

Facility Condition Assessment



**Anacostia High School
1601 16th Street SE
Washington, DC
20020**

Date of Report: August 31, 2018

Submitted By:



**3715 Martin Luther King Jr. Avenue, SE
Washington, DC 20032**

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EXECUTIVE SUMMARY

1.1 General Description

In accordance with the purchase order contract held between Yes Prep Public Schools, Inc. purchase order P800015870 dated June 5, 2018 and Inc., this completed report provides a comprehensive Facility Condition Assessment of the Anacostia High School located at 1601 16th Street SE, Washington , DC, 20020 (The Property). This report has been prepared for the exclusive and sole use of the Yes Prep Public Schools, Inc.

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of the Property together with a forecast of capital expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the deficiency report, in Appendix A.

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

1.2 Scope of Work

The FCAs were carried out by Hayat Brown LLC (Contractor) and included a complete and thorough visual, non-destructive assessment of each facility. The Contractor followed ASTM standards ("ASTM E2018-08") for conducting property condition assessments, as well as guidance from DGS regarding additional survey information and cost estimates for possible plant adaptations. The FCA Report summarizes the FCA process, which included the following:

- Review of existing documentation provided by the LEA and interviews with LEA personnel regarding aspects of each facility.
- Physical assessment to include a limited non-intrusive visual assessment of the buildings and their components.
- Identify and categorize each major component for predictive maintenance, testing and/or inspection, preventative maintenance, emergency maintenance and/or routine maintenance needs.
- Based on provided templates surveyed elements included:
 - o Core and shell: These elements include superstructure, floors, bearing walls, columns, beams, and exterior envelope components.
 - o Interiors: These elements include interior finishes of floors, walls, ceilings, stairways, etc.
 - o Building equipment and systems: These elements include HVAC systems, and electrical systems, fire protection systems, and conveyor systems.
 - o Fixed equipment and non-movable furnishings: These elements include fixed equipment such as kitchen equipment, audio equipment, public address systems, etc.
 - o Building site Improvements: These elements include paved surfaces, playground equipment, fencing, recreational elements, site lighting, general site drainage and landscaping.
- Evaluated additional elements based on questionnaires provided by the schools. These questionnaires were answered based on interviewing the facility staff and visual surveys:
 - o ADA accessibility: included questions relating to accessibility barriers of interior and exterior elements
 - o Safety and security: included questions relating to safety and security of the facility such as fire protection systems
 - o Access control: included questions relating to controlled access to the facility such as intrusion detection systems and component hardware
 - o Hazardous materials: included questions relating to the existence of hazardous materials at each facility
 - o LEED opportunities: included questions relating to existing components and improving LEED certification points
 - o Additional space considerations: included additional questions relating to space allocation and the existence of special features

1.3 Definitions

Facility Condition Assessment Report (FCA Report)

The work product resulting from completing a FCA is a FCA Report. The FCA Report incorporates the information obtained during the Walk-Through Site Assessment Survey, the Document Review, and Interviews to support the iPlan cost estimates for components at their RUL.

Document Reviews and Interviews

Includes document reviews, research, and interviews to augment the walk-through survey so as to assist the consultant's understanding of the subject property and identification of physical deficiencies.

Walk Through Site Assessment Survey

The walk-through survey identifies the subject property's elemental components, conditions, RULs, and replacement costs at RUL.

Costing

Costing is reported following the ASTM 2018-08 Guidelines Section 9, "Opinions of Costs to Remedy Physical Deficiencies. As such, they include general-scope opinions of costs to assist the user in developing a general understanding of the physical condition of the subject property. As outlined in ASTM 2018-08, the opinion of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs will vary based on design, quality of materials, field conditions and several other factors as outlined in ASTM 2018-08. Generally, costing does not include project management, contingency, permits, hazardous material remediation (unless specifically stated on a case by case basis) and other overhead costs such as Architect and Engineering fees, profit, or other markups.

Replacement and repair costs herein are based on the two major North American Standards for facility cost estimating: Whitestone Facility Maintenance and Repair Cost Library (Costlabs); and RSMeans. Whitestone visualizes costing from a Facility Maintenance viewpoint while RSMeans approaches costing from a construction viewpoint. Using industry best practices, the relative strengths of each costing approach has been integrated into a unified costing guide for the condition assessment process. The quantities associated with each item have been estimated during a walk-through during the site assessment and do not represent exact measurements or quantities. Costs have been adjusted to the local Washington DC area and are stated in constant 2018 dollars. The cost guide has been utilized by the assessment team as a starting point for costing and supplemented by the assessors adjusting costs based upon experience and facility factors (such as installation design) to determine maintenance and replacement costs.

Physical Deficiencies

In defining good commercial and customary practice for conducting a baseline FCAs, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies mean the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the assessor's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not present material physical deficiencies of the subject property.

Survey Information Resulting in Plant Adaptation Recommendations

These are methodical questions based upon defined industry or Owner standards resulting in a general costing amount that gives an Owner a cash expenditure to plan on within proformas.

Life Cycle

There are various approaches for determining an elemental component's service life such as a "modeling" approach where an industry standard expected useful life (EUL) is added to a component's date of installation resulting in a modeled or calculated expectation of replacement for that item. The methodology used in Hayat Brown LLC's reported value for the expected replacement of an elemental component is a field assessed opinion of remaining useful life (RUL). Observed RUL takes into account a field assessor's observation of the elemental component along with other factors such as maintenance records or observed measurable parameters.

Planning Horizon

Since the life cycles of many elemental components exceed industry standard cash flow proformas, Hayat Brown LLC's FCA Report only includes a timeframe of importance to an Owner's immediate cash flow planning. In the case of this report, DGS requested a planning horizon window of 10 years. The Planning Horizon years and remaining useful lives (RULs) as defined in this report's approach are summarized in the table below:

Planning Horizon	Remaining Useful Life (RUL)
Year 1 - "Immediate" or "Current"	0
Year 2	1
Year 3	2
Year 4	3
Year 5	4
Year 6	5
Year 7	6
Year 8	7
Year 9	8
Year 10	9

1.4 Limiting Conditions

This report has been prepared for the exclusive and sole use of the . The report may not be relied upon by any other person or entity without the express written consent of .

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Any reuse without written verification or adaptation by for the specific purpose intended will be at user's sole risk and without liability or legal exposure to .

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-08 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. has no control over the cost of labor and materials, general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

1.5 Building Summary

Items	Description
Project Name	Anacostia High School DCAM-17-NC-0058
Full Address	1601 16th Street SE Washington, DC 20020
Year Built	1935
Gross Building Area (GSF)	204,105
Current Replacement Value (CRV)	\$49,189,305
CRV/GSF (\$/Sq Ft)	\$241

1.6 Summary Of Findings

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	0.31 %
Property Replacement Value (In Current Dollars)	\$49,189,305
Immediate Capital Needs (Year 1) (Included in FCI)	\$150,648
Year 1 to Year 5 Capital Needs	\$132,180
5 Year FCI (Year 1-5 Needs/CRV)	0.27 %
Year 1 to Year 10 Capital Needs	\$2,400,285
10 Year FCI (Year 1-10 Needs/CRV)	4.88 %

1.7 Facility Condition Index

In this report we have calculated the Facility Condition Index (FCI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline the FCI scoring system is as follows:

$$\text{FCI} = \frac{\text{Deferred Maintenance + Capital Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

This CRV is based on the building type from the online Whitestone Facility Maintenance and Repair Cost Library (Costlabs) as of 1 September 2017 (a national recognized publication used in thousands on condition assessments throughout the country). Typically, the FCI is calculated using only the current condition values, not taking into account the future needs identified in the life cycle evaluation or building enhancements or programmatic upgrades that may be identified in a scoping or design process.

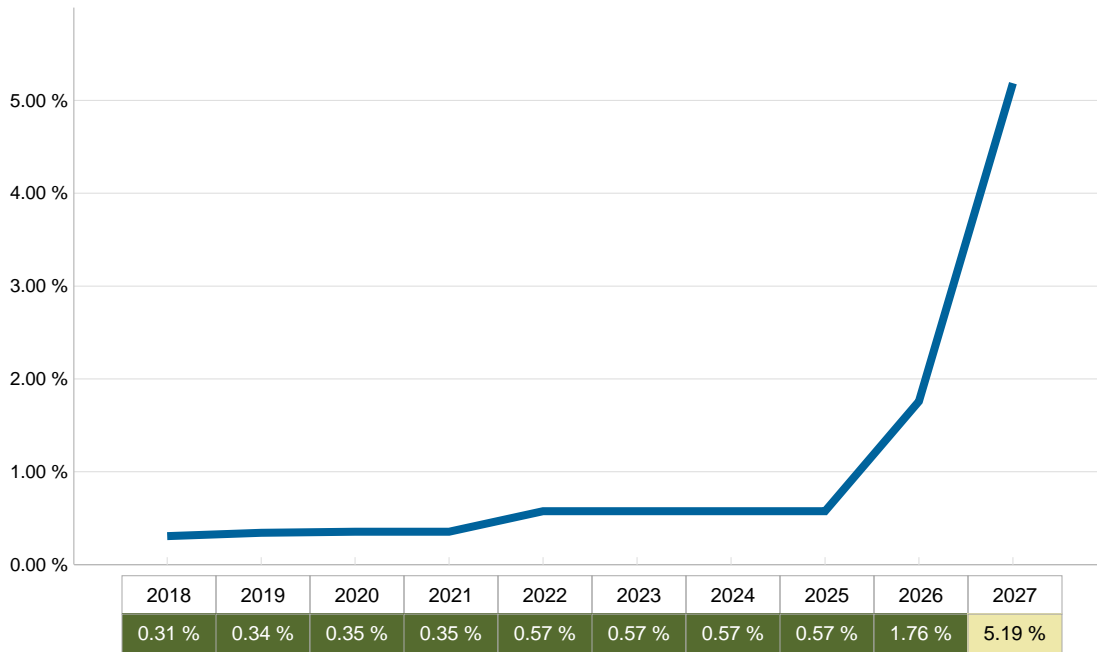
Accounting principles indicate that a value of 65%, or the "rule of two-thirds", be utilized for the FCI threshold for identifying potential replacement candidates. Once the current repair costs reach 65%, or roughly two-thirds of the full replacement value of the estimated cost to replace a facility, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing need.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

Note that the Category selected is the primary factor understood to be the cause for the recommendation. However, there may be more than one driver of the need for repair, replacement, or upgrade.

The Chart below indicates the cumulative effects of the FCNI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

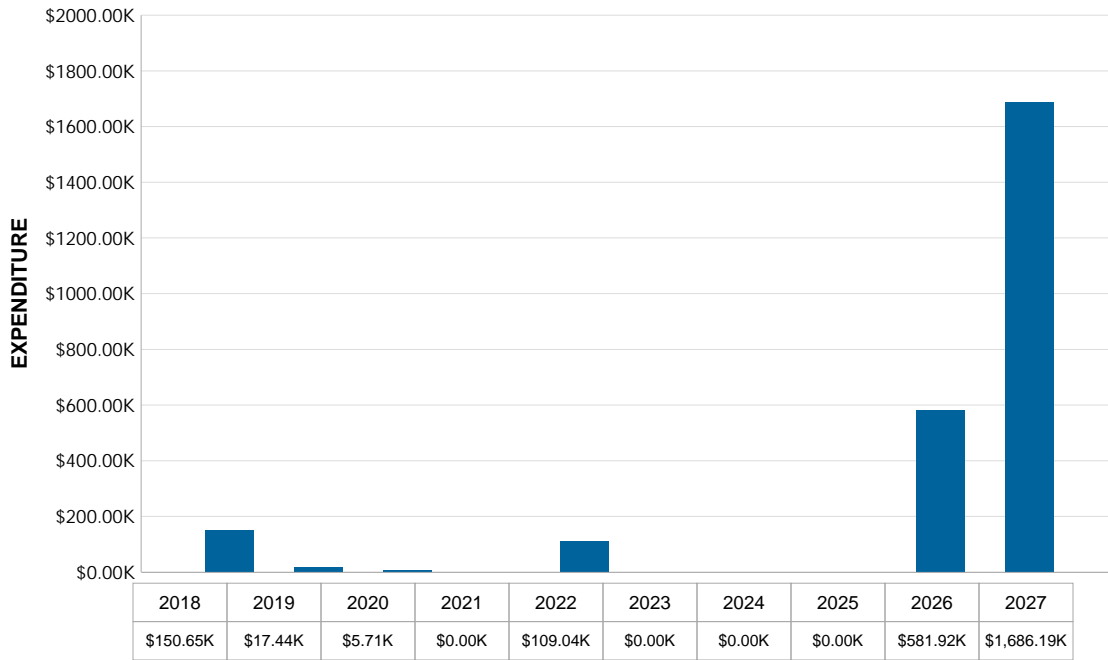
Cumulative Effects of FCI Over the Study Period



1.8 Expenditure Forecast

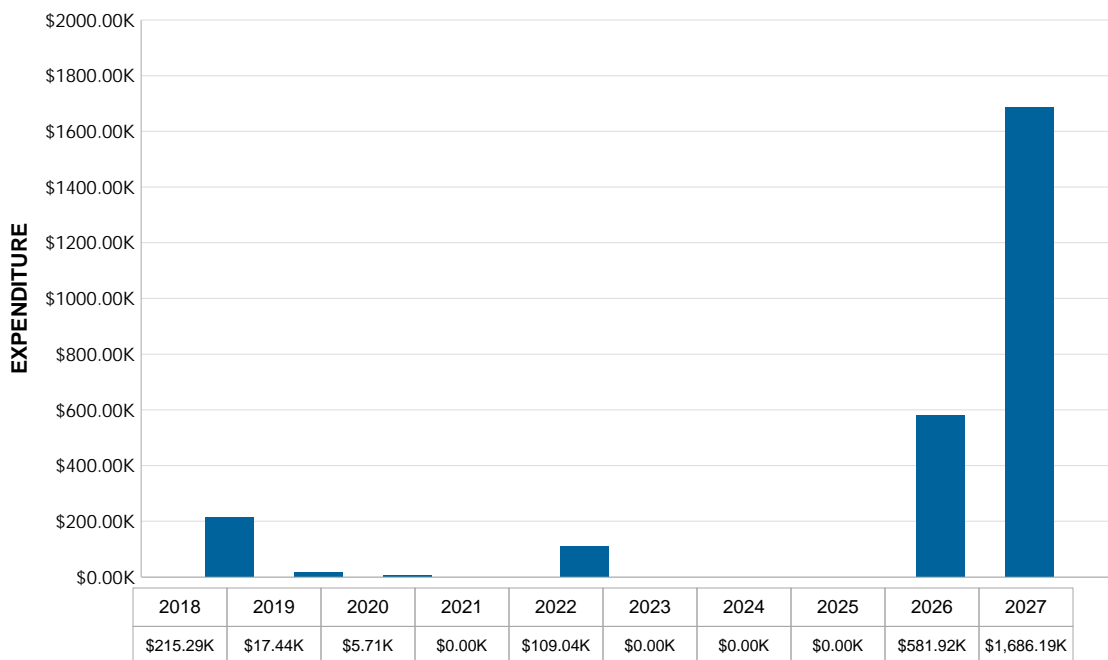
Expenditure Forecast – Included in FCI

Expenditure Forecast Over Study Period



Expenditure Forecast – FCI & Non-FCI

Expenditure Forecast Over Study Period



10 YEAR EXPENDITURE FORECAST

Anacostia High School
 1601 16TH STREET SE
 Washington, DC



Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	Quantity	Units	Unit Cost	Plan Type	Priority	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	TOTAL	TOTAL
						\$			0	1	2	3	4	5	6	7	8	9		
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled
A SubStructure																				
A SubStructure SUB TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B Shell																				
B20	Exterior Enclosure																			
B2011	Repoint Brick Veneer, Exterior, 3+ Stories	25	0	800	SF	\$11.04	Capital Replacement		\$8,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,832
B2021	Repair Glazing for Windows	0	0	160	SF	\$11.16	Capital Replacement		\$1,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,786
B Shell SUB TOTALS									\$10,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,618	\$0
C Interiors																				
C30	Interior Finishes																			
C3012	Repair Gypsum Board/Plaster, Interior Wall	0	0	600	SF	\$3.18	Capital Replacement		\$1,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,908
C3012	Repair Ceramic Tile, Interior Wall Finish	0	0	500	SF	\$16.41	Capital Replacement		\$8,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,205
C3012	Repoint Concrete Block, Exterior	25	0	650	SF	\$9.18	Capital Replacement		\$5,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,967
C3024	Repair Concrete Slab	0	0	400	SF	\$10.23	Capital Replacement		\$4,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,092
C3024	Repair Terrazzo Flooring	0	1	750	SF	\$23.25	Capital Replacement		\$0	\$17,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,438
	Replace Terrazzo Floor Finish	10	8	18,500	SF	\$25.78	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$476,930	\$0	\$0	\$476,930
C3024	Replace Rubber Floor Finish	15	4	3,942	SF	\$7.40	Capital Replacement		\$0	\$0	\$0	\$0	\$29,171	\$0	\$0	\$0	\$0	\$0	\$0	\$29,171
C3025	Replace Carpet Floor Finishes	8	4	13,360	SF	\$5.98	Capital Replacement		\$0	\$0	\$0	\$0	\$79,866	\$0	\$0	\$0	\$0	\$0	\$0	\$79,866
C Interiors SUB TOTALS									\$20,172	\$17,438	\$0	\$0	\$109,037	\$0	\$0	\$0	\$476,930	\$0	\$20,172	\$603,404
D Services																				
D20	Plumbing																			
D2018	Replace Drinking Fountains	15	9	204,105	SF	\$0.24	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,985	\$48,985
D2018	Replace Drinking Fountains - Annex	15	9	4	EA	\$1,300.00	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200	\$5,200
D2023	Replace Water Treatment, Filtration System	15	9	1	EA	\$8,975.51	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,976	\$8,976
D2041	Fix the storm drainage piping that leaks in the main office, when using Emergency Eye wash and Shower.	0	0	1	LS	\$5,000.00	Routine Maint Minor Repairs		\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
D30	HVAC																			
D3021	Repair the leak of flue piping for Boiler 1.	0	0	1	EA	\$2,000.00	Routine Maint Minor Repairs		\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
	Replace Boiler 3, Gas-fired, 1500 Mbh (x1)	25	0	1	EA	\$55,545.00	Capital Replacement		\$55,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,545
	Replace Boiler 3, which is down.	0	0	1	EA	\$55,545.00	Capital Replacement		\$55,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,545
D3021	Repair the leak of flue piping for Boiler 1.	0	0	1	EA	\$2,000.00	Routine Maint Minor Repairs		\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
	Replace Boiler 3, which is down.	0	0	1	EA	\$55,545.00	Routine Maint Minor Repairs		\$55,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,545
D3031	Replace Cooling Tower, 250 Ton (x2)	15	9	2	EA	\$39,762.16	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,524	\$79,524
D3032	Replace Condensing Unit, -5 HP	15	9	1	EA	\$5,967.18	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,967	\$5,967
D3032	Replace Air-Cooled Condenser, 2 Ton	15	9	1	EA	\$2,251.84	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,252	\$2,252
D3032	Replace Air-Cooled Condenser, 2 Ton	15	9	1	EA	\$2,251.84	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,252	\$2,252

D3041	Replace Energy Recovery Unit, 27,500 CFM	15	9	1	EA	\$30,000.00	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$30,000	
D3041	Replace Split A/C System Indoor Unit	15	9	2	EA	\$1,498.69	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,997	\$0	\$2,997
D3042	Replace Kitchen Exhaust Hood	15	9	1	EA	\$7,629.74	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,630	\$0	\$7,630
D3045	Replace the chilled water piping cracked at a valve controller.	0	0	1	LS	\$3,000.00	Capital Replacement		\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0
D3052	Replace Rooftop Units, 95 Ton	15	9	1	EA	\$149,058.09	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,058	\$0	\$149,058
D3052	Replace Rooftop Units, 134 Ton	15	9	1	EA	\$203,840.27	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,840	\$0	\$203,840
D3052	Replace Rooftop Units, 40 Ton	15	9	1	EA	\$60,856.40	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,856	\$0	\$60,856
D3052	Replace Rooftop Units, 95 Ton	15	9	1	EA	\$149,058.09	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,058	\$0	\$149,058
D3052	Replace Rooftop Units, 60 Ton	15	9	1	EA	\$85,593.37	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,593	\$0	\$85,593
D3068	Reattach the thermostat detached from the wall of room	0	0	1	EA	\$100.00	Routine Maint Minor Repairs		\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0
	Replace HVAC Control System	15	9	204,105	SF	\$2.70	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$551,084	\$0	\$551,084
	Replace VFD Controller for Pump 5.	0	0	1	EA	\$3,000.00	Capital Replacement		\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0
D50	Electrical Systems																						
D5031	Replace Sound System, 7 Channel	15	9	6	EA	\$2,067.61	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,406	\$0	\$12,406
D5038	Replace Card Reader	15	9	18	EA	\$925.55	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,660	\$0	\$16,660
D5038	Replace Electronic Article Surveillance System (EA)	15	9	2	EA	\$745.00	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,490	\$0	\$1,490
D5038	Replace Screening Magnetometer	15	9	4	EA	\$3,172.36	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,689	\$0	\$12,689
D5038	Replace Screening X-Ray Machine	15	9	3	EA	\$46,502.99	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,509	\$0	\$139,509
D5038	Replace Security (LF), Surveillance, Exterior Perimeter	15	9	1,961	LF	\$29.79	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,418	\$0	\$58,418

D Services SUB TOTALS									\$181,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,634,445	\$181,735	\$1,634,445
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E Equipment & Furnishing																						
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E10	Equipment																						
E1027	Replace Laboratory Sinks	15	9	84	EA	\$528.23	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,371	\$0	\$44,371
E1027	Replace Laboratory Exhaust Hood	15	9	3	EA	\$2,457.74	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,373	\$0	\$7,373

E Equipment & Furnishing SUB TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,744	\$0	\$51,744
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F Special Construction And Demolition																						
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F Special Construction And Demolition SUB TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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G Building Sitework																						
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G20	Site Improvements																						
G2022	Replace Asphalt Paved Parking Lot	20	8	20,610	SF	\$4.50	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,745	\$0	\$92,745
G2022	Repair Concrete Pavement	0	0	890	SF	\$1.99	Capital Replacement		\$1,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,771	\$0
G2042	Replace Retaining Wall Cast in Place Concrete	40	8	86	LF	\$142.34	Capital Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,241	\$0	\$12,241
G40	Site Electrical Utilities																						
G4021	Replace Site Lighting, Bollard, 175W MH	20	2	5	EA	\$1,141.16	Capital Replacement		\$0	\$0	\$5,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,706

G Building Sitework SUB TOTALS									\$1,771	\$0	\$5,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,986	\$0	\$1,771	\$110,692
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Z General																						
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Z10	General Requirements																						
Z1010.2	Lavatory - Install cover panel	0	0	1	LS	\$347.60	Capital Replacement		\$348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$348	\$0
	Restroom - Install grab bar	0	0	2	EA	\$325.00	Capital Replacement		\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650	\$0

Z General SUB TOTALS									\$998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$998	\$0
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Expenditure Totals per Year									\$215,293	\$17,438	\$5,706	\$0	\$109,037	\$0	\$0	\$0	\$581,916	\$1,686,189	\$215,293	\$2,400,285
Total Cost (Inflated @ 4% per Yr.)									\$215,293	\$18,135	\$6,171	\$0	\$127,558	\$0	\$0	\$0	\$796,393	\$2,399,973	TOTAL*	\$2,615,579

1.9 Assets Observed

All assets observed are provided in this report sorted by the Unifomat II coding, indexed is as follows:

A - SubStructure

A10 - Foundations

A20 - Basement Construction

B - Shell

B10 - SuperStructure

B20 - Exterior Enclosure

B30 - Roofing

C - Interiors

C10 - Interior Construction

C20 - Stairs

C30 - Interior Finishes

D - Services

D10 - Conveying Systems

D20 - Plumbing

D30 - HVAC

D40 - Fire Protection Systems

D50 - Electrical Systems

E - Equipment & Furnishing

E10 - Equipment

E20 - Furnishings

F - Special Construction And Demolition

F10 - Special Construction

F20 - Selective Demolition

G - Building Sitework

G10 - Site Preparation

G20 - Site Improvements

G30 - Site Civil/Mechanical Utilities

G40 - Site Electrical Utilities

G90 - Other Site Construction

Z - General

Z10 - General Requirements

Z20 - Bidding Requirements, Contract Forms, Conditions

Z90 - Project Cost Estimate

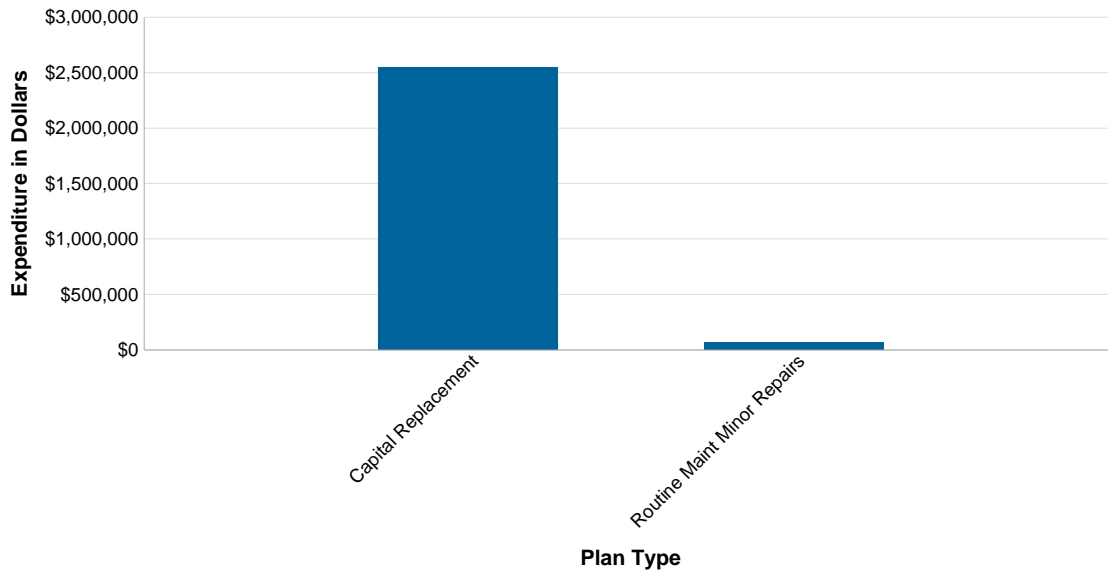
1.10 Needs Sorted by Plan Type

has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance:	Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement
Plan Type 2 Routine Maintenance:	Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal:	Planned replacement of building systems that have or will reach the end of their useful life
Plan Type 4 Energy & Sustainability:	When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance
Plan Type 5 ADA:	When the repair or replacement of equipment or systems are recommended to comply with ADA
Plan Type 6 Seismic:	Projects identified as part of a Seismic Study
Plan Type 7 Environmental:	When the repair or replacement of equipment or systems are recommended to remove hazardous materials
Plan Type 8 Functionality:	Projects identified to improve the functionality of the facility

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

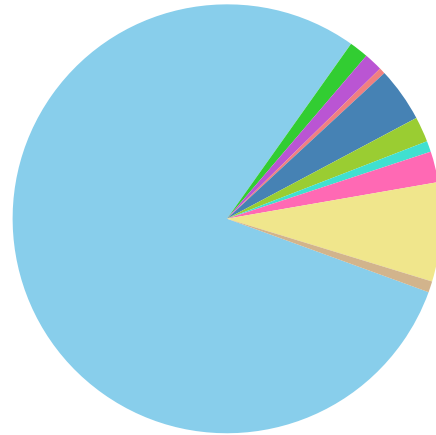
Planning Horizon Needs by Category



Plan Types	Total Cost
Capital Replacement	\$2,550,934
Routine Maint Minor Repairs	\$64,645
Total	\$2,615,579

1.11 Distribution of Immediate (Year 1) Needs by Building System

Distribution of Immediate Needs by Building System

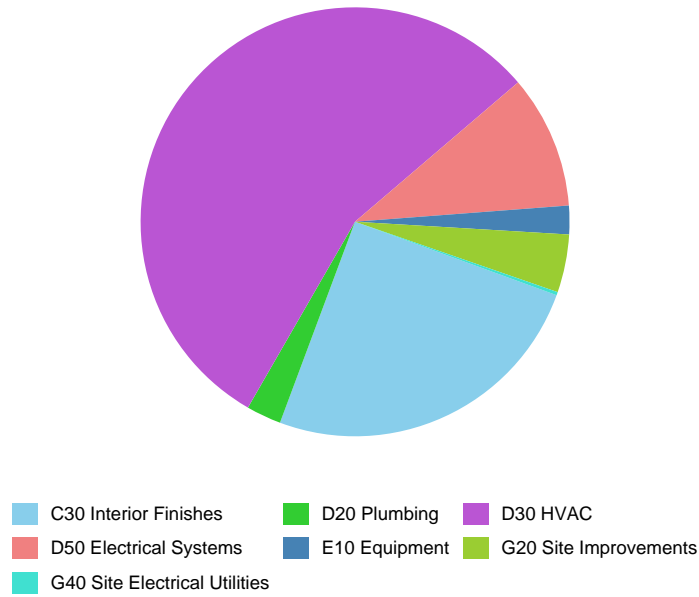


- Boilers
- Building Automation S
- Chilled Water Distri
- Consider: ADA Invest
- Exterior Wall Construct
- Flooring
- Paving & Surfacing
- Pipe & Fittings
- Wall Finishes to Interio
- Windows

Building System	Estimated Cost	Percentage of Total Cost
Boilers	\$170,635	79.26 %
Building Automation Systems	\$3,100	1.44 %
Chilled Water Distribution	\$3,000	1.39 %
Consider: ADA Investments	\$998	0.46 %
Exterior Wall Construction	\$8,832	4.10 %
Flooring	\$4,092	1.90 %
Paving & Surfacing	\$1,771	0.82 %
Pipe & Fittings	\$5,000	2.32 %
Wall Finishes to Interior Walls	\$16,080	7.47 %
Windows	\$1,786	0.83 %
Total	\$215,293	100 %

1.12 Distribution of Future (Year 2-Year 10) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
C30 Interior Finishes	\$603,404	25.14 %
D20 Plumbing	\$63,161	2.63 %
D30 HVAC	\$1,330,112	55.41 %
D50 Electrical Systems	\$241,172	10.05 %
E10 Equipment	\$51,744	2.16 %
G20 Site Improvements	\$104,986	4.37 %
G40 Site Electrical Utilities	\$5,706	0.24 %
Total	\$2,400,285	100 %

ASSETS OBSERVED DETAILS

All observed assets in this section are sorted by the Uniformat II coding. Each asset will contain an assessed details table, and will also include field notes, images, and expenditures where applicable.

Item	Description
A10 Foundations	Foundations
Condition	Fair - Good
Quantity	18,670 SF
Remaining Useful Life (RUL)	15 Year(s)

Item	Description
A1031 Standard Slab on Grade	Standard Slab on Grade
Condition	Fair - Good
Quantity	87,837 SF
Remaining Useful Life (RUL)	15 Year(s)

Item	Description
A20 Basement Construction	Basement Construction
Condition	Fair - Good
Quantity	2,110 SF
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
B10 SuperStructure	SuperStructure
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	15 Year(s)

Item	Description
Superstructure, Ramps, Exterior, Concrete	Exterior Concrete Ramps
Condition	Good
Quantity	218 LF
Remaining Useful Life (RUL)	44 Year(s)



Item	Description
Superstructure, Ramps, Interior, Concrete	Interior Concrete Ramp
Condition	Fair - Good
Quantity	107 LF
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
Clay Brick, Painted, Exterior, = 3 Stories	Clay Brick Exterior Wall
Condition	Fair - Good
Quantity	46,032 SF
Remaining Useful Life (RUL)	15 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
B2011	Repoint Brick Veneer, Exterior, 3+ Stories	CRP	2018	\$8,832

Item	Description
Aluminum Louver, 2 Stories	Aluminum Louver
Condition	Good
Quantity	7 EA
Remaining Useful Life (RUL)	54 Year(s)



Item	Description
Aluminum Fixed Window, = 3 Stories, 24 Sq Ft	Aluminum Fixed Window
Condition	Good
Quantity	376 EA
Remaining Useful Life (RUL)	24 Year(s)

**Cost Recommendations:**

Uniformat	Component Description	Plan Type	Year	Expenditures
B2021	Repair Glazing for Windows	CRP	2018	\$1,786

Item	Description
Steel w/ Safety Glass, Painted, Exterior Door	Steel w/ Safety Glass Exterior Door
Condition	Good
Quantity	27 EA
Remaining Useful Life (RUL)	69 Year(s)



Item	Description
Steel w/ Safety Glass, Painted, Exterior Door	Steel Exterior Door
Condition	Fair - Good
Quantity	9 EA
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
Other Doors & Entrances, Rolling Door, Steel	Stell Doors & Entrances, Rolling Door
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	12 Year(s)



Item	Description
Green Roof w Growing Medium, Rubberized Asphalt	Green Roof w Growing Medium
Condition	Fair - Good
Quantity	32,800 SF
Remaining Useful Life (RUL)	14 Year(s)



Item	Description
Roof Coverings, Inverted Membrane System	Inverted Membrane Roof Covering
Condition	Good
Quantity	32,800 SF
Remaining Useful Life (RUL)	24 Year(s)

Description:

There are leakage from the Roof and need maintenance.



Item	Description
Roof Coverings, Metal Panels, Corrugated	Corrugated Roof Covering
Condition	Good
Quantity	26,400 SF
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Roof Coverings, Slate Roof Shingles	Slate Roof Shingles Roof Covering
Condition	Good
Quantity	27,320 SF
Remaining Useful Life (RUL)	64 Year(s)



Item	Description
Roof Openings, Metal Framed, Glass Skylight	Metal Frame Skylights
Condition	Good
Quantity	441 SF
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Roof Hatch, Aluminum	Aluminum Roof Hatch
Condition	Good
Quantity	4 EA
Remaining Useful Life (RUL)	44 Year(s)



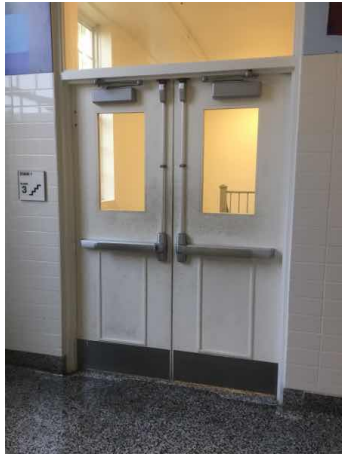
Item	Description
Interior Windows & Storefronts - Standard	Interior Windows & Storefronts - Standard
Condition	Good
Quantity	1,120 SF
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Aluminum, Fully Glazed, Interior Door	Aluminum Fully Glazed Interior Door
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	44 Year(s)



Item	Description
Fire Doors	Fire Doors
Condition	Good
Quantity	67 EA
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Steel, Interior Door	Steel Interior Door
Condition	Good
Quantity	32 EA
Remaining Useful Life (RUL)	69 Year(s)



Item	Description
Wood Solid Core Safety Glass Painted Interior	Wood Safety Glass Painted Interior
Condition	Good
Quantity	137 EA
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Wood, Solid Core, Painted, Interior Door	Wood Solid Core Interior Door
Condition	Good
Quantity	92 EA
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Concrete, Exterior Stairs	Concrete Exterior Stairs
Condition	Good
Quantity	1,884 SF
Remaining Useful Life (RUL)	44 Year(s)



Item	Description
Concrete, Interior Stairs	Concrete Interior Stairs
Condition	Fair - Good
Quantity	598 SF
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
Interior Stairs, Concrete Filled Metal Pan Type (Riser)	Concrete Filled Metal Pan Type Interior Stair
Condition	Good
Quantity	460 Riser
Remaining Useful Life (RUL)	69 Year(s)



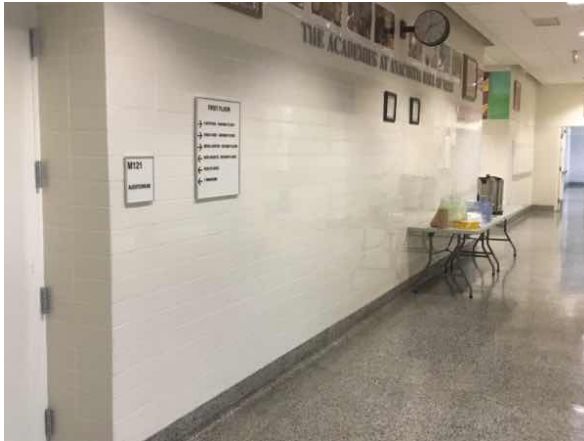
Item	Description
Interior Stairs, Metal, Utility / Access (Riser)	Concrete Interior Stair Utility / Access
Condition	Fair - Good
Quantity	32 Riser
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
Metal, Painted, Interior Stairs	Metal Interior Stairs
Condition	Fair - Good
Quantity	96 SF
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
Ceramic Tile, Interior Wall Finish, 16 Sq In	Ceramic Tile Interior Wall Finish
Condition	Good
Quantity	18,235 SF
Remaining Useful Life (RUL)	69 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
C3012	Repair Ceramic Tile, Interior Wall Finish	CRP	2018	\$8,205

Item	Description
Clay Brick, Interior Wall Finish	Clay Brick Interior Wall Finish
Condition	Fair - Good
Quantity	6,904 SF
Remaining Useful Life (RUL)	15 Year(s)



Item	Description
Concrete Block, Interior Wall Finish	Concrete Block Interior Wall Finish
Condition	Fair - Good
Quantity	10,357 SF
Remaining Useful Life (RUL)	15 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
C3012	Repoint Concrete Block, Exterior	CRP	2018	\$5,967

Item	Description
Gypsum Board, Interior Wall Finish	Gypsum Board Interior Wall Finish
Condition	Good
Quantity	51,786 SF
Remaining Useful Life (RUL)	34 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
C3012	Repair Gypsum Board/Plaster, Interior Wall	CRP	2018	\$1,908

Item	Description
Ceramic Tile Flooring	Ceramic Tile Flooring
Condition	Good
Quantity	5,822 SF
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Concrete Flooring	Concrete Flooring
Condition	Fair - Good
Quantity	16,500 SF
Remaining Useful Life (RUL)	12 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
C3024	Repair Concrete Slab	CRP	2018	\$4,092

Item	Description
Floor Finish, Terrazzo, Authentic	Terrazzo Floor Finish
Condition	Fair - Good
Quantity	18,500 SF
Remaining Useful Life (RUL)	8 Year(s)

**Cost Recommendations:**

Uniformat	Component Description	Plan Type	Year	Expenditures
C3024	Repair Terrazzo Flooring	CRP	2019	\$17,438
C3024	Replace Terrazzo Floor Finish	CRP	2026	\$476,930

Item	Description
Floor Finish, Tile, Rubber	Rubber Floor Finish
Condition	Fair
Quantity	3,942 SF
Remaining Useful Life (RUL)	4 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
C3024	Replace Rubber Floor Finish	CRP	2022	\$29,171

Item	Description
Floor Finish, Wood Strip	Wood Strip Floor Finishes
Condition	Good
Quantity	27,840 SF
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Floor Finish, Wood, Athletic	Athletic Wood Floor Finish
Condition	Good
Quantity	12,690 SF
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Quarry Tile Flooring	Quarry Tile Flooring
Condition	Good
Quantity	2,196 SF
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Vinyl Tile Flooring	Vinyl Tile Flooring
Condition	Fair - Good
Quantity	100,465 SF
Remaining Useful Life (RUL)	12 Year(s)



Item	Description
Carpet, Nylon, High Traffic, 20 oz	Carpet Floor Finishes
Condition	Fair
Quantity	13,360 SF
Remaining Useful Life (RUL)	4 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
C3025	Replace Carpet Floor Finishes	CRP	2022	\$79,866

Item	Description
Gypsum Board, Finished Ceiling	Gypsum Board Ceiling Finishes
Condition	Good
Quantity	16,500 SF
Remaining Useful Life (RUL)	69 Year(s)



Item	Description
Acoustical Tile Ceiling	Acoustical Tile Ceiling
Condition	Good
Quantity	169,640 SF
Remaining Useful Life (RUL)	19 Year(s)



Item	Description
Elevator, Hydraulic, 1500 to 2500 LB, 3 Storeys	Elevators (x2)
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Lift, Wheel Chair	Wheel Chair Lift
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)



Wheel Chair Lift

Item	Description
Plumbing Fixt (SF), Avg D, Avg Q	Typical plumbing fixtures
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	24 Year(s)
Location	Bathroom



Laboratory Sink



Mopping Sink



Toilet Seat



Urinals

Item	Description
Plumbing Fixt, Sink, Kitchen, Commercial Grade (per Basin)	Commercial Grade Kitchen Sink
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	34 Year(s)
Location	Kitchen



Kitchen Sink



Kitchen Sink

Item	Description
Sink, Enameled Steel	Classroom Sinks
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	29 Year(s)



Classroom Sink

Item	Description
Emergency Eye wash and Shower - Plumbed	Emergency Eye wash and Shower
Condition	Good
Quantity	10 EA
Remaining Useful Life (RUL)	19 Year(s)



Eye Wash and

Item	Description
Shower, Ceramic Tile	Showers
Condition	Good
Quantity	32 EA
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Plumbing Fixt (SF), Drinking Fountain, Wall Mount, Dual-Height	Drinking Fountains
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	9 Year(s)



Drinking Fountain

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D2018	Replace Drinking Fountains	CRP	2027	\$48,985

Item	Description
Plumbing Fixt, Drinking Fountain, Floor Mount	Drinking Fountains - Annex
Condition	Fair - Good
Quantity	4 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Exterior



Drinking Fountain

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D2018	Replace Drinking Fountains - Annex	CRP	2027	\$5,200

Item	Description
Piping (SF), Domestic Water Service & Dist, Avg Density (large Bldg)	Domestic Water Distribution Piping
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	34 Year(s)



Domestic Water Piping

Item	Description
DHW Insulated storage tank	Domestic Hot Water Storage Tank, 993 Gal (x2)
Condition	Good
Quantity	1,986 GAL
Remaining Useful Life (RUL)	34 Year(s)
Location	Boiler Room



Domestic Hot Water Storage Tanks

Item	Description
Tankless Water Heater - Gas	Water Heaters, Gas-fired, 1500 Mbh (x2)
Condition	Good
Quantity	3,000,000 BTU
Remaining Useful Life (RUL)	34 Year(s)
Location	Boiler Room



Water Heaters

Item	Description
Booster Pump, 10.000 HP	Booster Pumps (x5)
Condition	Fair - Good
Quantity	5 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	M 001 Cistern/Pump Room



Booster Pump



Booster Pump

Item	Description
Water Flow Meter, 4.00 In	Water Flow Meter
Condition	Good
Quantity	3 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Exterior



Water Meter



Water Meter



Water Meter

Item	Description
Water Treatment, Filtration System	Water Treatment, Filtration System
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Boiler Room



Water Filtration System

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D2023	Replace Water Treatment, Filtration System	CRP	2027	\$8,976

Item	Description
Medium Density Sanitary Waste System (Black/PVC)	Waste Piping
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	19 Year(s)



Sanitary Waste Piping



Vent

Item	Description
Light Density Rainwater Drainage Syst (Black/PVC)	Rainwater Drainage Piping
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	19 Year(s)



Rain Drainage Piping

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D2041	Fix the storm drainage piping that leaks in the main office, when using Emergency Eye wash and Shower.	RM	2018	\$5,000

Item	Description
Pump, Sump, 0.5 HP	Sump Pumps
Condition	Fair - Good
Quantity	4 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Boiler Room



Sump Pumps

Item	Description
Solar Panel, 24 Sq Ft	Solar Panel, 24 Sq Ft
Condition	Fair - Good
Quantity	476 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Roof



Inverter Box



Solar Panel

Item	Description
Boiler, Gas, Hot Water/Steam, 1,250~1,500 MBH	Boiler 3, Gas-fired, 1500 Mbh (x1)
Condition	Poor
Quantity	1 EA
Remaining Useful Life (RUL)	0 Year(s)
Location	Boiler Room



Boiler 3...not Working

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3021	Replace Boiler 3, Gas-fired, 1500 Mbh (x1)	CRP	2018	\$55,545
D3021	Repair the leak of flue piping for Boiler 1.	RM	2018	\$2,000
D3021	Replace Boiler 3, which is down.	CRP	2018	\$55,545

Item	Description
Boiler, Gas, Hot Water/Steam, 1,250~1,500 MBH	Boiler 1&2, Gas-fired, 1500 Mbh (x2)
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Boiler Room



Boilers



Flue Piping Leaking...Boiler 1

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3021	Replace Boiler 3, which is down.	RM	2018	\$55,545
D3021	Repair the leak of flue piping for Boiler 1.	RM	2018	\$2,000

Item	Description
Expansion Tank, 400 Gal	Expansion Tank, 453 Gal
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)
Location	Boiler Room



Expansion Tank

Item	Description
Expansion Tank, 400 Gal	Expansion Tank, 400 Gal
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)
Location	Boiler Room



Expansion Tank

Item	Description
Heating Hot Water/Steam Piping Syst Light Density	Heating Hot Water Piping
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	19 Year(s)



Heating Water Piping

Item	Description
Chiller, Centrifugal, 201~250 Ton	Chiller, 250 Ton (x2)
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Boiler Room



Chillers

Item	Description
Cooling Tower, 250 Ton	Cooling Tower, 250 Ton (x2)
Condition	Fair - Good
Quantity	2 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Cooling Towers

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3031	Replace Cooling Tower, 250 Ton (x2)	CRP	2027	\$79,524

Item	Description
Condenser, Air-Cooled, 2 Ton	Air-Cooled Condenser, 2 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Air-Cooled Condenser

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3032	Replace Air-Cooled Condenser, 2 Ton	CRP	2027	\$2,252

Item	Description
Condenser, Air-Cooled, 2 Ton	Air-Cooled Condenser, 2 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Exterior



Air Cooled Condenser

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3032	Replace Air-Cooled Condenser, 2 Ton	CRP	2027	\$2,252

Item	Description
Condensing Unit / Compressor (Refrigeration) 5.0 HP (~1.0 Ton), Air Cooled	Condensing Unit, ~5 HP
Condition	Poor - Fair
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Exterior



Condensing Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3032	Replace Condensing Unit, ~5 HP	CRP	2027	\$5,967

Item	Description
Ductwork	Ductwork
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	24 Year(s)



Ductwork

Item	Description
Energy Recovery Ventilator Unit (ERV), 20,000 to 30,000 CFM	Energy Recovery Unit, 27,500 CFM
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Condensate piping leaking



Rooftop Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3041	Replace Energy Recovery Unit, 27,500 CFM	CRP	2027	\$30,000

Item	Description
Fan Coil Unit, DX, 0.5 Ton	Split A/C System Indoor Unit
Condition	Fair - Good
Quantity	2 EA
Remaining Useful Life (RUL)	9 Year(s)



Split A/C System Indoor Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3041	Replace Split A/C System Indoor Unit	CRP	2027	\$2,997

Item	Description
Exhaust / Ventilation, General (SF) Mid-Sized Building / Avg Density	Exhaust Fans
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	Roof



Exhaust Fan

Item	Description
Kitchen Exhaust Hood, Commercial	Kitchen Exhaust Hood
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Kitchen



Kitchen Hood

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3042	Replace Kitchen Exhaust Hood	CRP	2027	\$7,630

Item	Description
Heating, Hydronic (EA), Convection, Cabinet Type	Hydronic Radiators
Condition	Good
Quantity	12 EA
Remaining Useful Life (RUL)	24 Year(s)



Hydronic Heater

Item	Description
Piping (SF), Chilled Water Supply & Return, Average Density	Chilled Water Piping
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	29 Year(s)



Chilled Water Piping



Cracked Chilled Water Piping at a Valve Controller- Leaking

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3045	Replace the chilled water piping cracked at a valve controller.	CRP	2018	\$3,000

Item	Description
Air Conditioner, Window, 1 Ton	Window A/C Units - Annex
Condition	Fair - Good
Quantity	3 EA
Remaining Useful Life (RUL)	14 Year(s)



Window A/C Unit

Item	Description
Unit Heater, Electric, 10 kW	Electric Unit Heater
Condition	Fair - Good
Quantity	20 EA
Remaining Useful Life (RUL)	14 Year(s)



Fan Coil Unit

Item	Description
Air Conditioner, Rooftop, Multizone, 100 Ton	Rooftop Units, 95 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Rooftop Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3052	Replace Rooftop Units, 95 Ton	CRP	2027	\$149,058

Item	Description
Air Conditioner, Rooftop, Multizone, 100 Ton	Rooftop Units, 95 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Rooftop Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3052	Replace Rooftop Units, 95 Ton	CRP	2027	\$149,058

Item	Description
Air Conditioner, Rooftop, Multizone, 140 Ton	Rooftop Units, 134 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)



Rooftop Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3052	Replace Rooftop Units, 134 Ton	CRP	2027	\$203,840

Item	Description
Air Conditioner, Rooftop, Multizone, 40 Ton	Rooftop Units, 40 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Rooftop Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3052	Replace Rooftop Units, 40 Ton	CRP	2027	\$60,856

Item	Description
Air Conditioner, Rooftop, Single Zone, 60 Ton	Rooftop Units, 60 Ton
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof



Rooftop Unit

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3052	Replace Rooftop Units, 60 Ton	CRP	2027	\$85,593

Item	Description
Meter, Natural Gas, w/ Digital Pulser, 800 CHF	Gas Meter
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Exterior



Gas Meter

Item	Description
Building Controls (SF), DDC, Average	HVAC Control System
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	9 Year(s)
Location	M007 Engineering Office



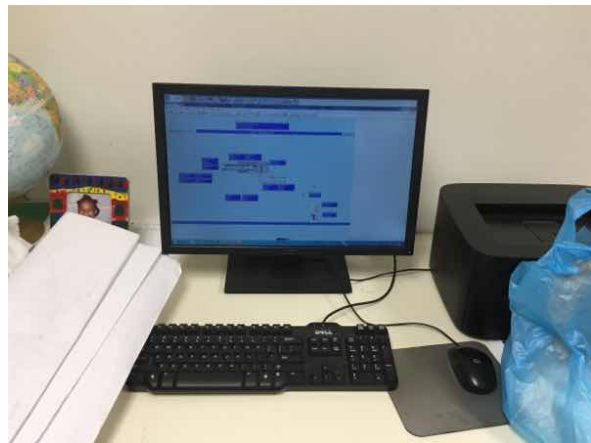
Broken VFD Controller of Hot Water Pump 5



Detached Thermostat in Room 321



Humidity Sensor



HVAC Controller



Thermostats

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D3068	Replace VFD Controller for Pump 5.	CRP	2018	\$3,000
D3068	Reattach the thermostat detached from the wall of room M211.	RM	2018	\$100
D3068	Replace HVAC Control System	CRP	2027	\$551,084

Item	Description
Sprinkler System (SF), Wet, Ordinary Hazard, Complete	Sprinkler System (SF)
Condition	Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	29 Year(s)



Fire Standpiping



Sprinkler System

Item	Description
Fire Extinguishers (SF)	Fire Extinguisher
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)



Fire Extinguisher



Fire Extinguisher Certification Tag

Item	Description
Kitchen Fire Suppression System (CO2)	Kitchen Fire Suppression System
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Kitchen



Ansul System



Kitchen Hood Sprinkler Nozzles

Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch, 400 Amp
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)
Location	M013 Mechanical Room



Disconnect

Item	Description
Disconnect Switch, 600 Amp	Disconnect Switch, 800 Amp
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)
Location	M003 Electrical



Disconnect

Item	Description
Disconnect Switch, 600 Amp	Disconnect Switch, 600 Amp
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)
Location	M003A Electrical



Disconnect

Item	Description
Main Switchgear, 480 Y, 277 V, 2,000 Amp	Main Switchgear, 480 Y, 277 V, 2,000 Amp
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	34 Year(s)
Location	M003 Electrical



Main Switchgear



Switchboard

Item	Description
Power Panel Board, 208 Y, 120 V, 100 Amp	Power Panel Board, 208 Y, 120 V, 125 Amp
Condition	Good
Quantity	3 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 208 Y, 120 V, 225 Amp	Power Panel Board, 208 Y, 120 V, 250 Amp
Condition	Good
Quantity	14 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 208 Y, 120 V, 400 Amp	Power Panel Board, 208 Y, 120 V, 400 Amp
Condition	Good
Quantity	12 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 480 Y, 277 V, 1,000 Amp	Power Panel Board, 480 Y, 277 V, 800 Amp
Condition	Good
Quantity	3 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 480 Y, 277 V, 100 Amp	Power Panel Board, 480 Y, 277 V, 125 Amp
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 480 Y, 277 V, 200 Amp	Power Panel Board, 480 Y, 277 V, 250 Amp
Condition	Good
Quantity	8 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 480 Y, 277 V, 400 Amp	Power Panel Board, 480 Y, 277 V, 600 Amp
Condition	Good
Quantity	5 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Power Panel Board, 480 Y, 277 V, 400 Amp	Power Panel Board, 480 Y, 277 V, 400 Amp
Condition	Good
Quantity	5 EA
Remaining Useful Life (RUL)	24 Year(s)



Panel Board

Item	Description
Secondary Transformer, Dry, 113 kVA	Secondary Transformer, Dry, 112.5 kVA
Condition	Good
Quantity	2 EA
Remaining Useful Life (RUL)	24 Year(s)



Transformer

Item	Description
Secondary Transformer, Dry, 15 kVA	Secondary Transformer, Dry, 15 kVA
Condition	Good
Quantity	4 EA
Remaining Useful Life (RUL)	24 Year(s)



Transformer

Item	Description
Secondary Transformer, Dry, 150 kVA	Secondary Transformer, Dry, 150 kVA
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	24 Year(s)



Transformer

Item	Description
Secondary Transformer, Dry, 225 kVA	Secondary Transformer, Dry, 225 kVA
Condition	Good
Quantity	3 EA
Remaining Useful Life (RUL)	24 Year(s)



Transformer

Item	Description
Secondary Transformer, Dry, 30 kVA	Secondary Transformer, Dry, 30 kVA
Condition	Good
Quantity	4 EA
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Transfer Switch, Auto, 600 V, 200 Amp	Transfer Switch, Auto, 600 V, 200 Amp
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	12 Year(s)
Location	M003A Electrical



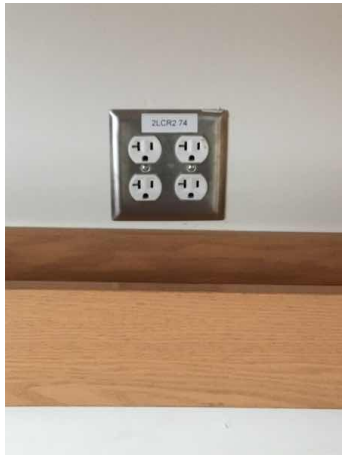
Automatic Transfer Switch

Item	Description
Transfer Switch, Auto, 600 V, 400 Amp	Transfer Switch, Auto, 600 V, 400 Amp
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	M003A Electrical



Automatic Transfer Switch

Item	Description
Electrical (SF) Branch Wiring, Peripheral Devices, Avg Cost/Density	Electrical (SF) Branch Wiring, Peripheral Devices, Avg Cost/Density
Condition	Good
Quantity	202,239 SF
Remaining Useful Life (RUL)	24 Year(s)



Receptacles



Switch

Item	Description
Electrical (SF) Branch Wiring, Peripheral Devices, High Cost/Density	Electrical (SF) Branch Wiring, Peripheral Devices, High Cost/Density
Condition	Good
Quantity	1,866 SF
Remaining Useful Life (RUL)	24 Year(s)
Location	Science Lab



Receptacles

Item	Description
Occupancy Sensors, Indoor Lighting	Occupancy Sensors, Indoor Lighting (SF)
Condition	Fair - Good
Quantity	204,105 EA
Remaining Useful Life (RUL)	13 Year(s)



Occupancy Sensor



Occupancy Sensor Receptacle

Item	Description
Lighting, Exterior Fixture, Economy, Wall or Soffit Mounted	Lighting, Exterior Fixture, Economy, Wall or Soffit Mounted
Condition	Fair - Good
Quantity	2 EA
Remaining Useful Life (RUL)	14 Year(s)



Exterior Lights

Item	Description
Lighting, Exterior Fixture, Economy, Wall or Soffit Mounted	Lighting, Exterior Fixture, Economy, Wall or Soffit Mounted
Condition	Fair - Good
Quantity	34 EA
Remaining Useful Life (RUL)	14 Year(s)



Flood Lights

Item	Description
Lighting, Interior (SF), Fluorescent, Avg Density	Lighting, Interior (SF), Fluorescent, Avg Density
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)



Fluorescent Light

Item	Description
Communications (SF), P.A. System, Low / Avg Density	Communications (SF), P.A. System, Low / Avg Density
Condition	Fair - Good
Quantity	240,105 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	S004 Telecom Closet



PA Switch



PA System



Speaker

Item	Description
Sound System, 7 Channel	Sound System, 7 Channel
Condition	Fair - Good
Quantity	6 EA
Remaining Useful Life (RUL)	9 Year(s)



Sound System

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D5031	Replace Sound System, 7 Channel	CRP	2027	\$12,406

Item	Description
Telephone System (SF), Avg Density	Telephone System (SF), Avg Density
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	S004 Telecom Closet



Telephone



Telephone

Item	Description
Master Clock System (SF)	Master Clock System (SF)
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	S004 Telecom Closet



Clock

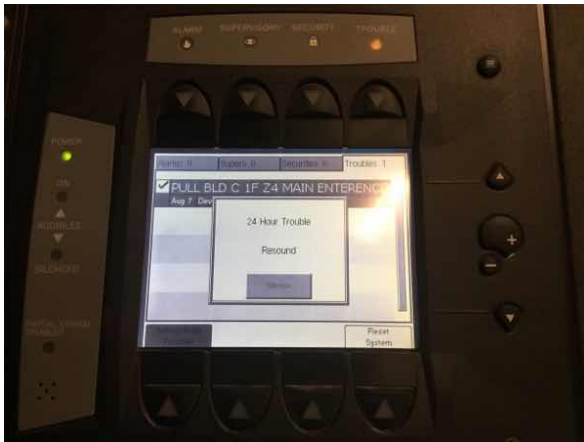


Master Clock

Item	Description
Security (SF), Fire Alarm System, Complete, Avg Density	Security (SF), Fire Alarm System, Complete, Avg Density
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	M003A Electrical

Description:

The fire alarm was in trouble mode, need routine maintenance.



Alarm in Trouble Mode



Fire Alarm Panel



Pull Station



Speaker Strobe



Strobe

Item	Description
Card Reader	Card Reader
Condition	Fair - Good
Quantity	18 EA
Remaining Useful Life (RUL)	9 Year(s)



Card Reader

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D5038	Replace Card Reader	CRP	2027	\$16,660

Item	Description
Magnetic Lock	Electronic Article Surveillance System (EA)
Condition	Fair - Good
Quantity	2 EA
Remaining Useful Life (RUL)	9 Year(s)
Location	Library



EAS Anti Theft System

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D5038	Replace Electronic Article Surveillance System (EA)	CRP	2027	\$1,490

Item	Description
Screening Magnetometer	Screening Magnetometer
Condition	Fair - Good
Quantity	4 EA
Remaining Useful Life (RUL)	9 Year(s)



Metal Detector

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D5038	Replace Screening Magnetometer	CRP	2027	\$12,689

Item	Description
Screening X-Ray Machine	Screening X-Ray Machine
Condition	Fair - Good
Quantity	3 EA
Remaining Useful Life (RUL)	9 Year(s)



X Ray Machine

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D5038	Replace Screening X-Ray Machine	CRP	2027	\$139,509

Item	Description
Security (LF), Surveillance, Exterior Perimeter	Security (LF), Surveillance, Exterior Perimeter
Condition	Fair - Good
Quantity	1,961 LF
Remaining Useful Life (RUL)	9 Year(s)
Location	Exterior



Damaged Surveillance Camera



Surveillance Camera

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
D5038	Replace Security (LF), Surveillance, Exterior Perimeter	CRP	2027	\$58,418

Item	Description
Security (SF), Surveillance, Alarm, Avg Density/Cost	Security (SF), Surveillance, Alarm, Avg Density/Cost
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)



Access Control Panel



Motion Detector

Item	Description
Communications (SF), LAN System, Avg Density	Communications (SF), LAN System, Avg Density
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	M318 Telecom Room



LAN Rack

Item	Description
Lightning Protection System (EA)	Lightning Protection System (EA)
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Chimney



Lightning Protection

Item	Description
Emergency Lighting (SF) Emergency Light Fixtures, Battery Backup	Emergency Lighting (SF) Emergency Light Fixtures, Battery Backup
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)



Emergency Light

Item	Description
Emergency Lighting (SF) EXIT Signs, Illuminated, Battery Backup	Emergency Lighting (SF) EXIT Signs, Illuminated, Battery Backup
Condition	Fair - Good
Quantity	204,105 SF
Remaining Useful Life (RUL)	14 Year(s)



Exit Sign

Item	Description
Generator, NG / LP / Gasoline, 190 kW~250 kW	Generator, NG / LP / Gasoline, 300 kW
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Exterior



Generator

Item	Description
Generator, NG / LP / Gasoline, 65 kW~125 kW	Generator, NG / LP / Gasoline, 100 kW
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)
Location	Exterior



Generator

Item	Description
Laboratory Exhaust Hood, 4 Ln Ft	Laboratory Exhaust Hood
Condition	Fair - Good
Quantity	3 EA
Remaining Useful Life (RUL)	9 Year(s)



Laboratory Exhaust Hood

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
E1027	Replace Laboratory Exhaust Hood	CRP	2027	\$7,373

Item	Description
Sink, Epoxy Resin, Laboratory	Laboratory Sinks
Condition	Fair - Good
Quantity	84 EA
Remaining Useful Life (RUL)	9 Year(s)



Laboratory Sinks



Laboratory Sinks

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
E1027	Replace Laboratory Sinks	CRP	2027	\$44,371

Item	Description
Food Service Equipment, Commercial / Institutional, High End	Kitchen Food Service Equipment
Condition	Fair - Good
Quantity	2,196 SF
Remaining Useful Life (RUL)	14 Year(s)
Location	Kitchen



Kitchen Equipment



Kitchen Equipment

Item	Description
Fixed Furnishings, Lockers, Metal, Painted	Painted Metal Lockers
Condition	Good
Quantity	903 LF
Remaining Useful Life (RUL)	19 Year(s)



Item	Description
Fixed Furnishings, Bleachers, Telescoping	Bleachers
Condition	Good
Quantity	520 Seat
Remaining Useful Life (RUL)	93 Year(s)



Item	Description
Fixed Furnishings, Theater Seating	Fixed Furnishings Theater Seating
Condition	Good
Quantity	644 Seat
Remaining Useful Life (RUL)	16 Year(s)



Item	Description
Seating, Painted Steel, Upholstered - Economy	Gymnasium Seatings
Condition	Good
Quantity	348 EA
Remaining Useful Life (RUL)	16 Year(s)



Item	Description
Concrete Pavement	Concrete Pavement
Condition	Fair - Good
Quantity	13,995 SF
Remaining Useful Life (RUL)	10 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
G2022	Repair Concrete Pavement	CRP	2018	\$1,771

Item	Description
Parking Lot, Asphalt Paved, High Cost	Asphalt Paved Parking Lot
Condition	Fair - Good
Quantity	20,610 SF
Remaining Useful Life (RUL)	8 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
G2022	Replace Asphalt Paved Parking Lot	CRP	2026	\$92,745

Item	Description
Parking Lot, Paving, Concrete, Driveways	Concrete Parking Lots
Condition	Good
Quantity	19,920 SF
Remaining Useful Life (RUL)	34 Year(s)



Item	Description
Fence, 4' Chain Link	4' Chain Link Fence
Condition	Fair - Good
Quantity	110 LF
Remaining Useful Life (RUL)	14 Year(s)



Item	Description
Fence, Metal	Metal Fence
Condition	Good
Quantity	1,260 LF
Remaining Useful Life (RUL)	24 Year(s)



Item	Description
Retaining Wall, Cast in Place Concrete	Retaining Wall Cast in Place Concrete
Condition	Fair - Good
Quantity	86 LF
Remaining Useful Life (RUL)	8 Year(s)



Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
G2042	Replace Retaining Wall Cast in Place Concrete	CRP	2026	\$12,241

Item	Description
Playing Fields, Football Field, High School or College	High School Football Field
Condition	Good
Quantity	1 EA
Remaining Useful Life (RUL)	19 Year(s)



Item	Description
Playing Fields, Play Structure, Small	Playing Fields Small
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	14 Year(s)



Item	Description
Playing Fields, Post Mounted Scoreboard (outdoor)	Electronic Marquee Board
Condition	Fair - Good
Quantity	1 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Front Lawn



Electronic Marquee Board

Item	Description
Playing Fields, Post Mounted Scoreboard (outdoor)	Playing Fields, Post Mounted Scoreboard (outdoor)
Condition	Fair - Good
Quantity	2 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Football Field



Football Score Board

Item	Description
Landscaping, Grass Sodding, Fields, Schools or College	Grass Sodding For Schools
Condition	Good
Quantity	30,600 SF
Remaining Useful Life (RUL)	19 Year(s)



Item	Description
Fuel Distribution, Gas Service Piping, 2" Steel	Gas Distribution Piping
Condition	Good
Quantity	400 LF
Remaining Useful Life (RUL)	24 Year(s)
Location	Exterior



Fuel Gas Piping

Item	Description
Site Lighting, Bollard, 175W MH	Site Lighting, Bollard, 175W MH
Condition	Poor
Quantity	5 EA
Remaining Useful Life (RUL)	2 Year(s)
Location	M318 Telecom Room

Description:

Most of the lights are damaged and need to be replaced.



Bollard Light

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
G4021	Replace Site Lighting, Bollard, 175W MH	CRP	2020	\$5,706

Item	Description
Site Lighting, Flood Light, 175W HID (1 Fixture)	Site Lighting, Flood Light, Stadium Lights
Condition	Fair - Good
Quantity	60 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Football Field



Stadium Lighting

Item	Description
Site Lighting, Flood Light, 175W HID (1 Fixture)	Site Lighting, Flood Light, Compact Fluorescent(1 Fixture)
Condition	Fair - Good
Quantity	8 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Parking Lot



Site Lights

Item	Description
Site Lighting, Flood Light, 175W HID (1 Fixture)	Site Lighting, Flood Light, 175W HID (1 Fixture)
Condition	Fair - Good
Quantity	5 EA
Remaining Useful Life (RUL)	14 Year(s)
Location	Parking Lot



Site Lights

Item	Description
Site Lighting, Poles, Concrete Base	Site Lighting, Poles, Concrete Base
Condition	Good
Quantity	24 EA
Remaining Useful Life (RUL)	34 Year(s)



Site Light Foundation

Item	Description
Site Lighting, Poles, Concrete Base	Site Lighting, Poles, Concrete Base
Condition	Good
Quantity	8 EA
Remaining Useful Life (RUL)	34 Year(s)



Site Light Foundation

Item	Description
Site Lighting, Poles, Steel (10')	Site Lighting, Poles, Steel (10')
Condition	Good
Quantity	8 EA
Remaining Useful Life (RUL)	34 Year(s)
Location	Front Lawn



Site Light Pole

Item	Description
Site Lighting, Poles, Steel (20')	Site Lighting, Poles, Steel (20')
Condition	Good
Quantity	10 EA
Remaining Useful Life (RUL)	34 Year(s)
Location	Parking Lot



Site Light Pole

Item	Description
Site Lighting, Poles, Steel (40')	Site Lighting, Poles, Steel (40')
Condition	Good
Quantity	6 EA
Remaining Useful Life (RUL)	34 Year(s)
Location	Football Field



Football Site Light Pole

Item	Description
Z1010.2 Consider: ADA Investments	Consider: ADA Investments
Condition	Good
Quantity	1
Remaining Useful Life (RUL)	99 Year(s)
Install grab bars in accessible stalls at 36" above the floor.	1
Modify existing lavatory faucets to paddle type faucets	2

Cost Recommendations:

Uniformat	Component Description	Plan Type	Year	Expenditures
Z1010.2	Restroom - Install grab bar	CRP	2018	\$650
Z1010.2	Lavatory - Install cover panel	CRP	2018	\$348

Appendices

APPENDIX A: Photographic Record

APPENDIX "A": Photographic Record



B1014 Ramps:- View of Exterior Concrete Ramps



B1014 Ramps:- View of Interior Concrete Ramp



B2011 Exterior Wall Construction:- View of Clay Brick Exterior Wall



B2013 Exterior Louvers, Screens, and Fencing:- View of Aluminum Louver



B2021 Windows:- View of Aluminum Fixed Window



B2031 Glazed Doors & Entrances:- View of Steel Exterior Door



B2031 Glazed Doors & Entrances:- View of Steel w/ Safety Glass Exterior Door



B2039 Other Doors & Entrances:- View of Steel Doors & Entrances, Rolling Door



B3011 Roof Finishes:- View of Corrugated Roof Covering



B3011 Roof Finishes:- View of Green Roof w Growing Medium



B3011 Roof Finishes:- View of Inverted Membrane Roof Covering



B3011 Roof Finishes:- View of Inverted Membrane Roof Covering



B3011 Roof Finishes:- View of Slate Roof Shingles Roof Covering



B3021 Glazed Roof Openings:- View of Metal Frame Skylights



B3022 Roof Hatches:- View of Aluminum Roof Hatch



C1017 Interior Windows & Storefronts:- View of Interior Windows & Storefronts - Standard



C1021 Interior Doors:- View of Aluminum Fully Glazed Interior Door



C1021 Interior Doors:- View of Fire Doors



C1021 Interior Doors:- View of Steel Interior Door



C1021 Interior Doors:- View of Wood Safety Glass Painted Interior



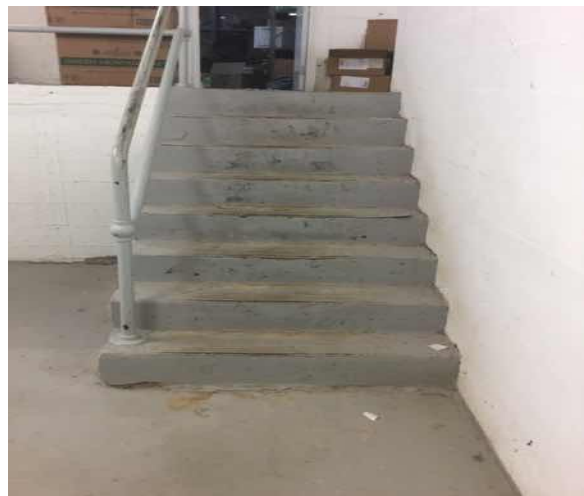
C1021 Interior Doors:- View of Wood Solid Core Interior Door



C2011 Regular Stairs:- View of Concrete Exterior Stairs



C2011 Regular Stairs:- View of Concrete Filled Metal Pan Type Interior Stair



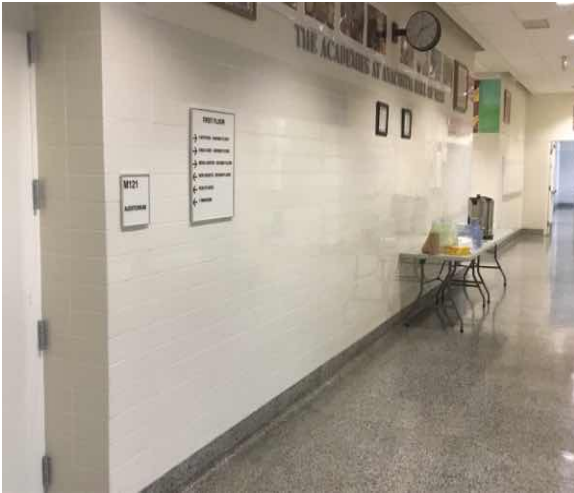
C2011 Regular Stairs:- View of Concrete Interior Stair Utility / Access



C2011 Regular Stairs:- View of Concrete Interior Stairs



C2011 Regular Stairs:- View of Metal Interior Stairs



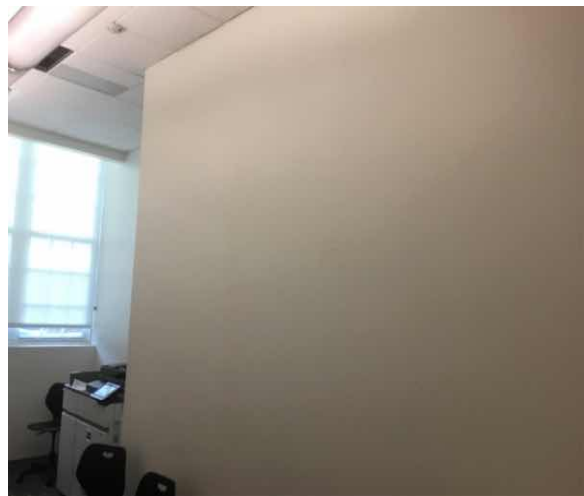
C3012 Wall Finishes to Interior Walls:- View of Ceramic Tile Interior Wall Finish



C3012 Wall Finishes to Interior Walls:- View of Clay Brick Interior Wall Finish



C3012 Wall Finishes to Interior Walls:- View of Concrete Block Interior Wall Finish



C3012 Wall Finishes to Interior Walls:- View of Gypsum Board Interior Wall Finish



C3024 Flooring:- View of Athletic Wood Floor Finish



C3024 Flooring:- View of Ceramic Tile Flooring



C3024 Flooring:- View of Concrete Flooring



C3024 Flooring:- View of Quarry Tile Flooring



C3024 Flooring:- View of Rubber Floor Finish



C3024 Flooring:- View of Terrazzo Floor Finish



C3024 Flooring:- View of Vinyl Tile Flooring



C3024 Flooring:- View of Wood Strip Floor Finishes



C3025 Carpeting:- View of Carpet Floor Finishes



C3031 Ceiling Finishes:- View of Gypsum Board Ceiling Finishes



C3032 Suspended Ceilings:- View of Acoustical Tile Ceiling



D1011 Passenger Elevators:- View of Elevators (x2)



D1011 Passenger Elevators:- View of Elevators (x2)



D1011 Passenger Elevators:- View of Elevators (x2)



D1013 Lifts:- Wheel Chair Lift



D2010.0 Water_Fixtures:- Laboratory Sink



D2010.0 Water_Fixtures:- Toilet Seat



D2010.0 Water_Fixtures:- Urinals



D2010.0 Water_Fixtures:- Mopping Sink



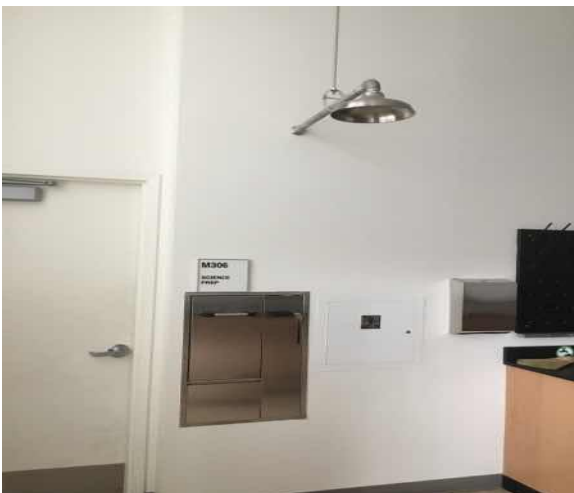
D2014 Sinks:- Classroom Sink



D2014 Sinks:- Kitchen Sink



D2014 Sinks:- Kitchen Sink



D2016 Wash Fountains:- Eye Wash and



D2017 Showers:- View of Showers



D2018 Drinking Fountains and Coolers:- Drinking Fountain



D2018 Drinking Fountains and Coolers:- Drinking Fountain



D2021 Cold Water Service:- Domestic Water Piping



D2022 Hot Water Service:- Domestic Hot Water Storage Tanks



D2022 Hot Water Service:- Water Heaters



D2023 Domestic Water Supply Equipment:- Booster Pump



D2023 Domestic Water Supply Equipment:- Booster Pump



D2023 Domestic Water Supply Equipment:- Water Meter



D2023 Domestic Water Supply Equipment:- Water Meter



D2023 Domestic Water Supply Equipment:- Water Meter



D2023 Domestic Water Supply Equipment:- Water Filtration System



D2031 Waste Piping:- Vent



D2031 Waste Piping:- Sanitary Waste Piping



D2041 Pipe & Fittings:- Rain Drainage Piping



D2043 Rainwater Drainage Equipment:- Sump Pumps



D3016 Solar Energy System:- Solar Panel



D3016 Solar Energy System:- Inverter Box



D3021 Boilers:- Flue Piping Leaking...Boiler 1



D3021 Boilers:- Boilers



D3021 Boilers:- Boiler 3...not Working



D3022 Boiler Room Piping & Specialties:- Expansion Tank



D3022 Boiler Room Piping & Specialties:- View of Expansion Tank, 400 Gal



D3022 Boiler Room Piping & Specialties:- Expansion Tank



D3022 Boiler Room Piping & Specialties:- Heating Water Piping



D3031 Chilled Water Systems:- Chillers



D3031 Chilled Water Systems:- Cooling Towers



D3031 Chilled Water Systems:- View of Cooling Tower, 250 Ton (x2)



D3032 Direct Expansion Systems:- Air-Cooled Condenser



D3032 Direct Expansion Systems:- Air Cooled Condenser



D3032 Direct Expansion Systems:- Condensing Unit



D3041 Air Distribution Systems:- Ductwork



D3041 Air Distribution Systems:- Rooftop Unit



D3041 Air Distribution Systems:- Condensate piping leaking



D3041 Air Distribution Systems:- View of Energy Recovery Unit, 27,500 CFM



D3041 Air Distribution Systems:- Split A/C System Indoor Unit



D3042 Exhaust Ventilation Systems:- Exhaust Fan



D3042 Exhaust Ventilation Systems:- View of Kitchen Exhaust Hood



D3042 Exhaust Ventilation Systems:- Kitchen Hood



D3044 Hot Water Distribution:- Hydronic Heater



D3045 Chilled Water Distribution:- Chilled Water Piping



D3045 Chilled Water Distribution:- Cracked Chilled Water Piping at a Valve Controller- Leakng



D3051 Terminal Self-Contained Units:- Fan Coil Unit



D3051 Terminal Self-Contained Units:- Window A/C Unit



D3052 Package Units:- Rooftop Unit



D3052 Package Units:- Rooftop Unit



D3052 Package Units:- Rooftop Unit



D3052 Package Units:- Rooftop Unit



D3052 Package Units:- Rooftop Unit



D3067 Energy Monitoring & Control:- Gas Meter



D3068 Building Automation Systems:- Thermostats



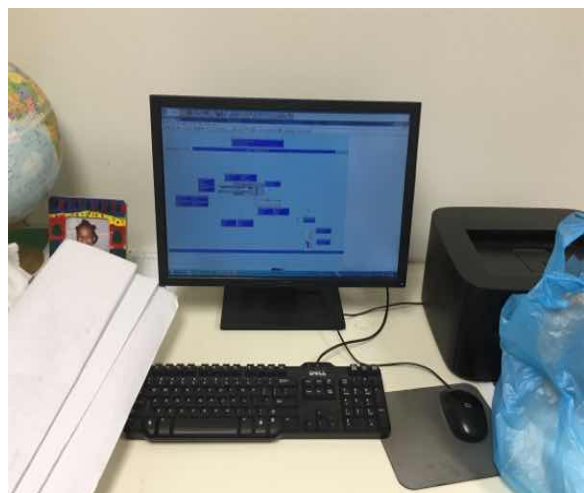
D3068 Building Automation Systems:- Humidity Sensor



D3068 Building Automation Systems:- Detached Thermostat in Room 321



D3068 Building Automation Systems:- Broken VFD Controller of Hot Water Pump 5



D3068 Building Automation Systems:- HVAC Controller



D4012 Sprinkler Pumping Equipment:- Fire Standpiping



D4012 Sprinkler Pumping Equipment:- Sprinkler System



D4031 Fire Extinguishers:- Fire Extinguisher



D4031 Fire Extinguishers:- Fire Extinguisher Certification Tag



D4095 Hood & Duct Fire Protection:- Kitchen Hood Sprinkler Nozzles



D4095 Hood & Duct Fire Protection:- Ansul System



D5012 Low Tension Service & Dist.:- Disconnect



D5012 Low Tension Service & Dist.:- Disconnect



D5012 Low Tension Service & Dist.:- Disconnect



D5012 Low Tension Service & Dist.:- Main Switchgear



D5012 Low Tension Service & Dist.:- Switchboard



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.:- Panel Board



D5012 Low Tension Service & Dist.: - Panel Board



D5012 Low Tension Service & Dist.: - Transformer



D5012 Low Tension Service & Dist.: - Transformer



D5012 Low Tension Service & Dist.: - Transformer



D5012 Low Tension Service & Dist.: - Transformer



D5012 Low Tension Service & Dist.: - View of Secondary Transformer, Dry, 30 kVA



D5012 Low Tension Service & Dist.:- Automatic Transfer Switch



D5012 Low Tension Service & Dist.:- Automatic Transfer Switch



D5021 Branch Wiring Devices:- Switch



D5021 Branch Wiring Devices:- Receptacles



D5021 Branch Wiring Devices:- Receptacles



D5021 Branch Wiring Devices:- Occupancy Sensor



D5021 Branch Wiring Devices:- Occupancy Sensor Receptacle



D5022 Lighting Equipment:- Exterior Lights



D5022 Lighting Equipment:- Flood Lights



D5022 Lighting Equipment:- Fluorescent Light



D5031 Public Address & Music Systems:- Speaker



D5031 Public Address & Music Systems:- PA Switch



D5031 Public Address & Music Systems:- PA System



D5031 Public Address & Music Systems:- Sound System



D5033 Telephone Systems:- Telephone



D5033 Telephone Systems:- Telephone



D5036 Clock and Program Systems:- Clock



D5036 Clock and Program Systems:- Master Clock



D5037 Fire Alarm Systems:- Strobe



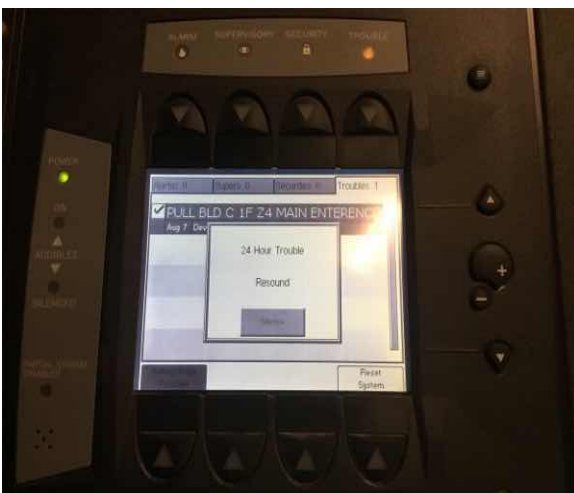
D5037 Fire Alarm Systems:- Pull Station



D5037 Fire Alarm Systems:- Speaker Strobe



D5037 Fire Alarm Systems:- Fire Alarm Panel



D5037 Fire Alarm Systems:- Alarm in Trouble Mode



D5038 Security and Detection Systems:- Card Reader



D5038 Security and Detection Systems:- EAS Anti Theft System



D5038 Security and Detection Systems:- Metal Detector



D5038 Security and Detection Systems:- X Ray Machine



D5038 Security and Detection Systems:- Surveillance Camera



D5038 Security and Detection Systems:- Damaged Surveillance Camera



D5038 Security and Detection Systems:- Motion Detector



D5038 Security and Detection Systems:- Access Control Panel



D5039 Local Area Networks:- LAN Rack



D5091 Grounding Systems:- Lightning Protection



D5092 Emergency Light & Power Systems:- Emergency Light



D5092 Emergency Light & Power Systems:- Exit Sign



D5092 Emergency Light & Power Systems:- Generator



D5092 Emergency Light & Power Systems:- Generator



E1027 Laboratory Equipment:- Laboratory Exhaust Hood



E1027 Laboratory Equipment:- Laboratory Sinks



E1027 Laboratory Equipment:- Laboratory Sinks



E1093 Food Service Equipment:- Kitchen Equipment



E1093 Food Service Equipment:- Kitchen Equipment



E2012 Fixed Casework:- View of Painted Metal Lockers



E2015 Fixed Multiple Seating:- View of Bleachers



E2015 Fixed Multiple Seating:- View of Fixed Furnishings Theater Seating



E2015 Fixed Multiple Seating:- View of Gymnasium Seatings



G2022 Paving & Surfacing:- View of Asphalt Paved Parking Lot



G2022 Paving & Surfacing:- View of Concrete Parking Lots



G2022 Paving & Surfacing:- View of Concrete Pavement



G2041 Fences & Gates:- View of 4' Chain Link Fence



G2041 Fences & Gates:- View of Metal Fence



G2042 Retaining Walls:- View of Retaining Wall Cast in Place Concrete



G2047 Playing Fields:- Electronic Marquee Board



G2047 Playing Fields:- View of High School Football Field



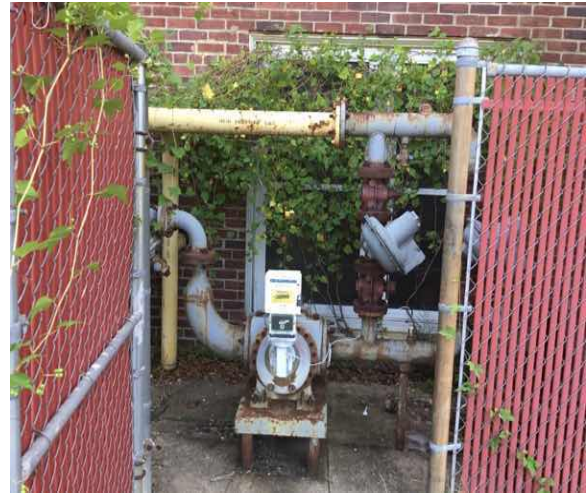
G2047 Playing Fields:- View of Playing Fields Small



G2047 Playing Fields:- Football Score Board



G2054 Seeding and Sodding:- View of Grass Sodding For Schools



G3061 Fuel Piping:- Fuel Gas Piping



G4021 Fixtures & Transformers:- Bollard Light



G4021 Fixtures & Transformers:- Site Lights



G4021 Fixtures & Transformers:- Site Lights



G4021 Fixtures & Transformers:- Stadium Lighting



G4022 Poles:- Site Light Foundation



G4022 Poles:- Site Light Foundation



G4022 Poles:- Site Light Pole



G4022 Poles:- Site Light Pole



G4022 Poles:- Football Site Light Pole