CITY OF PORTSMOUTH

Facility Condition Assessment

Municipal Complex

Asset 0001

Inspected January 23, 2014

Revised 1/15/15

ISES CORPORATION

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FACILITY CONDITION ASSESSMENT

SECTION 1

ASSET OVERVIEW

EXECUTIVE SUMMARY - MUNICIPAL COMPLEX

Building Code: 0001
Building Name: MUNICIPAL COMPLEX
Year Built: 1929
Building Use: Office / Administrative
Square Feet: 92,827

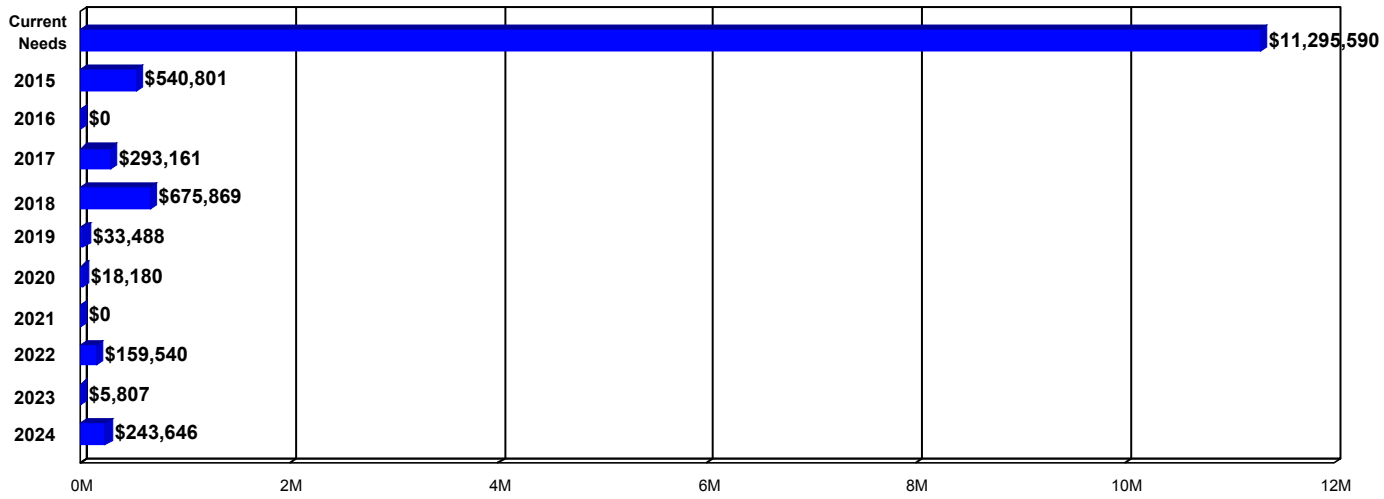
Non-Recurring Project Costs by Priority

Near-Term:	$107,065
Short-Term:	$1,482,042
Long-Term:	$188,422

Current Replacement Value: **$27,623,000**

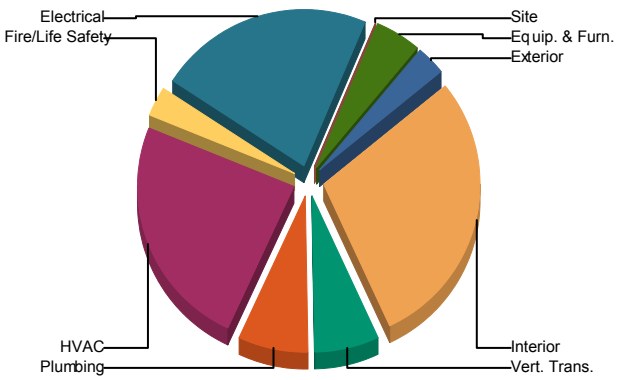
Total Non-Recurring Project Costs: **$1,777,530**

Recurring Component Replacement Cost By Year



Recurring Facilities Renewal Cost By System

Exterior	**$406,039**
Interior	**$3,835,169**
Plumbing	**$961,423**
HVAC	**$3,209,359**
Fire/Life Safety	**$429,190**
Electrical	**$2,925,273**
Site	**$4,638**
Conveying	**$865,812**
Equipment	**$629,181**
Total	**$13,266,082**



Non-Recurring Project Cost	**$1,777,530**
Current Needs Cost	**$11,295,590**
Projected Facility Renewal Cost	**$1,970,493**
Total 10-Year Facility Cost	**$15,043,612**

FCNI	FCI	10-Yr $/SqFt
0.54	0.409	$162.06

All costs shown as Present Value

ASSET SUMMARY

The Municipal Complex for the City of Portsmouth, New Hampshire is a combined 92,827 square foot facility consisting of three main buildings and multiple connectors and additions. The three main buildings were constructed at different times and for different original purposes and have been partially renovated and modified to meet evolving needs. The southernmost building, also referred to as the Seybolt Building, was constructed in 1929 as a hospital. The middle or administrative building is a 1950s expansion of the hospital. The 1988 revisions converted the entire building to the City Hall. The northernmost building is the Police Department building. It was constructed in 1962 as a hospital and renovated in 1990 to its current configuration. Several other additions and partial renovations have been completed to join the three buildings into one functioning complex. Recently, significant interior finish improvements and updates have been completed on the fourth floor of the complex.

Although multiple generations of construction comprise the total complex, all are of a similar general construction type, which is concrete masonry unit (CMU) walls and poured concrete floors and foundations. Partial drawings provided by the City dated three main periods of renovation and construction. These dates were used to estimate the installation dates or last significant repairs to the building elements.

Information for this report was gathered during a site visit conducted on January 23, 2014.

Site

The site around this complex is relatively flat, but does slope towards South Mill Pond from approximately the intersection of the 1950s building and the 1962 building and additions, causing grade changes towards the north end of the complex. Landscaping is adequate and consists of grass and minimal shrubbery and flora. There are shared asphalt parking areas to the west side of the building and small parking areas and asphalt drives to the east of the building. Asphalt drives and shared parking areas to the west of the building are in need of minor repairs but are not a part of this evaluation. Joints in concrete walks serving the building are in need of repair. Minor surface repairs, crack sealing and re-striping, are needed at the east side drives and parking areas.

Exterior Structure

The roof systems consist of three different types and three main dates of construction. The 1929 and 1950s buildings have pitched, slate tile roofs with copper gutters and downspouts. Minor isolated repairs are needed throughout on these roofs. The 1962 building and connectors have flat, ballasted single-ply membrane roofs with interior roof drains. Significant portions of the ballasted roof system were replaced in 2009 and are in good condition. The remaining portions of the flat, ballasted roof, gutters and downspouts are older and need to be replaced. There are two small sections of flat roof, one at the conference room to the west of the 1929 and 1950s buildings connector and one at the

fourth floor office at the east side of the 1929 building, that have non-ballasted, flat, single-ply membrane roofs. These are in good condition.

The exterior walls are CMU block with mostly brick veneer and are in fair condition. Minor to moderate mortar joint tuck-pointing repairs are needed throughout. The mechanical penthouse on the roof of the 1962 building has metal panel exterior wall panels that are in overall fair condition and in need of some repairs. Building windows in the 1962 wing are metal-framed units in overall fair to poor condition. The remaining windows in this complex are metal-framed insulating units in overall good to fair condition.

Exterior pedestrian doors are either fully metal or metal with insulated glass panes and are in good condition. However, the door hardware is in need of replacement. Glass storefront doors and vestibules at the 1950s building main (west) entry and at the 1962 building main (west) entry need to be replaced. Two commercial, metal, roll-up overhead doors at the east side Police Department addition are in average condition and are expected to need replacement within the next ten years.

Interior Finishes/Systems

Suspended, acoustical tile ceilings vary in condition depending on age and location, but have generally been replaced as needed. This type of as-needed replacement has created a lack of uniformity in the tile color, suspended grid construction, and, in some areas, tile size. Newer tiles, particularly in the Police Department and on the fourth floor, are serviceable for the next ten years. Older tile systems are in poor condition and should be replaced. This should be coordinated with recommended mechanical system upgrades. Care should be taken during removal of the adhered ceiling tiles, as they or the tile mastic typically are asbestos-containing materials (ACM). Painted or exposed structure ceilings are in need of repainting.

Painted walls throughout the complex have been well maintained and are in good condition but are expected to require renewal within the next ten years. Areas of vinyl wall covering have exceeded their expected life and should be replaced. Restroom walls are ceramic tile or a combination of painted gypsum and ceramic tile. Most of these finishes are aging, in overall fair to poor condition and in need of replacement, especially in view of the necessity of many restroom upgrades for handicapped accessibility issues.

Carpeted floors vary in condition, and all carpeting except on the fourth floor should be replaced within the next ten years. Vinyl composite tile (VCT) flooring is in poor to average condition and sheet vinyl flooring is in poor condition. Replacement is recommended. Concrete floors are serviceable but due for surface treatment. Ceramic and quarry tile floors have been well maintained but are well past their expected lifecycle and should be replaced.

Interior doors on the upper level have been substantially replaced with solid wood doors and commercial-grade ADA compliant level hardware. Interior doors and hardware throughout the remainder of the building are past the end of their expected lifecycle are in need of replacement. The basement level of the Police Department has specialty sliding doors at the jail and controlled access doors at the entries. These specialty doors have reached or exceeded their expected lifecycle and are in need of replacement.

Wood casework, including kitchen base cabinetry, is in average to poor condition, as are the prefabricated kitchenette units. Also, the existing kitchen base cabinetry does not provide wheelchair access. Install new cabinetry that meets current ADA requirements.

Accessibility

Handicapped access into the buildings of this complex is at the main (west) entry of the 1950s building, which has an interior wheelchair lift, and to the main public entrance (west) to the Police Department lobby, which has grade level entry.

ADA legislation requires that goods and services offered in buildings be generally accessible to all persons. In multiple locations throughout the complex, elevation changes in the corridors are not easily navigable by someone in a wheelchair. It is recommended that a ramp with associated ADA compliant, painted metal or stainless handrails, as the City chooses, be installed at all such locations. The Seybolt Building elevator control systems lack accessible features. It is recommended that the controls be upgraded with a package consisting of a hands-free, two-way telephone, Braille signage, and audible signals. Steps and sloped floors throughout the complex do not have compliant handrails. It is recommended that all handrails that are not ADA-compliant be modified or replaced.

Current legislation requires that building amenities be generally accessible to all persons. Kitchen sinks are not equipped with wheelchair accessible cabinetry, and service counters, particularly at the probate and tax offices and at the main complex reception area, lack a wheelchair accessible counter height. Install wheelchair accessible kitchenette cabinetry, and a wheelchair accessible section should be incorporated into each non-compliant service counter. Also, water fountains are single level bubblers. The installation of ADA compliant, dual level drinking fountains is recommended.

Interior doors typically have knob hardware and lack ADA compliant directional signage. The doors are recommended for lifecycle replacement, and the new units should include compliant hardware. However, if the doors remain in service, the knob hardware should be replaced with ADA compliant levers. Also install room and directional signage that complies with ADA requirements.

Most restrooms do not meet current ADA standards. There are a few handicapped accessible restrooms, but they are not accessible from all areas of the complex. Several restrooms contain showers that are also not ADA compliant, either for the public or for building occupants. All restrooms should be properly equipped with handicapped accessible fixtures and accessories and have wheelchair accessible layouts.

Men’s and women’s locker rooms in the basement of the Police Department building contain dressing rooms, restrooms, and shower facilities. None of these areas are ADA compliant. Renovations to bring each facility to compliance with ADA requirements are recommended.

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Stairs throughout the facility are not compliant with these ADA standards, as they lack wall rails and the correct geometry. In addition, guardrails lack adequate infill,

and elevated surfaces at multiple locations around the building exterior have missing or inadequate guardrails. Future renovation efforts should include comprehensive railing upgrades.

Health

Rodents were reported by the employees of the complex. Extermination plans should be enacted immediately to eradicate this infestation. Conditions should be closely monitored and concerns addressed as they arise. The adhered ceiling tiles, and possibly other building finishes and systems, apparently contain asbestos. Proper abatement is recommended. Workers present during any remodeling should be made aware of the hazards of working with such materials.

Fire/Life Safety

The elevator lobbies do not have rated vestibules. The present floor plan arrangement has the elevator lobbies opening into the existing hall corridors. IBC 2000 states that elevators opening into a fire resistant corridor shall be provided with an elevator lobby at each floor containing such a corridor. The lobby should completely separate the elevators from the corridor with rated partitions. Elevator lobbies need to have at least one means of egress and contain smoke detectors. The construction of fire resistant barriers with automatically closing fire doors between the elevator lobbies and the corridors is recommended to provide the required separation and protection.

Unsealed penetrations are present throughout the complex, primarily where electrical or mechanical piping passes through. Although the penetrations were mainly observed in the basement, other fire separation compromises may exist elsewhere in the complex. Moderate structural separation repairs and intumescent passive firestopping should be accomplished promptly.

The exterior enclosed emergency egress stair at the south end of the Seybolt Building is constructed of metal grating treads, has non-compliant handrails and guardrails, and is aging, with significant corrosion to welded joints and structural elements. Due to the extent of the compliance issues with this stair, along with its structural condition, it needs to be replaced with a compliant stairwell or stairway.

Access to the mechanical penthouse roof is by a ladder attached to the penthouse exterior wall. The ladder does not have the requisite safety cage. For the protection of personnel accessing the penthouse, install a new ladder, cage, and platform.

This facility has a central fire alarm system with a panel located in the first floor electrical room. The devices that serve this system include manual pull stations and associated audible devices. This system is reportedly less than ten years old, but the lay-out and devices look older and should be replaced with a modern fire alarm system. If the systems and devices can be determined to be 2010 installations, or later, their replacement(s) should be able to be scheduled for closer to 2030.

This facility is protected by an automatic, comprehensive, wet-pipe sprinkler system with fusible-link and glass bulb sprinkler heads. This system is adequate and in good condition. A dry-pipe system is used for areas that are exposed to below freezing conditions.

Chemical fire suppression systems are used for the Archives room, Dispatch, and a third floor IT server room. The system in Dispatch uses Inergen. The systems in the other rooms use Halon. Halon is no longer being produced in the United States due to environmental concerns. In the event of a discharge, the system would likely have to be retrofitted or replaced with an approved extinguishing agent. A budget for replacement with such a system is provided.

Exit signs vary in type, age, and condition. Most are connected to the emergency power network, and a small amount have unitary battery packs. The recently renovated areas contain LED illuminated signs. The older signs have fluorescent lamps or are non-illuminated placards. Emergency lighting is available through standard interior light fixtures connected to the emergency power network. Several unitary battery pack emergency lights are in place for areas not served by the emergency power network or are in critical areas that need redundant sources of emergency lighting. The older exit signs and older battery pack emergency lights should be replaced.

HVAC

Heating hot water is supplied by the nearby Boiler Plant. Heating hot water is supplied to air handling unit coils, unit heaters, two-pipe fan coils, and two-pipe unit ventilators to provide heating in colder months. Chilled water for comfort cooling is provided by water-cooled, screw chillers. The chiller has a capacity of 143 tons. A single-cell cooling tower on the roof rejects building heat. Chilled water is supplied to air handling unit coils, two-pipe fan coils, and two-pipe unit ventilators to provide comfort cooling in warmer months. The room housing the chiller is not equipped with a refrigeration safety system to safely evacuate refrigerant in the event of a leak. Install an emergency ventilation system activated by a refrigerant leak detection system. This upgrade is necessary to comply with the latest ASHRAE Safety Code for Mechanical Refrigeration.

Code-required ventilation for the Police Department is provided by constant volume, central station air handling units (AHUs) located in the mechanical rooms and ceiling plenums. The air handling units have heating water coils, with some also containing chilled water or DX cooling coils. Perimeter two-pipe fan coils heat and cool the Police Department. Code required ventilation in City Hall and the Seybolt Building is provided by unit ventilators via outdoor air penetrations in the exterior wall. The two-pipe unit ventilators were updated/installed in 1999. Heating and cooling in City Hall and the Seybolt Building is provided through the two-pipe unit ventilators. The building is exhausted with utility set fans in penthouses and attics and powered rooftop ventilators on the flat roofs. The control system is electric with unitary thermostats controlling the fan coils and unit ventilators.

Packaged HVAC units are in place for the Council Chambers and the SERT area. Ducted and ductless split DX units are used for supplemental cooling for Dispatch, the firing range, and the IT server room. Statistically, and by visually evaluation, these systems will require replacement within ten years.

The amount of outdoor air supplied to the building is less than required by modern standards. The equipment is aged, and the building control system is inadequate. The two-pipe changeover system is an outdated design, and the distribution piping is corroded and leaking. It should be anticipated that the majority of the HVAC equipment will need replacement within ten years. It is recommended that the

packaged and split DX systems be removed and that the areas that they serve be included in the central HVAC system.

Electrical

Power is supplied to this facility at 120/208 volts from a utility-owned, oil-filled transformer. Two main distribution switchboards, rated at 2,500 and 1,200 amps, distribute the 120/208 volt power throughout the facility. Although several areas have been updated, the majority of the electrical distribution panels date back to original construction. The switchboards and older electrical panels are aging and should be replaced.

The interior spaces are illuminated by suspended and lay-in fixtures with fluorescent lamps. The ages of the fixtures vary greatly by location. Energy-efficient ballasts and lamps were retrofitted into the fixtures in a building-wide energy efficiency project. The exterior areas adjacent to the building are illuminated by recessed canned lights near the main entrance, wall-mounted HID lights, wall-mounted incandescent lights, a roof-mounted HID light, and pole-mounted fixtures around the walkways. The interior and exterior lighting systems are currently sufficient but will mostly need replacement within ten years.

Standby and continuous emergency power is produced by two diesel-fired emergency generators. They are both approximately 40 kW and generate 120/208 volt power. The Cummins generator dates to the construction of the 1962 portion of the complex, and Onan unit was installed in 1989. There are also two automatic transfer switches (ATS) and emergency distribution panels. The generators and transfer switches are recommended for replacement.

Plumbing

There are backflow preventers on the incoming domestic water and sprinkler mains. Domestic water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater piping is cast-iron, bell-and-spigot, with partial upgrades to no-hub cast-iron and plastic. Leaks in the water supply piping and connections to the fixtures were reported during the inspection. There is evidence of repaired drain pipe leaks. The older sections of supply and drain piping are recommended for replacement.

The plumbing fixtures vary in age and condition, and many need to be replaced. Domestic hot water service is supplied by a gas-fired, commercial-grade Laars boiler with an insulated storage tank. Both were installed within the past five years. The laundry room and nearby spaces have 50 gallon, electric water heaters. An instantaneous, electric water heater is used for a fourth floor restroom in Seybolt. No upgrade of this water heating equipment is deemed necessary within the next ten years.

Vertical Transportation

Vertical transportation is provided by three traction passenger elevators. The two in the Police Department have five stops and capacities of 6,500 pounds. The one in Seybolt has four stops and a

capacity of 2,500 pounds. The elevator cabs, controllers, hoist motors, cables, floor indicators, and call buttons in the two Police Department elevators were reportedly updated in 2011. Statistically, some components will likely need another update within ten years. A complete, in-depth elevator equipment condition analysis would provide more specific information, based on the analysis of individual components. Such an analysis may indicate that some other of the elevator components should also be modernized.

Note: The deficiencies outlined in this report were noted from a visual inspection. ISES engineers and architects developed projects with related costs that are needed over the next ten-year period to bring the facility to “like-new” condition. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, security, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information. However, existing fixed building components and systems were thoroughly inspected. The developed costs (shown in Sections 3 and 4) represent correcting existing deficiencies and anticipated lifecycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function.

INSPECTION TEAM DATA

Report Development

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Date of Inspection

January 23, 2014

Inspection Team Personnel

NAME	POSITION	SPECIALTY
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Norm Teahan, RA, AIA, NCARB	Senior Project Architect	Interior Finishes, Exterior Structure, ADA Compliance, Site, Fire/Life Safety, Health
Jerry Watkins	Senior Project Engineer	Interior Finishes, Exterior Structure, ADA Compliance, Site, Fire/Life Safety, Health

Client Contact

NAME	POSITION
Mark Nelson	Director, Division of Parking and Transportation
Rick Dolce, PE	Engineering Project Manager

DEFINITIONS

The following information is a clarification of the Facility Condition Assessment report using example definitions.

Overview

Recurring and Non-Recurring Facility Renewal Costs

Facility renewal costs are divided into two main categories – recurring and non-recurring. Recurring costs are cyclical and consist primarily of major repairs to or replacement/rebuilding of facility systems and components (e.g., roof or HVAC system replacement at or past the end of its normal useful life). The tool for projecting the recurring renewal costs is the Lifecycle Component Inventory, which is explained in detail below. Non-recurring costs typically consist of modifications or repairs necessary to comply with fire/life safety or accessibility code requirements or to address isolated, non-recurring deficiencies that could negatively affect the structure of the facility or the systems and components within. For these non-recurring costs, projects have been developed and include estimated material and labor costs.

Facility Condition Needs Index (FCNI)

The FCNI provides a lifecycle cost comparison. It is a ratio of the sum of the recurring and non-recurring facilities renewal costs over ten years to the current replacement value of the asset. The current replacement value is based on replacement with current construction standards for the facility use type, and not original design parameters. This index gives the city a comparison within all buildings for identifying worst case/best case building conditions.

$$FCNI = \frac{\text{Non-Recurring Projects + 10-Year Recurring Component Renewal}}{\text{Current Replacement Value}}$$

Facility Condition Index (FCI)

The FCI is a ratio of the Current Needs facilities renewal costs to the current replacement value.

$$FCI = \frac{\text{Current Needs}}{\text{Current Replacement Value}}$$

Material and Labor Cost Factors and Additional Markups

The project costs are adjusted from the national averages to reflect conditions in the City of Portsmouth, New Hampshire, using the R. S. Means City Cost Index for material and labor cost factors. The percentage adjustment of the national average is shown in the table below. Typical general contractor fees (which could include profit, overhead, bonds, and insurance) and professional fees (architect or engineer design fees and in-house design costs) are also included in the project costs.

GLOBAL MARKUP	%
Local Labor Index	94.5
Local Materials Index	97.3
General Contractor Markup	20.0
Professional Fees	16.0

Recurring Costs

Asset Component Inventory and Cost Projections

The Asset Component Inventory (starting on page 4.1.1) is based on industry standard lifecycle expectancies applied to an inventory of major building systems and major components within a facility. This is a list of all major systems and components within the facility. Each indicated component has the following associated information:

CATEGORY	DEFINITION
Uniformat Code	The standard Uniformat Code that applies to the component
Component Description	This line item describes the individual component
Identifier	Unique identifying information entered for a component as necessary
Quantity	The quantity of the listed component
Units	The unit of measure associated with the quantity
Unit Cost	The cost to replace each individual component unit (this cost is in today's dollars)
Complexity Adjustment	A factor utilize to adjust component replacement costs accordingly when it is anticipated that the actual cost will deviate from the average for that component
Total Cost	Unit cost multiplied by quantity, in today's dollars. Note that this is a one-time renewal/replacement cost
Install Date	Year that the component was or is estimated to have been installed. When this data is not available, it defaults to the year the asset was constructed
Life Expectancy	Average life expectancy for each individual component
Life Expectancy Adjustment	Utilized to adjust the first lifecycle of the component and to express when the next replacement should occur

The component listing forms the basis of the Recurring Component Renewal Schedule, which provides a year-by-year list of projected recurring renewal costs over the next ten years. Each individual component is assigned a replacement year based on lifecycles, and the costs for each item are in future year dollars. For items that are already past the end of their lifecycle, the replacement year is shown as Current Needs.

For a longer term perspective, the Recurring Component Expenditure Projections Graph presents recurring renewal cost projections over a 50-year period (starting from the date the report is run) based on each individual item's renewal cost and life span. Some components might require renewal several times within the 50-year model, while others might not occur at all. The vertical bars on the graph represent the accumulated total costs for each individual year. The average annual cost per gross square foot ($/GSF) is shown at the bottom of the graph. In this calculation, costs are not escalated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

Recurring Cost Classifications

- Current Needs
  Recurring repairs, generated by the Lifecycle Component Inventory, that are past due for completion but have not yet been accomplished as part of normal maintenance or capital repair efforts. Further deferral of such renewal could impair the proper functioning of the facility. Costs estimated for Current Needs projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to effect the needed repairs.

- Recurring Component Replacement
  Recurring renewal efforts, generated by the Lifecycle Component Inventory, that will be due within the scope of the assessment. These projects represent regular or normal facility maintenance, repair, or renovation that should be planned in the near future.

Non-Recurring Costs

As previously mentioned, modifications or repairs necessary to comply with fire/life safety or accessibility code requirements and those that address isolated, non-recurring deficiencies that could negatively affect the structure of the facility or the systems and components within are not included in the Lifecycle Component Inventory. For each such deficiency identified during the facility inspection, a project with an estimated cost to rectify said deficiency is recommended. These projects each have a unique identifier and are categorized by system type, priority, and classification, which are defined below. The costs in these projects are also indexed to local conditions and markups applied as the situation dictates.

Project Number

Each project has a unique number consisting of three elements, the asset identification number, system code, and a sequential number assigned by the FCA software. For example, the third fire/life safety project identified for asset 0001 would have a project number of 0001FS03 (0001 for the asset number, FS for fire/life safety, and 03 being the next sequential number for a fire/life safety project).

Project Classifications

- Plant/Program Adaption
  Non-recurring expenditures, stored in the Projects module, required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g., accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).

- Corrective Action
  Non-recurring expenditures, stored in the Projects module, for repairs needed to correct random and unpredictable deficiencies. Such projects are not related to aligning a building with codes or standards. Deficiencies classified as Corrective Action could have an effect on building aesthetics, safety, or usability.

Priority Classes

Recurring renewal needs do not receive individual prioritization, as the entire data set of needs in this category is year-based. Each separate component has a distinct need year, rendering further prioritization unnecessary. Each non-recurring renewal project, however, has a priority assigned to indicate the criticality of the recommended work. The prioritization utilized for this subset of the data is as follows.

- Priority 1 – Near Term

  Projects in this category require action within the very near future to:

  a. correct a cited safety hazard
  b. stop accelerated deterioration
  c. and/or return a facility to normal operation

- Priority 2 – Short Term

  Projects in this category include actions that must be addressed in the short-term:

  a. repairs to prevent further deterioration

  b. improvements to facilities associated with critical accessibility needs

  c. potential safety hazards

- Priority 3 – Long Term

  Projects in this category include:

  a. improvements to facilities associated with non-critical accessibility needs

  b. actions to bring a facility into compliance with current building codes as grandfather clauses expire

  c. actions to improve the usability of a facility following an occupancy or use change

Category Codes

CATEGORY CODE*	SYSTEM DESCRIPTION
AC1A – AC4B	ACCESSIBILITY
EL1A – EL8A	ELECTRICAL
ES1A – ES6E	EXTERIOR STRUCTURE
FS1A – FS6A	FIRE/LIFE SAFETY
HE1A – HE7A	HEALTH
HV1A – HV8B	HVAC
IS1A – IS6D	INTERIOR FINISHES/SYSTEMS
PL1A – PL5A	PLUMBING
SI1A – SI4A	SITE
SS1A – SS7A	SECURITY SYSTEMS
VT1A – VT7A	VERTICAL TRANSPORTATION

Refer to the Category Code Report starting on page 1.6.1.

Example: **Category Code = EL5A**	
EL	System Description
5	Component Description
A	Element Description

Priority Sequence

A Priority Sequence number is automatically assigned to each project to rank the projects in order of relative criticality and show the recommended execution order. This number is calculated based on the Priority Class and identified system of each project.

Example:

Priority Class	Category Code	Project Number	Priority Sequence
1	HV2C	0001HV04	01
1	PL1D	0001PL02	02
2	IS1E	0001IS06	03
2	EL4C	0001EL03	04

Project Subclass Type

- Energy Conservation
  Projects with energy conservation opportunities, based on simple payback analysis.

Drawings/Project Locations

The drawings for this facility are marked with icons (see legend on plans) denoting the specific location(s) for each project. Within each icon are the last four characters of the respective project number (e.g., 0001IS01 is marked on the plan as IS01).

Photographs

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect (a) or engineer (e).

Example: **Photo Number: 0001006e**	
0001	Asset Number
006	Photo Sequence
e	Engineering Photo

CATEGORY CODE REPORT

ACCESSIBILITY

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
AC1A	Site	Stair and Railings	Includes exterior stairs and railings which are not part of the building entrance points.
AC1B	Site	Ramps and Walks	Includes sidewalks, grade change ramps (except for a building entrance), curb ramps, etc.
AC1C	Site	Parking	Designated parking spaces, including striping, signage, access aisles and ramps, etc.
AC1D	Site	Tactile Warnings	Raised tactile warnings located at traffic crossing and elevation changes.
AC2A	Building Entry	General	Covers all aspects of entry into the building itself, including ramps, lifts, doors and hardware, power operators, etc.
AC3A	Interior Path of Travel	Lifts/Ramps/ Elevators	Interior lifts, ramps and elevators designed to accommodate level changes inside a building. Includes both installation and retrofitting.
AC3B	Interior Path of Travel	Stairs and Railings	Upgrades to interior stairs and handrails for accessibility reasons.
AC3C	Interior Path of Travel	Doors and Hardware	Accessibility upgrades to the interior doors including widening, replacing hardware power, assisted operators, etc.
AC3D	Interior Path of Travel	Signage	Interior building signage upgrades for compliance with THE ADA.
AC3E	Interior Path of Travel	Restrooms/ Bathrooms	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that are an integral part of residential suites are catalogued under HC4A.
AC3F	Interior Path of Travel	Drinking Fountains	Upgrading/replacing drinking fountains for reasons of accessibility.
AC3G	Interior Path of Travel	Phones	Replacement/modification of public access telephones.
AC4A	General	Functional Space Modifications	This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms that are integral to efficiency suites are catalogued here.
AC4B	General	Other	All accessibility issues not catalogued elsewhere.

ELECTRICAL

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL1A	Incoming Service	Transformer	Main building service transformer.
EL1B	Incoming Service	Disconnects	Main building disconnect and switchgear.
EL1C	Incoming Service	Feeders	Incoming service feeders. Complete incoming service upgrades, including transformers, feeders, and main distribution panels are catalogued here.
EL1D	Incoming Service	Metering	Installation of meters to record consumption and/or demand.
EL2A	Main Distribution Panels	Condition Upgrade	Main distribution upgrade due to deficiencies in condition.
EL2B	Main Distribution Panels	Capacity Upgrade	Main distribution upgrades due to inadequate capacity.
EL3A	Secondary Distribution	Step-Down Transformers	Secondary distribution step-down and isolation transformers.
EL3B	Secondary Distribution	Distribution Network	Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here.

EL3C	Secondary Distribution	Motor Controllers	Mechanical equipment motor starters and control centers.
EL4A	Devices and Fixtures	Exterior Lighting	Exterior building lighting fixtures, including supply conductors and conduit.
EL4B	Devices and Fixtures	Interior Lighting	Interior lighting fixtures (also system wide emergency lighting), including supply conductors and conduits.
EL4C	Devices and Fixtures	Lighting Controllers	Motion sensors, photocell controllers, lighting contactors, etc.
EL4D	Devices and Fixtures	GFCI Protection	Ground fault protection, including GFCI receptacles and breakers.
EL4E	Devices and Fixtures	Lightning Protection	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	Emergency Power System	Generation/ Distribution	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	Systems	UPS/DC Power Supply	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	Infrastructure	Above Ground Transmission	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	Infrastructure	Underground Transmission	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	Infrastructure	Substations	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	Infrastructure	Distribution Switchgear	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	Infrastructure	Area and Street Lighting	Area and street lighting systems, including stanchions, fixtures, feeders, etc.
EL8A	General	Other	Electrical system components not catalogued elsewhere.

EXTERIOR STRUCTURE

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
ES1A	Foundation/ Footing	Structure	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, and piles, including crack repairs, shoring, and pointing
ES1B	Foundation/ Footing	Dampproofing/ Dewatering	Foundation/footing waterproofing work, including, damp-proofing, dewatering, insulation, etc.
ES2A	Columns/Beams/ Walls	Structure	Structural work to primary load-bearing structural components aside from floors, including columns, beams, bearing walls, lintels, arches, etc.
ES2B	Columns/Beams/ Walls	Finish	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components, including masonry/pointing, expansion joints, efflorescence and stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	Floor	Structure	Work concerning the structural integrity of the load supporting floors, both exposed and unexposed, including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	Roof	Repair	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total), including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	Roof	Replacement	Work involving total refurbishment of roofing system, including related component rehab.
ES5A	Fenestrations	Doors	Work on exterior exit/access door, including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	Fenestrations	Windows	Work on exterior fenestration closure and related components, including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.

ES6A	General	Attached Structure	Work on attached exterior structure components not normally considered in above categories, including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	General	Areaways	Work on attached grade level or below structural features, including subterranean lightwells, areaways, basement access stairs, etc.
ES6C	General	Trim	Work on ornamental exterior (generally non-structural) elements, including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.
ES6D	General	Superstructure	Finish and structural work on non-standard structures with exposed load-bearing elements, such as stadiums, bag houses, bleachers, freestanding towers, etc.
ES6E	General	Other	Any exterior work not specifically categorized elsewhere, including finish and structural work on freestanding boiler stacks.

FIRE/LIFE SAFETY

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
FS1A	Lighting	Egress Lighting/Exit Signage	R&R work on exit signage and packaged AC/DC emergency lighting.
FS2A	Detection/Alarm	General	Repair or replacement of fire alarm/detection system/components, including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	Suppression	Sprinklers	Repair or installation of water sprinkler type automatic fire suppressions, including wet-pipe and dry-pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	Suppression	Standpipe/Hose	Repair or installation of standpipe system or components, including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	Suppression	Extinguishers	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	Suppression	Other	Other fire suppression items not specifically categorized elsewhere, including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	Hazardous Materials	Storage Environment	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies, including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	Hazardous Materials	User Safety	Improvements, repairs, installation, or testing of user safety equipment, including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	Egress Path	Designation	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	Egress Path	Distance/ Geometry	Work involving remediation of egress routing problems, including elimination of dead end corridors, excessive egress distance modifications, and egress routing inadequacies.
FS5C	Egress Path	Separation Rating	Restoration of required fire protective barriers, including wall rating compromises, fire-rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	Egress Path	Obstruction	Clearance of items restricting the required egress routes.
FS5E	Egress Path	Stairs Railing	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	Egress Path	Fire Doors/ Hardware	Installation/replacement/repair of fire doors and hardware, including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	Egress Path	Finish/Furniture Ratings	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	General	Other	Life/fire safety items not specifically categorized elsewhere.

HEALTH

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE1A	Environmental Control	Equipment and Enclosures	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.
HE1B	Environmental Control	Other	General environmental control problems not catalogued elsewhere.
HE2A	Pest Control	General	Includes all measures necessary to control and destroy insects, rodents, and other pests.
HE3A	Refuse	General	Issues related to the collection, handling, and disposal of refuse.
HE4A	Sanitation Equipment	Laboratory and Process	Includes autoclaves, cage washers, steam cleaners, etc.
HE5A	Food Service	Kitchen Equipment	Includes ranges, grilles, cookers, sculleries, etc.
HE5B	Food Service	Cold Storage	Includes the cold storage room and all associated refrigeration equipment.
HE6A	Hazardous Material	Structural Asbestos	Testing, abatement, and disposal of structural and building finish materials containing asbestos.
HE6B	Hazardous Material	Mechanical Asbestos	Testing, abatement, and disposal of mechanical insulation materials containing asbestos.
HE6C	Hazardous Material	PCBs	Includes testing, demolition, disposal, and cleanup of PCB contaminated substances.
HE6D	Hazardous Material	Fuel Storage	Includes monitoring, removal, and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	Hazardous Material	Lead Paint	Testing, removal, and disposal of lead-based paint systems.
HE6F	Hazardous Material	Other	Handling, storage, and disposal of other hazardous materials.
HE7A	General	Other	Health related issues not catalogued elsewhere.

HVAC

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HV1A	Heating	Boilers/Stacks/ Controls	Boilers for heating purposes, including their related stacks, flues, and controls.
HV1B	Heating	Radiators/ Convectors	Including cast-iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	Heating	Furnace	Furnaces and their related controls, flues, etc.
HV1D	Heating	Fuel Supply/Storage	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	Cooling	Chillers/ Controls	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	Cooling	Heat Rejection	Repair/replacement of cooling towers, dry coolers, air-cooling, and heat rejection. Includes connection of once-through system to cooling tower.
HV3A	Heating/Cooling	System Retrofit/ Replace	Replacement or major retrofit of HVAC systems.
HV3B	Heating/Cooling	Water Treatment	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	Heating/Cooling	Package/Self-Contained Units	Repair/replacement of self-contained/package type units, including stand-up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	Heating/Cooling	Conventional Split Systems	Repair, installation, or replacement of conventional split systems, both air conditioners and heat pumps, including independent component replacements of compressors and condensers.

HV4A	Air Moving/ Ventilation	Air Handlers/ Fan Units	Includes air handlers and coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems, or other specifically categorized systems.
HV4B	Air Moving/ Ventilation	Exhaust Fans	Exhaust fan systems, including fans, range and fume hoods, controls, and related ductwork.
HV4C	Air Moving/ Ventilation	Other Fans	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	Air Moving/ Ventilation	Air Distribution Network	Repair, replacement, or cleaning of air distribution network, including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	Steam/Hydronic Distribution	Piping Network	Repair/replacement of piping networks for heating and cooling systems, including pipe, fittings, insulation, related components, etc.
HV5B	Steam/Hydronic Distribution	Pumps	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	Steam/Hydronic Distribution	Heat Exchangers	Including shell-and-tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	Controls	Complete System Upgrade	Replacement of HVAC control systems.
HV6B	Controls	Modifications/ Repairs	Repair or modification of HVAC control system.
HV6C	Controls	Air Compressors/ Dryers	Repair or modification of control air compressors and dryers.
HV7A	Infrastructure	Steam/Hot Water Generation	Generation of central steam and/or hot water, including boilers and related components.
HV7B	Infrastructure	Steam/Hot Water Distribution	Distribution system for central hot water and/or steam.
HV7C	Infrastructure	Chilled Water Generation	Generation of central chilled water, including chillers and related components.
HV7D	Infrastructure	Chilled Water Distribution	Distribution system for central chilled water.
HV7E	Infrastructure	Tunnels/ Manholes/ Trenches	Repairs, installation, or replacement of utility system access chambers.
HV7F	Infrastructure	Other	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	General	CFC Compliance	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	General	Other	HVAC issues not catalogued elsewhere.

INTERIOR FINISHES/SYSTEMS

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
IS1A	Floor	Finishes-Dry	R&R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum and tile, marble, terrazzo, rubber flooring, and underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	Floor	Finishes-Wet	Flooring finish/underlayment work in predominantly "wet" areas, including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	Partitions	Structure	Structural work on full height permanent interior partitions, including wood/metal stud and drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	Partitions	Finishes	Work on full height permanent interior partitions, including R&R, to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	Ceilings	Repair	Repair of interior ceilings (<40% of total), including tiles, gypsum board, plaster, paint, etc.
IS3B	Ceilings	Replacement	Major refurbishments (>40% of total) to interior ceiling systems, including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.

IS4A	Doors	General	Any work on interior non-fire-rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	Stairs	Finish	Any finish restorative work to stair tower walking surfaces, including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	General	Molding	R&R to interior trim/molding systems, including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	General	Cabinetry	R&R work to interior casework systems, including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	General	Screening	Work on temporary or partial height partitioning systems, including toilet partitions, urinal/vanity screens, etc.
IS6D	General	Other	Any work on interior elements not logically or specifically categorized elsewhere, including light coves, phone booths, interior lightwells, etc.

PLUMBING

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1A	Domestic Water	Piping Network	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	Domestic Water	Pumps	Domestic water booster pumps, circulating pumps, related controls, etc.
PL1C	Domestic Water	Storage/ Treatment	Equipment or vessels for storage or treatment of domestic water.
PL1D	Domestic Water	Metering	Installation, repair, or replacement of water meters.
PL1E	Domestic Water	Heating	Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous.
PL1F	Domestic Water	Cooling	Central systems for cooling and distributing drinking water.
PL1G	Domestic Water	Fixtures	Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc.
PL1H	Domestic Water	Conservation	Alternations made to the water distribution system to conserve water.
PL1I	Domestic Water	Backflow Protection	Backflow protection devices, including backflow preventers, vacuum breakers, etc.
PL2A	Wastewater	Piping Network	Repair or replacement of building wastewater piping network.
PL2B	Wastewater	Pumps	Pump systems used to lift wastewater, including sewage ejectors and other sump systems.
PL3A	Special Systems	Process Gas/Fluids	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	Infrastructure	Potable Water Storage/ Treatment	Storage and treatment of potable water for distribution.
PL4B	Infrastructure	Industrial Water Distribution/ Treatment	Storage and treatment of industrial water for distribution.
PL4C	Infrastructure	Sanitary Water Collection	Sanitary water collection systems and sanitary sewer systems, including combined systems.
PL4D	Infrastructure	Stormwater Collection	Stormwater collection systems and storm sewer systems; storm water only.
PL4E	Infrastructure	Potable Water Distribution	Potable water distribution network.
PL4F	Infrastructure	Wastewater Treatment	Wastewater treatment plants, associated equipment, etc.
PL5A	General	Other	Plumbing issues not categorized elsewhere.

SITE

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SI1A	Access	Pedestrian	Paved pedestrian surfaces, including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc.
SI1B	Access	Vehicular	Paved vehicular surfaces, including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc.
SI2A	Landscape	Grade/Flora	Landscape related work, including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc.
SI3A	Hardscape	Structure	Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc.
SI4A	General	Other	Other site work not specifically categorized elsewhere.

SECURITY SYSTEMS

CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS1A	Lighting	Exterior	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.
SS2A	Site	Fencing	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.
SS2B	Site	General	Hidden areas due to foliage, fencing, parking, walls, etc.
SS3A	Communications	Emergency Phones	Access, locations, visibility, function, reliability, etc.
SS4A	Access Control	Doors	Access, locks, keys, two-way speakers, reliability, redundancy, etc.
SS4B	Access Control	Windows	Locks, screens, access, reliability, etc.
SS4C	Access Control	Systems	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	Monitoring	Systems	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	Circulation	Pedestrian	On campus as well as to and from off-campus housing and class locations, etc.
SS6B	Circulation	Vehicular	Guard gates, access, systems, data control and use, identification, etc.
SS7A	General	Other	General information/projects pertaining to security issues.

VERTICAL TRANSPORTATION

CODE	Component Description	Element Description	DEFINITION
VT1A	Machine Room	General	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, and floor.
VT2A	Car	General	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, and ventilation.
VT3A	Hoistway	General	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, and compensation.
VT4A	Hall Fixtures	General	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, and card/key access.
VT5A	Pit	General	Buffer(s), guards, sheaves, hydro packing, floor, lighting, and safety controls.
VT6A	Operating Conditions	General	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, and nudging.
VT7A	General	Other	General information/projects relating to vertical transportation system components.

FACILITY CONDITION ASSESSMENT

SECTION 2

FACILITY PLANNING COSTS AND TOTALS

Facility Planning Costs

Facilities Renewal Budget Pro-Forma

0001 : MUNICIPAL COMPLEX

	Non-Recurring Project Costs			Recurring Component Replacement Cost											
	Near-Term	Short-Term	Long-Term	Current Needs	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Accessibility	0	1,303,450	154,368	0	0	0	0	0	0	0	0	0	0	0	**$1,457,818**
Exterior	0	0	34,054	88,580	0	0	288,523	28,936	0	0	0	0	0	0	**$440,093**
Interior	0	0	0	2,805,619	407,354	0	0	578,329	0	0	0	0	0	43,866	**$3,835,169**
Plumbing	0	0	0	743,463	0	0	0	0	0	18,180	0	0	0	199,780	**$961,423**
HVAC	0	16,601	0	3,203,551	0	0	0	0	0	0	0	0	5,807	0	**$3,225,959**
Fire/Life Safety	107,065	161,992	0	429,190	0	0	0	0	0	0	0	0	0	0	**$698,247**
Electrical	0	0	0	2,689,734	133,447	0	0	68,604	33,488	0	0	0	0	0	**$2,925,273**
Site	0	0	0	0	0	0	4,638	0	0	0	0	0	0	4,638	**$9,276**
Conveying	0	0	0	706,272	0	0	0	0	0	0	0	159,540	0	0	**$865,812**
Equipment	0	0	0	629,181	0	0	0	0	0	0	0	0	0	0	**$629,181**
	107,065	1,482,042	188,422	11,295,590	540,801	0	293,161	675,869	33,488	18,180	0	159,540	5,807	248,284	**$15,048,250**

Non-Recurring Project Cost	**$1,777,530**
Recurring Component Replacement Cost	**$13,270,720**
Total 10-Year Facility Cost	**$15,048,250**

CRV	**$27,623,000**
FCNI	**0.54**
FCI	**0.41**

Building SqFt.	**92,827**
10-Yr $ / SqFt	**$162.11**

All costs shown as Present Value

Facility Planning Costs
Facilities Renewal Needs by System
0001 : MUNICIPAL COMPLEX

	Non-Recurring Project Costs	Recurring Component Replacement Cost	Total 10-Yr. Facility Renewal Costs
Accessibility	$1,457,818	$0	**$1,457,818**
Exterior	$34,054	$406,039	**$440,093**
Interior	$0	$3,835,169	**$3,835,169**
Plumbing	$0	$961,423	**$961,423**
HVAC	$16,601	$3,209,359	**$3,225,959**
Fire/Life Safety	$269,057	$429,190	**$698,247**
Electrical	$0	$2,925,273	**$2,925,273**
Site	$0	$4,638	**$4,638**
Conveying	$0	$865,812	**$865,812**
Equipment/Other	$0	$629,181	**$629,181**
	$1,777,530	**$13,266,082**	**$15,043,612**

All costs shown as Present Value

Non-Recurring Project Costs

Project Number	Title	Uniformat	Priority Class	Project Classifcation	Project Cost (Present Val.)
0001FS02	ELEVATOR LOBBY CORRECTIONS	C1010	Near-Term	Plant Adaption	101,209
0001FS03	ELIMINATE FIRE RATING COMPROMISES	C1010	Near-Term	Plant Adaption	3,316
0001FS05	INSTALL COMPLIANT LADDER WITH SAFETY CAGE	C1010	Near-Term	Plant Adaption	2,541
0001AC06	STAIR AND RAILING SAFETY UPGRADES	C2020	Short-Term	Plant Adaption	254,436
0001FS04	REPLACE SOUTH STAIR WITH NEW SECONDARY EGRESS STAIR	C2010	Short-Term	Plant Adaption	123,046
0001FS01	REPLACE HALON FIRE SUPPRESSION SYSTEM	D4090	Short-Term	Plant Adaption	38,945
0001HV01	INSTALL REFRIGERATION SAFETY SYSTEMS AND EQUIPMENT	D3030	Short-Term	Plant Adaption	16,601
0001AC01	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	C1010	Short-Term	Plant Adaption	111,428
0001AC03	INTERIOR DOOR ACCESSIBILITY UPGRADES	C1010	Short-Term	Plant Adaption	287,040
0001AC04	RESTROOM ACCESSIBILITY UPGRADES	D2010	Short-Term	Plant Adaption	465,910
0001AC05	LOCKER ROOM ACCESSIBILITY UPGRADES	D2010	Short-Term	Plant Adaption	184,637
0001ES01	REPAIR TILE ROOF	B3010	Long-Term	Corrective Action	34,054
0001AC02	INTERIOR AMENITY ACCESSIBILITY UPGRADES	C1010	Long-Term	Plant Adaption	154,368
					1,777,530

Recurring Component Replacement Cost

Component			Uniformat	Repl. Year	Repl. Cost (Present Val.)
DR12	DOOR AND STOREFRONT, EXTERIOR, SWINGING, ALUMINUM AND GLASS	PD/MAIN ENTRY	B2030	Current Needs	$13,108
DR30	DOOR OPERATOR, OVERHEAD DOOR, COMMERCIAL, PADS	PD LOAD BAYS	B2030	Current Needs	$3,670
RR04	ROOF - 1-PLY, IRMA, BALLASTED	1990	B3010	Current Needs	$52,880
RR20	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	1990	B3010	Current Needs	$18,922
DR01	DOOR AND FRAME, INTERIOR, NON-RATED		C1020	Current Needs	$385,716
DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED		C1020	Current Needs	$562,833
DR04	DOOR, SLIDING SYSTEM, INTERIOR	JAIL	C1020	Current Needs	$193,652
DR24	DOOR LOCK, COMMERCIAL-GRADE		C1020	Current Needs	$246,553
DR24	DOOR LOCK, COMMERCIAL-GRADE		C1020	Current Needs	$7,890
DR26	DOOR PANIC HARDWARE	PD/MAIN ENTRY	C1020	Current Needs	$4,166

DR29	DOOR ACCESS CONTROL SYSTEM	POLICE DEPT	C1020	Current Needs	$39,022
IW03	WALL FINISH - TILE, CERAMIC / STONE, STANDARD		C3010	Current Needs	$432,666
IW09	WALL FINISH - WALL COVERING, ROLL		C3010	Current Needs	$242,546
IF01	FLOORING - CARPET, TILE OR ROLL, STANDARD		C3020	Current Needs	$196,577
IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD		C3020	Current Needs	$298,994
IF04	FLOORING - VINYL SHEET, STANDARD		C3020	Current Needs	$40,925
IF06	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD		C3020	Current Needs	$127,260
IC04	CEILING FINISH - PAINTED OR STAINED, STANDARD		C3030	Current Needs	$26,819
VT01	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	ELEVATOR A & B	D1010	Current Needs	$470,848
VT01	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	SEYBOLT	D1010	Current Needs	$235,424
FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1950	D2010	Current Needs	$9,434
FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1962	D2010	Current Needs	$5,896
FX04	PLUMBING FIXTURE - SINK, KITCHEN	1950	D2010	Current Needs	$1,878
FX04	PLUMBING FIXTURE - SINK, KITCHEN	1962	D2010	Current Needs	$5,633
FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1950	D2010	Current Needs	$4,709
FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1962	D2010	Current Needs	$4,709
FX08	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	1962	D2010	Current Needs	$1,528
FX09	PLUMBING FIXTURE - BATHTUB WITH FIXTURES	1950	D2010	Current Needs	$5,886
FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1950	D2010	Current Needs	$15,250
FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1962	D2010	Current Needs	$8,472
PS14	SUPPLY PIPING SYSTEM - OFFICE	1950	D2020	Current Needs	$91,491
PS14	SUPPLY PIPING SYSTEM - OFFICE	1962	D2020	Current Needs	$180,893
PD14	DRAIN PIPING SYSTEM - OFFICE	1950	D2030	Current Needs	$136,937
PD14	DRAIN PIPING SYSTEM - OFFICE	1962	D2030	Current Needs	$270,748
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	FIRING RANGE	D3030	Current Needs	$3,972
HU08	EVAPORATOR UNIT, NO HEAT (2-3 TON)	IT ROOM	D3030	Current Needs	$4,896
FN18	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF EX-4	D3040	Current Needs	$3,282
FN18	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF EX-5	D3040	Current Needs	$3,282
FN19	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (20"-22" DIAMETER)	COUNCIL CHAMBEI	D3040	Current Needs	$5,977
FN25	FAN - PROPELLER WITH LOUVER, 1/4" SP (<=0.5 HP)	RESTROOM	D3040	Current Needs	$19,378
FN28	FAN - PROPELLER WITH LOUVER, 1/4" SP (1.5-2 HP)	SEYBOLT	D3040	Current Needs	$3,131
FN33	FAN - UTILITY SET, 1/4" SP (1.25-4 HP)	EXH FAN 5	D3040	Current Needs	$10,638
HV14	HVAC DISTRIBUTION NETWORKS - OFFICE	CITY HALL	D3040	Current Needs	$1,608,953

HV14	HVAC DISTRIBUTION NETWORKS - OFFICE	SEYBOLT	D3040	Current Needs	$743,735
BA14	HVAC CONTROLS SYSTEM - OFFICE	CITY HALL	D3060	Current Needs	$251,024
BA14	HVAC CONTROLS SYSTEM - OFFICE	SEYBOLT	D3060	Current Needs	$116,035
FA01	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER	GENERATOR RM	D4030	Current Needs	$35,305
FA02	FIRE ALARM SYSTEM - DEVICES	CITY HALL	D4030	Current Needs	$242,029
FA02	FIRE ALARM SYSTEM - DEVICES	SEYBOLT	D4030	Current Needs	$111,877
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1950	D5010	Current Needs	$492,218
SE14	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1962	D5010	Current Needs	$973,196
SG04	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	MDP-2	D5010	Current Needs	$78,519
SG06	MAIN SWITCHBOARD W/BREAKERS (1600-2500 AMP)	MDP-1	D5010	Current Needs	$183,763
EL01	EXIT SIGN - CENTRAL POWER	OLD	D5090	Current Needs	$15,159
EL04	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	OLD	D5090	Current Needs	$5,816
GN02	GENERATOR - DIESEL (<30-100KW)	CUMMINS MARINE	D5090	Current Needs	$34,347
CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD		E2010	Current Needs	$585,632
CW03	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES		E2010	Current Needs	$43,549
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	FIRING RANGE	D3030	Current Needs	$5,958
HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	IT ROOM	D3030	Current Needs	$5,958
AH02	AIR HANDLING UNIT - INDOOR (1.25-1.75 HP)	ACS-4	D3040	Current Needs	$12,664
AH02	AIR HANDLING UNIT - INDOOR (1.25-1.75 HP)	ACS-5	D3040	Current Needs	$12,664
AH03	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	ACS-3	D3040	Current Needs	$16,909
AH03	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	ACS-6	D3040	Current Needs	$16,909
AH03	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	HV-3	D3040	Current Needs	$16,909
AH03	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	PHONE ROOM	D3040	Current Needs	$16,909
AH04	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	ACS-7	D3040	Current Needs	$20,676
AH04	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	HOLDING CELLS	D3040	Current Needs	$20,676
AH04	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	HV-1	D3040	Current Needs	$20,676
AH05	AIR HANDLING UNIT - INDOOR (3.25-6 HP)	HV-2	D3040	Current Needs	$36,973
AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (5-8 HP)	FIRING RANGE	D3040	Current Needs	$106,551
PH01	PUMP - ELECTRIC (<=10 HP)	P-1	D3040	Current Needs	$11,798
PH01	PUMP - ELECTRIC (<=10 HP)	P-2	D3040	Current Needs	$11,798
PH01	PUMP - ELECTRIC (<=10 HP)	P-3	D3040	Current Needs	$11,798
PH01	PUMP - ELECTRIC (<=10 HP)	SEYBOLT	D3040	Current Needs	$2,950
PH01	PUMP - ELECTRIC (<=10 HP)	SEYBOLT	D3040	Current Needs	$2,950

HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	SERT AHU	D3050	Current Needs	$18,575
HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (9-35 TON)	COUNCIL CHAMBEI	D3050	Current Needs	$58,948
FS02	FM200 OR INERGEN FIRE SUPPRESSION	3RD FLOOR IT	D4090	Current Needs	$13,326
FS02	FM200 OR INERGEN FIRE SUPPRESSION	VAULT	D4090	Current Needs	$26,653
LE04	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT		D5020	Current Needs	$5,830
LE07	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		D5020	Current Needs	$13,887
LE08	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		D5020	Current Needs	$3,727
LE08	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		D5020	Current Needs	$414
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	1950	D5020	Current Needs	$291,712
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	1962	D5020	Current Needs	$576,762
GN11	SWITCH - AUTO TRANSFER, 208 OR 240 V (>100 AMP)	EPG 01 08	D5090	Current Needs	$4,795
GN11	SWITCH - AUTO TRANSFER, 208 OR 240 V (>100 AMP)	ONAN	D5090	Current Needs	$9,590
IW01	WALL FINISH - PAINT, STANDARD		C3010	2015	$394,771
IF15	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL		C3020	2015	$12,583
LI14	LIGHTING SYSTEM, INTERIOR - OFFICE	1989	D5020	2015	$133,447
EW01	WALL, EXTERIOR, MASONRY POINTING	1950S BLDG	B2010	2017	$89,768
EW01	WALL, EXTERIOR, MASONRY POINTING	1962 BLDG	B2010	2017	$105,609
EW01	WALL, EXTERIOR, MASONRY POINTING	SEYBOLT	B2010	2017	$54,917
EW12	WALL, EXTERIOR, PANEL JOINT RESTORATION	PENTHOUSE	B2010	2017	$38,229
SI06	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		G2020	2017	$3,413
SI01	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		G2030	2017	$1,224
DR19	DOOR, EXTERIOR, OVERHEAD ROLLING METAL, LOCK	PD LOAD BAYS	B2030	2018	$28,936
IC01	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		C3030	2018	$578,329
UP01	UNINTERRUPTIBLE POWER SUPPLY - 120/208 VOLTS	EATON 9355	D5090	2018	$68,604
GN02	GENERATOR - DIESEL (<30-100KW)	ONAN	D5090	2019	$33,488
BF04	BACKFLOW PREVENTER (3-4 INCHES)	DOMESTIC	D2020	2020	$7,392
BF05	BACKFLOW PREVENTER (4-6 INCHES)	SPRINKLER	D2020	2020	$10,788
VT04	ELEVATOR CAB RENOVATION - PASSENGER	ELEVATOR A & B	D1010	2022	$106,360
VT04	ELEVATOR CAB RENOVATION - PASSENGER	SEYBOLT	D1010	2022	$53,180
AH46	HUMIDIFIER, ELECTRIC, POINT-OF-USE	VAPOR LOGIC	D3040	2023	$5,807
IW01	WALL FINISH - PAINT, STANDARD	UPPER FLOOR	C3010	2024	$43,866
FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	1989	D2010	2024	$3,526
FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1989	D2010	2024	$27,122

FX04	PLUMBING FIXTURE - SINK, KITCHEN	1989	D2010	2024	$7,511
FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1989	D2010	2024	$4,709
FX08	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	1989	D2010	2024	$10,695
FX10	PLUMBING FIXTURE - URINAL	1989	D2010	2024	$9,353
FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1989	D2010	2024	$44,056
FX13	PLUMBING FIXTURE - COMBINATION TOILET/SINK, STAINLESS STL, INSTITUTIONAL	1989	D2010	2024	$12,647
PS14	SUPPLY PIPING SYSTEM - OFFICE	1989	D2020	2024	$80,160
					$13,266,082

All costs shown as Present Value

Facility Planning Costs

Facility Condition Assessment

Project Classification

0001 : MUNICIPAL COMPLEX

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
ES4A	0001ES01	13	Corrective Action	3	REPAIR TILE ROOF	34,054
			Totals for Corrective Action			**34,054**
FS5C	0001FS03	1	Plant Adaption	1	ELIMINATE FIRE RATING COMPROMISES	3,316
FS5C	0001FS02	2	Plant Adaption	1	ELEVATOR LOBBY CORRECTIONS	101,209
FS5E	0001FS05	3	Plant Adaption	1	INSTALL COMPLIANT LADDER WITH SAFETY CAGE	2,541
FS3D	0001FS01	4	Plant Adaption	2	REPLACE HALON FIRE SUPPRESSION SYSTEM	38,945
FS5E	0001FS04	5	Plant Adaption	2	REPLACE SOUTH STAIR WITH NEW SECONDARY EGRESS STAIR	123,046
AC3A	0001AC01	6	Plant Adaption	2	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	111,428
AC3E	0001AC04	7	Plant Adaption	2	RESTROOM ACCESSIBILITY UPGRADES	465,910
AC3E	0001AC05	8	Plant Adaption	2	LOCKER ROOM ACCESSIBILITY UPGRADES	184,637
AC3C	0001AC03	9	Plant Adaption	2	INTERIOR DOOR ACCESSIBILITY UPGRADES	287,040
AC3B	0001AC06	10	Plant Adaption	2	STAIR AND RAILING SAFETY UPGRADES	254,436
HV8A	0001HV01	11	Plant Adaption	2	INSTALL REFRIGERATION SAFETY SYSTEMS AND EQUIPMENT	16,601
AC4A	0001AC02	12	Plant Adaption	3	INTERIOR AMENITY ACCESSIBILITY UPGRADES	154,368
			Totals for Plant Adaption			**1,743,476**
			Grand Total:			**1,777,530**

Facility Planning Costs

Facility Condition Assessment

Category/System Code

0001 : MUNICIPAL COMPLEX

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3A	0001AC01	2	6	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES	96,059	15,369	111,428
AC3E	0001AC04	2	7	RESTROOM ACCESSIBILITY UPGRADES	401,646	64,263	465,910
AC3E	0001AC05	2	8	LOCKER ROOM ACCESSIBILITY UPGRADES	159,170	25,467	184,637
AC3C	0001AC03	2	9	INTERIOR DOOR ACCESSIBILITY UPGRADES	247,448	39,592	287,040
AC3B	0001AC06	2	10	STAIR AND RAILING SAFETY UPGRADES	219,341	35,095	254,436
AC4A	0001AC02	3	12	INTERIOR AMENITY ACCESSIBILITY UPGRADES	133,076	21,292	154,368
	Totals for System Code			**ACCESSIBILITY**	**1,256,740**	**201,078**	**1,457,818**
ES4A	0001ES01	3	13	REPAIR TILE ROOF	29,357	4,697	34,054
	Totals for System Code			**EXTERIOR**	**29,357**	**4,697**	**34,054**
FS5C	0001FS03	1	1	ELIMINATE FIRE RATING COMPROMISES	2,859	457	3,316
FS5C	0001FS02	1	2	ELEVATOR LOBBY CORRECTIONS	87,249	13,960	101,209
FS5E	0001FS05	1	3	INSTALL COMPLIANT LADDER WITH SAFETY CAGE	2,190	350	2,541
FS3D	0001FS01	2	4	REPLACE HALON FIRE SUPPRESSION SYSTEM	33,574	5,372	38,945
FS5E	0001FS04	2	5	REPLACE SOUTH STAIR WITH NEW SECONDARY EGRESS STAIR	106,074	16,972	123,046
	Totals for System Code			**FIRE/LIFE SAFETY**	**231,946**	**37,111**	**269,057**
HV8A	0001HV01	2	11	INSTALL REFRIGERATION SAFETY SYSTEMS AND EQUIPMENT	14,311	2,290	16,601
	Totals for System Code			**HVAC**	**14,311**	**2,290**	**16,601**
	Grand Total:				**1,532,353**	**245,176**	**1,777,530**

FACILITY CONDITION ASSESSMENT

SECTION 3

SPECIFIC PROJECT DETAILS

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001FS03	**Title:**	ELIMINATE FIRE RATING COMPROMISES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5C	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	SEPARATION RATING
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 711.3		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B		

Project Description

Structural fire separations are not maintained according to code requirements for new construction in many areas of this facility, mainly in the basement level of the complex. Although only these instances were noted, other fire separation compromises may be present. It is recommended that the entire complex be surveyed for similar problem areas, especially in conditions and spaces that are similar to those that were observed. Moderate structural separation repairs and intumescent passive firestopping should be accomplished promptly.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001FS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Moderate passive firestopping and structural separation repairs	SF	10,000	$0.07	$700	$0.18	$1,800	$2,500
	Project Totals:			**$700**		**$1,800**	**$2,500**

Material/Labor Cost		$2,500
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$2,382
General Contractor Mark Up at 20.0%	+	$476
Inflation	+	$0
Construction Cost		$2,859
Professional Fees at 16.0%	+	$457
Total Project Cost		**$3,316**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001FS02	**Title:**	ELEVATOR LOBBY CORRECTIONS
Priority Sequence:	2		
Priority Class:	1		
Category Code:	FS5C	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	SEPARATION RATING
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 713		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Area Wide: Floor(s) 1,2,3,4,B		

Project Description

The elevator lobbies do not have rated vestibules. The present floor plan arrangement has the elevator lobbies opening into the existing hall corridors. IBC 2000 states that elevators opening into a fire resistant corridor shall be provided with an elevator lobby at each floor containing such a corridor. The lobby should completely separate the elevators from the corridor with rated partitions. Elevator lobbies need to have at least one means of egress and contain smoke detectors. The construction of fire resistant barriers with automatically closing fire doors between the elevator lobbies and the corridors is recommended to provide the required separation and protection.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001FS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Rated partition, door assembly, panic hardware, holdbacks, closers, and smoke detector (assumes 208 square feet of rated partition per assembly)	SYS	10	$3,666	$36,659	$3,919	$39,194	$75,853
	Project Totals:			**$36,659**		**$39,194**	**$75,853**

Material/Labor Cost		$75,853
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$72,707
General Contractor Mark Up at 20.0%	+	$14,541
Inflation	+	$0
Construction Cost		$87,249
Professional Fees at 16.0%	+	$13,960
Total Project Cost		**$101,209**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001FS05	**Title:**	INSTALL COMPLIANT LADDER WITH SAFETY CAGE
Priority Sequence:	3		
Priority Class:	1		
Category Code:	FS5E	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	OSHA 1910.27		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Item Only: Floor(s) R		

Project Description

The vertical access ladder to the mechanical penthouse roof on the 1962 building lacks an OSHA compliant safety cage and platform. For the protection of personnel accessing the penthouse, install a new ladder, cage, and platform.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001FS05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Vertical safety ladder with cage	LF	20	$44.59	$892	$50.66	$1,013	$1,905
Project Totals:				**$892**		**$1,013**	**$1,905**

Material/Labor Cost		$1,905
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$1,825
General Contractor Mark Up at 20.0%	+	$365
Inflation	+	$0
Construction Cost		$2,190
Professional Fees at 16.0%	+	$350
Total Project Cost		**$2,541**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001FS01	**Title:**	REPLACE HALON FIRE SUPPRESSION SYSTEM
Priority Sequence:	4		
Priority Class:	2		
Category Code:	FS3D	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	OTHER
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 2001		

Project Class:	Plant Adaption
Project Date:	01/23/2014
Project Location:	Room Only: Floor(s) 2,3

Project Description

Halon is no longer being produced in the United States due to environmental concerns. In the event of a discharge, the systems serving the IT and Archives rooms would likely have to be retrofitted or replaced with an approved extinguishing agent. This project provides a budget for replacement with such a system.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001FS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
FM200 or Inergen fire suppression system upgrade	CF	7,200	$2.43	$17,496	$1.61	$11,592	$29,088
Project Totals:				**$17,496**		**$11,592**	**$29,088**

Material/Labor Cost		$29,088
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$27,978
General Contractor Mark Up at 20.0%	+	$5,596
Inflation	+	$0
Construction Cost		$33,574
Professional Fees at 16.0%	+	$5,372
Total Project Cost		**$38,945**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001FS04	**Title:**	REPLACE SOUTH STAIR WITH NEW SECONDARY EGRESS STAIR
Priority Sequence:	5		
Priority Class:	2		
Category Code:	FS5E	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 1003.3		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,B		

Project Description

The exterior enclosed emergency egress stair at the south end of the Seybolt Building is constructed of metal grating treads, has non-compliant handrails and guardrails, and is aging, with significant corrosion to welded joints and structural elements. Due to the extent of the compliance issues with this stair, along with its structural condition, it needs to be replaced with a compliant stairwell or stairway.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001FS04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cement fill, metal pan egress stair with handrail, guardrail, and landings	FLR	4	$16,700	$66,802	$6,190	$24,759	$91,561
	Project Totals:			**$66,802**		**$24,759**	**$91,561**

Material/Labor Cost		$91,561
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$88,395
General Contractor Mark Up at 20.0%	+	$17,679
Inflation	+	$0
Construction Cost		$106,074
Professional Fees at 16.0%	+	$16,972
Total Project Cost		**$123,046**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001AC01	**Title:**	INTERIOR PATH OF TRAVEL ACCESSIBILITY UPGRADES
Priority Sequence:	6		
Priority Class:	2		
Category Code:	AC3A	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 410, 405, 505, 407		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B		

Project Description

ADA legislation requires that goods and services offered in buildings be generally accessible to all persons. In multiple locations throughout the complex, elevation changes in the corridors are not easily navigable by someone in a wheelchair. It is recommended that a ramp with associated ADA compliant, painted metal handrails, or superior finish (where necessary), be installed at all such locations. Also install a wheelchair lift or stair climber at the entry to the Seybolt Building west lower level vestibule. The Seybolt Building elevator control systems lack accessible features. It is recommended that the controls be upgraded with a package consisting of a hands-free, two-way telephone, Braille signage, and audible signals. Steps and sloped floors throughout the complex do not have compliant handrails. It is recommended that all handrails be modified or replaced.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001AC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	4	$2,242	$8,969	$1,985	$7,941	$16,911
Elevator accessibility package	EA	1	$5,197	$5,197	$3,363	$3,363	$8,560
Wall-mounted handrail system, painted	LF	600	$56.65	$33,990	$39.70	$23,820	$57,810
	Project Totals:			**$48,156**		**$35,125**	**$83,281**

Material/Labor Cost		$83,281
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$80,049
General Contractor Mark Up at 20.0%	+	$16,010
Inflation	+	$0
Construction Cost		$96,059
Professional Fees at 16.0%	+	$15,369
Total Project Cost		**$111,428**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001AC04	**Title:**	RESTROOM ACCESSIBILITY UPGRADES
Priority Sequence:	7		
Priority Class:	2		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 604, 605, 606, 608		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Room Only: Floor(s) 1,2,3,4,B		

Project Description

The restrooms throughout the complex are not fully compliant with ADA requirements. All restrooms should be properly equipped with handicapped accessible fixtures and accessories and have wheelchair accessible layouts.This would include new grab bars, water closets, urinals, lavatories, and mirrors.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001AC04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	50	$159	$7,941	$374	$18,686	$26,627
Mirror	EA	40	$327	$13,080	$251	$10,044	$23,124
ADA compliant signage	EA	40	$59.56	$2,382	$17.52	$701	$3,083
ADA compliant lavatory	EA	40	$689	$27,577	$257	$10,267	$37,844
ADA compliant toilet	EA	48	$1,083	$51,984	$286	$13,737	$65,722
High density polymer toilet partition modification	EA	48	$1,810	$86,889	$1,121	$53,815	$140,704
Roll-in shower	EA	6	$3,679	$22,073	$4,788	$28,729	$50,802
	Project Totals:			**$211,927**		**$135,979**	**$347,906**

Material/Labor Cost		$347,906
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$334,705
General Contractor Mark Up at 20.0%	+	$66,941
Inflation	+	$0
Construction Cost		$401,646
Professional Fees at 16.0%	+	$64,263
Total Project Cost		**$465,910**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001AC05	**Title:**	LOCKER ROOM ACCESSIBILITY UPGRADES
Priority Sequence:	8		
Priority Class:	2		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 604, 605, 606, 608		

Project Class:	Plant Adaption
Project Date:	01/23/2014
Project Location:	Room Only: Floor(s) B

Project Description

The locker rooms in the basement level of the Police Department building are not fully accessible. Modifications to the restrooms, showers, and dressing facilities are recommended.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001AC05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	12	$159	$1,906	$374	$4,485	$6,390
Mirror	EA	8	$327	$2,616	$251	$2,009	$4,625
ADA compliant signage	EA	3	$59.56	$179	$17.52	$53	$231
ADA compliant lavatory	EA	8	$689	$5,515	$257	$2,053	$7,569
ADA compliant toilet	EA	12	$1,083	$12,996	$286	$3,434	$16,430
High density polymer toilet partition modification	EA	12	$1,810	$21,722	$1,121	$13,454	$35,176
Roll-in shower	EA	8	$3,679	$29,430	$4,788	$38,306	$67,736
	Project Totals:			**$74,365**		**$63,793**	**$138,158**

Material/Labor Cost		$138,158
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$132,641
General Contractor Mark Up at 20.0%	+	$26,528
Inflation	+	$0
Construction Cost		$159,170
Professional Fees at 16.0%	+	$25,467
Total Project Cost		**$184,637**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001AC03	**Title:**	INTERIOR DOOR ACCESSIBILITY UPGRADES
Priority Sequence:	9		
Priority Class:	2		
Category Code:	AC3C	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 309.4, 703.1		

Project Class:	Plant Adaption
Project Date:	01/23/2014
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B

Project Description

The interior doors throughout the complex are in need of replacement. Should the replacement of the doors be delayed, the knob actuated hardware should be replaced. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, signage to the permanent spaces is not ADA compliant. It is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001AC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	450	$59.56	$26,802	$17.52	$7,884	$34,686
Lever actuated door hardware	EA	375	$341	$127,763	$136	$51,180	$178,943
	Project Totals:			**$154,565**		**$59,064**	**$213,629**

Material/Labor Cost		$213,629
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$206,207
General Contractor Mark Up at 20.0%	+	$41,241
Inflation	+	$0
Construction Cost		$247,448
Professional Fees at 16.0%	+	$39,592
Total Project Cost		**$287,040**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001AC06	**Title:**	STAIR AND RAILING SAFETY UPGRADES
Priority Sequence:	10		
Priority Class:	2		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 1003.3 ADAAG 505		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Also, elevated surfaces at multiple locations around the building exterior have missing or inadequate guardrails. Future renovation efforts should include comprehensive railing upgrades.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001AC06

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	19	$642	$12,204	$584	$11,095	$23,299
Switchback handrail/guardrail system per floor	FLR	19	$1,455	$27,648	$934	$17,752	$45,400
Railing system up to 42 inches high with pickets at 4 1/2 inches on center	LF	750	$120	$90,218	$40.87	$30,653	$120,870
	Project Totals:			**$130,070**		**$59,499**	**$189,568**

Material/Labor Cost		$189,568
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$182,784
General Contractor Mark Up at 20.0%	+	$36,557
Inflation	+	$0
Construction Cost		$219,341
Professional Fees at 16.0%	+	$35,095
Total Project Cost		**$254,436**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001HV01	**Title:**	INSTALL REFRIGERATION SAFETY SYSTEMS AND EQUIPMENT
Priority Sequence:	11		
Priority Class:	2		
Category Code:	HV8A	**System:**	HVAC
		Component:	GENERAL
		Element:	CFC COMPLIANCE
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Plant Adaption		
Project Date:	01/23/2014		
Project Location:	Room Only: Floor(s) B		

Project Description

The room housing the chiller is not equipped with a refrigeration safety system to safely evacuate refrigerant in the event of a leak. Install an emergency ventilation system activated by a refrigerant leak detection system. This upgrade is necessary to comply with the latest ASHRAE Safety Code for Mechanical Refrigeration.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001HV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Exhaust system, refrigerant leak detection and monitoring system, cut and patch (>100<=150 tons)	SYS	1	$5,322	$5,322	$7,140	$7,140	$12,462
	Project Totals:			**$5,322**		**$7,140**	**$12,462**

Material/Labor Cost		$12,462
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$11,926
General Contractor Mark Up at 20.0%	+	$2,385
Inflation	+	$0
Construction Cost		$14,311
Professional Fees at 16.0%	+	$2,290
Total Project Cost		**$16,601**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001AC02	**Title:**	INTERIOR AMENITY ACCESSIBILITY UPGRADES
Priority Sequence:	12		
Priority Class:	3		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 211, 602, 804		

Project Class:	Plant Adaption
Project Date:	01/23/2014
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B

Project Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the kitchenette cabinetry, service counters, and drinking fountains is a barrier to accessibility. Install wheelchair accessible kitchenette cabinetry, and a wheelchair accessible section should be incorporated into each non-compliant service counter. Also replace all single level drinking fountains with dual level, refrigerated units.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001AC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchenette unit with base cabinetry, overhead cabinetry, and amenities	EA	3	$5,849	$17,548	$2,046	$6,139	$23,687
Dual level drinking fountain	EA	15	$1,364	$20,461	$419	$6,289	$26,750
Alcove construction for drinking fountain	EA	10	$983	$9,834	$4,197	$41,973	$51,807
ADA compliant service counter	LF	50	$175	$8,759	$93.43	$4,672	$13,431
	Project Totals:			**$56,602**		**$59,072**	**$115,674**

Material/Labor Cost		$115,674
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$110,896
General Contractor Mark Up at 20.0%	+	$22,179
Inflation	+	$0
Construction Cost		$133,076
Professional Fees at 16.0%	+	$21,292
Total Project Cost		**$154,368**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	0001ES01	**Title:**	REPAIR TILE ROOF
Priority Sequence:	13		
Priority Class:	3		
Category Code:	ES4A	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPAIR
Building Code:	0001		
Building Name:	MUNICIPAL COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Corrective Action		
Project Date:	01/23/2014		
Project Location:	Floor-wide: Floor(s) R		

Project Description

Minor repairs, including the replacement of broken tiles, are needed on the 1929 and 1950s buildings roofs.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: 0001ES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Slate or similar tile roof system	SF	1,000	$10.40	$10,400	$15.18	$15,180	$25,580
Project Totals:				**$10,400**		**$15,180**	**$25,580**

Material/Labor Cost		$25,580
Material Index		97.30
Labor Index		94.50
Material/Labor Indexed Cost		$24,464
General Contractor Mark Up at 20.0%	+	$4,893
Inflation	+	$0
Construction Cost		$29,357
Professional Fees at 16.0%	+	$4,697
Total Project Cost		**$34,054**

FACILITY CONDITION ASSESSMENT

SECTION 4

LIFECYCLE COMPONENT INVENTORY

Asset Component Inventory

0001 : MUNICIPAL COMPLEX

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
B2010	WALL, EXTERIOR, MASONRY POINTING	1962 BLDG	10,000	SF	$8.32	1.27	$105,609	1962	30	25
B2010	WALL, EXTERIOR, MASONRY POINTING	1950S BLDG	8,500	SF	$8.32	1.27	$89,768	1955	30	32
B2010	WALL, EXTERIOR, MASONRY POINTING	SEYBOLT	5,200	SF	$8.32	1.27	$54,917	1929	30	58
B2010	WALL, EXTERIOR, PANEL JOINT RESTORATION	PENTHOUSE	1,650	SF	$18.24	1.27	$38,229	1962	25	30
B2010	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD		4,850	SF	$140.32		$680,566	2012	40	
B2030	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL		12	LEAF	$1,757.54		$21,090	1988	40	
B2030	DOOR AND STOREFRONT, EXTERIOR, SWINGING, ALUMINUM AND GLASS	PD/MAIN ENTRY	4	LEAF	$3,276.88		$13,108	1988	25	
B2030	DOOR, EXTERIOR, OVERHEAD ROLLING METAL, LOCK	PD LOAD BAYS	320	SF	$90.42		$28,936	1988	30	
B2030	DOOR OPERATOR, OVERHEAD DOOR, COMMERCIAL, PADS	PD LOAD BAYS	2	EA	$1,835.15		$3,670	1988	15	10
B3010	ROOF - 1-PLY, ADHERED (EPDM, PIB, CSPE, PVC)	2012 ADDITION	2,800	SF	$6.22		$17,423	2012	20	
B3010	ROOF - 1-PLY, IRMA, BALLASTED	1990	5,600	SF	$9.44		$52,880	1990	20	3
B3010	ROOF - 1-PLY, IRMA, BALLASTED	2009	8,400	SF	$9.44		$79,319	2009	20	
B3010	ROOF - TILE, SLATE OR SIMILAR		11,200	SF	$34.92		$391,111	1955	70	
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	1990	1,150	LF	$16.45		$18,922	1990	20	3
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	2009	1,410	LF	$16.45		$23,200	2009	20	
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	2012 ADDITION	810	LF	$16.45		$13,328	2012	20	
B3010	ROOF GUTTER AND LEADER - COPPER, LEAD-COATED	SLATE TILE	1,620	LF	$43.20		$69,977	1955	70	
C1020	DOOR AND FRAME, INTERIOR, NON-RATED		200	LEAF	$1,928.58		$385,716	1962	40	11
C1020	DOOR AND FRAME, INTERIOR, NON-RATED	FOURTH FLR	40	LEAF	$1,928.58		$77,143	2012	40	
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED		175	LEAF	$3,216.19		$562,833	1962	40	11
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED	FOURTH FLR	25	LEAF	$3,216.19		$80,405	2012	40	
C1020	DOOR, SLIDING SYSTEM, INTERIOR	JAIL	12	EA	$16,137.70		$193,652	1988	15	10
C1020	DOOR LOCK, COMMERCIAL-GRADE		375	EA	$657.47		$246,553	1962	20	31

Asset Component Inventory

0001 : MUNICIPAL COMPLEX

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
C1020	DOOR LOCK, COMMERCIAL-GRADE		12	EA	$657.47		$7,890	1988	20	5
C1020	DOOR PANIC HARDWARE	PD/MAIN ENTRY	4	EA	$1,041.59		$4,166	1988	20	5
C1020	DOOR ACCESS CONTROL SYSTEM	POLICE DEPT	2	EA	$19,511.01		$39,022	1988	15	10
C3010	WALL FINISH - PAINT, STANDARD		166,040	SF	$2.38		$394,771	1988	12	15
C3010	WALL FINISH - PAINT, STANDARD	UPPER FLOOR	18,450	SF	$2.38		$43,866	2012	12	
C3010	WALL FINISH - TILE, CERAMIC / STONE, STANDARD		12,300	SF	$35.18		$432,666	1962	30	21
C3010	WALL FINISH - WALL COVERING, ROLL		49,200	SF	$4.93		$242,546	1962	20	31
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD		18,800	SF	$10.46		$196,577	1988	12	13
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD	UPPER FLOOR	2,090	SF	$10.46		$21,854	2012	12	1
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		50,130	SF	$5.96		$298,994	1988	20	5
C3020	FLOORING - VINYL SHEET, STANDARD		4,180	SF	$9.79		$40,925	1962	15	36
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD		4,180	SF	$30.44		$127,260	1962	30	21
C3020	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL		4,180	SF	$3.01		$12,583	1950	10	55
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		60,150	SF	$9.61		$578,329	1988	30	
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	UPPER FLOOR	6,680	SF	$9.61		$64,227	2012	30	
C3030	CEILING FINISH - PAINTED OR STAINED, STANDARD		11,280	SF	$2.38		$26,819	1988	24	1
C3030	CEILING FINISH - PAINTED OR STAINED, STANDARD	UPPER FLOOR	1,250	SF	$2.38		$2,972	2012	24	
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	ELEVATOR A & B	2	EA	$235,423.91		$470,848	1962	25	26
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	SEYBOLT	1	EA	$235,423.91		$235,424	1950	25	38
D1010	ELEVATOR CAB RENOVATION - PASSENGER	ELEVATOR A & B	2	EA	$53,180.15		$106,360	2007	12	3
D1010	ELEVATOR CAB RENOVATION - PASSENGER	SEYBOLT	1	EA	$53,180.15		$53,180	2007	12	3
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	1989	3	EA	$1,175.27		$3,526	1989	35	
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1950	8	EA	$1,179.21		$9,434	1950	35	28
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1962	5	EA	$1,179.21		$5,896	1962	35	16
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1989	23	EA	$1,179.21		$27,122	1989	35	

Asset Component Inventory

0001 : MUNICIPAL COMPLEX

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	2011	2	EA	$1,179.21		$2,358	2011	35	
D2010	PLUMBING FIXTURE - SINK, KITCHEN	1950	1	EA	$1,877.71		$1,878	1950	35	28
D2010	PLUMBING FIXTURE - SINK, KITCHEN	1962	3	EA	$1,877.71		$5,633	1962	35	16
D2010	PLUMBING FIXTURE - SINK, KITCHEN	1989	4	EA	$1,877.71		$7,511	1989	35	
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1950	3	EA	$1,569.61		$4,709	1950	35	28
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1962	3	EA	$1,569.61		$4,709	1962	35	16
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1989	3	EA	$1,569.61		$4,709	1989	35	
D2010	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	1962	1	EA	$1,527.93		$1,528	1962	35	16
D2010	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	1989	7	EA	$1,527.93		$10,695	1989	35	
D2010	PLUMBING FIXTURE - BATHTUB WITH FIXTURES	1950	1	EA	$5,885.59		$5,886	1950	35	28
D2010	PLUMBING FIXTURE - URINAL	1989	5	EA	$1,870.67		$9,353	1989	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1950	9	EA	$1,694.47		$15,250	1950	35	28
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1962	5	EA	$1,694.47		$8,472	1962	35	16
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1989	26	EA	$1,694.47		$44,056	1989	35	
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	2011	2	EA	$1,694.47		$3,389	2011	35	
D2010	PLUMBING FIXTURE - COMBINATION TOILET/SINK, STAINLESS STL, INSTITUTIONAL	1989	5	EA	$2,529.47		$12,647	1989	35	
D2020	BACKFLOW PREVENTER (3-4 INCHES)	DOMESTIC	1	EA	$7,391.60		$7,392	2010	10	
D2020	BACKFLOW PREVENTER (4-6 INCHES)	SPRINKLER	1	EA	$10,788.44		$10,788	2010	10	
D2020	SUPPLY PIPING SYSTEM - OFFICE	1950	22,827	SF	$3.55	1.13	$91,491	1950	35	28
D2020	SUPPLY PIPING SYSTEM - OFFICE	1962	50,000	SF	$3.55	1.02	$180,893	1962	35	16
D2020	SUPPLY PIPING SYSTEM - OFFICE	1989	20,000	SF	$3.55	1.13	$80,160	1989	35	
D2020	WATER HEATER - COMMERCIAL, GAS (168-225 MBH INPUT)	LAARS	200	MBH	$72.83		$14,566	2010	25	
D2020	WATER HEATER - RESIDENTIAL, GAS (45-55 GAL)	GE	50	GAL	$39.33		$1,967	2002	20	3
D2020	WATER HEATER - RESIDENTIAL, ELECTRIC (>100 GAL)	STORAGE TANK	120	GAL	$24.43	0.50	$1,466	2010	10	5

Asset Component Inventory

0001 : MUNICIPAL COMPLEX

Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D2020	WATER HEATER (ELECTRIC INSTANTANEOUS)	ROOM 446	1	EA	$852.00		$852	2011	10	4
D2030	DRAIN PIPING SYSTEM - OFFICE	1950	22,827	SF	$5.31	1.13	$136,937	1950	40	23
D2030	DRAIN PIPING SYSTEM - OFFICE	1962	50,000	SF	$5.31	1.02	$270,748	1962	40	11
D2030	DRAIN PIPING SYSTEM - OFFICE	1989	20,000	SF	$5.31	1.13	$119,978	1989	40	
D3030	CHILLER - WATER-COOLED CENTRIFUGAL OR SCREW (<=150 TONS)	CARRIER	143	TON	$1,757.61		$251,338	2009	30	
D3030	COOLING TOWER (126-200 TONS)	EVAPCO	150	TON	$363.42		$54,513	2009	30	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	TRANE	3	TON	$1,985.87		$5,958	2001	25	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	IT ROOM	3	TON	$1,985.87		$5,958	1989	25	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	DISPATCH	3	TON	$1,985.87		$5,958	2003	25	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	TRANE AHU	5	TON	$1,985.87		$9,929	2001	25	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	FIRING RANGE	3	TON	$1,985.87		$5,958	1989	25	
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	FIRING RANGE	2	TON	$1,985.87		$3,972	1929	25	59
D3030	EVAPORATOR UNIT, NO HEAT (2-3 TON)	IT ROOM	3	TON	$1,632.06		$4,896	1989	20	4
D3030	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DISPATCH	3	TON	$1,293.17		$3,880	2003	25	
D3030	DUCTLESS DX SPLIT SYSTEM (>2 TON)	IT	3	TON	$1,293.17		$3,880	2009	25	
D3030	PTAC, DX/ HP COOL, ELEC HEAT (0.5-1.25 TON)	EVIDENCE	1	TON	$1,994.53		$1,995	2000	25	
D3040	AIR HANDLING UNIT - INDOOR (1.25-1.75 HP)	ACS-4	2	HP	$6,332.15		$12,664	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (1.25-1.75 HP)	ACS-5	2	HP	$6,332.15		$12,664	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	PHONE ROOM	2	HP	$8,454.39		$16,909	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	ACS-3	2	HP	$8,454.39		$16,909	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	ACS-6	2	HP	$8,454.39		$16,909	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	HV-3	2	HP	$8,454.39		$16,909	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	HOLDING CELLS	3	HP	$6,892.03		$20,676	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	HV-1	3	HP	$6,892.03		$20,676	1989	25	

Asset Component Inventory

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Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D3040	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	ACS-7	3	HP	$6,892.03		$20,676	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (3.25-6 HP)	HV-2	5	HP	$7,394.53		$36,973	1989	25	
D3040	AIR HANDLING UNIT - INDOOR (3.25-6 HP)	TRANE	5	HP	$7,394.53		$36,973	2001	25	
D3040	AIR HANDLING UNIT - OUTDOOR PACKAGE (5-8 HP)	FIRING RANGE	8	HP	$13,318.93		$106,551	1989	25	
D3040	HUMIDIFIER, ELECTRIC, POINT-OF-USE	VAPOR LOGIC	1	EA	$5,807.35		$5,807	2003	20	
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF EX-4	1	EA	$3,281.82		$3,282	1990	20	3
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF EX-5	1	EA	$3,281.82		$3,282	1990	20	3
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (20"-22" DIAMETER)	COUNCIL CHAMBER	1	EA	$5,977.00		$5,977	1990	20	3
D3040	FAN - PROPELLER WITH LOUVER, 1/4" SP (<=0.5 HP)	RESTROOM	3	HP	$6,459.29		$19,378	1989	20	4
D3040	FAN - PROPELLER WITH LOUVER, 1/4" SP (1.5-2 HP)	SEYBOLT	2	HP	$1,565.40		$3,131	1989	20	4
D3040	FAN - UTILITY SET, 1/4" SP (1.25-4 HP)	EXH FAN 5	3	HP	$3,546.14		$10,638	1962	20	31
D3040	HVAC DISTRIBUTION NETWORKS - OFFICE	SEYBOLT	28,004	SF	$24.82	1.07	$743,735	1929	40	44
D3040	HVAC DISTRIBUTION NETWORKS - OFFICE	CITY HALL	64,823	SF	$24.82		$1,608,953	1962	40	11
D3040	PUMP - ELECTRIC (<=10 HP)	P-1	8	HP	$1,474.79		$11,798	1989	25	
D3040	PUMP - ELECTRIC (<=10 HP)	P-2	8	HP	$1,474.79		$11,798	1989	25	
D3040	PUMP - ELECTRIC (<=10 HP)	P-3	8	HP	$1,474.79		$11,798	1989	25	
D3040	PUMP - ELECTRIC (<=10 HP)	SEYBOLT	2	HP	$1,474.79		$2,950	1989	25	
D3040	PUMP - ELECTRIC (<=10 HP)	SEYBOLT	2	HP	$1,474.79		$2,950	1989	25	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	SERT AHU	5	TON	$3,715.08		$18,575	1989	25	
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (9-35 TON)	COUNCIL CHAMBER	15	TON	$3,929.84		$58,948	1989	25	
D3060	HVAC CONTROLS SYSTEM - OFFICE	SEYBOLT	28,004	SF	$3.87	1.07	$116,035	1929	18	66
D3060	HVAC CONTROLS SYSTEM - OFFICE	CITY HALL	64,823	SF	$3.87		$251,024	1962	18	33
D4010	FIRE SPRINKLER SYSTEM	SEYBOLT	28,004	SF	$12.01	1.07	$359,883	1950	80	
D4010	FIRE SPRINKLER SYSTEM	CITY HALL	64,823	SF	$12.01		$778,550	1962	80	

Asset Component Inventory

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Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER	GENERATOR RM	1	EA	$35,304.58		$35,305	1989	15	9
D4030	FIRE ALARM SYSTEM - DEVICES	SEYBOLT	28,004	SF	$3.73	1.07	$111,877	1989	18	6
D4030	FIRE ALARM SYSTEM - DEVICES	CITY HALL	64,823	SF	$3.73		$242,029	1989	18	6
D4090	FM200 OR INERGEN FIRE SUPPRESSION	VAULT	4,800	CF	$5.55		$26,653	1989	25	
D4090	FM200 OR INERGEN FIRE SUPPRESSION	DISPATCH	2,400	CF	$5.55		$13,326	2003	25	
D4090	FM200 OR INERGEN FIRE SUPPRESSION	3RD FLOOR IT	2,400	CF	$5.55		$13,326	1989	25	
D5010	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1950	22,827	SF	$19.08	1.13	$492,218	1929	40	44
D5010	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1962	50,000	SF	$19.08	1.02	$973,196	1950	40	23
D5010	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1989	10,000	SF	$19.08	1.18	$225,171	1989	40	
D5010	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	2011	10,000	SF	$19.08	1.18	$225,171	2011	40	
D5010	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	MDP-2	1,200	AMP	$65.43		$78,519	1975	20	18
D5010	MAIN SWITCHBOARD W/BREAKERS (1600-2500 AMP)	MDP-1	2,500	AMP	$73.51		$183,763	1975	20	18
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT		3	EA	$1,943.35		$5,830	1989	15	10
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		15	EA	$925.79		$13,887	1989	15	10
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		2	EA	$925.79		$1,852	2011	15	
D5020	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		9	EA	$414.13		$3,727	1962	15	37
D5020	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		1	EA	$414.13		$414	1989	15	10
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	1950	22,827	SF	$11.31	1.13	$291,712	1929	20	65
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	1962	50,000	SF	$11.31	1.02	$576,762	1950	20	44
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	1989	10,000	SF	$11.31	1.18	$133,447	1989	20	6
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	2011	10,000	SF	$11.31	1.18	$133,447	2011	20	
D5090	EXIT SIGN - CENTRAL POWER	OLD	45	EA	$336.86		$15,159	1989	20	4
D5090	EXIT SIGN - CENTRAL POWER	UPDATED	15	EA	$336.86		$5,053	2011	20	
D5090	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	OLD	10	EA	$581.59		$5,816	1989	20	4

Asset Component Inventory

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Uni-format	Component Description	Identifier	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp	Lf Adj
D5090	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	UPDATED	15	EA	$581.59		$8,724	2011	20	
D5090	GENERATOR - DIESEL (<30-100KW)	CUMMINS MARINE	40	KW	$858.66		$34,347	1962	25	26
D5090	GENERATOR - DIESEL (<30-100KW)	ONAN	39	KW	$858.66		$33,488	1989	25	5
D5090	SWITCH - AUTO TRANSFER, 208 OR 240 V (>100 AMP)	EPG 01 08	200	AMP	$23.97		$4,795	1989	25	
D5090	SWITCH - AUTO TRANSFER, 208 OR 240 V (>100 AMP)	ONAN	400	AMP	$23.97		$9,590	1989	25	
D5090	UNINTERRUPTIBLE POWER SUPPLY - 120/208 VOLTS	EATON 9355	1	EA	$68,603.91		$68,604	2003	15	
E2010	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD		1,200	LF	$488.03		$585,632	1962	20	31
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES		4	EA	$10,887.21		$43,549	1962	20	31
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		1,000	SY	$3.41		$3,413	1988	7	22
G2030	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		250	LF	$4.90		$1,224	1988	7	22
							$17,078,874			

Recurring Component Renewal Schedule

0001 : MUNICIPAL COMPLEX

Uniformat Code	Component Description		Qty	Units	CN Replacement Cost	Year
B2030	DOOR OPERATOR, OVERHEAD DOOR, COMMERCIAL, PADS	PD LOAD BAYS	2	EA	$3,670	CN
B2030	DOOR AND STOREFRONT, EXTERIOR, SWINGING, ALUMINUM AND GLASS	PD/MAIN ENTRY	4	LEAF	$13,108	CN
B3010	ROOF - 1-PLY, IRMA, BALLASTED	1990	5,600	SF	$52,880	CN
B3010	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	1990	1,150	LF	$18,922	CN
C1020	DOOR LOCK, COMMERCIAL-GRADE		375	EA	$246,553	CN
C1020	DOOR LOCK, COMMERCIAL-GRADE		12	EA	$7,890	CN
C1020	DOOR PANIC HARDWARE	PD/MAIN ENTRY	4	EA	$4,166	CN
C1020	DOOR ACCESS CONTROL SYSTEM	POLICE DEPT	2	EA	$39,022	CN
C1020	DOOR AND FRAME, INTERIOR, NON-RATED		200	LEAF	$385,716	CN
C1020	DOOR AND FRAME, INTERIOR, FIRE-RATED		175	LEAF	$562,833	CN
C1020	DOOR, SLIDING SYSTEM, INTERIOR	JAIL	12	EA	$193,652	CN
C3010	WALL FINISH - TILE, CERAMIC / STONE, STANDARD		12,300	SF	$432,666	CN
C3010	WALL FINISH - WALL COVERING, ROLL		49,200	SF	$242,546	CN
C3020	FLOORING - CARPET, TILE OR ROLL, STANDARD		18,800	SF	$196,577	CN
C3020	FLOORING - VINYL COMPOSITION TILE, STANDARD		50,130	SF	$298,994	CN
C3020	FLOORING - VINYL SHEET, STANDARD		4,180	SF	$40,925	CN
C3020	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD		4,180	SF	$127,260	CN
C3030	CEILING FINISH - PAINTED OR STAINED, STANDARD		11,280	SF	$26,819	CN
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	ELEVATOR A & B	2	EA	$470,848	CN
D1010	ELEVATOR MODERNIZATION - TRACTION - LOW RISE	SEYBOLT	1	EA	$235,424	CN

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1950	8	EA	$9,434	CN
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1962	5	EA	$5,896	CN
D2010	PLUMBING FIXTURE - SINK, KITCHEN	1950	1	EA	$1,878	CN
D2010	PLUMBING FIXTURE - SINK, KITCHEN	1962	3	EA	$5,633	CN
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1950	3	EA	$4,709	CN
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1962	3	EA	$4,709	CN
D2010	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	1962	1	EA	$1,528	CN
D2010	PLUMBING FIXTURE - BATHTUB WITH FIXTURES	1950	1	EA	$5,886	CN
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1950	9	EA	$15,250	CN
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1962	5	EA	$8,472	CN
D2020	SUPPLY PIPING SYSTEM - OFFICE	1950	22,827	SF	$91,491	CN
D2020	SUPPLY PIPING SYSTEM - OFFICE	1962	50,000	SF	$180,893	CN
D2030	DRAIN PIPING SYSTEM - OFFICE	1950	22,827	SF	$136,937	CN
D2030	DRAIN PIPING SYSTEM - OFFICE	1962	50,000	SF	$270,748	CN
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	IT ROOM	3	TON	$5,958	CN
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	FIRING RANGE	3	TON	$5,958	CN
D3030	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	FIRING RANGE	2	TON	$3,972	CN
D3030	EVAPORATOR UNIT, NO HEAT (2-3 TON)	IT ROOM	3	TON	$4,896	CN
D3040	AIR HANDLING UNIT - INDOOR (1.25-1.75 HP)	ACS-4	2	HP	$12,664	CN
D3040	AIR HANDLING UNIT - INDOOR (1.25-1.75 HP)	ACS-5	2	HP	$12,664	CN
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	PHONE ROOM	2	HP	$16,909	CN
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	ACS-3	2	HP	$16,909	CN
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	ACS-6	2	HP	$16,909	CN
D3040	AIR HANDLING UNIT - INDOOR (1.75-2.75 HP)	HV-3	2	HP	$16,909	CN
D3040	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	HOLDING CELLS	3	HP	$20,676	CN
D3040	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	HV-1	3	HP	$20,676	CN
D3040	AIR HANDLING UNIT - INDOOR (2.75-3.25 HP)	ACS-7	3	HP	$20,676	CN

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

D3040	AIR HANDLING UNIT - INDOOR (3.25-6 HP)	HV-2	5	HP	$36,973	CN
D3040	AIR HANDLING UNIT - OUTDOOR PACKAGE (5-8 HP)	FIRING RANGE	8	HP	$106,551	CN
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF EX-4	1	EA	$3,282	CN
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (10"-18" DIAMETER)	ROOF EX-5	1	EA	$3,282	CN
D3040	FAN - CENTRIFUGAL ROOF EXHAUST, 1/4" SP (20"-22" DIAMETER)	COUNCIL CHAMBER	1	EA	$5,977	CN
D3040	FAN - PROPELLER WITH LOUVER, 1/4" SP (<=0.5 HP)	RESTROOM	3	HP	$19,378	CN
D3040	FAN - PROPELLER WITH LOUVER, 1/4" SP (1.5-2 HP)	SEYBOLT	2	HP	$3,131	CN
D3040	FAN - UTILITY SET, 1/4" SP (1.25-4 HP)	EXH FAN 5	3	HP	$10,638	CN
D3040	HVAC DISTRIBUTION NETWORKS - OFFICE	SEYBOLT	28,004	SF	$743,735	CN
D3040	HVAC DISTRIBUTION NETWORKS - OFFICE	CITY HALL	64,823	SF	$1,608,953	CN
D3040	PUMP - ELECTRIC (<=10 HP)	P-1	8	HP	$11,798	CN
D3040	PUMP - ELECTRIC (<=10 HP)	P-2	8	HP	$11,798	CN
D3040	PUMP - ELECTRIC (<=10 HP)	P-3	8	HP	$11,798	CN
D3040	PUMP - ELECTRIC (<=10 HP)	SEYBOLT	2	HP	$2,950	CN
D3040	PUMP - ELECTRIC (<=10 HP)	SEYBOLT	2	HP	$2,950	CN
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	SERT AHU	5	TON	$18,575	CN
D3050	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (9-35 TON)	COUNCIL CHAMBER	15	TON	$58,948	CN
D3060	HVAC CONTROLS SYSTEM - OFFICE	SEYBOLT	28,004	SF	$116,035	CN
D3060	HVAC CONTROLS SYSTEM - OFFICE	CITY HALL	64,823	SF	$251,024	CN
D4030	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER	GENERATOR RM	1	EA	$35,305	CN
D4030	FIRE ALARM SYSTEM - DEVICES	SEYBOLT	28,004	SF	$111,877	CN
D4030	FIRE ALARM SYSTEM - DEVICES	CITY HALL	64,823	SF	$242,029	CN
D4090	FM200 OR INERGEN FIRE SUPPRESSION	VAULT	4,800	CF	$26,653	CN
D4090	FM200 OR INERGEN FIRE SUPPRESSION	3RD FLOOR IT	2,400	CF	$13,326	CN
D5010	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1950	22,827	SF	$492,218	CN
D5010	ELECTRICAL DISTRIBUTION NETWORK - OFFICE	1962	50,000	SF	$973,196	CN

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

D5010	MAIN SWITCHBOARD W/BREAKERS (800-1200 AMP)	MDP-2	1,200	AMP	$78,519	CN
D5010	MAIN SWITCHBOARD W/BREAKERS (1600-2500 AMP)	MDP-1	2,500	AMP	$183,763	CN
D5020	LIGHTING - EXTERIOR, STANCHION LUMINAIRE, 12-FOOT		3	EA	$5,830	CN
D5020	LIGHTING - EXTERIOR, WALL FLOOD (SV, MH, ID, LED)		15	EA	$13,887	CN
D5020	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		9	EA	$3,727	CN
D5020	LIGHTING - EXTERIOR, WALL LANTERN or FLOOD (INC, CFL, LED)		1	EA	$414	CN
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	1950	22,827	SF	$291,712	CN
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	1962	50,000	SF	$576,762	CN
D5090	EXIT SIGN - CENTRAL POWER	OLD	45	EA	$15,159	CN
D5090	EMERGENCY LIGHT - UNITARY WITH BATTERY BACK-UP	OLD	10	EA	$5,816	CN
D5090	GENERATOR - DIESEL (<30-100KW)	CUMMINS MARINE	40	KW	$34,347	CN
D5090	SWITCH - AUTO TRANSFER, 208 OR 240 V (>100 AMP)	EPG 01 08	200	AMP	$4,795	CN
D5090	SWITCH - AUTO TRANSFER, 208 OR 240 V (>100 AMP)	ONAN	400	AMP	$9,590	CN
E2010	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD		1,200	LF	$585,632	CN
E2010	KITCHENETTE UNIT WITH CABINETRY AND AMENITIES		4	EA	$43,549	CN
		Current Needs Cost for Asset No. 0001			**$11,295,590**	

Uniformat Code	Component Description		Qty	Units	2015 Replacement Cost	Year
D5020	LIGHTING SYSTEM, INTERIOR - OFFICE	1989	10,000	SF	$133,447	2015
C3020	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL		4,180	SF	$12,583	2015
C3010	WALL FINISH - PAINT, STANDARD		166,040	SF	$394,771	2015
		Projected Component Replacement Cost for Asset No. 0001 for 2015			**$540,801**	

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

No Projected Component Replacement Cost for Asset No. 0001 for 2016

Uniformat Code	Component Description		Qty	Units	2017 Replacement Cost	Year
B2010	WALL, EXTERIOR, MASONRY POINTING	1962 BLDG	10,000	SF	$112,041	2017
B2010	WALL, EXTERIOR, MASONRY POINTING	1950S BLDG	8,500	SF	$95,235	2017
B2010	WALL, EXTERIOR, MASONRY POINTING	SEYBOLT	5,200	SF	$58,261	2017
B2010	WALL, EXTERIOR, PANEL JOINT RESTORATION	PENTHOUSE	1,650	SF	$40,558	2017
G2030	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		250	LF	$1,299	2017
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		1,000	SY	$3,621	2017
	Projected Component Replacement Cost for Asset No. 0001 for 2017				**$311,015**	

Uniformat Code	Component Description		Qty	Units	2018 Replacement Cost	Year
D5090	UNINTERRUPTIBLE POWER SUPPLY - 120/208 VOLTS	EATON 9355	1	EA	$74,965	2018
B2030	DOOR, EXTERIOR, OVERHEAD ROLLING METAL, LOCK	PD LOAD BAYS	320	SF	$31,619	2018
C3030	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD		60,150	SF	$631,956	2018
	Projected Component Replacement Cost for Asset No. 0001 for 2018				**$738,540**	

Uniformat Code	Component Description		Qty	Units	2019 Replacement Cost	Year
D5090	GENERATOR - DIESEL (<30-100KW)	ONAN	39	KW	$37,691	2019
	Projected Component Replacement Cost for Asset No. 0001 for 2019				**$37,691**	

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

Uniformat Code	Component Description		Qty	Units	2020 Replacement Cost	Year
D2020	BACKFLOW PREVENTER (3-4 INCHES)	DOMESTIC	1	EA	$8,569	2020
D2020	BACKFLOW PREVENTER (4-6 INCHES)	SPRINKLER	1	EA	$12,507	2020
	Projected Component Replacement Cost for Asset No. 0001 for 2020				**$21,076**	

No Projected Component Replacement Cost for Asset No. 0001 for 2021

Uniformat Code	Component Description		Qty	Units	2022 Replacement Cost	Year
D1010	ELEVATOR CAB RENOVATION - PASSENGER	ELEVATOR A & B	2	EA	$130,810	2022
D1010	ELEVATOR CAB RENOVATION - PASSENGER	SEYBOLT	1	EA	$65,405	2022
	Projected Component Replacement Cost for Asset No. 0001 for 2022				**$196,215**	

Uniformat Code	Component Description		Qty	Units	2023 Replacement Cost	Year
D3040	HUMIDIFIER, ELECTRIC, POINT-OF-USE	VAPOR LOGIC	1	EA	$7,357	2023
	Projected Component Replacement Cost for Asset No. 0001 for 2023				**$7,357**	

Uniformat Code	Component Description		Qty	Units	2024 Replacement Cost	Year
D2010	PLUMBING FIXTURE - LAVATORY, COUNTER	1989	3	EA	$4,600	2024
D2010	PLUMBING FIXTURE - LAVATORY, WALL HUNG	1989	23	EA	$35,388	2024
D2010	PLUMBING FIXTURE - SINK, KITCHEN	1989	4	EA	$9,800	2024
D2010	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	1989	3	EA	$6,144	2024
D2010	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	1989	7	EA	$13,955	2024

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Renewal Schedule

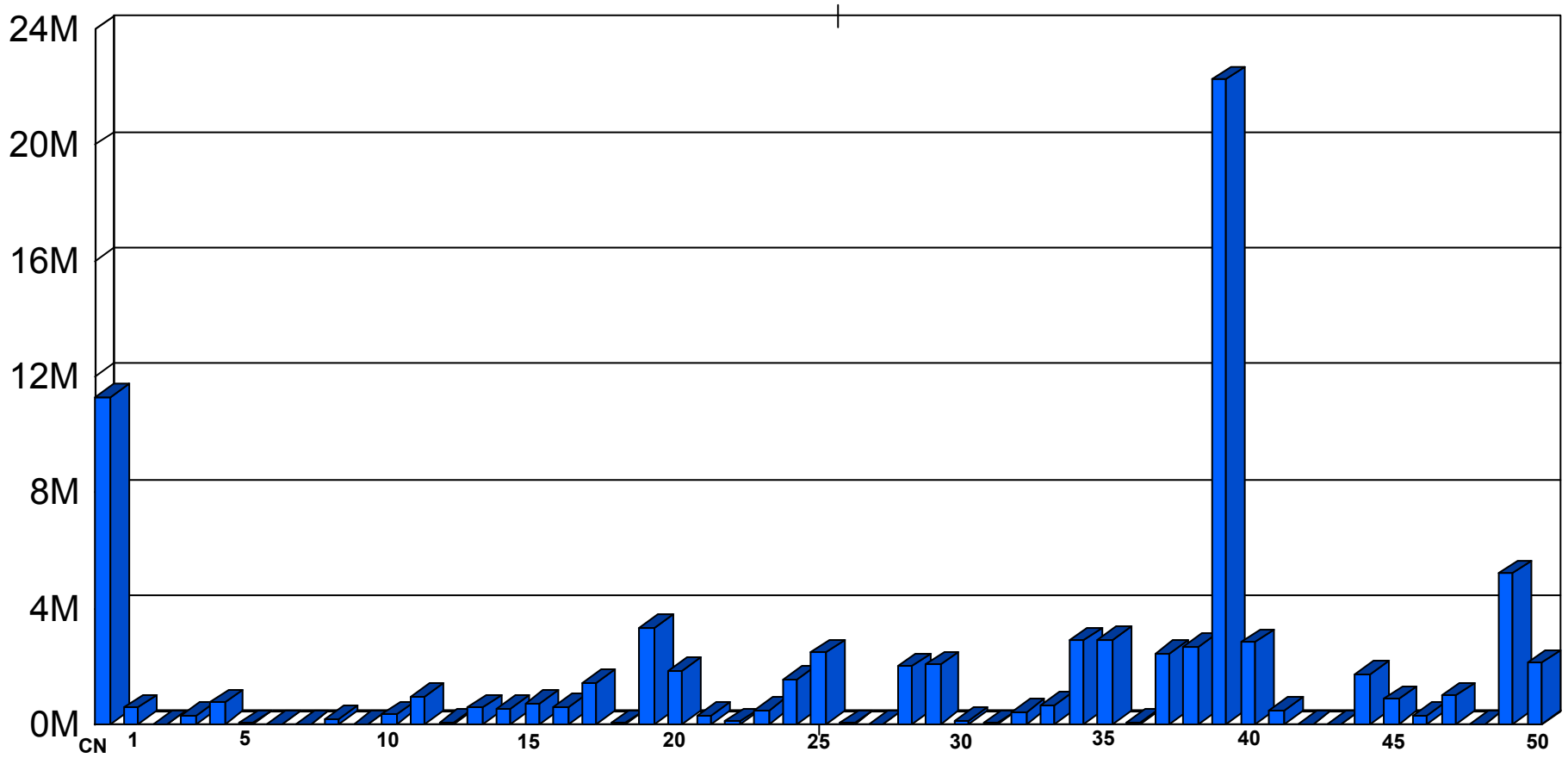
D2010	PLUMBING FIXTURE - URINAL	1989	5	EA	$12,204	2024
D2010	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	1989	26	EA	$57,483	2024
D2010	PLUMBING FIXTURE - COMBINATION TOILET/SINK, STAINLESS STL, INSTITUTIONAL	1989	5	EA	$16,502	2024
D2020	SUPPLY PIPING SYSTEM - OFFICE	1989	20,000	SF	$104,591	2024
C3010	WALL FINISH - PAINT, STANDARD	UPPER FLOOR	18,450	SF	$57,235	2024
G2030	CONCRETE PEDESTRIAN PAVING - JOINT MAINTENANCE		250	LF	$1,598	2024
G2020	ASPHALT VEHICULAR PAVING - SEALCOAT AND STRIPE		1,000	SY	$4,454	2024

Projected Component Replacement Cost for Asset No. 0001 for 2024 **$323,954**

All costs shown as Future Value assuming a 3.00% average inflation rate

Recurring Component Expenditure Projections

0001 : MUNICIPAL COMPLEX



Average Annual Renewal Cost per SqFt $5.91

FACILITY CONDITION ASSESSMENT

SECTION 5

DRAWINGS AND PROJECT LOCATIONS

NO CAD DRAWINGS ARE AVAILABLE FOR THIS BUILDING

SECTION 6

PHOTOGRAPHS

Photo ID No.	Description	Location	Date
0001001a	Aerial photo of site	View from above	01/23/2014
0001001e	Single-cell cooling tower	Roof	01/23/2014
0001002a	Asphalt drive damage	North of boiler building	01/23/2014
0001002e	Corrosion in cooling tower support	Roof	01/23/2014
0001003a	2009 roof	1950s east addition	01/23/2014
0001003e	Gas-fired package unit for Council Chambers	Roof	01/23/2014
0001004a	Mechanical penthouse	1962 building roof	01/23/2014
0001004e	Exhaust fan for Council Chambers	Roof	01/23/2014
0001005a	Exterior of 1929 and 1950s buildings	West facade	01/23/2014
0001005e	Traction elevator machine	Mechanical penthouse	01/23/2014
0001006a	1990 roof	Police Department roof	01/23/2014
0001006e	Elevator controllers	Mechanical penthouse	01/23/2014
0001007a	2009 roof	1962 building roof	01/23/2014
0001007e	Utility set restroom exhaust fan	Mechanical penthouse	01/23/2014
0001008a	2009 roof	1950s and 1962 building connector	01/23/2014
0001008e	Leaking hot water unit heater and pendant incandescent light	Mechanical penthouse	01/23/2014
0001009a	Exterior of 1929 and 1950s buildings	East facade	01/23/2014
0001009e	Retired steam radiator, cast-iron drain and vent piping	Storage room	01/23/2014
0001010a	Lack of guardrail at elevated parking	1926 building addition, east side	01/23/2014
0001010e	Typical exit sign, smoke detector, lay-in light, supply diffuser	Elevator lobby	01/23/2014
0001011a	1962 building exterior	East facade	01/23/2014
0001011e	Original electrical panels	Electrical closet	01/23/2014
0001012a	1962 building exterior	East facade	01/23/2014
0001012e	Fire pull station, exit sign, two-pipe fan coil	Fourth floor corridor	01/23/2014
0001013a	Non-compliant guardrail at roof	1962 building addition, east side	01/23/2014
0001013e	Sprinkler head, supply diffuser	Fourth floor conference room	01/23/2014
0001014a	1962 building exterior	North facade	01/23/2014
0001014e	Typical water closet with manual flush valve	Fourth floor restroom	01/23/2014
0001015a	Exterior of 1962, 1950s, and 1929 buildings	West facade	01/23/2014
0001015e	Typical lavatory	Fourth floor restroom	01/23/2014
0001016a	Exterior of 1962 and 1950s buildings	West facade	01/23/2014
0001016e	Aged stainless steel sink	Fourth floor, break room	01/23/2014

Photo ID No.	Description	Location	Date
0001017a	1929 building exterior	West facade	01/23/2014
0001017e	Typical service sink	Fourth floor, custodial closet	01/23/2014
0001018a	Main entry	1950s building	01/23/2014
0001018e	Shower stall	Third floor, shower room	01/23/2014
0001019a	Exterior of 1962 building	South facade	01/23/2014
0001019e	Newer electrical panel	Second floor corridor	01/23/2014
0001020a	Exterior of 1929 building	West facade	01/23/2014
0001020e	Typical water closet with manual flush valve	Second floor, women's restroom	01/23/2014
0001021a	Damaged wall	1962 building, west stairwell	01/23/2014
0001021e	Counter lavatory with manual faucets	Second floor, women's restroom	01/23/2014
0001022a	Damaged wall	1962 building, fourth floor, north wall	01/23/2014
0001022e	Powered rooftop ventilator for holding cells	Lower level roof	01/23/2014
0001023a	Damaged wall	1962 building, fourth floor, north wall	01/23/2014
0001023e	Powered rooftop ventilator for locker rooms	Lower level roof	01/23/2014
0001024a	Damaged wall	1929 building, corridor	01/23/2014
0001024e	Packaged heat pump for SERT area	Lower level roof	01/23/2014
0001025a	Damaged vinyl tile	1950s building, restroom	01/23/2014
0001025e	Roof-mounted HID light	Roof	01/23/2014
0001026a	Non-compliant water fountain and lack of signage	1962 building, fourth floor, elevator lobby	01/23/2014
0001026e	Fire suppression controller for Archives	Second floor vault	01/23/2014
0001027a	Non-compliant handrail and guardrail	1962 building, fourth floor, east stair	01/23/2014
0001027e	Ceiling exhaust fan, sprinkler head, lay-in light	First floor waiting area	01/23/2014
0001028a	Non-compliant kitchenette	1962 building	01/23/2014
0001028e	Fire suppression controller for Dispatch	First floor, dispatch area	01/23/2014
0001029a	Non-compliant service counter	1962 building, tax office	01/23/2014
0001029e	Humidifier	First floor, dispatch area	01/23/2014
0001030a	Non-compliant shower	1962 building, third floor	01/23/2014
0001030e	Chemical fire suppression (Inergen) tanks	First floor, dispatch area	01/23/2014
0001031a	Non-compliant break room sink in Police Department	1962 building, basement	01/23/2014
0001031e	Updated electrical panels	First floor, dispatch area	01/23/2014
0001032a	Non-compliant Police Department women's locker room	1962 building, basement	01/23/2014
0001032e	Uninterruptible power supply (UPS)	First floor, dispatch area	01/23/2014

Photo ID No.	Description	Location	Date
0001033a	Stair with non-compliant handrails and lacking wall rail	1950 building, center stair	01/23/2014
0001033e	Ductless split DX system fan coil	First floor, dispatch area	01/23/2014
0001034a	Non-compliant service counter at main reception	1950s building, main entry	01/23/2014
0001034e	Ventilation unit for basement firing range	East exterior	01/23/2014
0001035a	Non-compliant platform in Council Chambers	1950s building addition	01/23/2014
0001035e	Stainless steel sink for fingerprinting area	First floor, processing	01/23/2014
0001036a	Knob door hardware and lack of ADA compliant signage	1962 building	01/23/2014
0001036e	Service sink for fingerprinting area	First floor, processing	01/23/2014
0001037a	Non-compliant restroom	1962 building	01/23/2014
0001037e	Combination sink and toilet	Holding cell	01/23/2014
0001038a	Non-compliant restroom	Typical	01/23/2014
0001038e	How water unit heater and interior lighting	Sallyport	01/23/2014
0001039a	Non-compliant restroom	1962 building	01/23/2014
0001039e	Air handling unit in ceiling plenum	First floor, processing	01/23/2014
0001040a	Non-compliant service counter in Police Department public entry	1962 building	01/23/2014
0001040e	Aged emergency generator	First floor, generator room	01/23/2014
0001041a	Non-compliant restroom	1962 building, basement	01/23/2014
0001041e	Diesel fuel storage tanks	First floor, generator room	01/23/2014
0001042a	Knob door hardware and lack of ADA compliant signage	1929 bldg	01/23/2014
0001042e	Diesel fuel day tank	First floor, generator room	01/23/2014
0001043a	Stair with non-compliant handrail and lacking wall rail	1929 building, center stair	01/23/2014
0001043e	Fire alarm control panel	First floor, electrical room	01/23/2014
0001044a	Non-compliant emergency egress stair	1929 building, south exterior	01/23/2014
0001044e	Main distribution panel (MDP-2)	First floor, electrical room	01/23/2014
0001045e	Step-up transformer	First floor, electrical room	01/23/2014
0001046e	Automatic transfer switch	First floor, electrical room	01/23/2014
0001047e	Air handling unit	First floor, phone room	01/23/2014
0001048e	Main distribution panel (MDP-1)	First floor, electrical room	01/23/2014
0001049e	Bell-and-spigot and partially updated no-hub drain piping	Basement corridor	01/23/2014
0001050e	Plastic drain piping	Unexcavated area in basement	01/23/2014
0001051e	Conduit, hot water piping, drain piping	Unexcavated area in basement	01/23/2014

Photo ID No.	Description	Location	Date
0001052e	Air handling unit	Basement, mechanical room	01/23/2014
0001053e	Water-cooled chiller	Basement, mechanical room	01/23/2014
0001054e	Air handling unit	Basement, mechanical room	01/23/2014
0001055e	Air handling unit	Basement, mechanical room	01/23/2014
0001056e	Aged service sink	Basement, mechanical room	01/23/2014
0001057e	Condenser water and chilled/heating hot water pumps	Basement, mechanical room	01/23/2014
0001058e	HVAC control panel	Basement, mechanical room	01/23/2014
0001059e	Updated air handling unit with split DX coil	Basement, mechanical room	01/23/2014
0001060e	Shower valves and heads	Men's locker room	01/23/2014
0001061e	Water closet with manual flush valves	Men's locker room	01/23/2014
0001062e	Lavatories with manual faucets	Men's locker room	01/23/2014
0001063e	Urinals with manual flush valves	Men's locker room	01/23/2014
0001064e	Shower stall	Women's locker room	01/23/2014
0001065e	Domestic hot water boiler	Basement, mechanical room	01/23/2014
0001066e	Backflow preventer on sprinkler main	Unexcavated area in basement	01/23/2014
0001067e	Backflow preventer on domestic water main	Unexcavated area in basement	01/23/2014
0001068e	Water meter	Unexcavated area in basement	01/23/2014
0001069e	Water supply piping and retired hot water storage tank	Unexcavated area in basement	01/23/2014
0001070e	New domestic hot water storage tank	Basement, mechanical room	01/23/2014
0001071e	Domestic hot water circulation pump	Basement, mechanical room	01/23/2014
0001072e	Emergency generator	Basement, generator room	01/23/2014
0001073e	Automatic transfer switch	Basement, generator room	01/23/2014
0001074e	Updated lighting, exit signs, sprinkler heads	Fourth floor corridor	01/23/2014
0001075e	Air-cooled condensing units for IT room	Lower level roof	01/23/2014
0001076e	Updated stainless steel sink	Fourth floor, break room	01/23/2014
0001077e	Instantaneous water heater	Fourth floor restroom	01/23/2014
0001078e	Battery pack emergency light, sprinkler piping, lay-in lighting	Fourth floor corridor	01/23/2014
0001079e	Elevator control panel	Inside elevator in Seybolt	01/23/2014
0001080e	Old battery pack emergency light	Seybolt stairwell	01/23/2014
0001081e	Unit ventilator	Seybolt office	01/23/2014
0001082e	Surface-mounted lighting, sprinkler piping, unit ventilator	Solarium	01/23/2014
0001083e	Aged restroom fixtures	Seybolt, third floor	01/23/2014

Photo ID No.	Description	Location	Date
0001084e	Aged restroom fixtures	Seybolt, third floor	01/23/2014
0001085e	Split DX system fan coil	Third floor, IT room	01/23/2014
0001086e	Ductless split DX system fan coil and chemical fire suppression controller	Third floor, IT room	01/23/2014
0001087e	Chemical fire suppression (Halon) tanks	Third floor, IT room	01/23/2014
0001088e	Aged ceramic sink	Third floor, break room	01/23/2014
0001089e	Outdated, recessed, canned lights with incandescent lamps	Council Chambers	01/23/2014
0001090e	Heating/chilled water circulating pumps	Basement, mechanical room	01/23/2014
0001091e	Traction elevator machine for Seybolt elevator	Basement, mechanical room	01/23/2014
0001092e	Traction elevator controller for Seybolt elevator	Basement, mechanical room	01/23/2014
0001093e	Fire sprinkler risers	Basement, mechanical room	01/23/2014
0001094e	Air compressor for dry-pipe sprinkler system	Basement, mechanical room	01/23/2014
0001095e	Aged service sink	Basement, laundry room	01/23/2014
0001096e	Gas-fired water heater	Basement, laundry room	01/23/2014
0001097e	Copper water supply piping	Basement, mechanical room	01/23/2014
0001098e	HID wall-pack	Southwest exterior	01/23/2014
0001099e	Aged incandescent exterior wall-pack	Southeast exterior	01/23/2014
0001100e	Utility-owned transformer and switch	East exterior	01/23/2014
0001101e	Through-wall air conditioning unit and HID wall-pack	East exterior	01/23/2014
0001102e	Air-cooled condensing units	North exterior	01/23/2014
0001103e	Aged, recessed, canned incandescent lights	Main entrance to City Hall	01/23/2014
0001104e	Pole-mounted walkway lights	West exterior	01/23/2014
0001105e	Aged, ornate light fixture	Entrance to Seybolt	01/23/2014

Facility Condition Assessment - Photo Log

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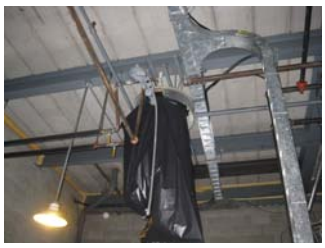

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Facility Condition Assessment - Photo Log

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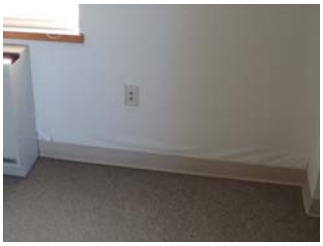

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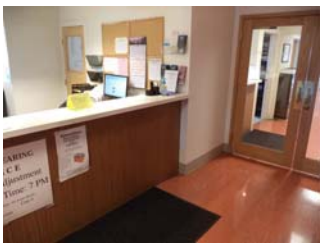

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Facility Condition Assessment - Photo Log

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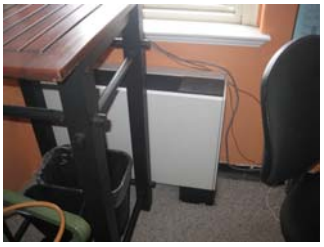

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