Q  
 Edit Form Q





Building Information

Site Code 8-37-026 State ID 21032

Facility Name E.A. CONWAY MEDICAL CENTER-OLD & NEW

Building Name EMERGENCY PREPAREDNESS BUILDING

Address 4864 JACKSON STREET SOUTH GRAND ST. & JACKSON ST.  
MONROE, LA

Contact Person MICHAEL SAMPOGNANO

Contact Phone 318-330-7000

Description TEXTURED BLOCK WALL, WOOD FRAME ROOF WITH METAL, CONCRETE  
SLAB, UNFINISHED INSIDE.

General Use COMMERCIAL Energy Contact

Specific Use COM - Utility Name  Save

Dimensions Manual Phone  Email

Longitude -92.10691111

Latitude 32.45028055

Replacement Cost	\$21,833.00	Actual Cost	\$250,000.00 - 25,000
Valuation Date	2011-06-01	Cost Index	\$0.00
Move In Date	2010	Floor Area	225.00
Stories	1	Flood Zone	X
Construction Class	2	Elevators	N

ADA Building Comments

Add/Edit Comment:

**Attachments**  
AutoCAD, etc

**ADA**

Self Evaluation  
View Worksheet  
Create Worksheet

**Asbestos**

**Roofing**

**Form Q**

Building Information

**Site Code** 8-37-026 **State ID** 09185 (INACTIVE)  
**Facility Name** E.A. CONWAY MEDICAL CENTER-OLD & NEW  
**Building Name** COVERED WALKWAYS  
**Address** 4864 JACKSON STREET  
 MONROE , LA  
**Contact Person** PAUL JACKSON  
**Contact Phone** 318-388-7000  
**Description** ALUMINUM SELF SUPPORT FRAME, LIGHT WEIGHT METAL DECK, LIGHTED  
**General Use** SITE **Energy Contact**  
**Specific Use** WALKWAYS **Name**  **Save**  
**Dimensions** 4864 JACKSON STREET **Phone**  **Email**   
**Replacement Cost** \$51,298.00 **Actual Cost** \$37,353.00  
**Valuation Date** 1998-09-01 **Cost Index** \$37,353.00  
**Move In Date** 1984 **Floor Area** 3,550.00  
**Stories** 0 **Flood Zone** B  
**Construction Class** X **Elevators** N

ADA Building Comments

Add/Edit Comment:

Save

Attachments  
AutoCAD, etc  
Add Attachment

ADA  
Self Evaluation  
View Worksheet  
Create Worksheet

Add Worksheet  
Edit Worksheet

Asbestos

Roofing

Form Q

Add Form Q

Edit Form Q

Building Information

Site Code 8-37-026 State ID 09116

Facility Name E.A. CONWAY MEDICAL CENTER-OLD & NEW

Building Name SUPPLIES WAREHOUSE

Address 4801 SOUTH GRAND  
MONROE, LA

Contact Person ARYON MCGUIRE

Contact Phone 318-330-7596

Description PRE-ENG METAL CLAD STEEL FRAME, WITH METAL SIDING- STORAGE  
WAREHOUSE.

General Use COMMERCIAL

Specific Use COM - Warehouse

Dimensions Manual

Longitude -92.10816239

Latitude 32.45223739

Energy Contact

Name  Save

Phone  Email

Replacement Cost	\$156,987.00	Actual Cost	\$63,928.00
Valuation Date	2012-06-21	Cost Index	\$0.00
Move In Date	1980	Floor Area	4,650.00
Stories	1	Flood Zone	X
Construction Class	3	Elevators	N

ADA Building Comments

Add/Edit Comment:

Attachments

AutoCAD, etc

Add Attachment

ADA

Self Evaluation  
View Worksheet  
Create Worksheet

Add Worksheet

Edit Worksheet

Asbestos

Roofing

Form Q

Add Form Q

Edit Form Q

Building Information

Site Code 8-37-026 State ID 09188

Facility Name E.A. CONWAY MEDICAL CENTER-OLD & NEW

Building Name SWITCHGEAR BUILDING

Address 4864 JACKSON ST  
MONROE, LA

Contact Person ARYON MCGUIRE

Contact Phone 318-330-7596

Description METAL WALLS AND ROOF- LIGHT COMMERCIAL UTILITY BLDG.

General Use COMMERCIAL Energy Contact

Specific Use COM - Utility Name  Save

Dimensions Manual Phone  Email

Longitude -92.10790314

Latitude 32.45027913

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Replacement Cost	\$10,373.00	Actual Cost	\$4,369.00
Valuation Date	2012-06-25	Cost Index	\$0.00
Move In Date	1984	Floor Area	252.00
Stories	1	Flood Zone	X
Construction Class	3	Elevators	N

ADA Building Comments

Add/Edit Comment:

**Attachments**  
AutoCAD, etc  
Add Attachment

**ADA**  
Self Evaluation  
View Worksheet  
Create Worksheet  
Add Worksheet  
Edit Worksheet

**Asbestos**

**Roofing**

**Form Q**  
Add Form Q  
Edit Form Q