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MONTEREY PENINSULA COLLEGE

FACILITY CONDITION ASSESSMENT - JANUARY 2020

MONTEREY, CALIFORNIA

MPC | MONTEREY PENINSULA COLLEGE

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EXECUTIVE SUMMARY

MAIN CAMPUS

Historical Summary

Monterey Peninsula was first established in 1947 and buildings have been added until 2014. There are a total of 32 buildings consisting of classrooms, library, sports complex, administration, theatre, lecture halls, child development centers, facilities offices and portables (not included in assessment) spread throughout campus. There are 7 parking lots serving all buildings. The majority of the older facilities have undergone partial or complete renovations since construction.

Architectural

The majority of the buildings are either wood frame construction or cast in place concrete on concrete slabs. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The windows are a mixture of wood and aluminum framed windows throughout the campus. The exterior envelope systems and components were observed to be performing adequately at the majority of the small-branch sites. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weather-stripping, and other deficiencies, were primarily observed at the older facilities which had not been renovated. Roof leak issue was observed for Art-Dimensional, Physical Science, Facilities, Theatre, Student Center and Art Studio. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for life-cycle replacement based on useful life and normal wear. The Art Studio was observed to have termite issue and further investigation is required to evaluate the extent of damage.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment varies in age throughout the sites. The majority of the buildings do not have any overall cooling systems and only have individual systems, such as ductless split system or rooftop packaged units for single rooms. The majority of the buildings have a central heating system with one or two hot water boilers feeding air handlers or VAV boxes with reheat coils. Supplementary heating is also provided by gas furnaces and infrared heaters. The hot water boilers were leaking at Lecture Forum and Library Technology Center.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The majority of the domestic hot water was provided by tank type gas water heaters in each building. Electric water heaters were also observed at various buildings without gas. Backflow preventers adjacent to buildings were observed to be leaking throughout the site.

Electrical service equipment and systems are original for the majority of the facilities and are anticipated for life-cycle replacement within the older facilities. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The majority of the facilities are protected by a hard-wired fire alarm system. These systems vary in age, and some facilities lack strobes, pull stations, illuminated exit signs, emergency lighting, and other modern life safety devices.

Building wide fire suppression (sprinkler) systems were observed at newer buildings and some older buildings (only in the main mechanical room). Fire suppression is provided to all buildings by fire extinguishers and on-site fire hydrants.

The elevator machinery and controls within the campus buildings are original to construction and should be considered for modernization. Typical life-cycle replacements and ongoing maintenance will be required.

Site

In general, the campus has been well maintained. The campus contains moderate to heavy landscaping, which is served by in-ground irrigation system. The asphalt paved parking areas and drive aisles are in poor condition at Parking Lot A,B and C. The outdoor amphitheater is experiencing severe deterioration due to wear, animal undermining, and weather. The distribution wiring for older pole mounted walkway fixtures is old and of a phase type that is difficult to work with relative to all other site sighting. Stairs and paths are also deteriorating throughout the gully that crosses through the central part of campus.

Recommended Additional Studies

The cabinet wall at the Art Studio building was observed to have termite infestation. Site personnel have noticed termites inside the classroom, and they have gained access through the door jamb at room 101. A pest control consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs and remediation. The cost of this review is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. Some areas of the campus mainly the amphitheater and site sidewalks were identified as having moderate to major accessibility issues. Settling appears to have occurred since the prior ADA Study and the site areas should be surveyed in accordance with the 2010 ADA Guidelines.

SEASIDE CAMPUS

Historical Summary
The Seaside Public Safety campus was constructed in 1941 and consists of two buildings. The buildings were renovated in 2009. The buildings contain offices, classrooms, and training facilities.

Architectural
The buildings are constructed of painted CMU bearing walls and metal roof decks. The windows are banded aluminum and the roofs are a gabled construction with a single-ply TPO finish. The interior finishes have been periodically replaced as needed over the years. Typical life-cycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)
All mechanical and plumbing system components were replaced with the renovation in 2009. Both buildings are heated and cooled by a central system with boilers and air handlers feeding VAV boxes. Hot water is supplied in building 100 by an electric water heater and in building 200 by a gas water heater. The property maintenance staff and occupants of the buildings were interviewed, no issues with the electrical or plumbing services supplied to the buildings were reported.

Site
The site is composed of asphalt parking lots, concrete pedestrian walkways, and landscaped areas. Irrigation is present at the property. The parking lot striping is deteriorated and faded; restriping is recommended.

Recommended Additional Studies
No additional studies recommended at this time.

MARINA CAMPUS

Historical Summary
The Marina Branch Campus was constructed in 2011 and consists of 5 buildings grouped around a central courtyard. There is one parking lot that serves all the buildings and one overflow lot located across Twelfth street. The buildings contain classrooms and offices.

Architectural
The buildings are constructed of a combination of wood framed walls with cement board siding and cast-in-place concrete walls constructed on a slab-on-grade foundation. The windows are storefront assemblies that include full height windows in some rooms. Roofing is a mixture of concrete tile roofing and TPO membrane roofing.

Mechanical, Electrical, Plumbing and Fire (MEPF)
Heating and cooling are provided by central boilers that circulate heated water to fan coil units in each building. There is a limited amount of air-conditioning in Building 300 provided by a single package unit.

Plumbing systems consist of copper supply piping and cast-iron waste pipe. Electric gas water heaters are used in the building and have a manufacture date of 2011. The buildings use commercial plumbing fixtures. No major issues were observed or reported.

The electrical systems in the buildings are original and the building electrical systems appeared to be overall in good condition.

The buildings have a wet-pipe fire sprinkler system and hand held fire extinguishers. There is a fire alarm panel that serves all five buildings located in Building 300. The fire alarm and suppression systems appear to be in good condition. Inspection tags are current. Typical life-cycle replacements and ongoing maintenance will be required.

Site
The site is rectangular with parking located on the north side of the site and the buildings grouped around the central courtyard at the south side of the site.

Recommended Additional Studies
No additional studies recommended at this time.

EXPENDITURE SUMMARY

BUILDING	IMMEDIATE (5 YR)	MED TERM (10 YR)	LONG TERM (20 YR)	TOTAL
1 - Art Studio	$114,987	$72,382	$585,592	**$772,961**
2 - Business/Math/Computer Science	$913,426	$776,799	$3,694,783	**$5,385,008**
4 - Humanities/SSS	$238,652	$276,741	$1,655,789	**$2,171,182**
5 - Drafting / Graphic Arts	$181,480	$382,709	$443,847	**$1,008,036**
6 - Family & Consumer	$302,878	$350,232	$494,819	**$1,147,929**
7 - Humanities	$1,090,073	$271,708	$4,509,924	**$5,871,705**
8 - Nursing	$437,717	$741,400	$715,237	**$1,894,354**
9 - Administration	$1,762,535	$1,331,736	$6,939,708	**$10,033,979**
10 - Life Science	$930,585	$513,231	$4,951,651	**$6,395,467**
11 - Greenhouse	$12,525	$7,109	$175,337	**$194,971**
12 - Auto Tech	$263,126	$226,633	$575,869	**$1,065,628**
13 - Pool Building	$20,304	$111,552	$353,309	**$485,165**
14 - Music	$1,184,881	$387,493	$1,631,162	**$3,203,536**
15 - Physical Science	$1,279,619	$487,730	$4,955,311	**$6,722,660**
16 - General Classrooms	$476,858	$265,015	$2,231,593	**$2,973,466**
18 - Lecture Forum	$1,672,268	$1,071,190	$2,139,452	**$4,882,910**
19 - International Center	$1,286,000	$484,963	$1,592,107	**$3,363,070**
20 - Social Science	$1,048,691	$719,099	$2,859,805	**$4,627,595**
21 - Art-Dimensional	$1,678,658	$0	$1,539,215	**$3,217,873**
22 - Physical Education	$3,078,899	$1,470,620	$4,850,949	**$9,400,468**
24 - Fitness Center	$602,966	$784,890	$1,661,976	**$3,049,832**
27 - Theater	$1,050,141	$995,573	$5,827,809	**$7,873,523**
29 - Student Center	$827,929	$632,488	$5,067,135	**$6,527,552**
30 - Art-Ceramic	$160,150	$73,443	$1,128,094	**$1,361,687**
31 - Dance & Adaptive PE	$955,861	$363,358	$3,646,277	**$4,965,496**
33 - Art Gallery	$59,057	$106,329	$101,600	**$266,986**
36 - Library Technology Center	$5,226,877	$275,109	$19,609,319	**$25,111,305**
40 - Facilities	$896,465	$713,258	$1,521,628	**$3,131,351**
51 - Child Development Center	$1,227,997	$45,048	$1,845,912	**$3,118,957**
62 - Student Services	$1,297,082	$614,515	$2,734,380	**$4,645,977**
Site - Parking Lots / EV	$1,589,246	$1,278,392	$4,017,551	**$6,885,189**
Site - Grounds / Hardscape	$3,465,808	$821,800	$7,916,601	**$12,204,209**
Site - Sports Fields & Pools	$1,418,300	$945,000	$6,801,875	**$9,165,227**
TOTAL MAIN CAMPUS	**$36,752,041**	**$17,597,545**	**$108,775,616**	**$163,125,254**
9 - Building 100	$564,770	$1,131,073	$1,814,547	$3,508,954
10 - Building 200	$319,100	$646,600	$1,020,700	$1,986,200
Site - Parking, Hardscape & Structures	$35,815	$174,782	$1,530,373	$1,740,970
TOTAL SEASIDE CAMPUS	**$919,685**	**$1,952,455**	**$4,365,620**	**$7,236,124**
13 - Building A100	$164,400	$170,800	$494,100	$834,300
14 - Building A200 Multipurpose	$163,200	$95,900	$650,000	$909,100
15 - Building A300 Utility	$39,900	$79,700	$181,700	$301,400
16 - Building A400	$171,800	$219,400	$630,900	$1,021,900
17 - Building A500	$82,200	$6,000	$342,700	$430,800
Site - Parking, Hardscape & Structures	$107,400	$91,700	$1,605,600	$1,804,700
TOTAL MARINA CAMPUS	$728,900	$663,500	$3,905,000	**$5,302,200**
GRAND TOTAL	**$38,400,626**	**$20,213,500**	**$117,046,236**	**$175,663,578**

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MAIN CAMPUS

980 Fremont Street
Monterey, CA 93940

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MAIN CAMPUS
SUMMARY SHEET

EXPENDITURE BY YEAR

IMMEDIATE (5 YEAR NEED):

$36,752,041

MEDIUM TERM (10 YEAR NEED):

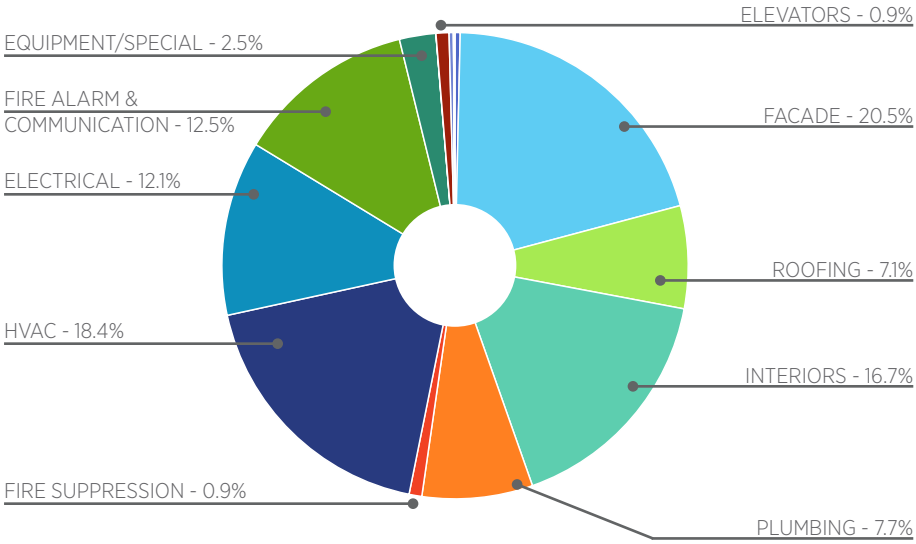
$17,597,545

LONG TERM (20 YEAR NEED):

$108,775,616

TOTAL NEED: **$163,125,254**

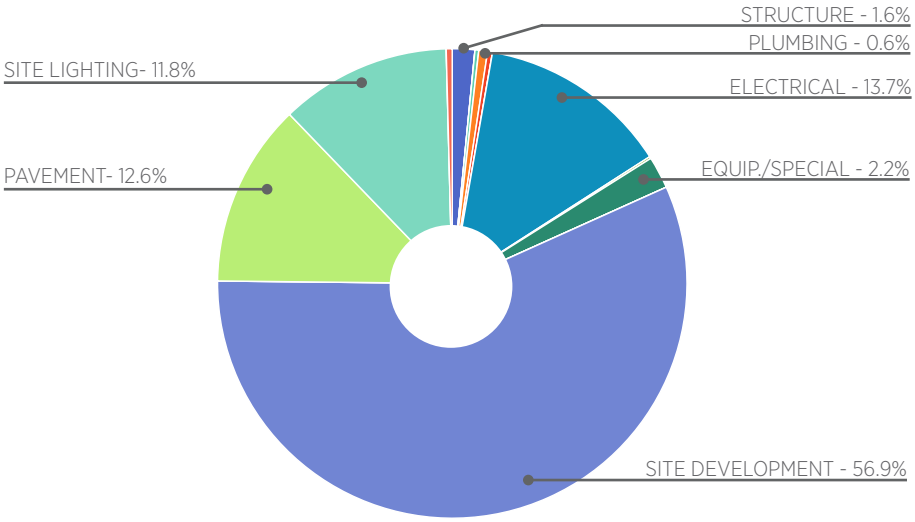
ISSUES BY CATEGORY - TOTAL BUILDING NEED



LESS THAN 0.5% OF THE FOLLOWING CATEGORIES:

- STRUCTURE - 0.4%
- FOLLOW UP STUDIES - 0.01%
- SITE DEVELOPMENT - 0.3%
- LANDSCAPING - <0.01%
- ACCESSIBILITY - 0.1%

ISSUES BY CATEGORY - TOTAL SITE NEED



LESS THAN 0.5% OF THE FOLLOWING CATEGORIES:

- INTERIORS - 0.3%
- FIRE SUPPRESSION- 0.3%
- FIRE ALARM/COMMUNICATION- 0.1%
- ACCESSIBILITY-0.4%

Exterior view from North

CONSTRUCTED: 1961 / 2016 (Ren.)

SIZE: 4,880 SF

STORIES: 1 Story

FUNCTION: Art Labs
Offices
Dark Room
Media
Storage

F.C.I.: 6.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

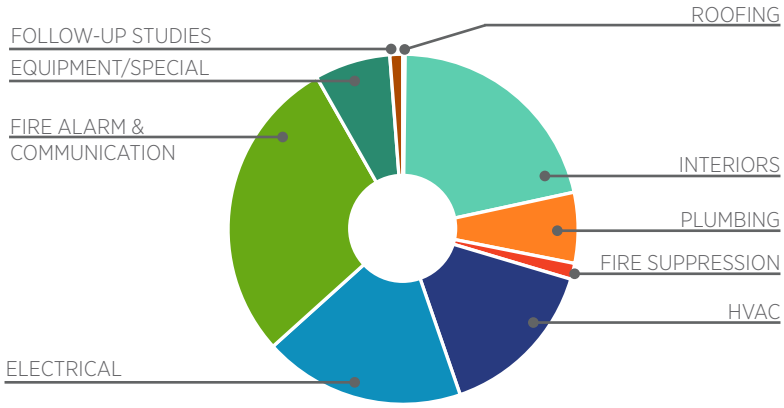
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Fair**

BUILDING DESCRIPTION

Building 1 is a wood framed structure with wood siding and steel windows housing art programs. The building currently appears to be in good condition and the quality of the spaces employ ample daylight, high ceilings, and concrete flooring which is appropriate to the program it serves. Some interior resilient flooring finishes spaces may appear dated and an additional study is recommended to determine extent of termite infestation. Immediate upgrades are needed to the fire alarm system. In 10 years, the building is projected to be in fair condition.

ISSUES BY CATEGORY - TOTAL NEED



MPC OPEN FORUM COMMENTS

None

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$115,987	$72,382	$585,592	**$772,961**

BUILDING 1
ART STUDIO

FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

14. Art Studio

Art Studio: Systems Summary		
Constructed/Renovated	1961 / 2016	
Building Size	4,880 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Good
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, hard ceiling tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters No restrooms	Good
HVAC	Individual furnaces	Fair
Fire Suppression	Fire extinguishers	Good

Art Studio: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, LED, and CFL	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Key Issues and Findings	Roof flashing has damaged sealant resulting in roof leak near classroom AS 101, termite infestation through cabinet in classroom AS 101	
Additional Studies	Pest infestation study to determine extent of termite infestation	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Art Studio: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-
Roofing	1474	-	-	$1,474
Interiors	-	$41,594	$123,866	$165,460
Plumbing	$5,416	$26,712	$18,324	$50,452
Fire Suppression	-	$4,076	$7,300	$11,376
HVAC	$21,890	-	$94,870	$116,760
Electrical	-	-	$143,973	$143,973
Fire Alarm & Comm	$76,822	-	$143,102	$219,924
Equipment/Special	-	-	$54,157	$54,157
Follow-up Studies	9385	-	-	$9,385
TOTALS	**$114,987**	**$72,382**	**$585,592**	**$772,961**

Art Studio: Key Findings

Roof - Flashing repair in Poor condition.

Flashing repair
Art Studio Throughout building

Uniformat Code: B3011
Recommendation: **Repair in 2020**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$**$$$

Roof flashing joint is not properly sealed. Moisture is leaking through the roof and has resulted in algae growth. - AssetCALC ID: 1599697

Recommended Follow-up Study: Building Envelope, Roof/Facade

Building Envelope, Roof/Facade
Art Studio Building exterior

Uniformat Code: P000X
Recommendation: **Evaluate/Report in 2020**

Priority Score: **82.0**

Plan Type: Performance/Integrity

Cost Estimate: $9,400

**$**$$$

Site personnel have noticed termites inside the classroom, and they have gained access through the door jamb at room 101. - AssetCALC ID: 1599691

Art Studio: Photographic Overview

Front/left elevation

Right/rear elevation

Typical Classroom 1

Typical Classroom 2

Mechanical Room

Roof overview

BUSINESS / MATH / COMPUTER SCIENCE

Exterior view from Southwest

CONSTRUCTED: 1967

SIZE: 20,464 SF

STORIES: 2 Stories

FUNCTION: Math Classrooms
Business Classrooms
Offices
Math Learning Center
Computer Room
Business Skills

F.C.I.: 11.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

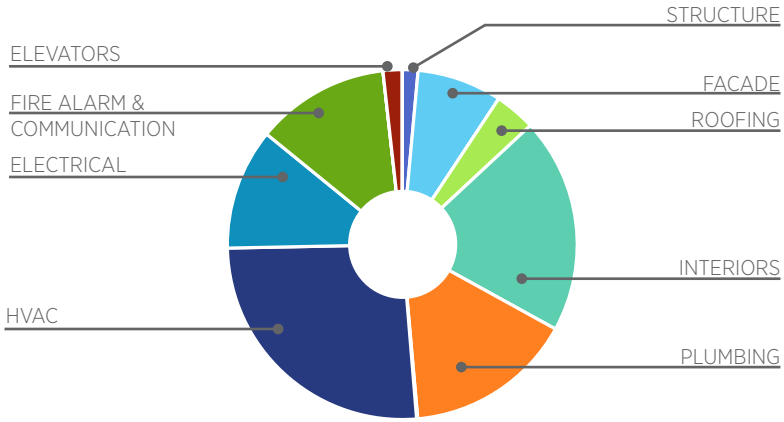
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 2 is a cast in place concrete structure with aluminum windows housing the business, math, and computer science programs and is a similar style to several adjacent buildings on the East side of campus. The building currently appears to be in fair condition with some updates needed to modernize exterior and interior finishes, roofing, HVAC and fire alarm system in the immediate term. The facade of the building may prove difficult to modernize because of the concrete structure. In 10 years, the building is projected to be in poor condition with interiors, facade, and electrical systems needing updates

ISSUES BY CATEGORY - TOTAL NEED

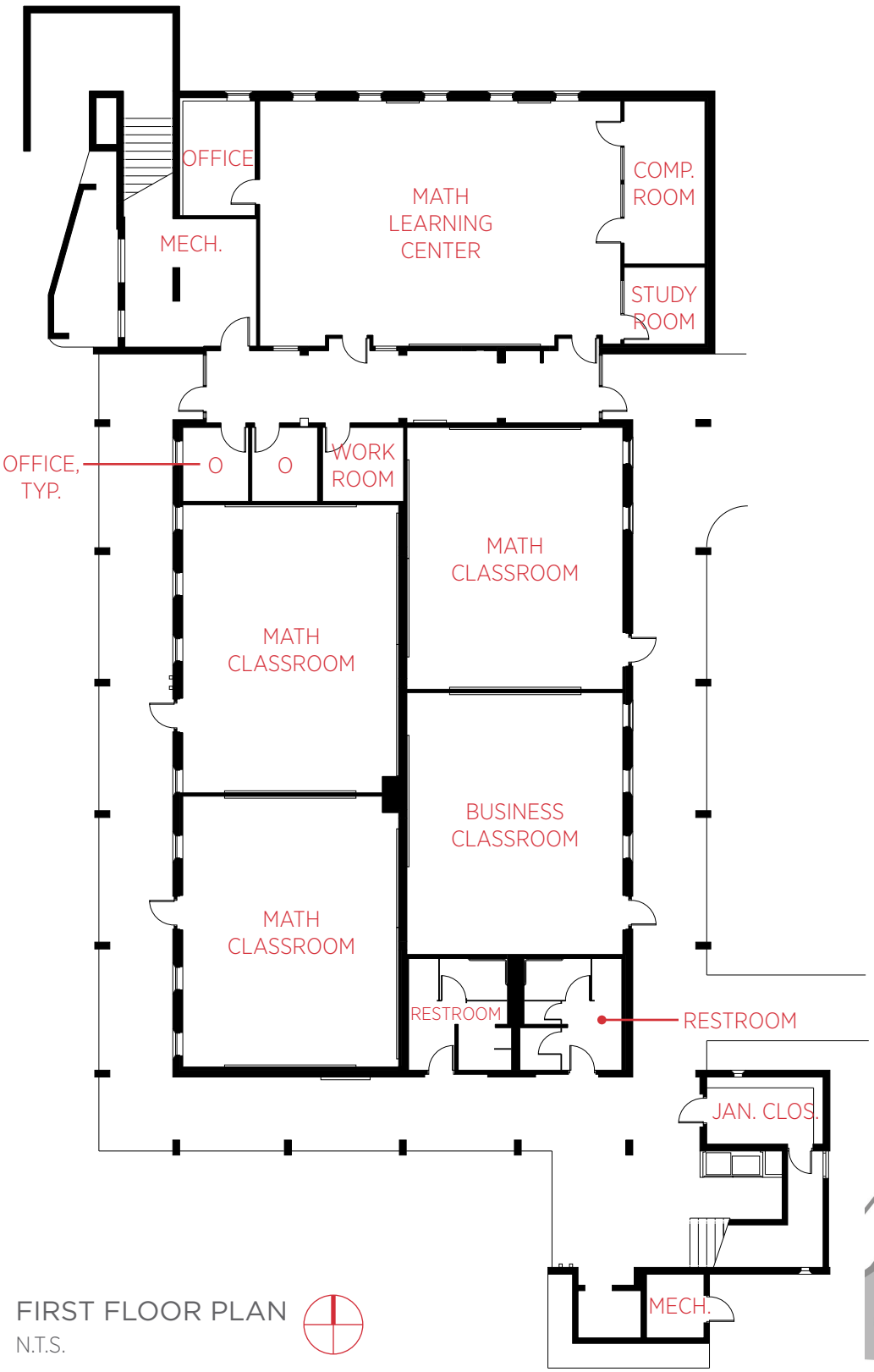


MPC OPEN FORUM COMMENTS

- Existing restrooms are small and there are no faculty restrooms
- Desire for site furnishings for seating surrounding building
- Attic venting creates vacuum which causes shifting of ceiling tiles
- Vending machines not adequately secured
- Building needs pressure washing to remove debris, gum, etc.
- A retractable wall is desired in room BMC201
- Fire extinguishers are rusted
- Roofing tile on south end of building gable missing

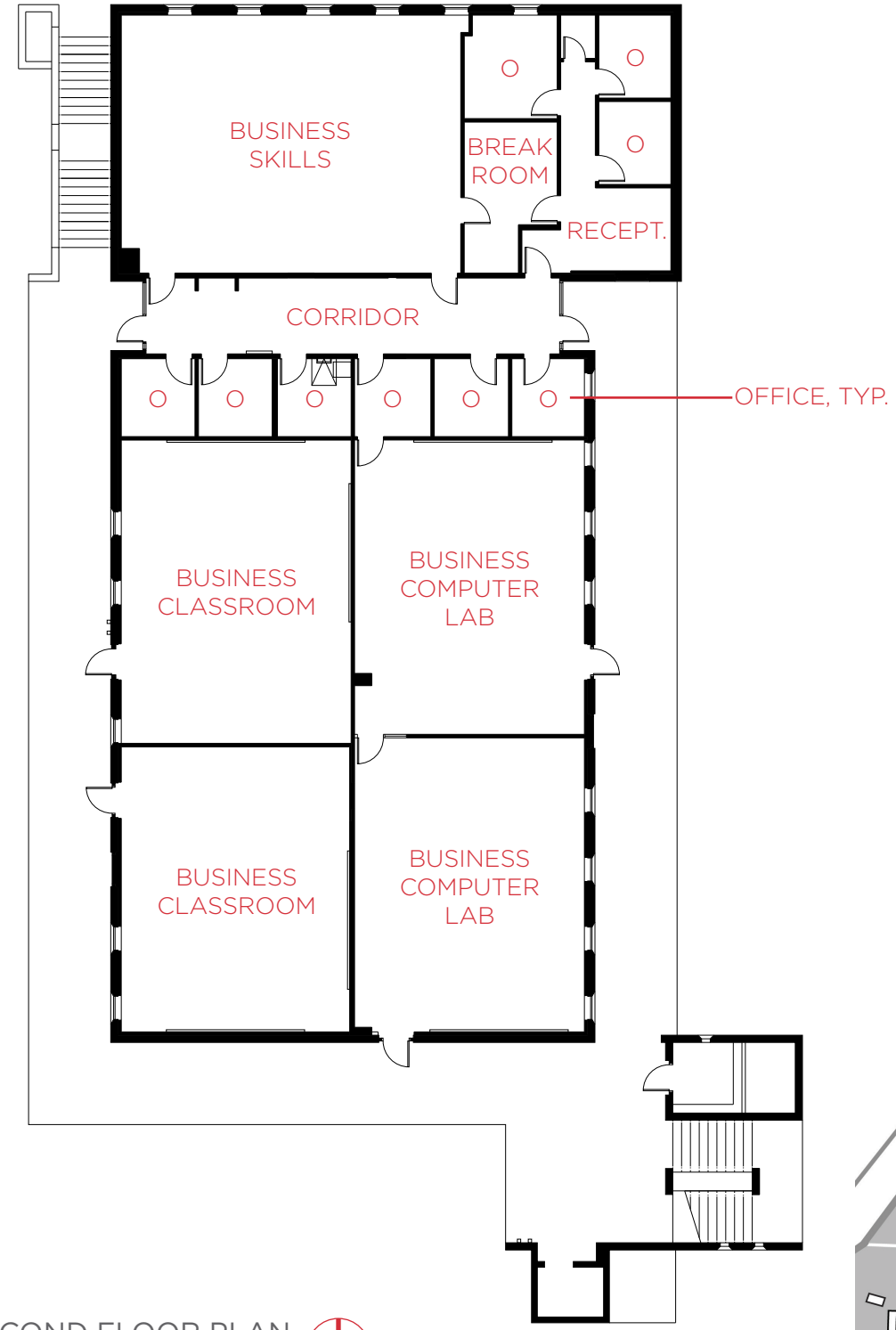
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$913,426	$776,799	$3,694,783	**$5,385,008**



FIRST FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

2. Business/Math/Computer Science

Business/Math/Computer Science: Systems Summary		
Constructed/Renovated	1967	
Building Size	20,464 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast in place concrete on concrete slab with concrete roof deck	Fair
Façade	Painted, cast in place concrete with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: one car serving two floors	Fair
Plumbing	Copper supply and cast-iron waste & venting Gas and Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system gas boiler with an air handler Individual ductless split-system	Fair

Business/Math/Computer Science: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	No significant issues	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Business/Math/Computer Science: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	$77,878	$77,878
Facade	-	$117,006	$305,562	$422,568
Roofing	$201,623	$2,133	-	$203,756
Interiors	$153,565	$277,090	$643,084	$1,073,739
Elevators	87788	-	$7,486	$95,274
Plumbing	$1,287	$39,200	$798,212	$838,699
Fire Suppression	-	$1,991	$3,566	$5,557
HVAC	$188,051	-	$1,211,402	$1,399,453
Electrical	-	$339,379	$263,654	$603,033
Fire Alarm & Comm	$281,112	-	$383,939	$665,051
TOTALS	**$913,426**	**$776,799**	**$3,694,783**	**$5,385,008**

Business/Math/Computer Science: Key Findings

There are no Current Year Repairs recommended and no problems identified that would be a Key Finding.

Business/Math/Computer Science: Photographic Overview

Front/left elevation

Right/rear elevation

Classroom

Classroom

Air handler

Roof overview

BUILDING 4

HUMANITIES / STUDENT SUPPORT SERVICES

Exterior view from South

CONSTRUCTED: 1957

SIZE: 5,919 SF

STORIES: One Story

FUNCTION: Offices
Assistive Computer Tech
Supportive Services
Restrooms
Conference Room

F.C.I.: 13.2% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

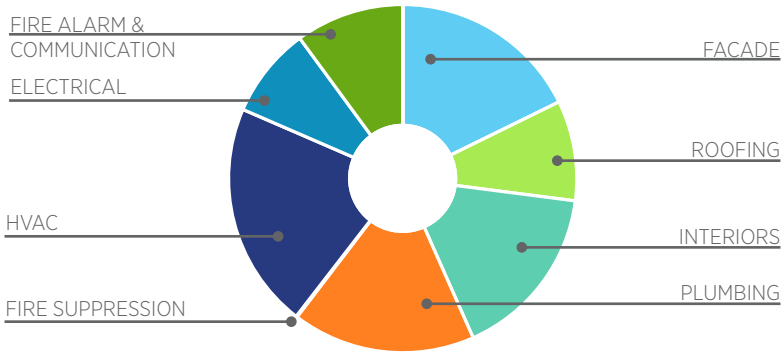
BUILDING DESCRIPTION

Building 4 is a wood framed structure with stucco and aluminum windows which houses the humanities program and student support services. The building currently appears to be in fair condition with some upgrades needed to HVAC and fire alarm system in the immediate term. Interior finishes and doors are in fair condition; however, some finishes can appear dated. In 10 years, the building is projected to be in poor condition with roofing and fire alarm system needing updates.

MPC OPEN FORUM COMMENTS

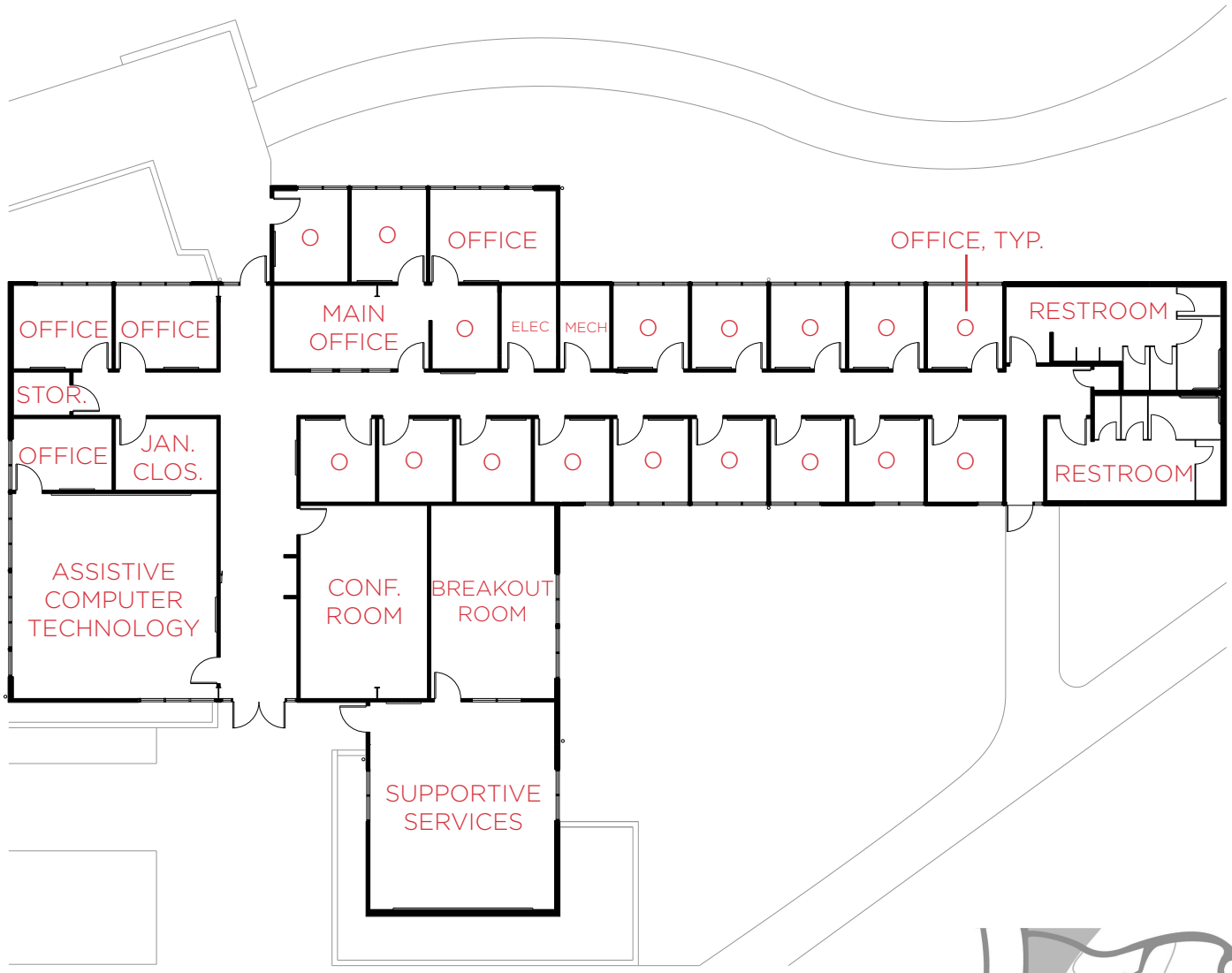
•HVAC in entire building, particularly 101 and 102, lacks adequate distribution. Rooms are stuffy and warm
•Flooding in Computer Room 102

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

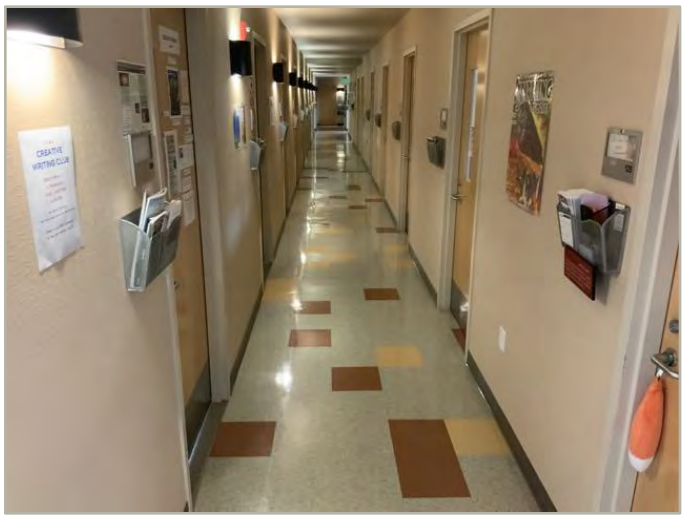
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$238,652	$276,741	$1,655,789	**$2,171,182**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

3. Humanities/Student Support Services



Humanities/Student Support Services: Systems Summary		
Constructed/Renovated	1957	
Building Size	5,919 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	The heating water is supplied from the Humanities building. The conditioned water feeds the air handler, and hydronic baseboard radiators Supplemental components: minimal ductwork, ductless split-system	Fair

Humanities/Student Support Services: Systems Summary

Fire Suppression	Wet-pipe sprinkler system for boiler room, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	The heating water is from the boiler that is in the Humanities building The boiler was installed in 2011	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Humanities/Student Support Services: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$31,683	-	$353,417	$385,100
Roofing	-	$202,066	-	$202,066
Interiors	$68,720	$31,911	$253,766	$354,397
Plumbing	$3,744	$3,153	$362,557	$369,454
Fire Suppression	$741	-	$1,328	$2,069
HVAC	$52,457	$7,966	$396,033	$456,456
Electrical	-	$5,257	$177,638	$182,895
Fire Alarm & Comm	$81,307	$26,388	$111,050	$218,745
TOTALS	**$238,652**	**$276,741**	**$1,655,789**	**$2,171,182**

Humanities/Student Support Services: Key Findings

There are no Current Year Repairs recommended and no problems identified that would be a Key Finding.

Humanities/Student Support Services: Photographic Overview

Front/left elevation

Right/rear elevation

Office

Restroom

Water heater

Roof overview

BUILDING 5

DRAFTING / GRAPHIC ARTS

Exterior view from Southwest

CONSTRUCTED: 1958

SIZE: 3,997 SF

STORIES: 1 Story

FUNCTION: Lab Classroom
Classroom
Offices
Office Study

F.C.I.: 13.1% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

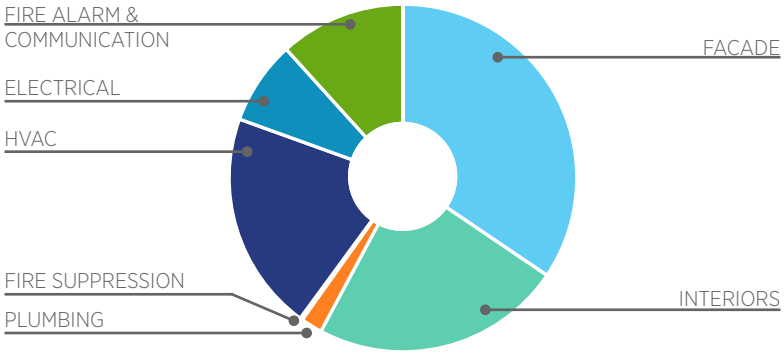
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 5 is a wood framed structure with wood siding and aluminum windows housing the graphic arts/drafting program and is a similar style to several adjacent buildings on the West side of the campus. The building currently appears to be in fair condition; however the learning spaces have minimal daylight. Interior finishes appear to be in fair condition, but can be updated to modernize the spaces, along with the fire alarm system and HVAC which will need updates in the immediate term. In 10 years, the building is projected to be in poor condition with upgrades needed to the facade, electrical and HVAC.

ISSUES BY CATEGORY - TOTAL NEED

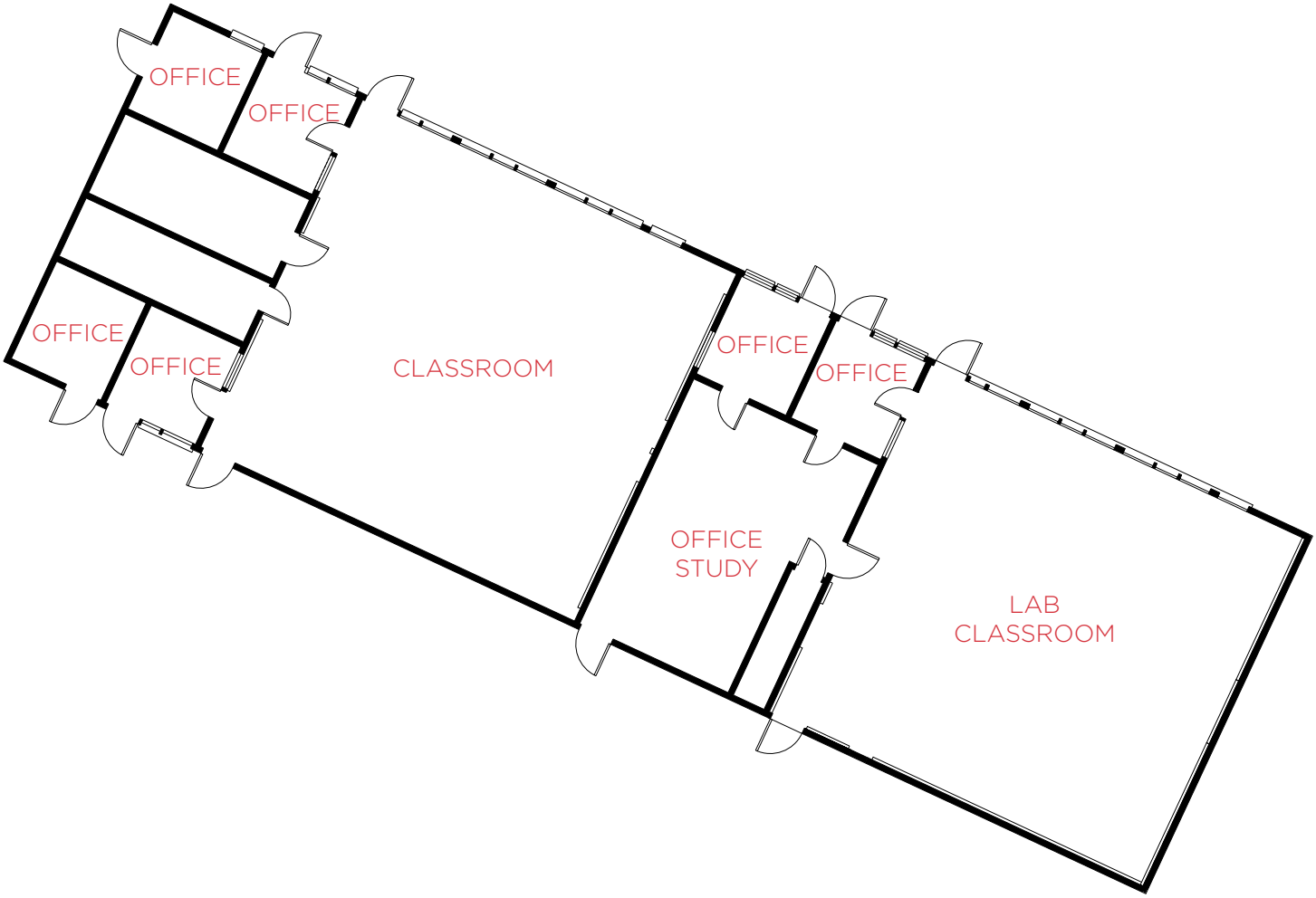


MPC OPEN FORUM COMMENTS

None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$181,480	$382,709	$443,847	**$1,008,036**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

15. Drafting/Graphic Arts

Drafting/Graphic Arts: Systems Summary		
Constructed/Renovated	1958	
Building Size	3,997 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Fair
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: Suspended ACT, hard-tile ceiling	Fair
Elevators	None	--
Plumbing	No hot water, sink in office Water expansion tank located under building – No longer in use	Poor
HVAC	Individual gas furnace units	Good
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair

Drafting/Graphic Arts: Systems Summary

Fire Alarm	Pull stations, strobes, alarms	Fair
Equipment/Special	None	--
Key Issues and Findings	Water expansion tank underneath building past its useful life and likely no longer in use Hard tile ceiling in office is damaged and deteriorating	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Drafting/Graphic Arts: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$13,803	$285,531	$48,082	$347,416
Roofing	-	-	-	-
Interiors	$65,198	-	$170,313	$235,511
Plumbing	$3,744	$2,372	$14,147	$20,263
Fire Suppression	$833	-	$1,492	$2,325
HVAC	$39,563	$31,601	$134,824	$205,988
Electrical	$15,243	$63,205	-	$78,448
Fire Alarm & Comm	$43,096	-	$74,989	$118,085
TOTALS	**$181,480**	**$382,709**	**$443,847**	**$1,008,036**

Drafting/Graphic Arts: Key Findings

Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
Drafting/Graphic Arts Office

Uniformat Code: C3032
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: $4,100

$$$$

The ceiling tiles are damaged and poorly or no longer attached. - AssetCALC ID: 1599207

Expansion Tank in Poor condition.

61 to 100 GAL
Drafting/Graphic Arts Crawl space

Uniformat Code: D3022
Recommendation: **Remove in 2020**

Priority Score: **60.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: $4,100

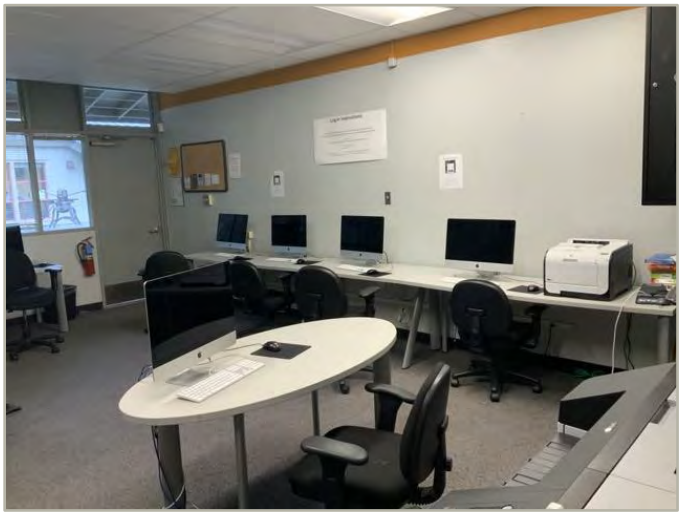
$$$$

Water expansion tank is potentially no longer in use and is past its useful life. - AssetCALC ID: 1599215

Drafting/Graphic Arts: Photographic Overview

Front/left elevation

Right/rear elevation



Computer lab

Classroom

HVAC overview

Roof overview

Exterior view from Southwest

CONSTRUCTED: 1948

SIZE: 3,202 SF

STORIES: 1 Story

FUNCTION: Sewing Classroom
Unit Kitchen Room
Office
Dining & Living Room
Storage

F.C.I.: 28.7% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

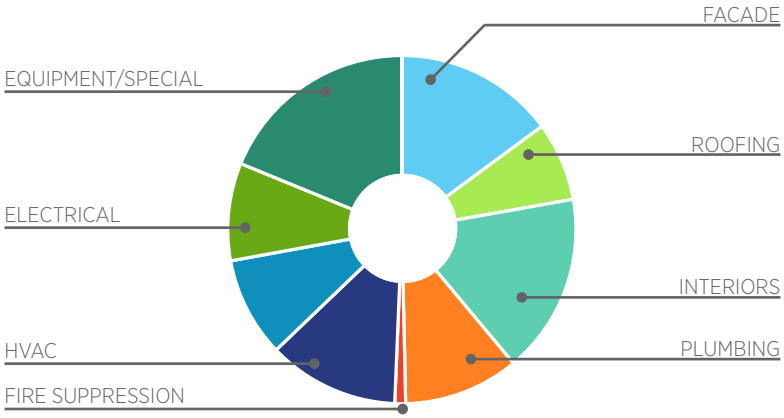
BUILDING DESCRIPTION

Building 6 is a wood framed structure with cement board siding and brick with wood windows and houses the family and consumer program. The building currently appears to be in fair condition and has ample daylight; however, the limitations with the low ceilings and plan layout may prove difficult to modernize to achieve an improved quality of space. Interior finishes are in fair condition, but dated, and along with roofing, plumbing, fire alarm and HVAC, need updates in the immediate term. In 10 years, the building is projected to be in poor condition with updates needed to interiors, equipment and facade.

MPC OPEN FORUM COMMENTS

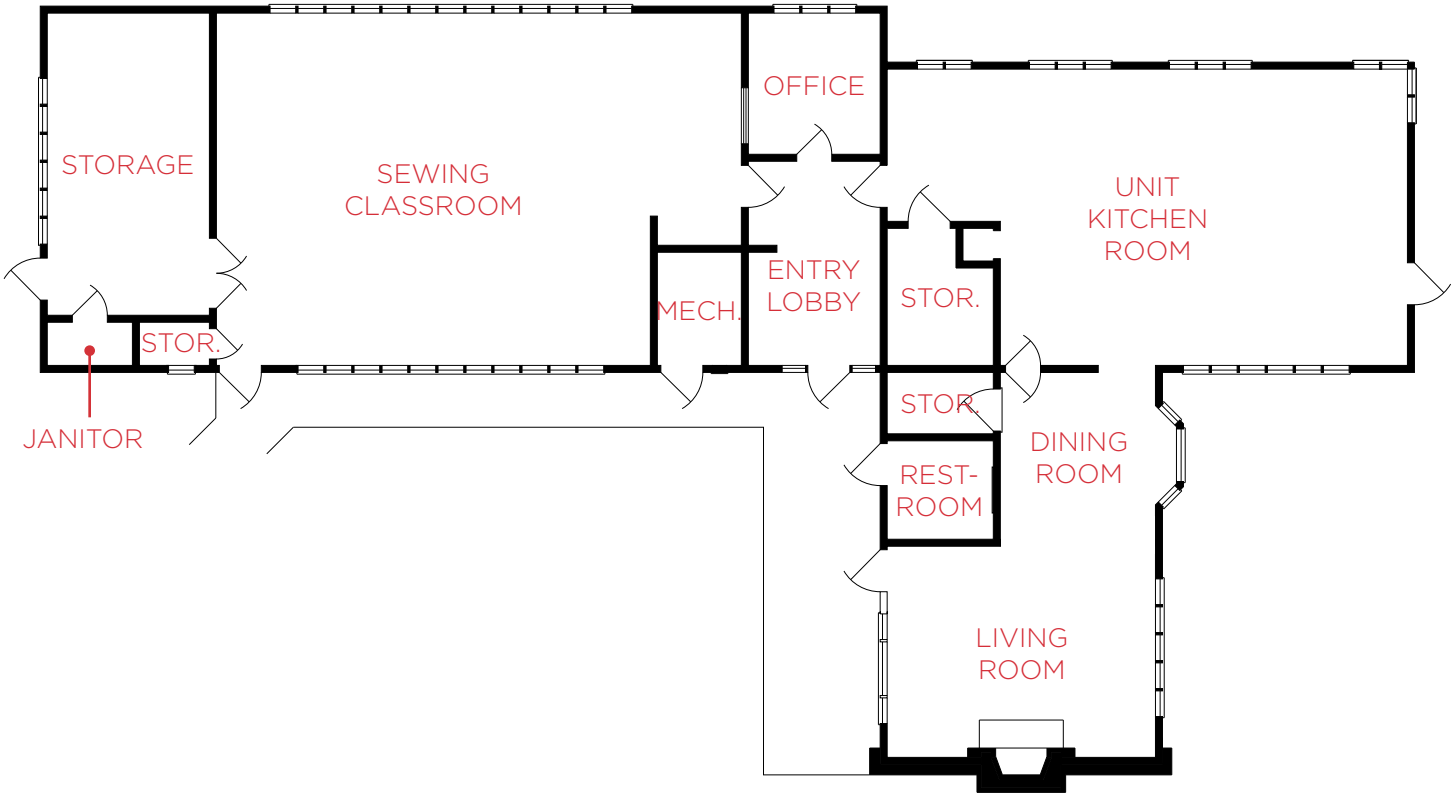
None

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$302,878	$350,232	$494,819	**$1,147,929**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

4. Family and Consumer

Family and Consumer: Systems Summary		
Constructed/Renovated	1948	
Building Size	3,202 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab and wood framed roof	Fair
Façade	Cement board siding and brick with wood windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: ceramic tile, wood floor Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Gas forced air furnace	Fair

Family and Consumer: Systems Summary

Fire Suppression	Wet-pipe sprinkler system in mechanical closet, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, fireplace	Fair
Key Issues and Findings	No key issues or findings were found	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Family and Consumer: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$88,555	$82,329	$170,884
Roofing	$84,104	-	-	$84,104
Interiors	$11,893	$130,931	$49,106	$191,930
Plumbing	$61,696	$24,510	$36,906	$123,112
Fire Suppression	-	$6,149	$5,349	$11,498
HVAC	$55,006	$4,744	$80,245	$139,995
Electrical	$12,532	$1,635	$92,291	$106,458
Fire Alarm & Comm	$43,984	-	$60,072	$104,056
Equipment/Special	$33,663	$93,708	$88,521	$215,892
TOTALS	**$302,878**	**$350,232**	**$494,819**	**$1,147,929**

Family and Consumer: Key Findings

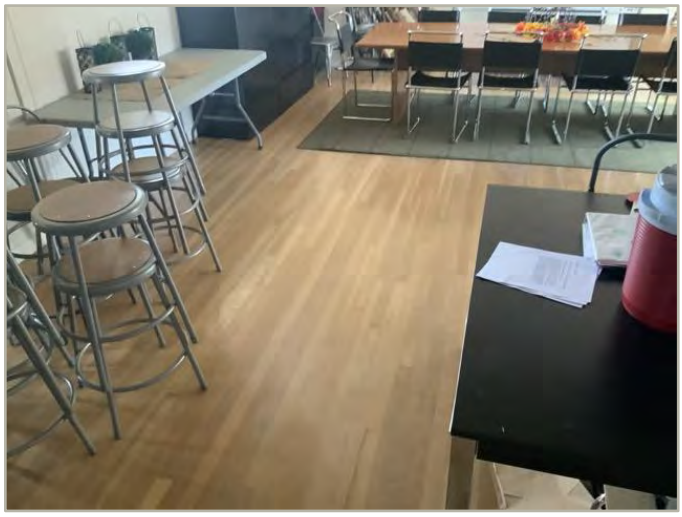
There are no Current Year Repairs recommended and no problems identified that would be a Key Finding.

Family and Consumer: Photographic Overview

Left elevation

Rear elevation

Sewing room



Wood strip flooring

Gas water heater

Roof overview

Exterior view from Northwest

CONSTRUCTED: 1967

SIZE: 20,493 SF

STORIES: 2 Stories

FUNCTION: Classrooms
Offices
Conference Room

F.C.I.: 9.3% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

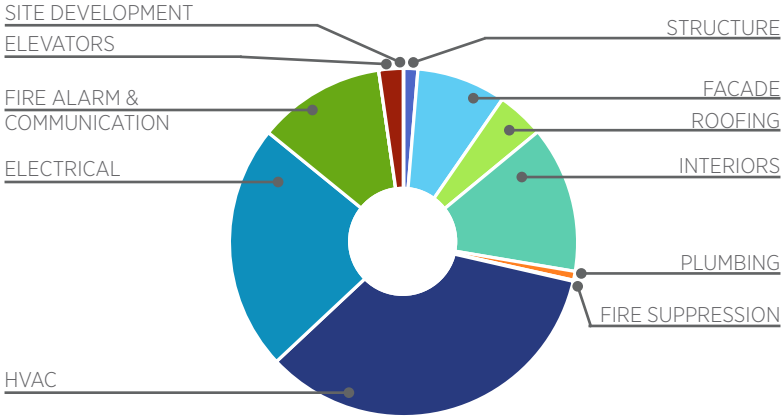
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Fair**

BUILDING DESCRIPTION

Building 7 is a cast in place concrete structure with aluminum windows housing the humanities programs and is a similar style to several adjacent buildings on the East side of campus. The building currently appears to be in fair condition; however, exterior and interior finishes are dated and need updates in the immediate term, along with HVAC, roofing, elevators, and fire alarm system. The facade of the building may prove difficult to modernize because of the concrete structure. In 10 years, the building is projected to be in fair to poor condition with updates needed for facade, interiors, HVAC, and electrical.

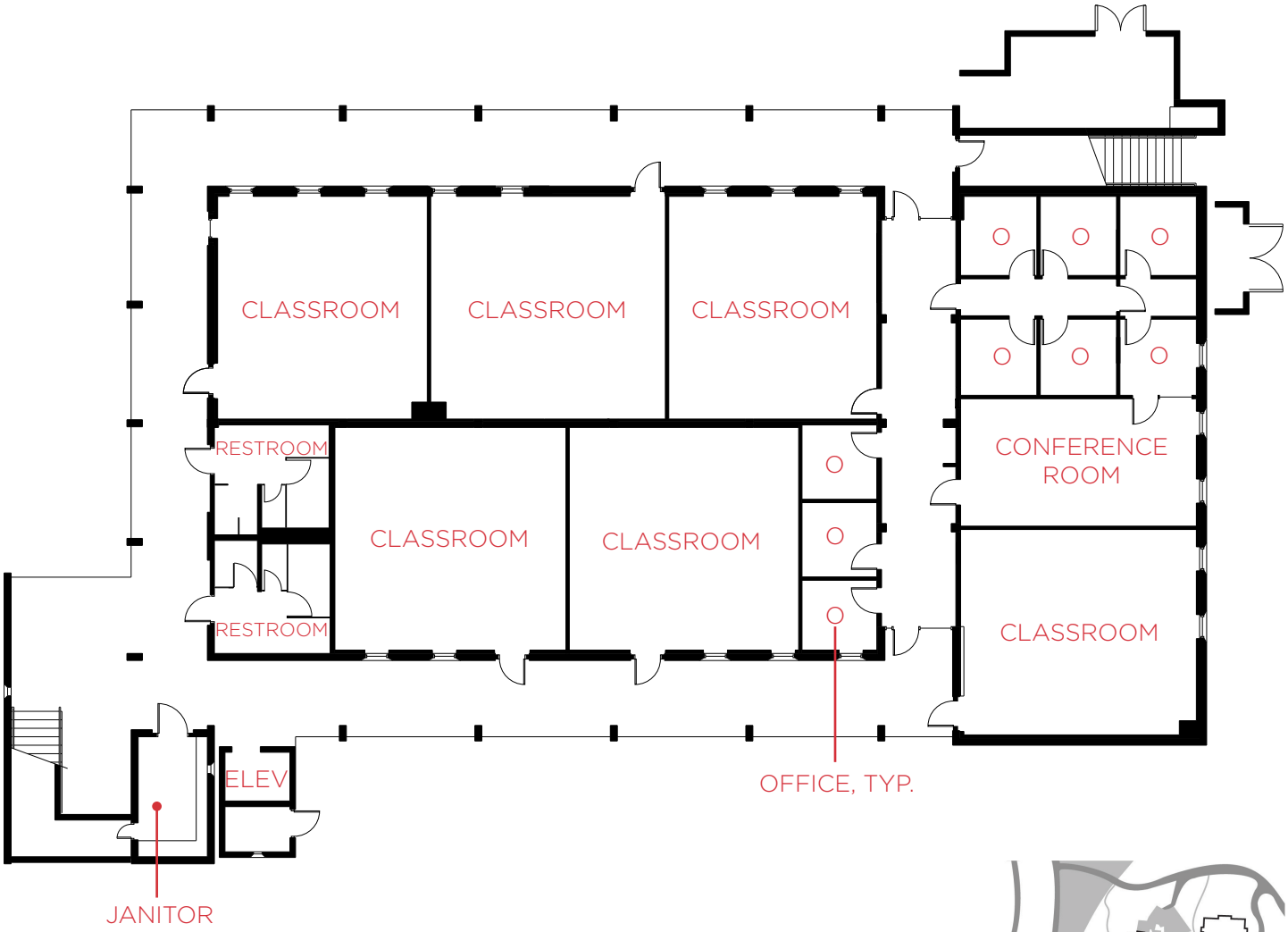
ISSUES BY CATEGORY - TOTAL NEED



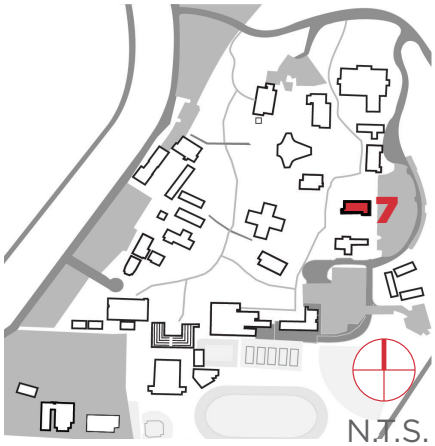
None.

EXPENDITURE BY YEAR

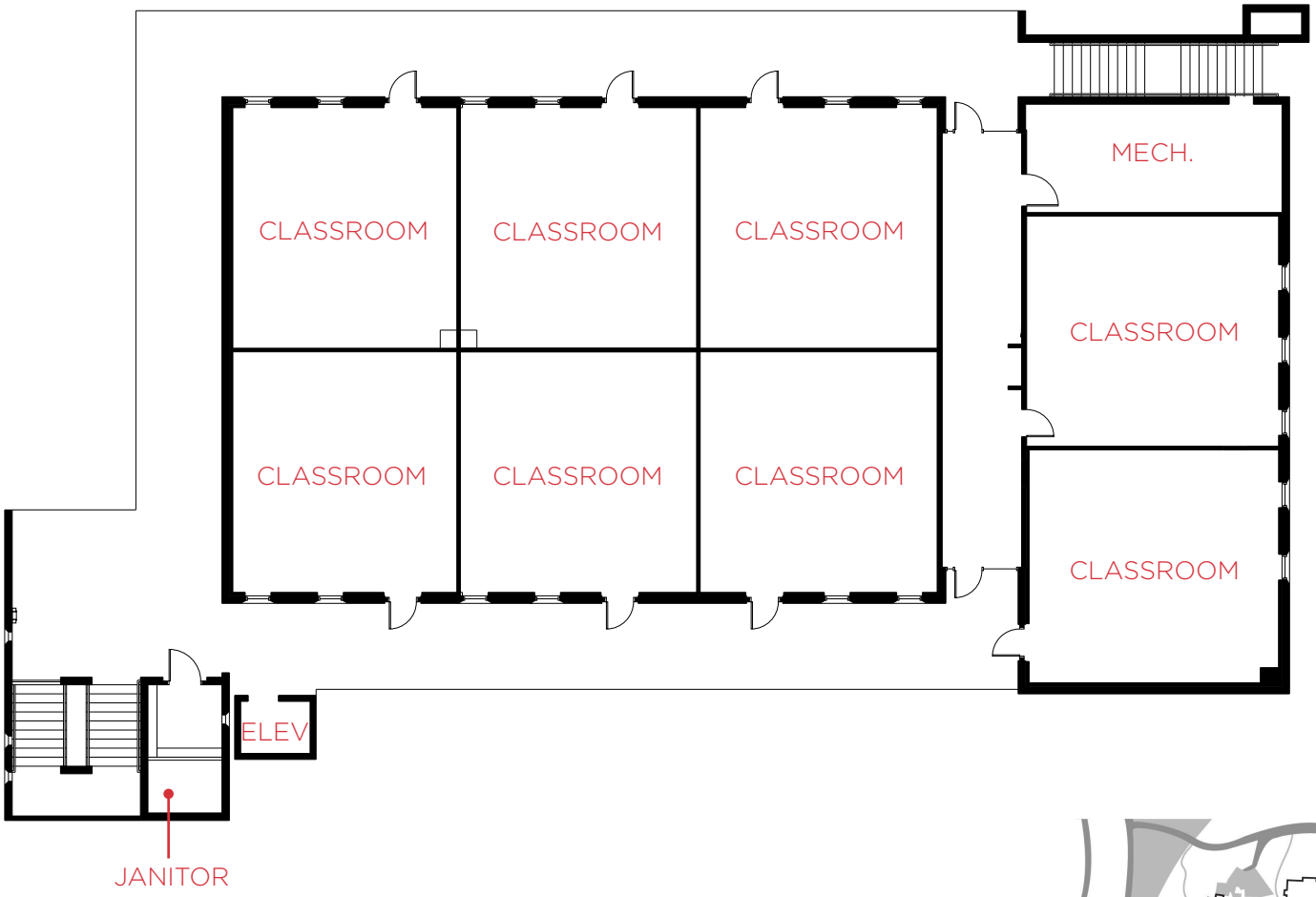
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,090,073	$271,708	$4,509,924	**$5,871,705**



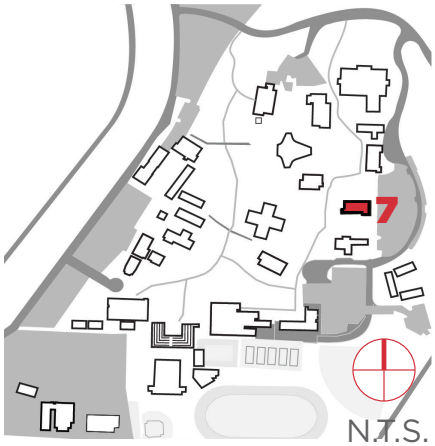
FIRST FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

5. Humanities

Humanities: Systems Summary		
Constructed	1967	
Building Size	20,493 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast in place concrete with concrete roofing deck	Fair
Façade	Cast in place concrete with aluminum windows	Fair
Roof	Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, wallpaper, and ceramic Floors: Carpet, VCT, ceramic tile, unfinished concrete Ceilings: ACT and painted gypsum board	Fair
Elevators	Hydraulic: 1 car serving 2 floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Electric domestic boilers, electric water heater Toilets, urinals, and sinks in all restrooms, service sink in closet	Fair
HVAC	Central system with boilers, air handler which supplies air to the building Supplemental components: ductless split-systems	Fair

Humanities: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Switchboard and main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	The Backflow preventer is leaking The gate has been damaged and needs to be repaired	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Humanities: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	$77,878	$77,878
Facade	$102,251	-	$384,345	$486,596
Roofing	$259,230	-	-	$259,230
Interiors	$156,332	$118,939	$524,947	$800,218
Elevators	$101,918	-	$31,859	$133,777
Plumbing	$5,031	$40,589	$2,662	$48,282
Fire Suppression	-	$2,111	$3,780	$5,891
HVAC	$183,616	$31,340	$1,807,235	$2,022,191
Electrical	-	$49,079	$1,292,734	$1,341,813
Fire Alarm & Comm	$281,511	$29,650	$384,484	$695,645
Site Development	184	-	-	$184
TOTALS	**$1,090,073**	**$271,708**	**$4,509,924**	**$5,871,705**

Humanities: Key Findings

Backflow Preventer in Poor condition.

2 Inch
Humanities Exterior of building

Uniformat Code: D2021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$**$$$

The back-flow preventer is leaking - AssetCALC ID: 1522622

Gates in Poor condition.

Wood Board, 6' High
Humanities Site - adjacent to building

Uniformat Code: G2041
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $200

**$**$$$

The gate has been damaged and needs to be repaired - AssetCALC ID: 1522654

Humanities: Photographic Overview

Front/left elevation

Right/rear elevation

Aluminum windows

Typical classroom

HVAC equipment

Roof overview

Exterior view from North

CONSTRUCTED: 1958

SIZE: 6,180 SF

STORIES: 1 Story

FUNCTION: Nursing Lab
Labs
Study Room
Offices
Restroom

F.C.I.: 26.2% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

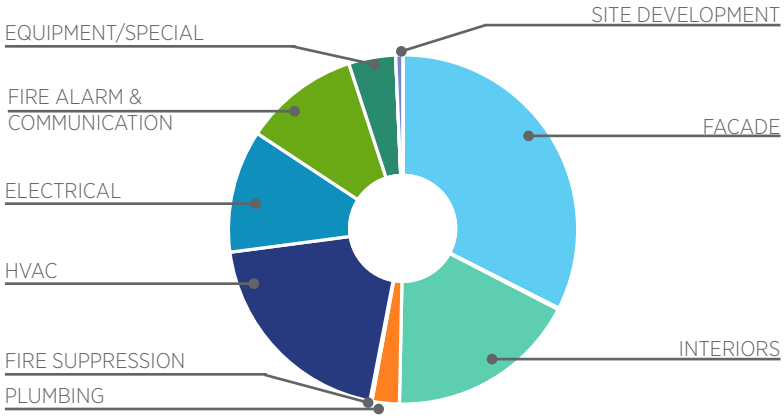
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 8 is a wood framed structure with wood siding and metal windows housing the nursing program and is a similar style to several adjacent buildings on the West side of the campus. The building currently appears to be in fair condition; however the learning spaces lack daylight and may appear bleak. Interior finishes appear to be in fair condition, but can be updated to modernize the spaces. The HVAC, electrical, and fire alarm system will need updates in the immediate term. In 10 years, this building is projected to be in poor condition with upgrades needed to the facade and interiors.

ISSUES BY CATEGORY - TOTAL NEED

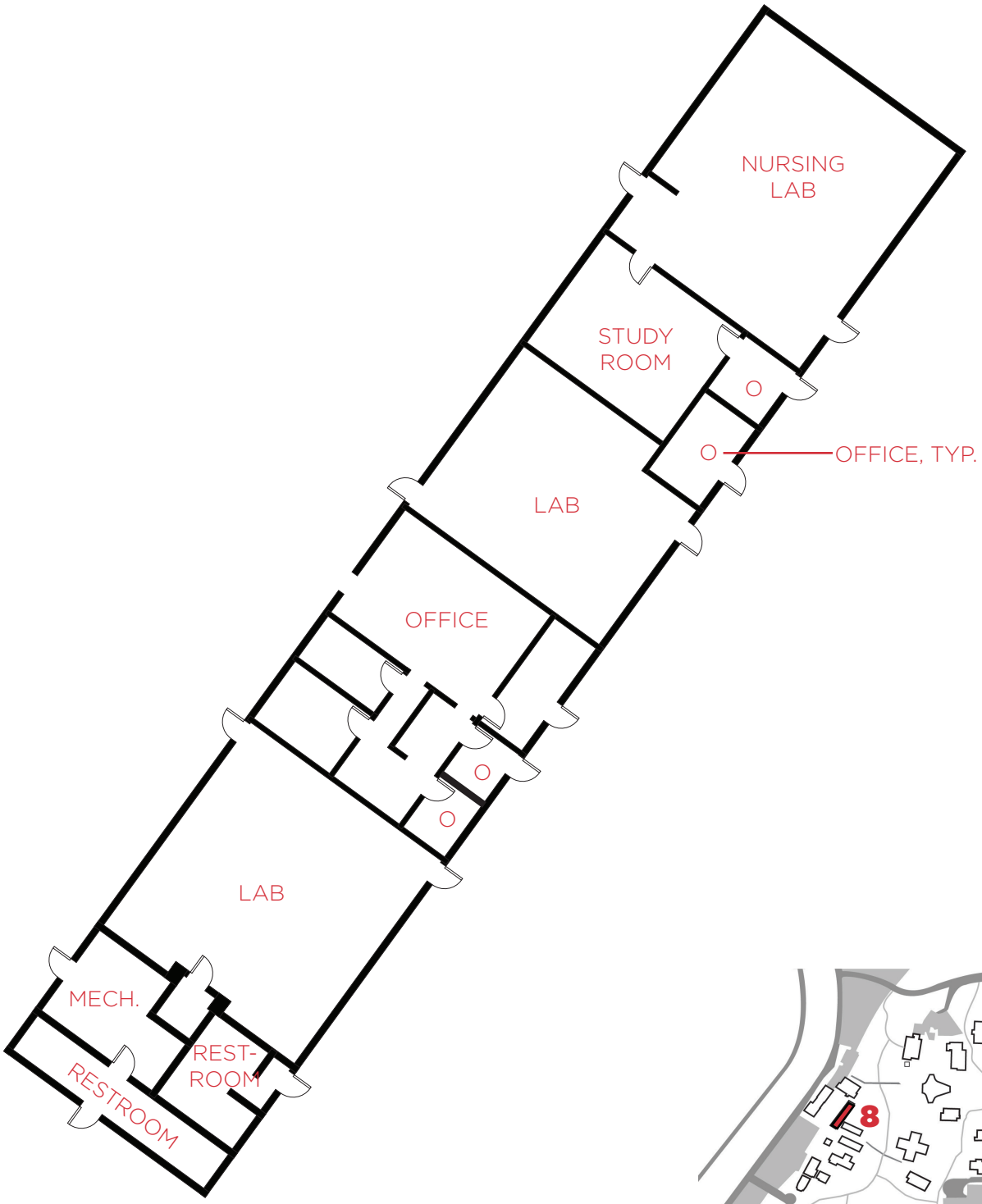


MPC OPEN FORUM COMMENTS

None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$437,717	$741,400	$715,237	**$1,894,354**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

16. Nursing

Nursing: Systems Summary		
Constructed/Renovated	1958	
Building Size	6,180 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding, with metal windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted Gypsum Board, Ceramic Tile Floors: Carpet, Ceramic Tile, Vinyl Tile (VCT) Ceilings: Painted Gypsum Board, Hard Ceiling Tile, Suspended Ceiling Tile (ACT), Textured Gypsum Board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Instant Hot Electric water heaters	Fair
HVAC	Central system with air handler, and furnaces Ductless split-system units	Fair
Fire Suppression	Fire extinguishers	Good

Nursing: Systems Summary

Electrical	Source and Distribution: Distribution panels fed from main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Significant wall tile cracking in both restrooms Crack on mechanical room wall, Emergency 2-head light pack is not installed properly, Backflow preventer leakage	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Nursing: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$17,536	$597,109	-	$614,645
Roofing	-	$2,667	-	$2,667
Interiors	$42,348	$95,700	$198,071	$336,119
Plumbing	$3,744	$31,403	$12,743	$47,890
Fire Suppression	-	$1,240	$2,221	$3,461
HVAC	$203,986	-	$172,529	$376,515
Electrical	$97,559	$433	$117,169	$215,161
Fire Alarm & Comm	$72,544	-	$130,105	$202,649
Equipment/Special	-	-	$82,399	$82,399
Site Development	-	$12,848	-	$12,848
TOTALS	**$437,717**	**$741,400**	**$715,237**	**$1,894,354**

Nursing: Key Findings

Emergency Light in Poor condition.

2-Head with Battery
Nursing Throughout Building

Uniformat Code: D5092
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $200

$$$$

One of the emergency light-packs is not properly installed - AssetCALC ID: 1625373

Backflow Preventer in Poor condition.

2 INCH
Nursing Building Exterior

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

$$$$

The backflow preventer shows signs of leakage. - AssetCALC ID: 1596540

Interior Wall Finish in Poor condition.

Concrete
Nursing Mechanical Room

Uniformat Code: C3012
Recommendation: **Repair in 2020**

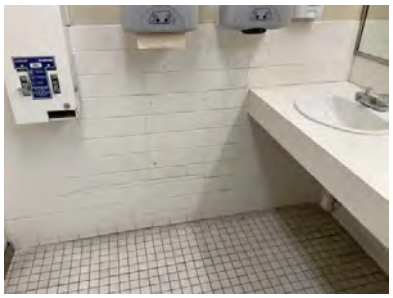
Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

$$$$

Holes in stucco finish - AssetCALC ID: 1625397



Interior Wall Finish in Poor condition.

Ceramic Tile
Nursing Restrooms

Uniformat Code: C3012
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type: Performance/Integrity

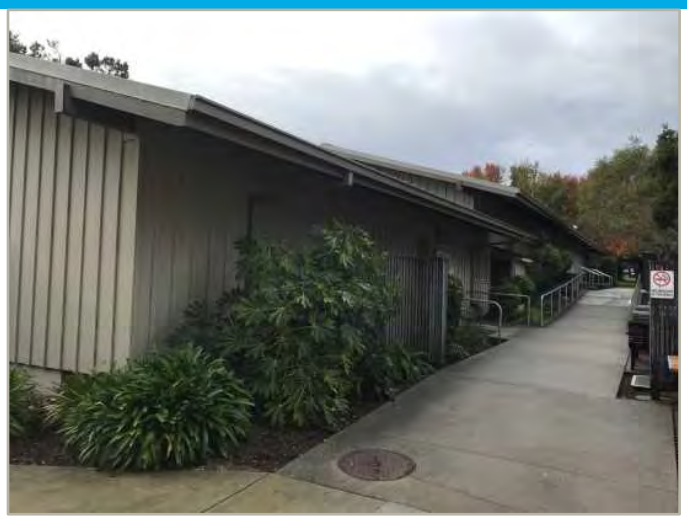
Cost Estimate: $8,400

$$$$

Tile is significantly cracked in both restrooms - AssetCALC ID: 1625401

Nursing: Photographic Overview

Front/left elevation



Right/rear elevation

Classroom

Office

Mechanical Room

Roof

BUILDING 9
ADMINISTRATION

Exterior view from Southeast

CONSTRUCTED: 1959

SIZE: 19,040 SF

STORIES: 1 Story

FUNCTION: Conference Rooms
Offices
Work Room/Lounge
Restrooms
Storage

F.C.I.: 24.7% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

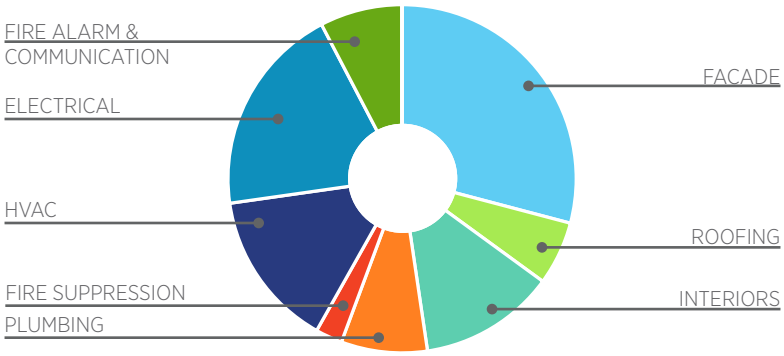
BUILDING DESCRIPTION

Building 9 is a wood framed structure with cement board siding and aluminum windows which houses administration spaces. The building currently appear to be in fair to poor condition with some updates needed to the facade, interiors, fire alarm system and HVAC in the immediate term. Open office areas offer ample daylight; however, interior finishes could be updated to look more modern. In 10 years, the building is projected to be in poor condition with updates needed to roofing, interiors, fire suppression, and electrical.

MPC OPEN FORUM COMMENTS

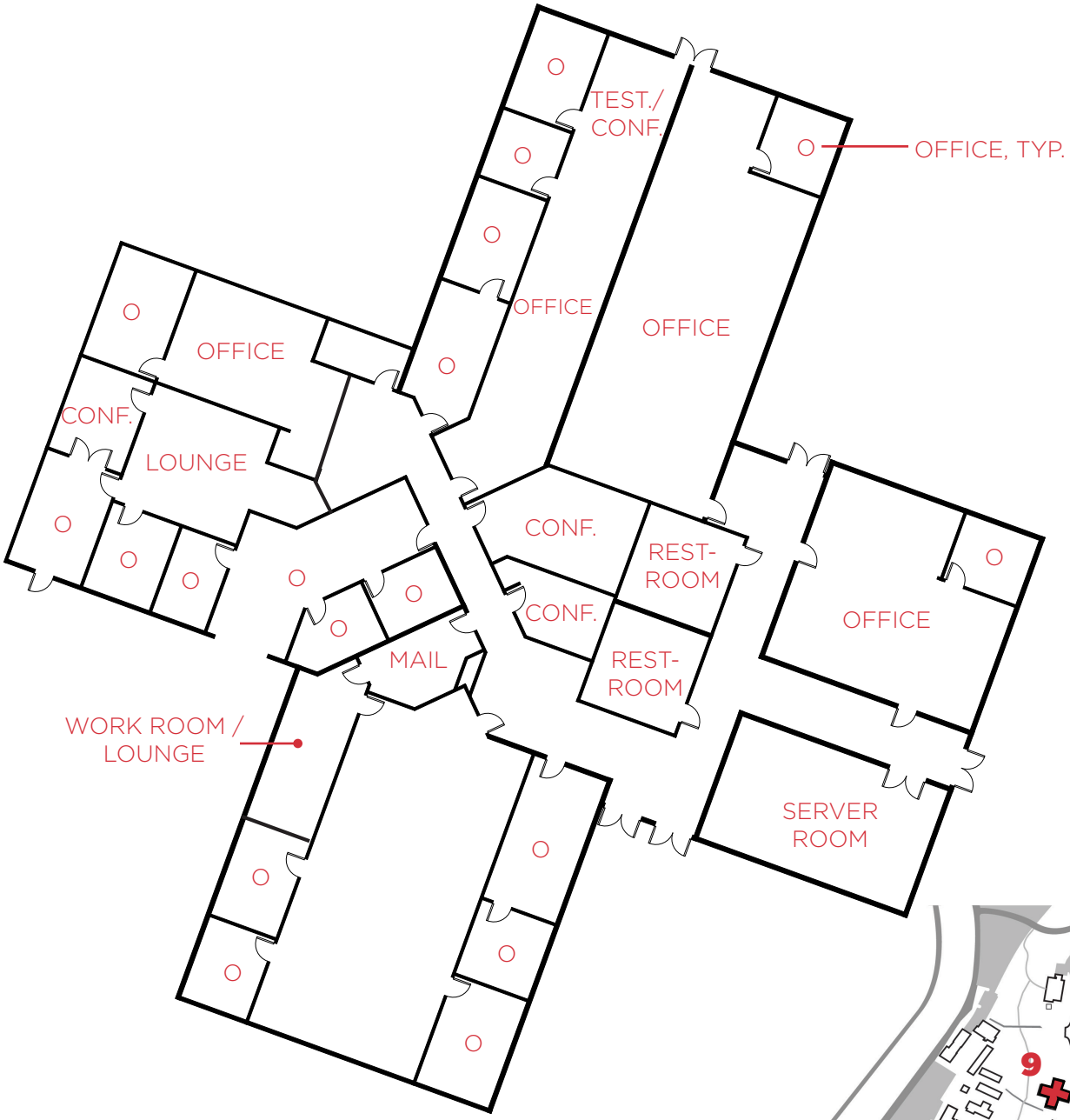
- Request for dual pane windows
- HVAC in building does not provide adequate air circulation
- South wall of building (OAA) needs window repairs

ISSUES BY CATEGORY - TOTAL NEED



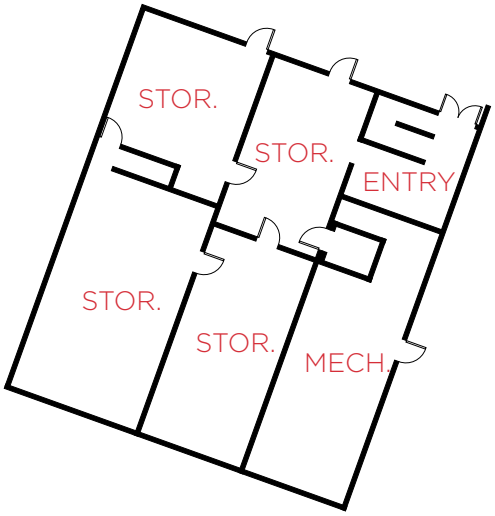
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,762,535	$1,331,736	$6,939,708	**$10,033,979**



FIRST FLOOR PLAN
N.T.S.

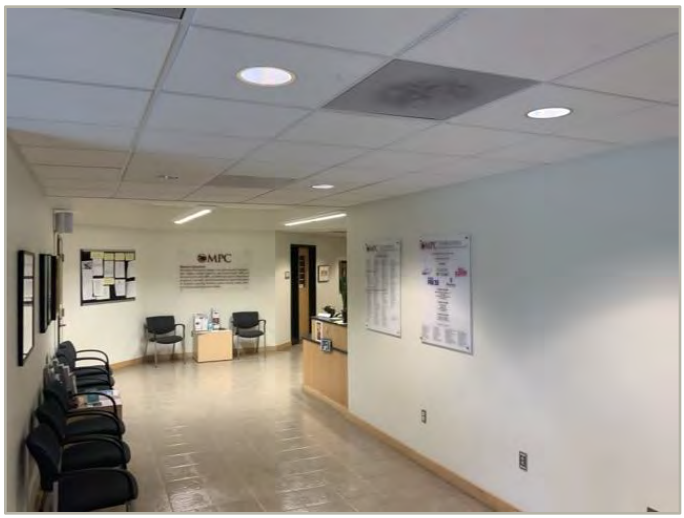
KEY PLAN
N.T.S.



BASEMENT
N.T.S.

KEY PLAN
N.T.S.

6. Administration



Administration: Systems Summary		
Constructed/Renovated	1959	
Building Size	19,040 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab Masonry bearing walls and wood-framed roofs	Fair
Façade	Cement board siding with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and Ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, and Hard tile	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting Electric water heater and tankless point of use water heater Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central system gas boilers with baseboard heating Computer room AC units and split system Supplemental components: ductless split-systems and make-up air unit	Fair

Administration: Systems Summary

Fire Suppression	fire extinguishers and suppression system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 and incandescent Emergency: Natural gas generator and UPS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	No key issues or findings were found	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Administration: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$298,446	-	$2,624,830	$2,923,276
Roofing	-	$594,376	-	$594,376
Interiors	$175,699	$127,053	$966,505	$1,269,257
Plumbing	$14,077	$4,684	$785,156	$803,917
Fire Suppression	-	$241,951	$8,506	$250,457
HVAC	$968,450	$10,202	$477,579	$1,456,231
Electrical	-	$353,470	$1,613,711	$1,967,181
Fire Alarm & Comm	$305,863	-	$463,421	$769,284
TOTALS	**$1,762,535**	**$1,331,736**	**$6,939,708**	**$10,033,979**

Administration: Key Findings

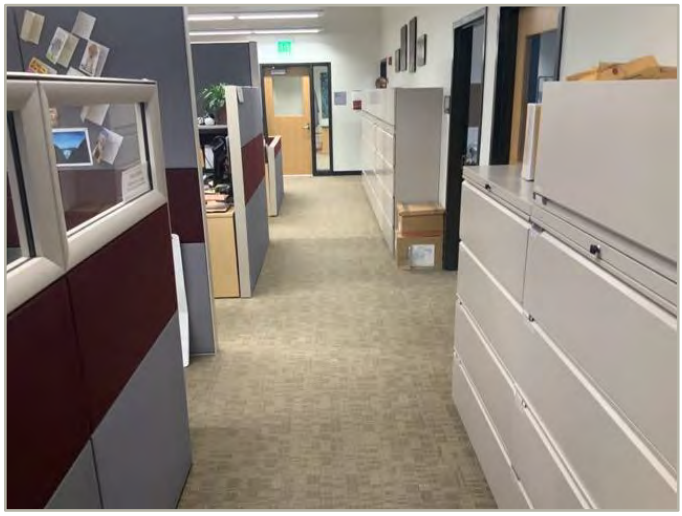
There are no Current Year Repairs recommended and no problems identified that would be a Key Finding.

Administration: Photographic Overview

Front elevation

Right elevation

Hallway



Office area

Gas boiler

Roof overview

Exterior view from Southeast

CONSTRUCTED: 1967

SIZE: 20,428 SF

STORIES: 2 Stories

FUNCTION: Life Sciences Labs
Life Science Lab Support & Prep Rooms
Offices & Conf. Room
Group Study

F.C.I.: 11.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

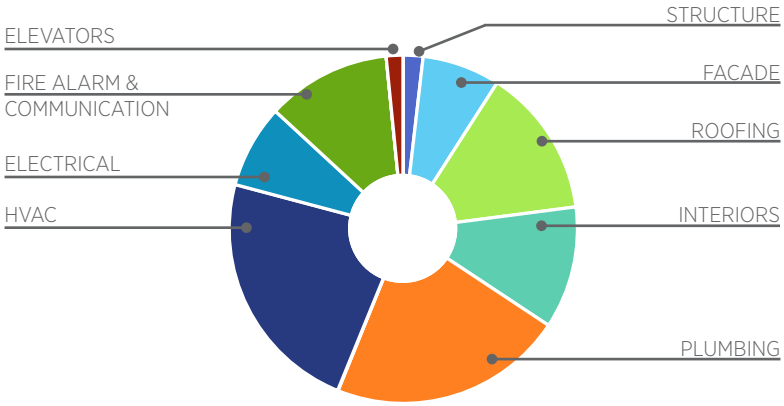
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 10 is a cast in place concrete structure with aluminum windows which houses the life science program. The building currently appears to be in fair condition and provides ample daylight to learning spaces and high ceilings on the second floor. Immediate term updates are needed to fire alarm system, HVAC, elevators and facade. Interior finishes and doors are in good condition; however, flooring finishes can appear dated. In 10 years, the building is projected to be in poor condition with repairs needed to electrical, HVAC, and roofing.

ISSUES BY CATEGORY - TOTAL NEED

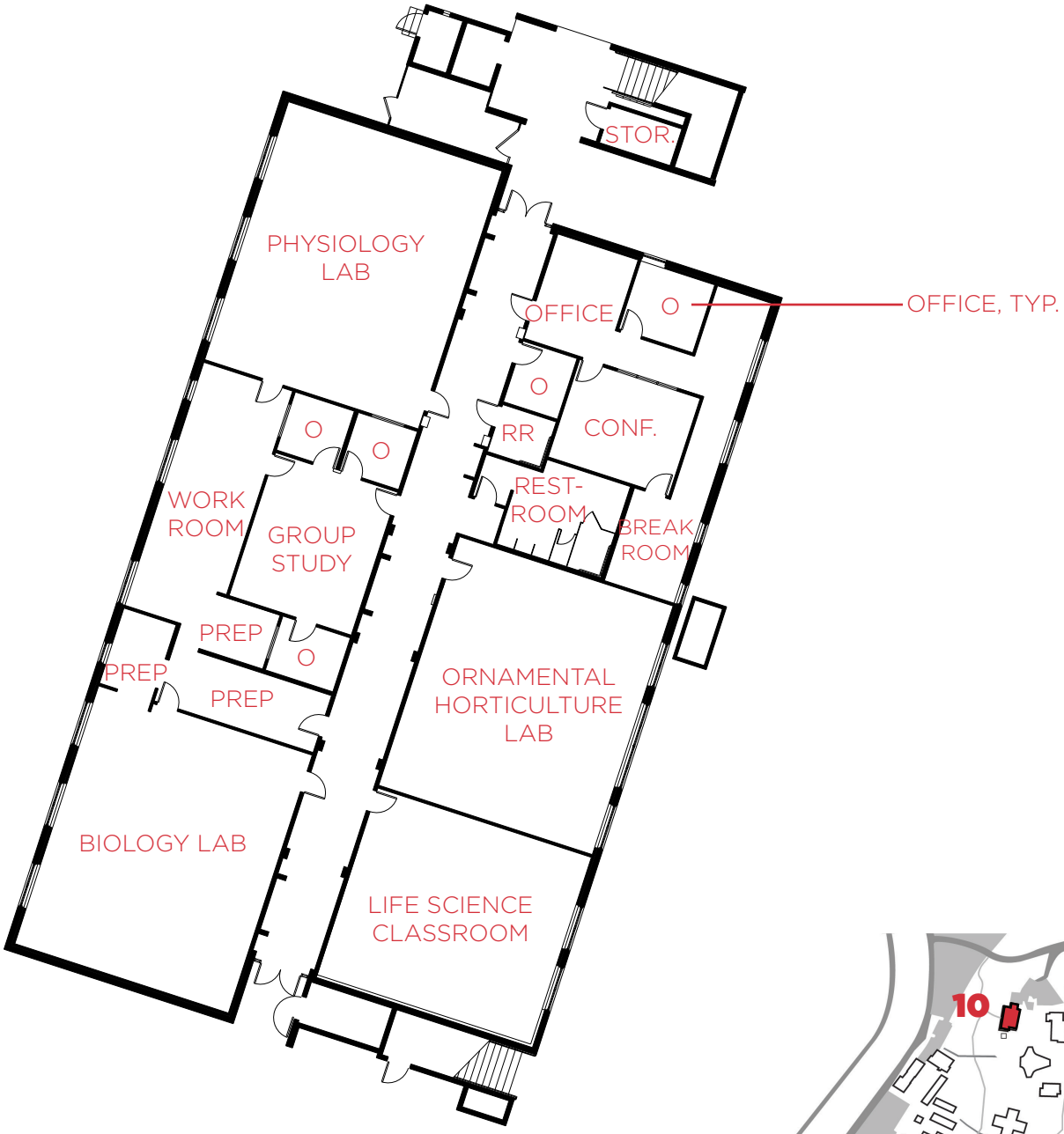


MPC OPEN FORUM COMMENTS

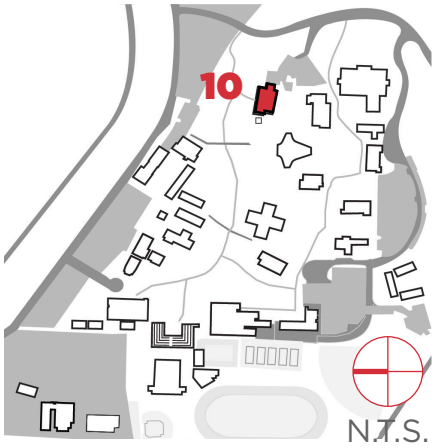
- Heat in building inconsistent / doesn't always work
- Air circulation to be addressed (too much air pressure)
- Roof tiles are stained
- Hot water issues
- Markings on all wall finishes throughout

EXPENDITURE BY YEAR

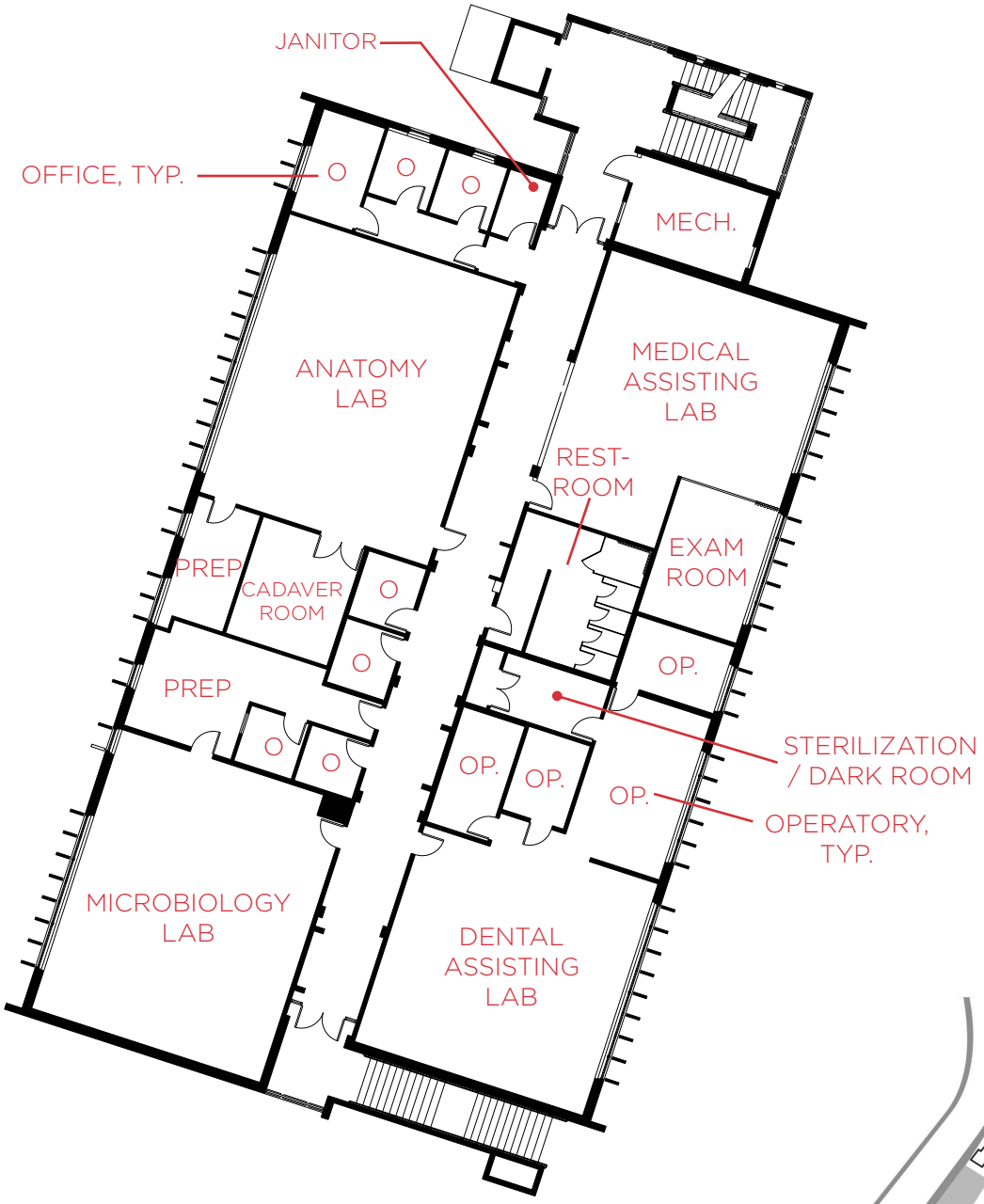
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$930,585	$513,231	$4,951,651	**$6,395,467**



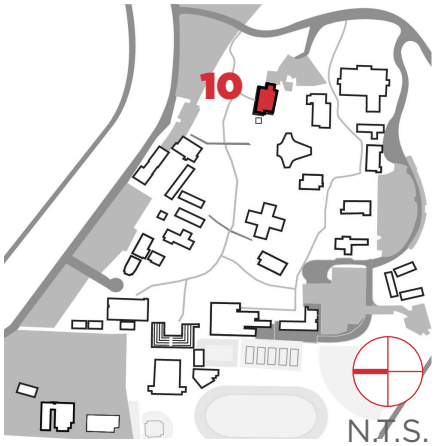
FIRST FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

7. Life Science

Life Science: Systems Summary		
Constructed/Renovated	1967	
Building Size	20,428 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast in place concrete with concrete slab and concrete roof deck	Fair
Façade	Painted/Stucco cast in place concrete with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, and ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, and hard tiles	Fair
Elevators	Hydraulic: 1 car serving 2 floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, urinals, sinks in all restrooms, and drinking fountain	Fair
HVAC	Central system, gas boilers, air handlers	Fair
Fire Suppression	Fire extinguishers	Fair

Life Science: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	No key issues or findings	
Additional Studies	No additional studies recommended at this time .	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

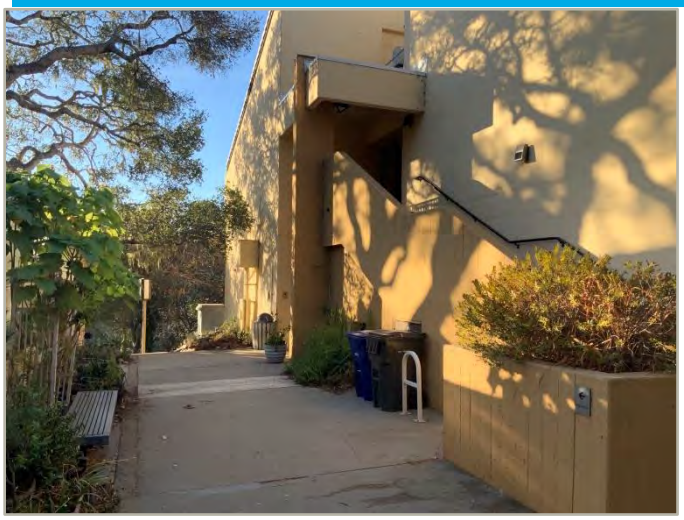
Life Science: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	$116,818	$116,818
Facade	$177,092	-	$285,959	$463,051
Roofing	-	$47,045	$840,210	$887,255
Interiors	$46,601	$22,967	$657,121	$726,689
Elevators	$93,056	-	$7,935	$100,991
Plumbing	$1,287	$7,511	$1,386,448	$1,395,246
Fire Suppression	-	$992	$1,777	$2,769
HVAC	$309,776	$78,907	$1,080,842	$1,469,525
Electrical	-	$355,809	$138,180	$493,989
Fire Alarm & Comm	**$302,773**	-	**$436,361**	**$739,134**
TOTALS	**$930,585**	**$513,231**	**$4,951,651**	**$6,395,467**

Life Science: Key Findings

There are no Current Year Repairs recommended and no problems identified that would be a Key Finding.

Life Science: Photographic Overview



Front elevation

Rear elevation

Typical classroom

Science classroom

Air handling unit

Roof overview

Exterior view from Southeast

CONSTRUCTED: 2009

SIZE: 729 SF

STORIES: 1 Story

FUNCTION: Greenhouse
Tool Shed

F.C.I.: 6.3% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

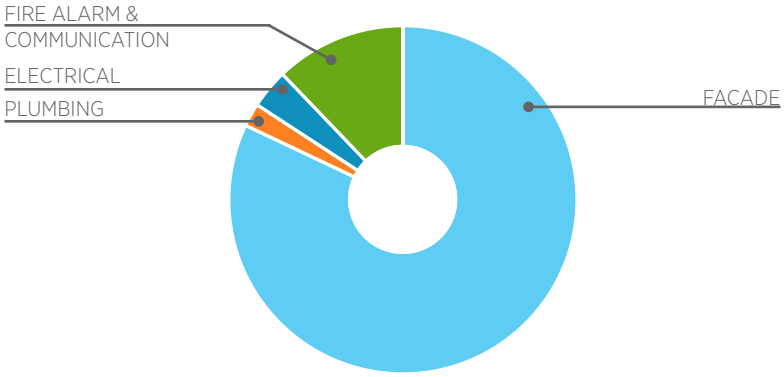
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good/Fair**
Projected (10 yr): **Fair**

BUILDING DESCRIPTION

Building 11 is an aluminum framed polycarbonate glass and CMU greenhouse with an adjacent wood framed tool shed structure. The structures currently appear to be in good to fair condition, however, there is no fire alarm system in place. In 10 years, the structure is projected to continue to be in fair condition.

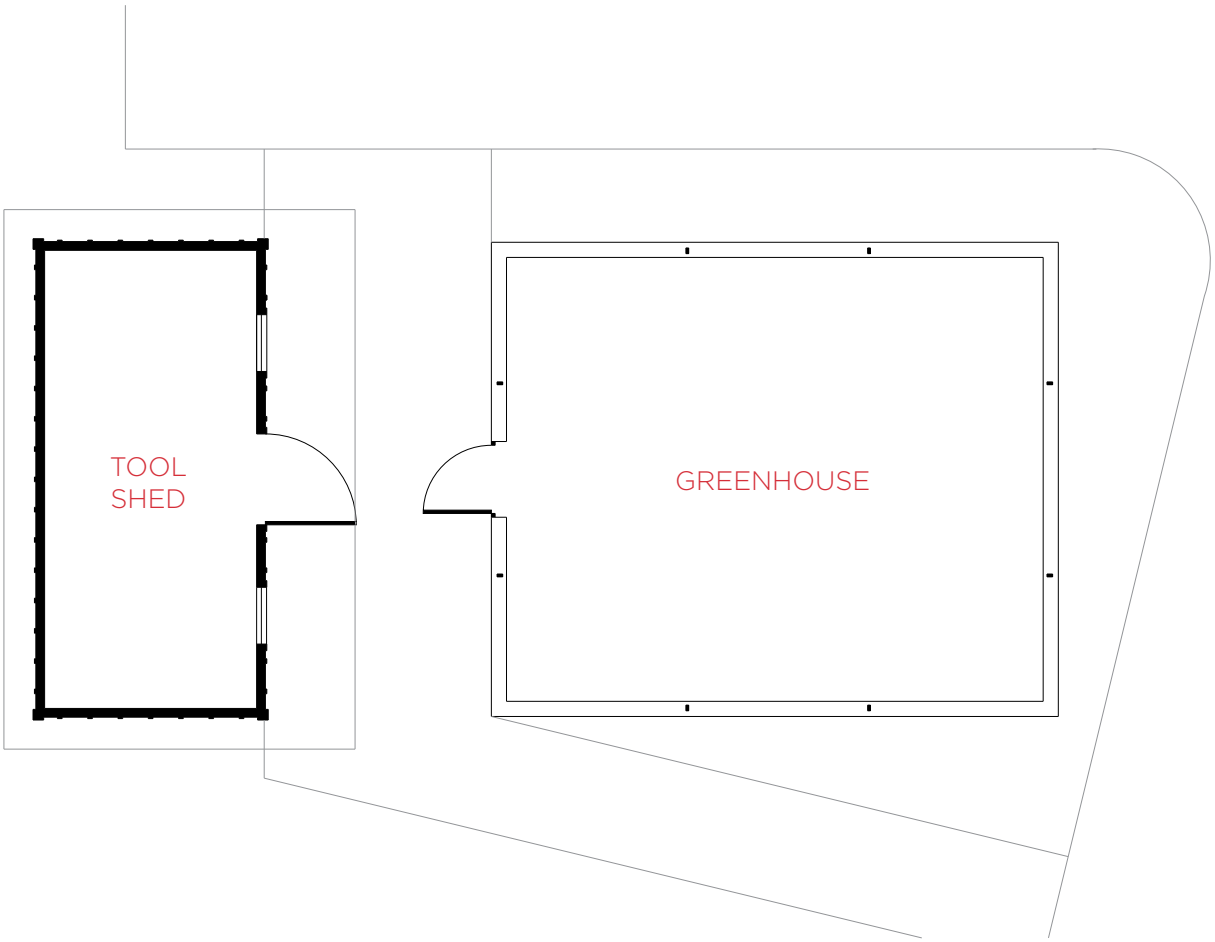
ISSUES BY CATEGORY - TOTAL NEED



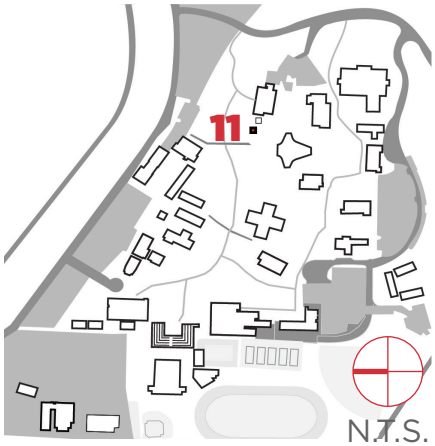
None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$12,525	$7,109	$175,337	**$194,971**



FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

8. Greenhouse

Greenhouse: Systems Summary		
Constructed/Renovated	2009	
Building Size	729 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Greenhouse: Concrete slab, CMU foundation, polycarbonate walls and roof Shed: Concrete slab, wood framed walls and wood sheathed roof	Fair
Façade	Greenhouse: CMU, translucent polycarbonate windows with aluminum framing Shed: Wood board siding with wood windows	Fair
Roof	Greenhouse: Translucent polycarbonate roof system Shed: Corrugated metal	Fair
Interiors	Greenhouse Walls: Translucent polycarbonate Floors: Concrete Ceilings: Translucent polycarbonate Shed Walls: Wood board siding Floors: Concrete Ceilings: Plywood sheathing	Fair
Elevators	None	--

Greenhouse: Systems Summary

Plumbing	PVC supply and waste	Fair
HVAC	None	--
Fire Suppression	None	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	None	--
Equipment/Special	Unattached shed	Fair
Key Issues and Findings	No key issues or findings	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Greenhouse: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$2,513	-	$157,400	$159,900
Roofing	-	-	-	-
Interiors	-	-	-	-
Plumbing	-	-	$4,247	$4,247
Electrical	-	$7,109	-	$7,109
Fire Alarm & Comm	$10,012	-	$13,675	$23,687
TOTALS	**$12,525**	**$7,109**	**$175,337**	**$194,971**

Greenhouse: Key Findings

There are no Current Year Repairs recommended and no problems identified that would be a Key Finding.

Greenhouse: Photographic Overview

Right elevation

Rear elevation

Greenhouse interior

Greenhouse flooring

Stainless steel sink

Roof overview

Exterior view from Northeast

CONSTRUCTED: 1955 / 2012 (Ren.)

SIZE: 5,394 SF

STORIES: 1 Story

FUNCTION: Main Shop
Secondary Shop
Auto Tech Classroom
Offices
Storage
Restrooms

F.C.I.: 19.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

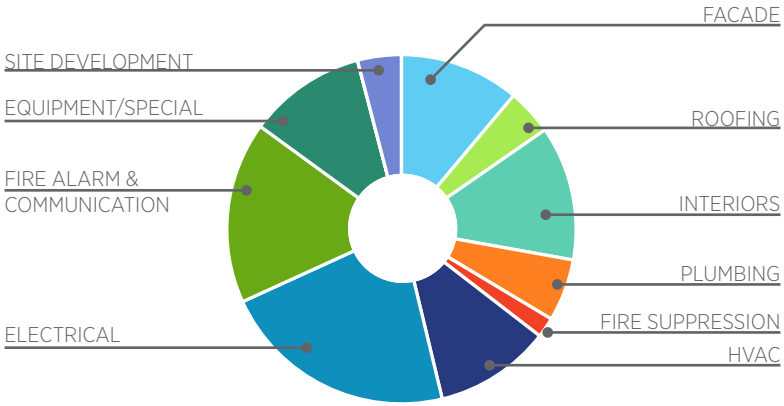
BUILDING DESCRIPTION

Building 12 is a steel frame structure with metal siding and corrugated metal roof housing the automotive technology program. The building appears to be in fair condition and the industrial aesthetic seems to be appropriate for its use. The adjacent classroom has a more finished quality and finishes appear to be in fair condition. Immediate term updates are needed for electrical and fire alarm system. In 10 years, the building is projected to be in poor condition with upgrades needed to electrical, facade, and plumbing.

MPC OPEN FORUM COMMENTS

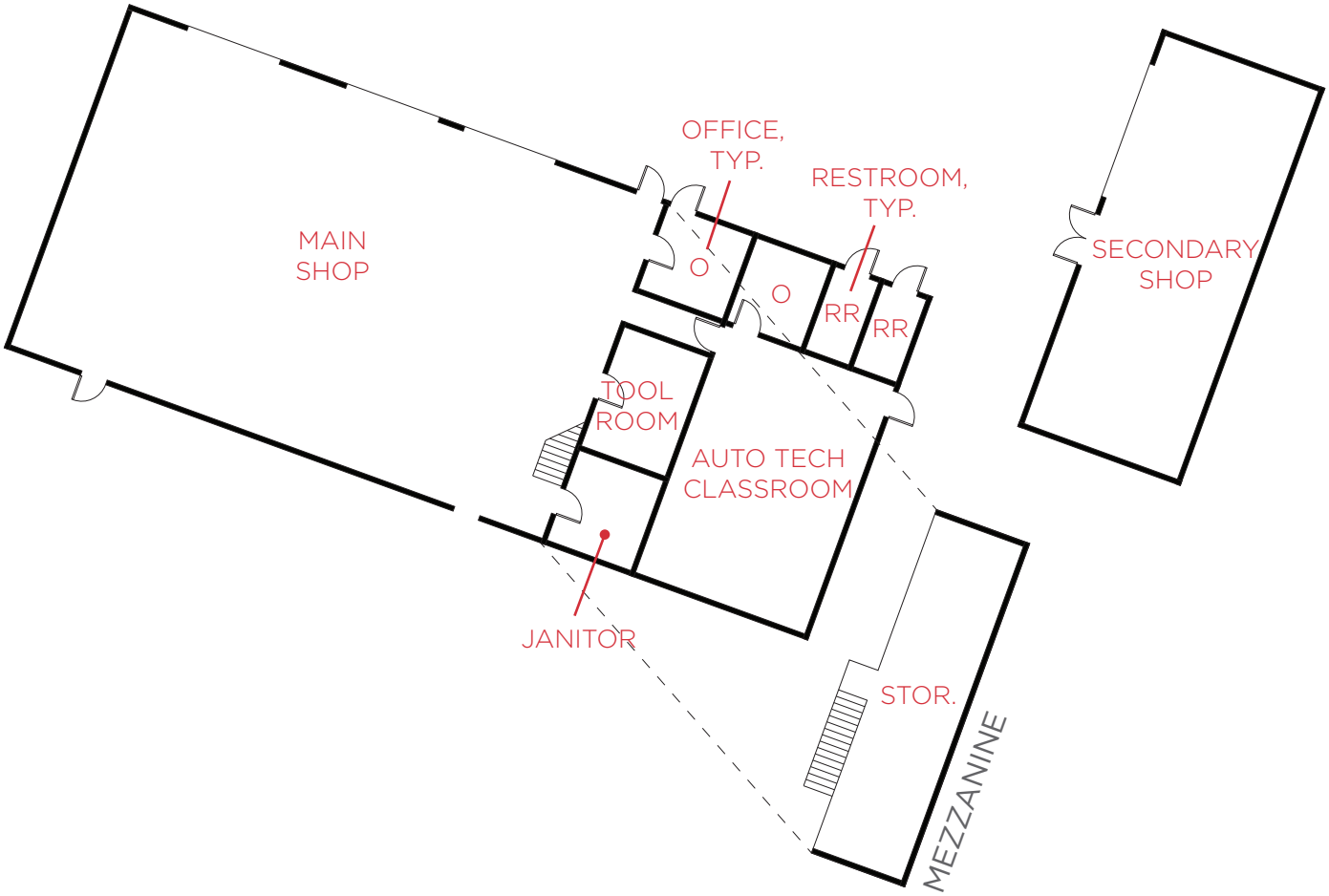
None.

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

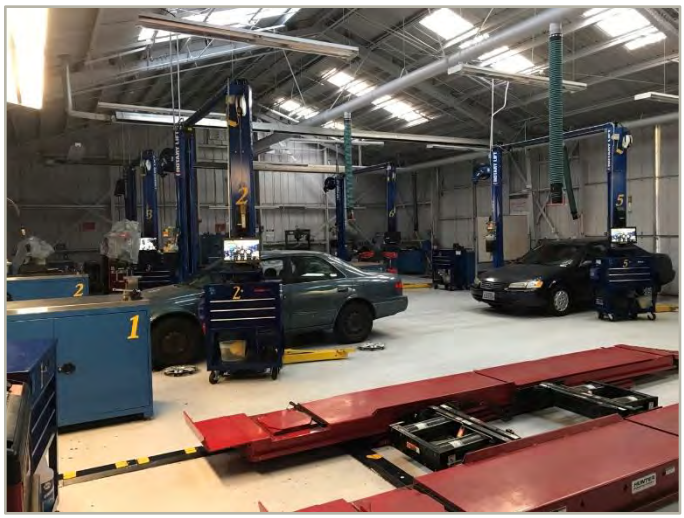
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$263,126	$226,633	$575,869	**$1.065,628**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

17. Auto Tech



Auto Tech: Systems Summary		
Constructed/Renovated	1955 / 2012	
Building Size	5,394 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Steel frame with corrugated metal roof	Fair
Façade	Metal siding with aluminum windows	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surface Floors: Unfinished Ceilings: Painted exposed, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heater Toilets and sinks in all restrooms	Fair
HVAC	Natural gas furnace Natural gas infrared heaters	Fair
Fire Suppression	Fire extinguishers	Fair

Auto Tech: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Vehicle lifts	Fair
Key Issues and Findings	Leaking backflow preventer	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Auto Tech: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$24,451	$50,139	$43,789	$118,379
Roofing	-	-	$45,308	$45,308
Interiors	$47,015	$6,918	$78,820	$132,753
Plumbing	$6,889	$34,196	$20,452	$61,537
Fire Suppression	-	$7,116	$12,743	$19,859
HVAC	$25,810	$8,302	$80,753	$114,865
Electrical	$60,615	$119,962	$53,343	$233,920
Fire Alarm & Comm	$64,067	-	$115,356	$179,423
Equipment/Special	$34,279	-	$82,153	$116,432
Site Development	-	-	$43,152	$43,152
TOTALS	**$263,126**	**$226,633**	**$575,869**	**$1,065,628**

Auto Tech: Key Findings

Backflow Preventer in Poor condition.

2 INCH
Auto Tech Building exterior

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

$$$$

Backflow is leaking. - AssetCALC ID: 1551410

Auto Tech: Photographic Overview

Front/left elevation

Right/rear elevation

Classroom 1

Classroom 2

Garage

Roof overview

BUILDING 13
POOL BUILDING

Exterior view from Northeast

CONSTRUCTED: 2014

SIZE: 1,051 SF

STORIES: 1 Story

FUNCTION: Mechanical
Storage
Chlorine Room
Acid Room
Console

F.C.I.: 18.5% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Poor**

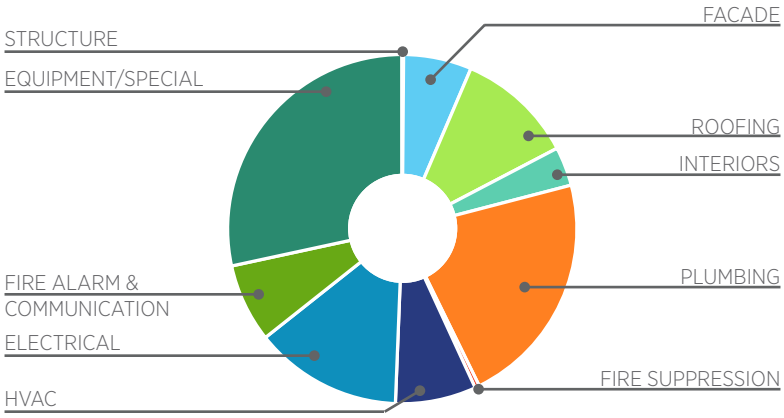
BUILDING DESCRIPTION

Building 13 is a CMU structure with stucco finish and houses the support spaces for the pool. The building currently appears to be in good condition with the need for a fire alarm system in the immediate term. In 10 years, the building is projected to be in poor condition with updates needed to equipment, plumbing, and HVAC.

MPC OPEN FORUM COMMENTS

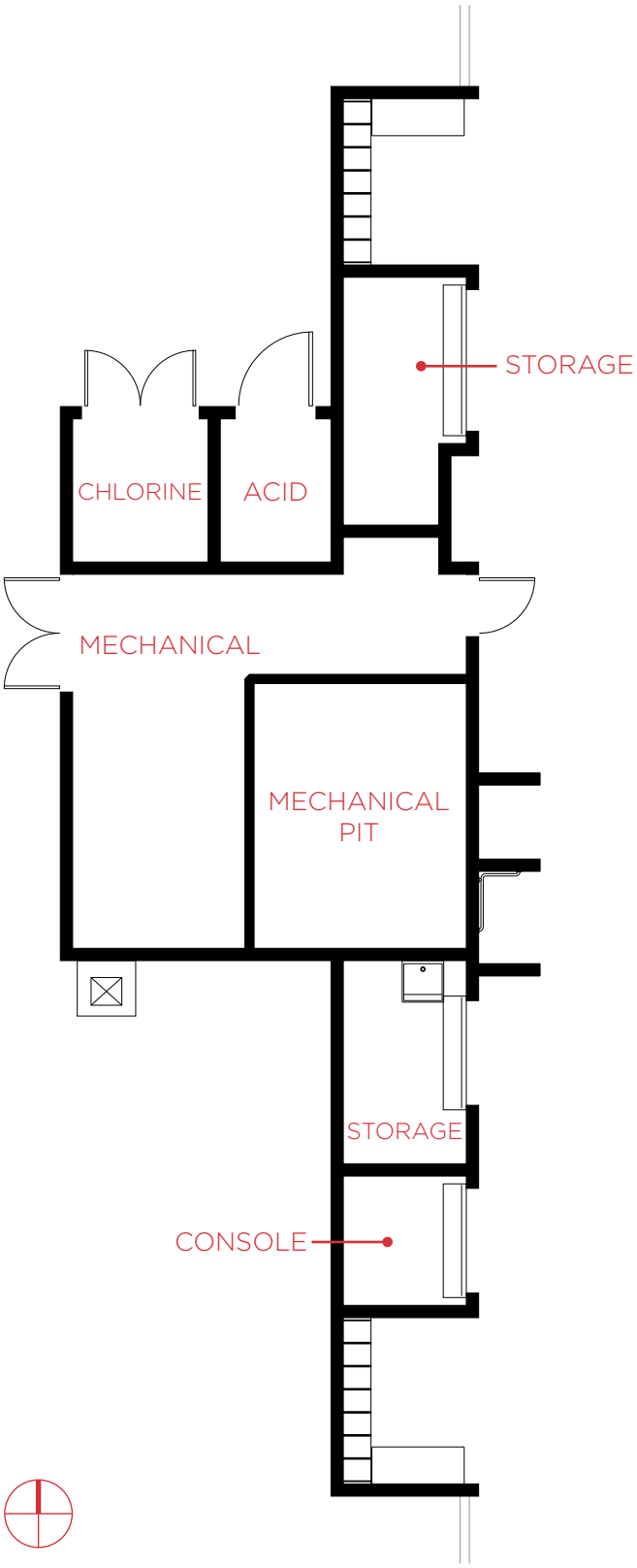
None.

ISSUES BY CATEGORY - TOTAL NEED

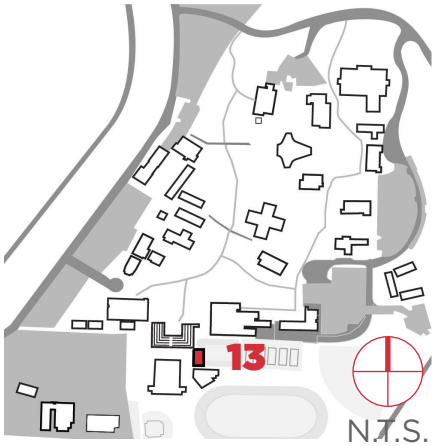


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$20,304	$111,552	$353,309	**$485,165**



FLOOR PLAN
N.T.S.



N.T.S.

KEY PLAN
N.T.S.

25. Pool Building

Pool Building: Systems Summary		
Constructed/Renovated	2014	
Building Size	1,051 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	CMU masonry bearing walls and wood-framed roofs on concrete slab	Good
Façade	Stucco	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Unfinished and painted CMU, Laminate Paneling (FRP) Floors: Unfinished concrete Ceilings: Painted wood paneling	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Drinking fountain and external showers Sump pump, circulation pumps	Good
HVAC	None	--
Fire Suppression	Fire extinguishers	Good

Pool Building: Systems Summary

Electrical	Source and Distribution: Distribution panels fed from site switchboards with copper wiring Interior Lighting: LED Emergency: None	Good
Fire Alarm	None	--
Equipment/Special	Swimming pool filtration system, hot water VFD, chemical feed system	Good
Key Issues and Findings	Leak observed on floor of primary mechanical room in pool building	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

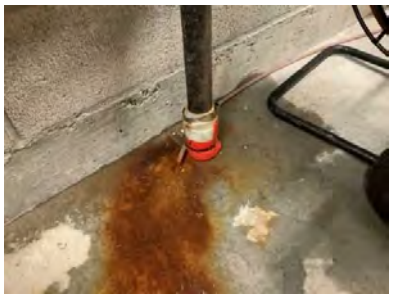
Key Spaces Not Observed

All key areas of the building were accessible and observed.

Pool Building: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	$222	$398	$620
Facade	-	$10,976	$19,657	$30,633
Roofing	-	-	$52,905	$52,905
Interiors	-	$6,270	$11,231	$17,501
Plumbing	$1,989	$36,621	$67,069	$105,679
Fire Suppression	-	$702	$1,257	$1,959
HVAC	$3,880	$23,127	$9,300	$36,307
Electrical	-	-	$66,540	$66,540
Fire Alarm & Comm	$14,435	$1,177	$19,717	$35,329
Equipment/Special	-	$32,457	$105,235	$137,692
TOTALS	**$20,304**	**$111,552**	**$353,309**	**$485,165**

Pool Building: Key Findings



Pipe Coupling Repair in Poor condition.

Coupling repair
Pool Building Water pipe coupling

Uniformat Code: D2029
Recommendation: **Repair in 2020**

Priority Score: **87.0**

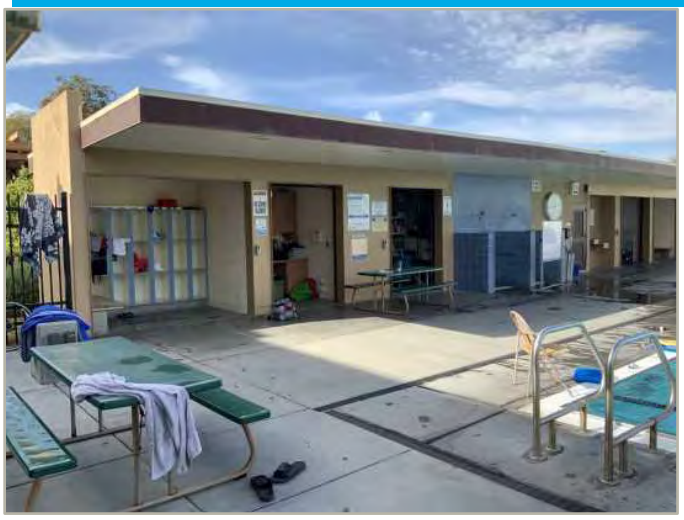
Plan Type: Performance/Integrity

Cost Estimate: $2,000

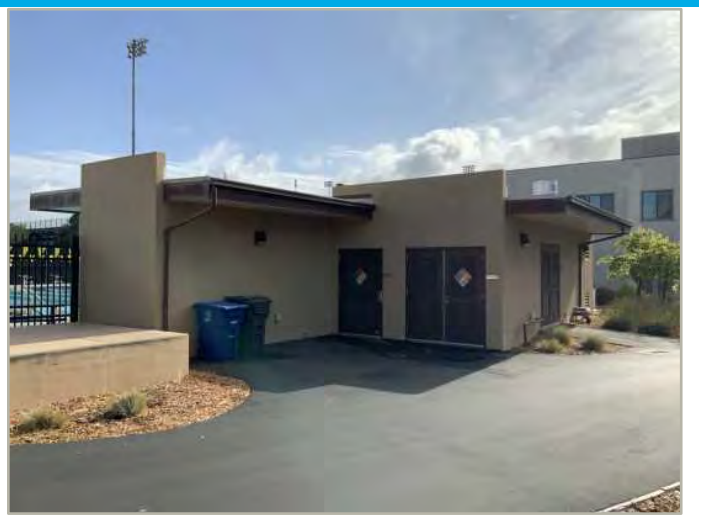
**$**$$$

Leak observed on floor of primary mechanical room in pool building - AssetCALC ID: 1539720

Pool Building: Photographic Overview

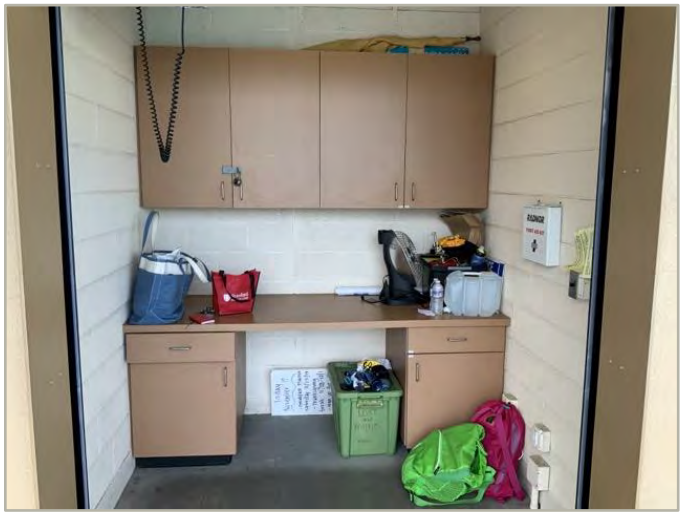


Front/left elevation



Right/rear elevation

Interior storage space



Interior space

Primary mechanical room

Roof overview

Exterior view from Northeast

CONSTRUCTED: 1970

SIZE: 12,560 SF

STORIES: 1 Story

FUNCTION: Music Classrooms
Practice Rooms
Offices
Main Hall
Choral Room
Listening Center
Storage

F.C.I.: 18.8% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

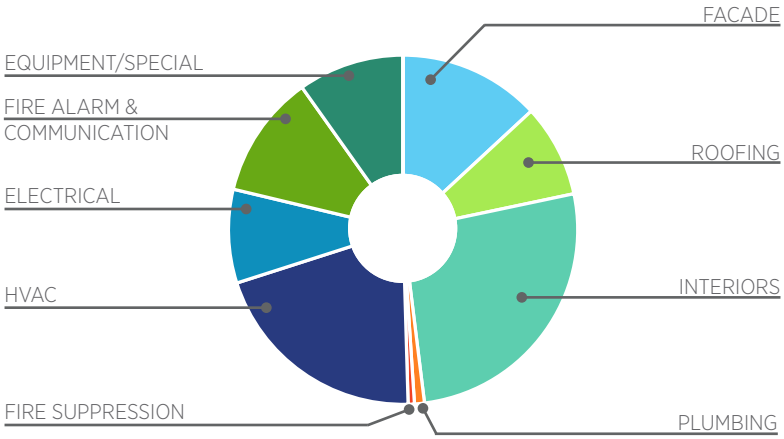
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Poor**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 14 is a collection of three structures conventionally wood framed with wood siding and aluminum windows housing the music program. All three structures are in poor condition with evidence of dry rot on wood siding, rusting on doors and windows and overgrown vegetation and rusting on roof. The interior quality of the spaces is very outdated with little daylight, dim lighting and finishes which are in poor condition. Immediate term updates are needed to HVAC, interiors, and fire alarm system. In 10 years, the building is projected to continue to be in poor condition with updates needed to the electrical system and roofing.

ISSUES BY CATEGORY - TOTAL NEED

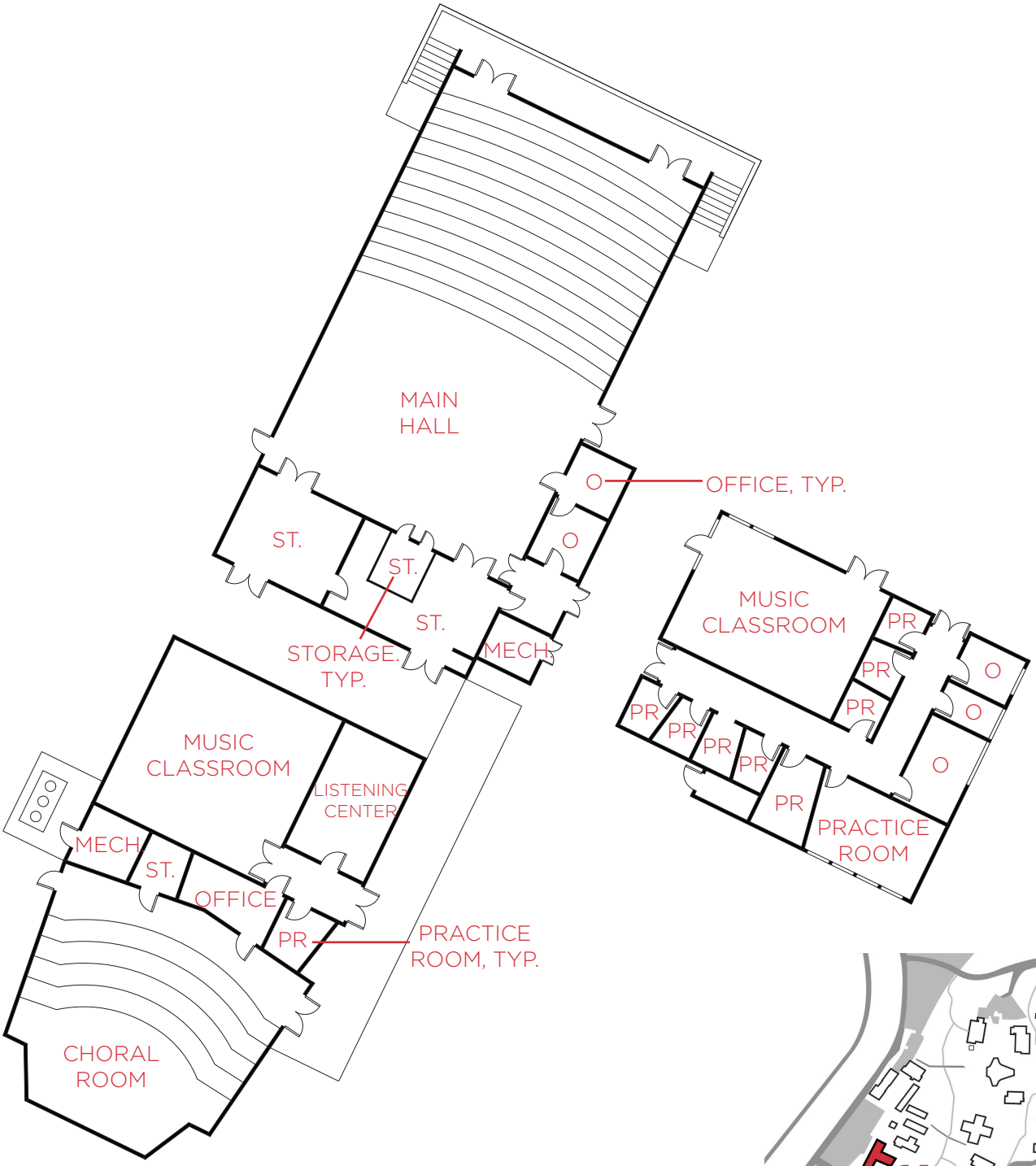


MPC OPEN FORUM COMMENTS

None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,184,881	$387,493	$1,631,162	**$3,203,536**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

18. Music

Music: Systems Summary		
Constructed/Renovated	1970	
Building Size	12,560 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Good
Façade	Wood siding with aluminum windows	Poor
Roof	Primary: Gable construction with clay/concrete tiles Secondary (Choral Hall): Flat construction with modified bituminous finish	Poor
Interiors	Choral Hall Walls: Painted gypsum board, wood panel Floors: Carpet, VCT, sealed concrete Ceilings: Painted gypsum board, hard tile Orchestral Walls: Painted gypsum board, wood panel Floors: VCT, sealed concrete Ceilings: Painted gypsum board, hard tile ceiling Practice Walls: Painted gypsum board, acoustical tile Floors: Carpet, VCT Ceilings: Hard tile ceiling	Poor
Elevators	None	--

Music: Systems Summary

Plumbing	Copper supply piping No hot water	Fair
HVAC	Individual furnace units, baseboard heaters (Choral Hall)	Poor
Fire Suppression	Choral Hall Wet-pipe sprinkler system and fire extinguishers Orchestral Fire extinguishers Practice Fire extinguishers	Fair
Electrical	Source and Distribution: Fed from switchboard located at Art Gallery exterior Interior Lighting: T-8	Fair
Fire Alarm	Choral Hall: Alarm panel and pull stations Orchestral: Pull stations, emergency lights, and exit signs Practice: Pull stations, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Choral Hall: Ceiling tiles loose, falling or completely gone, dry rot present in exterior plywood siding, water damage to Listening Center ceiling, dry rot present in outdoor soffit, exterior wall no longer painted or sealed, supply fans aged and rusted and ducting around fans is failing, exterior wood doors are damaged and chipping, overgrown vegetation on roof, roof tiles cracked or misplaced, corrosion to roof Orchestral: Dry rot present in exterior plywood siding, exterior wall no longer painted or sealed, aged and rusting supply fans, exterior wood doors delaminating, overgrown vegetation on roof, roof tiles cracked or misplaced, corrosion and water damage to roof Practice: Dry rot present in exterior plywood siding, exterior wall no longer painted or sealed, dry rot present in soffit, gutters rusted through, ceiling tiles loose, falling, or completely gone, overgrown vegetation on roof, roof tiles cracked or misplaced, corrosion and water damage to roof, roof has collapsed in one section	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Music: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$278,913	$18,975	$122,240	$420,128
Roofing	$196,218	$73,137	$5,400	$274,755
Interiors	$186,433	-	$657,640	$844,073
Plumbing	$3,744	$7,116	$18,607	$29,467
Fire Suppression	$1,274	$14,197	$3,170	$18,641
HVAC	$390,687	-	$266,769	$657,456
Electrical	$3,854	$267,032	$6,904	$277,790
Fire Alarm & Comm	$123,758	$7,036	$235,647	$366,441
Equipment/Special	-	-	$314,785	$314,785
TOTALS	**$1,184,881**	**$387,493**	**$1,631,162**	**$3,203,536**

Music (Choral Hall): Key Findings

Roof in Poor condition.

Metal
Choral Hall Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $35,700

**$$**$$

The roof is overgrown with vegetation, some tiles on the roof are cracked or misplaced, and there is obvious water damage, corrosion and deterioration. - AssetCALC ID: 1599299

Exterior Wall in Poor condition.

Textured Plywood (T1-11)
Choral Hall Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $77,500

**$$$**$

The exterior wall is no longer painted or sealed due to age and it is damaged due to dry rot. - AssetCALC ID: 1599226

Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
Choral Hall Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $18,600

**$$**$$

The exterior wall is no longer painted or sealed due to age and it is damaged due to dry rot. - AssetCALC ID: 1599295

Soffit in Poor condition.

Wood
Choral Hall Building exterior

Uniformat Code: B2016
Recommendation: **Replace in 2021**

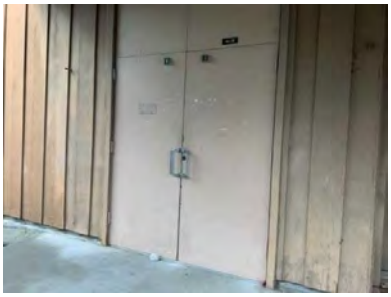
Priority Score: **89.0**

Plan Type: Performance/Integrity

Cost Estimate: $11,100

**$$**$$

Dry rot is present throughout the soffit. - AssetCALC ID: 1599251



Exterior Door in Poor condition.

Wood Solid-Core
Choral Hall Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $4,100

**$**$$$

The exterior doors are damaged and chipping. - AssetCALC ID: 1599242

Supply Fan in Poor condition.

1500 CFM
Choral Hall Electrical room

Uniformat Code: D3042
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,800

**$**$$$

The supply fan is past its useful life. However, the furnace above is in fine condition. - AssetCALC ID: 1599249

Supply Fan in Poor condition.

1500 CFM
Choral Hall Electrical room

Uniformat Code: D3042
Recommendation: **Replace in 2021**

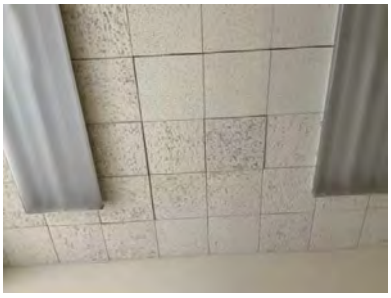
Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,800

**$**$$$

The supply fan is past its useful life and the ducting around the fans is failing however, the furnaces above are in fine condition. - AssetCALC ID: 1599288



Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
Choral Hall Choral Hall

Uniformat Code: C3032
Recommendation: **Replace in 2021**

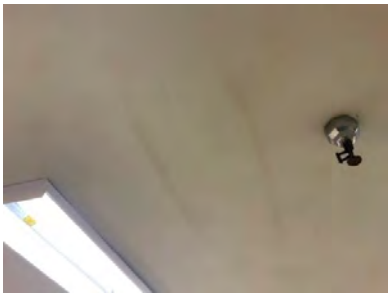
Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $17,000

**$$**$$

Some of the tiles on the ceiling are missing or deteriorated. - AssetCALC ID: 1599254



Interior Ceiling Finish in Poor condition.

any flat surface
Choral Hall Listening center

Uniformat Code: C3031
Recommendation: **Prep & Paint in 2021**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $400

**$**$$$

There is water damage to the ceiling, likely caused by the deficiencies in the roof. - AssetCALC ID: 1599231

Music (Practice): Key Findings

Roof in Failed condition.

any type per man-day
Practice Roof

Uniformat Code: B3011
Recommendation: **Repair in 2020**

Priority Score: **99.0**

Plan Type: Safety

Cost Estimate: $1,300

**$**$$$

A section of the roof has collapsed. - AssetCALC ID: 1599245

Exterior Wall in Poor condition.

Textured Plywood (T1-11)
Practice Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $50,500

$$$$

The exterior wall is no longer painted or sealed due to age and it is damaged due to dry rot. - AssetCALC ID: 1688517

Roof in Poor condition.

Metal
Practice Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $54,800

$$$$

The roof is overgrown with vegetation, some tiles on the roof are cracked or misplaced, and there is obvious water damage, corrosion and deterioration. - AssetCALC ID: 1599291

Soffit in Poor condition.

Wood
Practice Site

Uniformat Code: B2016
Recommendation: **Replace in 2021**

Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: $7,800

$$$$

Dry rot is present throughout the soffit. - AssetCALC ID: 1599267

Gutters & Downspouts in Failed condition.

Aluminum w/ Fittings
Practice Building exterior

Uniformat Code: B3016
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

$$$$

The gutters have rusted through in some sections and are generally damaged throughout. - AssetCALC ID: 1599284

Interior Ceiling Finish in Failed condition.

Hard Tile Ceiling w/ ACT
Practice MU 108

Uniformat Code: C3032
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: $2,900

**$**$$$

In room MU 108 every tile is missing from the ceiling. - AssetCALC ID: 1599275

Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
Practice Throughout building

Uniformat Code: C3032
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: $9,400

**$**$$$

Some of the tiles on the ceiling are loose, missing, or deteriorating due to water damage. - AssetCALC ID: 1599297

Music (Orchestral): Key Findings

Roof in Poor condition.

Clay/Concrete Tile
Music Hall Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $124,100

$$$$

The roof is overgrown with vegetation, some tiles on the roof are cracked or misplaced, and there is obvious water damage, corrosion and deterioration. - AssetCALC ID: 1599283

Exterior Wall in Poor condition.

Textured Plywood (T1-11)
Music Hall Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

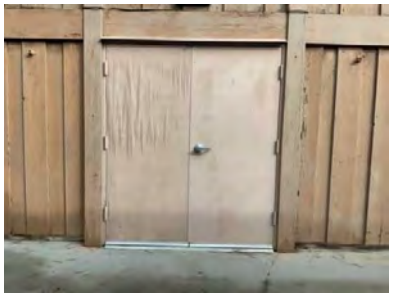
Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $95,100

**$$$**$

The exterior wall is no longer painted or sealed due to age and it is damaged due to dry rot. - AssetCALC ID: 1599269



Exterior Door in Poor condition.

Wood Solid-Core
Music Hall Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $8,200

**$**$$$

The exterior doors are delaminating. - AssetCALC ID: 1599266

Supply Fan in Poor condition.

1500 CFM
Music Hall Electrical room

Uniformat Code: D3042
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $2,800

**$**$$$

The supply fan is past its useful life and rusting. - AssetCALC ID: 1599271

Music: Photographic Overview

Front/left elevation

Right/rear elevation

Listening Center

Choral Hall

HVAC ductwork overview

Roof overview

BUILDING 15
PHYSICAL SCIENCES

Exterior view from Southwest

CONSTRUCTED: 1967

SIZE: 24,835 SF

STORIES: 2 Stories

FUNCTION: Science Labs/Classrooms
Math Classrooms
Prep Rooms
Offices
Chemical Storage
Restrooms

F.C.I.: 11.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

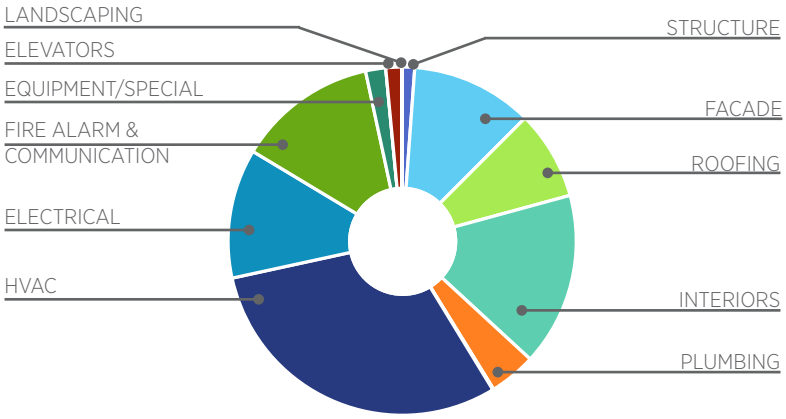
BUILDING DESCRIPTION

Building 15 is a cast in place structure with aluminum windows which houses the physical sciences program. The building currently appears to be in fair condition with ample daylight in learning spaces and finishes in fair condition. Interior flooring finishes may appear dated. Immediate term updates are needed for HVAC, interiors, facade, and fire alarm system. In 10 years, the building is projected to be in poor condition with updates needed to interiors and equipment.

MPC OPEN FORUM COMMENTS

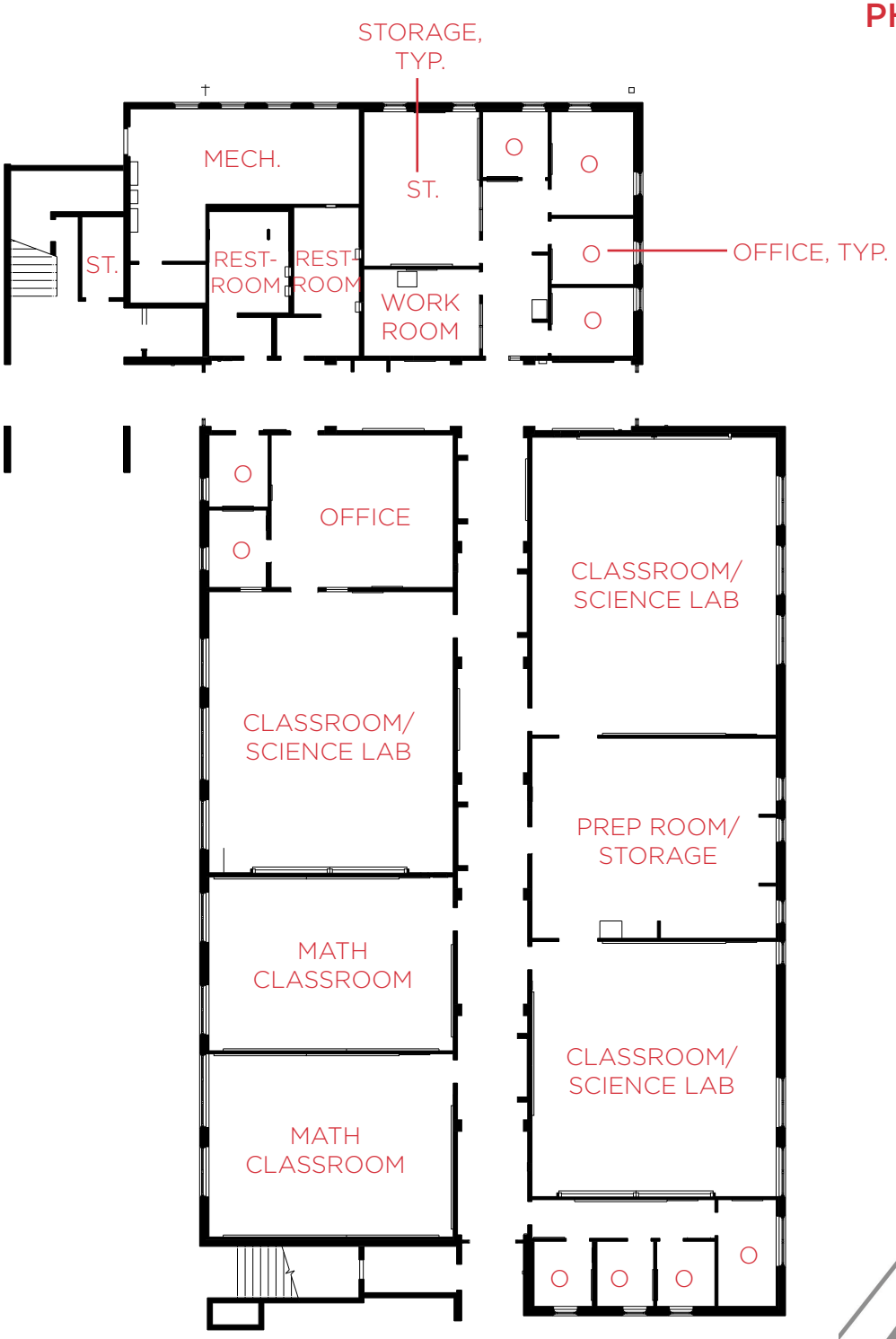
None.

ISSUES BY CATEGORY - TOTAL NEED



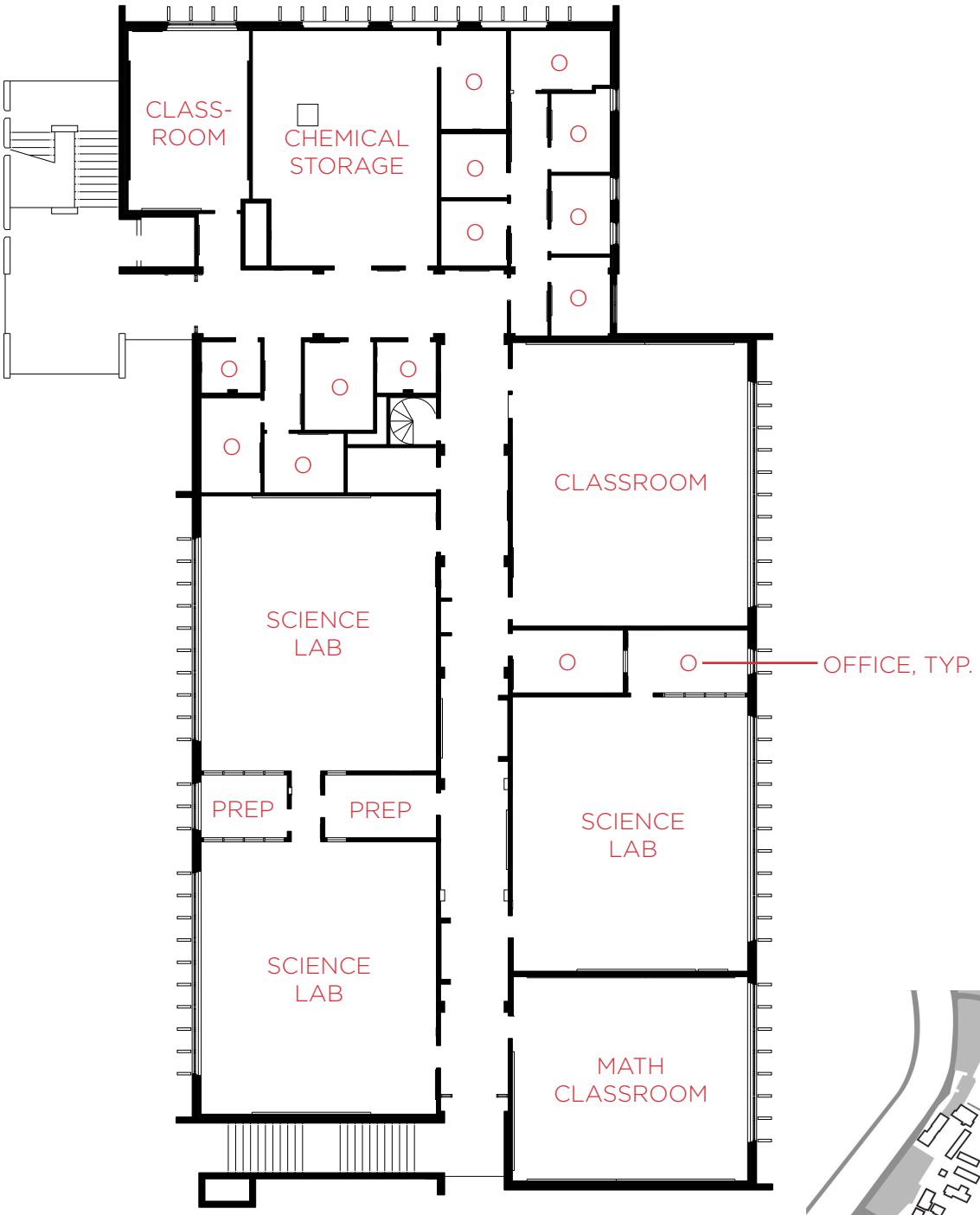
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,279,619	$487,730	$4,955,311	**$6,722,600**



FIRST FLOOR PLAN
N.T.S.

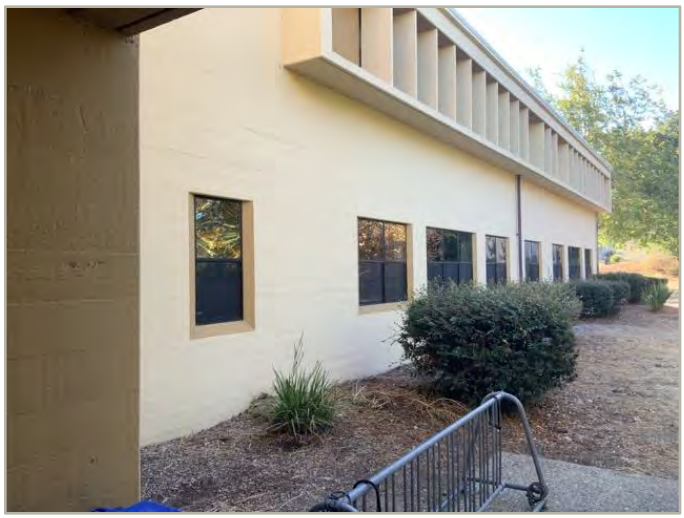
KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

9. Physical Science



Physical Science: Systems Summary		
Constructed/Renovated	1967	
Building Size	24,835 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast in place concrete and cement roof deck	Fair
Façade	Cast in place concrete walls with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wallpaper, ceramic tile Floors: Carpet, VCT, ceramic tile, unfinished concrete Ceilings: Painted gypsum board, ACT, Hard tile	Fair
Elevators	Hydraulic: 1 car serving 2 floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas condensing water heater Toilets, urinals, sinks in all restrooms, drinking fountains eye wash and shower stations and service sinks	Fair
HVAC	Central system with boilers, feeding air handler feeding VAV's with reheat coils	Fair

Physical Science: Systems Summary

Fire Suppression	Wet-pipe sprinkler system in boiler room and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Exhaust fans in the labs	Fair
Key Issues and Findings	The backflow preventer is leaking The exhaust and combustible air intake should be separated There is a drainage issue on the Northeast corner of the building where the downspout discharges the water toward the foundation Roof flashing repair needed An air separator is leaking onto an electrical panel	
Additional Studies	No additional studies are recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Physical Science: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	$77,878	$77,878
Facade	$126,291	-	$635,138	$761,429
Roofing	$1,287	$84,009	$471,120	$556,416
Interiors	$199,324	$217,005	$665,317	$1,081,646
Elevators	$92,244	-	$7,935	$100,179
Plumbing	$7,175	$23,310	$261,536	$292,021
Fire Suppression	$1,772	$1,115	$3,174	$6,061
HVAC	$489,219	$38,110	$1,510,087	$2,037,416
Electrical	-	$11,860	$796,507	$808,367
Fire Alarm & Comm	$360,874	-	$513,203	$874,077
Equipment/Special	-	$112,321	$13,416	$125,737
Landscaping	1433	-	-	$1,433
TOTALS	**$1,279,619**	**$487,730**	**$4,955,311**	**$6,722,660**

Physical Science: Key Findings

Roof - Repair Flashing in Poor condition.

Sheet Metal
Physical Science Roof

Uniformat Code: B3011
Recommendation: **Repair in 2020**

Plan Type:
Performance/Integrity

Cost Estimate: $1,100

$$$$

The flashing is damaged - AssetCALC ID: 1521133

Air Separator in Poor condition.

Mechanical
Physical Science Room 117

Uniformat Code: D3022
Recommendation: **Replace in 2020**

Plan Type:
Performance/Integrity

Cost Estimate: $3,900

$$$$

The unit is leaking and it is dripping on an electrical panel - AssetCALC ID: 1521119

Backflow Preventer in Poor condition.

2 Inch
Physical Science Building Exterior

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

$$$$

The backflow preventer is leaking. - AssetCALC ID: 1521104

Water heater exhaust in Poor condition.

PVC, 4"
Physical Science Building Exterior

Uniformat Code: D2041
Recommendation: **Replace in 2021**

Plan Type:
Performance/Integrity

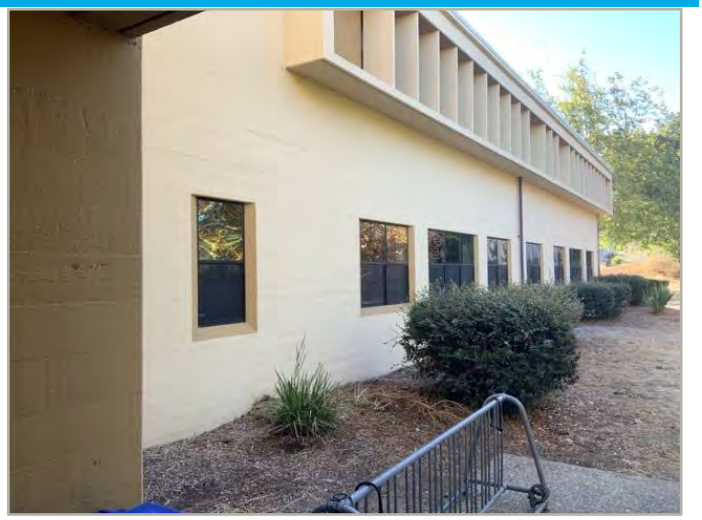
Cost Estimate: $1,300

$$$$

There needs to be separation between the exhaust and combustible air intake - AssetCALC ID: 1521143

Physical Science: Photographic Overview

Front/left elevation



Right/rear elevation

Typical hallway

Typical classroom

Boiler and piping

Roof overview

BUILDING 16
GENERAL CLASSROOMS

Exterior view from Northeast

CONSTRUCTED: 1948

SIZE: 7,032 SF

STORIES: 1 Story

FUNCTION: Classroom
Chem Lab
Art Storage
Offices
Storage

F.C.I.: 16.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

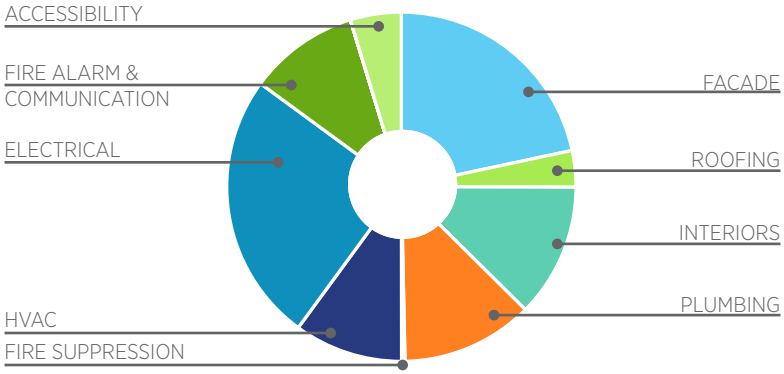
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 16 is a wood frame structure with cement board siding and aluminum windows. The building currently appears to be in fair condition. Interior finishes in the corridor and art storage room are in poor condition and office and learning spaces are in good condition. Finishes may appear outdated. Immediate term updates are needed to HVAC and fire alarm system. In 10 years, the building is projected to be in poor condition with repairs needed to roofing and electrical.

ISSUES BY CATEGORY - TOTAL NEED

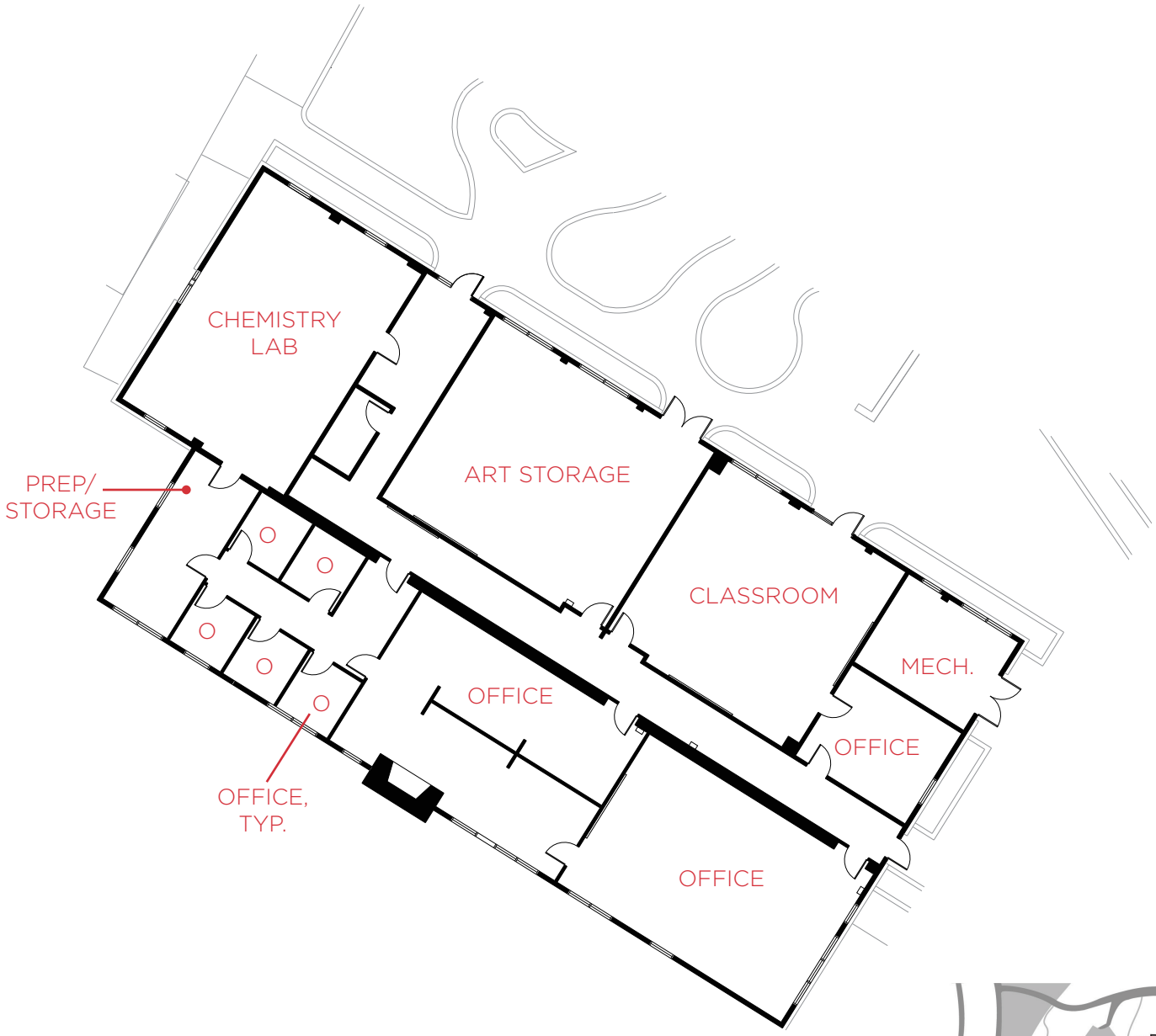


MPC OPEN FORUM COMMENTS

- Provide new restrooms
- Rodent and termite controls
- Building envelope and window sealing needs to be addressed
- No fire sprinkler system in building
- HVAC system needs calibration
- No filtered water in building
- Doors need to be repaired or replaced

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$476,858	$265,015	$2,231,593	**$2,973,466**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

10. General Classrooms

General Classrooms: Systems Summary		
Constructed/Renovated	1948	
Building Size	7,032 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Cement board siding with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, Vinyl sheeting Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Sinks	Fair
HVAC	Central system gas forced air furnaces.	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair

General Classrooms: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	The back-flow preventer is leaking	
Additional Studies	No additional studies recommended at this time	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

General Classrooms: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	$644,153	$644,153
Roofing	-	$100,306	-	$100,306
Interiors	$79,081	$30,786	$258,611	$368,478
Plumbing	$3,744	-	$360,153	$363,897
Fire Suppression	-	$3,750	$5,670	$9,420
HVAC	$134,881	$15,219	$149,355	$299,455
Electrical	-	$114,954	$628,621	$743,575
Fire Alarm & Comm	$118,752	-	$185,030	$303,782
Accessibility	$140,400	-	-	$140,400
TOTALS	**$476,858**	**$265,015**	**$2,231,593**	**$2,973,466**

General Classrooms: Key Findings

Backflow Preventer in Poor condition.

2 INCH
General Classrooms Exterior building

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$**$$$

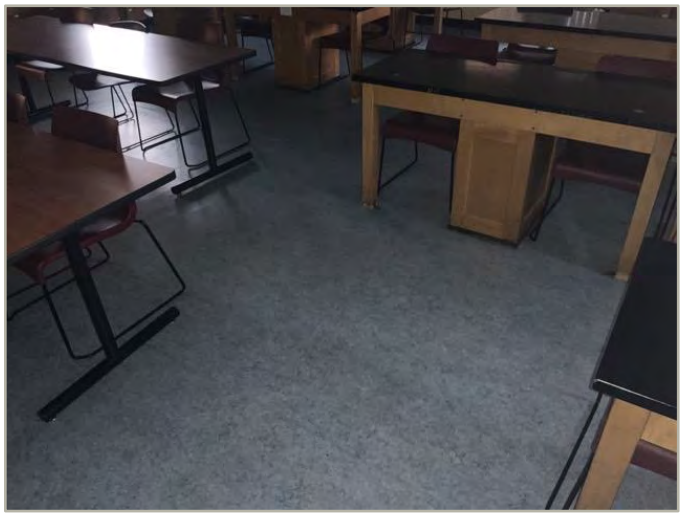
The back-flow preventer is leaking. - AssetCALC ID: 1524454

General Classrooms: Photographic Overview

Front elevation

Right elevation

Classroom



Classroom 2

Gas furnaces

Roof overview

BUILDING 18
LECTURE FORUM

Exterior view from Northeast

CONSTRUCTED: 1968

SIZE: 18,545 SF

STORIES: 2 Stories

FUNCTION: Auditoriums
Media Prep/Storage
Photo Lab & Dark Room
Restrooms
Storage

F.C.I.: 22.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

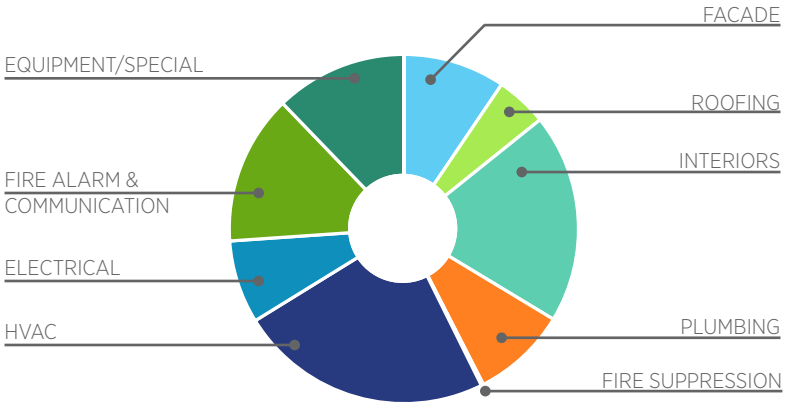
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 18 is a cast in place concrete building with aluminum windows which houses several lecture forums. The building currently appears to be in fair condition. The interior finishes and doors in the three auditoriums vary and differ in their conditions, but overall are worn and dated. The cast in place structure and current layout would make it difficult to reconfigure the building for other than its current layout and use. Immediate term updates are needed to interiors, plumbing, HVAC, and fire alarm system. In 10 years, the building is projected to be in poor condition with updates needed to facade, interiors, electrical, and equipment.

ISSUES BY CATEGORY - TOTAL NEED

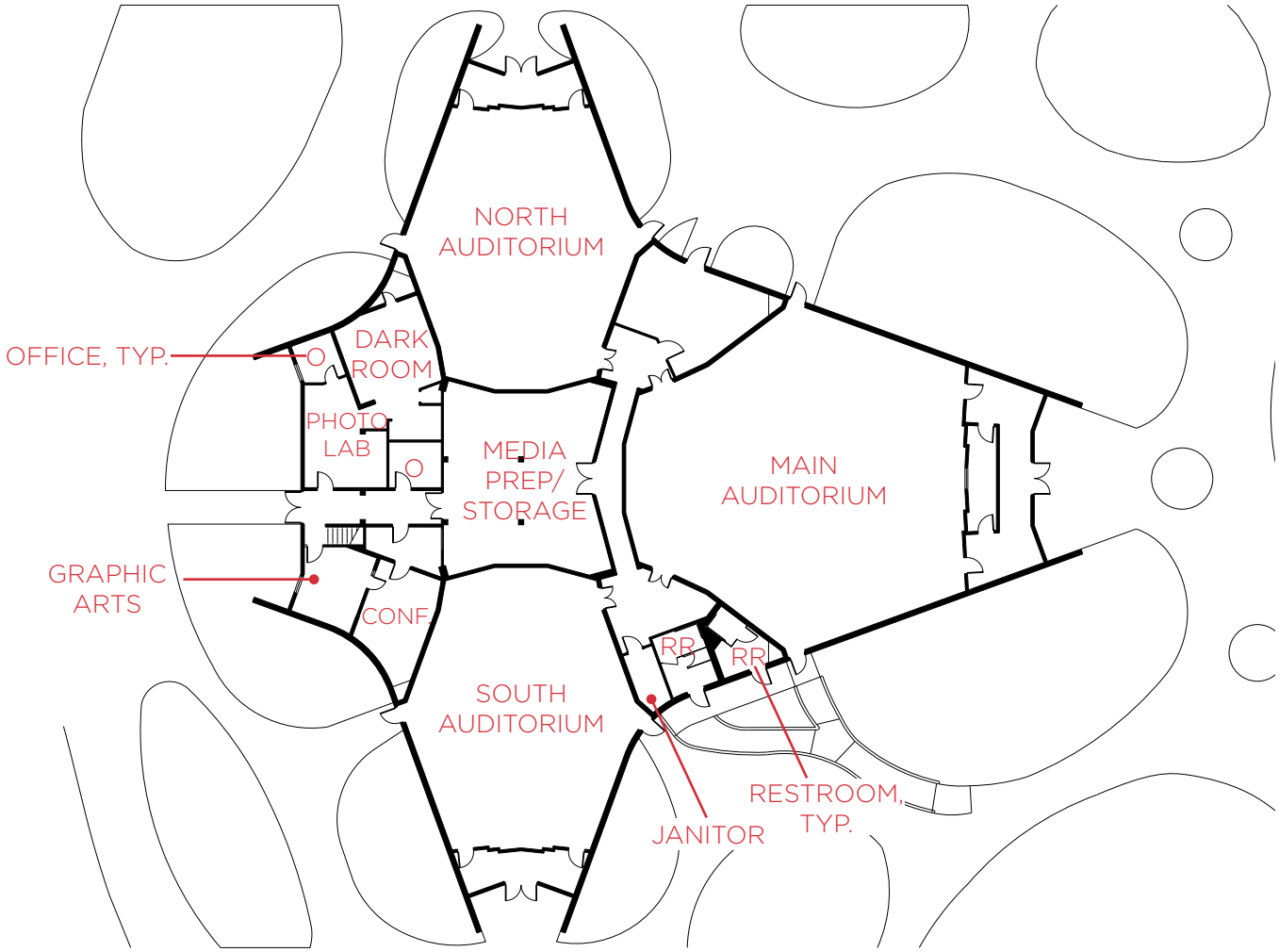


MPC OPEN FORUM COMMENTS

•Request for replacement of all building doors and locks (interior and exterior)
•Restroom signage missing

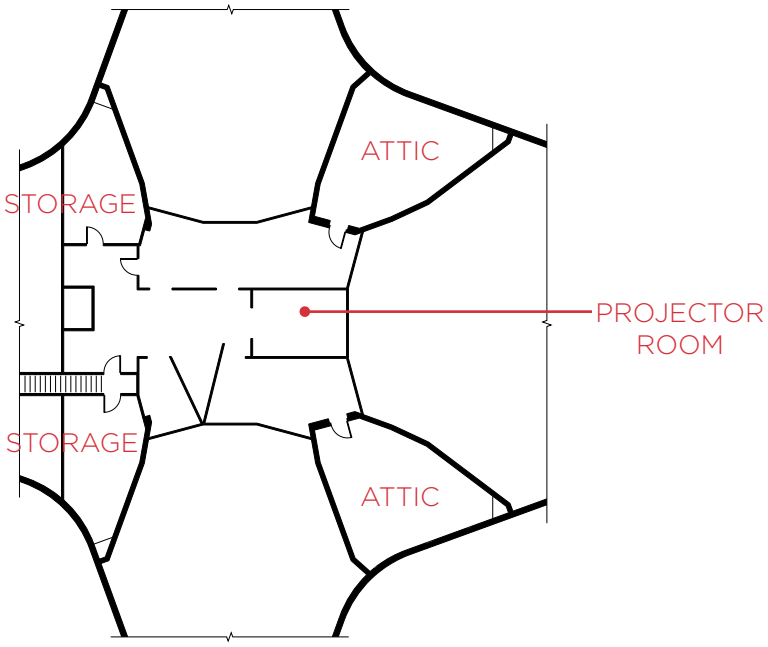
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,672,268	$1,071,190	$2,139,452	**$4,882,910**



FIRST FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

11. Lecture Forum

Lecture Forum: Systems Summary		
Constructed	1968	
Building Size	18,545 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast in place concrete walls with cement roof deck	Fair
Façade	Cast in place with aluminum windows	Fair
Roof	Primary: Gable and shed roof construction with cedar shake shingles Secondary: Flat roof with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, CMU, acoustical panels, ceramic, concrete Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, hard tile	Fair
Elevators	None	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas domestic water boilers, Gas and electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers and air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair

Lecture Forum: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	The cedar shake roof is in poor condition and showing signs of failure The boiler is failing and leaking from the inside Air handler (AHU) on the roof is leaking from the water supply The carpet is failing and a trip hazard	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does appear an accessibility study is needed for this building or the areas immediately surrounding it. Accessibility issues for sidewalks on north side of building See accessibility section under Site- Grounds/Hardscape.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Lecture Forum: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-
Facade	-	$306,907	$155,276	$462,183
Roofing	$171,115	$38,545	$23,430	$233,090
Interiors	$178,481	$138,648	$630,418	$947,547
Plumbing	$312,237	$2,157	$116,841	$431,235
Fire Suppression	-	$2,111	$7,942	$10,053
HVAC	$733,528	$3,003	$411,940	$1,148,471
Electrical	-	$298,141	$77,924	$376,065
Fire Alarm & Comm	$276,907	-	$401,034	$677,941
Equipment/Special	-	$281,678	$314,647	$596,325
TOTALS	**$1,672,268**	**$1,071,190**	**$2,139,452**	**$4,882,910**

Lecture Forum: Key Findings

Roof in Poor condition.

Wood Shake/Shingle
Lecture Forum Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $149,100

$$$$

The roof system is showing signs of failure - AssetCALC ID: 1524326

Boiler in Failed condition.

1600 MBH
Lecture Forum

Uniformat Code: D3021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $1,400

$$$$

The boiler is leaking from the inside - AssetCALC ID: 1524341

Air Handler (AHU) in Poor condition.

30001 - 40000 CFM
Lecture Forum Roof

Uniformat Code: D3041
Recommendation: **Replace in 2020**

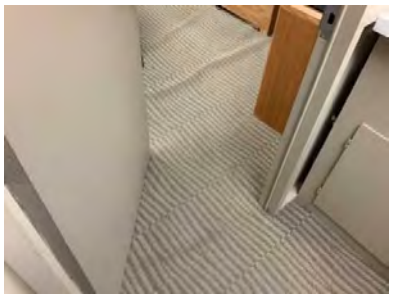
Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: $156,800

$$$$

The unit is leaking from the water supply - AssetCALC ID: 1524316



Interior Floor Finish in Poor condition.

Carpet Commercial Standard
Lecture Forum Office

Uniformat Code: C3025
Recommendation: **Replace in 2019**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

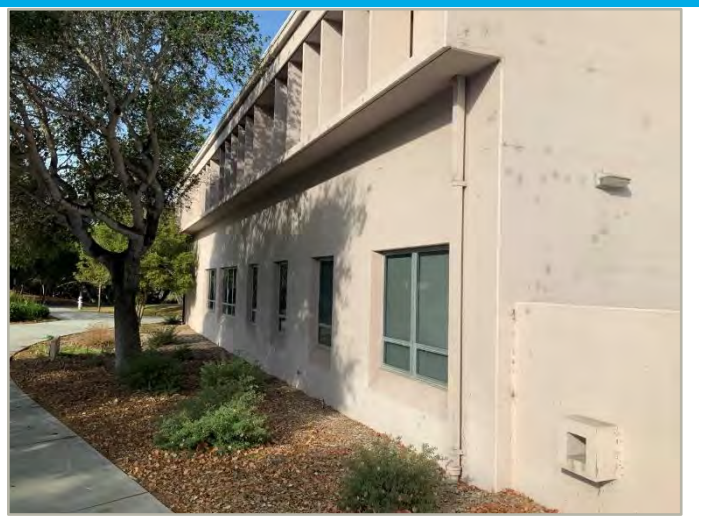
Cost Estimate: $33,300

$$$$

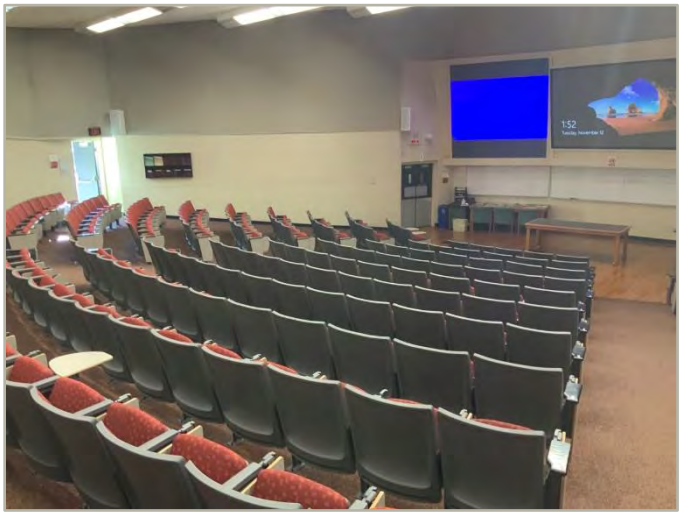
The carpet is failing and a trip hazard - AssetCALC ID: 1524308

Lecture Forum: Photographic Overview

Front elevation



Rear elevation



Lecture auditorium

Equipment storage

Water boiler

Roof overview

BUILDING 19
INTERNATIONAL CENTER

Exterior view from Northwest

CONSTRUCTED: 1968

SIZE: 13,478 SF

STORIES: 2 Stories

FUNCTION: Labs & Photo Lab
Classrooms
Dark Rooms
Offices
Conference
Study Room
Restrooms & Storage

F.C.I.: 18.2% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Poor**
Projected (10 yr): **Poor**

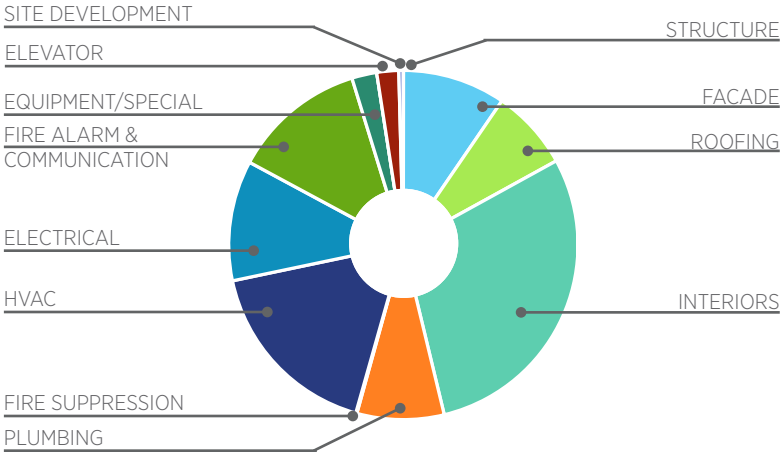
BUILDING DESCRIPTION

Building 19 is a CMU building with a stucco finish and aluminum windows housing the international center and several other learning spaces. The building currently appears to be in poor condition with deteriorating doors and windows, roof and fascia, and cracking stucco. Little daylight is provided in learning spaces and common areas have low ceilings and exposed ducts. Interior finishes are in poor condition and along with HVAC, facade, roofing, plumbing, and fire alarm need to be updated in the immediate term. The CMU structure, coupled with the existing floor plate heights limitations may prove renovating the space difficult. In 10 years, the building is expected to be in poor condition with upgrades need to interiors, HVAC, and electrical.

MPC OPEN FORUM COMMENTS

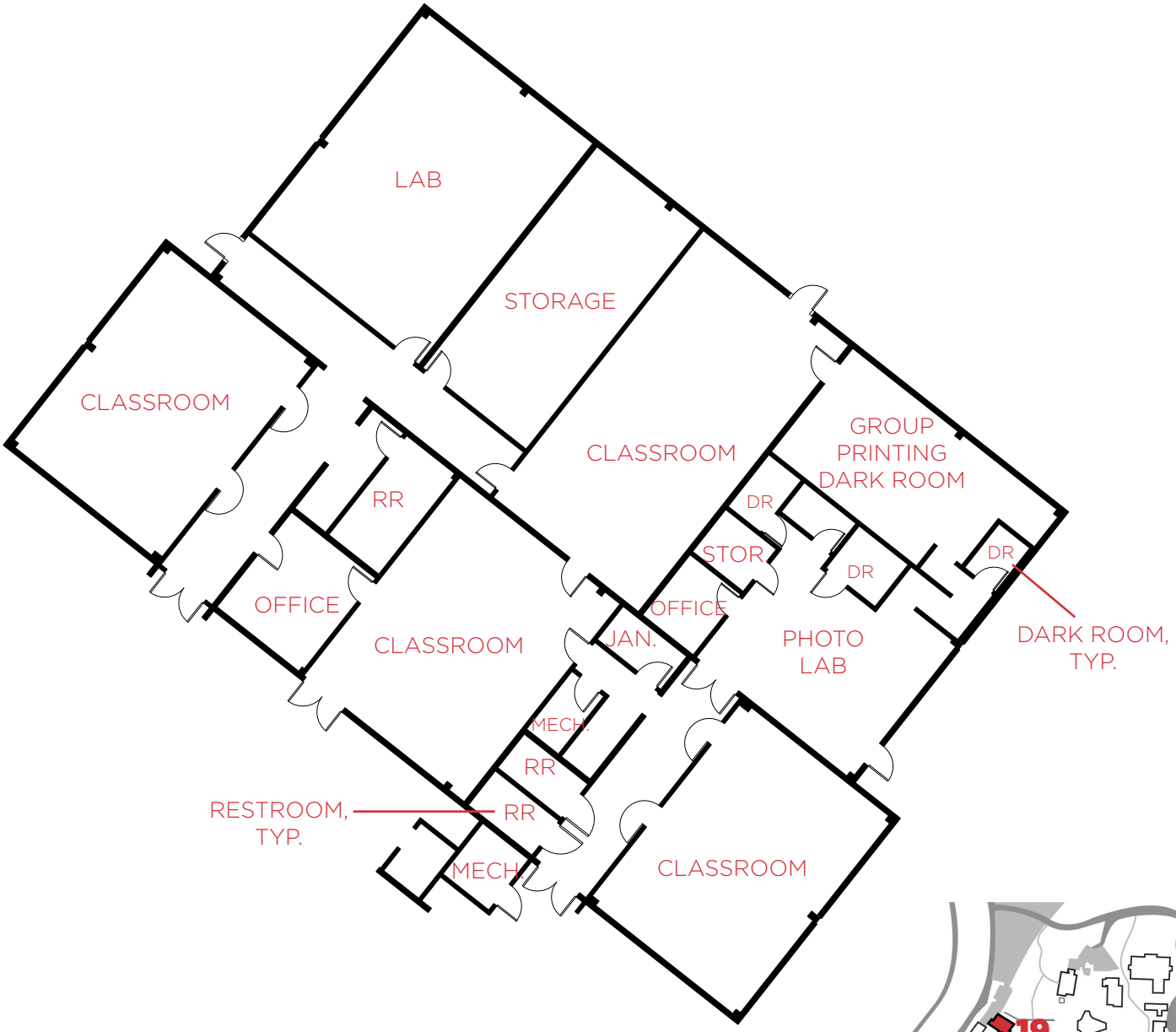
None.

ISSUES BY CATEGORY - TOTAL NEED



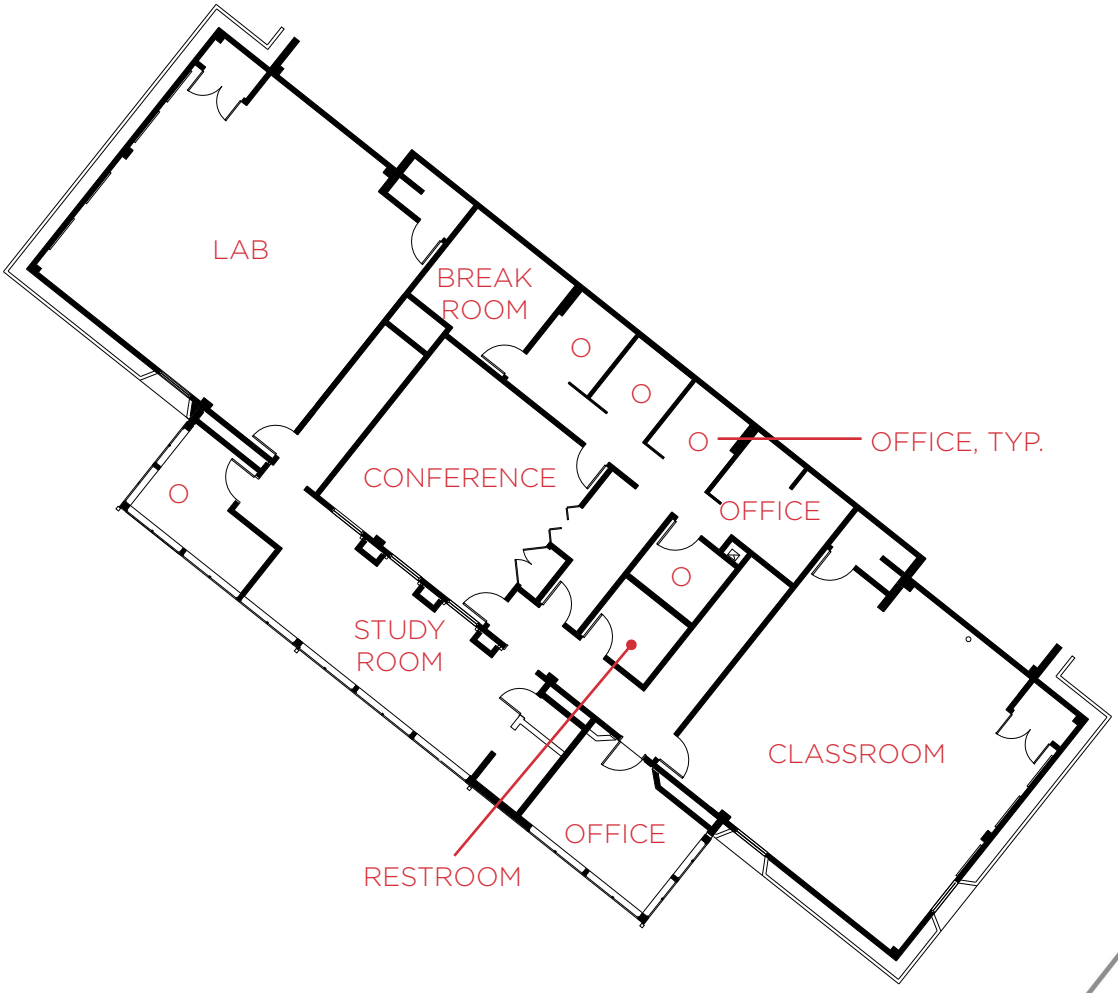
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,112,979	$484,963	$1,592,107	**$3,363,070**



FIRST FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

19. International Center

International Center: Systems Summary		
Constructed/Renovated	1968	
Building Size	13,478 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs on concrete slab	Fair
Façade	Painted CMU, with aluminum windows Secondary: Stucco	Poor
Roof	Primary: Flat construction with modified bituminous finish Secondary: Asphalt and Concrete Shingles	Poor
Interiors	Walls: Painted Gypsum Board, Ceramic Tile, Laminate Paneling (FRP), Vinyl Sheeting, Floors: Unfinished and Sealed Concrete, Carpet, Ceramic Tile, Vinyl Tile (VCT) Ceilings: Painted Gypsum Board, Hard Ceiling Tile, Suspended Ceiling Tile (ACT)	Poor
Elevators	Hydraulic: 1 car serving 2 floors	Poor
Plumbing	Copper supply and cast-iron waste and venting Electric water heater Drinking fountain	Poor

International Center: Systems Summary

HVAC	Hydronic baseboard radiators and a terminal unit Individual package and split system Supplemental components: ductless split-systems, suspended gas unit heaters	Poor
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Distribution panels fed from site switchboards with copper wiring Interior Lighting: T-5 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Key Issues and Findings	Concrete tile and asphalt shingle roofs are in poor condition, metal roof flashing on parapet wall in poor condition, exterior stucco wall is cracking, soffit has moisture damage, ductwork is old and causing heating and cooling imbalance issues, there is no potable water supplied to this building, and safety treads and tape on stairway is deteriorating, renovate elevator	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Elevator cab interior, Down unit or area

International Center: Systems Expenditure Forecast				
System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	$246	$441	$687
Facade	$119,655	$5,930	$194,889	$320,474
Roofing	$226,196	-	$24,071	$250,267
Interiors	$309,554	$111,824	$561,944	$983,322
Elevators	$68,211	-	-	$68,211
Plumbing	$187,473	-	$83,455	$270,928
Fire Suppression	-	$1,240	$2,221	$3,461
HVAC	$188,371	$141,201	$252,851	$582,423
Electrical	$23,379	$216,616	$134,824	$374,819
Fire Alarm & Comm	$149,129	$7,906	$259,676	$416,711
Equipment/Special	-	-	$77,735	$77,735
Site Development	$14,032	-	-	$14,032
TOTALS	$1,286,000	$484,963	$1,592,107	$3,363,070

International Center: Key Findings

Roof in Poor condition.

Asphalt Shingle 30-Year
International Center Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $5,800

**$**$$$

Asphalt shingless on parapet walls are loose and falling from their installed locations. - AssetCALC ID: 1625146

Exterior Wall in Poor condition.

Stucco
International Center Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $46,800

**$$**$$

Stucco is cracked, chipped, and broken away in places. - AssetCALC ID: 1625175

Roof in Poor condition.

Metal Flashing
International Center Roof

Uniformat Code: B3011
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $4,600

**$**$$$

Metal flashing around parapet roof is cracking at the seams - AssetCALC ID: 1625140

Roof in Poor condition.

Metal
International Center Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $162,000

$$$$

Concrete roof tiles are beginning to fall from their installed locations. - AssetCALC ID: 1625164

Soffit in Poor condition.

Wood
International Center Building Exterior

Uniformat Code: B2016
Recommendation: **Replace in 2020**

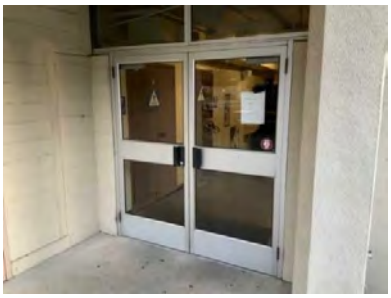
Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: $16,900

**$$**$$

Soffit material has moisture damage and starting to deteriorate. - AssetCALC ID: 1625142



Storefront in Poor condition.

Metal-Framed 3' x 7' Swinging Door Only
International Center Building Exterior

Uniformat Code: B2023
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $7,600

**$**$$$

Doors reportedly in poor condition according to staff. - AssetCALC ID: 1625121

Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excl fixtures)
International Center Throughout Building

Uniformat Code: D2029
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $173,500

$$$$

There is no potable water available to this building - AssetCALC ID: 1625184

Elevator in Poor condition.

Hydraulic
International Center Building Interior

Uniformat Code: D1011
Recommendation: **Renovate in 2021**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: $64,400

**$$$**$

Cab of the elevator was not accessible. Requires renovation- AssetCALC ID: 1625162

HVAC System Ductwork in Poor condition.

Medium Density
International Center Throughout Building

Uniformat Code: D3041
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $63,100

**$$$**$

The ductwork is old, and heating and cooling is imbalanced throughout the building. - AssetCALC ID: 1625183

Interior Stair Treads in Poor condition.

Raised Rubber Tile
International Center Stairs

Uniformat Code: C2021
Recommendation: **Replace in 2021**

Priority Score: **85.0**

Plan Type: Performance/Integrity

Cost Estimate: $6,300

**$**$$$

Rubber surface is deteriorating and non-slip grip tape is coming apart. - AssetCALC ID: 1625187

Interior Floor Finish in Poor condition.

Vinyl Tile (VCT)
International Center Second Level

Uniformat Code: C3024
Recommendation: **Replace in 2021**

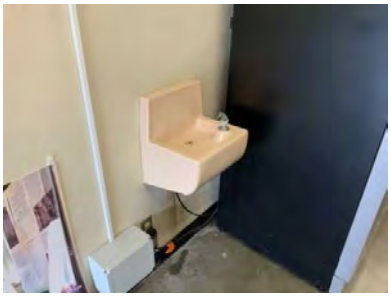
Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $9,700

**$**$$$

VCT is cracking in several locations throughout building. - AssetCALC ID: 1625176



Drinking Fountain in Poor condition.

Interior
International Center Main Level

Uniformat Code: D2018
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$**$$$

Old and not operational due to building's lack of non-potable water - AssetCALC ID: 1625189

Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
International Center Main Level

Uniformat Code: C3032
Recommendation: **Replace in 2021**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: $26,500

**$$**$$

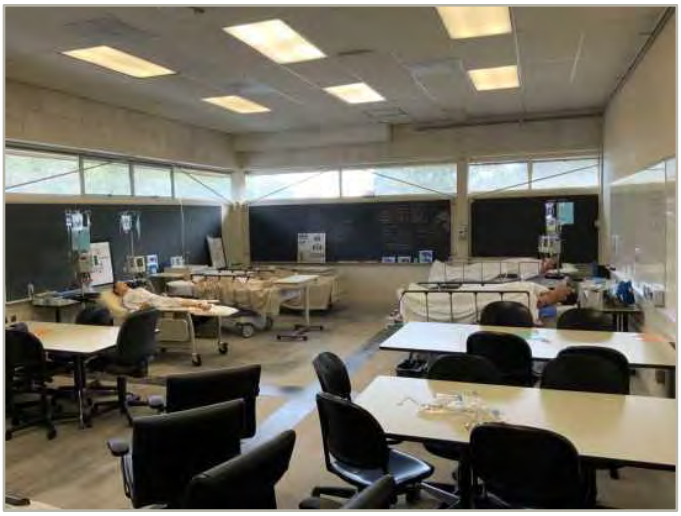
Ceiling tiles are cracked, chipped, stained, and falling from their installed locations. - AssetCALC ID: 1625117

International Center: Photographic Overview

Front/left elevation

Right/rear elevation

Entrance



Interior space

Mechanical Room

Roof overview

BUILDING 20
SOCIAL SCIENCE

Exterior view from Southeast

CONSTRUCTED: 1968

SIZE: 12,580 SF

STORIES: 2 Stories

FUNCTION: Classrooms
Labs
Lab Prep
Offices
Snack Bar
Restrooms

F.C.I.: 21.9% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

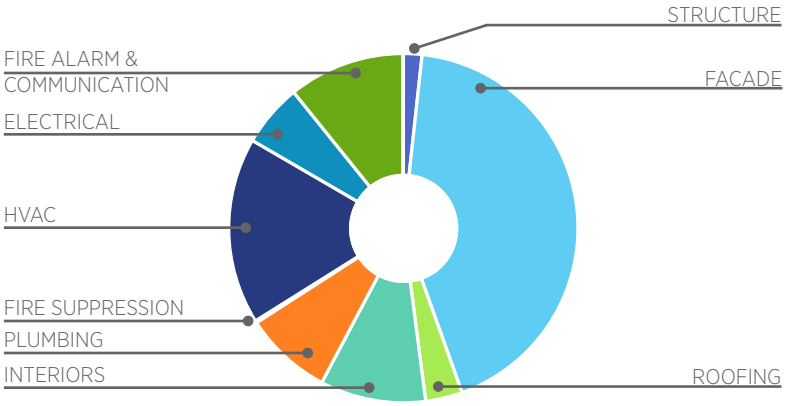
BUILDING DESCRIPTION

Building 20 is a cast in place concrete structure with aluminum windows housing the social science program. The building currently appears to be in fair condition with immediate term upgrades needed to HVAC, elevators, and fire alarm system. The exterior paint color, which differs from the rest of the campus, makes the building appear dated. Interior finishes are in fair condition, but could be updated to employ a more modern aesthetic and will need to be updated in the immediate term. In 10 years, the building is projected to be in poor condition with upgrades needed to plumbing, electrical, and interiors.

MPC OPEN FORUM COMMENTS

•Signage around buildings needs to be addressed

ISSUES BY CATEGORY - TOTAL NEED

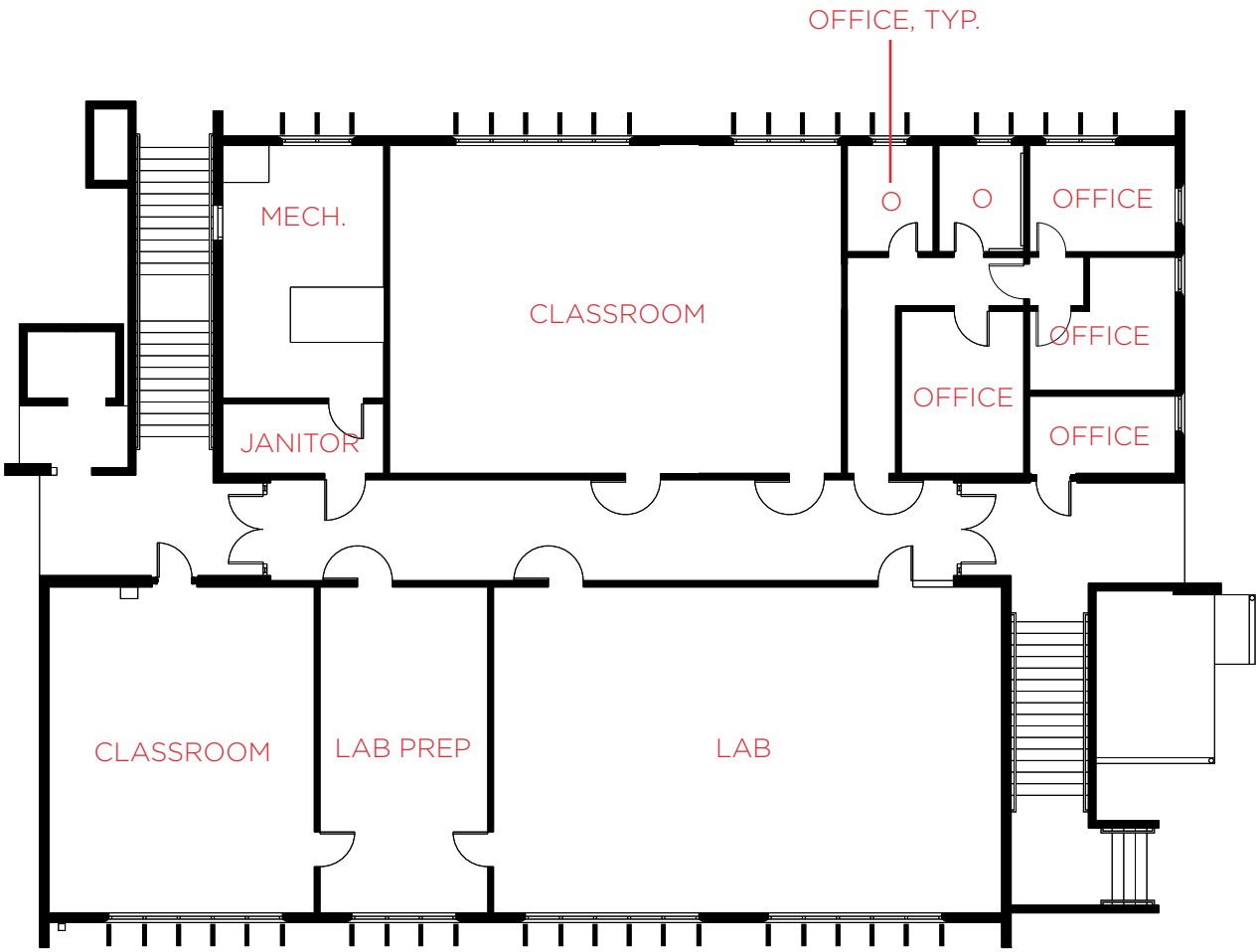


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,048,691	$719,909	$2,859,805	**$4,627,595**

FIRST FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

12. Social Science

Social Science: Systems Summary		
Constructed/Renovated	1968	
Building Size	12,580 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast in place concrete with concrete roof deck	Fair
Façade	Cast in place concrete with aluminum windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Hard tile, ACT, gypsum board	Fair
Elevators	Hydraulic: 1 car serving 2 floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with gas boilers feeding central air handler	Fair
Fire Suppression	Wet-pipe sprinkler system in boiler room and fire extinguishers	Fair

Social Science: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	The chemical feeder for the boiler water is leaking The backflow preventer is leaking The elevator permit is expired	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Social Science: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	$77,878	$77,878
Facade	$137,300	-	$1,799,410	$1,936,710
Roofing	$154,151	-	-	$154,151
Interiors	$92,378	$161,495	$188,673	$442,546
Elevators	$97,261	-	$7,486	$104,747
Plumbing	$6,984	$353,779	$8,327	$369,090
Fire Suppression	-	$4,893	$3,566	$8,459
HVAC	$300,038	-	$482,158	$782,196
Electrical	$64,283	$198,932	-	$263,215
Fire Alarm & Comm	$196,296	-	$292,307	$488,603
TOTALS	$1,048,691	$719,099	$2,859,805	$4,627,595

Social Science: Key Findings

Backflow Preventer in Poor condition.

2 INCH
Social Science Building exterior

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$**$$$

Backflow preventer observed to be leaking. Green patina observed around the piping indicating leak. - AssetCALC ID: 1524306

Shot Feed Tank in Poor condition.

5 GAL
Social Science Boiler room

Uniformat Code: D3022
Recommendation: **Replace in 2020**

Priority Score: **87.0**

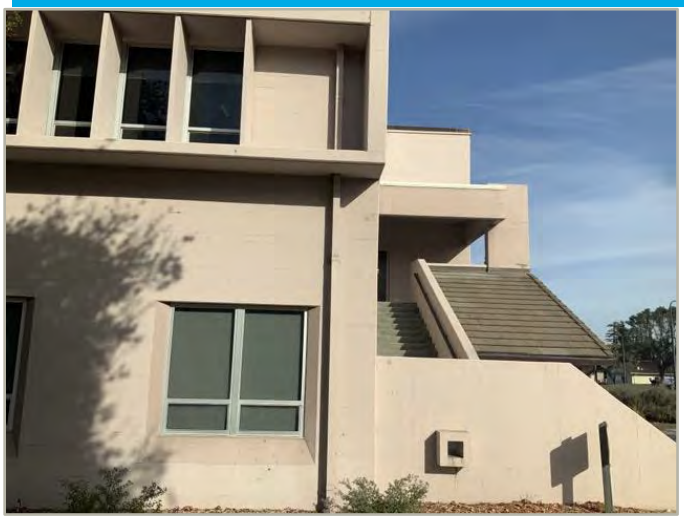
Plan Type: Performance/Integrity

Cost Estimate: $1,800

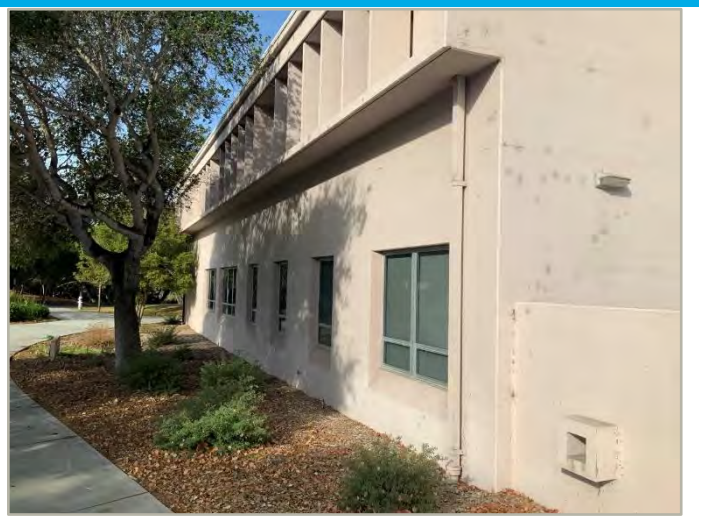
**$**$$$

The feeder is corroded and rusty and past its life expectancy. - AssetCALC ID: 1524289

Social Science: Photographic Overview

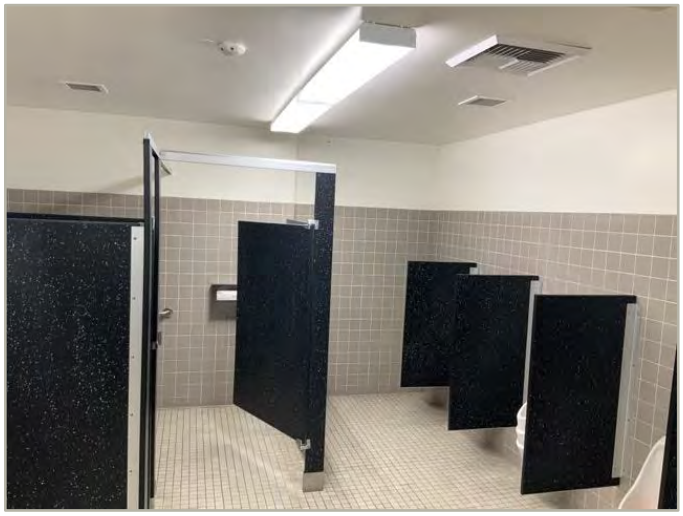


Front/left elevation

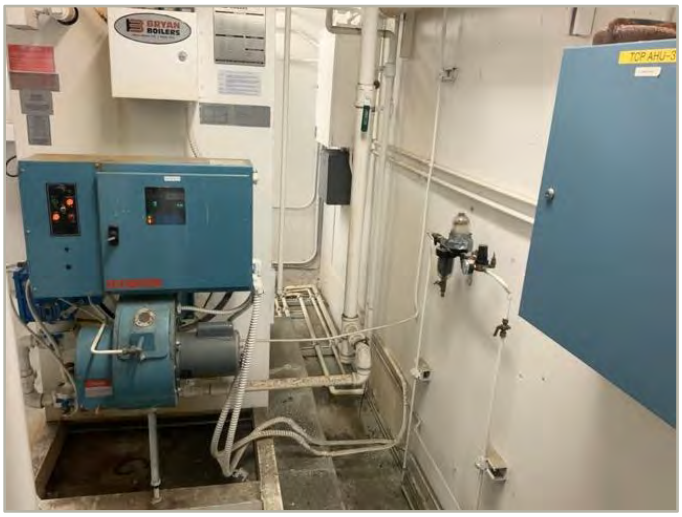


Right/rear elevation

Classroom



Restroom



Boiler room

Roof overview

BUILDING 21
ART-DIMENSIONAL

Exterior view from Northwest

CONSTRUCTED: 1968

SIZE: 12,169 SF

STORIES: 1 Story

FUNCTION: Sculpture Lab & Support
Maker Space
Maker Lab
Classroom
Jewelry/Metal/Art CR
Offices
Storage

F.C.I.: 21.5% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

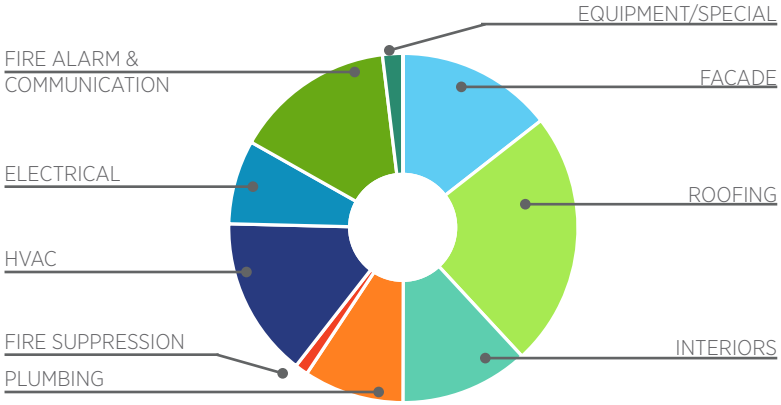
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Poor**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 21 is a CMU structure with aluminum windows which houses the dimensional art program. The building currently appears to be in poor condition with deteriorating wood shake wall and roof, windows, and doors. Interior space quality is poor with little daylight and exposed systems in the hallway spaces. All interior finishes, including casework, are worn and dated. The CMU structure may prove difficult to modify to modernize the spaces. Immediate term updates are needed to the interiors, roofing, facade, MEP, and fire alarm system. In 10 years, the building is projected to continue to be in poor condition.

ISSUES BY CATEGORY - TOTAL NEED



MPC OPEN FORUM COMMENTS

None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,678,658	-	$1,539,215	**$3,217,873**

FLOOR PLAN
N.T.S.

N.T.S.

KEY PLAN
N.T.S.

20. Art Dimensional

Art Dimensional: Systems Summary		
Constructed/Renovated	1968	
Building Size	12,169 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs	Fair
Façade	Painted CMU with aluminum windows Wood shakes on upper floor exterior	Poor
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane	Poor
Interiors	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, hard ceiling tile	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heater Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central system with air handlers and hydronic reheat terminal units Supplemental components: suspended gas unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair

Art Dimensional: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	The Modified Bituminous and Single ply membrane roofs are in poor condition. The exterior wood shake wall is in poor condition, a toilet has failed in the women's restroom, and portions of the interior ceiling tiles has moisture damage due to the roof leaking	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Art Dimensional: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$182,103	-	$282,819	$464,922
Roofing	$180,999	-	$580,487	$761,486
Interiors	$170,709	-	$213,201	$383,910
Plumbing	$281,582	-	$17,012	$298,594
Fire Suppression	$32,336	-	$6,729	$39,065
HVAC	$325,482	-	$152,426	$477,908
Electrical	$248,628	-	$1,947	$250,575
Fire Alarm & Comm	$194,961	-	$284,594	$479,555
Equipment/Special	$60,123	-	-	$60,123
Site Development	$1,735	-	-	$1,735
TOTALS	$1,678,658	-	$1,539,215	$3,217,873

Art Dimensional: Key Findings

Roof finish in Poor condition.

Modified Bituminous
Art-Dimensional Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $19,900

**$$**$$

Areas of ponding and missing material in various locations of the modified bituminous roof. - AssetCALC ID: 1601924

Exterior Wall in Poor condition.

Wood Shakes/Shingles, 1-2 Stories
Art-Dimensional Building exterior

Uniformat Code: B2011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $37,900

**$$**$$

The shake shingles need to be replaced. Some are severely damaged and others are missing. - AssetCALC ID: 1601942

Roof in Poor condition.

Single-Ply TPO/PVC Membrane
Art-Dimensional Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $161,100

$$$$

The roof membrane is wearing out due to age. In addition there is ponding present and perforations in the roof. - AssetCALC ID: 1601944

Backflow Preventer in Poor condition.

2 INCH
Art-Dimensional Building exterior

Uniformat Code: D2021
Recommendation: **Replace in 2020**

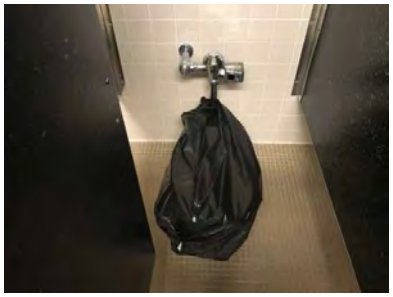
Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $3,700

**$**$$$

The back-flow prevention devices are reportedly leaking or have other issues. - AssetCALC ID: 1601980



Commercial Water Closet in Failed condition.

Commercial Water Closet
Art-Dimensional Restrooms

Uniformat Code: D2011
Recommendation: **Replace in 2020**

Priority Score: **85.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$**$$$

Toilet is not functioning properly. - AssetCALC ID: 1601958

Interior Wall Finish in Poor condition.

Gypsum Board/Plaster
Art-Dimensional Restrooms

Uniformat Code: C3012
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $0

**$**$$$

Leak has caused drywall damage to wall interior. - AssetCALC ID: 1601987

Interior Ceiling Finish in Poor condition.

Hard Tile Ceiling w/ ACT
Art-Dimensional Throughout building in various locations

Uniformat Code: C3032
Recommendation: **Replace in 2020**

Priority Score: **83.0**

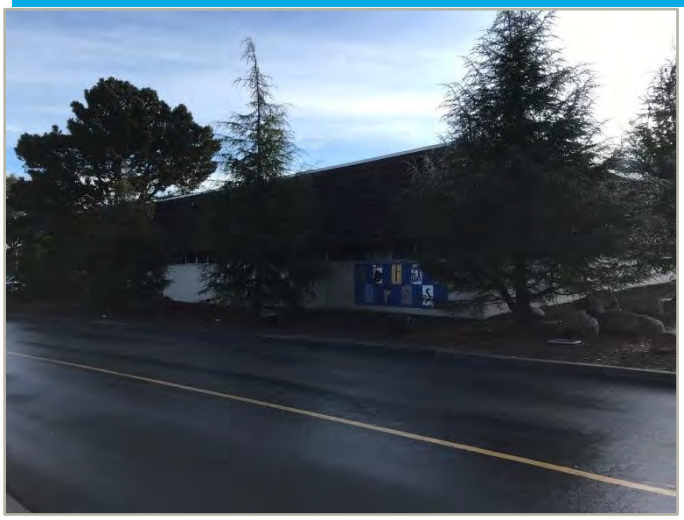
Plan Type: Performance/Integrity

Cost Estimate: $800

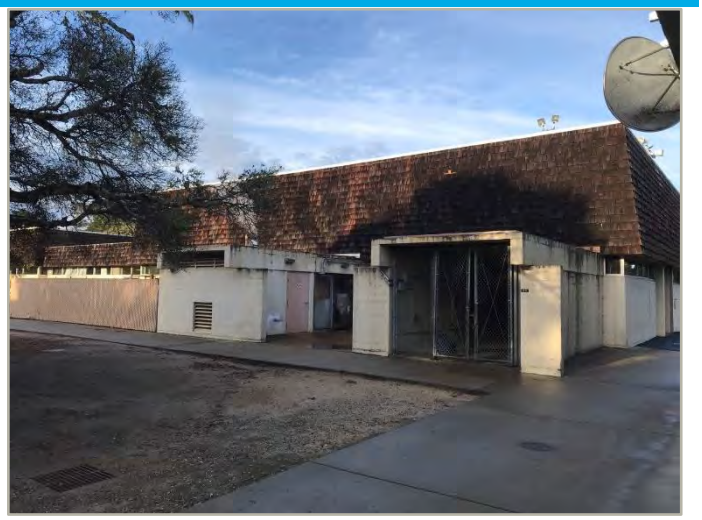
**$**$$$

Roof leak has caused damage to a portion of the ceiling tiles and some are falling down. - AssetCALC ID: 1601952

Art Dimensional: Photographic Overview



Front/left elevation



Right/rear elevation

Interior space

Interior space

Mechanical room

Roof overview

BUILDING 22
PHYSICAL EDUCATION

Exterior view from Northwest

CONSTRUCTED: 1968 / 2012 (Ren.)

SIZE: 46,826 SF

STORIES: 2 Stories

FUNCTION:
- Classrooms
- Offices & Conference
- Locker Rooms
- Team Rooms
- Restrooms & Showers
- Equipment Room
- Training
- Storage

F.C.I.: 14.4% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

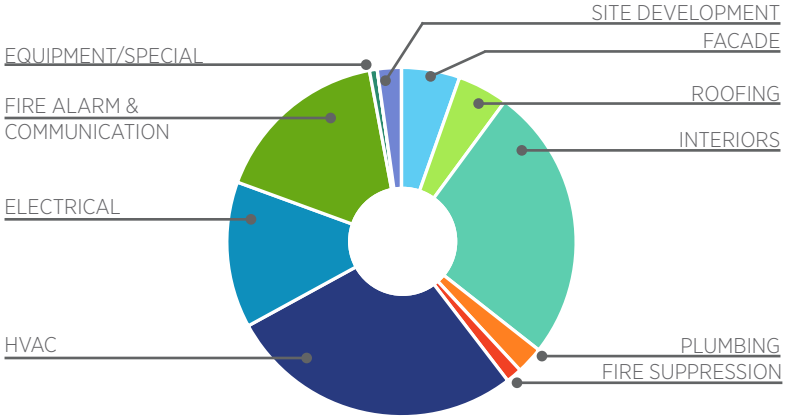
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 22 is a cast in place structure with aluminum windows housing the physical education program, including gym and support spaces. The building appears to be in fair condition; however, overall it appears dated and has some areas of dry rot in the exterior wood trellis. Interior finishes, including wood flooring at court appear to be in fair condition and need updating in the immediate term along with fire suppression, HVAC, and fire alarm system. In 10 years, the building is projected to be in poor condition with updates needed to facade, interiors, plumbing, and electrical.

ISSUES BY CATEGORY - TOTAL NEED

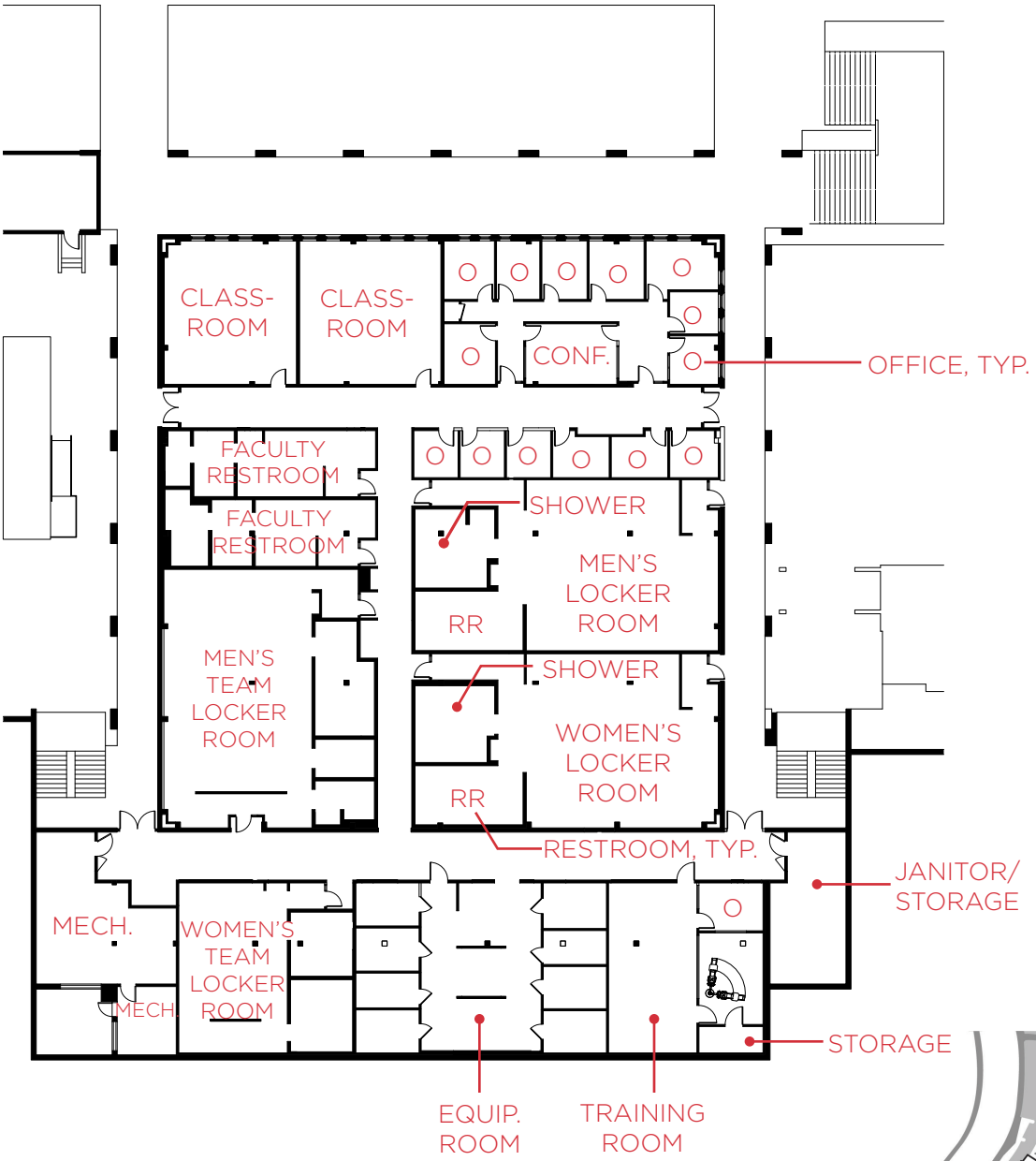


MPC OPEN FORUM COMMENTS

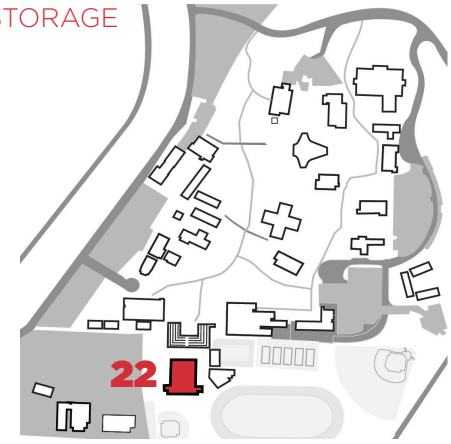
- Needs lobby
- Requested replacement of baskets/goals
- Custodial closet leaks through floors
- Requested replacement of gym hardwood floor
- HVAC, lighting, and plumbing on the south end of the building needs to be addressed

EXPENDITURE BY YEAR

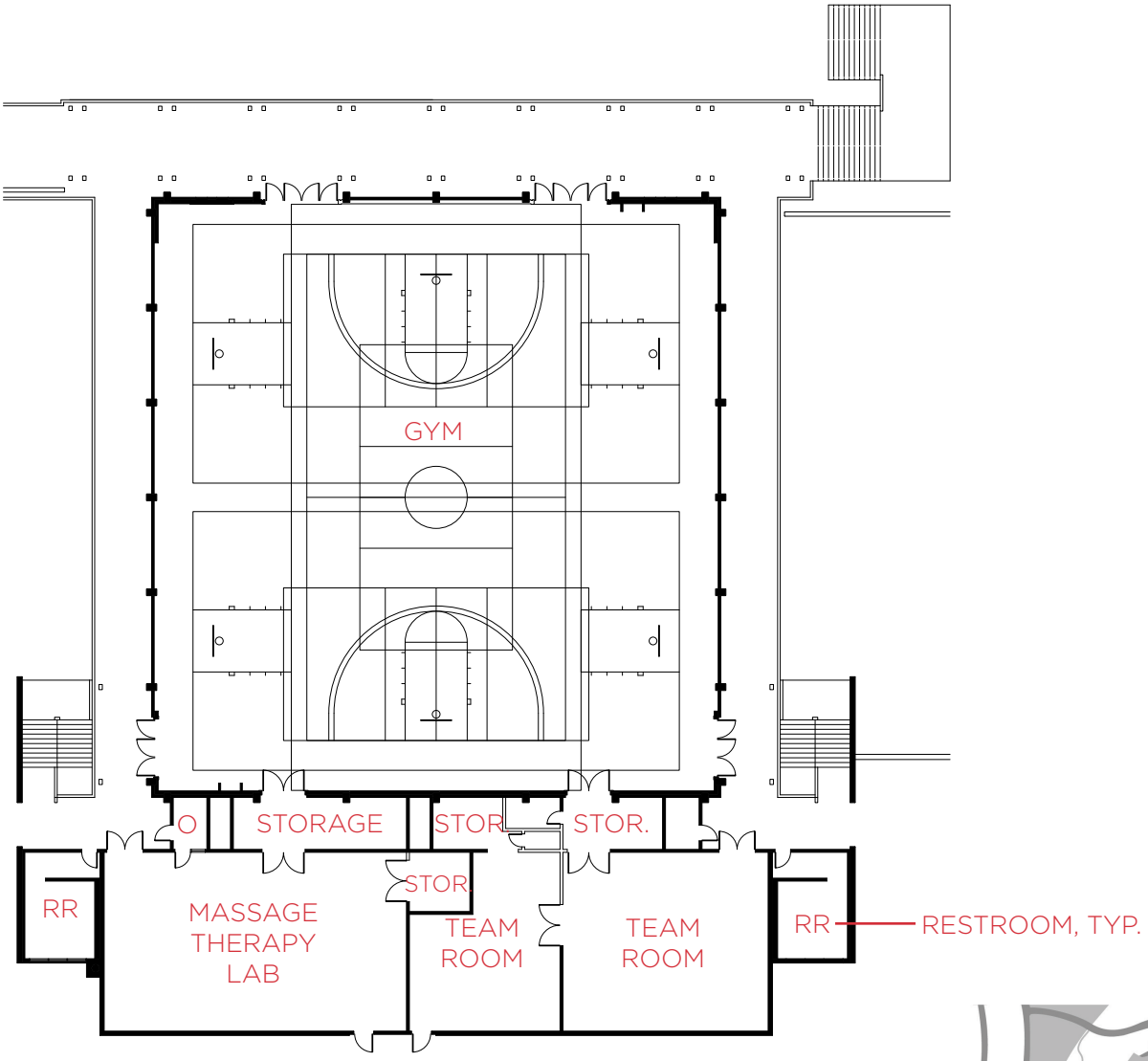
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$3,078,899	$1,470,620	$4,850,949	**$9,400,468**



FIRST FLOOR PLAN
N.T.S.



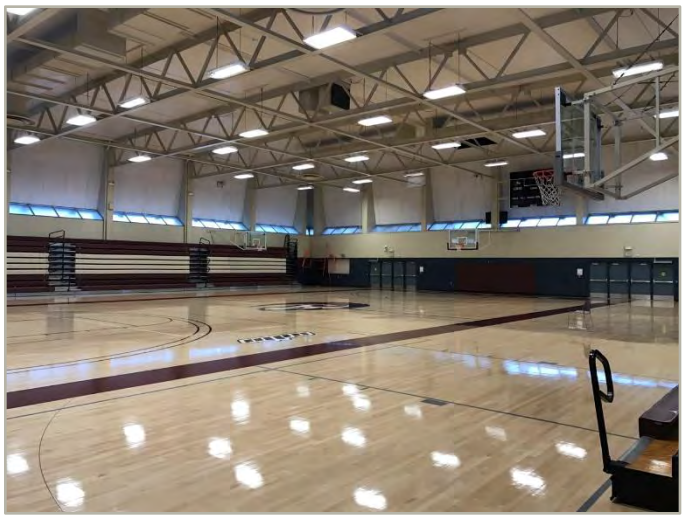
KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

26. Physical Education



Physical Education: Systems Summary		
Constructed/Renovated	1968 / 2012	
Building Size	46,826 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Cast-in place concrete and concrete roof deck	Fair
Façade	Painted CMU with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: VCT, ceramic tile, wood, and unfinished concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas domestic boilers with storage tanks and gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers and air handlers VAV and fan coils, hydronic baseboard radiators	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants and fire extinguishers	Fair

Physical Education: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8 and CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Key Issues and Findings	Significant dry rot at exterior wood trellis feature Massage room exterior doors have significant water and air intrusion HVAC hydronic piping in poor condition Wood floor finish in massage room is in poor condition	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Physical Education: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$107,370	$211,662	$189,140	$508,172
Roofing	$440,852	-	-	$440,852
Interiors	$637,892	$827,836	$932,004	$2,397,732
Plumbing	$21,286	$123,884	$91,463	$236,633
Fire Suppression	$109,974	$10,081	$18,053	$138,108
HVAC	$1,020,870	-	$1,559,242	$2,580,112
Electrical	$49,463	$255,113	$967,979	$1,272,555
Fire Alarm & Comm	$643,247	$27,972	$878,537	$1,549,756
Equipment/Special	$18,404	$14,072	$34,950	$67,426
Site Development	$29,541	-	$179,581	$209,122
TOTALS	**$3,078,899**	**$1,470,620**	**$4,850,949**	**$9,400,468**

Physical Education: Key Findings

Roof Structure in Poor condition.

Pitched, Wood Trellis
Theater Roof

Uniformat Code: B1022
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $26,900

**$$**$$

Significant dry rot present throughout wood trellis structure. - AssetCALC ID: 1539924

Exterior Doors in Poor condition.

Steel
Physical Education Massage room

Uniformat Code: B2032
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$**$$$

Water and air intrusion exist at the exterior doors at massage room exterior entrance. Doors should be replaced with attention being made to prevent water and air intrusion in the future. - AssetCALC ID: 1638562

HVAC System Hydronic Piping in Poor condition.

2-Pipe
Physical Education Throughout building

Uniformat Code: D3049
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: $273,900

$$$$

Piping has been exposed to elements and is missing insulation. - AssetCALC ID: 1551367

Interior Floor Finish in Poor condition.

Wood Strip
Physical Education Massage room

Uniformat Code: C3024
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: $10,000

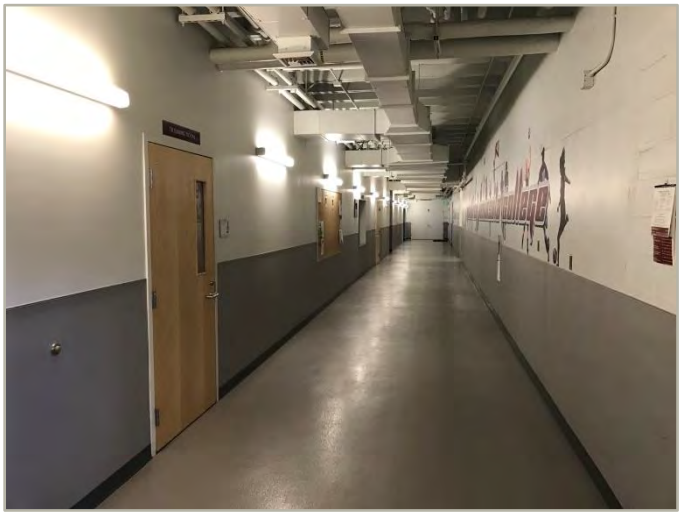
**$$**$$

Sections of the floor are damaged. In addition, there has been water intrusion through the exterior doors. - AssetCALC ID: 1551384

Physical Education: Photographic Overview

Front/left elevation

Right/rear elevation



Hallway

Classroom

Mechanical Room

Roof overview

BUILDING 24
FITNESS TRAINING CENTER

Exterior view from Northwest

CONSTRUCTED: 2007

SIZE: 12,750 SF

STORIES: 2 Stories

FUNCTION: Fitness Center
Multipurpose Room
Restrooms
Offices & Conference
Storage

F.C.I.: 20.4% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

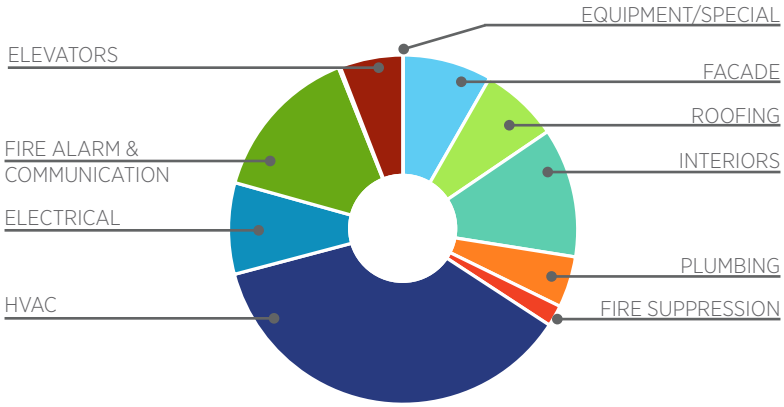
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 24 is a steel framed structure with stucco exterior housing the fitness training center and support spaces. Overall the building appears to be in fair condition with some areas, such as expansion joints and some stucco needing repair. There is ample daylight and high ceilings in fitness center and interior finishes seem to be in well-maintained condition. Immediate term updates are needed to roofing and the fire alarm system. In 10 years, the building is projected to be in poor condition with updates needed for elevators, MEP systems, and interiors.

ISSUES BY CATEGORY - TOTAL NEED



MPC OPEN FORUM COMMENTS

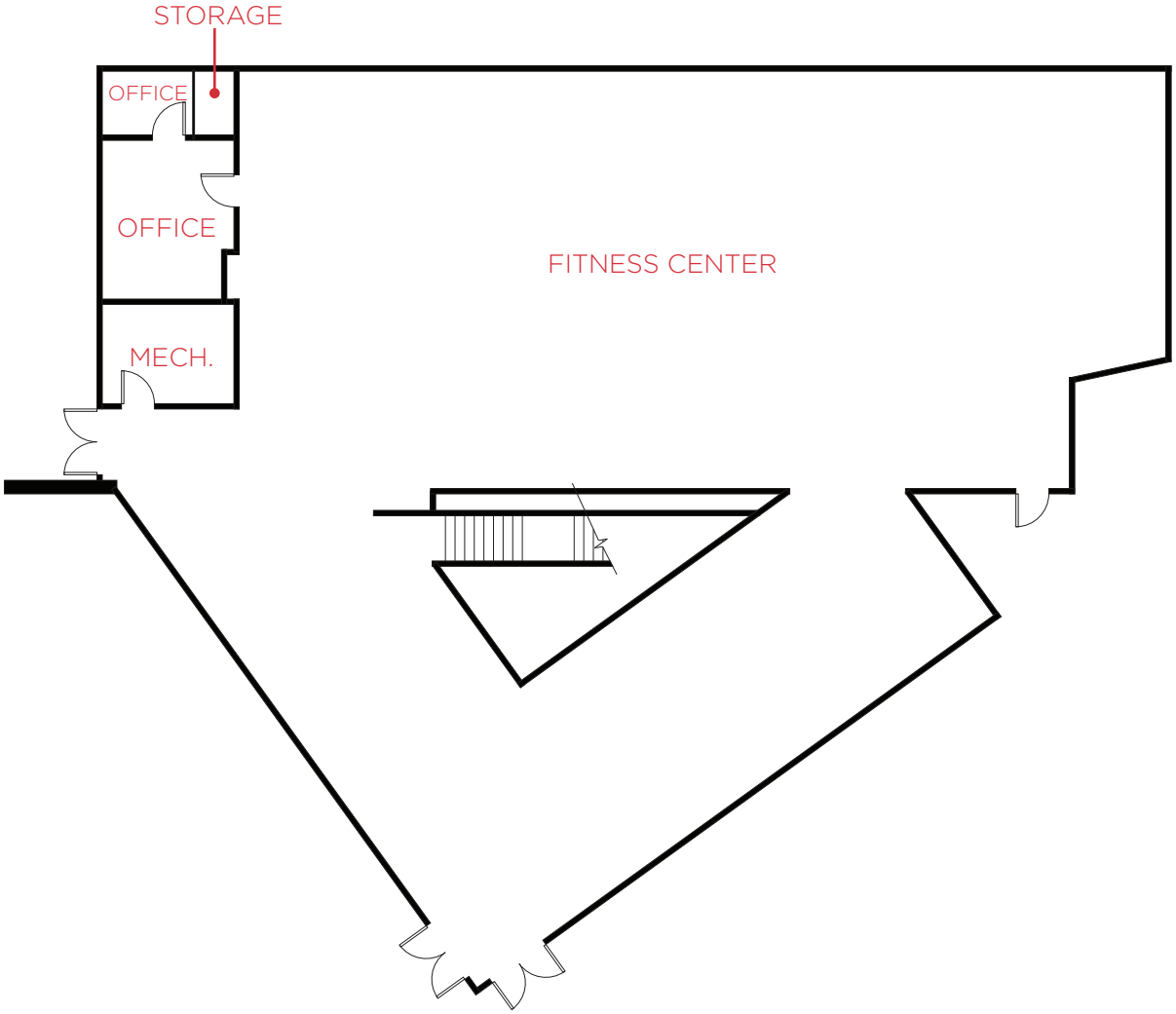
- Doors and windows upstairs need to be addressed
- Foundation leaks water
- Issues with boiler

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$602,966	$784,890	$1,661,976	**$3,049,832**

FIRST FLOOR PLAN
N.T.S.

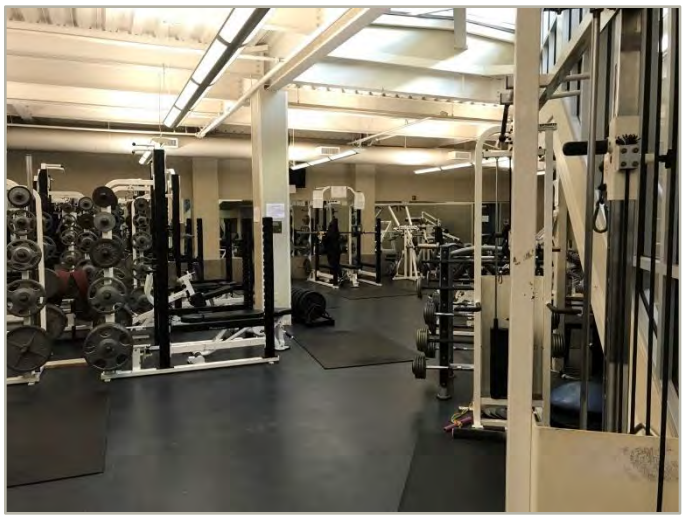
KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

27. Fitness Training Center



Fitness Training Center: Systems Summary		
Constructed/Renovated	2007	
Building Size	12,750 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and CMU, fabric Floors: Concrete and vinyl sheeting Ceilings: Painted gypsum board and ACT	Fair
Elevators	Hydraulic: one car serving two floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas domestic hot water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers feeding VAV, fan coil, and hydronic baseboard	Fair
Fire Suppression	Wet-pipe sprinkler system, hydrants, fire extinguishers	Fair

Fitness Training Center: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Exterior expansion joint cover is damaged, roof membrane is blistering, and patches are peeling away First floor, vinyl baseboard has fallen off wall in restroom Water damaged wall near janitor's service sink	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Fitness Training Center: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$1,872	-	$250,164	$252,036
Roofing	$175,774	-	$45,367	$221,141
Interiors	$56,913	$50,137	$258,767	$365,817
Elevators	$12,541	$136,193	$30,056	$178,790
Plumbing	$22,120	$21,814	$100,433	$144,367
Fire Suppression	-	$5,337	$54,581	$59,918
HVAC	$154,352	$355,367	$608,683	$1,118,402
Electrical	$2,277	$184,613	$71,184	$258,074
Fire Alarm & Comm	$175,146	$31,429	$239,210	$445,785
Equipment/Special	$1,971	-	$3,531	$5,502
TOTALS	$602,966	$784,890	$1,661,976	$3,049,832

Fitness Training Center: Key Findings

Exterior Wall in Poor condition.

Joint Expansion Cover/Assembly up to 2", Aluminum
Fitness Training Center Building exterior

Uniformat Code: B2011
Recommendation: **Remove & Replace in 2019**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

**$**$$$

The expansion cover has been damaged and is pulling away in spots revealing the expansion joint underneath. - AssetCALC ID: 1551197

Baseboard on Interior Wall in Failed condition.

Vinyl
Fitness Training Center Restrooms

Uniformat Code: C3012
Recommendation: **Replace in 2019**

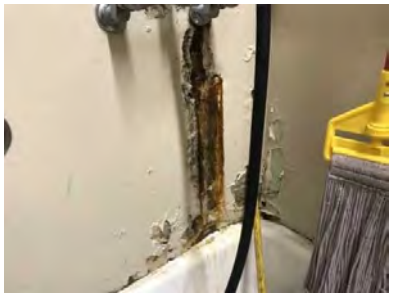
Priority Score: **83.0**

Plan Type: Performance/Integrity

Cost Estimate: $100

**$**$$$

Baseboard has fallen off wall. - AssetCALC ID: 1551248



Interior Wall Finish in Poor condition.

Gypsum Board/Plaster
Fitness Training Center Utility closet

Uniformat Code: C3012
Recommendation: **Repair in 2019**

Priority Score: **83.0**

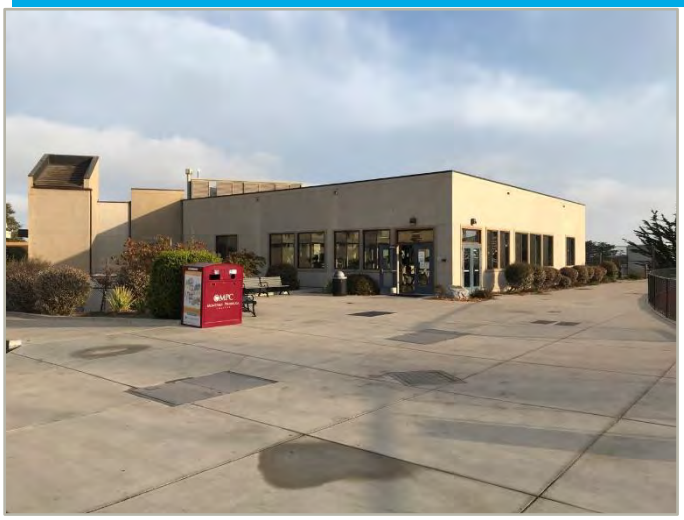
Plan Type: Performance/Integrity

Cost Estimate: $100

**$**$$$

Legacy water leak has led to a significant wall damage. - AssetCALC ID: 1551252

Fitness Training Center: Photographic Overview



Front/left elevation

Right/rear elevation

Exercise area

Hallway

Gas Boiler and commercial water heater

Roof overview

Exterior view from Southeast

CONSTRUCTED: 1968 / 2012 (Ren.)

SIZE: 27,724 SF

STORIES: 4 Stories

FUNCTION:
- Stage & Orch. Pit
- Black Box Theater
- Dressing Rooms
- Lobby & Box Office
- Scene Shop
- Offices
- Restrooms
- Classroom

F.C.I.: 8.7% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good/Fair**
Projected (10 yr): **Fair**

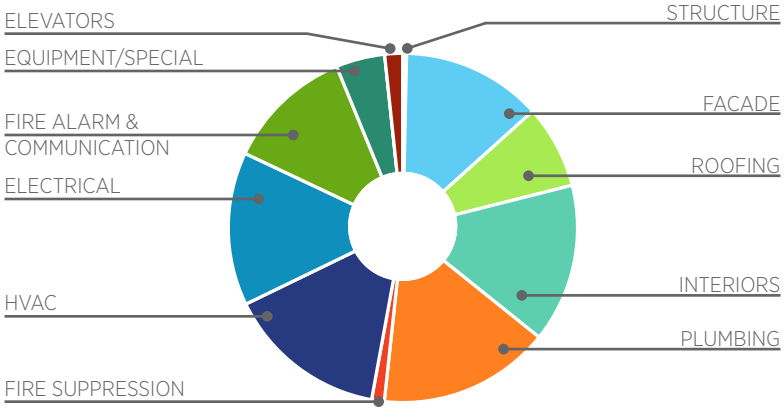
BUILDING DESCRIPTION

Building 27 is a wood framed structure with stucco and aluminum windows housing the theater and support spaces. The building appears to be in good to fair condition with some areas, such as dry rot in the exterior trellis structure needing repair. The interior finishes appear to be in fair condition, although they look dated and the lobby in particular appears dark and unwelcoming. Interiors need update in the immediate term along with HVAC, electrical, and fire alarm system. In 10 years, the building is projected to continue to be in fair condition with updates needed to interiors, electrical, and HVAC.

MPC OPEN FORUM COMMENTS

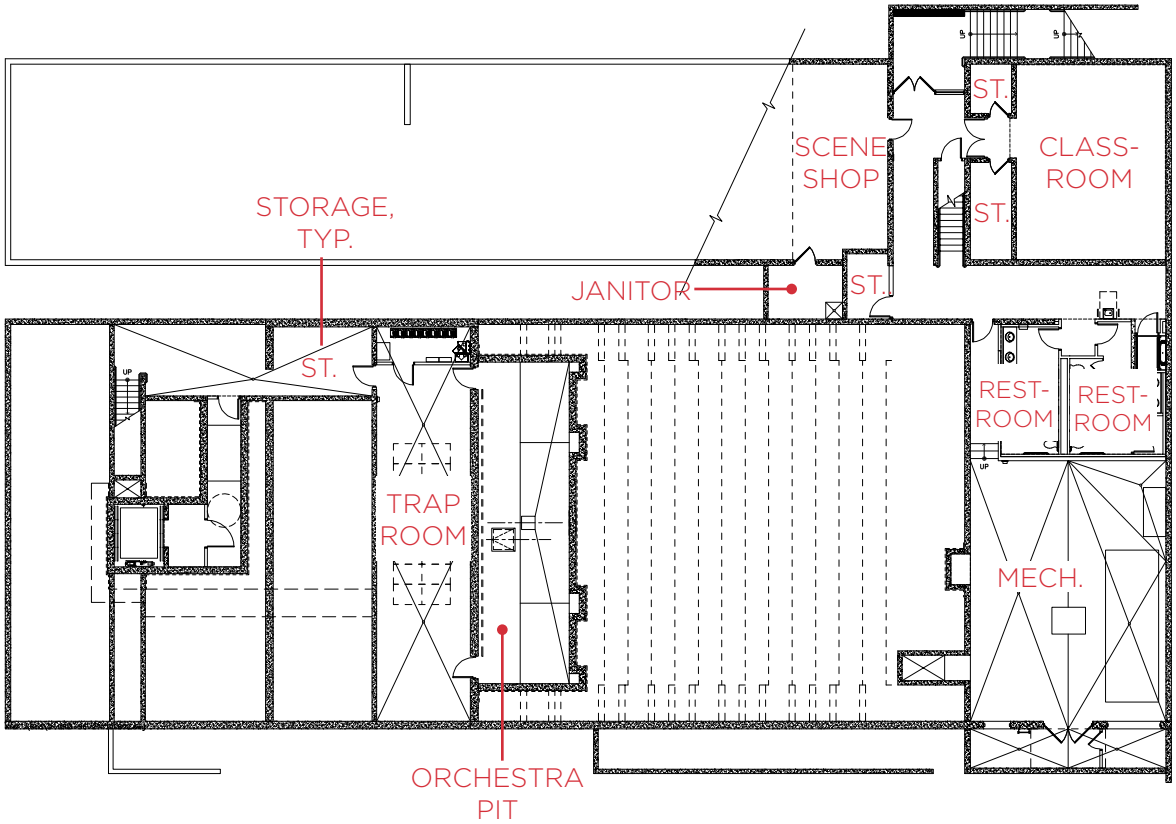
None.

ISSUES BY CATEGORY - TOTAL NEED



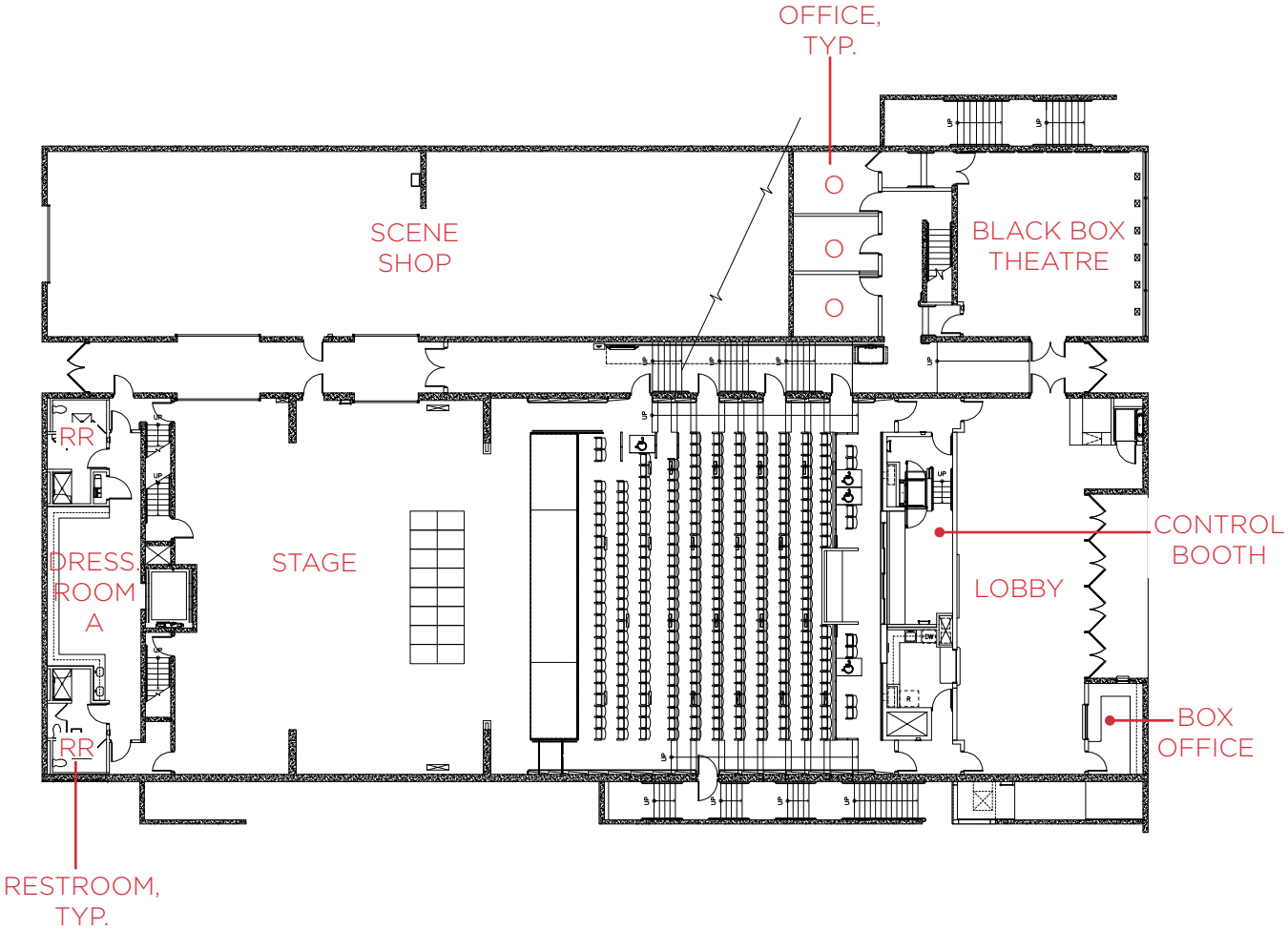
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,050,141	$995,573	$5,827,809	**$7,873,523**



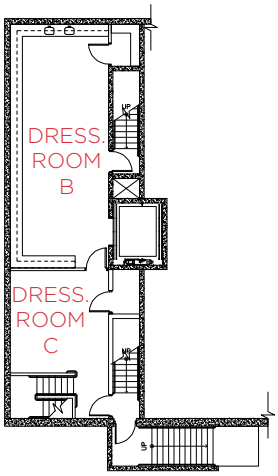
BASEMENT
N.T.S.

KEY PLAN
N.T.S.



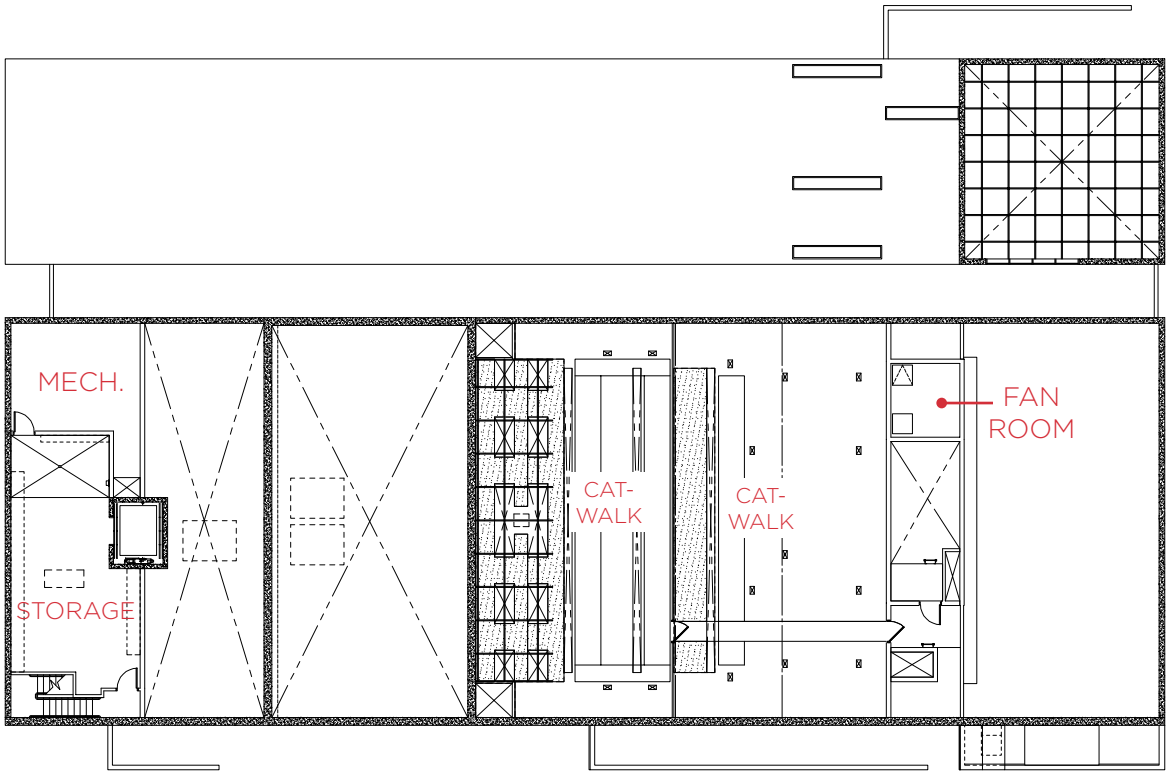
FIRST FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



CATWALK PLAN
N.T.S.

KEY PLAN
N.T.S.

28. Theatre

Theatre: Systems Summary		
Constructed/Renovated	1968/2012	
Building Size	27,724 SF	
Number of Stories	4	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile, wood panel Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, suspended ACT, hard-tile ACT	Fair
Elevators	Electric: 1 car serving all 4 floors Wheelchair lifts	Fair
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with air-cooled chillers, and air handlers feeding VAV and fan coil terminal units. Hot water fed from boilers located in the Physical Education Building. Individual rooftop package units Supplemental components: ductless split-systems, unit ventilators	Fair

Theatre: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboards with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Dry rot present throughout exterior wooden trellis structure	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Theatre: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	$26,910	-	-	$26,910
Facade	$55,382	-	$968,190	$1,023,572
Roofing	-	-	$608,343	$608,343
Interiors	$360,280	$90,231	$706,943	$1,157,454
Elevators	-	$15,833	$115,857	$131,690
Plumbing	-	$6,685	$1,248,478	$1,255,163
Fire Suppression	$5,317	$77,548	$9,522	$92,387
HVAC	$102,376	$163,431	$909,460	$1,175,267
Electrical	$119,033	$612,968	$386,800	$1,118,801
Fire Alarm & Comm	$380,843	$26,388	$520,149	$927,380
Equipment/Special	-	$2,489	$354,067	$356,556
TOTALS	**$1,050,141**	**$995,573**	**$5,827,809**	**$7,873,523**

Theatre: Key Findings

Roof Structure in Poor condition.

Pitched, Wood Trusses
Theater Roof

Uniformat Code: B1022
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $26,900

**$$**$$

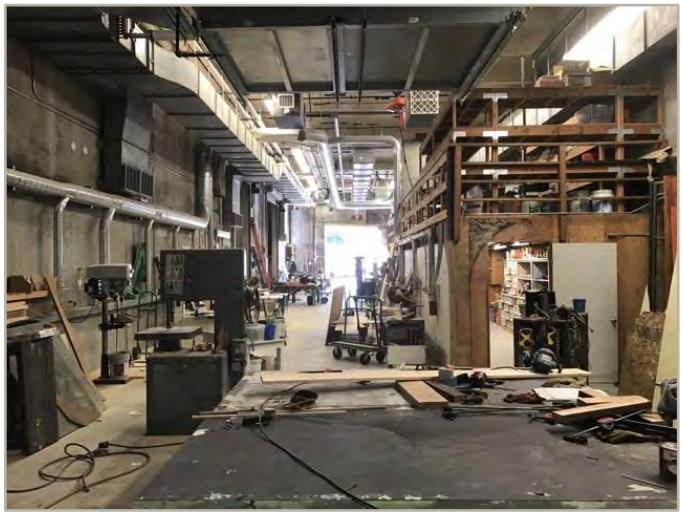
Significant dry rot present throughout trellis structure. - AssetCALC ID: 1539924

Theatre: Photographic Overview

Front/left elevation

Right/rear elevation

Main entrance lobby



Workshop

Fourth floor mechanical room

Roof overview

BUILDING 29
STUDENT CENTER

Exterior view from Northeast

CONSTRUCTED: 1970 / 2012 (Ren.)

SIZE: 27,736 SF

STORIES: 1 Story

FUNCTION:
- Cafe
- Food Service & Prep
- Bookstore
- Lounge
- Offices & Conference
- Flex Spaces
- Storage

F.C.I.: 10.6% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

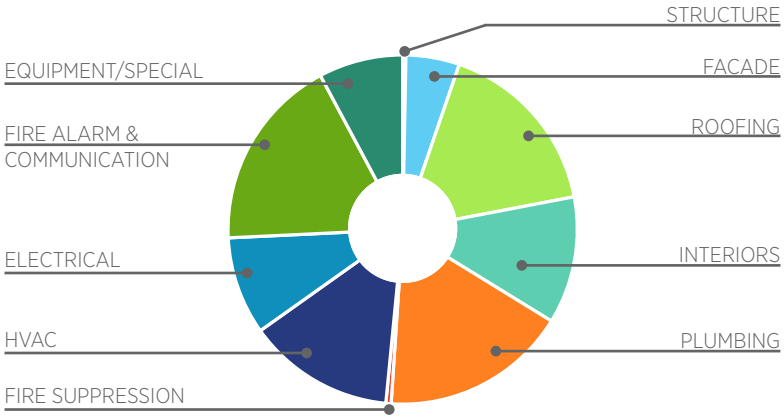
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Fair**

BUILDING DESCRIPTION

Building 29 is a cast in place concrete structure with aluminum windows housing the student center. The building appears to be in good condition with some areas, such as roofing and the exterior wood trellis needing repair. Interior finishes appear to be in fair condition from the last renovation, however, flooring finishes appear dated and there is visible wear in high traffic areas. In the immediate term, updates are needed to interiors, HVAC, and fire alarm system. In 10 years, the building is projected to be in fair condition with updates needed to interiors, fire alarm, and equipment.

ISSUES BY CATEGORY - TOTAL NEED

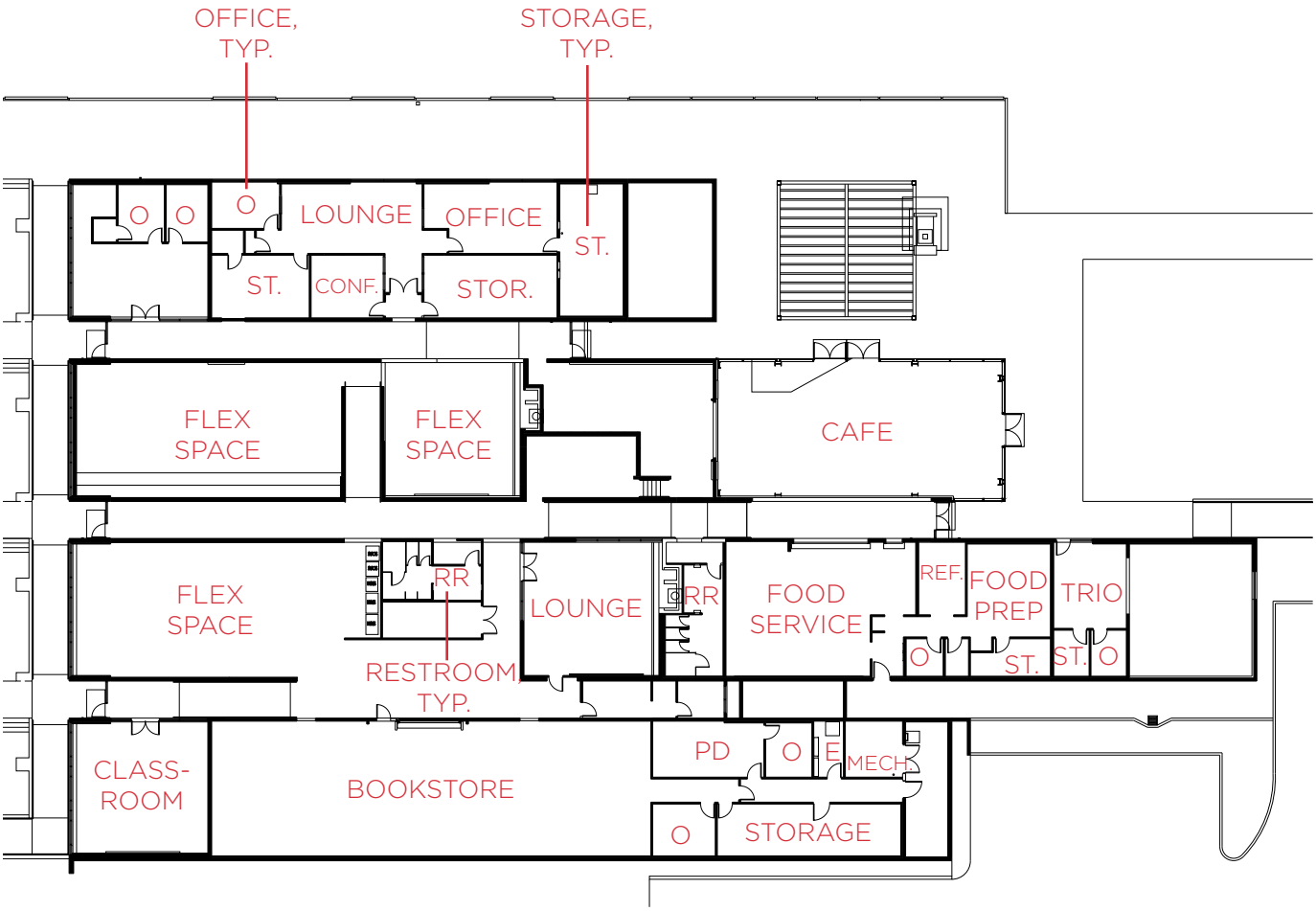


MPC OPEN FORUM COMMENTS

None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$827,929	$632,488	$5,067,135	**$6,527,552**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

29. Student Center

Student Center: Systems Summary		
Constructed/Renovated	1970 / 2012	
Building Size	27,736 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Concrete cast in place and concrete-topped metal decks	Fair
Façade	Concrete with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with metal finish	Poor
Interiors	Walls: Painted gypsum board and CMU, curtain wall system Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, Hard tile, Suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas and electric water heaters Toilets, urinals, and sinks in all restrooms.	Fair
HVAC	Individual hydronic rooftop package units fed from boilers located in Physical Education building. Supplemental components: ductless split systems, make-up air unit	Fair
Fire Suppression	Fire extinguishers, kitchen hood system	Fair

Student Center: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Key Issues and Findings	Dry rot and decay are present on wood trellis, roof has ponding and in need of repairs, Backflow preventer is leaking, and there is a high pitch sound in the commons area from an undetermined source reportedly coming from a dimmer switch, but no costs were added for this item.	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Student Center: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	$19,656	-	-	$19,656
Facade	$115,948	-	$207,646	$323,594
Roofing	$1,755	-	$1,090,614	$1,092,369
Interiors	$153,738	$140,739	$474,700	$769,177
Plumbing	$3,744	$5,077	$1,119,104	$1,127,925
Fire Suppression	$3,943	-	$27,779	$31,722
HVAC	$102,420	$28,675	$758,166	$889,261
Electrical	$2,023	-	$590,391	$592,414
Fire Alarm & Comm	$381,007	$270,359	$520,373	$1,171,739
Equipment/Special	$43,695	$187,638	$278,362	$509,695
TOTALS	**$827,929**	**$632,488**	**$5,067,135**	**$6,527,552**

Student Center: Key Findings

Structural Flooring/Decking in Failed condition.

Heavy Timber
Student Center Building exterior

Uniformat Code: B1012
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $19,700

**$$**$$

The trellis has spots of dry rot and decay throughout the structure. - AssetCALC ID: 1537139

Roof in Poor condition.

Ponding and repairs
Student Center Roof

Uniformat Code: B3011
Recommendation: **Repair in 2019**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

**$**$$$

There is ponding on the roof due to sloping. - AssetCALC ID: 1537072

Backflow Preventer in Poor condition.

Domestic, 2"
Student Center Site

Uniformat Code: D2021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

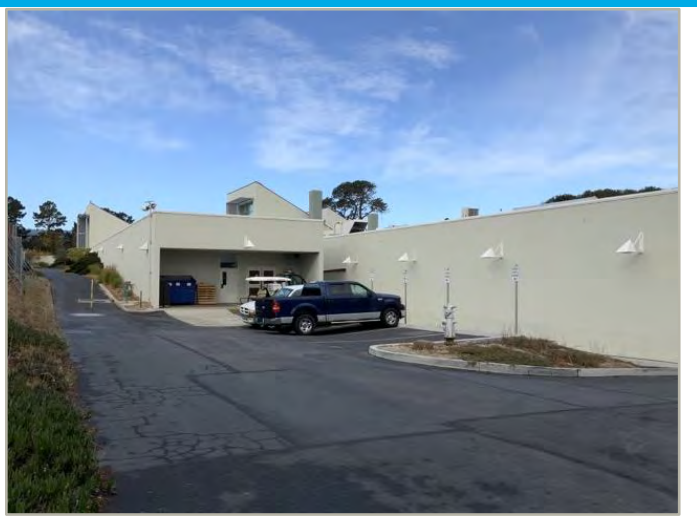
Cost Estimate: $3,700

**$**$$$

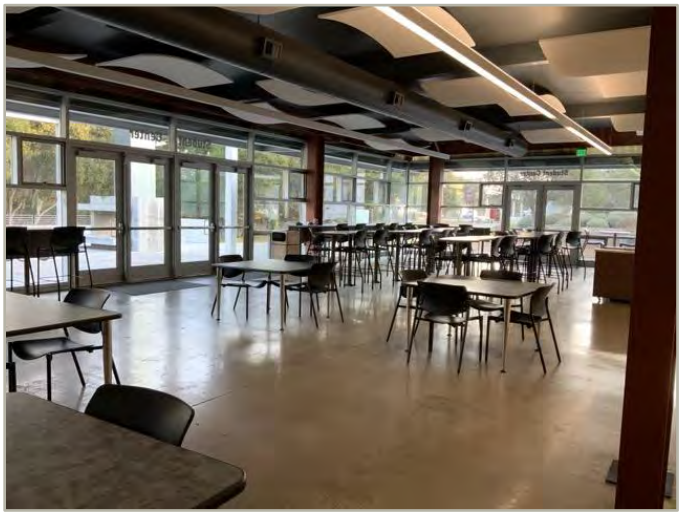
This backflow preventer is worn and leaking. - AssetCALC ID: 1537097

Student Center: Photographic Overview

Front/left elevation



Right/rear elevation



Cafeteria

ASB office

Rooftop package unit

Roof overview

BUILDING 30
ART - CERAMIC

Exterior view from Southwest

CONSTRUCTED: 1970

SIZE: 6,857 SF

STORIES: 1 Story

FUNCTION: Throwing Wheel Lab
Ceramics Lab
Drawing Lab
Kiln Room & Glazing
Restrooms
Offices

F.C.I.: 5.3% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

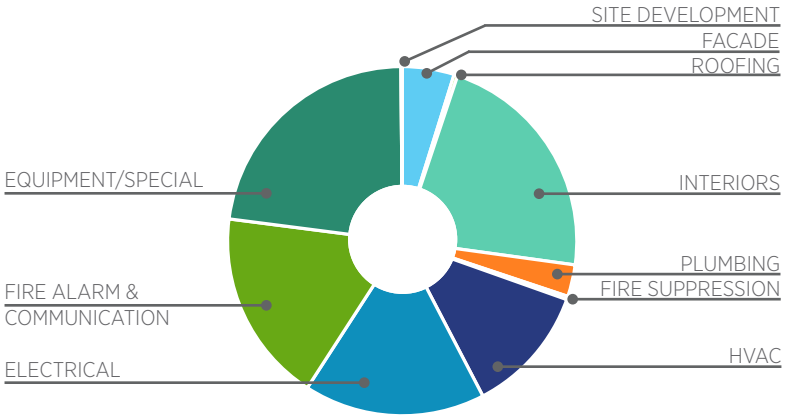
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Good**

BUILDING DESCRIPTION

Building 30 is a wood framed structure with wood siding and store-front windows housing ceramics programs. The building currently appears to be in good condition. The standing seam roof appears to be in good condition, however gutters are failing in some areas. The quality of the spaces employ ample daylight and concrete flooring which is appropriate to the program it serves. Some interior flooring finishes may appear dated. Immediate term updates are needed for the fire alarm system. In 10 years, the building is projected to continue to be in good condition with some updates to interiors and fire alarm.

ISSUES BY CATEGORY - TOTAL NEED



MPC OPEN FORUM COMMENTS

None.

EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$160,150	$73,443	$1,128,094	**$1,361,687**

FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

21. Art Ceramic

Art Ceramic: Systems Summary		
Constructed/Renovated	1970	
Building Size	6,857 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding, with storefront metal windows	Fair
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Painted Gypsum Board, Ceramic Tile, Wallpaper, Laminated Paneling (FRP) Floors: Unfinished Concrete, Ceramic Tile, Vinyl Tile (VCT) Ceilings: Painted Gypsum Board, Hard Ceiling Tile	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heater	Fair
HVAC	Furnaces, electric baseboard heaters	Good
Fire Suppression	Fire extinguishers	Good

Art Ceramic: Systems Summary

Electrical	Source and Distribution: Distribution panels fed from site switchboards with copper wiring Interior Lighting: T-5 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Improper sloped gutter system currently exists which is causing moisture related issues.	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Art Ceramic: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$23,461	-	$42,016	$65,477
Roofing	$1,089	-	$3,492	$4,581
Interiors	$30,099	$31,508	$238,404	$300,011
Plumbing	$4,726	$11,160	$24,183	$40,069
Fire Suppression	-	$1,488	$2,665	$4,153
HVAC	$26,839	$3,210	$132,315	$162,364
Electrical	-	$2,546	$226,018	$228,564
Fire Alarm & Comm	$73,936	$22,231	$147,569	$243,736
Equipment/Special	-	-	$311,432	$311,432
Site Development	-	$1,300	-	$1,300
TOTALS	**$160,150**	**$73,443**	**$1,128,094**	**$1,361,687**

Art Ceramic: Key Findings

Gutters & Downspouts in Poor condition.

Aluminum w/ Fittings
Art-Ceramic Building Exterior

Uniformat Code: B3016
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$**$$$

Improper slope of gutter. At the intersection of the hip roofs, improper water drainage is creating mold, rot, and unsafe conditions on concrete walk below. - AssetCALC ID: 1637438

Art Ceramic: Photographic Overview

Front/left elevation

Right/rear elevation

Entrance hallway

Interior space

Mechanical Room

Roof overview

BUILDING 31
DANCE & ADAPTIVE PE

Exterior view from North

CONSTRUCTED: 1947 / 1999 (Ren.)

SIZE: 11,060 SF

STORIES: 1 Story

FUNCTION: Dance Studios
Adaptive PE Rooms
Offices
Restrooms
Storage

F.C.I.: 13.6% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

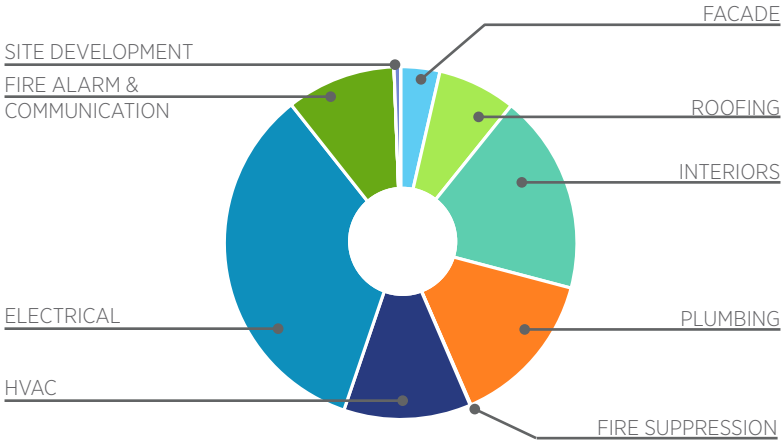
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair/Poor**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 31 is concrete cast in place structure with steel windows housing the dance and adaptive physical education department. The building appears to be in fair to poor condition and is overall outdated with an industrial aesthetic not appropriate for its use. Low ceilings, minimal daylight, and dated interior finishes create a poor quality of space in adaptive physical education rooms. Immediate term updates are needed to the HVAC, interiors, electrical, and fire alarm system. In 10 years, the building is projected to be in poor condition with updates needed to roofing.

ISSUES BY CATEGORY - TOTAL NEED

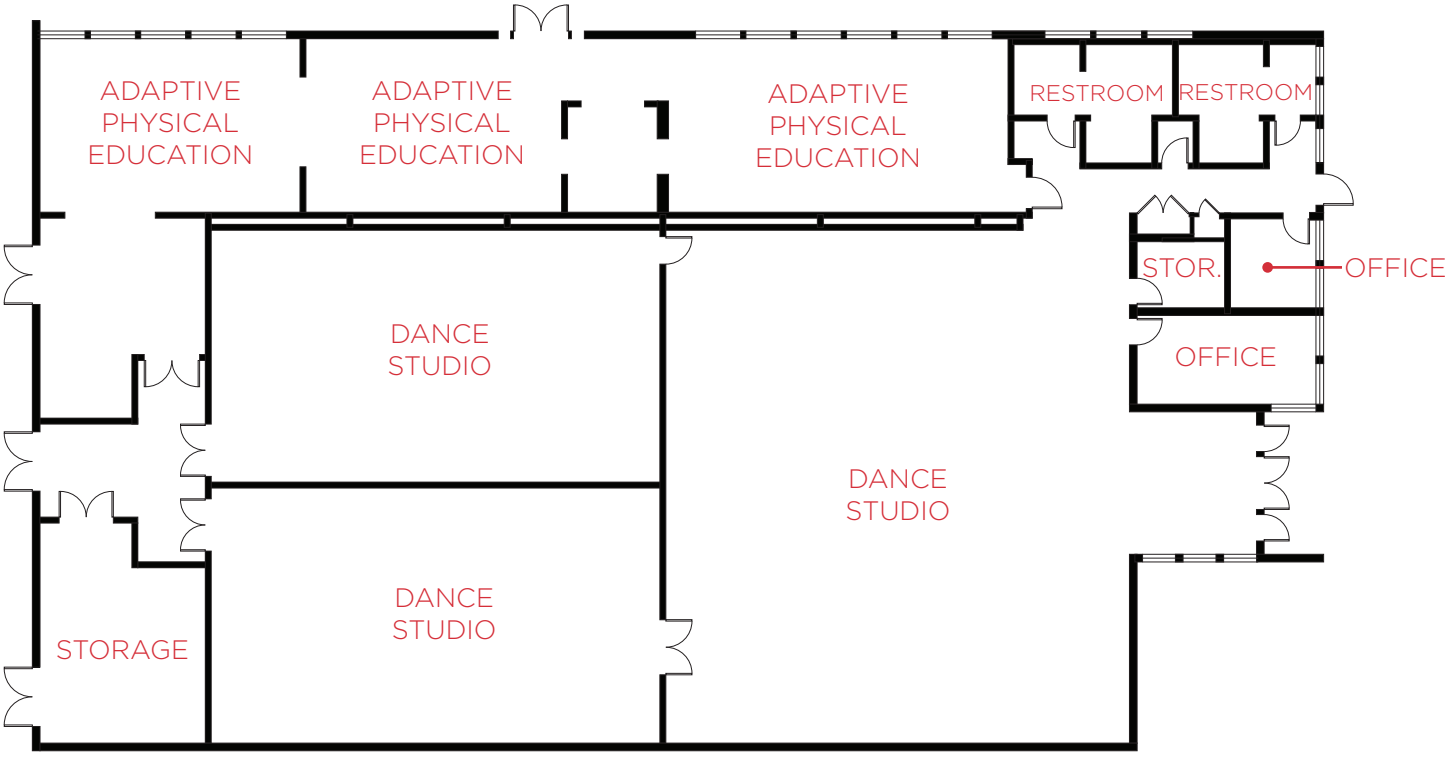


MPC OPEN FORUM COMMENTS

- All windows and doors requested to be replaced
- WiFi requested to be added to building, as it is needed for instructional purposes.

EXPENDITURE BY YEAR

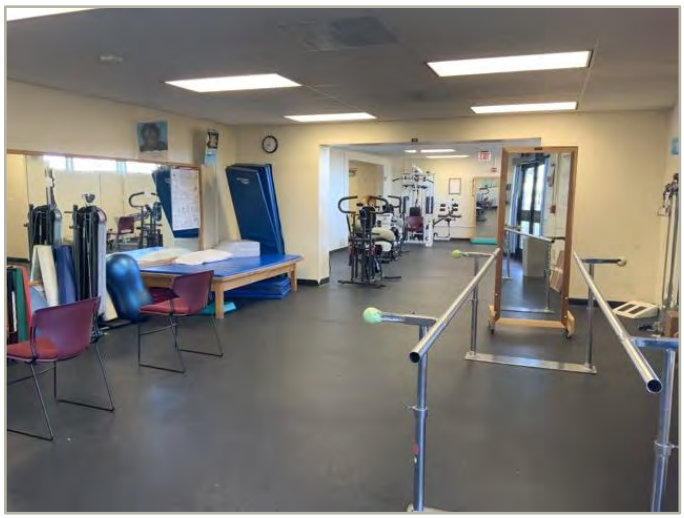
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$955,861	$363,358	$2,646,277	**$4,965,496**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

22. Dance and Adaptive P.E.



Dance and Adaptive P.E.: Systems Summary		
Constructed/Renovated	1947 / 1999	
Building Size	11,060 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Concrete cast in place and concrete-topped metal decks	Fair
Façade	Painted concrete with steel windows	Fair
Roof	Primary: Gable and flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: Ceramic tile, maple sports floor, rubber tile Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Unit heaters	Fair
Fire Suppression	Fire extinguishers	Fair

Dance and Adaptive P.E.: Systems Summary

Electrical	Source and Distribution: Fed from site switchboard at building exterior with copper wiring Interior Lighting: T-8, LED specialty gym lights	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Basketball backstop	Fair
Key Issues and Findings	Fluorescent light fixture coming loose in room 107, a shattered window needs to be replaced, gutters and downspouts worn and rusted, high pressure sodium lights damaged from excessive heat, and backflow preventer is leaking.	
Additional Studies	No additional studies recommended at this time. .	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Dance and Adaptive P.E.: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$1,287	-	$176,996	$178,283
Roofing	$2,901	$354,104	-	$357,005
Interiors	$472,858	-	$437,127	$909,985
Plumbing	$3,968	$9,254	$700,416	$713,638
Fire Suppression	$1,249	-	$2,238	$3,487
HVAC	$220,528	-	$358,951	$579,479
Electrical	$70,842	-	$1,623,546	$1,694,388
Fire Alarm & Comm	$182,228	-	$317,073	$499,301
Site Development	-	-	$29,930	$29,930
TOTALS	$955,861	$363,358	$3,646,277	$4,965,496

Dance & Adaptive P.E.: Key Findings

Fluorescent Lighting Fixture in Failed condition.

T8
Dance & Adapt PE Storage room 107

Uniformat Code: D5022
Recommendation: **Replace in 2020**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $1,600

**$**$$$

The fluorescent light fixture is coming loose from the ceiling causing an immediate safety hazard, other fixtures should be checked and replaced if necessary. - AssetCALC ID: 1551665

Window in Failed condition.

12 SF
Dance & Adapt PE Building Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$**$$$

One of the exterior windows is shattered and should be replaced. - AssetCALC ID: 1551680

Gutters and Downspouts in Poor condition.

Aluminum with Fittings
Dance & Adapt PE Building Exterior

Uniformat Code: B3016
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,700

**$**$$$

The gutters are worn and rusted and should be replaced. - AssetCALC ID: 1551660

Light Fixture in Poor condition.

High pressure sodium
Dance and Adapt PE Building exterior

Uniformat Code: D5022
Recommendation: **Replace in 2021**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $400

**$**$$$

The high-pressure sodium lights have caused damage to the light fixture due to overheating and should be replaced with LED lighting. - AssetCALC ID: 1551651

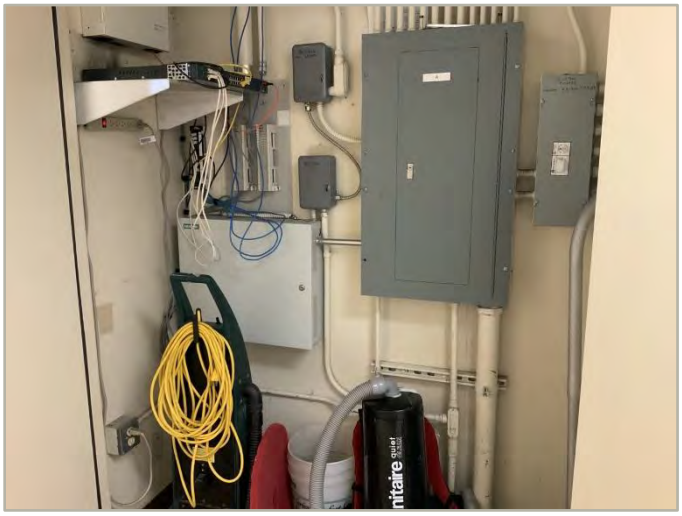
Dance and Adaptive P.E.: Photographic Overview

Front/left elevation

Right/rear elevation

Gym

Dance studio



Electrical room

Roof overview

BUILDING 33
ART GALLERY

Exterior view from Northeast

CONSTRUCTED: 1997

SIZE: 1,000 SF

STORIES: 1 Story

FUNCTION: Gallery
Office / Storage

F.C.I.: 25.4% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

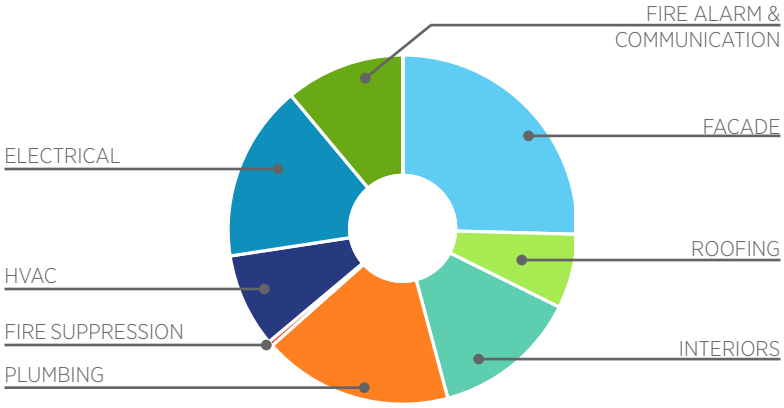
BUILDING DESCRIPTION

Building 33 is a cast in place concrete structure with steel windows housing the art gallery. The building has a sculptural quality and currently appears to be in fair condition. The exterior finishes are deteriorating and the metal fascia is rusting into the concrete finish. The space employs high ceilings and clerestory windows which are in fair condition. Immediate term updates are needed to the interiors and the fire alarm system. In 10 years, the building is projected to be in poor condition with repairs needed to the facade, electrical, and plumbing.

MPC OPEN FORUM COMMENTS

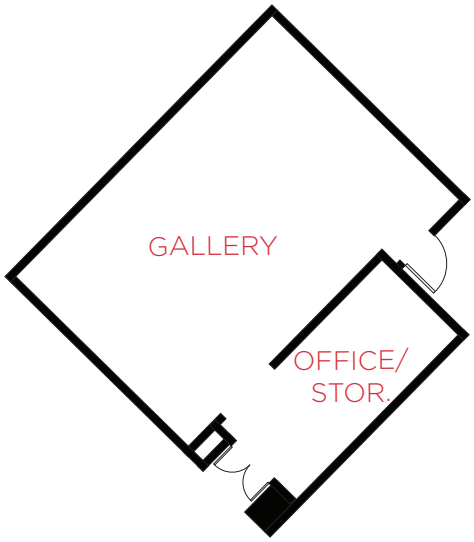
None.

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$59,057	$106,329	$101,600	**$266,986**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

23. Art Gallery

Art Gallery: Systems Summary		
Constructed/Renovated	1997	
Building Size	1000 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Concrete cast in place with concrete-topped metal decks	Fair
Façade	Painted CMU with steel windows	Poor
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	PVC supply piping Instant water heater	Fair
HVAC	Individual unit heater	Fair
Fire Suppression	Fire extinguishers	Fair

Art Gallery: Systems Summary

Electrical	Source and Distribution: Fed from switchboard located at exterior of building Interior Lighting: T-8	Fair
Fire Alarm	Alarms, strobes, pull stations, back-up emergency lights	Fair
Equipment/Special	None	--
Key Issues and Findings	Exterior wall finish is blistering and rusting, backflow preventer is leaking	
Additional Studies	No additional studies recommended at this	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Crawl Space in office containing unit heater, Safety concerns

Art Gallery: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$10,789	$37,823	$19,322	$67,934
Roofing	$18,404	-	-	$18,404
Interiors	$10,397	-	$25,707	$36,104
Plumbing	$3,744	$24,510	$18,714	$46,968
Fire Suppression	$416	-	$746	$1,162
HVAC	$3,914	$9,883	$9,380	$23,177
Electrical	$611	$34,113	$8,970	$43,694
Fire Alarm & Comm	$10,782	-	$18,761	$29,543
TOTALS	**$59,057**	**$106,329**	**$101,600**	**$266,986**

Art Gallery: Key Findings

Exterior Wall in Poor condition.

any Painted Surface, 1-2 Stories
Art Gallery Building Exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: $10,200

**$$**$$

The exterior wall of the art gallery is blistering, rusting and completely deteriorated in some locations. - AssetCALC ID: 1599192

Backflow Preventer in Poor condition.

Brass
Art Gallery Building exterior

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $3,700

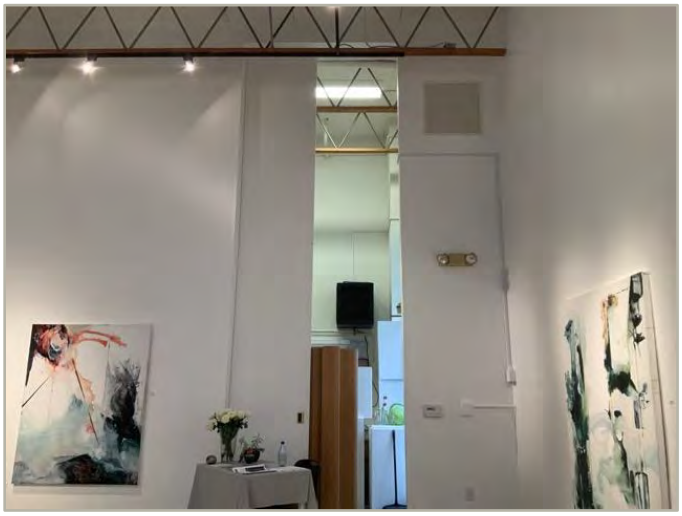
**$**$$$

The backflow preventer is dripping likely due to deterioration of the seal. - AssetCALC ID: 1596561

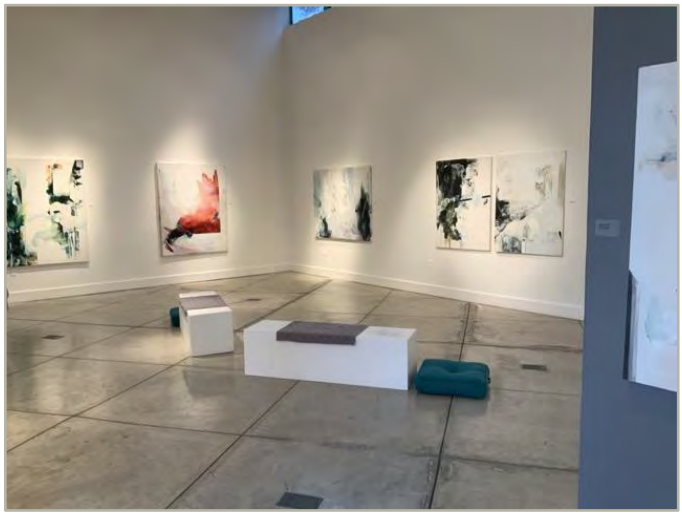
Art Gallery: Photographic Overview

Front/left elevation

Right/rear elevation



Office



Gallery

Electrical panel

Roof overview

BUILDING 36
LIBRARY TECHNOLOGY CENTER

Exterior view from Northeast

CONSTRUCTED: 2003

SIZE: 67,011 SF

STORIES: 3 Stories

FUNCTION: Book Stacks
Computer Lab
Classrooms
Offices
Conference Rooms
Study Rooms & Lounges

F.C.I.: 12.8% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

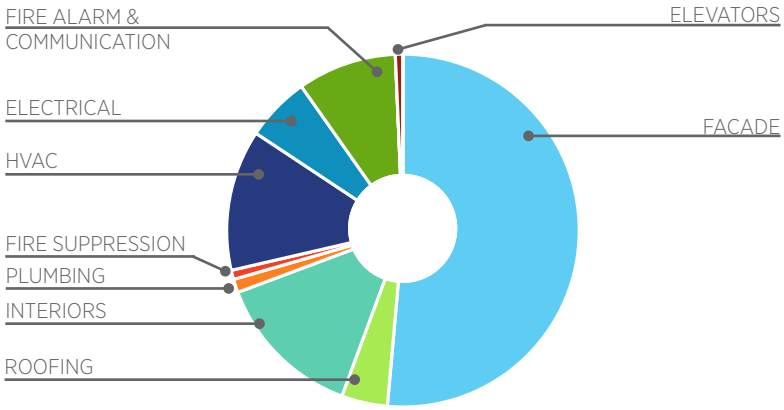
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

BUILDING DESCRIPTION

Building 36 is a wood framed structure with an EIFS finish and aluminum windows housing the library technology center. The building currently appears to be in fair condition and interior quality of space employs plentiful daylight with interior finishes in fair condition. Immediate term updates are needed to roofing, interiors, elevators, HVAC, and fire alarm system. Leaks from HVAC equipment are causing leaks in the building. In 10 years, the building is projected to be in poor condition with updates needed to fire suppression.

ISSUES BY CATEGORY - TOTAL NEED

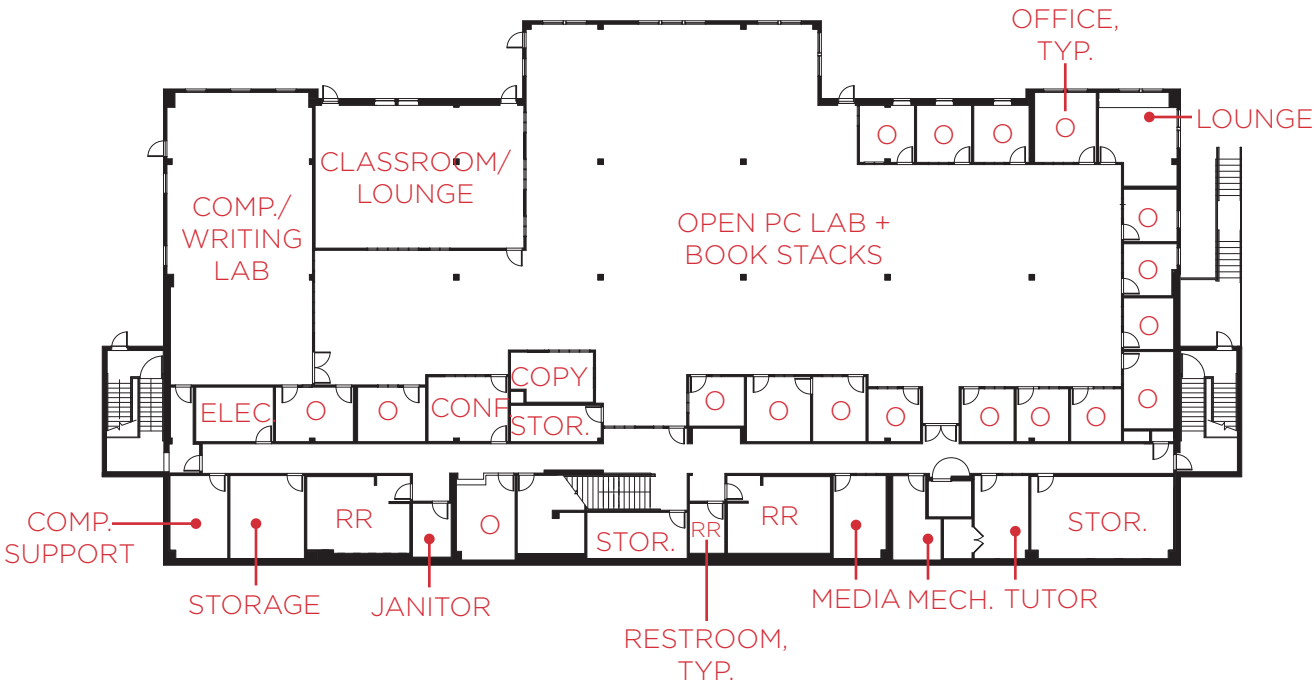


MPC OPEN FORUM COMMENTS

- Hydration stations with filters desired for public. 1st floor station connection issue
- Restroom plumbing in need of repair. Lighting requested to be motion censored
- Furniture in need of repair (chairs)
- Lighting flickers on third floor, main floor has many failing lights, stairwell lighting inadequate, and exterior lighting is inconsistent
- Rodents found in building
- Carpet failing in stairwell and throughout
- Smartboard and computer capability requested in Stutzman Room
- HVAC failing in entire building and not adequately waterproofed (leaks in 3rd floor)
- Alarm system (building & fire) failing

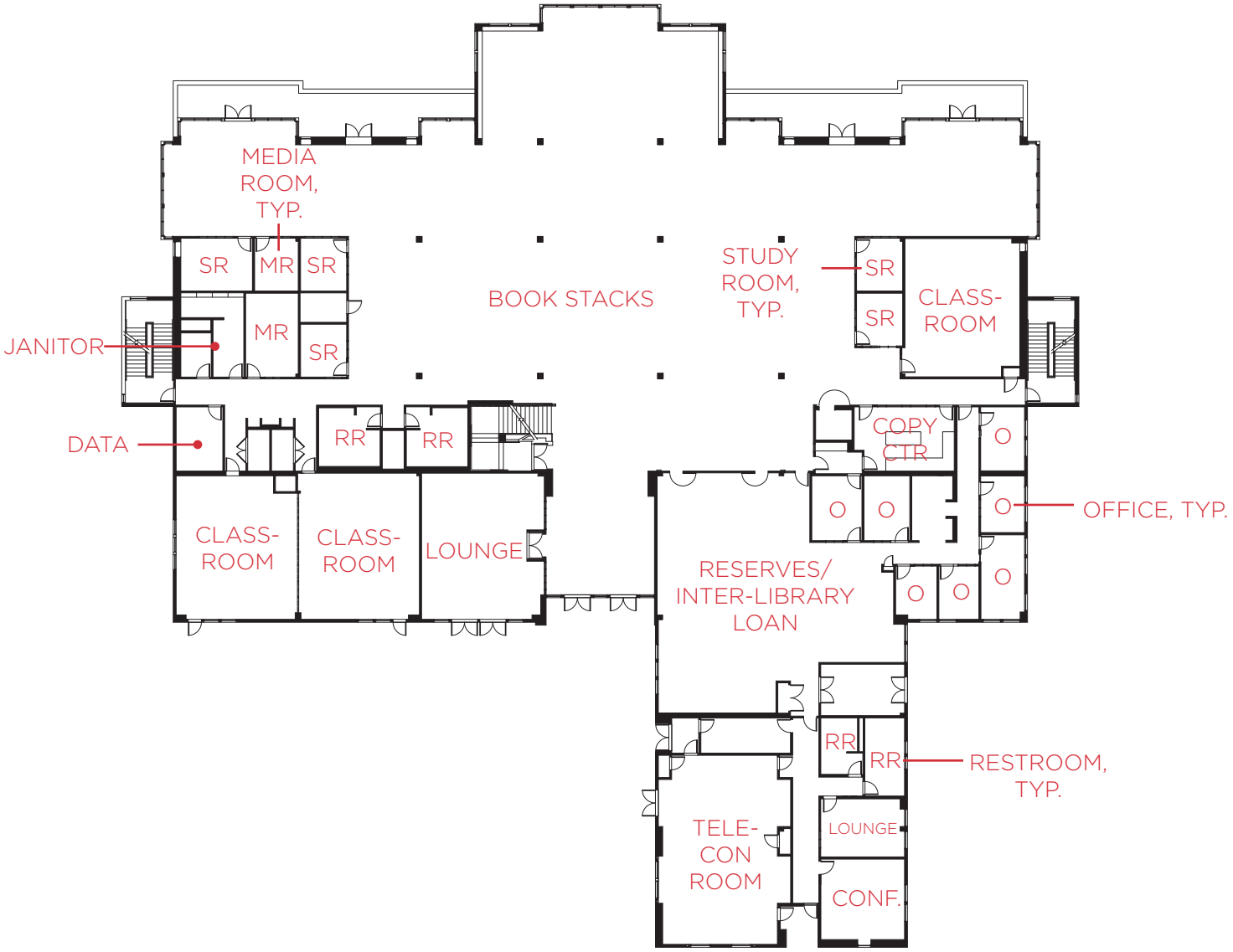
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$2,509,688	$2,396,924	$19,515,344	**$24,421,956**



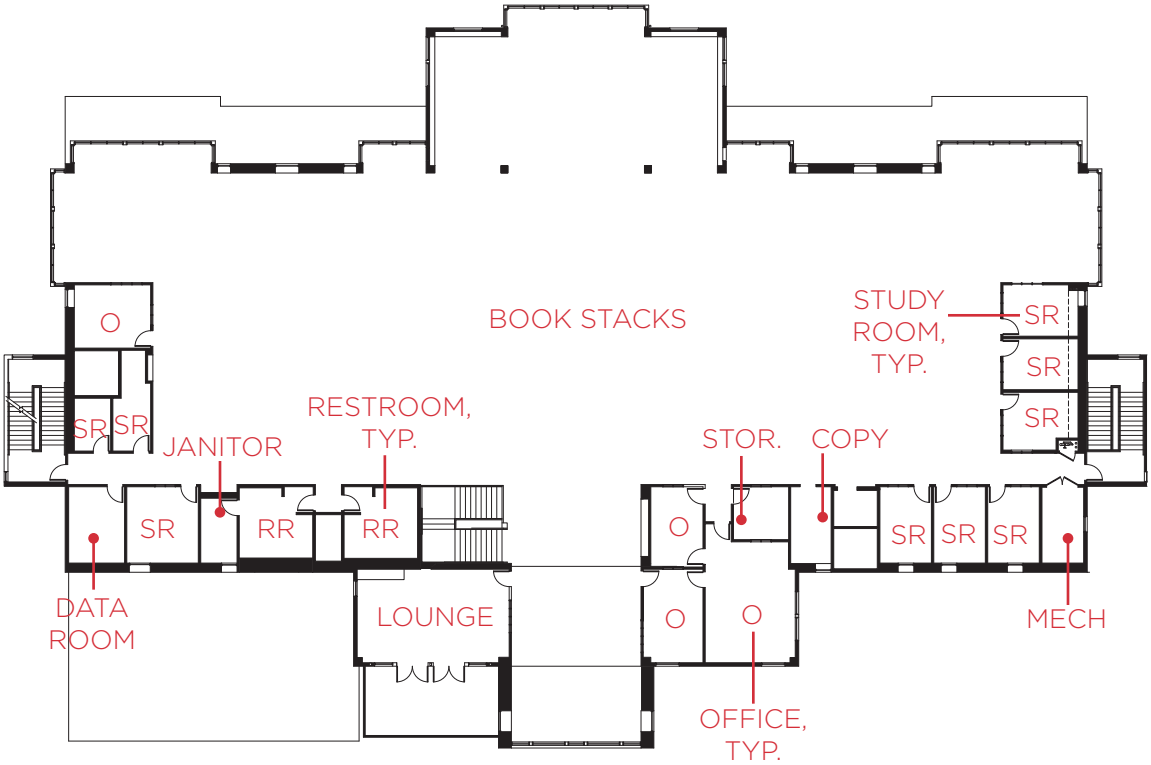
FIRST FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



THIRD FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

13. Library Technology Center

Library Technology Center: Systems Summary		
Constructed/Renovated	2003	
Building Size	67,011 SF	
Number of Stories	3	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab with wood framed roof deck	Fair
Façade	EIFS with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with concrete pavers on built-up finish Ancillary roofs: Shed construction with concrete tiles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, wood flooring Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: 1 car serving 3 floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with failed gas boiler, chillers, air handlers, VAV's Individual package split-system Supplemental components: make-up air unit	Failed
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Library Technology Center: Systems Summary

Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8, incandescent Emergency: UPS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Surge counter control panel module on switchboard in Failed condition. Uninterruptible Power Supply (UPS) in Failed condition. Water Boiler in Failed condition.	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Library Technology Center: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	$43,684	$12,867,153	$12,910,837
Roofing	$1,036,680	$20,494	$1,677	$1,058,851
Interiors	$1,856,476	$4,979	$1,572,041	$3,433,496
Elevators	$139,348	-	$33,771	$173,119
Plumbing	$28,907	$9,460	$271,512	$309,879
Fire Suppression	$8,454	$187,442	$15,141	$211,037
HVAC	$1,159,442	-	$2,086,551	$3,245,993
Electrical	-	$9,050	$1,447,946	$1,486,796
Fire Alarm & Comm	$967,770	-	$1,313,527	$2,281,297
TOTALS	$5,226,877	$275,109	$19,609,319	$25,111,305

Library Technology Center: Key Findings

Surge counter control panel module on switchboard in Failed condition.

Control module
Library Technology Center Electrical room lower level

Uniformat Code: D5012
Recommendation: **Replace in 2020**

Priority Score: **98.0**

Plan Type: Safety

Cost Estimate: $600

**$**$$$

Surge Counter control panel is damaged and removed from the main switchboard. Needs to be replaced immediately. - AssetCALC ID: 1526777

Uninterruptible Power Supply (UPS) in Failed condition.

30
Library Technology Center Utility closet on lower level

Uniformat Code: D5092
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $29,300

**$$**$$

This is not in use anymore because the batteries are dead. - AssetCALC ID: 1526746

Water Boiler in Failed condition.

Gas
Library Technology Center Boiler room

Uniformat Code: D3021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $23,400

**$$**$$

Boiler is not working - AssetCALC ID: 1526753

Backflow Preventer in Poor condition.

.75 INCH
Library Technology Center Roof

Uniformat Code: D2021
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$**$$$

The back-flow prevention devices are reportedly leaking or have other issues. - AssetCALC ID: 1526715

HVAC System Hydronic Piping in Poor condition.

2-Pipe
Library Technology Center Interior

Uniformat Code: D3049
Recommendation: **Replace in 2020**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

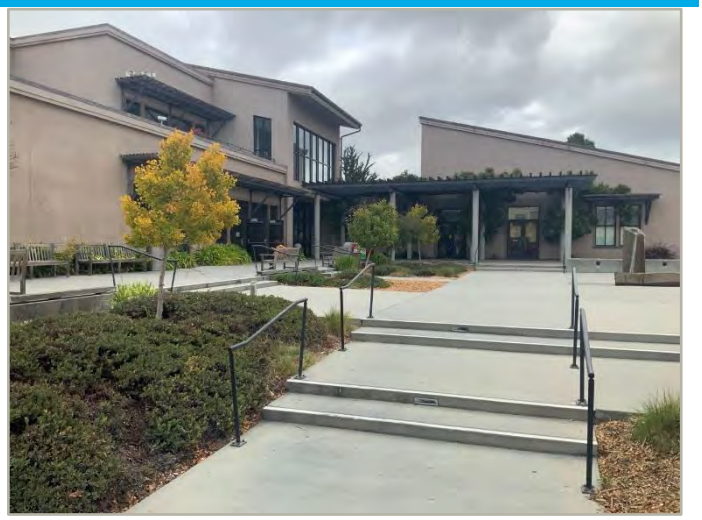
Cost Estimate: $300

**$**$$$

Tarped book shelves (caused by HVAC issues) - AssetCALC ID: 1720087

Library Technology Center: Photographic Overview

Left elevation



Front elevation

Library area

Classroom study area

Make-up air unit

Roof overview

BUILDING 40
FACILITIES

Exterior view from Northeast

CONSTRUCTED: 2003

SIZE: 18,440 SF

STORIES: 1 Story

FUNCTION: Shops (Ground, Sign, Carpentry, Plumbing, Welding, Elec., Key)
Shade House
Offices & Conference
Plan & Mail Rooms
Storage
Restrooms

F.C.I.: 7.9% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair**
Projected (10 yr): **Fair**

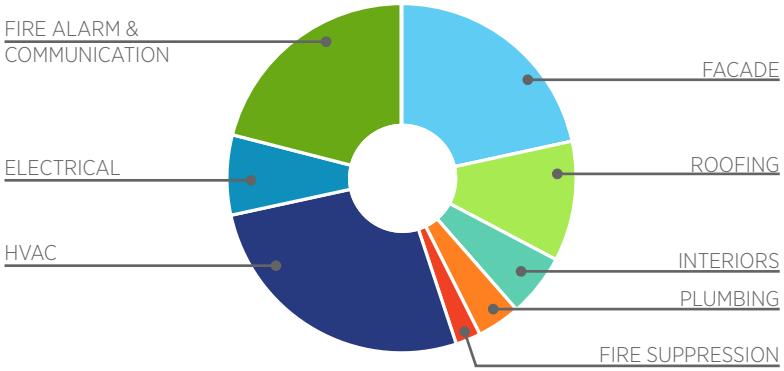
BUILDING DESCRIPTION

Building 40 is steel framed building with stucco finish and vinyl windows housing the facilities department. The building appears to be in fair condition with some visible roof issues causing damage to the interior of the building. Interior finishes appear to be in fair condition, however they are outdated and could use modernization. Immediate term upgrades are needed to interiors, HVAC and fire alarm system. In 10 years, the building is projected to continue to be in fair condition with updates needed to facade, roofing and fire suppression.

MPC OPEN FORUM COMMENTS

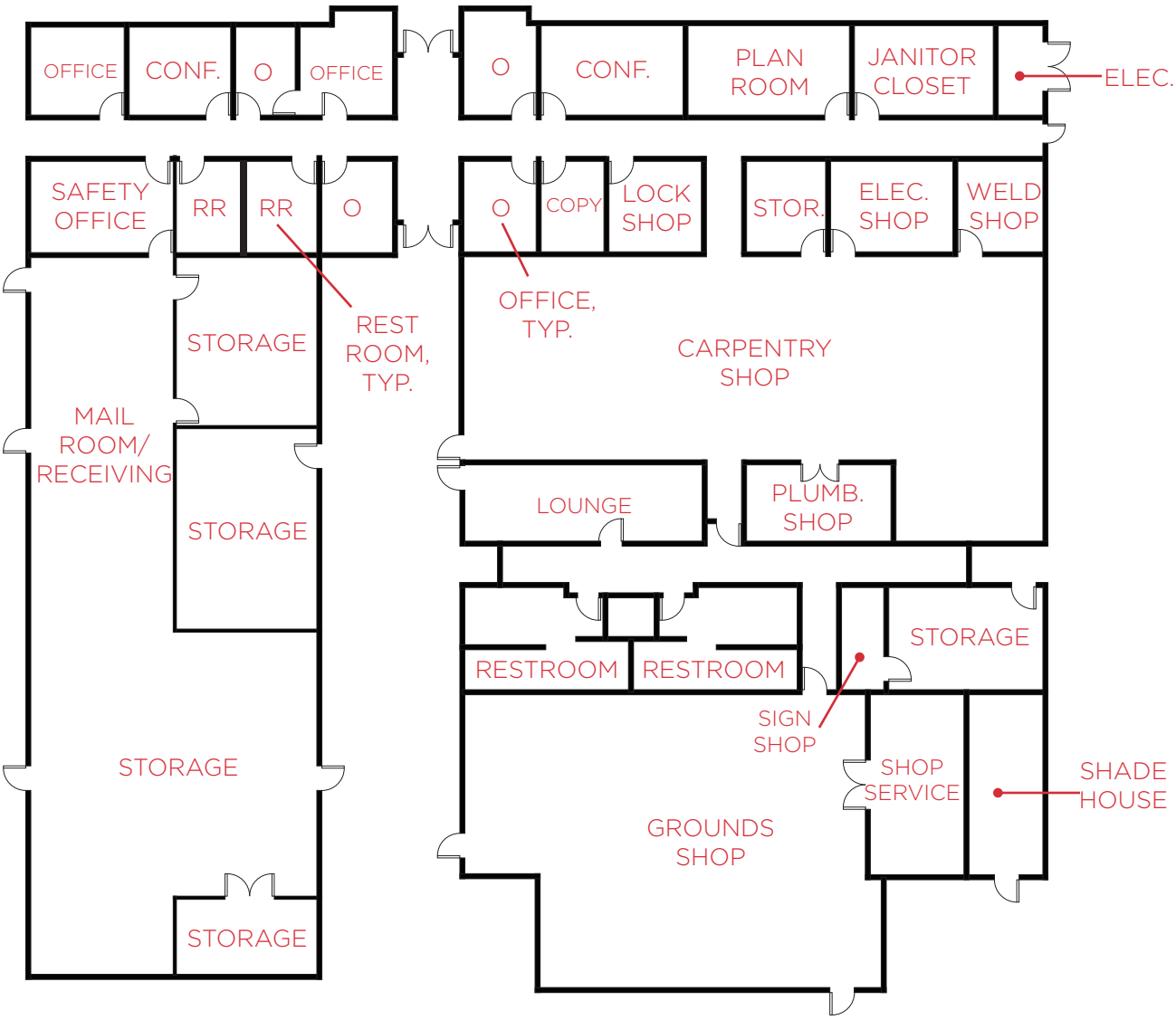
None.

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$896,465	$713,258	$1,521,628	**$3,131,351**



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

24. Facilities

Facilities: Systems Summary		
Constructed/Renovated	2003	
Building Size	18,440 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Steel frame with wood panel roof	Fair
Façade	Stucco with vinyl windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual packaged rooftop units	Fair
Fire Suppression	Wet-pipe sprinkler system, hydrants, fire extinguishers	Fair

Facilities: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Leaking concrete roof tiles and asphalt shingles, wood fascia board is cupping and coming loose, and damaged ceiling tiles caused by roof leak	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Facilities: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$459	$382,181	$296,191	$678,831
Roofing	$41,574	$266,940	$41,213	$349,727
Interiors	$74,854	-	$101,274	$176,128
Plumbing	$48,398	-	$78,653	$127,051
Fire Suppression	-	$59,289	$13,805	$73,094
HVAC	$249,461	$4,848	$575,726	$830,035
Electrical	$211,348	-	$21,542	$232,890
Fire Alarm & Comm	$266,861	-	$393,224	$660,085
Site Development	-	-	-	-
Follow-up Studies	$3,510	-	-	$3,510
TOTALS	$896,465	$713,258	$1,521,628	$3,131,351

Facilities: Key Findings

Suspect Mold Growth, Remediation Clean and Remove

Environmental, Mold Remediation
Facilities

Uniformat Code: P000X
Recommendation: **Repair in 2020**

Priority Score: **91.0**

Plan Type: Safety

Cost Estimate: $3,510

**$**$$$

Wall damage due to suspect mold. Needs to be cleaned and repaired. - AssetCALC ID: 1720192

Roof in Poor condition.

Asphalt Shingle 20-Year
Facilities Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

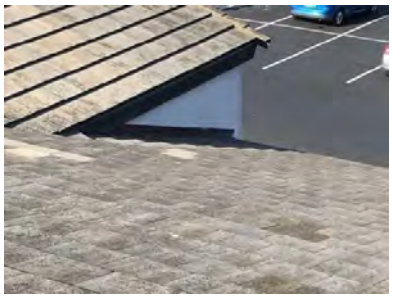
Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $400

**$**$$$

Blistering asphalt shingles with some areas missing and lifting up and allowing intrusion of outside elements. - AssetCALC ID: 1576139



Roof in Poor condition.

Clay/Concrete Tile
Facilities Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

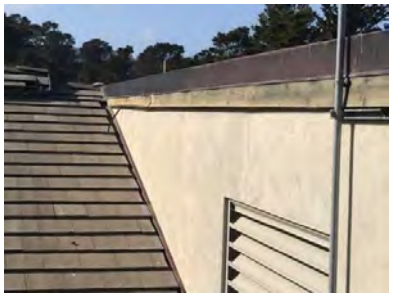
Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $2,000

**$**$$$

Concrete tiles are damaged allowing the weather to access underlying roof membrane. One roof leak was previously repaired but problems persist leading to damage of interior finishes. - AssetCALC ID: 1576148



Fascia board in Poor condition.

Wood
Facilities Building exterior

Uniformat Code: B2016
Recommendation: **Replace in 2020**

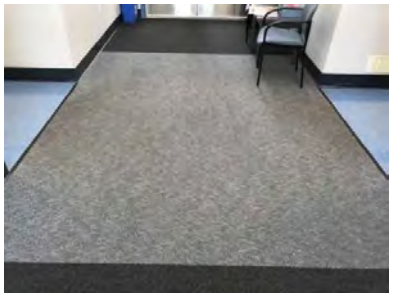
Priority Score: **89.0**

Plan Type: Performance/Integrity

Cost Estimate: $500

**$**$$$

Exterior wall fascia is cupping and pulling away from the wall. - AssetCALC ID: 1576329



Interior Floor Finish in Poor condition.

Carpet Commercial Standard
Facilities Throughout building

Uniformat Code: C3025
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$**$$$

Carper buckles and is loose in various locations. - AssetCALC ID: 1551292

Interior Ceiling Finish in Failed condition.

Suspended Acoustical Tile (ACT)
Facilities Office

Uniformat Code: C3032
Recommendation: **Replace in 2020**

Priority Score: **83.0**

Plan Type:
Performance/Integrity

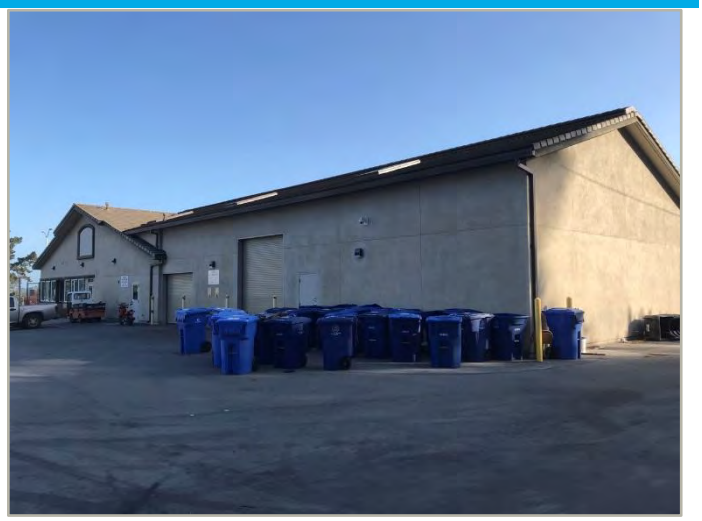
Cost Estimate: $200

**$**$$$

Roof leak has led to significant damage of the ceiling tiles. - AssetCALC ID: 1551261

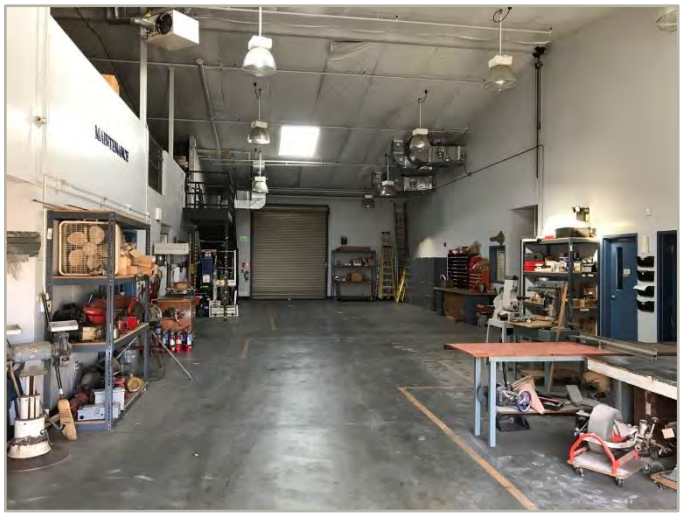
Facilities: Photographic Overview

Front/left elevation



Right/rear elevation

Meeting room



Work bay area

Rooftop package units

Roof overview

BUILDINGS 51/52/53
CHILD DEVELOPMENT CENTER

Exterior view from Southeast

CONSTRUCTED: 2007

SIZE: OFFICE - 4.705 SF
BUILDING 2 - 3,456 SF
BUILDING 3 - 3,168 SF

STORIES: 1 Story

FUNCTION: Preschool & Toddler Classrooms
Kitchen, RR, Art En suite
Classroom & Obs. Room
Offices & Conference
Kitchen & Food Storage
Work Room / Lounge
Storage

F.C.I.: 21.5% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good/Fair**
Projected (10 yr): **Poor**

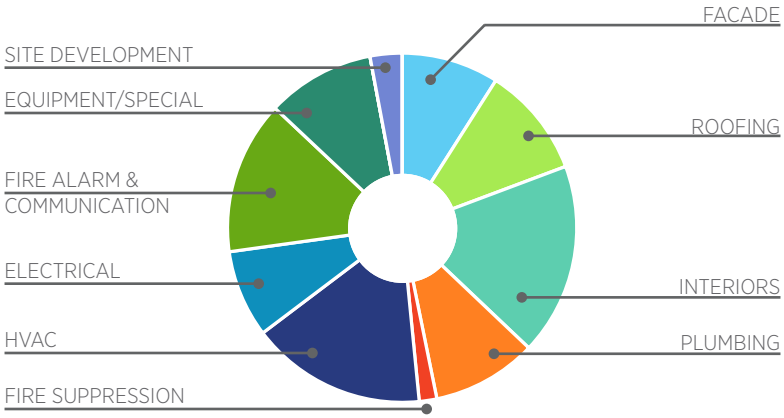
BUILDING DESCRIPTION

Buildings 51, 52, and 53 are wood framed buildings fiber cement siding and aluminum windows housing the child development center. The buildings appear to be in good to fair condition. Interior spaces employ ample daylight and storefront doors, windows and interior finishes appear to be well-maintained. Immediate term updates to roofing, interiors, MEP, fire alarm system, site development and equipment. In 10 years, the buildings are projected to be in poor condition.

MPC OPEN FORUM COMMENTS

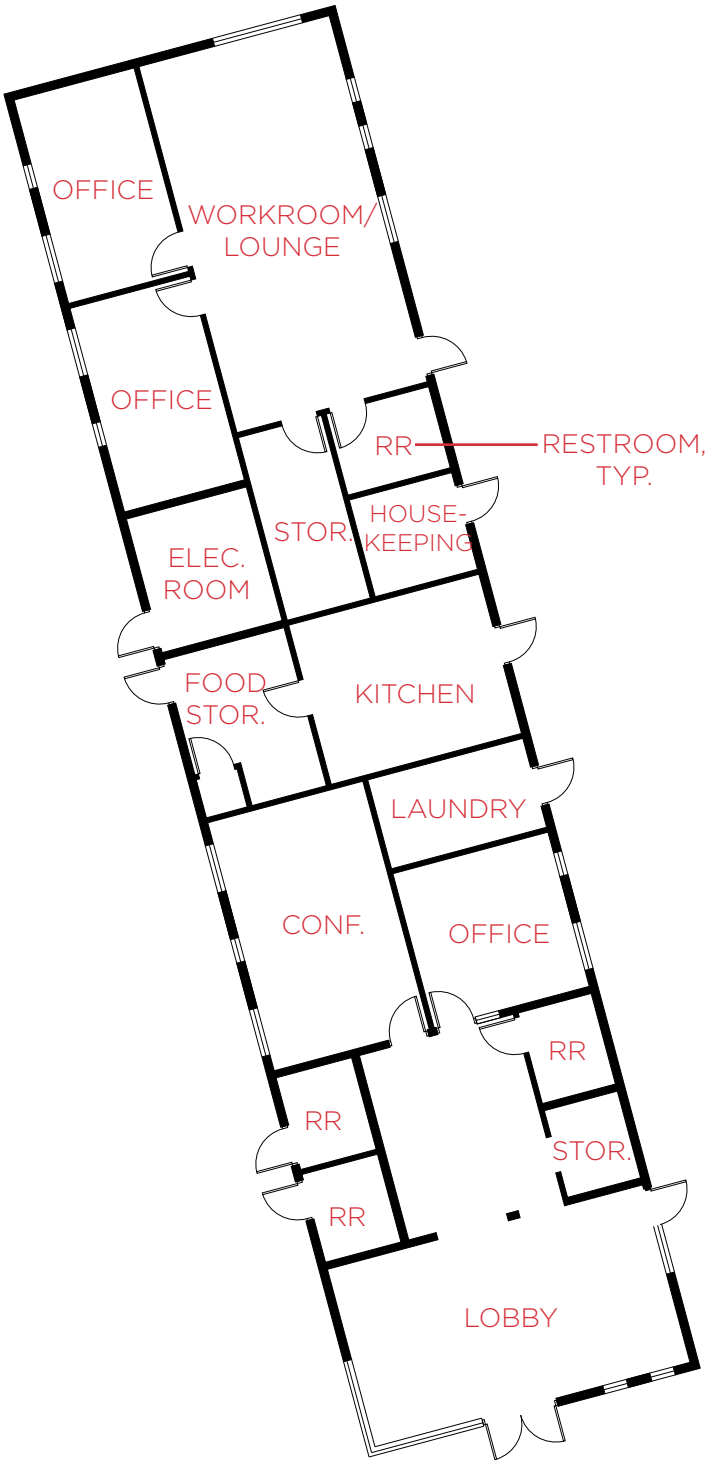
None.

ISSUES BY CATEGORY - TOTAL NEED



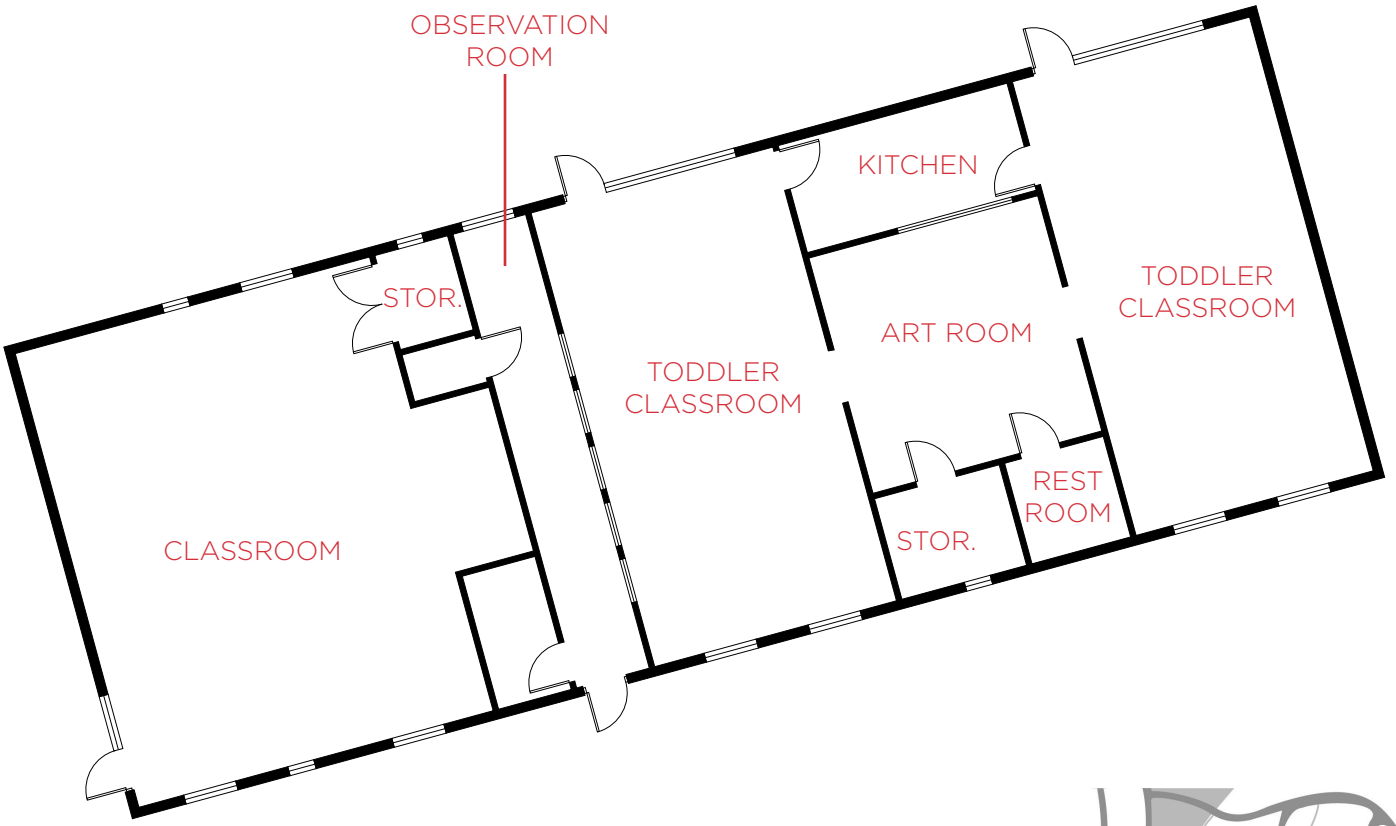
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,227,997	$45,048	$1,845,912	**$3,118,957**



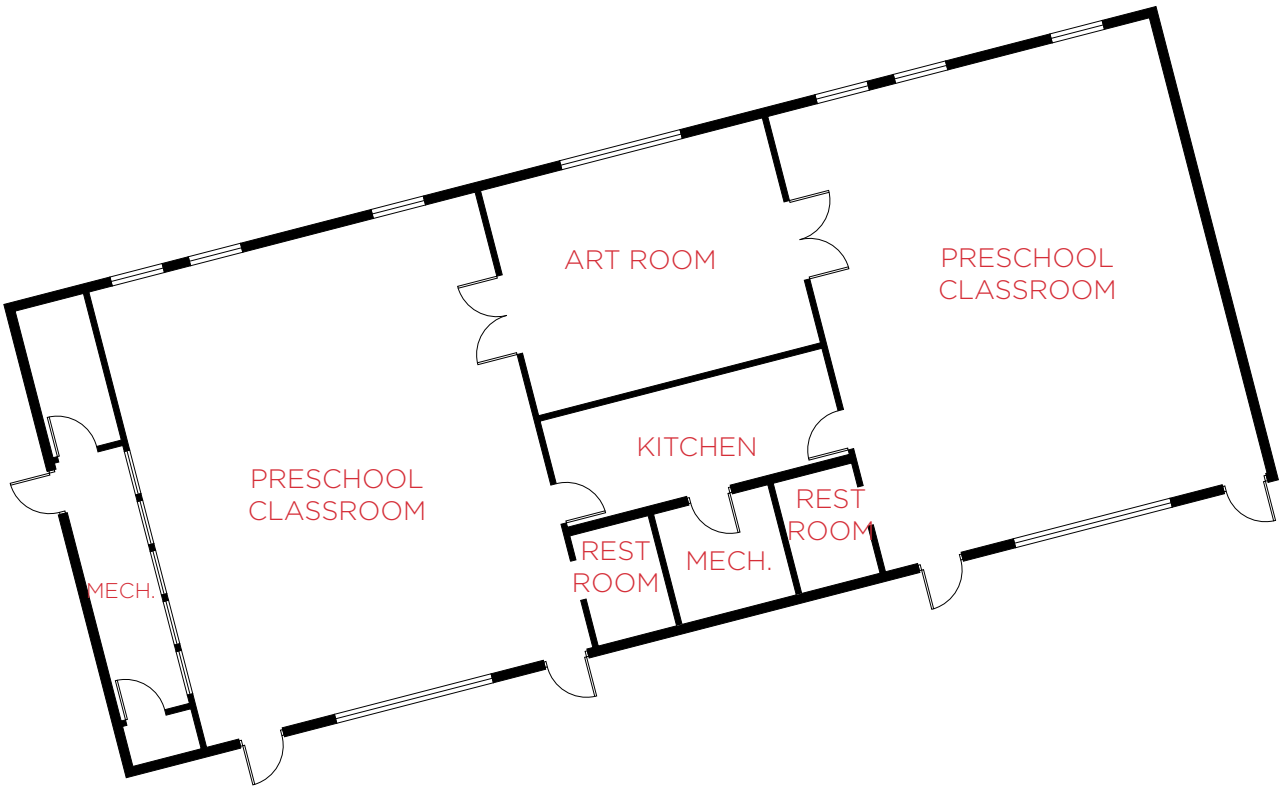
FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.



FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

30. Child Development Center (Office, Building 2, Building 3)

Child Development Center (Office, Building 2, Building 3): Systems Summary		
Constructed/Renovated	2007	
Building Size	Child Development Center Office: 4,705 SF Child Development Center Building 2: 3,456 SF Child Development Center Building 3: 3,168 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Good
Façade	Painted fiber cement siding with aluminum windows	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual gas air handlers Supplemental components: ductless split-systems	Fair

Child Development Center (Office, Building 2, Building 3): Systems Summary

Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Poor
Key Issues and Findings	Child Development Center Office: Frequent leaks at commercial dishwasher Child Development Center Building 2: No Key issues or findings Child Development Center Building 3: Roof hatch stuck closed	
Additional Studies	No additional studies recommended at this time.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	
Assessor Name	Assessed by: Logan Hoshiko Reviewed by: James Bryant	

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Roof, Child Development Center Building 3, roof hatch stuck closed

Child Development Center (Office, Building 2, Building 3): Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-
Facade	$13,737	-	$267,642	$281,379
Roofing	$307,790	-	$12,559	$320,349
Interiors	$135,444	-	$419,309	$554,753
Plumbing	$60,736	-	$242,681	$303,417
Fire Suppression	$6,255	-	$44,478	$50,733
HVAC	$249,327	-	$258,144	$507,471
Electrical	$114,703	-	$137,685	$252,388
Fire Alarm & Comm	$177,776	-	$265,644	$443,420
Equipment/Special	$89,816	$45,048	$177,935	$312,799
Site Development	$72,413	-	$19,835	$92,248
TOTALS	**$1,227,997**	**$45,048**	**$1,845,912**	**$3,118,957**

Child Development Center (Office, Building 2, Building 3): Key Findings

Roof Hatch

Metal
CHILD DEV. CENTER 3 Observation Room

Uniformat Code: B3022
Recommendation: **Replace in 2019**

Priority Score: **97.0**

Plan Type: Safety

Cost Estimate: $1,500

**$**$$$

Roof hatch is stuck closed. It is unsafe because attempting to get it open requires taking both hands off the ladder. - AssetCALC ID: 1577075

Commercial Dishwasher in Poor condition.

Dishwasher
Child Development Center Office Kitchen

Uniformat Code: E1093
Recommendation: **Replace in 2020**

Priority Score: **82.0**

Plan Type: Performance/Integrity

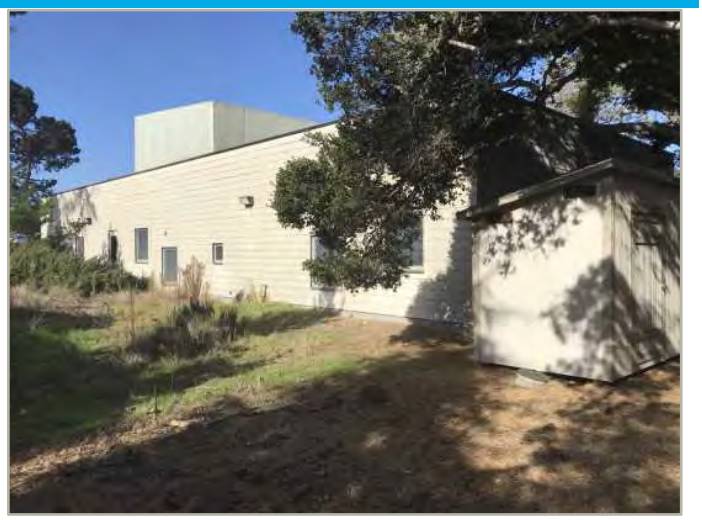
Cost Estimate: $25,200

**$$**$$

Commercial dishwasher has active leaks causing frequent repairs and clean up. - AssetCALC ID: 1540030

Child Development Center (Office, Building 2, Building 3): Photographic Overview

Front/left elevation



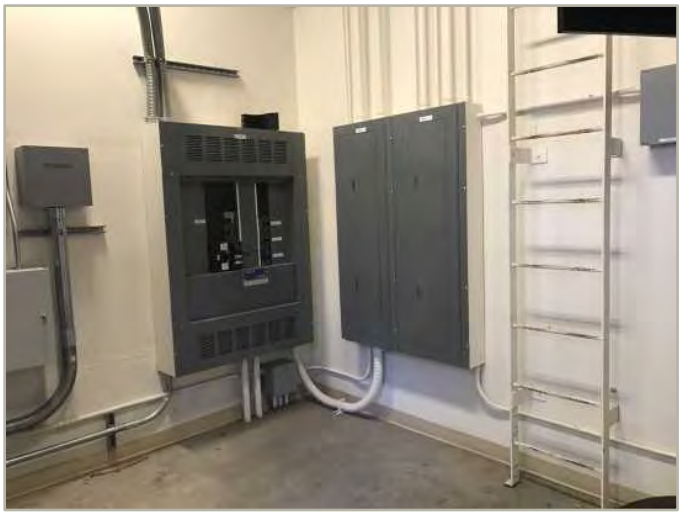
Right/rear elevation

Front office

Typical classroom

Child Development Center Building 2

Child Development Center Building 3



Electrical Room

Roof overview

BUILDING 62
STUDENT SERVICES

Exterior view from Northeast

CONSTRUCTED: 2011

SIZE: 21,788 SF

STORIES: 2 Stories

FUNCTION: Offices
Conference Rooms
Work Rooms
Restrooms

F.C.I.: 7.4% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

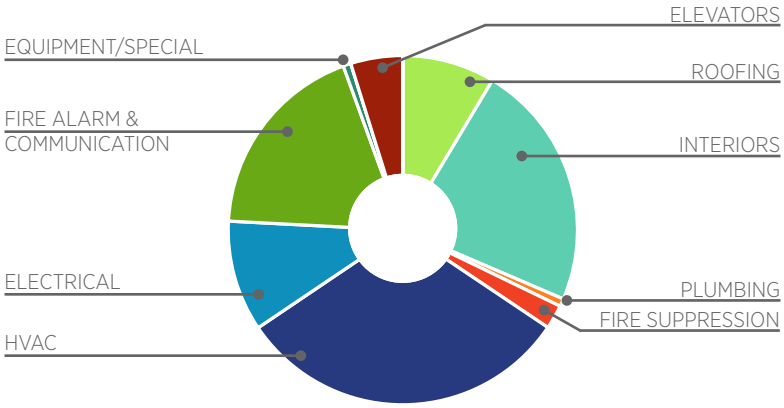
0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Fair**

BUILDING DESCRIPTION

Building 62 is a steel framed building with stucco and aluminum windows housing the student services department. The building currently appears to be in good condition and has updated and modern aesthetic. The interior spaces have ample daylight and interior finishes appear to be well maintained. The evaporative coolers are not in use and do not function for their intended purpose. In the immediate term, updates are needed to interiors, HVAC, and fire alarm. In 10 years, the building is projected to be in fair condition with roofing, HVAC, and fire alarm needing updates.

ISSUES BY CATEGORY - TOTAL NEED

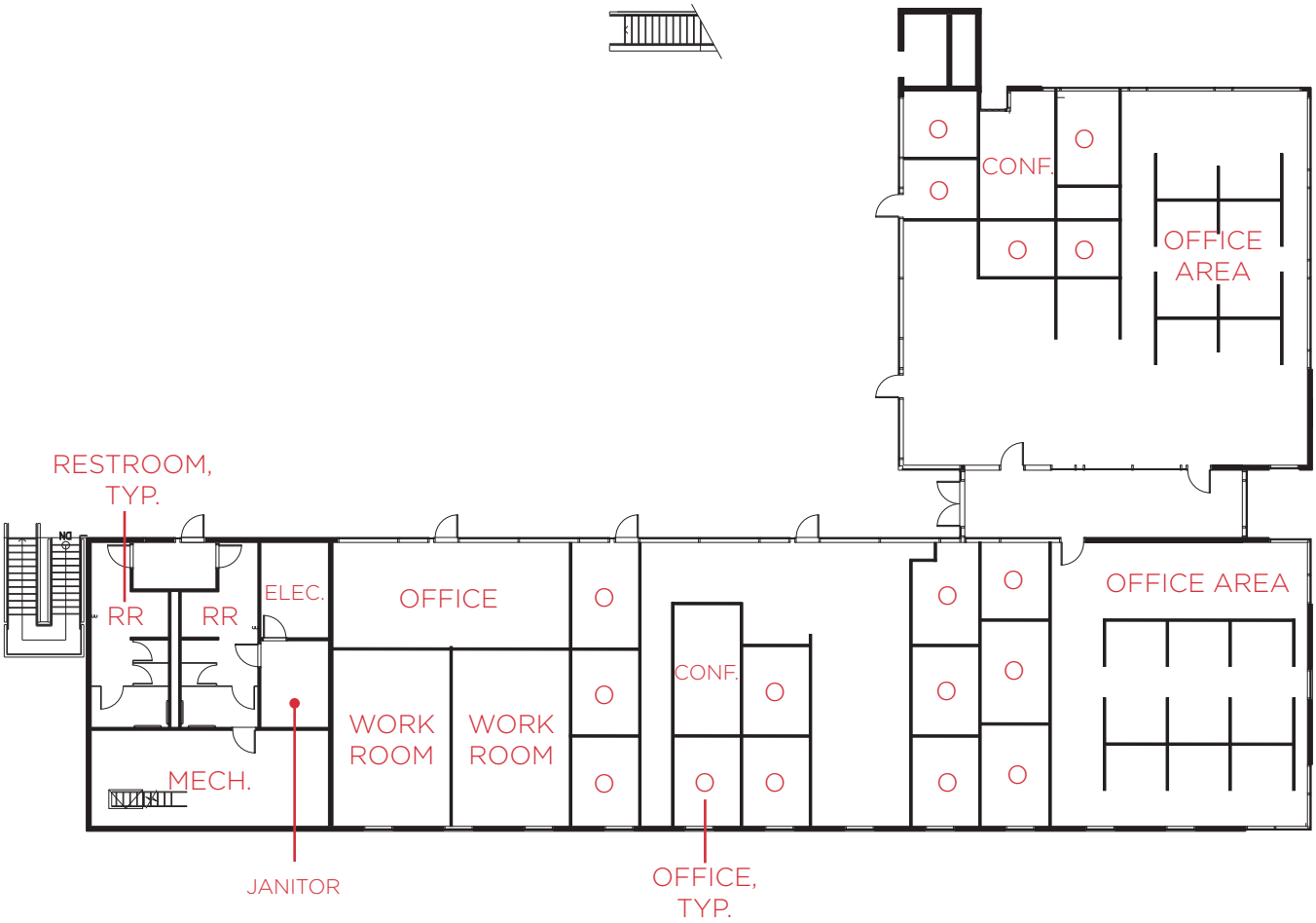


MPC OPEN FORUM COMMENTS

- Lighting control panel desired
- Testing Center doors needs to be addressed for accessibility
- Second floor air circulation is poor
- First floor restrooms need to be addressed for accessibility

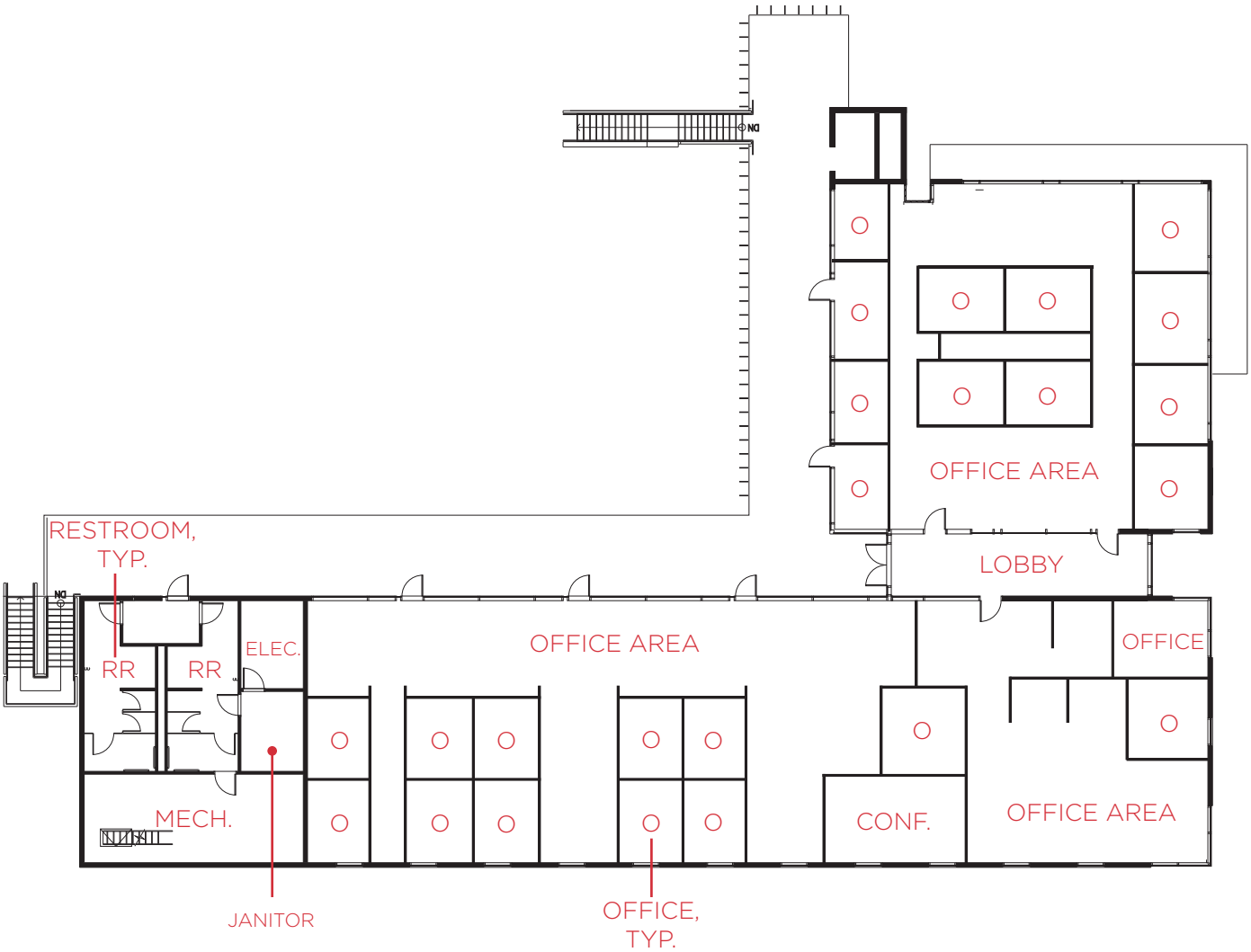
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,297,082	$614,515	$2,734,380	**$4,645,977**



FIRST FLOOR PLAN
N.T.S.

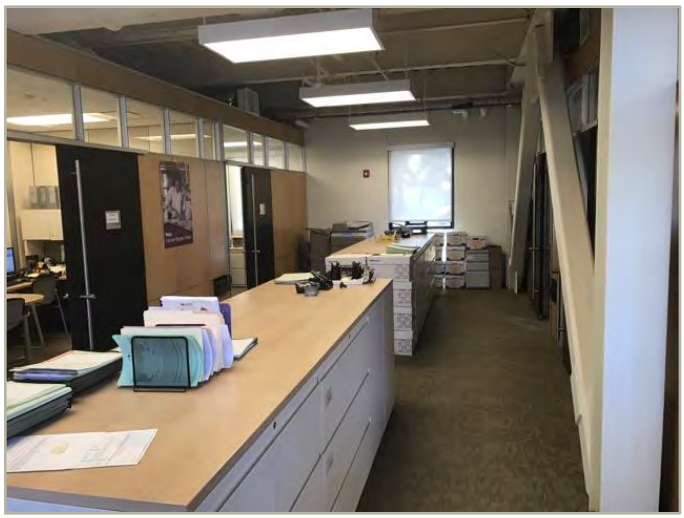
KEY PLAN
N.T.S.



SECOND FLOOR PLAN
N.T.S.

KEY PLAN
N.T.S.

31. Student Services



Student Services: Systems Summary		
Constructed/Renovated	2011	
Building Size	21,788 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab/ with raised floor	Good
Façade	Stucco with aluminum windows	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile, wood panel Floors: Carpet, vinyl sheeting, ceramic tile Ceilings: Painted surfaces, suspended ACT	Fair
Elevators	Electric: 1 car serving 2 floors	Fair
Plumbing	Copper supply and cast-iron waste and venting Gas and electric instant hot water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with gas air handlers feeding VAV terminal units. Boilers feed hydronic baseboard heaters throughout the perimeter of the building. Individual furnace with split system condensing unit	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Student Services: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Key Issues and Findings	Poor drainage at south elevation	
Additional Studies	No additional studies recommended at this time. Evaporative coolers were not in use.	
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Student Services: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-
Roofing	-	$391,819	-	$391,819
Interiors	$323,496	$25,326	$694,893	$1,043,715
Elevators	-	$25,413	$194,697	$220,110
Plumbing	-	$29,541	$3,331	$32,872
Fire Suppression	$1,772	-	$100,309	$102,081
HVAC	$654,275	-	$848,926	$1,503,201
Electrical	$6,499	-	$462,417	$468,916
Fire Alarm & Comm	$299,298	$142,416	$408,778	$850,492
Equipment/Special	$11,742	-	$21,029	$32,771
TOTALS	$1,297,082	$614,515	$2,734,380	$4,645,977

Student Services: Key Findings

There are no Immediate Repairs recommended and no problems identified that would be a Key Finding.

Student Services: Photographic Overview

Front/left elevation

Right/rear elevation

Financial Services

Testing Center

Second floor mechanical room

Roof overview

PARKING LOTS / EV

Exterior view from Northeast

LOT SIZE: 25 Acres (Estimated)

SPACES: 1,915 Total
12 Motorcycle
69 Accessible

FUNCTION: Parking Lot A
Parking Lot B
Parking Lot C
Parking Lot D
Parking Lot CDE

SITE CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

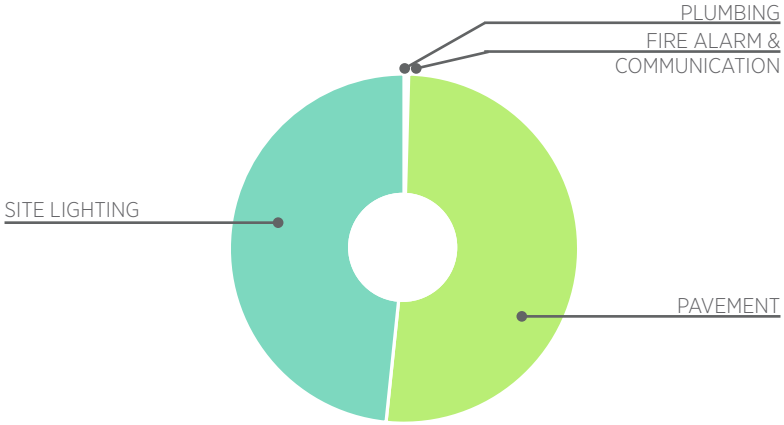
AREA DESCRIPTION

The five parking lots on campus serve students, staff, and the child development center. Parking lots appear to have been resurfaced and restriped for the most part and seem to be in fair condition with some asphalt paving in parking lots B & C and curbs and gutters in parking lot A needing replacement. In 10 years, larger updates will be needed to pavement and it is projected to be in poor condition.

MPC OPEN FORUM COMMENTS

•Path of travel walkway and ramps around Parking Lot C, theater, and PE need to be addressed

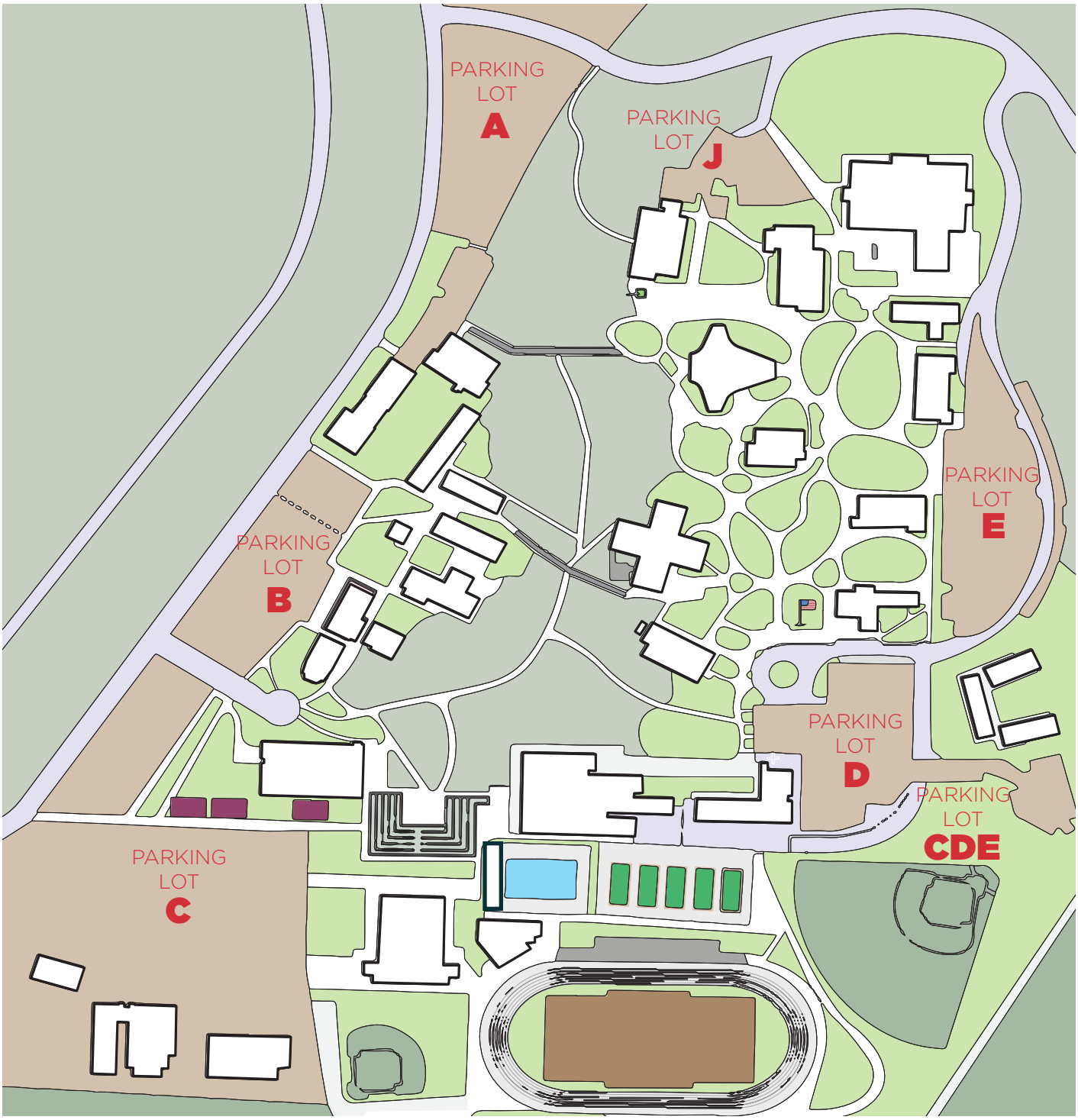
ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

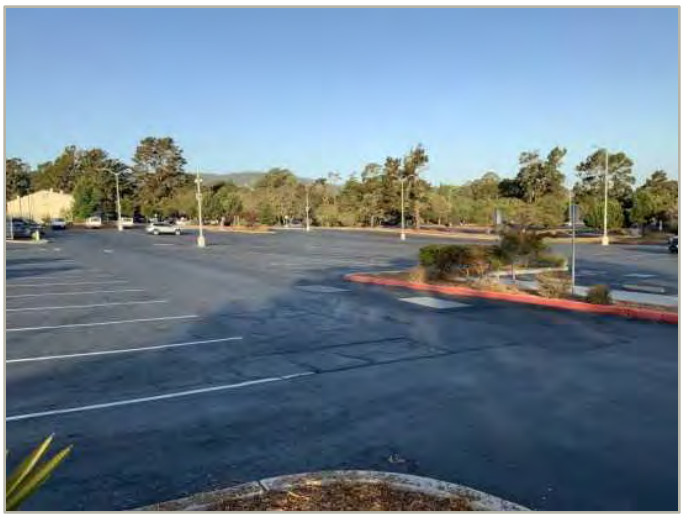
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,589,246	$1,278,392	$4,017.551	**$6,855,189**

PARKING LOTS / EV



SITE PLAN
N.T.S.

32. Site- Parking Lots/EV



Parking Lots/EV		
Lot Size	25 acres (estimated)	
Parking Spaces	1,915 total spaces all in open lots (12 are for motorcycles); 69 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete and asphalt sidewalks, curbs, ramps, and stairs	Fair
Site Development	See Grounds/Hardscape and Sports Fields/Pool	--
Landscaping and Topography	Low site slopes throughout with moderate slop to north	Fair
Utilities	See Grounds/Hardscape	--
Site Lighting	Pole-mounted: LED Pedestrian walkway and accent landscaping lighting	Good
Ancillary Structures	See Grounds/Hardscape	--
Accessibility	Presently it does not appear an accessibility study is needed for this portion of the property.	
Key Issues and Findings	Concrete curb is chipping and cracked in areas of the A parking lot Areas of the B and C parking lots need a cut and patch due to root intrusion, settlement, and normal wear	

Property Space Use and Observed Areas

Unit Allocation

All 80.4 acres of the property are occupied by Monterey Peninsula College. The Parking Lots/EV is a combination of all the parking lots and immediate surrounding areas

Areas Observed

The lots within the property boundaries were observed in order to gain a clear understanding of the property's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

Parking Lots/EV: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	$17,082	-	-	$17,082
Fire Alarm & Comm	-	$12,666	-	$12,666
Pavement	$1,393,214	$1,265,726	$867,007	$3,525,947
Site Lighting	$178,950	-	$3,150,544	$3,329,494
TOTALS	$1,589,246	**$1,278,392**	**$4,017,551**	**$6,885,189**

Parking Lots/EV: Key Findings

Parking Lots in Poor condition.

Asphalt Pavement
Parking Lots/EV Various locations of parking areas B, C

Uniformat Code: G2022
Recommendation: **Mill & Overlay in 2019**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $128,700

$$$$

Attempts have been to maintain parking integrity via a seal and stripe. If root intrusion continues, a cut and patch of various areas throughout the site will be needed - AssetCALC ID: 1539836

Parking Lots in Poor condition.

Curb & Gutter, Concrete
Parking Lots/EV Parking Area A

Uniformat Code: G2022
Recommendation: **Replace in 2020**

Priority Score: **87.0**

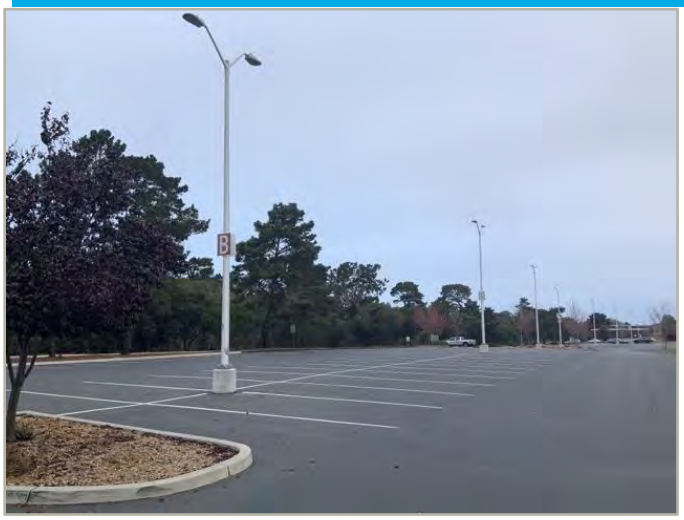
Plan Type: Performance/Integrity

Cost Estimate: $7,600

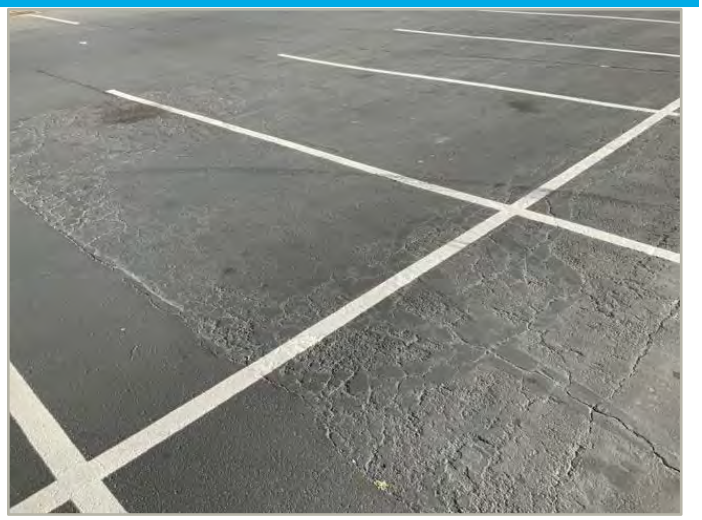
$$$$

Areas of curb in the southwest lots are deteriorating - AssetCALC ID: 1539832

Parking Lots/EV: Photographic Overview



Typical lighting



Asphalt paving

Concrete curbing

Site drainage

Handicap parking

Address system

GROUNDS / HARDSCAPE

Exterior view from Northeast

LOT SIZE: 37 Acres (Estimated)

STORIES: 2 Stories

FUNCTION: Amphitheater
Lawn/Landscape Areas
Walkways
Bridges

SITE CONDITION
Current: **Fair/Poor**
Projected (10 yr): **Failed**

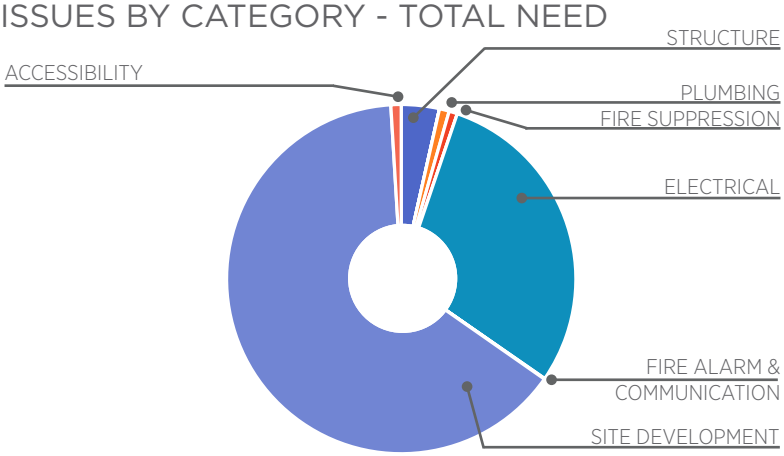
BUILDING DESCRIPTION

The campus grounds include a wood amphitheater, lawn and landscaped areas, hardscape, and bridges. The amphitheater wood structure, as well as the Russell Hansen Bridge is deteriorated and in poor condition. The landscaping in general seems to be in fair to good condition. There are several hardscape areas where asphalt and concrete are upheaved and create barriers to accessibility, such as the path south of the tennis courts. Further immediate term updates are needed for pavement, site development, fire suppression, and plumbing. In 10 years, further updates will be needed to electrical systems and site development and the grounds are projected to be in failed condition.

MPC OPEN FORUM COMMENTS

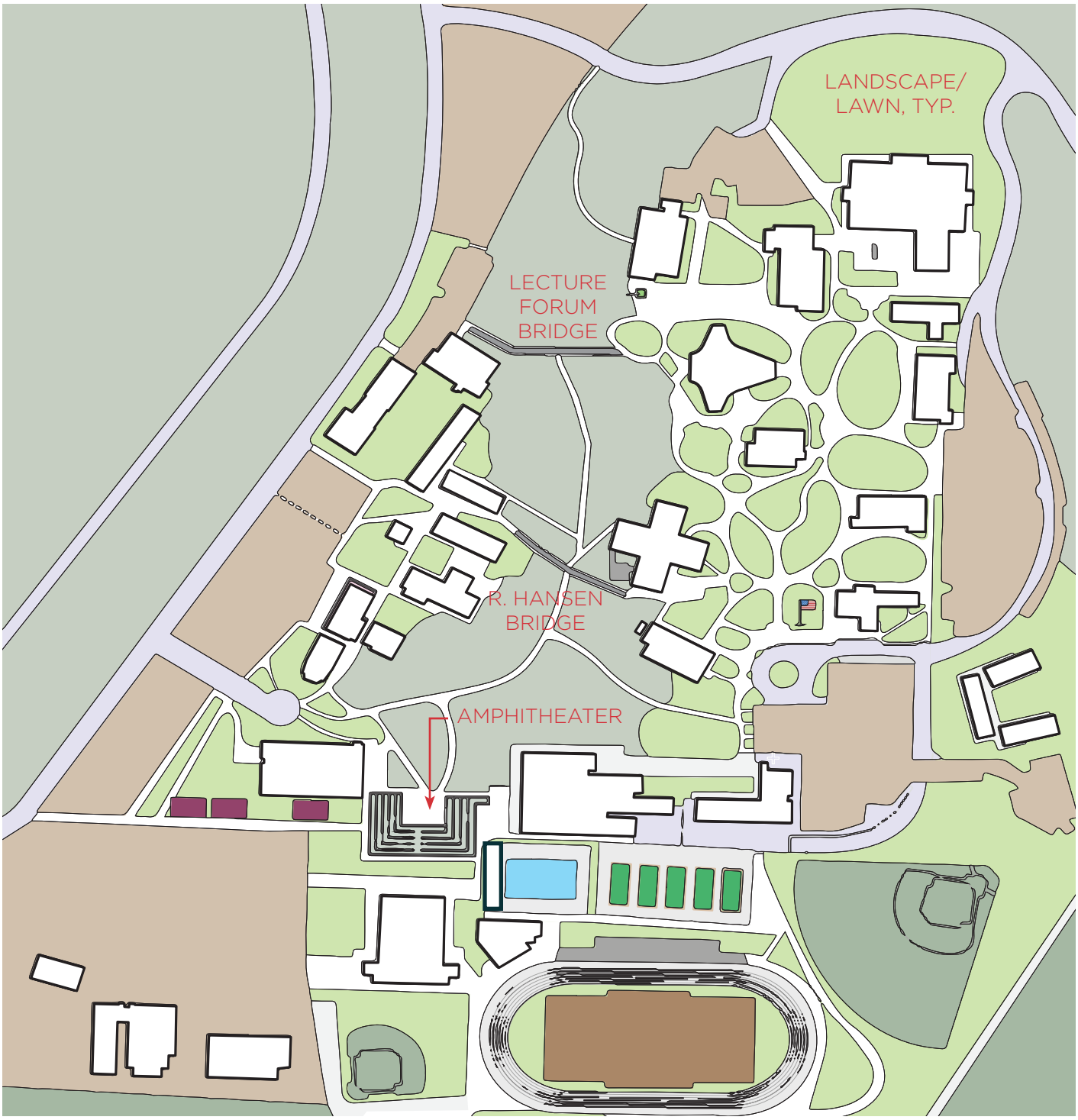
None.

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$3,465,808	$821,800	$7,916,601	**$12,204,209**



SITE PLAN
N.T.S.

33. Site- Grounds/Hardscape Grounds/Hardscape

Grounds/Hardscape		
Lot Size	37 acres (estimated)	
Parking Spaces	See Parking Lots/EV	
System	*Description*	
Pavement/Flatwork	Concrete and asphalt sidewalks, concrete ramps, and stairs	*Condition*
Site Development	Property signage throughout, chain link, wood board, and metal tube fencing Heavily furnished with park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Heavy landscaping features Irrigation system present CMU and treated timber retaining walls Low to moderate site slopes throughout with a severe site slope along the eastern boundary	Fair
Utilities	Municipal water and sewer and one on-site well Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Prefabricated storage sheds and work buildings throughout the site	Fair
Accessibility	Potential moderate/major issues have been identified in this area and a detailed accessibility study is recommended. Amphitheater and surrounding site deterioration. See the accessibility section that follows.	Poor

Grounds/Hardscape

Key Issues and Findings	The entire amphitheater is in a severe state of deterioration, the timber making up the staircases and pathways through the gully that transits the campus are weathered, worn and breaking apart in places, the decking on the Russel Hansen Bridge is chipped and cracked, concrete and asphalt walkways are upheaved and cracking and pose as trip hazards in numerous places throughout the site, the asphalt walkway on the eastside of the property boundary is breaking off down the adjacent steep slope, the ancillary structure south of Automotive Tech is severely deteriorated, distribution wiring for box type pole lights is old and of the wrong phase, round type pole lights are cumbersome and contain inefficient fixtures

Property Space Use and Observed Areas

Unit Allocation

All 80.4 acres of the property are occupied by Monterey Peninsula College. The grounds/hardscape is a combination of an amphitheater, walkways, seating areas, ancillary structures, bridges, and lawn/landscape areas with supporting mechanical and other utility components and systems.

Areas Observed

The site within the property boundaries was observed in order to gain a clear understanding of the property's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- A few electrical components, Locked room and no key
- A few ancillary structures, Locked room and no key

Grounds/Hardscape: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	$157,447	$5,265	$267,284	$429,996
Plumbing	$69,567	$35,580	$5,663	$110,810
Fire Suppression	$94,384	-	-	$94,384
Electrical	$87,750	$692,902	$2,812,483	$3,593,135
Fire Alarm & Comm	-	$7,036	-	$7,036
Site	$2,940,245	$81,017	$4,831,171	$7,852,433
Accessibility	$116,415	-	-	$116,415
TOTALS	$3,465,808	$821,800	$7,916,601	$12,204,209

Grounds/Hardscape: Key Findings

Exterior Stairs in Poor condition.

Wood
Grounds/Hardscape Gully

Uniformat Code: B1015
Recommendation: **Replace in 2019**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $70,200

**$$$**$

Stairs and paths are deteriorating throughout the gully that crosses through the central part of campus - AssetCALC ID: 1539592

Flooring/Decking in Poor condition.

Concrete
Grounds/Hardscape Russel Hansen Bridge

Uniformat Code: B1012
Recommendation: **Replace in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $73,100

**$$$**$

Concrete deck material is cracked and chipped allowing for possible water penetration and accelerated deterioration - AssetCALC ID: 1539620

Exterior Stair Rails in Poor condition.

Wood
Grounds/Hardscape Gully

Uniformat Code: B1015
Recommendation: **Replace/Refinish in 2021**

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: $17,600

**$$**$$

Wooden rails need to be refinished and, in some cases, replaced along the gully pathways that cross through the central part of campus - AssetCALC ID: 1539649

Electrical Wiring in Poor condition.

Average Density/Complexity
Grounds/Hardscape Throughout Site

Uniformat Code: D5019
Recommendation: **Replace in 2019**

Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: $87,800

**$$$**$

It was reported that the distribution wiring for these fixtures is old and of a phase type that is difficult to work with relative to all other site sighting, - AssetCALC ID: 1539601

Site Walkway Light in Poor condition.

LED
Grounds/Hardscape Amphitheater

Uniformat Code: G4021
Recommendation: **Replace in 2019**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $33,600

**$$**$$

Lighting experiencing same level of deterioration as terraced wooden steps. - AssetCALC ID: 1539633

Site Pole Light in Poor condition.

LED
Grounds/Hardscape Site, North

Uniformat Code: G4021
Recommendation: **Replace in 2021**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: $32,800

**$$**$$

Lights are cumbersome to maintain with inefficient fixtures - AssetCALC ID: 1539595

Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Large Areas
Grounds/Hardscape Throughout Site

Uniformat Code: G2031
Recommendation: **Replace/Repair in 2019**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: $21,100

**$$**$$

Numerous trip hazards created by site settling, animal undermining, and root intrusion were observed primarily in the amphitheater and surrounding concrete walkways. Until the site can be repaired as a hole, it is recommended that these trip hazards be addressed to improve the sites overall performance and integrity - AssetCALC ID: 1539657

Pedestrian Pavement in Poor condition.

Sidewalk, Asphalt
Grounds/Hardscape Site, East

Uniformat Code: G2031
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: $19,300

**$$**$$

The asphalt walkway has already been repaired once after being washed away; the existing asphalt is cracked and breaking way at the edges. A repair that is more long-term in its scope is recommended - AssetCALC ID: 1539654

Pedestrian Pavement in Poor condition.

Sidewalk, Concrete
Grounds/Hardscape Throughout Site

Uniformat Code: G2031
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type: Performance/Integrity

Cost Estimate: $737,100

$$$$

Select areas of concrete have been recently replaced leaving the remaining concrete walkways that are deteriorating due to root intrusion and site settling. It is recommended that the remainder of the concrete walkways be replaced throughout to improve the performance and integrity of the site - AssetCALC ID: 1539621

Retaining Wall in Poor condition.

Treated Timber (per SF Face)
Grounds/Hardscape Amphitheater

Uniformat Code: G2042
Recommendation: **Replace in 2019**

Priority Score: **85.0**

Plan Type: Performance/Integrity

Cost Estimate: $280,800

$$$$

The entire amphitheater is experiencing a severe degree of deterioration due to wear, animal undermining, and weather - AssetCALC ID: 1539602

Prefabricated/Ancillary Structure in Poor condition.

All Components
Grounds/Hardscape Automotive Tech

Uniformat Code: G2049
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

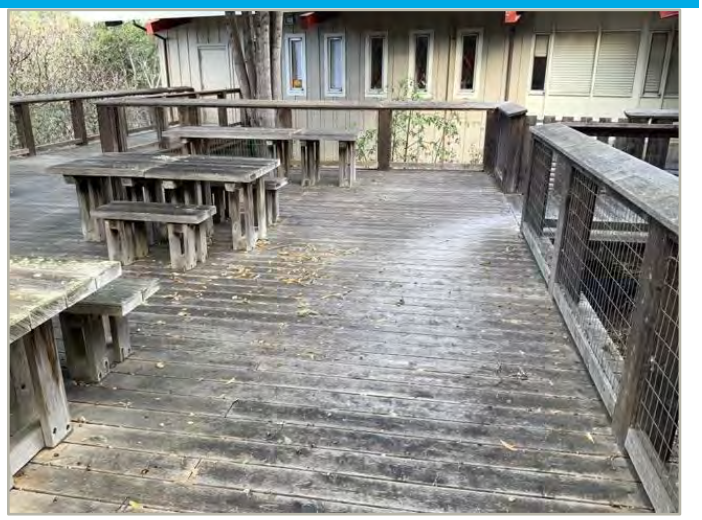
Cost Estimate: $14,000

$$$$

Structure is deteriorating severely on both the interior and exterior - AssetCALC ID: 1539647

Grounds/Hardscape: Photographic Overview

Amphitheater



Picnic area

Asphalt walkway

Main site electrical

Fire and domestic backflow preventers

Site lighting and walkway areas

SPORTS FIELDS & POOL

Exterior view from Northeast

CONSTRUCTED: Varies

LOT SIZE: 18.4 Acres (Estimated)

FUNCTION:
- Baseball Field
- Softball Field
- Football Field
- Tennis Courts
- Track
- Outdoor Pool

SITE CONDITION
Current: **Fair**
Projected (10 yr): **Poor**

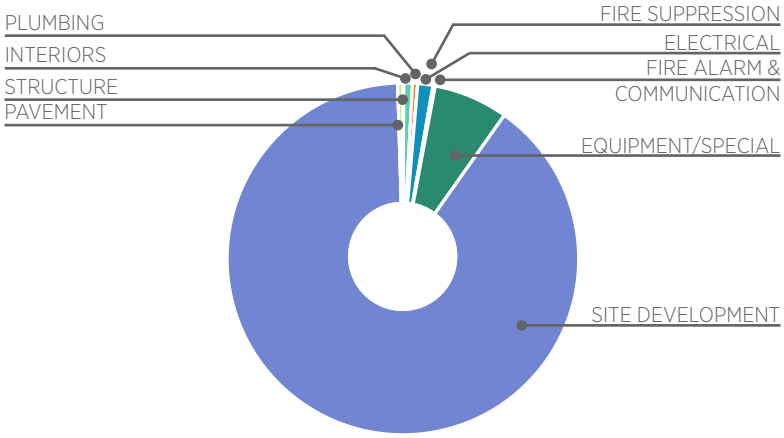
BUILDING DESCRIPTION

The campus sports facilities include the baseball, softball, football and track fields, tennis courts, and outdoor pool. All except the tennis court, which is in poor condition, appear to be in fair condition. The baseball dugout structures are visibly deteriorated. Immediate term updates are needed for site development. In 10 years, further updates will be needed for site development, equipment, and interiors and the it is projected to be in poor condition.

MPC OPEN FORUM COMMENTS

- Request for outdoor pool to be replastered
- Track needs to be refinished and restriped
- Stadium: Steeplechase and water pump need replacement
- Stadium: Visitor (North) bleacher storage needs to be properly secured and sealed from weather elements
- Stadium: At the entrance, concrete planter leaks into equipment room
- Tennis court facility in need of renovation
- Softball: Outfield turf needs replacement
- Softball: Needs seating
- Softball & Baseball: Netting needs replacement
- Baseball: Path of travel needs to be addressed
- Request for fences and gates to be repaired or renovated
- Landscaping and irrigation needs to be addressed
- Sand volleyball courts

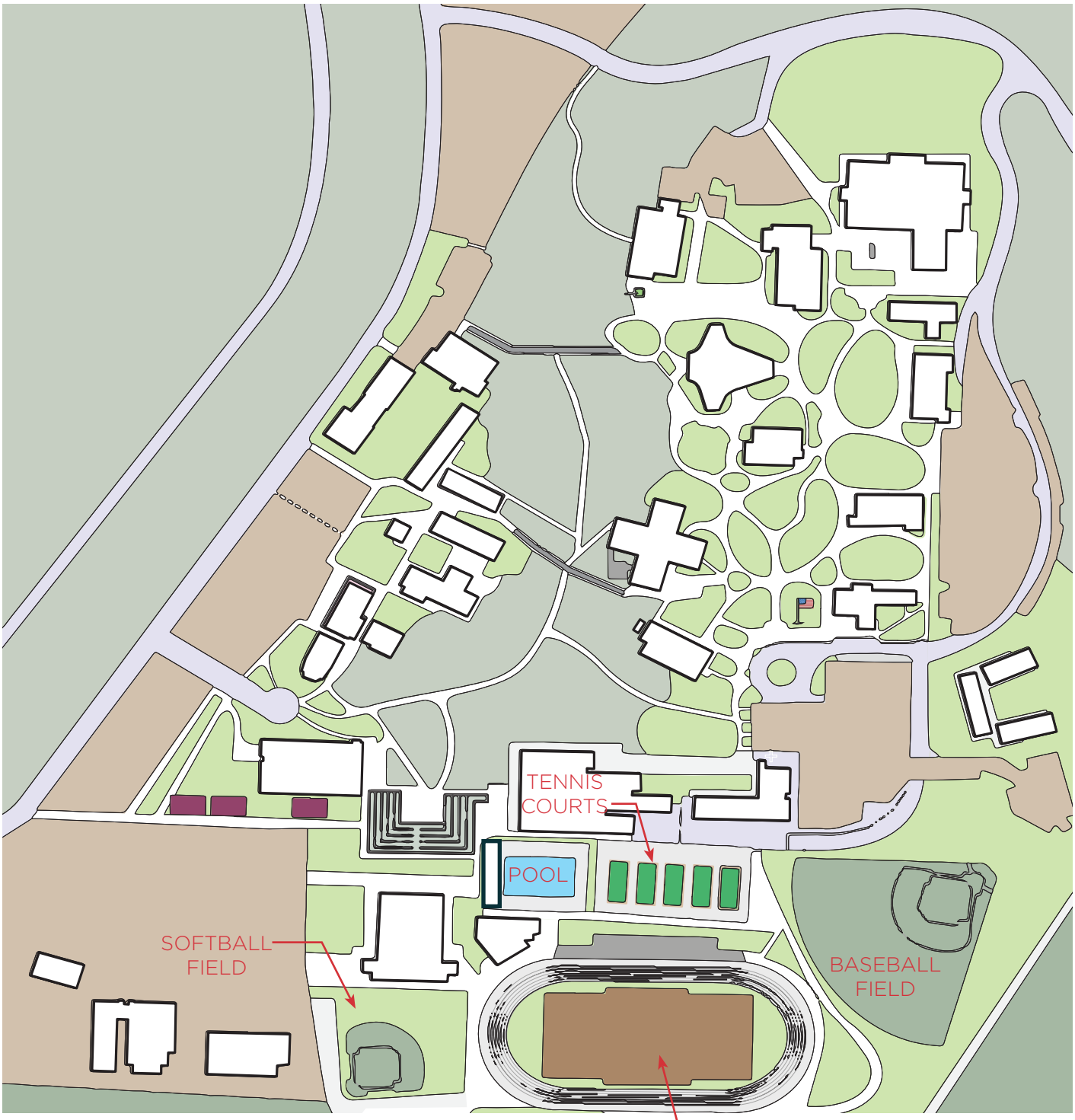
ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$1,418,300	$945,072	$6,801,875	**$9,165,227**

SPORTS FIELDS & POOL



SITE PLAN
N.T.S.

34. Site- Sports Fields and Pool

Sports Fields and Pool		
Lot Size	18.40 acres (estimated)	
Parking Spaces	See Parking Lots/EV	
System	*Description*	*Condition*
Pavement/Flatwork	Concrete and asphalt sidewalks, concrete ramps, and stairs	Good
Site Development	Chain link, and metal tube fencing Sports courts with bleachers, fencing, scoreboards, a track, and event lights Furnished with park benches, and trash receptacles Outdoor swimming pool	Fair
Landscaping and Topography	Artificial and natural turf landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	See Grounds/Hardscape	Fair
Site Lighting	Pole-mounted: Sports Lighting	Good
Ancillary Structures	Prefabricated storage sheds and work buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this portion of the property.	
Key Issues and Findings	The baseball dugout structures and bench seating for players are deteriorated.	

Property Space Use and Observed Areas

Unit Allocation

All 80.4 acres of the property are occupied by Monterey Peninsula College. The Sports Fields and Pool is a combination of a baseball and softball field, a football field, tennis courts, a track, and an outdoor pool with supporting walkways, seating areas, ancillary structures, restrooms, mechanical and other utility components on an estimated 18.4 acres.

Areas Observed

The sports areas and pool within the property boundaries were observed in order to gain a clear understanding of the property's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- A few electrical components, Locked room and no key
- A few ancillary structures, Locked room and no key

Sports Fields and Pool: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	$2,632	$4,715	$7,347
Interiors	-	$43,487	$29,696	$73,183
Plumbing	$679	$13,449	$28,884	$43,012
Fire Suppression	$208	-	$373	$581
Electrical	-	$1,404	$125,832	$127,236
Fire Alarm & Comm	-	$19,251	-	$19,251
Equipment/Special	-	$67,917	$559,656	$627,573
Site Development	$1,417,393	$796,932	$6,009,073	$8,223,398
Pavement	-	-	$43,646	$43,646
TOTALS	**$1,418,300**	$945,072	$6,801,875	$9,165,227

Sports Fields and Pool: Key Findings

Site Furnishings in Poor condition.

Park Bench, Metal/Wood
Sports Fields & Pool Baseball Field

Uniformat Code: G2045
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

**$**$$$

Baseball dugout benches are worn and deteriorating. - AssetCALC ID: 1560966

Baseball dugout structures in Poor condition.

All Components
Sports Fields & Pool Baseball Field

Uniformat Code: G2049
Recommendation: **Replace in 2021**

Priority Score: **84.0**

Plan Type: Performance/Integrity

Cost Estimate: $9,800

**$**$$$

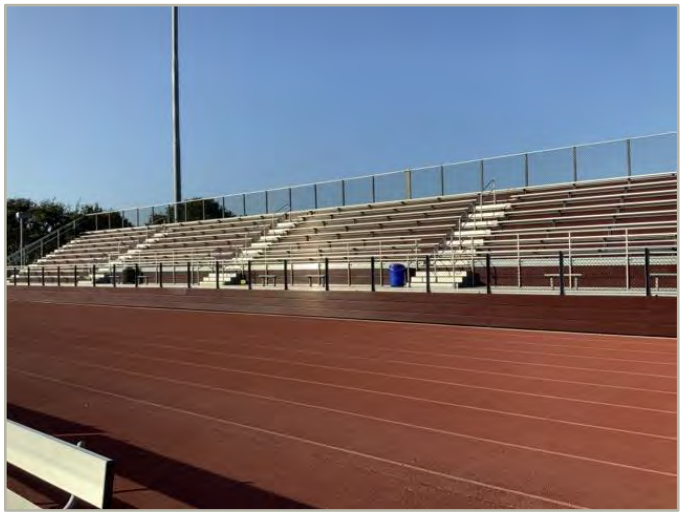
Baseball dugouts are severely worn, roof and siding experiencing varying degrees or deterioration. - AssetCALC ID: 1539791

Sports Fields and Pool: Photographic Overview

Baseball field

Softball field

Tennis courts



Track and stadium seating

Baseball restrooms and spectator seating

Prefabricated ancillary building

SEASIDE CAMPUS

Public Safety Training Center
2642 Colonel Durham St.
Seaside, CA 93955

LPA

SEASIDE CAMPUS
SUMMARY SHEET

EXPENDITURE BY YEAR

IMMEDIATE (5 YEAR NEED):

$919,685

MEDIUM TERM (10 YEAR NEED):

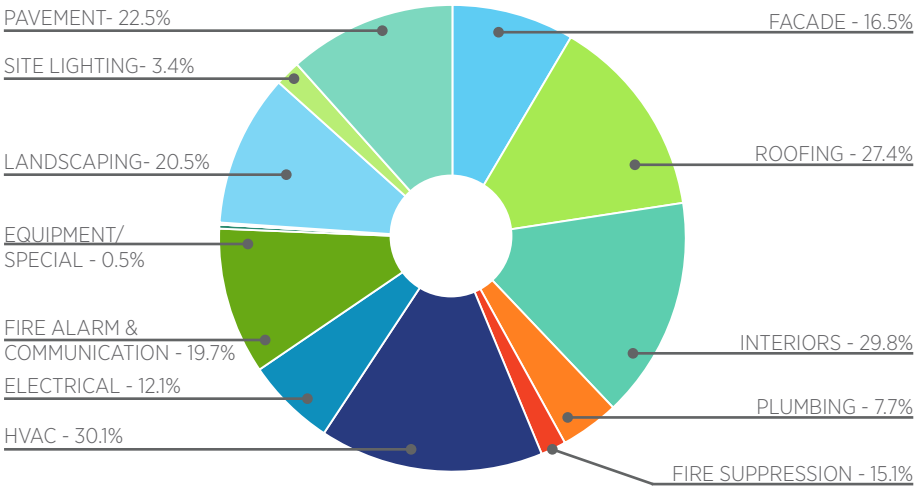
$1,952,455

LONG TERM (20 YEAR NEED):

$4,365,620

TOTAL NEED: **$7,236,124**

ISSUES BY CATEGORY - TOTAL NEED (BUILDING & SITE)



LESS THAN 0.5% OF THE FOLLOWING CATEGORIES:

•SITE DEVELOPMENT - 0.3%

BUILDING 9

SEASIDE PUBLIC SAFETY 100

Exterior view from Northeast

CONSTRUCTED: 1941 / 2009 (Ren.)

SIZE: 3,919 SF

STORIES: 1 Story

FUNCTION: Classrooms
Multi-Purpose Room
Offices & Conference
Equipment Storage
Storage

F.C.I.: 67.4% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Fair/Poor**
Projected (10 yr): **Failed**

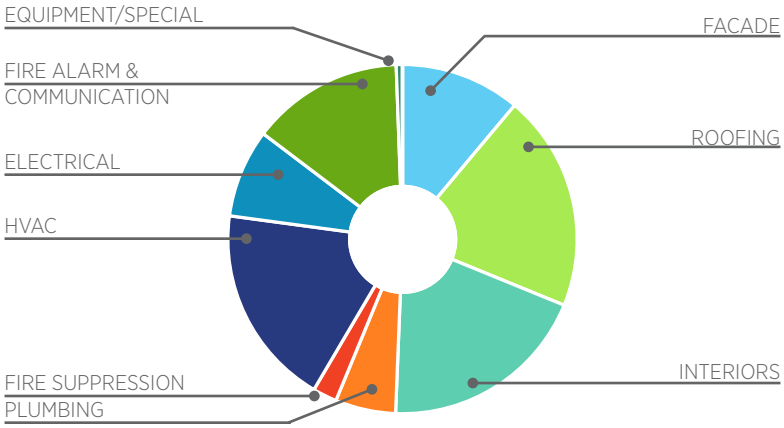
BUILDING DESCRIPTION

Building 9 is a CMU building with banded aluminum windows and houses the public safety program. The building currently appears to be in fair to poor condition. Interior finishes could be updated to employ a more modern aesthetic in the immediate term, along with fire alarm and HVAC updates. In 10 years, the building is projected to be in failed condition with updates needed for roofing, interiors, plumbing, and electrical.

MPC OPEN FORUM COMMENTS

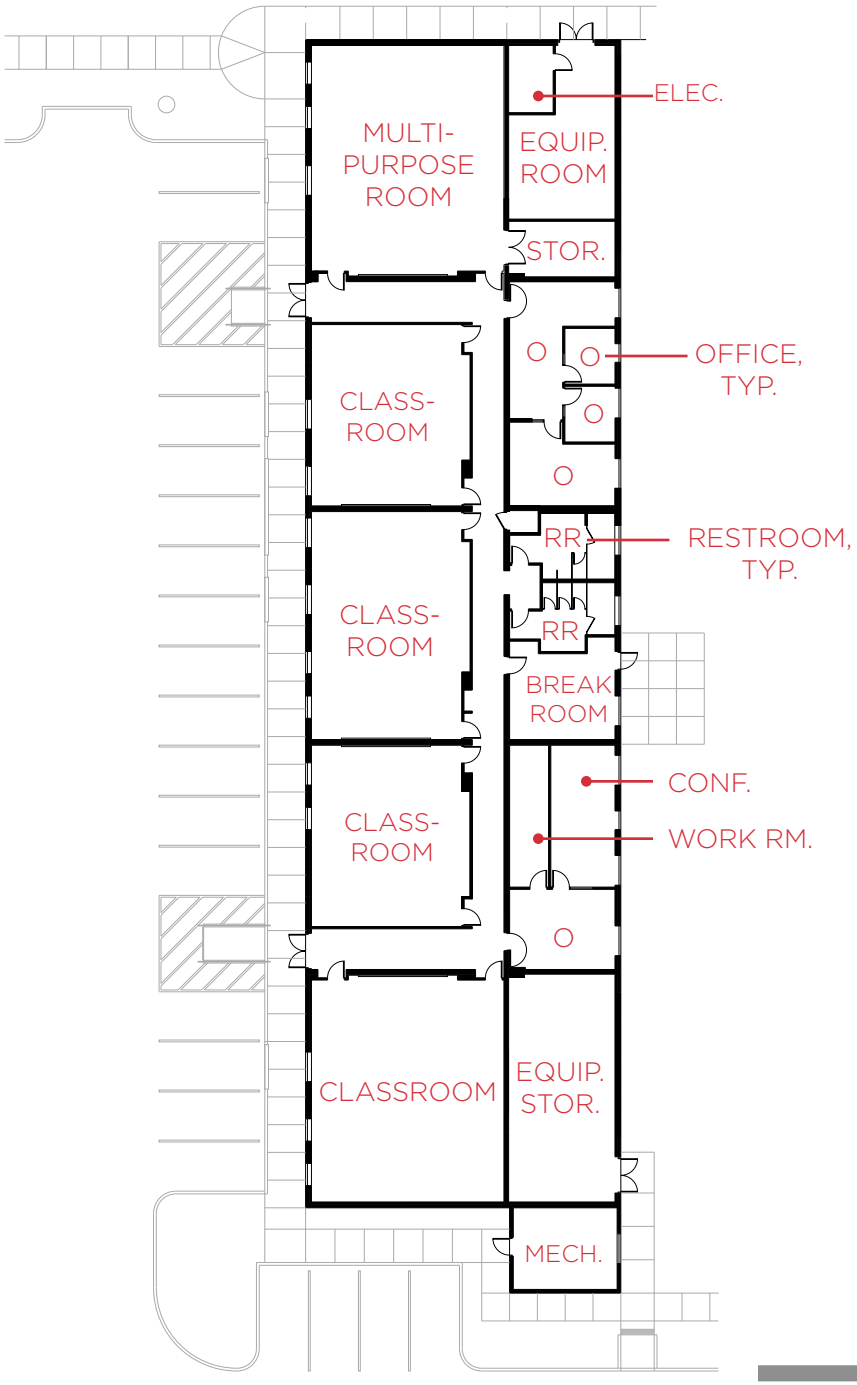
None.

ISSUES BY CATEGORY - TOTAL NEED

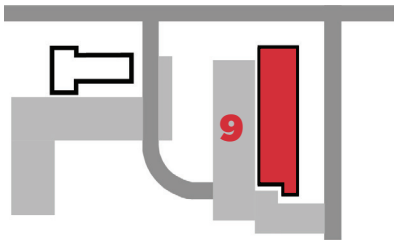


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$564,770	$1,131,073	$1,814,547	**$3,508,954**

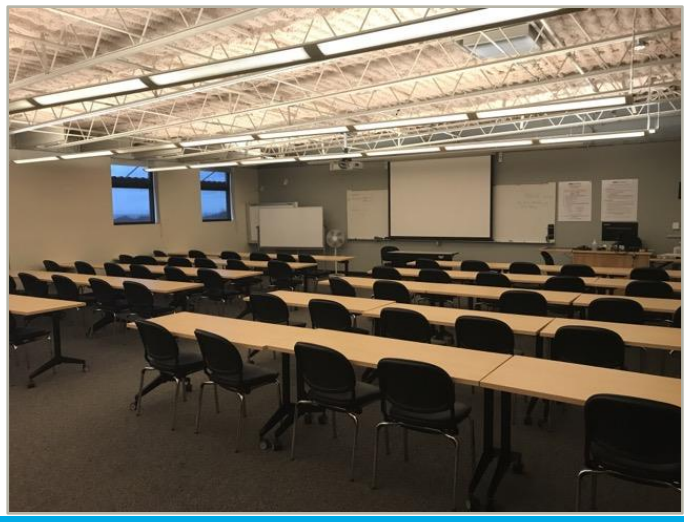


FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

2. Building 100



Building 100: Systems Summary

Constructed/Renovated	1941/2009	
Building Size	3,919 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and metal-framed roofs	Good
Façade	Painted CMU with banded-aluminum windows	Fair
Roof	Gable construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Textured spray coat, suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler and air handler feeding VAV terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Building 100: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring located at building exterior Interior Lighting: T-8, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen ice maker	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	HVAC controls and not working sufficiently for remote monitoring and operation. The controls should be upgraded.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Building 100: Systems Expenditure Forecast

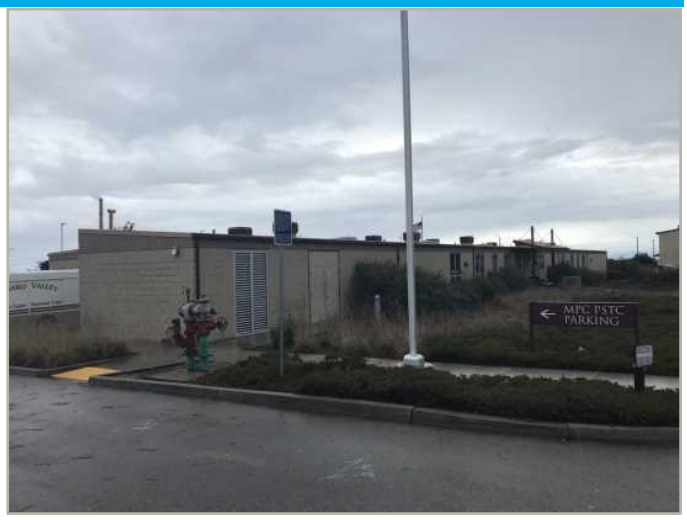
System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$34,247	-	$355,446	$389,693
Roofing	-	$672,767	$31,641	$704,408
Interiors	$182,700	$84,811	$415,120	$682,631
Plumbing	$18,138	$93,781	$84,439	$196,358
Fire Suppression	$19,209	-	$59,311	$78,520
HVAC	$108,427	-	$546,577	$655,004
Electrical	$1,488	$236,731	$48,908	$287,127
Fire Alarm & Comm	$196,434	$30,241	$268,286	$494,961
Equipment/Special	$2,691	$12,742	$4,819	$20,252
TOTALS	$564,770	$1,131,073	$1,814,547	$3,508,954

Building 100 Key Findings

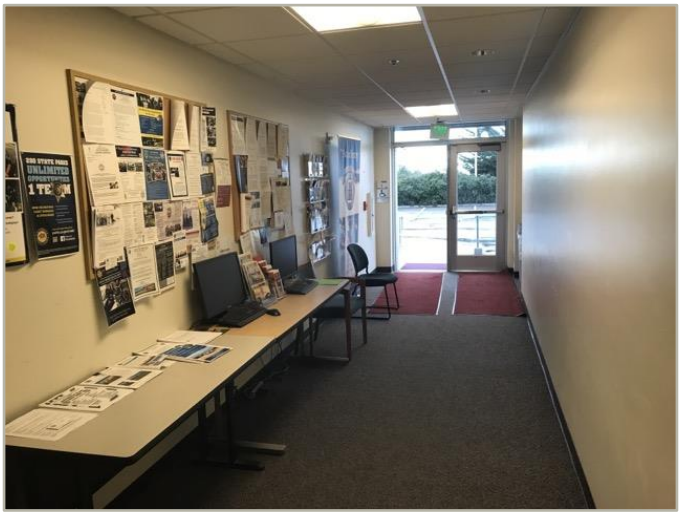
No significant repairs or replacements identified.

Building 100: Photographic Overview

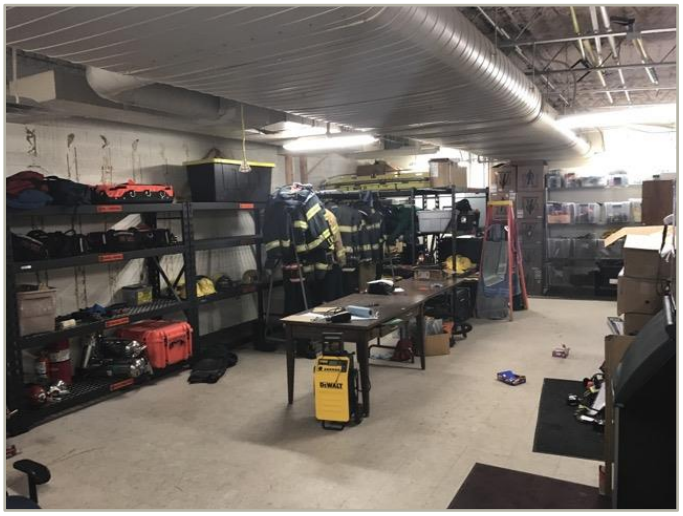
Front/left elevation



Right/rear elevation



Main Entrance



Fire Storage Room

Mechanical Room

Roof overview

BUILDING 10

SEASIDE PUBLIC SAFETY 200

Exterior view from Northeast

CONSTRUCTED: 1941 / 2009 (Ren.)

SIZE: 5,848 SF

STORIES: 1 Story

FUNCTION: Training Space
Classroom
Locker Room
Restrooms
Storage

F.C.I.: 25.7% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Poor**

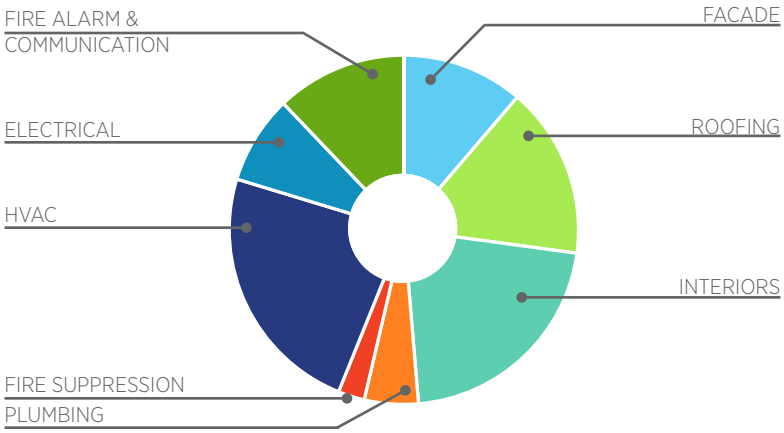
BUILDING DESCRIPTION

Building 9 is a CMU building with banded aluminum windows housing the public safety and EMT training space. The building appears to be in good condition; however, some high traffic areas, such as the main lobby, are experiencing more wear. Training space and classroom offer no daylight which may be desirable if appropriate to the space. Interior finishes are in fair condition, but can appear dated and may be replaced in the immediate term along with HVAC, facade, and fire alarm updates. In 10 years, the building is projected to be in poor condition with upgrades needed roofing, interiors, and electrical.

MPC OPEN FORUM COMMENTS

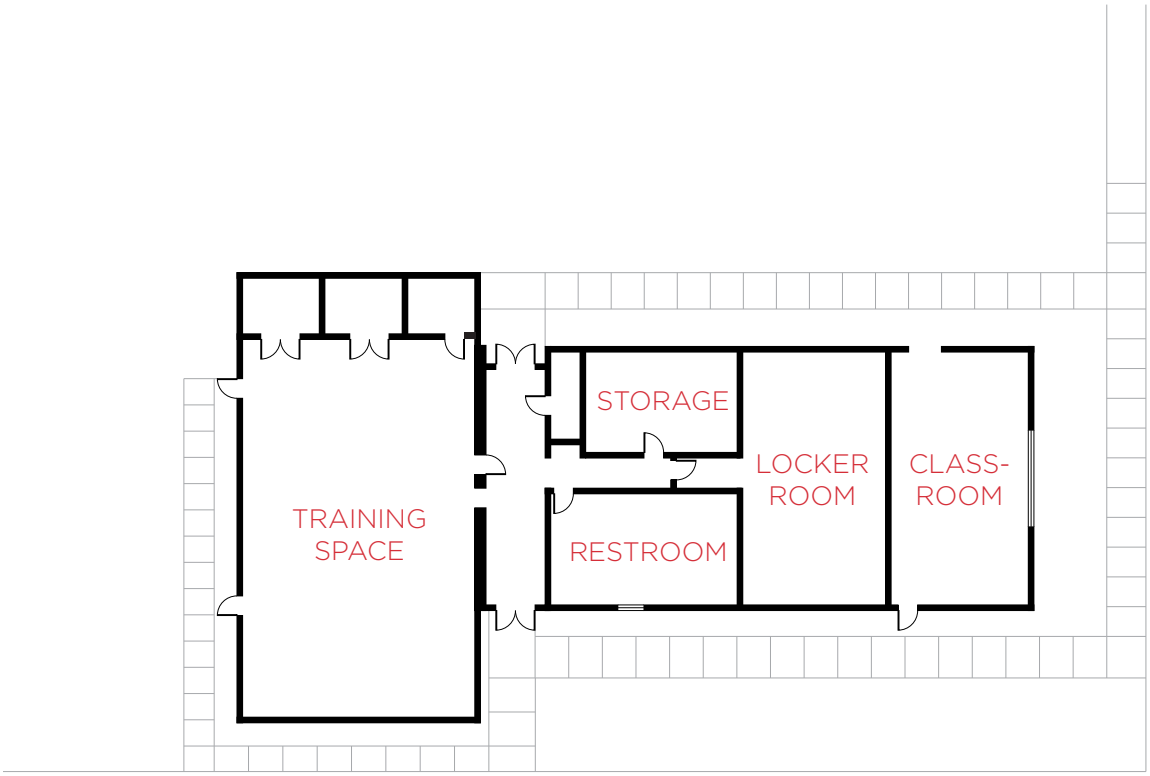
None.

ISSUES BY CATEGORY - TOTAL NEED

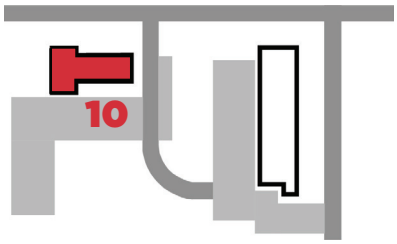


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$319,100	$646,600	$1,020,700	**$1,986,200**

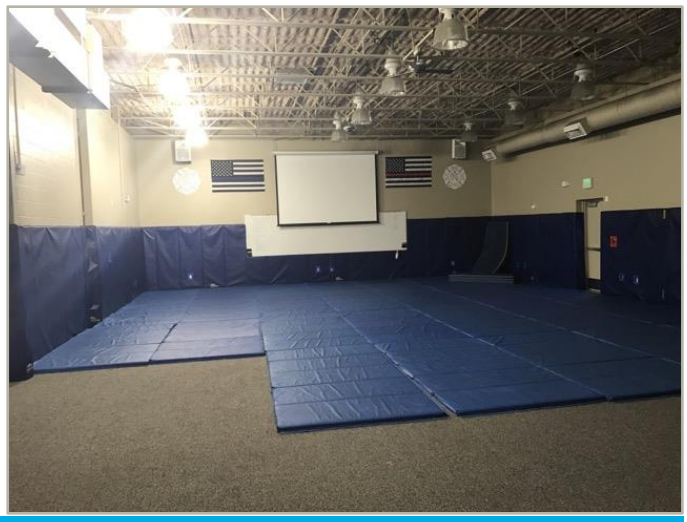


FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

3. Building 200



Building 200: Systems Summary

Constructed/Renovated	1941/2009	
Building Size	5,848 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and metal-framed roofs	Good
Façade	Painted CMU with banded-aluminum windows	Fair
Roof	Gable construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Textured spray coat, suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boiler and air handler feeding VAV terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Building 200: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring located at building exterior Interior Lighting: T-8, CFL	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Building 200: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$24,700	-	$199,200	$223,800
Roofing	-	$315,400	-	$315,400
Interiors	$88,300	$164,000	$175,100	$427,300
Plumbing	$5,400	$36,200	$57,600	$99,200
Fire Suppression	$19,300	-	$29,300	$48,600
HVAC	$80,400	$2,700	$385,400	$468,500
Electrical	$2,200	$128,300	$32,100	$162,600
Fire Alarm & Comm	$98,800	-	$142,000	$240,800
TOTALS	$319,100	$646,600	$1,020,700	$1,986,200

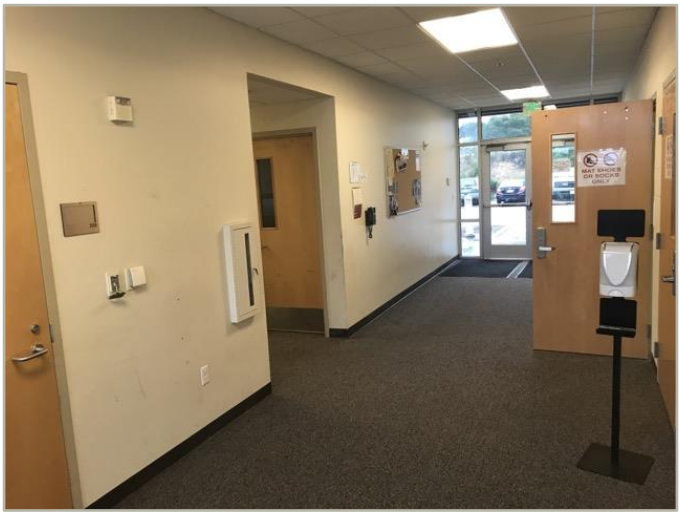
Building 200: Key Findings

No significant repairs or replacements identified.

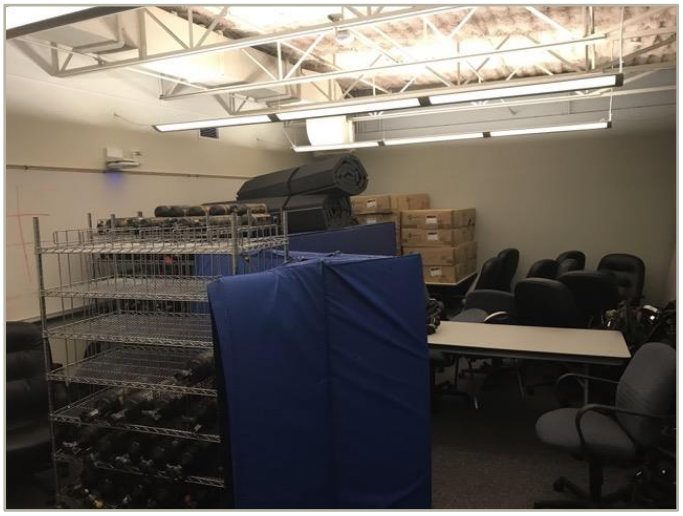
Building 200: Photographic Overview

Front/left elevation

Right/rear elevation



Main Lobby



Classroom/Storage Area

Mechanical Room

Roof overview

PARKING, HARDSCAPE & STRUCTURES

Exterior view from Northeast

LOT SIZE:	3.69 acres (Est.)
SPACES:	98 Total 7 Accessible
FUNCTION:	Parking Lot Hardscape Landscape Fire Engine Carport Wood Training Structure

Overall: **Fair Condition**

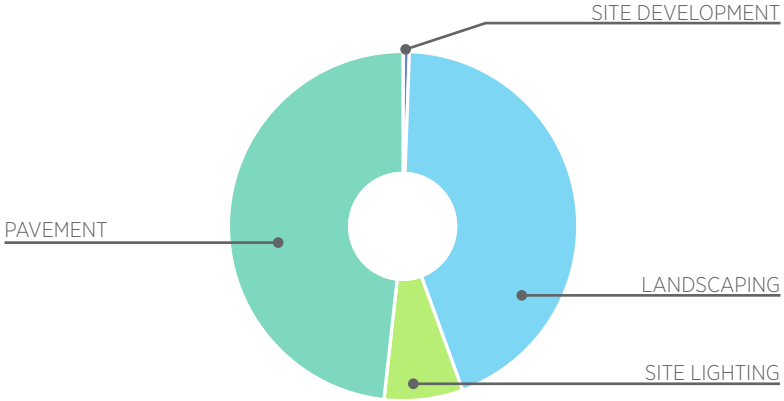
MPC OPEN FORUM COMMENTS

None provided.

AREA DESCRIPTION

The parking lot, site, and structures appear to be in fair condition with minimal repairs needed for the faded parking lot striping. In the immediate term, some updates will be needed to pavement. In 10 years, further repairs to pavement and site lighting will be needed.

ISSUES BY CATEGORY - TOTAL NEED



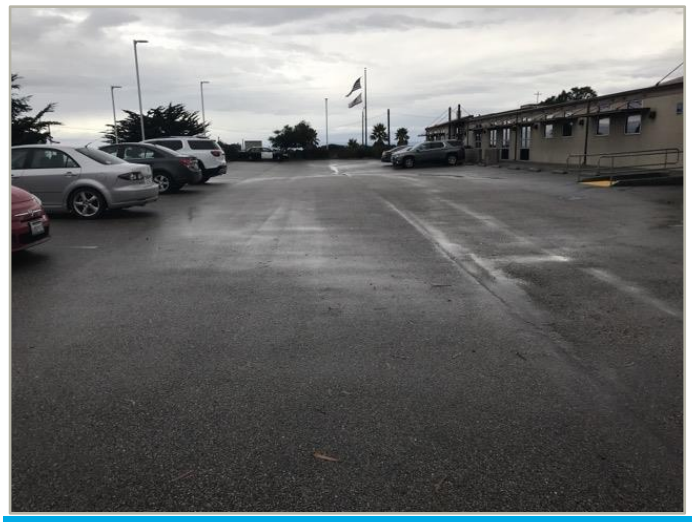
EXPENDITURE BY YEAR

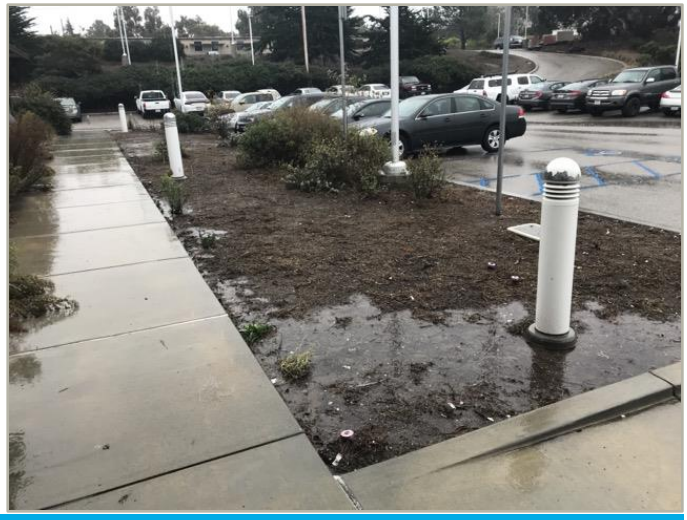
Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$35,815	$174782	$1,530,373	**$1,740,970**

PARKING, HARDSCAPE & STRUCTURES

SITE PLAN
N.T.S.

4. Site Summary





Site Information		
Lot Size	3.69 acres (estimated)	
Parking Spaces	98 total spaces all in open lots; 7 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	No significant landscaping features Irrigation is present Severe site slopes from east to west	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Aluminum-framed fire engine carport, prefabricated wooden training structure	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Faded parking lot striping	

Site: Systems Expenditure Forecast				
System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Electrical	-	-	-	-
Site Development	-	-	$10,141	$10,141
Site Lighting	-	$126,854	-	$126,854
Pavement	$35,815	$47,928	$756,305	$840,048
Landscaping	-	-	$763,927	$763,927
TOTALS	$35,815	$174,782	$1,530,373	$1,740,970

MARINA CAMPUS

Education Center at Marina
289 12th Street
Marina, CA 93933

LPA

MARINA CAMPUS
SUMMARY SHEET

EXPENDITURE BY YEAR

IMMEDIATE (5 YEAR NEED):

$728,900

MEDIUM TERM (10 YEAR NEED):

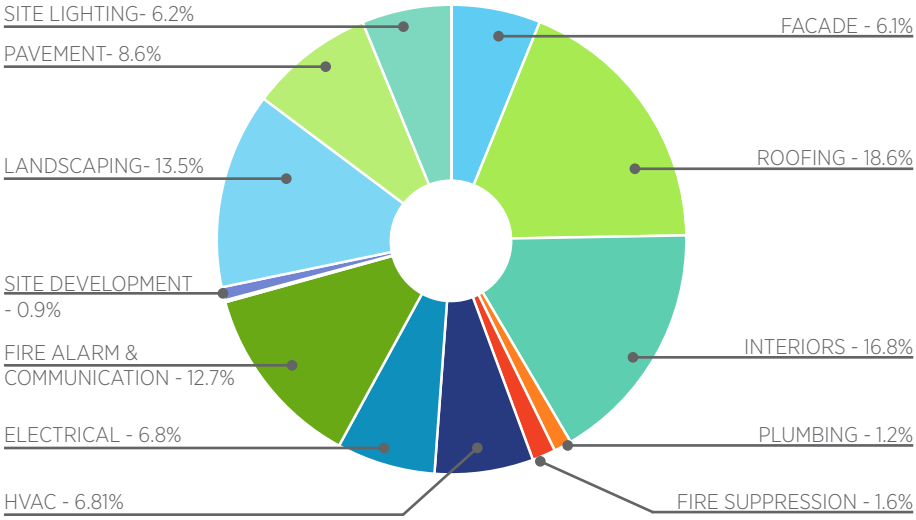
$663,500

LONG TERM (20 YEAR NEED):

$3,905,000

TOTAL NEED: **$5,302,200**

ISSUES BY CATEGORY - TOTAL NEED (BUILDING & SITE)



LESS THAN 0.5% OF THE FOLLOWING CATEGORIES:

•EQUIPMENT SPECIAL- 0.1%

BUILDING 13
MARINA A-100

Exterior view from Northeast

CONSTRUCTED: 2011

SIZE: 3,919 SF

STORIES: 1 Story

FUNCTION: Classrooms
Student Services
Education Center

F.C.I.: 13.2% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Poor**

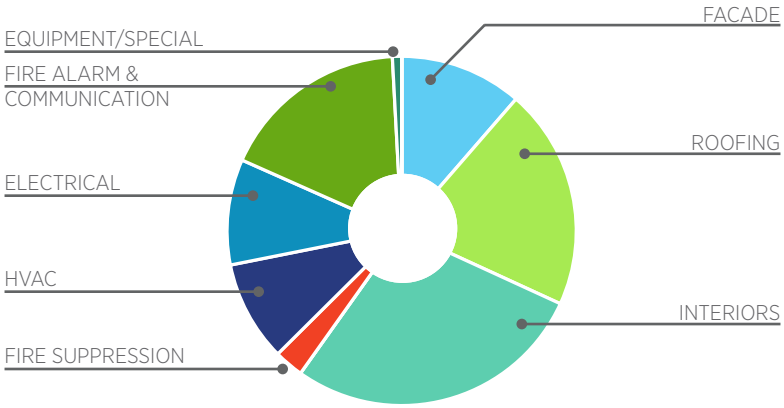
BUILDING DESCRIPTION

Building 13 is a wood framed and cast in place concrete structure with painted fiber cement board and aluminum storefront windows housing classrooms for the education center and support spaces. The building currently appears to be in good condition with replacement of the lightweight concrete tiles needing to occur sooner than expected useful life and HVAC controls recommended to be replaced. In the immediate term, updates are needed to the facade, interiors, and fire alarm. In 10 years, the building is projected to be in poor condition with updates needed to roofing.

MPC OPEN FORUM COMMENTS

None provided

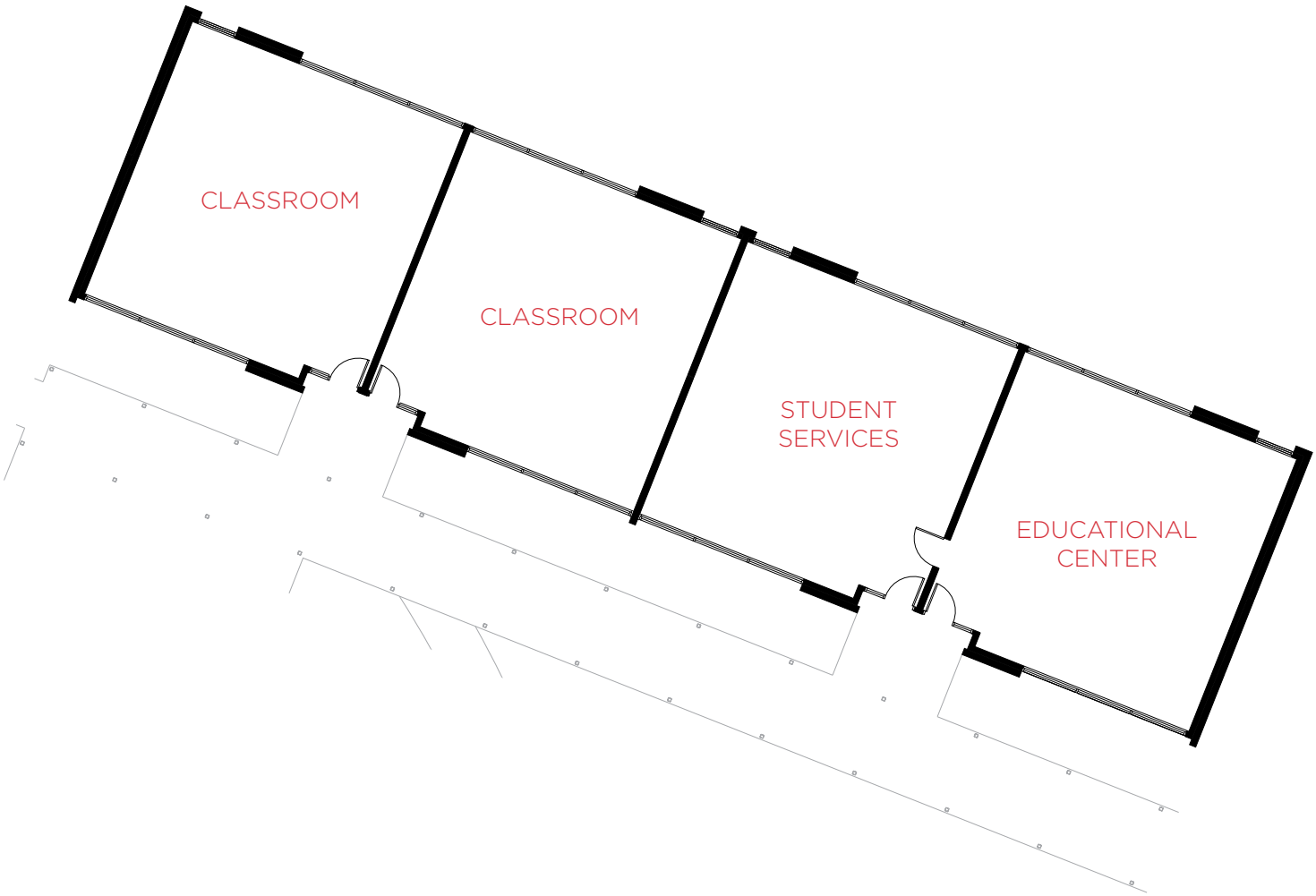
ISSUES BY CATEGORY - TOTAL NEED



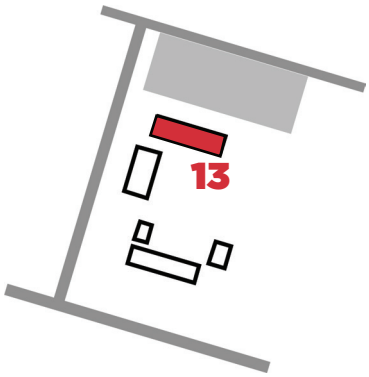
EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$169,400	$170,800	$494,100	**$834,300**

BUILDING 13
MARINA A-100

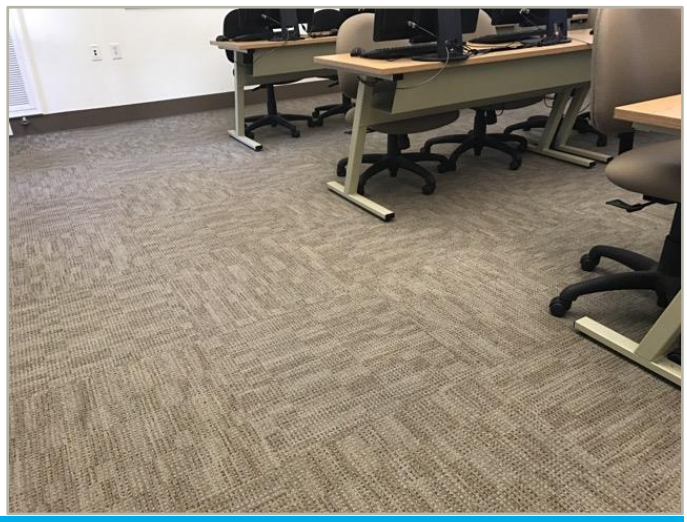


FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

2. Building 100



Building 100: Systems Summary

Constructed/Renovated	2011	
Building Size	3,919 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and cast-in-place concrete walls on concrete slab.	Good
Façade	Painted fiber cement boards and cast-in-place concrete with storefront aluminum windows	Good
Roof	Shed construction with clay/concrete tiles TPO membrane on walkway roof	Good
Interiors	Walls: Painted gypsum board & ceramic tile, laminated paneling Floors: Carpet, ceramic tile, VCT, maple sports floor Ceilings: Painted gypsum board, hard tile ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Central system with boilers and hydronic fan coil terminal units fed from building 300	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Building 100: Systems Summary

Electrical	Source & Distribution: Main switchboard located in building 300 with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel located in building 300, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The lightweight concrete tiles have been problematic at other campus buildings as they age. The tiles will likely need to be replaced sooner than their expected useful life. HVAC controls are a proprietary system and not synchronized with the other campuses. Upgrading of the controls to be compatible with the other campuses is recommended.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Building 100: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$23,700	-	$71,200	$94,900
Roofing	-	$170,800	-	$170,800
Interiors	$63,900	-	$169,700	$233,500
Fire Suppression	$1,000	-	$21,700	$22,700
HVAC	$16,600	-	$61,100	$77,700
Electrical	-	-	$81,600	$81,600
Fire Alarm & Comm	$61,700	-	$84,300	$146,000
Equipment/Special	$2,500	-	$4,500	$7,100
TOTALS	$169,400	$170,800	$494,100	$834,300

Building 100: Key Findings

There are no Immediate Repairs recommended and no problems identified that would be a Key Finding.

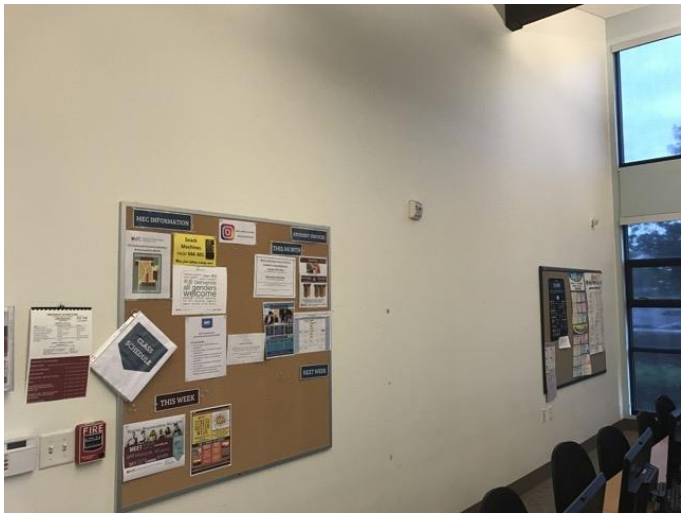
Building 100: Photographic Overview

Typical Elevation

Entry

Typical Light Fixture

Cement Board Siding



Classroom Interior Wall

Indirect Lighting

BUILDING 14

MARINA A-200 MULTIPURPOSE

Exterior view from Northeast

CONSTRUCTED: 2011

SIZE: 4,476 SF

STORIES: 1 Story

FUNCTION: Classroom
Storage
Restrooms

F.C.I.: 5.3% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Good**

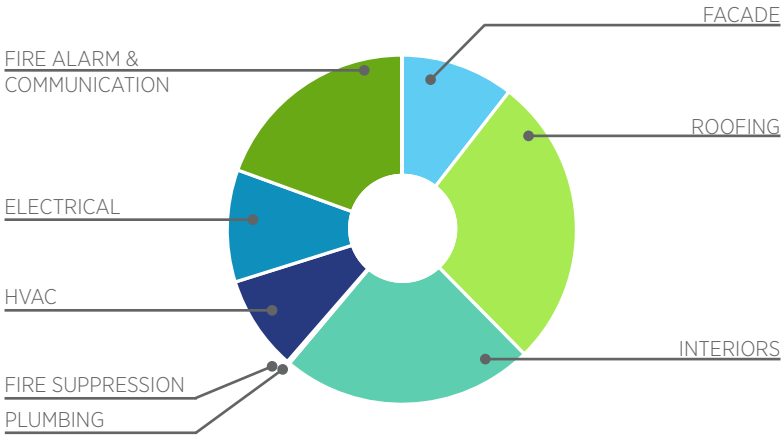
BUILDING DESCRIPTION

Building 14 is a wood framed and cast in place concrete structure with painted fiber cement board and aluminum storefront windows housing a classroom/multi for the education center and support spaces. The building currently appears to be in good condition with upgrading of HVAC controls recommended. In the immediate term, updates will be needed to facade, interiors, HVAC, and fire alarm system. In 10 years, the building is projected to continue to be in good condition with updates needed to electrical systems.

MPC OPEN FORUM COMMENTS

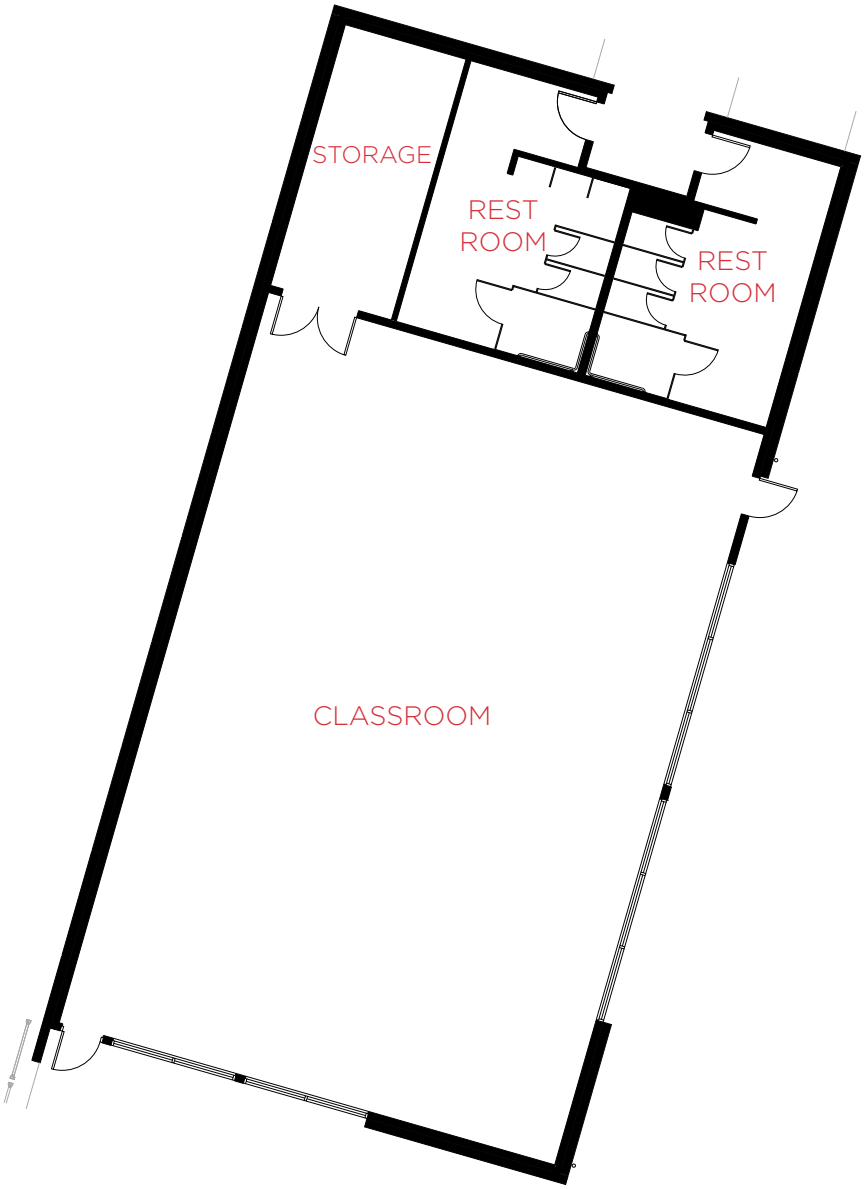
None provided

ISSUES BY CATEGORY - TOTAL NEED

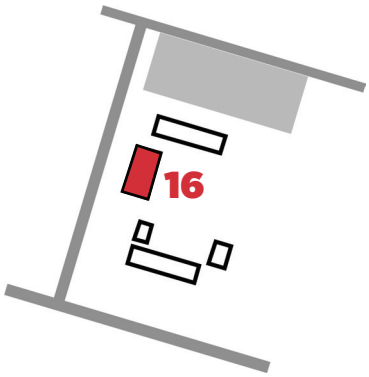


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$163,200	$95,900	$650,000	**$909,100**



FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

3. Building 200

Building 200: Systems Summary

Constructed/Renovated	2011	
Building Size	4,476 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and cast-in-place concrete walls on concrete slab.	Good
Façade	Painted fiber cement boards and cast-in-place concrete with banded-aluminum windows	Good
Roof	Shed construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board & ceramic tile, laminated paneling Floors: Carpet, ceramic tile, VCT, maple sports floor Ceilings: Painted gypsum board, hard tile ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers and hydronic fan coil terminal units fed from building 300	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Building 200: Systems Summary

Electrical	Source & Distribution: Main switchboard located in building 300 with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel located in building 300, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	
Key Issues and Findings	The HVAC controls are a proprietary system and not synchronized with the other campuses. Upgrading of the controls to be compatible with the other campuses is recommended.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Building 200: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$19,600	-	$76,000	$95,600
Roofing	-	-	$246,400	$246,400
Interiors	$47,600	$2,400	$163,700	$213,700
Plumbing	-	$1,000	-	$1,000
Fire Suppression	$500	-	$900	$1,300
HVAC	$20,100	-	$59,700	$79,800
Electrical	$700	$92,500	$1,300	$94,500
Fire Alarm & Comm	$74,700	-	$102,000	$176,800
TOTALS	$163,200	$95,900	$650,000	$909,100

Building 200: Key Findings

There are no Immediate Repairs recommended and no problems identified that would be a Key Finding.

Building 200: Photographic Overview

Typical Windows

Side Elevation

Side Elevation

Restrooms

Lighting at Accent Wall

Chair Storage

BUILDING 15
MARINA A-300 UTILITY

Exterior view from Northwest

CONSTRUCTED: 2011

SIZE: 1,262 SF

STORIES: 1 Story

FUNCTION: Storage
Mechanical
Electrical
Janitor Closet

F.C.I.: 32.9% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Failed**

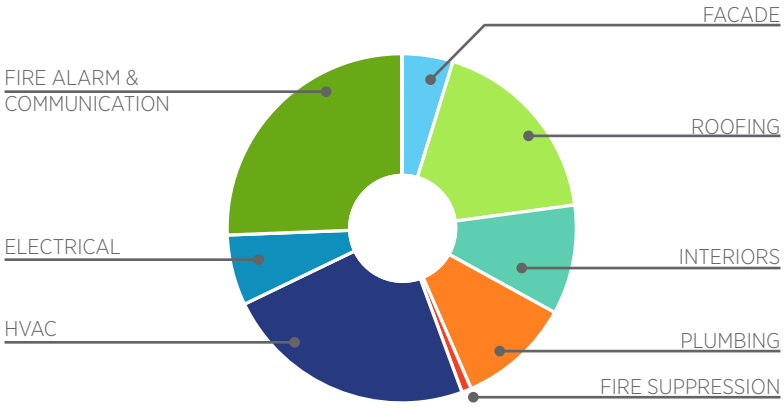
BUILDING DESCRIPTION

Building 15 is a wood framed and cast in place concrete structure with painted fiber cement board and aluminum storefront windows housing utility spaces for the education center. The building currently appears to be in good condition with HVAC controls recommended to be replaced. In the immediate term, updates are needed to fire alarm system. In 10 years, the building is projected to be in failed condition with updates needed for fire alarm and HVAC.

MPC OPEN FORUM COMMENTS

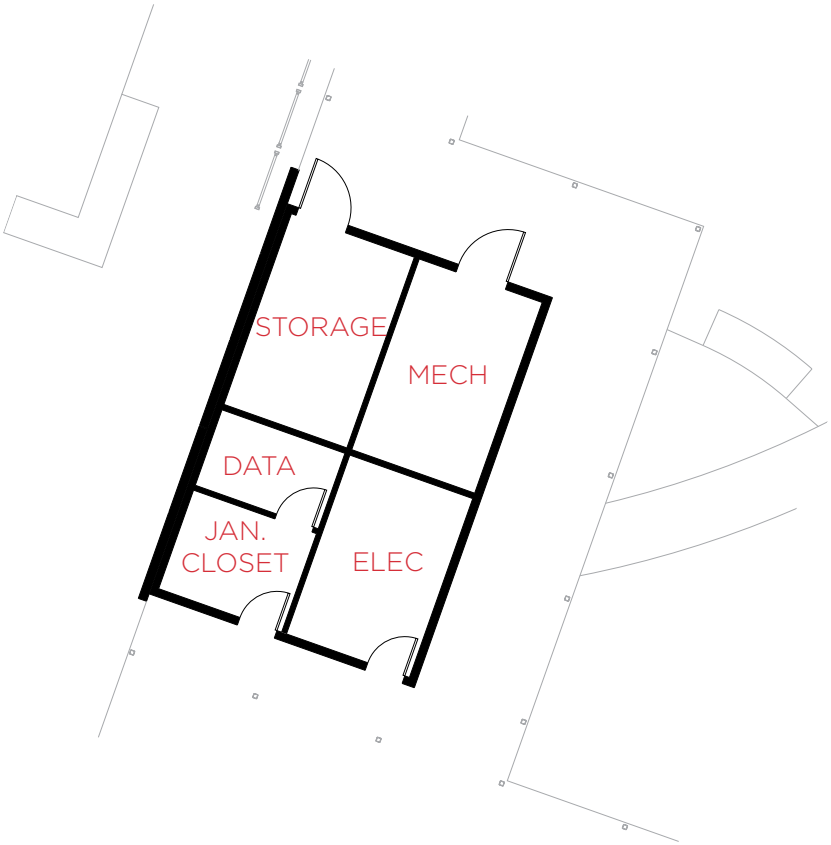
None provided

ISSUES BY CATEGORY - TOTAL NEED

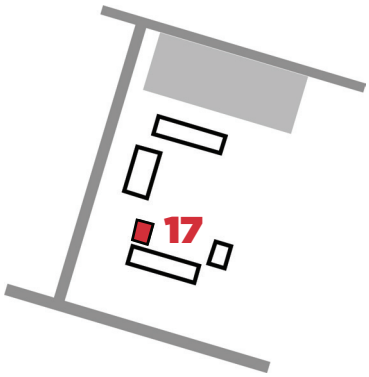


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$39,900	$79,700	$181,700	**$301,400**



FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

4. Building 300

Building 300: Systems Summary

Constructed/Renovated	2011	
Building Size	1,262 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and cast-in-place concrete walls on concrete slab.	Good
Façade	Painted fiber cement boards and cast-in-place concrete with banded-aluminum windows	Good
Roof	Shed construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board & ceramic tile, laminated paneling Floors: Carpet, ceramic tile, VCT, maple sports floor Ceilings: Painted gypsum board, hard tile ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Central system with boilers and hydronic fan coil terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Building 300: Systems Summary

Electrical	Source & Distribution: Main switchboard located in building 300 with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	
Key Issues and Findings	The HVAC controls are a proprietary system and not synchronized with the other campuses. Upgrading of the controls to be compatible with the other campuses is recommended.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Building 300: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$5,100	-	$9,100	$14,300
Roofing	-	-	$54,600	$54,600
Interiors	$8,600	$3,800	$18,200	$30,600
Plumbing	-	-	$31,600	$31,600
Fire Suppression	$1,000	-	$1,700	$2,700
HVAC	$5,300	$45,300	$20,100	$70,700
Electrical	-	$400	$19,300	$19,700
Fire Alarm & Comm	$19,900	$30,200	$27,100	$77,200
TOTALS	$39,900	$79,700	$181,700	$301,400

Building 300: Key Findings

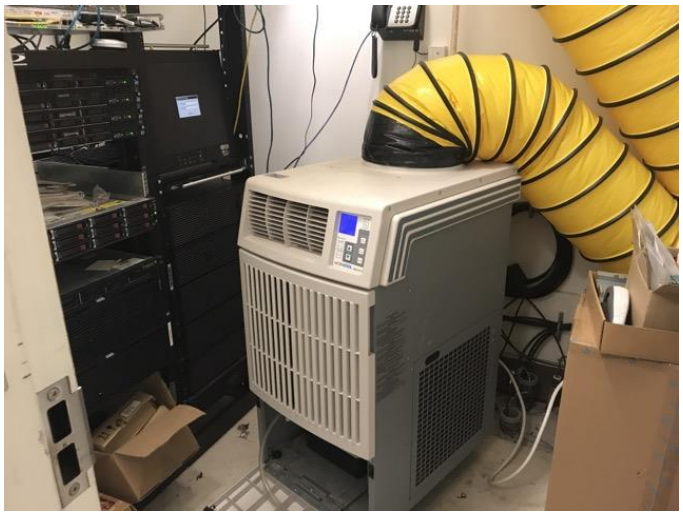
There are no Immediate Repairs recommended and no problems identified that would be a Key Finding.

Building 300: Photographic Overview

Side Elevation

TPO Roofing

Heating Water Boiler



Air-conditioning Unit

Heating Water Pumps

Main Electrical Service

BUILDING 16
MARINA A-400

Exterior view from Northeast

CONSTRUCTED: 2011

SIZE: 5,033 SF

STORIES: 1 Story

FUNCTION: Classrooms

F.C.I.: 11.8% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Poor**

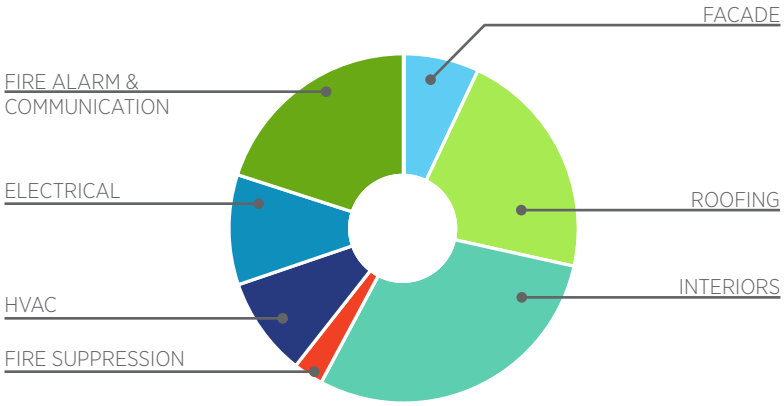
BUILDING DESCRIPTION

Building 16 is a wood framed and cast in place concrete structure with painted fiber cement board and aluminum storefront windows housing classrooms for the education center. The building currently appears to be in good condition with replacement of the lightweight concrete tiles needing to occur sooner than expected useful life and HVAC controls recommended to be replaced. In the immediate term, updates are needed to interiors, fire alarm system, facade, and HVAC. In 10 years, the building is projected to be in poor condition with updates needed to roofing.

MPC OPEN FORUM COMMENTS

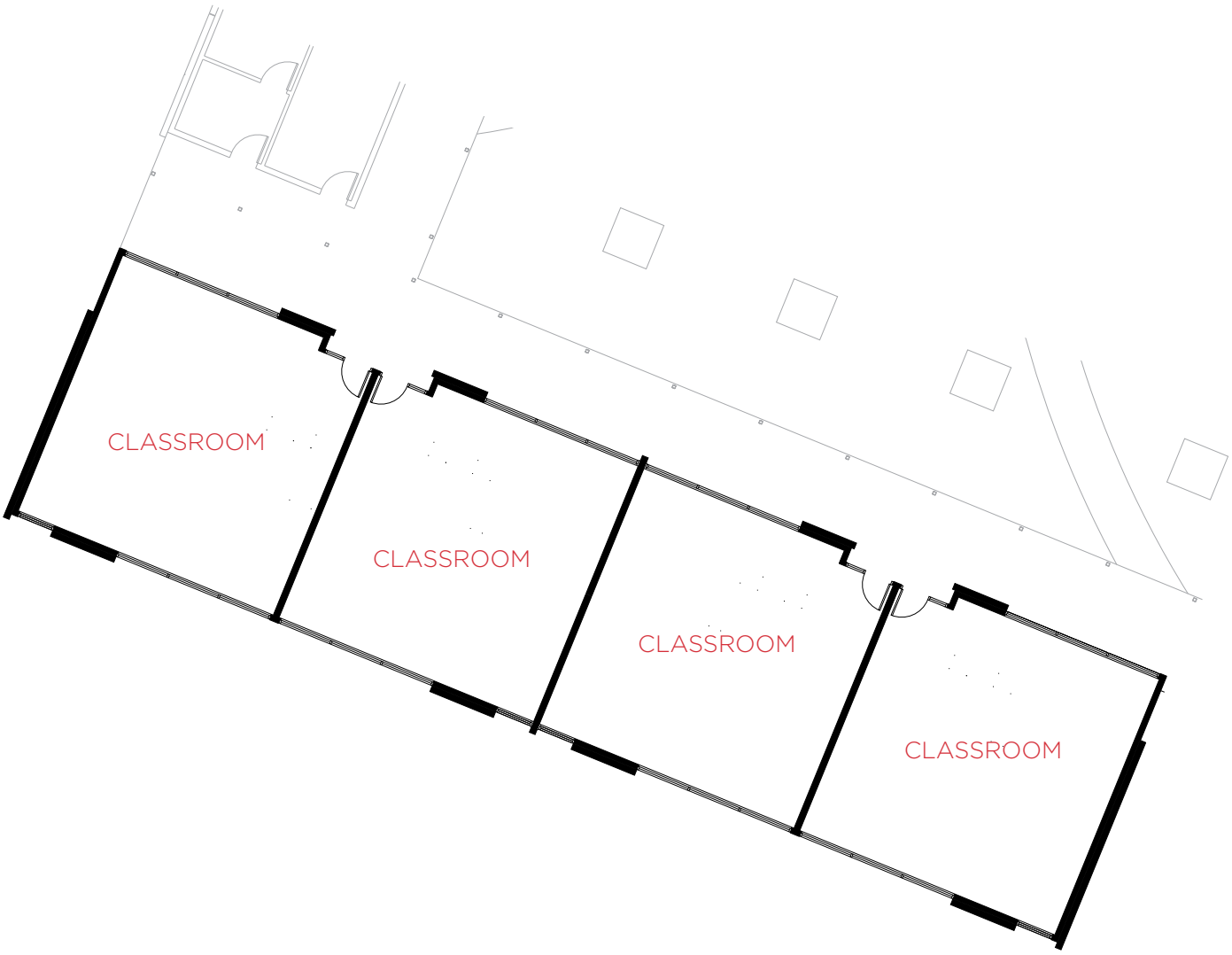
None provided

ISSUES BY CATEGORY - TOTAL NEED

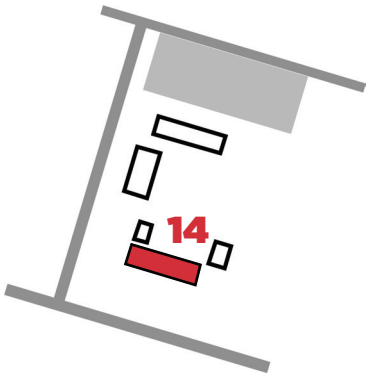


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$171,800	$219,400	$630,900	**$1,021,900**



FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

5. Building 400

Building 400: Systems Summary

Constructed/Renovated	2011	
Building Size	5,033 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and cast-in-place concrete walls on concrete slab.	Good
Façade	Painted fiber cement boards and cast-in-place concrete with banded-aluminum windows	Good
Roof	Shed construction with clay/concrete tiles	Good
Interiors	Walls: Painted gypsum board & ceramic tile, laminated paneling Floors: Carpet, ceramic tile, VCT, maple sports floor Ceilings: Painted gypsum board, hard tile ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Central system with boilers and hydronic fan coil terminal units fed from building 300	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair

Building 400: Systems Summary

Electrical	Source & Distribution: Main switchboard located in building 300 with copper wiring Interior Lighting: T-8	Good
Fire Alarm	Alarm panel located in building 300, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	
Key Issues and Findings	The lightweight concrete tiles have been problematic at other campus buildings as they age. The tiles will likely need to be replaced sooner than their expected useful life. The HVAC controls are a proprietary system and not synchronized with the other campuses. Upgrading of the controls to be compatible with the other campuses is recommended.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

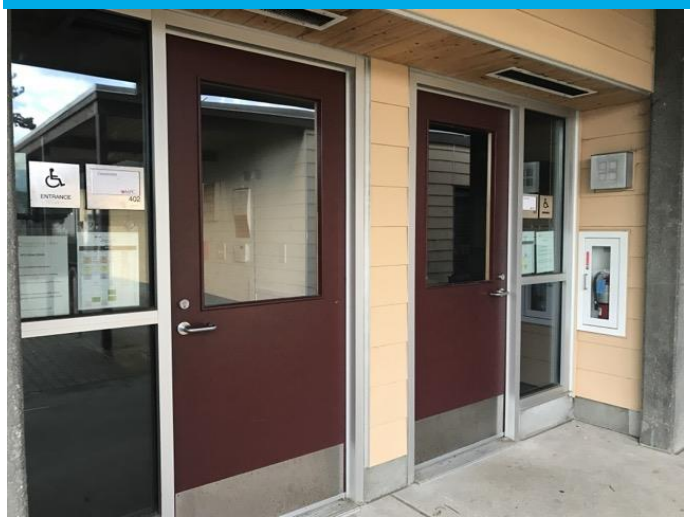
Building 400: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$22,300	-	$49,400	$71,600
Roofing	-	$219,400	-	$219,400
Interiors	$82,000	-	$217,900	$299,900
Fire Suppression	$1,000	-	$27,400	$28,400
HVAC	$21,300	-	$72,400	$93,700
Electrical	-	-	$104,300	$104,300
Fire Alarm & Comm	$45,200	-	$159,500	$204,600
TOTALS	$171,800	$219,400	$630,900	$1,021,900

Building 400: Key Findings

There are no Immediate Repairs recommended and no problems identified that would be a Key Finding.

Building 400: Photographic Overview



Front Entry

Rear elevation

Cement Board Siding

Electrical Panel

Fire Alarm Pull Station

Lighting

Exterior view from Northwest

CONSTRUCTED: 2011

SIZE: 1,262 SF

STORIES: 1 Story

FUNCTION: Classroom

F.C.I.: 7.0% @ 10 Yrs

F.C.I., or Facility Condition Index, is a standardized way to assess the current and projected condition of a building. It is measured by dividing the cost of anticipated maintenance needs by the current replacement cost of the building.

0-5%	In new or well maintained condition, with little or no visual evidence of wear or deficiencies
5-10%	Subjected to wear, but is still in a serviceable life
10-30%	Subjected to hard or long-term wear. Nearing end of its useful or serviceable life.
30% +	Has reached the end of its useful or serviceable life . Renewal is now necessary.

BUILDING CONDITION
Current: **Good**
Projected (10 yr): **Fair**

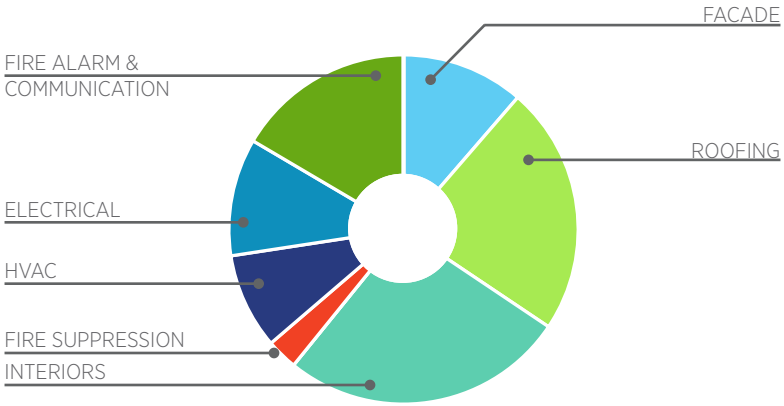
BUILDING DESCRIPTION

Building 17 is a wood framed building with painted fiber cement board and aluminum storefront windows housing a classroom for the education center. The building currently appears to be in good condition with HVAC controls recommended to be replaced. In the immediate term, updates are needed for interiors and fire alarm system. In 10 years, the building is projected to be in fair condition.

MPC OPEN FORUM COMMENTS

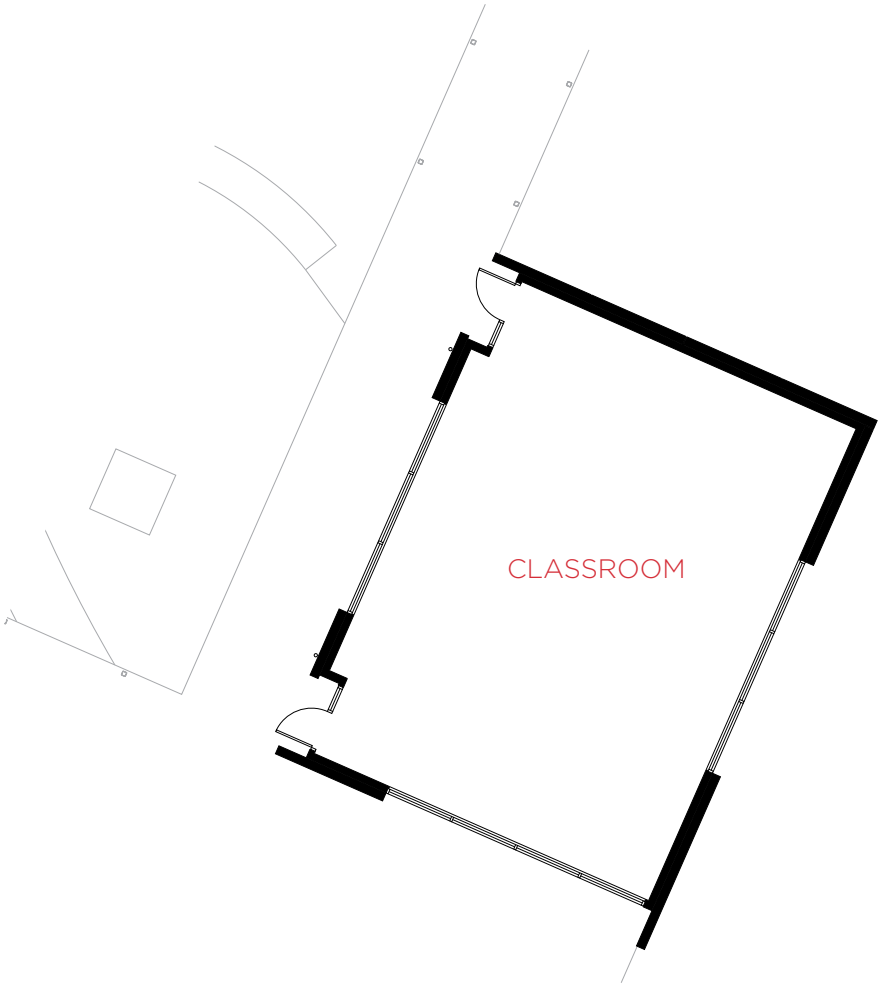
None provided

ISSUES BY CATEGORY - TOTAL NEED

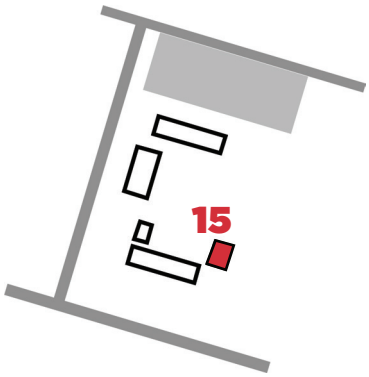


EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$82,200	$6,000	$342,700	**$430,800**



FLOOR PLAN
N.T.S.



KEY PLAN
N.T.S.

6. Building 500

Building 500: Systems Summary

Constructed/Renovated	2011	
Building Size	1,912 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and cast-in-place concrete walls on concrete slab.	Good
Façade	Painted fiber cement boards and cast-in-place concrete with banded-aluminum windows	Good
Roof	Shed construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board & ceramic tile, laminated paneling Floors: Carpet, ceramic tile, VCT, maple sports floor Ceilings: Painted gypsum board, hard tile ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting	Fair
HVAC	Central system with boilers and hydronic fan coil terminal units fed from building 300	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard located in building 300 with copper wiring Interior Lighting: T-8	Good

Building 500: Systems Summary

Fire Alarm	Alarm panel located in building 300, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building or the areas immediately surrounding it. See the accessibility section that follows.	
Key Issues and Findings	The HVAC controls are a proprietary system and not synchronized with the other campuses. Upgrading of the controls to be compatible with the other campuses is recommended.	

Key Spaces Not Observed

All key areas of the building were accessible and observed.

Building 500: Systems Expenditure Forecast

System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	$11,500	-	$37,400	$48,900
Roofing	-	-	$99,300	$99,300
Interiors	$31,200	-	$82,800	$113,900
Fire Suppression	$1,000	-	$11,500	$12,400
HVAC	$8,100	-	$30,100	$38,200
Electrical	$300	$6,000	$40,500	$46,900
Fire Alarm & Comm	$30,100	-	$41,100	$71,200
TOTALS	$82,200	$6,000	$342,700	$430,800

Building 500: Key Findings

There are no Immediate Repairs recommended and no problems identified that would be a Key Finding.

Building 500: Photographic Overview

Front/left elevation

Right/rear elevation

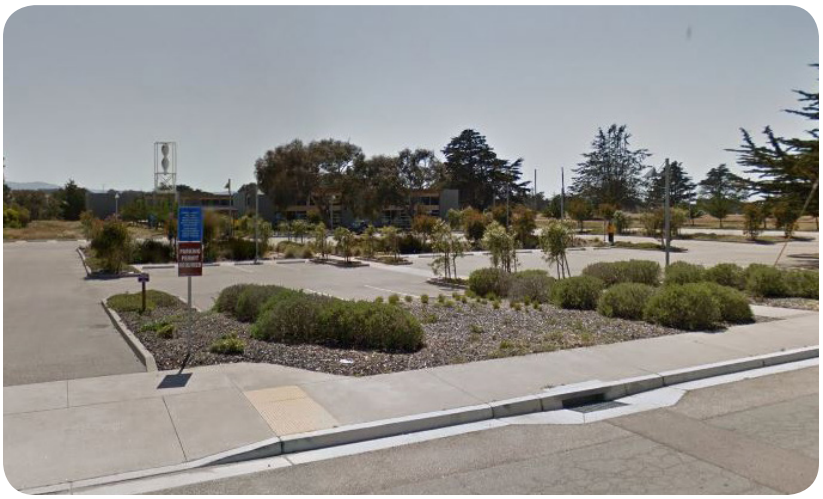
interior space #2

interior space #3

Wind Turbine Control Panel

Wind Turbine

PARKING, HARDSCAPE & STRUCTURES



Exterior view from Northeast

CONSTRUCTED: 2011

SPACES: 76 Total
4 Accessible

FUNCTION: Parking Lot
Hardscape
Landscape
Wind Turbine

Overall: **Fair Condition**

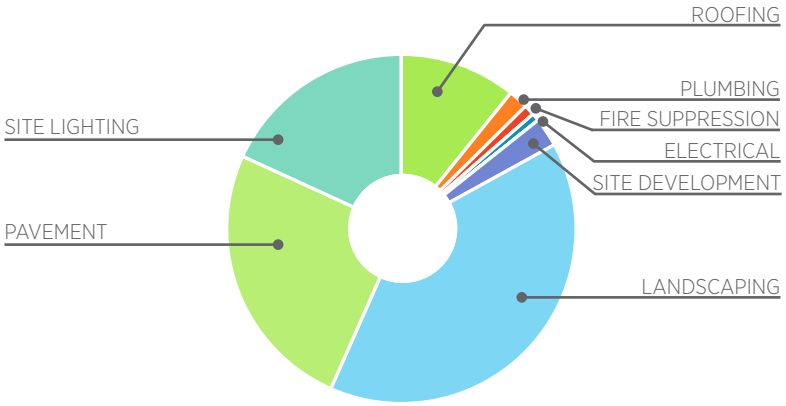
MPC OPEN FORUM COMMENTS

•Drinking fountain doesn't work.

AREA DESCRIPTION

The Marina Campus site consists of a parking lot, wind turbine, and central courtyard with landscaping and hardscape. The site appears to be in good condition with site lighting, covered walkways, and the wind turbine appearing to be in fair condition. Immediate term updates are needed for pavement, plumbing, and fire suppression. In 10 years, further updates will be needed for pavement.

ISSUES BY CATEGORY - TOTAL NEED



EXPENDITURE BY YEAR

Immediate (5 yr)	Medium Term (10 yr)	Long Term (20 yr)	**Total**
$107,400	$91,700	$1,605,600	**$1,804,700**

PARKING, HARDSCAPE, STRUCTURES

SITE PLAN
N.T.S.

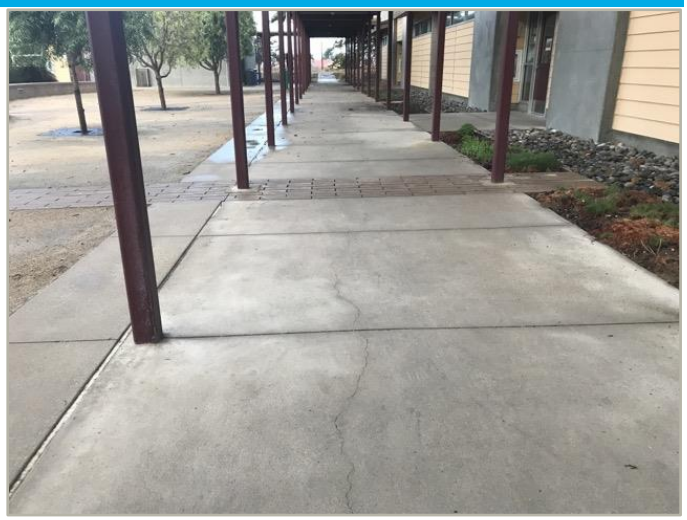
7. Site Summary

Site Information		
Parking Spaces	76 total spaces all in a single parking lot; four of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lot with concrete sidewalks, curbs, and gutters , masonry pavers	Good
Site Development	Property entrance signage, fencing Limited benches, and trash receptacles Drinking fountain Central courtyard	Good
Landscaping and Topography	Moderate landscaping features Irrigation is present Low site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: CFL Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Covered Walkways, wind turbine	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	None	

Site: Systems Expenditure Forecast				
System	Immediate (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	-	$194,700	$194,700
Plumbing	$21,000	-	$11,600	$32,600
Fire Suppression	$17,800	-	-	$17,800
Electrical	-	-	$13,100	$13,100
Pavement	$68,600	$91,700	$294,700	$455,000
Site Development	-	-	$48,400	$48,400
Site Lighting	-	-	$327,800	$327,800
Landscaping	-	-	$715,300	$715,300
TOTALS	$107,400	$91,700	$1,605,600	$1,804,700

Site: Photographic Overview

Parking lot and payment station



Sidewalk

Fence

Sidewalk Needing Cleaning

Walkway

Walkway roof overview

APPENDIX

EMG FACILITIES CONDITION ASSESSMENT
FULL REPORT

LPA

FACILITY CONDITION ASSESSMENT

LPA, Inc.
60 South Market Street, Suite 150
San Jose, California 95113
Walter Estay

MONTEREY PENINSULA COLLEGE
MAIN CAMPUS

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Monterey, California 93940

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EMG PROJECT #:
140526.19R000-00B.354

DATE OF REPORT:
February 4, 2020

ON SITE DATE:
November 11 – December 6, 2019

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	College campus
Main Address	980 Fremont Street, Monterey CA, 93940, Monterey County
Site Developed	1947 - 2014
Number of Buildings	32
Current Occupants	Monterey College
Percent Utilization	100%
Date(s) of Visit	November 11 – December 6, 2019
Management Point of Contact	Mike Carson Kitchell Construction
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Bhaskar Ale
Reviewed By	Matthew Anderson Program Manager Manderson@emgcorp.com 800.733.0660 x7613

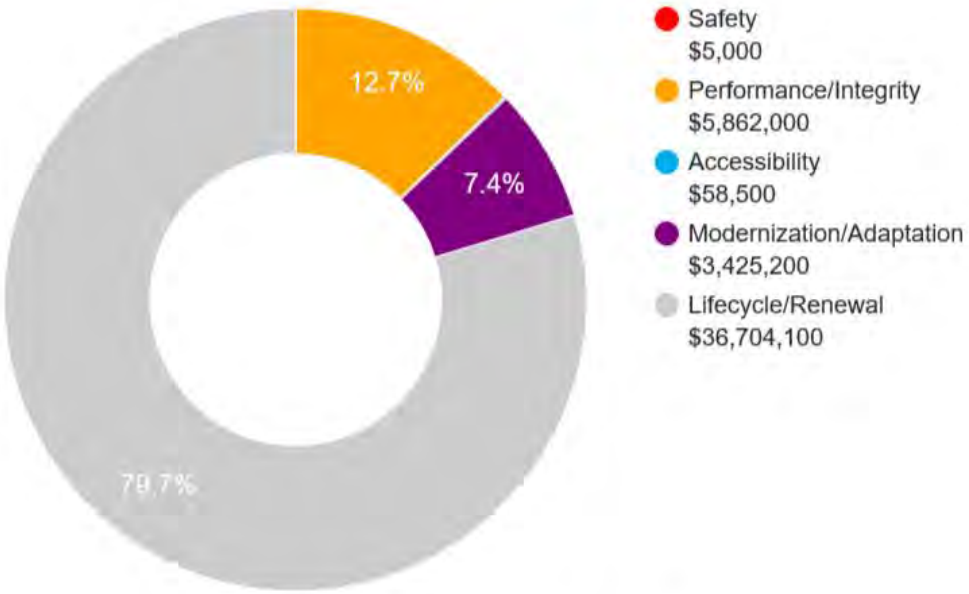
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $46,054,800

Campus Findings and Deficiencies

Historical Summary

Monterey Peninsula was first established in 1947 and buildings have been added till 2014. There are a total of 32 buildings consisting of classrooms, library, sports complex, administration, theatre, lecture halls, child development centers, facilities offices and portables (not included in assessment) spread throughout campus. There are 7 parking lots serving all buildings. The majority of the older facilities have undergone partial or complete renovations since construction.

Architectural

The majority of the buildings are either wood frame construction or cast in place concrete on concrete slabs. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The windows are a mixture of wood and aluminum framed windows throughout the campus. The exterior envelope systems and components were observed to be performing adequately at the majority of the small-branch sites. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weather-stripping, and other deficiencies, were primarily observed at the older facilities which had not been renovated. Roof leak issue was observed for Art-Dimensional, Physical Science, Facilities, Theatre, Student Center and Art Studio. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The Art studio was observed to have termite issue and further investigation is required to evaluate the extent of damage.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment varies in age throughout the sites. The majority of the buildings do not have any overall cooling systems and only have individual systems, such as ductless split system or rooftop packaged units for single rooms. The majority of the buildings have a central heating system with one or two hot water boilers feeding air handlers or VAV boxes with reheat coils. Supplementary heating is also provided by gas furnaces and infrared heaters. The hot water boilers were leaking at Lecture Forum and Library Technology Center.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The majority of the domestic hot water was provided by tank type gas water heaters in each building. Electric water heaters were also observed at various buildings without gas. Backflow preventers adjacent to buildings were observed to be leaking throughout the site.

Electrical service equipment and systems are original for the majority of the facilities and are anticipated for lifecycle replacement within the older facilities. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The majority of the facilities are protected by a hard-wired fire alarm system. These systems vary in age, and some facilities lack strobes, pull stations, illuminated exit signs, emergency lighting, and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed at newer buildings and some older buildings (only in the main mechanical room). Fire suppression is provided to all buildings by fire extinguishers and on-site fire hydrants.

The elevator machinery and controls within the campus buildings are original to construction and should be considered for modernization. Typical lifecycle replacements and ongoing maintenance will be required.

Site

In general, the campus has been well maintained. The campus contains moderate to heavy landscaping, which is served by in-ground irrigation system. The asphalt paved parking areas and drive aisles are in poor condition at Parking Lot A,B and C. The outdoor amphitheater is experiencing severe deterioration due to wear, animal undermining, and weather. The distribution wiring for older pole mounted walkway fixtures is old and of a phase type that is difficult to work with relative to all other site sighting. Stairs and paths are also deteriorating throughout the gully that crosses through the central part of campus.

Recommended Additional Studies

The cabinet wall at the Art Studio building was observed to have termite infestation. Site personnel have noticed termites inside the classroom, and they have gained access through the door jamb at room 101. A pest control consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs and remediation. The cost of this review is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the campus mainly the amphitheater and site sidewalks were identified as having moderate to major accessibility issues. Settling appears to have occurred since the prior ADA Study and the site areas should be surveyed in accordance with the 2010 ADA Guidelines.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	Immediate - 5-Year	10-Year	20-Year
Administration (1959)	$737	19,040	$14,032,480	0.00%	12.50%	24.70%	70.50%
Art Gallery (1997)	$729	1,000	$729,000	0.50%	7.10%	25.40%	32.10%
Art Studio (1961)	$718	4,880	$3,503,840	0.30%	1.50%	6.00%	17.90%
Art-Ceramic (1970)	$718	6,857	$4,923,326	0.00%	1.20%	5.30%	24.90%
Art-Dimensional (1968)	$718	12,169	$8,737,342	2.70%	7.00%	21.50%	26.50%
Auto Tech (1955)	$477	5,394	$2,572,938	0.20%	8.20%	19.00%	27.00%
Business/Math/Computer Sciences (1967)	$737	20,464	$15,081,968	0.00%	5.00%	11.00%	31.00%
Childhood Development Center (2007)	$565	11,329	$6,400,885	0.40%	4.30%	21.50%	39.50%
Dance & Adapt PE (1947)	$718	11,060	$7,941,080	0.00%	11.30%	13.60%	57.00%
Drafting/Graphic Arts (1958)	$737	3,997	$2,945,789	0.40%	5.50%	13.10%	28.50%
Facilities (2003)	$740	18,440	$13,645,600	0.10%	6.00%	7.90%	19.40%
Family and Consumer (1948)	$737	3,202	$2,359,874	0.20%	6.40%	28.70%	44.80%
Fitness Training Center (2007)	$525	12,750	$6,693,750	0.10%	8.20%	20.40%	37.80%
General Classrooms (1948)	$737	7,032	$5,182,584	3.00%	8.90%	16.00%	56.60%
Green Houses (2009)	$480	729	$349,920	0.00%	2.10%	6.30%	59.40%
Grounds/Hardscape	$22	695,000	$15,151,000	4.30%	24.90%	31.70%	91.90%
Humanities (1967)	$737	20,493	$15,103,341	0.00%	6.70%	9.30%	35.40%
Humanities/Student Support Services (1957)	$737	5,919	$4,362,303	0.10%	4.80%	13.20%	47.30%
International Center (1968)	$737	13,478	$9,933,286	1.90%	12.50%	18.20%	29.10%
Lecture Forum (1968)	$737	18,545	$13,667,665	1.50%	12.20%	22.00%	30.10%
Library Technology Center (2003)	$718	67,011	$48,113,898	0.10%	6.70%	12.80%	51.00%
Life Science (1967)	$721	20,428	$14,728,588	0.00%	5.70%	11.00%	42.00%
Music (1970)	$737	12,560	$9,256,720	0.70%	11.50%	18.80%	28.90%
Nursing (1958)	$737	6,180	$4,554,660	0.10%	6.60%	26.20%	38.20%
Parking Lots/EV	$12	1,074,116	$12,653,086	1.30%	13.70%	22.90%	53.40%
Physical Education (1968)	$756	46,826	$35,400,456	0.00%	8.00%	14.40%	22.40%
Physical Science (1967)	$721	24,835	$17,906,035	0.10%	5.90%	11.00%	32.50%
Pool Building (2014)	$756	1,051	$794,556	0.30%	1.70%	18.50%	62.70%
Social Science (1968)	$718	12,580	$9,032,440	0.10%	7.00%	21.90%	50.30%
Sports Fields & Pool	$34	337,000	$11,458,000	0.00%	13.50%	23.10%	94.00%
Student Center (1970)	$557	27,736	$15,448,952	0.20%	4.30%	10.60%	39.50%
Student Services (2011)	$740	21,788	$16,123,120	0.00%	4.20%	7.40%	22.50%
Theater (1968)	$729	27,724	$20,210,796	0.10%	2.50%	8.70%	36.90%

Current Needs

Facility/Building	Total Items	Total Cost
Art Gallery	1	$3,744
Art Studio	2	$10,861
Art-Ceramic	1	$1,089
Art-Dimensional	7	$224,981
Auto Tech	1	$3,744
Business/Math/Computer Sciences	1	$1,287
Childhood Development Center (1, 2, 3)	2	$26,676
Dance & Adapt PE	3	$3,308
Drafting/Graphic Arts	3	$11,969
Facilities	5	$6,603
Family and Consumer	1	$3,744
Fitness Training Center	4	$5,883
General Classrooms	2	$128,844
Grounds/Hardscape	8	$609,804
Humanities	3	$5,216
Humanities/Student Support Services	1	$3,744
International Center	2	$178,942
Lecture Forum	4	$193,752
Library Technology Center	5	$56,827
Life Science	1	$1,287
Music	5	$64,338
Nursing	3	$5,390
Parking Lots/EV	4	$159,003
Physical Education	2	$11,708
Physical Science	5	$16,058
Pool Building	1	$1,989
Social Science	2	$5,522
Student Center	3	$25,155
Theater	1	$26,910
Total	**83**	**$1,798,377**

35. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1947. Buildings were added until 2014. The facility was not subsequently renovated. Complaints about accessibility issues have not been provided to EMG.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Business/Math/Computer Science: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	Not applicable		

Humanities/Student Support Services: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		Not applicable	
Kitchens/Kitchenettes		Not applicable	

Family and Consumer: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		Not applicable	
Kitchens/Kitchenettes	☐	☐	☒

Humanities: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Administration: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		Not applicable	
Kitchens/Kitchenettes	☐	☐	☒

Life Science: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒

Greenhouse: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms		not applicable	
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Physical Science: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

General Classrooms: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒

Lecture Forum: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Social Science: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Library: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes		not applicable	

Art Studio: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Drafting/Graphic Arts: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Nursing: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Sink not accessible

Auto Tech: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Music: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

International Center: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Art Dimensional: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Art Ceramic: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Dance and Adaptive P.E.: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Art Gallery: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Facilities: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes	☐	☐	☒

Pool Building: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒

Physical Education: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes		not applicable	

Fitness Training Center: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes		not applicable	

Theatre: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes		not applicable	

Student Center: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes	☐	☐	☒

Child Development Center (Office, Building 2, Building 3): Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators		not applicable	
Kitchens/Kitchenettes	☐	☐	☒

Student Services: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes		not applicable	

Parking Lots/EV: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Path of Travel	☐	☐	☒

Grounds/Hardscape: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☒	☐
Public Use Restrooms	☐	☐	☒
Amphitheater	☒	☐	☐

Exterior Path of Travel

Amphitheater

Sports Fields & Pool: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Sports Areas	☐	☐	☒

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Interior Path of Travel	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

36. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Current Needs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

37. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Current Needs

Current Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Current Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Current Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Current Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

38. Certification

Monterey Peninsula College (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Monterey Peninsula College – Main Campus, 980 Fremont Street, Monterey, California 93940, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

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39. Appendices

Appendix B: Pre-Survey Questionnaire
Appendix C: Component Condition Report
Appendix D: Current Needs and Replacement Reserves
Appendix E: Equipment Inventory List

Appendix B:
Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: General notes for campus from 11-21 meeting

Name of person completing form: Mike Carson and Pete

Title / Association with property: Maintenance/Project Management

Length of time associated w/ property: 10 plus years

Date Completed: 11/21/19

Phone Number:

Method of Completion: General Comments during site interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed / renovated	Will research don't have all records		
2	Building size in SF	Already provided		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New electrical service mains so no problems.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			

6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	A few HVAC problems Site lighting - box kite fixtures use 208 voltage need to be removed and replaced. new walkway lighting, will need new power lines so 120 volt. $5,000 each because new pull boxes. Parking lot f needs more lighting fixtures. 5 or 6 HPS globe lights that the students like but no parts and difficult to maintain.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					No
8	Are there any wall, window, basement or roof leaks?					Yes a few. Lightweight Roof tiles are a problem
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					Yes facilities building
10	Are your elevators unreliable, with frequent service calls?					Yes problems, need upgrades
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					A few
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					No
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					A few mostly controls problems. the controls do not control everything remotely.;
14	Is the electrical service outdated, undersized, or otherwise problematic?					Not site, but some individual buildings are undersized
15	Are there any problems or inadequacies with exterior lighting?					Yes, see above
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					No. lot C not fully renovated
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Fold down ADA benches in gym showers pulled out of the wall benches replaced them. in the main showers at gym.
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					Yes 2004. Accessible route at site has gaps. Old study by DAC 2004. Between theatre and gym building is a problem.
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					Lecture form building is problem Parking lot a to street via lavendera sidewalk ends but people use dirt paths.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					Ampitheatre deficient. See binders in Mike's office. Problems with openers. $7500 for opener on fire rated door, $6000 on standard door.

Appendix C:
Component Condition Report

Component Condition Report

Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	22,700	SF	4	1526831
B2011	Building exterior	Fair	Exterior Wall, Vertical Wood Board Siding	22,700	SF	19	1526823
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed	94		4	1526815
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	6		19	1526824
B2032	Building exterior	Fair	Exterior Door, Steel	3		19	1526801
Roofing							
B3011	Roof	Fair	Roof, Metal	23,075	SF	9	1526846
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	85	LF	9	1526845
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	12		19	1526825
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5		11	1526837
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	19,040	SF	11	1687338
C2011	Throughout building	Fair	Interior Stairs, Concrete	75	SF	34	1526799
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	22,500	SF	4	1526809
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	550	SF	19	1526806

Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3021	Basement	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	7,100	SF	4	1526793
C3024	Throughout building in various places including restrooms	Fair	Interior Floor Finish, Ceramic Tile	2,000	SF	19	1526791
C3024	Throughout building	Fair	Interior Floor Finish, Rubber/Vinyl non-slip flooring tiles	1,200	SF	9	1526802
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	8,740	SF	6	1526814
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	14,540	SF	19	1526817
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,500	SF	14	1526841
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5		14	1526798
D2012	Restrooms	Fair	Urinal, Standard	1		19	1526790
D2014	Throughout building	Fair	Service Sink, Floor	1		24	1526849
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5		14	1526812
D2018	Throughout building	Fair	Drinking Fountain, Interior	1		9	1526818
D2021	Building exterior	Poor	Backflow Preventer, 3 INCH [No tag/plate found]	1		1	1526844
D2021	Building exterior	Poor	Backflow Preventer, 3 INCH	1		1	1526848
D2023	Break room	Fair	Water Heater, Instant Hot, Electric	1		9	1526842

Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	Basement	Fair	Water Heater, Electric, Residential	1	3	1526832
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	19,040 SF	29	1526811
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	19,040 SF	19	1526797
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	9	7	1526820
D4094	IT room	Fair	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent	2,000 SF	9	1526826
HVAC						
D3021	Building exterior	Fair	Boiler, 126 - 250 MBH [No tag/plate found]	1	4	1526800
D3022	Building exterior	Fair	Shot Feed Tank, 5 GAL	1	19	1526807
D3022	Building exterior	Fair	Shot Feed Tank, 5 GAL [No tag/plate found]	1	11	1526822
D3022	Building exterior	Fair	Air Separator, 2 INCH [No tag/plate found]	1	7	1526819
D3022	Building exterior	Fair	Expansion Tank, 20 GAL	1	4	1526833
D3022	Building exterior	Fair	Expansion Tank, 31 - 60 GAL	1	4	1526828
D3031	Building exterior	Fair	Chiller, 10 - 20 TON	1	4	1526804
D3032	Break room	Fair	Condensing Unit/Heat Pump, 3 TON	1	9	1526789
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 2 TON	1	4	1526838
D3032	Building exterior	Fair	Condensing Unit/Heat Pump, 2 TON [No tag/plate found]	1	4	1526792

Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Basement	Fair	Make-Up Air Unit, 20001 - 28000 CFM	1	4	1526829
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	19,040 SF	4	1526805
D3045	Building exterior	Fair	Distribution Pump, 3 HP	1	4	1526839
D3045	Building exterior	Fair	Distribution Pump, 3 HP	1	4	1526803
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 4-Pipe	19,040 SF	4	1526808
D3051	Throughout building	Good	Radiator, Hydronic Baseboard (per LF)	625 LF	4	1526840
D3052	IT room	Fair	Computer Room AC, 4 - 5 TON [AC 1B]	1	4	1526810
D3052	IT room	Fair	Computer Room AC, 4 - 5 TON [AC1]	1	4	1526827
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	19,040 SF	4	1526816
Electrical						
D5012	Building exterior	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install	1	11	1526843
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	19,040 SF	19	1526847
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	19,040 SF	19	1526835
D5022	Throughout building	Fair	Light Fixture, 50 WATT	6	9	1526821
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	19,040 SF	9	1526813
D5092	Building exterior	Fair	Generator, 85 kW [No tag/plate found]	1	13	1526850

Administration

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5092	IT room	Fair	Uninterruptible Power Supply (UPS), 30 kVA [UPS A]	1		11	1526836
D5092	IT room	Fair	Uninterruptible Power Supply (UPS), 30 kVA [UPS B]	1		9	1526795
Fire Alarm & Comm							
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	19,040	SF	4	1526830
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable	1		4	1526834
D5037	IT room	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1		4	1526794
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	19,040	SF	5	1678093

Art Gallery

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Building Exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,900	SF	1	1599192
B2021	Building Exterior	Fair	Window, 12 SF	8		7	1599200
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	160	SF	7	1599199
B2023	Building Exterior	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	3		7	1599194
Roofing							
B3011	Roof	Fair	Roof, Built-Up w ballast	1,000	SF	2	1596560
Interiors							
C1021	Office	Fair	Interior Door, Wood Solid-Core Decorative High-End	1		17	1599201

Art Gallery

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,360	SF	4	1599206
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000	SF	4	1599197
Plumbing							
D2021	Building exterior	Poor	Backflow Preventer, Brass [No tag/plate found]	1		0	1596561
D2023	Underneath sink	Fair	Water Heater, 6 GAL [No tag/plate found]	1		9	1599189
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	1,000	SF	17	1599205
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	1,000	SF	17	1599193
Fire Suppression							
D4031	Office	Fair	Fire Extinguisher, Wet Chemical/CO2	1		4	1599190
HVAC							
D3051	Attic crawl space	Fair	Unit Heater, 50 MBH [No tag/plate found]	1		9	1599195
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	1,000	SF	5	1678094
Electrical							
D5012	Building exterior	Fair	Secondary Transformer, 45 kVA [CAT NO. WS-30]	1		7	1596562
D5012	Throughout building	Fair	Main Distribution Panel, 200 AMP	1		7	1599198
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	1,000	SF	17	1599204
D5022	Site	Fair	Light Fixture, 100 WATT	4		9	1599203
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,000	SF	9	1599196
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2		4	1599202

Art Gallery

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install	1,000 SF	4	1599191
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	1,000 SF	5	1678095

Art Studio

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Good	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	3,700 SF	26	1599687
B2021	Building exterior	Good	Window, 24 SF	52	26	1599681
B2032	Building exterior	Good	Exterior Door, Steel	12	36	1599682
Roofing						
B3011	Roof	Good	Roof, Metal	4,880 SF	36	1599702
B3011	Throughout building	Poor	Roof - Flashing repair, Flashing repair, Repair	1	0	1599697
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	6	36	1599700
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,300 SF	6	1599699
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	3,880 SF	11	1599701
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	6	1599703
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,460 SF	6	1599686

Art Studio

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,420 SF	21	1599706
Plumbing						
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	26	1599676
D2014	Throughout building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	26	1599696
D2014	Throughout building	Good	Commercial Kitchen Sink, 1	2	26	1599685
D2014	Throughout building	Good	Service Sink, Wall-Hung	2	31	1599690
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	11	1599704
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH [No tag/plate found]	1	4	1599683
D2023	Mechanical room	Fair	Water Heater, High Efficiency Condensing Style, 50 GAL [WH-1]	1	8	1599675
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,880 SF	36	1599679
Fire Suppression						
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	6	9	1599688
HVAC						
D3041	Throughout building	Good	HVAC System Ductwork, Medium Density	4,880 SF	26	1599695
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM [Inaccessible]	1	16	1599694
D3051	Mechanical room	Fair	Furnace, 60 MBH [F 1.3]	1	13	1599684
D3051	Mechanical room	Fair	Furnace, 60 MBH [F 1.2]	1	13	1599692

Art Studio

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	Mechanical room	Good	Furnace, 80 MBH [F 1.1]	1	16	1599680
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,880 SF	5	1678096
Electrical						
D5012	Throughout building	Good	Main Distribution Panel, 225 AMP [DAS]	1	26	1599698
D5019	Throughout building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	4,880 SF	36	1599705
D5022	Building exterior	Good	Light Fixture, 100 WATT	17	16	1599693
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,880 SF	16	1599674
Fire Alarm & Comm						
D5037	Mechanical room	Good	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	11	1599689
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,880 SF	4	1599677
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	4,880 SF	5	1678097
Equipment/Special						
E2012	Throughout building	Fair	Kitchen Cabinetry, Stock Hardwood	53 LF	16	1599678
Follow-up Studies						
P000X	Building exterior	Poor	Architect/Engineer, Building Envelope, Roof/Facade, Evaluate/Report	1	0	1599691

Art-Ceramic

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Vertical wood board siding	4,540	SF	26	1596552
B2011	Exterior wood siding and trim	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,995	SF	5	1649388
B2021	Building Exterior	Fair	Window, 24 SF	23		26	1596545
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	530	SF	26	1596550
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	3		26	1596553
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	15		21	1596549
Roofing							
B3011	Roof	Fair	Roof, Metal	10,200	SF	36	1596548
B3016	Building Exterior	Poor	Gutters & Downspouts, Aluminum w/ Fittings	110	LF	0	1637438
Interiors							
C1021	Throughout Building	Good	Interior Door, Wood Solid-Core	13		34	1625444
C1023	Throughout building	Good	Door Hardware System, School (per Door)	13		24	1625466
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	9		14	1625471
C1033	Building Exterior	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	25		16	1596551
C1033	Hallway	Good	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	28		14	1625442
C1033	Ancillary Structure	Good	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	40		12	1625480
C3012	Throughout Building	Good	Interior Wall Finish, Laminated Paneling (FRP)	2,571	SF	24	1625454
C3012	Throughout Building	Good	Interior Wall Finish, Any Painted Surface, Prep & Paint	4,114	SF	3	1625460

Art-Ceramic

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Throughout Building	Good	Interior Wall Finish, Wallpaper	2,571	SF	9	1625455
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,029	SF	34	1625439
C3021	Throughout Building	Good	Interior Floor Finish, Any surface w/ Paint or Sealant, Prep & Paint	3,429	SF	3	1625450
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	686	SF	3	1627535
C3024	Throughout Building	Good	Interior Floor Finish, Vinyl Tile (VCT)	2,057	SF	9	1625449
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	686	SF	34	1625462
C3031	Throughout Building	Good	Interior Ceiling Finish, Any Painted Surface, Prep & Paint	3,429	SF	3	1625428
C3032	Classrooms	Good	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,429	SF	19	1625472
Plumbing							
D2011	Restrooms	Good	Toilet, Commercial Water Closet	6		24	1625441
D2012	Restrooms	Good	Urinal, Standard	3		24	1625469
D2014	Ancillary Structure	Fair	Service Sink, Wall-Hung	1		19	1625443
D2014	Throughout Building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	12		24	1625463
D2014	Classrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	3		24	1625459
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface	3		24	1625474
D2019	Ancillary Structure	Fair	Emergency Eye Wash	1		9	1625452
D2021	Building Exterior	Fair	Backflow Preventer, 2 INCH	1		4	1596547
D2023	Mechanical Room	Good	Domestic Circulation Pump, 1 HP [No tag/plate found]	1		9	1625425

Art-Ceramic

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	Mechanical Room	Good	Water Heater, Electric [WH2]	1	9	1625438
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,857 SF	24	1625470
D2033	Classrooms	Good	Trench Drain, 12 INCH	200 LF	34	1625416
D2033	Mechanical Room	Good	Floor Drain, Ceramic	2	34	1625431
D2091	Building Interior	Good	Air Compressor, 2 HP [No tag/plate found]	1	14	1625423
Fire Suppression						
D4031	Classrooms	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	7	1625419
D4095	Kiln Room	Good	Fire Damper [No tag/plate found]	1	24	1625479
HVAC						
D3041	Throughout Building	Good	HVAC System Ductwork, Medium Density	6,857 SF	24	1625447
D3041	Classrooms	Good	Unit Ventilator, 1200 RPM	1	12	1625461
D3042	Classrooms	Good	Exhaust Fan, 0.5 HP [No tag/plate found]	1	14	1625417
D3042	Roof	Good	Exhaust Fan, 15" Centrifugal [Inaccessible]	2	16	1625437
D3051	Mechanical Room	Good	Furnace, Gas [F-30-1]	1	13	1625445
D3051		Good	Baseboard Heater, Electric	2	19	1625475
D3051	Mechanical Room	Good	Furnace, Gas [F-30-3]	1	13	1625467
D3051	Mechanical Room	Good	Furnace, Gas [F-30-2]	1	13	1625414
D3051	Mechanical Room	Good	Furnace, Gas [F-30-4]	1	13	1625434

Art-Ceramic

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	6,857 SF	5	1678098
D3093	Classrooms	Good	Air Filtration, Electric Air Scrubber [AAC-30-1]	1	7	1625427
D3093	Classrooms	Good	Air Filtration, Electric Air Scrubber [AAC-30-2]	1	7	1625481
Electrical						
D5012	Building Interior	Good	Main Distribution Panel, 120/240 V	1	24	1625415
D5012	Mechanical Room	Good	Main Distribution Panel, 120/240 V	1	24	1625440
D5012	Art	Fair	Secondary Transformer, Dry [T-63]	1	17	1625482
D5019	Throughout Building	Good	Electrical Wiring & Switches, Average or Low Density/Complexity	6,857 SF	34	1625446
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	19	16	1596546
D5022	Ancillary Structure	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement)	23	17	1625485
D5029	Throughout Building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,857 SF	14	1625426
D5092	Throughout Building	Good	Emergency Light, 2-Head w/ Battery	4	7	1625412
D5092	Throughout Building	Good	Exit Sign Light Fixture, LED	3	7	1625477
Fire Alarm & Comm						
D5032	Classrooms	Good	Intercom Speaker, w/Clock	3	9	1625433
D5037	Mechanical Room	Good	Fire Alarm Control Panel, Basic/Zoned	1	9	1625424
D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	6,857 SF	4	1625465

Art-Ceramic

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	6,857 SF	5	1678099
D5038	Classrooms	Good	Intrusion Detection Motion Detector, Interior	7	7	1625478
Equipment/Special						
E1029	Kiln Room	Good	Industrial Heating Oven [No tag/plate found]	1	13	1625410
E1029	Kiln Room	Good	Industrial Heating Oven [No tag/plate found]	1	13	1625430
E1029	Building Exterior	Good	Industrial Heating Oven [No tag/plate found]	1	13	1625464
E1029	Building Exterior	Good	Industrial Heating Oven [No tag/plate found]	1	13	1625435
E1029	Kiln Room	Good	Industrial Heating Oven [No tag/plate found]	1	13	1625413
E1029	Kiln Room	Good	Industrial Heating Oven [No tag/plate found]	1	13	1625421
E2012	Throughout Building	Good	Kitchen Cabinetry, Stock Hardwood	150 LF	14	1625418
Site Development						
G2041	Site	Good	Fences & Gates, Chain Link	75 LF	34	1625484
G2041	Site	Fair	Fences & Gates, Wood Board	25 LF	9	1625436
G2049	Site	Good	Prefabricated/Ancillary Building or Structure, All Components	100 SF	24	1625432
G2049	Site	Good	Prefabricated/Ancillary Building or Structure, All Components	800 SF	24	1625457

Art-Dimensional

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Art-Dimensional

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2011	Throughout exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,928	SF	5	1649419
B2011	Building exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	400	SF	5	1601929
B2011	Building exterior	Fair	Exterior Wall, Concrete Block (CMU), 1-2 Stories	3,528	SF	19	1601948
B2011	Building exterior	Poor	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	4,320	SF	0	1601942
B2023	Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,000	SF	5	1601927
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4		5	1601926
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	6		4	1601963
B2034	Building exterior	Fair	Overhead/Dock Door, 144 SF	1		4	1601969
Roofing							
B3011	Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	8,100	SF	0	1601944
B3011	Roof	Poor	Roof finish, Modified Bituminous	1,700	SF	0	1601924
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	16		5	1601937
C1031	Restrooms	Fair	Toilet Partitions, Wood	7		2	1601967
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	12,169	SF	19	1688539
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,400	SF	3	1601960
C3012	Restrooms	Poor	Interior Wall Finish, Gypsum Board/Plaster	10	SF	0	1601987
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	280	SF	5	1601978
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	8,200	SF	5	1601951

Art-Dimensional

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	180	SF	5	1601956
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,960	SF	5	1601988
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,670	SF	3	1601928
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	9,500	SF	3	1601953
C3032	Throughout building in various locations	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	200	SF	0	1601952
Plumbing							
D2011	Restrooms	Failed	Commercial Water Closet, Commercial Water Closet	1		0	1601958
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	7		5	1601938
D2012	Restrooms	Fair	Urinal, Standard	3		24	1601986
D2014	Electrical room	Fair	Service Sink, Floor	2		4	1601979
D2014	Throughout building	Fair	Sink, Solid Surface, Trough Style, Vandalism Resistant	3		5	1601931
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4		5	1601971
D2014	Utility closet	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		5	1601955
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		5	1601954
D2018	Throughout building	Fair	Drinking Fountain, Interior	2		2	1601943
D2019	Classrooms	Fair	Emergency Eye Wash & Shower Station	1		5	1601935
D2021	Building exterior	Poor	Backflow Preventer, 2 INCH	1		0	1601980
D2023	Electrical room	Fair	Water Heater, 80 GAL	1		2	1601976

Art-Dimensional

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Electrical room	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	12,169 SF	5	1601930
D2091	Boiler room	Fair	Air Compressor, 5 HP	1	2	1601974
Fire Suppression						
D4019	Electrical room	Fair	Sprinkler Heads (per SF)	12,169 SF	5	1601939
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	8	5	1601925
HVAC						
D3021	Boiler room	Fair	Boiler, 500 MBH [Boiler 2]	1	24	1601977
D3021	Boiler room	Fair	Boiler, 500 MBH [Boiler 1]	1	24	1601936
D3022	Boiler room	Fair	Expansion Tank, 40 GAL	1	36	1601981
D3022	Boiler room	Fair	Expansion Tank, 80 GAL	1	30	1601975
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	12,169 SF	5	1601940
D3041	Throughout building	Fair	Fan Coil Unit, 400 CFM	4	2	1601989
D3041	Roof	Fair	Air Handler (AHU), 8001 - 10000 CFM [AHU-1]	1	2	1601966
D3041	Shop	Fair	Unit Ventilator, 1400 CFM	4	2	1601933
D3042	Roof	Fair	Exhaust Fan, 1200 CFM	1	2	1601962
D3042	Roof	Fair	Exhaust Fan, 1200 CFM	1	2	1601923
D3042	Roof	Fair	Exhaust Fan, 2500 CFM	1	2	1601932
D3042	Roof	Fair	Exhaust Fan, 2001 - 5000 CFM	1	2	1601959
D3042	Utility closet	Fair	Exhaust Fan, 1000 CFM	1	5	1601970
D3042	Roof	Fair	Exhaust Fan, 1500 CFM	1	2	1601965
D3042	Roof	Fair	Exhaust Fan, 1500 CFM	1	2	1601957
D3042	Shop	Fair	Exhaust Fan, 2001 - 5000 CFM	1	4	1601947
D3044	Boiler room	Fair	Distribution Pump, 3 HP [39]	1	5	1601945
D3044	Boiler room	Fair	Distribution Pump, 3 HP [41]	1	5	1601983

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Art-Dimensional							
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	12,169	SF	34	1601949
D3051	Shop	Fair	Unit Heater, 120 MBH	2		2	1601990
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	12,169	SF	5	1678100
Electrical							
D5012	Electrical room	Fair	Main Distribution Panel, 400 AMP [ELM]	1		5	1601973
D5012	Electrical room	Fair	Secondary Transformer, 150 kVA	1		2	1601941
D5012	Electrical room	Fair	Main Distribution Panel, 600 AMP [EAA]	1		5	1601934
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	12,169	SF	5	1601946
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4		3	1601985
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4		2	1601950
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,169	SF	5	1601972
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	4		2	1601984
Fire Alarm & Comm							
D5037	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1		5	1601991
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	12,169	SF	5	1601961
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	12,169	SF	5	1678101
Equipment/Special							
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	128	LF	5	1601964

Art-Dimensional

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	56 LF	4	1601968

Auto Tech

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,200 SF	2	1551414
B2021	Building exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	22	1551434
B2021	Building exterior	Fair	Window, 12 SF	2	10	1551408
B2032	Building exterior	Fair	Exterior Door, Steel	8	10	1551423
B2034	Building exterior	Fair	Sliding Door, 288 SF	3	9	1551406
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,200 SF	11	1651153
B3011	Roof	Good	Roof, Metal	5,100 SF	32	1551407
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	5	9	1551427
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	330 SF	29	1551433
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	7,650 SF	2	1551400
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	5,394 SF	2	1551402
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	110 SF	29	1551411

Auto Tech

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3024	Storage	Fair	Interior Floor Finish, Wood Strip	400	SF	2	1551422
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,100	SF	2	1551413
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	945	SF	14	1551421
Plumbing							
D2011	Restrooms	Fair	Toilet, Residential Water Closet	2		19	1551405
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		19	1551430
D2014	Utility closet	Fair	Service Sink, Floor	1		4	1551432
D2014	Throughout building	Fair	Service Sink, Wall-Hung	1		9	1551401
D2021	Building exterior	Poor	Backflow Preventer, 2 INCH	1		0	1551410
D2023	Storage	Fair	Water Heater, 30 GAL [No tag/plate found]	1		5	1551404
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,394	SF	29	1551425
D2091	Building exterior	Fair	Air Compressor, 10 HP [No tag/plate found]	1		9	1551420
Fire Suppression							
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	12		9	1551426
HVAC							
D3042	Building exterior	Fair	Exhaust Fan, 2001 - 5000 CFM	1		5	1551418
D3051	Restrooms	Fair	Furnace, 60 MBH [No tag/plate found]	1		9	1551409
D3051	Throughout building	Fair	Infrared Heater, 80 MBH	3		14	1551399

Auto Tech

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	5,394 SF	5	1678102
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 112.5 kVA [T-43]	1	10	1551419
D5012	Office	Fair	Building/Main Switchboard, 300 AMP [No tag/plate found]	1	4	1551403
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,394 SF	20	1551435
D5022	Building exterior	Fair	Light Fixture, 100 WATT	15	10	1551415
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,394 SF	8	1551416
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	5	3	1551417
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install	5,394 SF	4	1551428
D5037	Office	Fair	Fire Alarm Control Panel, Basic/Zoned [No tag/plate found]	1	4	1551424
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	5,394 SF	5	1678103
Equipment/Special						
E103X	Throughout building	Fair	Vehicle Lift, 2 Post, 15, 000 LB [No tag/plate found]	5	3	1551429
E2012	Classrooms	Good	Countertops, Metal Surface	60 LF	29	1551412
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	460 LF	20	1551431

Business/Math/Computer Sciences

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Business/Math/Computer Sciences

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1015	Building Exterior	Fair	Exterior Stairs, Concrete	400	SF	19	1526693
B101X	Building exterior	Fair	Structural Frame, Concrete Cast-in-Place, 1-2 Stories	23,500	SF	24	1526706
Facade							
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	23,500	SF	6	1526689
B2021	Building exterior	Fair	Window, 12 SF	36		14	1526711
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4		14	1526691
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	11		14	1526702
Roofing							
B3011	Roof	Fair	Roof, Metal	10,500	SF	4	1526697
B3016	Roof	Fair	Gutters & Downspouts, 2	120	LF	9	1526692
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	26		19	1526686
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8		10	1526701
C1035	Throughout building	NA	Interior Signage, Wall Mounted, Install	20,464	SF	19	1687334
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	23,500	SF	5	1526679
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,200	SF	10	1526698
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	11,500	SF	9	1526681
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,800	SF	10	1526699
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	8,400	SF	4	1526669

Business/Math/Computer Sciences

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,800	SF	4	1526709
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	22,150	SF	17	1526688
Elevators							
D1011	Throughout building	Fair	Elevator Controls, 1 CAR, Modernize [No tag/plate found]	1		3	1526705
D1011	Elevator	Fair	Elevator, 2000 LB, Renovate [No tag/plate found]	1		3	1526694
D1019	Throughout building	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1		3	1526671
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4		10	1526677
D2012	Restrooms	Fair	Urinal, Standard	3		10	1526684
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4		10	1526704
D2014	Utility closet	Fair	Service Sink, Floor	2		24	1526670
D2018	Throughout building	Fair	Drinking Fountain, Interior	2		10	1526707
D2021	Mechanical room	Poor	Backflow Preventer, .75 INCH	1		0	1526703
D2023	Utility closet	Fair	Water Heater, 6 GAL [No tag/plate found]	1		6	1526678
D2023	Mechanical room	Good	Water Heater, Electric, Residential, 16 to 29 GAL [No tag/plate found]	1		11	1526690
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	20,464	SF	19	1526676
Fire Suppression							
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4		6	1526700
HVAC							

Business/Math/Computer Sciences

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3021	Mechanical room	Fair	Boiler, Gas, 833 MBH [No tag/plate found]	1	13	1526680
D3022	Mechanical room	Fair	Shot Feed Tank, 5 GAL [No tag/plate found]	1	14	1526695
D3032	Building exterior	Fair	Ductless Split System, Single Zone, 1.5 Ton [No tag/plate found]	1	3	1526685
D3041	Mechanical room	Fair	Air Handler (AHU), 12000 CFM [No tag/plate found]	1	14	1526675
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	20,464 SF	14	1577993
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	20,464 SF	14	1526687
D3068	Throughout building	Fair	BAS/HVAC Controls nonproprietary, Extensive/Robust BMS or Smart Building System, Install	20,464 SF	4	1526682
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, 112.5 kVA [No tag/plate found]	1	20	1526673
D5012	Mechanical room	Fair	Main Distribution Panel, 400 AMP [No tag/plate found]	1	20	1526672
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	20,464 SF	19	1526710
D5022	Building exterior	Fair	Light Fixture, 100 WATT	42	9	1526696
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	20,464 SF	9	1526683
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	20,464 SF	4	1526712
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	20,464 SF	5	1678278

Childhood Development Center / CHILD DEV. CENTER 2

Childhood Development Center / CHILD DEV. CENTER 2

Code UF	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding	2,894	SF	32	1540008
B2011	Building Exterior	Fair	Exterior Wall, Fiberglass Panel	700	SF	22	1540089
B2021	Building Exterior	Fair	Window, 24 SF	4		17	1540032
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	322	SF	17	1540049
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	3		17	1540062
Roofing							
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	3,456	SF	5	1540101
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	1		17	1540117
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	6		27	1540005
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	3,456	SF	19	1688752
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	691	SF	27	1540060
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,221	SF	4	1540024
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	346	SF	27	1540113
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,110	SF	5	1540027
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,456	SF	12	1540100
Plumbing							
D2011	Restrooms	Fair	Toilet, Child-Sized	4		17	1540064

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Building exterior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	17	1540017
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	17	1540031
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	17	1540033
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	4	1540015
D2023	Utility closet	Fair	Water Heater, Gas, Commercial	1	5	1540090
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF), SF	3,456 SF	12	1540073
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	1540063
HVAC						
D3041	Roof	Fair	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM [HV-6]	1	5	1540052
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	3,456 SF	17	1576859
D3041	Roof	Fair	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM [HV-5]	1	5	1540019
D3042	Roof	Fair	Exhaust Fan, 160 CFM [EF-10]	1	5	1540086
D3042	Roof	Fair	Exhaust Fan, 160 CFM [EF-11]	1	5	1540093
D3042	Roof	Fair	Exhaust Fan, 170 CFM	1	5	1540075
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	3,456 SF	4	1678282
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average Density/Complexity	3,456 SF	27	1540038
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	5	1540078

Childhood Development Center / CHILD DEV. CENTER 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,456	SF	11	1540108
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	3		5	1540070
Fire Alarm & Comm							
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,456	SF	4	1540065
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	3,456	SF	5	1678283

Childhood Development Center / CHILD DEV. CENTER 3

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1012	Site	Fair	Structural Flooring/Decking, Pressure Treated Timber	600	SF	62	1540048
Facade							
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding	2,635	SF	32	1540016
B2011	Building Exterior	Fair	Exterior Wall, Fiberglass Panel	700	SF	22	1540119
B2021	Building Exterior	Fair	Window, 24 SF	6		17	1540072
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	293	SF	17	1540067
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2		17	1540074
B2032	Building Exterior	Fair	Exterior Door, Steel	1		27	1540098
Roofing							
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	3,168	SF	5	1540096

Childhood Development Center / CHILD DEV. CENTER 3

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B3019	Site	Fair	Awning, Fabric per SF	400	SF	4	1540046
B3022	Observation Room	NA	Roof Hatch, Metal	1		0	1577075
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	11		27	1540044
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	3,168	SF	19	1688753
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	634	SF	27	1540077
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,702	SF	5	1540116
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,851	SF	5	1540004
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	317	SF	27	1540103
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,168	SF	12	1540112
Plumbing							
D2011	Restrooms	Fair	Toilet, Child-Sized	4		17	1540068
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4		17	1540080
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6		17	1540055
D2014	Building exterior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		17	1540056
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2		5	1540097
D2023	Utility closet	Fair	Water Heater, Gas, Commercial	1		12	1540042
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,168	SF	27	1576821
Fire Suppression							

Childhood Development Center / CHILD DEV. CENTER 3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	3,168 SF	12	1540037
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1540059
HVAC						
D3041	Roof	Fair	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM	1	5	1540079
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	3,168 SF	17	1576822
D3041	Roof	Fair	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM	1	5	1540021
D3042	Roof	Fair	Exhaust Fan, 160 CFM	1	5	1540095
D3042	Roof	Fair	Exhaust Fan, 160 CFM	1	5	1540087
D3042	Roof	Fair	Exhaust Fan, 160 CFM	1	5	1540002
D3042	Roof	Fair	Exhaust Fan, 160 CFM	1	5	1540041
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	3,168 SF	4	1678285
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches	3,168 SF	27	1540071
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	5	1540025
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,168 SF	5	1576820
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	3	5	1540012
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,168 SF	4	1540110
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	3,168 SF	5	1678286

Childhood Development Center / CHILD DEV. CENTER 3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site Development						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 6' High	250 LF	37	1540029
G2041	Site	Fair	Fences & Gates, Wrought Iron, 4' High	125 LF	37	1540107
G2047	Site	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	1,250 SF	5	1540057
G2047	Site	Fair	Play Structure, Small	1	5	1540010
G2047	Site	Fair	Play Structure, Small	1	5	1540003
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	64 SF	17	1540076

Childhood Development Center / Child Development Center Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, Prep & Paint	3,100 SF	4	1576819
B2011	Roof	Fair	Exterior Wall, Fiberglass Panel	960 SF	22	1540011
B2011	Building Exterior	Fair	Exterior Wall, Fiber Cement Siding	3,100 SF	32	1540034
B2021	Building Exterior	Fair	Window, 24 SF	2	17	1540039
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	344 SF	17	1540102
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	5	17	1540082
B2032	Building Exterior	Fair	Exterior Door, Steel	4	27	1540020
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	4,705 SF	5	1540115

Childhood Development Center / Child Development Center Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B3019	Building exterior	Fair	Awning, Metal per SF	250	SF	27	1540123
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	8		27	1540058
C1021	Front office	Fair	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	4		27	1540061
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	4,705	SF	19	1688751
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	941	SF	27	1540085
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	8,469	SF	5	1540053
C3024	Throughout building	Fair	Interior Floor Finish, Ceramic Tile	706	SF	27	1540109
C3024	Front office	Fair	Interior Floor Finish, Wood Strip, Refinish	471	SF	3	1540007
C3024	Front office	Fair	Interior Floor Finish, Wood Strip	471	SF	17	1540083
C3025	Throughout Building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,529	SF	4	1540022
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,705	SF	12	1540120
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4		17	1540045
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		17	1540035
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4		17	1540111
D2014	Utility closet	Fair	Service Sink, Floor	1		22	1540028
D2023	Utility closet	Fair	Water Heater, Gas, Commercial	1		5	1540018

Childhood Development Center / Child Development Center Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	4,705 SF	27	1540121
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	4,705 SF	12	1540006
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	4	1540023
D4091	Storage closet	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	6 LF	5	1540088
HVAC						
D3032	Electrical room	Fair	Ductless Split System, 1.67 TON	1	2	1540092
D3041	Roof	Fair	Air Handler (AHU), Exterior, 2,730 CFM [HV-4]	1	5	1540094
D3041	Roof	Fair	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM [HV-3]	1	5	1540026
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	4,705 SF	17	1576824
D3042	Roof	Fair	Exhaust Fan, 170 CFM	1	5	1540122
D3042	Roof	Fair	Exhaust Fan, 330 CFM	1	5	1540054
D3042	Roof	Fair	Exhaust Fan, 2500 CFM [EF-7]	1	5	1540081
D3042	Roof	Fair	Exhaust Fan, 2500 CFM [EF-6]	1	5	1540047
D3042	Roof	Fair	Exhaust Fan, 160 CFM	1	5	1540013
D3042	Roof	Fair	Exhaust Fan, 160 CFM [EF-5]	1	5	1540106
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	4,705 SF	4	1678288
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 400 AMP	1	17	1540014

Childhood Development Center / Child Development Center Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Electrical room	Fair	Building/Main Switchboard, 600 AMP	1	27	1540001
D5012	Electrical room	Fair	Secondary Transformer, 112.5 kVA [Xfmr tr]	1	17	1540040
D5019	Throughout Building	Fair	Electrical Wiring & Switches, Average Density/Complexity	4,705 SF	27	1576823
D5022	Building exterior	Fair	Light Fixture, 100 WATT	6	5	1540124
D5022	Electrical room	Fair	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor [LCP]	1	5	1540084
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,705 SF	5	1540066
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	6	4	1540118
Fire Alarm & Comm						
D5037	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	4	1540043
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	4,705 SF	4	1540114
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	4,705 SF	5	1678289
Equipment/Special						
E1028	Front office	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1540104
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner	1	5	1540069
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator	1	5	1540099
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	5	1540091
E1093	Kitchen	Poor	Commercial Kitchen, Dishwasher	1	0	1540030
E1093	Kitchen	Fair	Commercial Kitchen, 6 LF	1	5	1540009

Childhood Development Center / Child Development Center Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	5	1540105
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Refrigerator	1	5	1540036
Site Development						
G2041	Site	Fair	Fences & Gates, Wood Board	1,000 SF	12	1540051

Dance & Adapt PE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Concrete Cast-in-Place	6,510 SF	42	1551688
B2021	Building Exterior	Fair	Window, 12 SF	40	19	1551677
B2021	Building Exterior	Failed	Window, 12 SF	1	0	1551680
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	22	1551666
B2032	Building Exterior	Fair	Exterior Door, Steel	10	19	1551686
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	16,900 SF	10	1551668
B3016	Building Exterior	Poor	Gutters & Downspouts, Aluminum w/ Fittings	260 LF	1	1551660
Interiors						
C1017	Office	Fair	Interior Window, 12 SF	2	32	1551691
C1021	Throughout building	Fair	Interior Door, Steel	18	29	1551695
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	11	1551690

Dance & Adapt PE

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	23,200	SF	3	1551654
C3012	Throughout building	Poor	Interior Wall Finish, Gypsum Board/Plaster, Repair	100	SF	0	1551671
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	750	SF	4	1551656
C3024	Office	Fair	Interior Floor Finish, Vinyl Tile (VCT)	200	SF	4	1551678
C3024	Gymnasium	Fair	Interior Floor Finish, Maple Sports Floor, Refinish	7,600	SF	3	1551661
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,000	SF	4	1551692
C3024	Gymnasium	Fair	Interior Floor Finish, Maple Sports Floor	7,600	SF	4	1551694
C3024	PT room	Fair	Interior Floor Finish, Rubber Tile	7,600	SF	4	1551659
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	16,900	SF	4	1551683
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6		14	1551685
D2012	Restrooms	Fair	Urinal, Waterless	2		14	1551672
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4		14	1551679
D2014	Utility closet	Fair	Service Sink, Floor	1		19	1551662
D2018	Hallway	Fair	Drinking Fountain, Interior	2		7	1551673
D2021	Site	Poor	Backflow Preventer, 2 INCH [No tag/plate found]	1		1	1551670
D2023	Utility closet	Fair	Water Heater, 30 GAL [No tag/plate found]	1		9	1551675
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	16,900	SF	19	1551689
Fire Suppression							
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3		4	1551657
HVAC							

Dance & Adapt PE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	16,900 SF	4	1551667
D3051	Gymnasium	Fair	Unit Heater, Natural Gas, 50 MBH [Inaccessible]	1	4	1551676
D3051	Gymnasium	Fair	Unit Heater, Natural Gas, 50 MBH [Inaccessible]	1	4	1551663
D3051	Gymnasium	Fair	Unit Heater, Natural Gas, 50 MBH [Inaccessible]	1	4	1551655
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	16,900 SF	4	1678291
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	16,900 SF	4	1551681
D5022	Storage room 107	Failed	Fluorescent Lighting Fixture, T8	6	0	1551665
D5022	Utility closet	Fair	Light Dimming Panel, Basic	1	12	1551684
D5022	Building exterior	Fair	Light Fixture, 250 WATT	16	12	1551653
D5022	Building exterior	Poor	Light Fixture, High pressure sodium	2	1	1551651
D5029	Gymnasium	Fair	Lighting System, Interior, Very High Density or High-End Fixtures	16,900 SF	11	1551693
D5029	Gymnasium	Fair	Lighting System, Interior, Very High Density or High-End Fixtures	16,900 SF	11	1551658
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	16,900 SF	12	1551687
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	13	2	1551682
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	8	4	1551669
Fire Alarm & Comm						

Dance & Adapt PE

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5037	Throughout building	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install	16,900	SF	4	1551664
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	16,900	SF	5	1678292
Site Development							
G2047	Gymnasium	Fair	Sports Apparatus, Basketball Backstop [Inaccessible]	1		17	1551652
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	200	SF	24	1551674

Drafting/Graphic Arts

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Throught Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,500	SF	2	1687513
B2011	Building exterior	Fair	Exterior Wall, Wood Board Siding, 1-2 Stories	3,500	SF	10	1596554
B2021	Building exterior	Fair	Window, Aluminum 12 SF, 1-2 Stories	51		9	1596556
B2032	Building exterior	Fair	Exterior Door, Steel	11		19	1596558
Roofing							
B3011	Roof	Good	Roof, Metal	5,900	SF	37	1596555
Interiors							
C1017	Office	Fair	Interior Window, 12 SF	1		19	1599219
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	8		19	1599211
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	3,997	SF	19	1687508
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	7,600	SF	4	1599218

Drafting/Graphic Arts

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,997	SF	4	1599221
C3032	Office	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	997	SF	0	1599207
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,000	SF	14	1599209
Plumbing							
D2014	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		9	1599213
D2021	Building exterior	Poor	Backflow Preventer, 2 INCH [No tag/plate found]	1		0	1596557
D2029		Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	3,997	SF	19	1637701
Fire Suppression							
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2		4	1599208
HVAC							
D3022	Crawl space	Poor	Expansion Tank, 61 to 100 GAL, Remove [No tag/plate found]	1		0	1599215
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	3,997	SF	9	1637700
D3051	Mechanical room	Good	Furnace, Gas, 80 MBH [No tag/plate found]	1		16	1599216
D3051	Mechanical room	Good	Furnace, Gas, 80 MBH [No tag/plate found]	1		16	1599214
D3051	Mechanical room	Good	Furnace, Gas, 80 MBH [No tag/plate found]	1		16	1599217
D3051	Mechanical room	Good	Furnace, Gas, 80 MBH [No tag/plate found]	1		16	1599220
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	3,997	SF	4	1678294

Drafting/Graphic Arts

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,997 SF	3	1599222
D5022	Building exterior	Fair	Light Fixture, 100 WATT	5	4	1596559
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,997 SF	9	1599210
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install	3,997 SF	4	1599212
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	3,997 SF	5	1678295

Facilities

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, Concrete Block (CMU), 1-2 Stories	840 SF	33	1551275
B2011	Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	9,120 SF	10	1551283
B2016	Building exterior	Poor	Fascia board, Wood	20 SF	0	1576329
B2021	Building exterior	Fair	Window, 24 SF	26	13	1551307
B2021	Building exterior	Fair	Window, 12 SF	9	13	1551304
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	9	13	1551264
B2032	Building exterior	Fair	Exterior Door, Steel	13	23	1551278

Facilities

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2034	Building exterior	Fair	Overhead/Dock Door, 144 SF	4		13	1551271
B2034	Building exterior	Fair	Overhead/Dock Door, 288 SF	8		13	1551310
Roofing							
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	7,400	SF	3	1551266
B3011	Roof	Fair	Roof, Metal	9,800	SF	10	1576146
B3011	Roof	Poor	Roof, Clay/Concrete Tile	100	SF	0	1576148
B3011	Roof	Poor	Roof, Asphalt Shingle 20-Year	96	SF	0	1576139
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	10		13	1551263
B3021	Roof	Fair	Roof Skylight, per SF of glazing	60	SF	13	1551274
Interiors							
C1017	Throughout building	Fair	Interior Window, 24 SF	14		23	1551308
C1017	Throughout building	Fair	Interior Window, 24 SF	5		23	1551290
C1021	Throughout building	Fair	Interior Door, Steel Fire, 90-Minutes and Over	5		23	1551269
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	17		23	1551318
C1021	Throughout building	Fair	Interior Door, Steel	8		23	1551296
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5		3	1551316
C1033	Restrooms	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	32		3	1551279
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	18,440	SF	19	1688675
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,700	SF	2	1551295
C3012	Restrooms	Fair	Interior Wall Finish, Vinyl	380	SF	2	1551301

Facilities

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	950	SF	4	1551268
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	520	SF	2	1551303
C3025	Throughout building	Poor	Interior Floor Finish, Carpet Commercial Standard	180	SF	1	1551292
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	120	SF	4	1551277
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,800	SF	4	1551299
C3032	Office	Failed	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	64	SF	0	1551261
Plumbing							
D2011	Restrooms	Fair	Toilet, Residential Water Closet	1		13	1551262
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	4		13	1551311
D2012	Restrooms	Fair	Urinal, Standard	2		13	1551312
D2014	Throughout building	Fair	Service Sink, Laundry	1		17	1551313
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1		13	1551276
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6		13	1551298
D2014	Throughout building	Fair	Service Sink, Wall-Hung	1		18	1551293
D2014	Utility closet	Fair	Service Sink, Floor	1		18	1551273
D2017	Restrooms	Fair	Shower Head w/ Valve	2		13	1551300
D2018	Throughout building	Fair	Drinking Fountain, Outside/Site Style	2		4	1551305
D2019	Building exterior	Fair	Emergency Eye Wash & Shower Station	1		3	1551294
D2023	Throughout building	Fair	Water Heater, 20 GAL	1		3	1551282
D2023	Utility closet	Fair	Water Heater, 75 GAL	1		3	1551315

Facilities

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	18,440 SF	8	1551284
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	13	9	1551291
HVAC						
D3011	Building exterior	Fair	Fuel Storage Tank, 250 GAL	1	8	1551317
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	18,440 SF	13	1551288
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 1,001 to 2,000 CFM (16" Damper)	4	4	1551314
D3042	Throughout building	Fair	Exhaust Fan, 100 - 1000 CFM	1	4	1551270
D3051	Throughout building	Fair	Infrared Heater, 80 MBH	3	4	1551280
D3051	Throughout building	Fair	Unit Heater, 75 MBH	1	3	1551259
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1551272
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1551281
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1551297
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	18,440 SF	4	1678297
Electrical						
D5012	Building exterior	Fair	Building/Main Switchboard, 1200 AMP	1	23	1551289
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	18,440 SF	23	1551306
D5022	Building exterior	Fair	LED Lighting Fixture, 20 WATT	21	15	1551309

Facilities

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	18,440	SF	3	1551286
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	13		2	1551265
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	7		2	1551285
Fire Alarm & Comm							
D5037	Building exterior	Fair	Fire Alarm Control Panel, Addressable	1		2	1551287
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	18,440	SF	3	1551302
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	18,440	SF	5	1678298
Site Development							
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	550	LF	23	1551267
Follow-up Studies							
P000X	Facilities	Poor	Mold/Biological Growth, Remediation, Clean and Remove	100	SF	0	1720192

Family and Consumer

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Building exterior	Fair	Exterior Wall, Stucco	4,400	SF	24	1524550
B2011	Building exterior	Fair	Exterior Wall, Brick, 1-2 Stories	350	SF	19	1524536
B2021	Building exterior	Fair	Window, 12 SF	56		9	1524538
B2032	Building exterior	Fair	Exterior Door, Wood Solid-Core	9		14	1524523
Roofing							

Family and Consumer

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B3011	Roof	Fair	Roof, Metal	4,380	SF	4	1524546
Interiors							
C1021		Fair	Interior Door, Wood Solid-Core	10		14	1524548
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	3,202	SF	19	1687336
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	4,250	SF	5	1524552
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	400	SF	5	1524543
C3024	Office	Fair	Interior Floor Finish, Wood Strip	750	SF	9	1524533
C3024	Throughout building	Fair	Interior Floor Finish, Ceramic Tile	2,500	SF	9	1524517
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	350	SF	5	1524545
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,854	SF	9	1524553
Plumbing							
D2011	Restrooms	Fair	Toilet, Residential Water Closet	1		19	1524534
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1		14	1524518
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5		19	1524529
D2018	Throughout building	Fair	Drinking Fountain, Interior	1		4	1524527
D2021	Building exterior	Poor	Backflow Preventer, 2 INCH	1		0	1524520
D2023	Utility closet	Fair	Water Heater, 75 GAL [No tag/plate found]	1		9	1524515
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	3,202	SF	5	1524524
Fire Suppression							

Family and Consumer

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	6		6	1524547
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	4	LF	9	1524532
HVAC							
D3023	Office	Fair	Fireplace, Natural Gas, 40 MBH	1		11	1540442
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	3,202	SF	5	1524511
D3042	Building exterior	Fair	Exhaust Fan, 1001 - 2000 CFM [No tag/plate found]	1		9	1524542
D3051	Utility closet	Fair	Furnace, 51 - 100 MBH [No tag/plate found]	1		5	1524526
D3068	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	3,202	SF	4	1524540
Electrical							
D5012	Building exterior	Fair	Secondary Transformer, 75 kVA [No tag/plate found]	1		19	1524521
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	3,202	SF	5	1524549
D5022	Building exterior	Fair	Light Fixture, 250 WATT	4		9	1524531
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,202	SF	11	1524535
Fire Alarm & Comm							
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,202	SF	4	1678302
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	3,202	SF	5	1678301
Equipment/Special							

Family and Consumer

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	9	1524530
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	10	1524525
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	6	1524512
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner [No tag/plate found]	1	9	1524539
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	9	1524510
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	9	1524514
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner	1	10	1524519
E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner	1	10	1524516
E1093	Kitchen	Fair	Commercial Kitchen, Dishwasher	1	5	1524554
E1093	Kitchen	Fair	Commercial Kitchen, LF	2	10	1524522
E1093	Kitchen	Fair	Commercial Kitchen, 3 - 6 LF	1	9	1524541

Fitness Training Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Poor	Exterior Wall, Joint Expansion Cover/Assembly up to 2", Aluminum, Remove & Replace	40 LF	0	1551197
B2011	Building exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	10,400 SF	37	1551226
B2011	Exterior hallway	Fair	Exterior Wall, Stucco, 1-2 Stories	840 SF	37	1551238

Fitness Training Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2021	Building exterior	Fair	Window, 12 SF	39		17	1551255
B2021	Building exterior	Fair	Window, 24 SF	19		17	1551257
B2022	Throughout building	Fair	Curtain Wall, Aluminum-Framed System w/ Glazing	300	SF	37	1551220
B2023	Building exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	360	SF	17	1551250
B2023	Building exterior	Fair	Storefront, Metal-Framed 3' x 7' Swinging Door Only	6		17	1551217
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	5		17	1551219
B2032	Building exterior	Fair	Exterior Door, Steel	13		27	1551245
Roofing							
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	7,000	SF	4	1551202
B3021	Roof	Fair	Roof Skylight, per SF of glazing	288	SF	17	1551249
Interiors							
C1021	Throughout building	Fair	Interior Door, Steel	7		27	1551244
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4		7	1551224
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	12,750	SF	19	1688682
C3012	Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	675	SF	12	1551239
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	300	SF	27	1551209
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	19,125	SF	2	1551218
C3012	Utility closet	Poor	Interior Wall Finish, Gypsum Board/Plaster, Repair	18	SF	0	1551252
C3012	Restrooms	Fair	Interior Wall Finish, Vinyl	720	SF	2	1551242

Fitness Training Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Restrooms	Failed	Interior Wall Finish, Vinyl	4	SF	0	1551248
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	150	SF	27	1551253
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	1,800	SF	2	1551254
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	12,750	SF	7	1551203
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	240	SF	12	1551233
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	500	SF	12	1551227
Elevators							
D1011	Elevator	Fair	Elevator Controls, 1 CAR, Modernize	1		10	1551241
D1011	Elevator	Fair	Elevator, 4500 LB, Renovate	1		10	1551198
D1019	Elevator	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1		3	1551201
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6		17	1551256
D2012	Restrooms	Fair	Urinal, Standard	1		17	1551228
D2014	Utility closet	Fair	Service Sink, Floor	1		22	1551199
D2014	Classrooms	Fair	Service Sink, Wall-Hung	1		22	1551205
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4		17	1551215
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		17	1551214
D2017	Restrooms	Fair	Shower Head w/ Valve	2		17	1551231
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2		2	1551225
D2018	Throughout building	Fair	Drinking Fountain, Interior	2		2	1551243

Fitness Training Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2021	Building exterior	Poor	Backflow Preventer, 2 INCH	1	0	1551232
D2023	Mechanical room	Fair	Water Heater, Gas, Commercial	1	7	1551210
D2023	Mechanical room	Fair	Domestic Circulation Pump, .5 HP	1	2	1551229
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	12,750 SF	27	1551211
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	12,750 SF	12	1551234
D4031	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	9	9	1551207
HVAC						
D3021	Mechanical room	Fair	Boiler, 400 MBH	1	17	1551223
D3041	Roof	Fair	Air Handler (AHU), 30001 - 40000 CFM [AHU-1]	1	7	1551204
D3041	Throughout building	Fair	Fan Coil Unit, 2000 CFM	7	7	1551221
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	12,750 SF	17	1551213
D3042	Building exterior	Fair	Exhaust Fan, 1001 - 2000 CFM [EF-1]	2	12	1551235
D3044	Mechanical room	Fair	Distribution Pump, 1 HP	1	2	1551237
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	12,750 SF	27	1551246
D3051	Throughout building	Fair	Radiator, Hydronic Baseboard (per LF)	8 LF	17	1551222
D3068	Mechanical room	Fair	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	12,750 SF	2	1551200

Fitness Training Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	12,750 SF	4	1678303
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 400 AMP	1	17	1551212
D5012	Electrical room	Fair	Secondary Transformer, 112.5 kVA	1	17	1551208
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	12,750 SF	27	1551230
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	14	7	1551251
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,750 SF	7	1551247
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	6	2	1551206
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	2	2	1551240
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	12,750 SF	4	1551258
D5037	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	10	1551236
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	12,750 SF	5	1678304
Equipment/Special						
E1028	Throughout building	Fair	Defibrillator (AED), Cabinet Mounted	1	2	1551216

General Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

General Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	8,750	SF	16	1524435
B2021	Exterior building	Fair	Window, 12 SF	26		19	1524447
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1		11	1524471
B2031	Exterior building	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	2		14	1524468
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	2		11	1524437
Roofing							
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,985	SF	9	1537657
B3011	Roof	Fair	Roof, Clay/Concrete Tile	5,750	SF	24	1524463
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	22		19	1524436
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	7,032	SF	17	1687370
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	10,500	SF	4	1524452
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Sheeting	2,500	SF	7	1524453
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,532	SF	4	1524459
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,900	SF	4	1524466
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,700	SF	11	1524469
Plumbing							
D2014	Utility closet	Fair	Service Sink, Floor	1		24	1524440

General Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	17	14	1524441
D2021	Exterior building	Poor	Backflow Preventer, 2 INCH [No tag/plate found]	1	0	1524454
D2023	Utility closet	Fair	Water Heater, Gas, Commercial, 100 GAL (200 MBH) [No tag/plate found]	1	11	1524448
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	7,032 SF	19	1524467
Fire Suppression						
D4019	Mechanical room	Fair	Sprinkler Heads (per SF)	210 SF	9	1524472
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	6	7	1524456
HVAC						
D3022	Utility closet	Fair	Expansion Tank, 11 - 30 GAL [ET1]	1	29	1524450
D3041	Throughout building	Fair	Fume Hood, 100 - 1000 CFM [B]	1	9	1524439
D3041	Throughout building	Fair	Fume Hood, 3500 CFM [C]	1	9	1524449
D3041	Throughout building	Fair	Fume Hood, 1500 CFM	1	9	1524446
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,032 SF	4	1524461
D3051	Mechanical room	Fair	Furnace, 88 MBH	1	4	1524444
D3051	Mechanical room	Fair	Furnace, 88 MBH [No tag/plate found]	1	4	1524438
D3051	Mechanical room	Fair	Furnace, 88 MBH	1	4	1524455
D3051	Mechanical room	Fair	Furnace, 88 MBH	1	4	1524460

General Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3051	Mechanical room	Fair	Furnace, 88 MBH [No tag/plate found]	1	4	1524470
D3068	Mechanical room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	7,032 SF	4	1524451
Electrical						
D5011	Exterior building	Fair	Primary Transformer, 3500 kVA [T2]	1	19	1524443
D5012	Exterior building	Fair	Secondary Transformer, 75 kVA [T21]	1	19	1524445
D5012	Exterior building	Fair	Building/Main Switchboard, 600 AMP [SB2]	1	27	1524465
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	7,032 SF	19	1524464
D5022	Exterior building	Fair	Light Fixture, 100 WATT	10	9	1524458
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,032 SF	9	1524442
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	4	1524457
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	7,032 SF	4	1524462
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	7,032 SF	5	1678310
Accessibility						
Z108X	Building interior	NA	ADA, Restroom, Full Reconfiguration, Install	2	0	1686568

Green Houses

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Green Houses

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Shed exterior	Fair	Exterior Siding, Wood	450	SF	19	1524381
B2011	Building Exterior	Fair	Exterior Wall, CMU, Prep & Paint	125	SF	4	1524379
B2011	Shed Exterior	Fair	Exterior Siding, Wood, Prep & Paint	450	SF	4	1599305
B2021	Building Exterior	Fair	Exterior walls and roof (windows), Aluminum framed polycarbonate window	1,456	SF	14	1524373
B2021	Building Exterior	Fair	Window, Wood	2		14	1524377
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1		19	1524378
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1		14	1524382
Roofing							
B3011	Shed roof	Fair	Roof, Metal	250	SF	29	1524380
Interiors							
C3012	Greenhouse shed	Fair	Interior Wall Finish, Plywood	450	SF	24	1524375
Plumbing							
D2014	Greenhouse	Fair	Sink, Stainless Steel	1		19	1524383
Electrical							
D5022	Greenhouse	Fair	Lighting Fixture, Fluorescent	6		9	1524376
Fire Alarm & Comm							
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	729	SF	4	1678314
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	729	SF	5	1678313

Grounds/Hardscape

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1012	Lecture Forum Bridge	Good	Flooring/Decking, Concrete	2,000	SF	49	1551492
B1012	Russel Hansen Bridge	Poor	Flooring/Decking, Concrete	2,500	SF	1	1539620
B1015	Lecture Forum Bridge	Fair	Exterior Bridge Rails & Supports, Metal, Refinish	7,500	LF	4	1539652
B1015	Gully	Poor	Exterior Stairs, Wood	1,500	SF	0	1539592
B1015	Russel Hansen Bridge	Fair	Exterior Bridge Rails, Wood, Refinish	7,500	LF	2	1551397
B1015	Throughout Site	Good	Exterior Stair/Ramp Rails, Metal, Refinish	2,000	LF	7	1539638
B1015	Gully	Poor	Exterior Stair Rails, Wood, Replace/Refinish	10,000	LF	1	1539649
Plumbing							
D2014	Ancillary Greenhouse, Life Sciences	Good	Commercial Kitchen Sink, Stainless Steel	1		19	1539622
D2021	Site, Northwest Entrance	Fair	Backflow Preventer, Domestic	1		4	1539604
D2021	Site	Fair	Backflow Preventer, Domestic	1		4	1539586
D2021	Site, Central	Fair	Backflow Preventer, Domestic	1		4	1539641
D2021	Site, Northwest Entrance	Fair	Backflow Preventer, Domestic	1		4	1539597
D2021	Site, Northeast Entrance	Fair	Backflow Preventer, Domestic	1		4	1539612
D2021	Facilities	Fair	Backflow Preventer, Domestic	1		4	1539667
D2023	Site, Southeast	Fair	Water Storage Tank, 4000 GAL	1		9	1539598
Fire Suppression							
D4011	Site, Northwest Entrance	Fair	Backflow Preventer, Fire	1		4	1539665

Grounds/Hardscape

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4011	Child Development	Fair	Backflow Preventer, Fire	1	4	1539671
D4011	T-601	Fair	Backflow Preventer, Fire	1	4	1539645
D4011	Facilities	Fair	Backflow Preventer, Fire	1	4	1539653
D4011	Site, Northwest Entrance	Fair	Backflow Preventer, Fire	1	4	1539625
Electrical						
D5011	Theater	Fair	Primary Transformer, Dry [T-5]	1	17	1539587
D5011	Humanities	Fair	Primary Transformer, Dry [No tag/plate found]	1	17	1539600
D5011	Pool	Fair	Primary Transformer, Dry [T-3]	1	17	1539632
D5011	Library	Fair	Primary Transformer, Dry [T-LTC]	1	17	1539618
D5011	Site, East	Fair	Primary Transformer, Dry [T-8]	1	17	1539596
D5011	General Classroom	Fair	Primary Transformer, Dry [T-2]	1	17	1539590
D5011	Site, East	Fair	Main Transformer, Dry [No tag/plate found]	1	6	1539617
D5011	Lecture Forum	Fair	Primary Transformer, Dry [No tag/plate found]	1	17	1539599
D5011	Art Gallery	Fair	Primary Transformer, Dry [T-6]	1	17	1539588
D5011	Adapted P.E.	Fair	Primary Transformer, Dry [T-4]	1	17	1539593
D5012	Pool	Good	Building/Main Switchboard, 1600 AMP [SB-3]	1	27	1539628
D5012	Library	Good	Building/Main Switchgear, 120/208 V [SWA]	1	27	1539650
D5012	General Classroom	Fair	Secondary Transformer, Dry [T-21]	1	9	1539607
D5012	Art Building	Fair	Secondary Transformer, Dry [T-62]	1	9	1539608
D5012	Theater	Fair	Secondary Transformer, Dry [No tag/plate found]	1	11	1539662

Grounds/Hardscape

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	General Classroom	Good	Building/Main Switchboard, 1200 AMP [SB-2]	1	27	1539623
D5012	Site, East	Fair	Main Switchgear, Load Interrupter Switch [No tag/plate found]	1	9	1539619
D5012	Art Gallery	Good	Building/Main Switchboard, 1000 AMP [SB-6]	1	27	1539640
D5012	Theater	Good	Building/Main Switchboard [No tag/plate found]	1	27	1539630
D5012	Adapted P.E.	Fair	Secondary Transformer, Dry [No tag/plate found]	1	17	1539610
D5012	Library	Good	Building/Main Switchgear, 120/208 V [21KV SWITCH]	1	27	1539629
D5012	Music	Fair	Secondary Transformer, Dry [T-64]	1	9	1539611
D5012	Adapted P.E.	Good	Building/Main Switchboard, 1000 AMP [SB-4]	1	27	1539605
D5012	Nursing	Fair	Secondary Transformer, Dry [T-61]	1	17	1539673
D5012	Adapted P.E.	Fair	Secondary Transformer, Dry [T-41]	1	17	1539668
D5012	Adapted P.E.	Fair	Secondary Transformer, Dry [T-42]	1	17	1539589
D5019	Throughout Site	Poor	Electrical Wiring, Average Density/Complexity	30,000 SF	0	1539601
Fire Alarm & Comm						
D5037	Football Press Box	Fair	Fire Alarm Control Panel, Basic/Zoned	1	7	1551650
Pavement						
G2031	Adjacent to Nursing building	NA	Pedestrian Pavement, Sidewalk, Concrete Large Areas	2,500 SF	1	1688964
G2031	Throughout Site	Poor	Pedestrian Pavement, Sidewalk, Concrete	70,000 SF	1	1539621

Grounds/Hardscape

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2031	Hardscape adjacent to Social Science building	NA	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace/Install	2,500	SF	49	1688967
G2031	Throughout Site	Good	Pedestrian Pavement, Sidewalk, Concrete	105,000	SF	34	1539614
G2031	Hardscape adjacent to Lecture Forum	NA	Pedestrian Pavement, Sidewalk, Concrete Large Areas	50,000	SF	49	1688968
G2031	Throughout Site	Fair	Pedestrian Pavement, Sidewalk, Asphalt	175,000	SF	4	1539636
G2031	Library	Good	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	4,500	SF	19	1539639
G2031	Site, East	Poor	Pedestrian Pavement, Sidewalk, Asphalt	3,000	SF	1	1539654
G2031	Throughout Site	Poor	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace/Repair	2,000	SF	0	1539657
G2035	Throughout Site	Good	Exterior Stairs & Ramps, Concrete	400	LF	39	1539656
Site Development							
G2041	Child Development	Good	Fences & Gates, Wood Board	150	LF	19	1539644
G2041	Throughout Site	Fair	Fences & Gates, Chain Link	2,520	LF	24	1539670
G2041	Site, Central	Fair	Fences & Gates, Wood Board	400	LF	9	1539637
G2041	Child Development	Good	Fences & Gates, Metal Tube	300	LF	29	1539594
G2041	Site, South	Fair	Fences & Gates, Chain Link Vehicle Gate, Manual	4		14	1539606
G2042	Amphitheater	Poor	Retaining Wall, Treated Timber (per SF Face)	12,000	SF	0	1539602

Grounds/Hardscape

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2042	Site, North	Fair	Retaining Wall, Treated Timber (per SF Face), Refinish	100	SF	6	1539615
G2044	Site, Northeast	Fair	Signage, Property, Pylon	1		9	1539624
G2044	Throughout Site	Fair	Signage, Property, Pylon, Replace/Refinish	10		4	1539669
G2045	Throughout Site	Fair	Site Furnishings, Bike Rack	10		14	1539651
G2045	Throughout Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace/Refinish	10		4	1539655
G2045	Throughout Site	Fair	Site Furnishings, Trash Receptacle	75		14	1539660
G2045	Throughout Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace/Refinish	40		4	1539663
G2048	Site, Central	Good	Flagpole, Metal	3		19	1539603
G2049	Site, Northwest Entrance	Fair	Dumpster Accessories, Concrete Pad	500	SF	9	1539591
G2049	Automotive Tech	Poor	Prefabricated/Ancillary Structure, All Components	1,000	SF	1	1539647
G2049	Life Sciences	Fair	Prefabricated/Ancillary Building, All Components	350	SF	19	1539634
G2049	Baseball Field	Fair	Prefabricated/Ancillary Structure, All Components	760	SF	14	1539585
Landscaping							
G2052	South side of Student Services building	NA	Landscaping, Drainage Swale, Concrete	500	LF	29	1688965
G2057	Throughout Site	Fair	Irrigation System	350,000	SF	14	1539648
Utilities							
G3013	Site, East	Fair	Well Pump, Circulation/Booster	1		9	1539672
G3013	Site, Southeast	Fair	Well Pump, 30 HP	1		9	1539661
G3014	Throughout Site	Good	Fire Hydrant	17		19	1539659

Grounds/Hardscape

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site Lighting						
G4021	Throughout Site	Poor	Site Pole Light, LED, Replace/Install	37	1	1554292
G4021	Site, North & Central	Fair	Site Walkway Bollard Light, LED	44	2	1539643
G4021	Amphitheater	Poor	Site Walkway Light, LED	41	0	1539633
G4021	Site, North	Poor	Site Pole Light, LED	7	1	1539595
Accessibility						
Z105X	Amphitheater	Poor	ADA, Miscellaneous, Ramp/Stairs, Handrails, Replace/Upgrade	1	0	1551739
Z109X	Adjacent to building	NA	ADA, Site, Walkways, Concrete Pathway, Install	3,000 SF	0	1688966
Z109X	Theater	NA	ADA, Site, Walkways, Concrete Pathway, Install	2,500 SF	0	1688963

Humanities

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Building Exterior	Fair	Exterior Stairs, Concrete	400 SF	19	1522645
B101X	Building Exterior	Fair	Structural Frame, Concrete Cast-in-Place, 1-2 Stories	23,075 SF	44	1522665
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	23,075 SF	4	1522656
B2021	Building Exterior	Fair	Window, 12 SF	36	19	1522615
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1	14	1522651

Humanities

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	3		14	1522664
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1		14	1522669
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	14		14	1522631
Roofing							
B3011	Roof	Fair	Roof, Metal	13,500	SF	4	1522641
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	14		19	1522646
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8		10	1522659
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	20,493	SF	19	1687337
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	825	SF	10	1522644
C3012	Throughout building	Fair	Interior Wall Finish, Wallpaper	2,875	SF	7	1522613
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	17,693	SF	4	1522629
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,800	SF	9	1522652
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	850	SF	10	1522657
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Tile	11,700	SF	4	1522639
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,625	SF	4	1522670
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,250	SF	7	1522627
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	15,438	SF	14	1522662
Elevators							

Humanities

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1011	Room 115	Fair	Elevator Controls, 1 CAR, Modernize [No tag/plate found]	1	4	1522635
D1011	Room 115	Fair	Elevator, 2100 LB, Renovate [No tag/plate found]	1	4	1522626
D1019	Exterior of building	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors [No tag/plate found]	1	4	1522621
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	1522655
D2012	Restrooms	Fair	Urinal, Standard	2	10	1522624
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	10	1522649
D2014	Room 216	Fair	Service Sink, Floor	1	19	1522650
D2018	Throughout building	Fair	Drinking Fountain, Interior	2	9	1522633
D2021	Boiler room	Poor	Backflow Preventer, .75 INCH [No tag/plate found]	1	0	1522630
D2021	Exterior of building	Poor	Backflow Preventer, 2 INCH [No tag/plate found]	1	0	1522622
D2023	Utility closet	Fair	Water Heater, 5 - 15 GAL [No tag/plate found]	1	9	1522653
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	20,493 SF	24	1522647
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	7	1529520
HVAC						
D3021	Boiler room	Fair	Boiler, 101 - 150 kW [B1]	1	19	1522637
D3022	Boiler room	Fair	Shot Feed Tank, 5 GAL [No tag/plate found]	1	2	1522610
D3022	Boiler room	Fair	Expansion Tank, 31 - 60 GAL [No tag/plate found]	1	19	1522625

Humanities

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3032	Exterior of building	Fair	Ductless Split System, 2 TON [CU-2]	1	7	1522642
D3041	Boiler room	Fair	Air Handler (AHU), 20001 - 25000 CFM [MZU-1]	1	19	1522643
D3041	Boiler room	Fair	Air Handler (AHU), 10001 - 15000 CFM [MZU-2]	1	11	1522667
D3041	Room 208	Fair	HVAC System Ductwork, Medium Density	20,493 SF	19	1522611
D3042	Throughout building	Fair	Exhaust Fan, Centrifugal, 5,001 to 8,500 CFM (28" Damper) [No tag/plate found]	8	14	1522638
D3042	Boiler room	Fair	Exhaust Fan, 5001 - 8500 CFM [Ref 1]	1	9	1522632
D3042	Restroom	Fair	Exhaust Fan, 100 - 1000 CFM [No tag/plate found]	1	10	1522623
D3044	Boiler room	Fair	Distribution Pump, 5 HP [No tag/plate found]	1	14	1522612
D3044	Boiler room	Fair	Distribution Pump, 5 HP [No tag/plate found]	1	9	1522614
D3049	Room 208	Fair	HVAC System Hydronic Piping, 4-Pipe	20,493 SF	14	1522617
D3068	Room 208	Fair	BAS/HVAC Controls nonproprietary, Extensive/Robust BMS or Smart Building System, Install [No tag/plate found]	20,493 SF	4	1522660
Electrical						
D5011	Building exterior	Fair	Primary Transformer, 7500 kVA [No tag/plate found]	1	15	1522658
D5012	Boiler room	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install [MZU-2]	1	9	1522618
D5012	Boiler room	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install [HWP-1]	1	14	1522634

Humanities

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Boiler room	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install [No tag/plate found]	1	13	1522661
D5012	Room 117	Fair	Secondary Transformer, 75 kVA [No tag/plate found]	1	19	1522666
D5012	Building exterior	Fair	Main Distribution Panel, 600 AMP [SB-1]	1	19	1522663
D5012	Boiler room	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install [HWP-2]	1	9	1522620
D5012	Boiler room	Fair	Variable Frequency Drive (VFD), 5 HP, Replace/Install [MZU 1]	1	9	1522636
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity [No tag/plate found]	20,493 SF	24	1522616
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	47	9	1522648
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	20,493 SF	11	1522628
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	20,493 SF	4	1522619
D5037	Room 117	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	9	1522668
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	20,493 SF	5	1678316
Site Development						
G2041	Site - adjacent to building	Poor	Fences & Gates, Wood Board, 6' High	6 LF	0	1522654

Humanities/Student Support Services

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Humanities/Student Support Services

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	7,150 SF	4	1524474
B2021	Building exterior	Fair	Window, 24 SF	61	19	1524509
B2031	Building exterior	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	3	14	1524504
B2032	Building exterior	Fair	Exterior Door, Steel	2	19	1524479
Roofing						
B3011	Roof	Fair	Roof, Metal	7,500 SF	9	1524489
B3016	Roof	Fair	Gutters & Downspouts, 2	525 LF	9	1524499
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	26	19	1524493
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	15	9	1524503
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	5,919 SF	13	1687335
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	4	1524502
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	850 SF	19	1524494
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,100 SF	7	1524482
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,475 SF	27	1524486
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	2,500 SF	2	1524500
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,919 SF	4	1524483
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	8	14	1524478

Humanities/Student Support Services

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Restrooms	Fair	Urinal, Standard	3	16	1524507
D2014	Room 106	Fair	Service Sink, Floor	1	24	1524485
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	14	1524492
D2018	Throughout building	Fair	Drinking Fountain, Interior	1	6	1524490
D2021	Building exterior	Poor	Backflow Preventer, 2 INCH	1	0	1524480
D2023	Utility closet south	Fair	Water Heater, 20 GAL [No tag/plate found]	1	11	1524506
D2023	Utility closet north	Fair	Water Heater, 20 GAL [No tag/plate found]	1	11	1524477
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,919 SF	19	1524498
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	2	1524484
HVAC						
D3032	Room 113	Fair	Ductless Split System, Single Zone, 1.5 to 2 Ton [AC-1]	1	6	1524505
D3041		Fair	HVAC System Ductwork, Low Density	500 SF	14	1624147
D3041	Room 113	Fair	Air Handler (AHU), 8000 CFM [FC5]	1	21	1524497
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	5,919 SF	29	1524476
D3051	Throughout building	Fair	Radiator, Hydronic Baseboard (per LF) [No tag/plate found]	675 LF	14	1532851
D3068	Room 113	Fair	BAS/HVAC Controls nonproprietary, Extensive/Robust BMS or Smart Building System, Install	5,919 SF	4	1524501
Electrical						

Humanities/Student Support Services

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Utility closet	Fair	Secondary Transformer, 75 kVA [No tag/plate found]	1	21	1524487
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,919 SF	19	1524491
D5022	Building exterior	Fair	Light Fixture, 100 WATT	14	9	1524496
D5029	Throughout building	Fair	Lighting System, 100	5,919 SF	14	1524488
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,919 SF	4	1524475
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	7	1524495
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	5,919 SF	5	1678319

International Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Good	Exterior Stairs, Concrete	100 SF	29	1625125
B1015	Site	Good	Exterior Stair Rails, Metal, Refinish	100 LF	7	1625169
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Any Painted Surface, Prep & Paint	7,563 SF	2	1625188
B2011	Building Exterior	Poor	Exterior Wall, Stucco	2,000 SF	1	1625175
B2016	Building Exterior	Poor	Soffit, Wood	760 SF	0	1625142
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed	15	5	1625190
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	600 SF	14	1625135

International Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2023	Building Exterior	Poor	Storefront, Metal-Framed 3' x 7' Swinging Door Only	5		1	1625121
B2032	Building Exterior	Fair	Exterior Door, Steel	5		9	1625131
Roofing							
B3011	Roof	Poor	Roof, Metal	10,654	SF	0	1625164
B3011	Roof	Poor	Roof, Metal Flashing	300	SF	1	1625140
B3011	Roof	Fair	Roof, Modified Bituminous	3,600	SF	4	1625868
B3011	Roof	Poor	Roof, Asphalt Shingle 30-Year	900	SF	1	1625146
B3021	Roof	Fair	Roof Skylight, Per Unit	5		14	1625185
B3022	Roof	Fair	Roof Hatch, Metal	1		14	1625163
Interiors							
C1017	Building Interior	Good	Interior Window, Aluminum	3		29	1625120
C1021	Second Level	Fair	Interior Door, Wood Solid-Core	18		19	1626464
C1021	Main Level	Fair	Interior Door, Wood Solid-Core	26		9	1625134
C1023	Throughout Building	Fair	Door Hardware System, School (per Door)	43		9	1625186
C1031	Restrooms	Good	Toilet Partitions, Plastic Laminate	2		12	1625159
C1033	Main Level	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	26		6	1625180
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	13,478	SF	19	1678321
C2011	Stairs	Good	Interior Stair Rails, Metal, Refinish	180	LF	7	1625165
C2021	Stairs	Poor	Interior Stair Treads, Raised Rubber Tile	540	SF	1	1625187
C3012	Utility Closet	Fair	Interior Wall Finish, Laminated Paneling (FRP)	150	SF	9	1625160

International Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	600	SF	29	1625156
C3012	Main Level	Fair	Interior Wall Finish, Vinyl	6,065	SF	2	1625128
C3012	Throughout Building	Fair	Interior Wall Finish, Any Painted Surface, Prep & Paint	13,402	SF	4	1625116
C3021	Main Level	Fair	Interior Floor Finish, Any Surface w/ Epoxy Coating, Prep & Paint	8,878	SF	4	1625143
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	400	SF	10	1625145
C3024	Second Level	Poor	Interior Floor Finish, Vinyl Tile (VCT)	1,660	SF	1	1625176
C3025	Second Level	Fair	Interior Floor Finish, Carpet Commercial Standard	2,000	SF	5	1625147
C3031	Throughout Building	Fair	Interior Ceiling Finish, Any Painted Surface, Prep & Paint	1,000	SF	4	1625122
C3032	Main Level	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	6,478	SF	1	1625117
C3032	Throughout Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,000	SF	4	1625181
Elevators							
D1011	Building Interior	Poor	Elevator, Hydraulic, Renovate	1		1	1625162
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2		17	1625179
D2012	Restrooms	Fair	Urinal, Standard	2		17	1625168
D2014	Main Level	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1		17	1625171
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		17	1625150

International Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D2014	Utility Closet	Fair	Service Sink, Floor	2		14	1625138
D2014	Kitchenette/Photography	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4		17	1625153
D2018	Main Level	Poor	Drinking Fountain, Interior	1		1	1625189
D2023	Mechanical Room	Fair	Water Heater, Electric [No tag/plate found]	1		4	1625139
D2029	Throughout Building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	13,478	SF	1	1625184
D2033	Main Level	Fair	Floor Drain, Ceramic	1		19	1625137
D2042	Roof	Fair	Roof Drain, 2 INCH	10		19	1625124
Fire Suppression							
D4031	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5		7	1625154
HVAC							
D3032	Roof	Fair	Heat Pump, Split System [No tag/plate found]	1		4	1625114
D3032	Roof	Fair	Heat Pump, Split System [No tag/plate found]	1		4	1625132
D3041	Throughout Building	Poor	HVAC System Ductwork, Medium Density	13,478	SF	1	1625183
D3041	Main Level	Fair	Fan Coil Unit, Hydronic Terminal [No tag/plate found]	1		4	1625157
D3041	Office	Fair	Fan Coil Unit, DX Split	1		4	1625174
D3041	Office	Fair	Fan Coil Unit, DX Split [No tag/plate found]	1		4	1625118
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 100 to 1,000 CFM (12" Damper) [Illegible]	1		4	1625149
D3042	Roof	Fair	Exhaust Fan, Centrifugal, 100 to 1,000 CFM (12" Damper) [No tag/plate found]	1		4	1625158

International Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Roof	Fair	Exhaust Fan, 15" Centrifugal [No tag/plate found]	1	5	1625151
D3042	Roof	Fair	Exhaust Fan, 15" Centrifugal [No tag/plate found]	1	5	1625141
D3049	Throughout Building	Fair	HVAC System Hydronic Piping, 2-Pipe	13,478 SF	10	1625191
D3051	Main Level	Fair	Unit Heater, Hydronic [Inaccessible]	2	4	1625172
D3051	Main Level	Fair	Radiator, Hydronic Baseboard (per LF)	100 LF	4	1625155
D3051	Main Level	Fair	Unit Heater, Electric [Inaccessible]	1	4	1626726
D3052	Roof	Fair	Packaged Unit, RTU [AC-1]	1	4	1625192
D3052	Roof	Fair	Packaged Unit, RTU [AC-2]	1	4	1625130
D3052	Roof	Fair	Packaged Unit, RTU [AC-4]	1	4	1625126
D3052	Roof	Fair	Packaged Unit, RTU [Illegible]	1	4	1625136
D3052	Roof	Fair	Packaged Unit, RTU [AC-3]	1	4	1625167
D3068	Throughout	NA	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	13,478 SF	14	1688958
Electrical						
D5012	Main Level	Good	Secondary Transformer, Dry [No tag/plate found]	1	22	1625161
D5012	Mechanical Room	Fair	Secondary Transformer, Dry	1	4	1625152
D5019	Throughout Building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	13,478 SF	19	1625182
D5022	Building Exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement)	11	4	1625193

International Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	13,478	SF	9	1625173
D5092	Throughout Building	Good	Emergency Light, 2-Head w/ Battery	9		7	1625166
D5092	Throughout Building	Fair	Exit Sign Light Fixture, LED	16		4	1625115
Fire Alarm & Comm							
D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	13,478	SF	4	1625133
D5037	Mechanical Room	Good	Fire Alarm Control Panel, Basic/Zoned	1		9	1625148
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	13,478	SF	5	1678322
D5038	Second Level	Fair	Intrusion Detection Motion Detector, Interior	3		4	1625144
Equipment/Special							
E2012	Building Interior	Good	Kitchen Counter, Plastic Laminate, Postformed	100	LF	11	1625127
E2012	Building Interior	Fair	Kitchen Cabinetry, Stock Hardwood	100	LF	11	1625129
Site Development							
G2044	Site	Fair	Signage, Property, Monument	1		4	1625177

Lecture Forum

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B101X	Building Exterior	Fair	Structural Frame, Concrete Cast-in-Place, 1-2 Stories	13,500	SF	59	1524364
Facade							
B2011	Building Exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	3,800	SF	9	1524339

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2011	Building exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	15,350	SF	6	1524319
B2021	Building Exterior	Fair	Window, 12 SF	4		9	1524309
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4		19	1524365
B2032	Building exterior	Fair	Exterior Door, Steel	7		24	1524323
Roofing							
B3011	Roof	Poor	Roof, Wood Shake/Shingle	22,254	SF	1	1524326
B3011	Roof	Fair	Roof, Modified Bituminous	1,055	SF	11	1524367
B3011	Roof	Fair	Roof, Concrete	750	SF	9	1524359
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	30		19	1524311
C1035	Throughout building	NA	Interior Signage, Wall Mounted, Install	18,545	SF	19	1687333
C2011	Throughout building	Fair	Interior Stairs, Wood	65	SF	11	1524330
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,008	SF	24	1524335
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	14,350	SF	4	1524352
C3012	Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced	3,500	SF	14	1524346
C3021	Backroom	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	1,000	SF	4	1524314
C3024	FF 103	Fair	Interior Floor Finish, Wood Strip	550	SF	25	1524372
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	6,200	SF	7	1524362
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	704	SF	24	1524320
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	6,298	SF	4	1524350

Lecture Forum

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3025	Office	Poor	Interior Floor Finish, Carpet Commercial Standard	3,800	SF	0	1524308
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,500	SF	4	1524354
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	10,500	SF	4	1524328
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,200	SF	6	1524342
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	3		19	1524310
D2012	Restrooms	Fair	Urinal, Standard	1		19	1524358
D2014	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3		14	1524344
D2014	Throughout building	Fair	Service Sink, Floor	1		14	1524356
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		19	1524349
D2018	Storage area	Poor	Drinking Fountain, Interior	1		0	1524363
D2021	Roof	Fair	Backflow Preventer, 1 INCH	1		4	1524353
D2021	Building Exterior	Poor	Backflow Preventer, 2 INCH [No tag/plate found]	1		1	1524361
D2023	LF 201	Fair	Water Heater, 30 - 80 GAL [No tag/plate found]	1		14	1524332
D2023	Roof	Fair	Water Heater, 30 - 50 GAL	1		6	1524366
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	18,545	SF	4	1524331
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,200	SF	14	1524313
Fire Suppression							
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	1,250	SF	11	1524324

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	4	7	1524327
HVAC						
D3021	Roof	Fair	Boiler, 1600 MBH [B1]	1	4	1524336
D3021	Roof	Failed	Boiler, 1600 MBH [B1]	1	0	1524341
D3022	Roof	Fair	Expansion Tank, 40 GAL [ET1]	1	4	1524370
D3022	Roof	Fair	Shot Feed Tank, 5 GAL [No tag/plate found]	1	9	1524337
D3022	Roof	Fair	Expansion Tank, 80 GAL [No tag/plate found]	1	4	1524351
D3041	Roof	Fair	Air Handler (AHU), Interior, 4,001 to 6,000 CFM	1	4	1524312
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	18,545 SF	4	1524307
D3041	Roof	Poor	Air Handler (AHU), 40000 CFM [AHU-1]	1	0	1524316
D3042	Roof	Fair	Exhaust Fan, 4500 CFM [EF-1]	1	4	1524315
D3042	Roof	Fair	Exhaust Fan, 2001 - 5000 CFM [RA-1]	1	4	1524357
D3044	Roof	Fair	Distribution Pump, 5 HP [No tag/plate found]	1	4	1524347
D3044	Roof	Fair	Distribution Pump, 3 HP	1	4	1524345
D3044	Roof	Fair	Distribution Pump, 5 HP [P2]	1	4	1524368
D3049	Roof	Fair	HVAC System Hydronic Piping, 2-Pipe	18,545 SF	4	1524322
D3068	Utility closet	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	18,545 SF	4	1524321
Electrical						
D5011	Building Exterior	Fair	Primary Transformer, 750 kVA [T-7]	1	24	1524325

Lecture Forum

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Roof	Fair	Secondary Transformer, 112.5 kVA [T-FA]	1	14	1524317
D5012	Roof	Fair	Main Distribution Panel, 400 AMP [No tag/plate found]	1	17	1524371
D5012	Roof	Fair	Main Distribution Panel, 400 AMP [No tag/plate found]	1	17	1524355
D5012	Building Exterior	Fair	Building/Main Switchboard, 400 AMP [SB-7]	1	21	1524333
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	18,545 SF	24	1524338
D5022	Building exterior	Fair	Light Fixture, 250 WATT	6	9	1524340
D5022	Roof	Fair	Light Fixture, 100 WATT	7	9	1524360
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	18,545 SF	9	1524334
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	18,545 SF	4	1678326
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	4	1524343
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	18,545 SF	5	1678325
Equipment/Special						
E2015	FF102	Fair	Auditorium Seating, Fixed Metal with Cushion	169	11	1524318
E2015	FF 103	Fair	Auditorium Seating, Fixed Metal with Cushion	285	9	1524369
E2015	LF 101	Fair	Auditorium Seating, Fixed Metal with Cushion	96	14	1524329

Library Technology Center

Library Technology Center

Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID

UF

Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Building exterior	Fair	Exterior Wall, Insulated Finishing System (EIFS), 3+ Stories	95,000	SF	19	1526736
B2021	Building exterior	Fair	Window, 24 SF	302		19	1526723
B2023	Building exterior	Fair	Storefront, Metal-Framed	17		9	1526771
B2032	Building Exterior	Fair	Exterior Door, Steel	3		19	1526717
B2032	Roof	Fair	Exterior Door, Steel	1		24	1526760
Roofing							
B3011	Roof	Fair	Roof, Built-Up With Paver Ballast	450	SF	6	1526759
B3011	Roof	Fair	Roof, Modified Bituminous	66,211	SF	5	1526714
B3011	Roof	Fair	Roof, Metal	350	SF	9	1526721
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	75	LF	14	1526747
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	180		22	1526734
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	1		19	1526772
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	18		4	1526762
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	67,011	SF	19	1687515
C2011	Throughout building	Fair	Interior Stairs, Concrete	1,200	SF	34	1526761
C2011	Throughout building	Fair	Interior Stairs, Concrete	250	SF	44	1526740
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	3,500	SF	4	1526738

Library Technology Center

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Restrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	72,000	SF	4	1526713
C3012	Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	62,011	SF	4	1526724
C3012	Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,500	SF	4	1526735
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	1,200	SF	6	1526758
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	3,200	SF	4	1526754
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	4,800	SF	4	1526731
C3024	Throughout building	Fair	Interior Floor Finish, Quarry Tile	650	SF	39	1526788
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	7,500	SF	4	1526737
C3024	Throughout building	Fair	Interior Floor Finish, Wood Strip	3,700	SF	4	1526757
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	47,961	SF	4	1526778
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,000	SF	4	1526782
Elevators							
D1011	Throughout building	Fair	Elevator Controls, 1 CAR, Modernize	1		5	1526739
D1011	Throughout building	Fair	Elevator, 3500 LB, Renovate	1		5	1526776
D1019	Throughout building	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1		5	1526779
Plumbing							
D2011	Restrooms	Fair	Toilet, Residential Water Closet	24		19	1526745
D2012	Restrooms	Fair	Urinal, Standard	8		19	1526769
D2014	Utility closet	Fair	Service Sink, Floor	2		19	1526756

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	33	19	1526765
D2018	Throughout building	Fair	Drinking Fountain, Interior	3	6	1526716
D2021	Roof	Poor	Backflow Preventer, .75 INCH	1	0	1526715
D2021	Building exterior	Fair	Backflow Preventer, 3 INCH	1	4	1526767
D2021	Boiler room	Fair	Backflow Preventer, .75 INCH	1	4	1526766
D2023	Utility closet	Fair	Water Heater, 75 GAL [No tag/plate found]	1	4	1526784
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	67,011 SF	23	1526749
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	67,011 SF	29	1526730
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	67,011 SF	8	1526755
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	18	5	1526763
HVAC						
D3021	Boiler room	Failed	Water Boiler, Gas [B1]	1	0	1526753
D3022	Boiler room	Fair	Shot Feed Tank, 5 GAL [No tag/plate found]	1	4	1526722
D3022	Roof	Good	Expansion Tank, 11 - 30 GAL [No tag/plate found]	1	39	1526770
D3022	Roof	Fair	Expansion Tank, 61 - 100 GAL	1	4	1526752
D3031	Roof	Fair	Chiller, 60 TON [CU-1]	1	4	1526728

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3031	Roof	Fair	Chiller, 10 - 20 TON [No tag/plate found]	1	4	1526783
D3032	Roof	Fair	Condensing Unit/Heat Pump, 3 TON [CU 2]	1	4	1526727
D3041	Roof	Fair	Make-Up Air Unit, 12001 - 20000 CFM [AHU-1]	1	4	1526725
D3041	Utility closet	Fair	Air Handler (AHU), 801 - 1200 CFM [No tag/plate found]	1	4	1526733
D3041	Utility closet	Fair	Ceiling Mounted Supplemental Air Conditioner, Water cooled [No tag/plate found]	1	4	1526744
D3041	Roof	Fair	Make-Up Air Unit, 12001 - 20000 CFM [AHU-2]	1	4	1526741
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	67,011 SF	12	1526726
D3041	Roof	Fair	Make-Up Air Unit, 12001 - 20000 CFM [AHU-3]	1	5	1526780
D3041	Throughout building	Fair	Fan Coil Unit, 2401 - 3200 CFM	1	4	1526764
D3045	Roof	Fair	Distribution Pump, 5 HP [PU 1]	1	4	1526773
D3049	Boiler room	Fair	HVAC System Hydronic Piping, 2-Pipe	67,011 SF	22	1526729
D3049	Interior	Poor	HVAC System Hydronic Piping, 2-Pipe	100 SF	0	1720087
D3068	Throughout building	Fair	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	67,011 SF	4	1526719
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 400 AMP [2RB]	1	19	1526742

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Utility closet	Fair	Secondary Transformer, 300 kVA [T 1]	1	13	1526781
D5012	Utility closet	Fair	Main Distribution Panel, 400 AMP [2RA]	1	12	1526750
D5012	Utility closet	Fair	Main Distribution Panel, 1200 AMP [T-1]	1	19	1526732
D5012	Utility closet	Fair	Building/Main Switchboard, 1600 AMP [T LTC]	1	23	1526718
D5012	Electrical room lower level	Failed	Surge counter control panel module on switchboard, Control module [T LTC]	1	0	1526777
D5012	Utility closet	Fair	Motor Control Center w/ Main Breaker, 800 AMP [No tag/plate found]	1	13	1526720
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	67,011 SF	23	1526751
D5022	Throughout building	Fair	Light Fixture, 250 WATT	20	9	1526774
D5022	Roof	Fair	Light Fixture, 100 WATT	1	9	1526785
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	67,011 SF	11	1526787
D5092	Utility closet on lower level	Failed	Uninterruptible Power Supply (UPS), 30 [No tag/plate found]	1	0	1526746
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	67,011 SF	5	1526786
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	5	1526775
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	67,011 SF	5	1678328

Life Science

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1015	Building Exterior	Fair	Exterior Stairs, Concrete	600	SF	19	1524425
B101X	Building Exterior	Fair	Structural Frame, Concrete Cast-in-Place	22,500	SF	34	1524427
Facade							
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	22,500	SF	4	1524386
B2021	Roof	Poor	Window, 12 SF	96		1	1537048
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed	3		17	1524408
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	1		14	1524392
Roofing							
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,400	SF	9	1537049
B3011	Roof	Fair	Roof, Metal	24,350	SF	14	1537045
B3016	Roof	Fair	Gutters & Downspouts, 2	120	LF	14	1524409
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End	42		19	1524402
C1035	Throughout Building	NA	Interior Signage, Wall Mounted	20,428	SF	19	1687339
C3012	Throughout building	Fair	Interior Wall Finish, Wallpaper	2,100	SF	9	1524429
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	1,600	SF	19	1524385
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,400	SF	9	1524403
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,500	SF	4	1524391

Life Science

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,650	SF	4	1524422
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,400	SF	17	1524404
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,200	SF	14	1524428
Elevators							
D1011	Elevator equipment room	Fair	Elevator Controls, Hydraulic, Modernize	1		4	1524406
D1011	Building Exterior	Fair	Elevator, 2000 LB, Renovate [No tag/plate found]	1		4	1524411
D1019	Building Exterior	Fair	Elevator Cab Finishes, Standard w/out Stainless Steel Doors	1		4	1524396
Plumbing							
D2011	Restroom	Fair	Toilet, Commercial Water Closet	6		19	1524413
D2012	Restroom	Fair	Urinal, Standard	3		14	1524420
D2014	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	42		14	1524412
D2014	Throughout building	Fair	Service Sink, Floor	2		24	1524430
D2018	Throughout building	Fair	Drinking Fountain, Interior	2		9	1524417
D2021	Mechanical room	Poor	Backflow Preventer, .75 INCH [No tag/plate found]	1		0	1524414
D2023	Mechanical room	Fair	Water Heater, Gas, Commercial [No tag/plate found]	1		12	1524415
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	20,428	SF	14	1524421
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	20,428	SF	14	1524395

Life Science

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	7	1524434
HVAC						
D3021	Mechanical room	Poor	Boiler, 1000 MBH	1	1	1524399
D3022	Mechanical room	Fair	Expansion Tank, 11 - 30 GAL [No tag/plate found]	1	14	1524390
D3022	Mechanical room	Fair	Shot Feed Tank, 5 GAL [No tag/plate found]	1	9	1524432
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	20,428 SF	14	1524416
D3041	Throughout building	Fair	Fan Coil Unit, 2401 - 3200 CFM [B10]	4	9	1524401
D3041	Mechanical room	Poor	Air Handler (AHU), 10001 - 15000 CFM [No tag/plate found]	1	1	1524423
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM	1	12	1537047
D3042	Roof	Fair	Exhaust Fan, 2500 CFM [EF 103]	1	11	1537046
D3042	Classrooms	Fair	Exhaust Fan, 2500 CFM	1	17	1524405
D3042	Roof	Fair	Exhaust Fan, 3500 CFM [EF 105]	1	11	1537054
D3042	Classrooms	Fair	Exhaust Fan, 1500 CFM [408]	1	11	1524419
D3042	Roof	Fair	Exhaust Fan, 100 - 1000 CFM [Illegible]	1	11	1537052
D3042	Classrooms	Fair	Exhaust Fan, 1000 CFM	1	12	1524400
D3042	Roof	Fair	Exhaust Fan, 2500 CFM [Ef104]	1	11	1537053
D3042	Roof	Fair	Exhaust Fan, 3500 CFM [EF 102]	1	11	1537050
D3042	Roof	Fair	Exhaust Fan, 1500 CFM [EF101]	1	12	1537051
D3042	Roof	Fair	Exhaust Fan, 3000 CFM [EF107]	1	11	1537044
D3049	Throughout building	Fair	HVAC System Hydronic Piping, 2-Pipe	20,428 SF	19	1524389

Life Science

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3068	Mechanical room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	20,428 SF	4	1524431
Electrical						
D5012	Mechanical room	Fair	Secondary Transformer, 10 kVA [No tag/plate found]	1	14	1524433
D5012	Mechanical room	Fair	Variable Frequency Drive (VFD), 7.5 HP, Replace/Install [RF1]	1	9	1524426
D5012	Throughout building	Fair	Main Distribution Panel, 200 AMP	1	19	1524418
D5012	Mechanical room	Fair	Variable Frequency Drive (VFD), 7.5 HP, Replace/Install [P1]	1	9	1524393
D5012	Throughout building	Fair	Main Distribution Panel, 600 AMP	1	19	1524387
D5012	Building Exterior	Fair	Secondary Transformer, 225 kVA	1	19	1524424
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	20,428 SF	24	1524398
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	22	9	1524388
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	20,428 SF	9	1524397
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	20,428 SF	4	1524410
D5037	Throughout building	Fair	Fire Alarm Control Panel, Addressable [No tag/plate found]	1	4	1524407
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	20,428 SF	5	1678331

Music / Choral Hall

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Music / Choral Hall

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Textured Plywood (T1-11)	5,300 SF	1	1599226
B2011	Building Exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,300 SF	1	1599295
B2016	Building exterior	Poor	Soffit, Wood	500 SF	1	1599251
B2021	Building Exterior	Fair	Window, 12 SF	4	14	1599232
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	2	14	1599302
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	5	1	1599242
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	3,700 SF	9	1599304
B3011	Roof	Poor	Roof, Metal	2,350 SF	1	1599299
Interiors						
C1021	Choral Hall	Fair	Interior Door, Wood Solid-Core	7	19	1599303
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	4,360 SF	19	1688748
C3012	Choral room	Fair	Interior Wall Finish, Wood Paneling	1,500 SF	14	1599276
C3012	Choral Hall	Fair	Interior Wall Finish, any surface, Prep & Paint	6,000 SF	5	1599258
C3012	Choral Hall	Fair	Interior Wall Finish, Wallpaper	300 SF	5	1599241
C3021	Choral room	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	1,000 SF	4	1599294
C3024	Choral Hall	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,260 SF	5	1599228
C3025	MU 115	Fair	Interior Floor Finish, Carpet Commercial Standard	100 SF	4	1599292
C3031	Listening center	Poor	Interior Ceiling Finish, any flat surface, Prep & Paint	200 SF	1	1599231

Music / Choral Hall

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3032	Choral Hall	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,160	SF	1	1599254
Plumbing							
D2014	Listening center	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		14	1599265
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	4,360	SF	19	1637703
Fire Suppression							
D4019	Choral Hall	Fair	Sprinkler Heads (per SF)	4,360	SF	10	1599273
D4031	Music Hall	Fair	Fire Extinguisher, Wet Chemical/CO2	1		7	1599274
HVAC							
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	4,360	SF	4	1637704
D3042	Electrical room	Poor	Supply Fan, 1500 CFM [No tag/plate found]	1		1	1599288
D3042	Electrical room	Poor	Supply Fan, 1500 CFM [No tag/plate found]	1		1	1599249
D3051	Electrical room	Fair	Furnace, 120 kW [No tag/plate found]	1		4	1599252
D3051	MU 117	Fair	Baseboard Heater, 1500 WATTS	1		4	1599298
D3051	Electrical room	Fair	Furnace, 140 kW [No tag/plate found]	1		4	1599300
D3051	Electrical room	Fair	Furnace, 120 kW [No tag/plate found]	1		4	1599301
D3068	Throughout building	Fair	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	4,360	SF	4	1678348
Electrical							
D5019	Throughout Building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	4,360	SF	9	1637702
D5022	Building exterior	Fair	Light Fixture, 100 WATT	10		9	1599268

Music / Choral Hall

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5029	Choral Hall	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,360	SF	9	1599236
Fire Alarm & Comm							
D5037	Choral Hall	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install	436	SF	4	1599270
D5037	Electrical room	Fair	Fire Alarm Control Panel, Basic/Zoned [No tag/plate found]	1		7	1599290
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	4,360	SF	5	1678349

Music / Orchestral

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade							
B2011	Building Exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	6,500	SF	1	1599269
B2021	Building Exterior	Fair	Window, 12 SF	4		14	1599230
B2032	Building Exterior	Poor	Exterior Door, Wood Solid-Core	10		1	1599266
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	2		9	1599296
Roofing							
B3011	Roof	Poor	Roof, Metal	6,240	SF	1	1599283
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	8		14	1599229
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	5,200	SF	19	1688750
C3012	Throughout building	Fair	Interior Wall Finish, Wood Paneling	2,000	SF	14	1599264

Music / Orchestral

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,320	SF	4	1599223
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	1,500	SF	5	1599235
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,700	SF	5	1599247
C3031	Music Hall	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,350	SF	3	1599244
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,000	SF	4	1599237
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	200	SF	4	1599239
Plumbing							
D2021	Site	Failed	Backflow Preventer, 2 INCH [No tag/plate found]	1		0	1599289
Fire Suppression							
D4031	Music Hall	Fair	Fire Extinguisher, Wet Chemical/CO2	2		4	1599240
HVAC							
D3041	Music Hall	Fair	HVAC System Ductwork, Medium Density	5,200	SF	4	1599255
D3042	Electrical room	Poor	Exhaust Fan, 1500 CFM [No tag/plate found]	1		1	1599271
D3051	Electrical room	Fair	Furnace, 80 MBH [No tag/plate found]	1		4	1599272
D3051	Electrical room	Fair	Furnace, 100 MBH [No tag/plate found]	1		4	1599224
D3051	Electrical room	Fair	Furnace, 100 MBH [No tag/plate found]	1		4	1599253
D3068	Throughout building	Fair	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	5,200	SF	4	1678351
Electrical							

Music / Orchestral

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	5,200 SF	9	1599259
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	9	1599279
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,200 SF	9	1599261
D5092	Music Hall	Fair	Exit Sign Light Fixture, LED	7	4	1599262
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	1	4	1599227
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install [No tag/plate found]	5,200 SF	4	1599246
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	5,200 SF	5	1678352
Equipment/Special						
E2015	Music Hall	Fair	Auditorium Seating, Fixed Metal with Cushion	238	14	1599287

Music / Practice

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Poor	Exterior Wall, Textured Plywood (T1-11)	3,450 SF	1	1688518
B2011	Building Exterior	Poor	Exterior Wall, Textured Plywood (T1-11)	3,450 SF	1	1688517
B2011	Building Exterior	Poor	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,450 SF	1	1599263
B2016	Site	Poor	Soffit, Wood	350 SF	1	1599267
B2021	Building Exterior	Fair	Window, 12 SF	4	9	1599277

Music / Practice

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	5		9	1599225
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	3		9	1599293
Roofing							
B3011	Roof	Failed	Roof, any type per man-day, Repair	1		0	1599245
B3011	Roof	Poor	Roof, Metal	3,600	SF	0	1599291
B3016	Building exterior	Failed	Gutters & Downspouts, Aluminum w/ Fittings	160	LF	0	1599284
Interiors							
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	12		19	1599280
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	3,000	SF	19	1688749
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,600	SF	5	1599234
C3012	Throughout building	Fair	Interior Wall Finish, Acoustical Tile (ACT)	700	SF	4	1599233
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,900	SF	5	1599248
C3025	Office	Fair	Interior Floor Finish, Carpet Commercial Standard	100	SF	5	1599278
C3032	Throughout building	Poor	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,300	SF	1	1599297
C3032	MU 108	Failed	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	700	SF	0	1599275
Plumbing							
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1		9	1599282
Fire Suppression							
D4031	Classroom	Fair	Fire Extinguisher, Wet Chemical/CO2	1		5	1599257

Music / Practice

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	3,000 SF	4	1637706
D3042	Electrical room	Poor	Exhaust Fan, 1500 CFM [Inaccessible]	1	1	1599250
D3051	Electrical room	Fair	Furnace, 80 kW [No tag/plate found]	1	4	1599260
D3051	Electrical room	Fair	Furnace, 80 kW [No tag/plate found]	1	4	1599243
D3068	Throughout building	Fair	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	3,000 SF	4	1678354
Electrical						
D5019	Classroom	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity [No tag/plate found]	3,000 SF	9	1599281
D5022	Classroom	Fair	Light Fixture, 100 WATT	6	6	1599285
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,000 SF	9	1599286
D5092	Throughout Building	Fair	Exit Sign Light Fixture, LED	1	4	1628503
D5092	Throughout building	Fair	Emergency Light, 2-Head w/ Battery	3	5	1599256
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Basic/Zoned, Upgrade/Install	3,000 SF	4	1599238
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	3,000 SF	5	1678355

Nursing

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID

Nursing

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Wood Clapboard Siding	9,200 SF	9	1596536
B2021	Building Exterior	Fair	Window, 24 SF	3	10	1596544
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed	30	10	1596538
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	16	5	1596535
Roofing						
B3011	Roof	Good	Roof, Metal	8,200 SF	37	1596537
B3016	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	150 LF	9	1625398
Interiors						
C1017	Student Evaluation Classroom	Good	Interior Window, One-Way Window	1	29	1625407
C1021	Office	Good	Interior Door, Wood Solid-Core	7	29	1625400
C1021	Mechanical Room	Good	Interior Door, Steel	1	29	1625374
C1023	Throughout Building	Good	Door Hardware System, School (per Door)	8	19	1625372
C1031	Restrooms	Fair	Toilet Partitions, Plastic Laminate	9	10	1625390
C1035	Throughout Building	NA	Interior Signage, Wall Mounted, Install	6,180 SF	19	1687519
C3012	Restrooms	Poor	Interior Wall Finish, Ceramic Tile	400 SF	1	1625401
C3012	Mechanical Room	Poor	Interior Wall Finish, Concrete, Repair	40 SF	0	1625397
C3012	Throughout Building	Good	Interior Wall Finish, Any Painted Surface, Prep & Paint	8,870 SF	7	1625396
C3024	Restrooms	Fair	Interior Floor Finish, Ceramic Tile	400 SF	10	1625387

Nursing

UF Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C3024	Throughout Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,890	SF	8	1625399
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Standard	2,890	SF	4	1625369
C3031	Classrooms	Fair	Interior Ceiling Finish, Gypsum Board/Textured	1,545	SF	19	1625368
C3031	Throughout Building	Good	Interior Ceiling Finish, Any Painted Surface, Prep & Paint	1,545	SF	7	1625404
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,545	SF	9	1625394
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,545	SF	16	1625384
Plumbing							
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6		10	1625376
D2012	Restrooms	Fair	Urinal, Waterless	2		10	1625371
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		10	1625408
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Vitreous China	2		10	1625381
D2014	Kitchenettes	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		19	1625377
D2021	Building Exterior	Poor	Backflow Preventer, 2 INCH [No tag/plate found]	1		0	1596540
D2023	Kitchenettes	Fair	Water Heater, Instant Hot, Electric [No tag/plate found]	1		7	1625386
D2023	Kitchenettes	Fair	Water Heater, Instant Hot, Electric [No tag/plate found]	1		7	1625375
D2029	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,180	SF	24	1625385
D2033	Restrooms	Good	Floor Drain, Stainless Steel	1		29	1625391
Fire Suppression							

Nursing

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	7	1625395
HVAC						
D3032	Building Exterior	Fair	Ductless Split System, Single Zone, 2 Ton [No tag/plate found]	1	2	1596541
D3032	Building Exterior	Fair	Ductless Split System, Single Zone, 2 Ton [No tag/plate found]	1	2	1596543
D3032	Building Exterior	Fair	Ductless Split System, Single Zone, 0.75 Ton [No tag/plate found]	1	2	1596533
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	6,180 SF	4	1625393
D3041	Mechanical Room	Fair	Air Handler (AHU), Interior, 4,001 to 6,000 CFM [No tag/plate found]	1	4	1625383
D3051	Mechanical Room	Fair	Furnace, Gas [BUH-4]	1	2	1625392
D3051	Mechanical Room	Fair	Furnace, Gas [BUH-5]	1	2	1625379
D3051	Mechanical Room	Fair	Furnace, Gas [BUH-3]	1	2	1625405
D3068	Throughout building	Fair	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	6,180 SF	4	1678357
Electrical						
D5012	Mechanical Room	Fair	Building/Main Switchboard, 120/208 V [No tag/plate found]	1	5	1625402
D5019	Throughout Building	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	6,180 SF	5	1625370
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	6	2	1596534
D5022	Building Exterior	Fair	Light Fixture, 100 WATT	5	2	1596539
D5029	Throughout Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,180 SF	12	1625380

Nursing

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5092	Throughout Building	Poor	Emergency Light, 2-Head w/ Battery	1	0	1625373
Fire Alarm & Comm						
D5037	Mechanical Room	Fair	Fire Alarm Control Panel, Basic/Zoned [No tag/plate found]	1	4	1625389
D5037	Throughout Building	Fair	Fire Alarm System, Basic/Zoned, Upgrade	6,180 SF	4	1625378
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	5,180 SF	5	1678358
D5038	Student Evaluation Classroom	Fair	Security/Surveillance System, Cameras and CCTV, Upgrade	1,000 SF	5	1625403
Equipment/Special						
E2012	Classrooms	Fair	Kitchen Cabinetry, Stock Hardwood	100 LF	12	1625406
E2012	Classrooms	Good	Kitchen Counter, Plastic Laminate, Postformed	100 LF	12	1625382
Site Development						
G2045	Site	Fair	Site Furnishings, Park Bench, Metal/Wood/Plastic	13	9	1596542

Appendix D:
Replacement Reserves

Art Gallery

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1596561	Art Gallery	Building exterior	D2021	Backflow Preventer, Brass, Replace	Poor	Performance/Integrity	$3,744
Total (1 items)							**$3,744**

Art Studio

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1599697	Art Studio	Throughout building	B3011	Roof - Flashing repair, Flashing repair, Repair	Poor	Performance/Integrity	$1,475
1599691	Art Studio	Building exterior	P000X	Architect/Engineer, Building Envelope, Roof/Facade, Evaluate/Report	Poor	Performance/Integrity	$9,386
Total (2 items)							**$10,861**

Art-Ceramic

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1637438	Art-Ceramic	Building Exterior	B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	$1,089
Total (1 items)							**$1,089**

Art-Dimensional

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1601942	Art-Dimensional	Building exterior	B2011	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	Poor	Performance/Integrity	$37,908
1601924	Art-Dimensional	Roof	B3011	Roof finish, Modified Bituminous, Replace	Poor	Performance/Integrity	$19,890
1601944	Art-Dimensional	Roof	B3011	Roof, Single-Ply TPO/PVC Membrane, Replace	Poor	Performance/Integrity	$161,109
1601980	Art-Dimensional	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1601958	Art-Dimensional	Restrooms	D2011	Commercial Water Closet, Commercial Water Closet, Replace	Failed	Performance/Integrity	$1,521
1601987	Art-Dimensional	Restrooms	C3012	Interior Wall Finish, Gypsum Board/Plaster, Replace	Poor	Performance/Integrity	$39
1601952	Art-Dimensional	Throughout building in various locations	C3032	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	Poor	Performance/Integrity	$770
Total (7 items)							**$224,981**

Auto Tech

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1551410	Auto Tech	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
Total (1 items)							**$3,744**

Business/Math/Computer Sciences

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1526703	Business/Math/Computer Sciences	Mechanical room	D2021	Backflow Preventer, .75 INCH, Replace	Poor	Performance/Integrity	$1,287
Total (1 items)							**$1,287**

Childhood Development Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1577075	Childhood Development Center / CHILD DEV. CENTER 3	Observation Room	B3022	Roof Hatch, Metal, Replace	NA	Safety	$1,521
1540030	Childhood Development Center / Child Development Center Office	Kitchen	E1093	Commercial Kitchen, Dishwasher, Replace	Poor	Performance/Integrity	$25,155
Total (2 items)							**$26,676**

Dance & Adapt PE

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1551665	Dance & Adapt PE	Storage room 107	D5022	Fluorescent Lighting Fixture, T8, Replace	Failed	Safety	$1,636
1551680	Dance & Adapt PE	Building Exterior	B2021	Window, 12 SF, Replace	Failed	Performance/Integrity	$1,287
1551671	Dance & Adapt PE	Throughout building	C3012	Interior Wall Finish, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$385
Total (3 items)							**$3,308**

Drafting/Graphic Arts

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1596557	Drafting/Graphic Arts	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1599207	Drafting/Graphic Arts	Office	C3032	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	Poor	Performance/Integrity	$4,083
1599215	Drafting/Graphic Arts	Crawl space	D3022	Expansion Tank, 61 to 100 GAL, Remove	Poor	Modernization/Adaptation	$4,142
Total (3 items)							**$11,969**

Facilities

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1576148	Facilities	Roof	B3011	Roof, Clay/Concrete Tile, Replace	Poor	Performance/Integrity	$1,989
1576139	Facilities	Roof	B3011	Roof, Asphalt Shingle 20-Year, Replace	Poor	Performance/Integrity	$401
1576329	Facilities	Building exterior	B2016	Fascia board, Wood, Replace	Poor	Performance/Integrity	$456
1551261	Facilities	Office	C3032	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	Failed	Performance/Integrity	$246
1720192	Facilities	Facilities	P000X	Mold/Biological Growth, Remediation, Clean and Remove	Poor	Safety	$3,510
Total (5 items)							**$6,603**

Family and Consumer

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1524520	Family and Consumer	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
Total (1 items)							**$3,744**

Fitness Training Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1551197	Fitness Training Center	Building exterior	B2011	Exterior Wall, Joint Expansion Cover/Assembly up to 2", Aluminum, Remove & Replace	Poor	Performance/Integrity	$1,872
1551232	Fitness Training Center	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1551252	Fitness Training Center	Utility closet	C3012	Interior Wall Finish, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$144
1551248	Fitness Training Center	Restrooms	C3012	Interior Wall Finish, Vinyl, Replace	Failed	Performance/Integrity	$123
Total (4 items)							**$5,883**

General Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1524454	General Classrooms	Exterior building	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1686568	General Classrooms	Building interior	Z108X	ADA, Restroom, Full Reconfiguration, Install	NA	Modernization/Adaptation	$125,100
Total (2 items)							**$128,844**

Grounds/Hardscape

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1539592	Grounds/Hardscape	Gully	B1015	Exterior Stairs, Wood, Replace	Poor	Performance/Integrity	$70,200
1539601	Grounds/Hardscape	Throughout Site	D5019	Electrical Wiring, Average Density/Complexity, Replace	Poor	Performance/Integrity	$87,750
1539633	Grounds/Hardscape	Amphitheater	G4021	Site Walkway Light, LED, Replace	Poor	Performance/Integrity	$33,579
1539657	Grounds/Hardscape	Throughout Site	G2031	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace/Repair	Poor	Performance/Integrity	$21,060
1539602	Grounds/Hardscape	Amphitheater	G2042	Retaining Wall, Treated Timber (per SF Face), Replace	Poor	Performance/Integrity	$280,800
1551739	Grounds/Hardscape	Amphitheater	Z105X	ADA, Miscellaneous, Ramp/Stairs, Handrails, Replace/Upgrade	Poor	Accessibility	$58,500
1688963	Grounds/Hardscape	Theater	Z109X	ADA, Site, Walkways, Concrete Pathway, Install	NA	Modernization/Adaptation	$26,325
1688966	Grounds/Hardscape	Adjacent to building	Z109X	ADA, Site, Walkways, Concrete Pathway, Install	NA	Modernization/Adaptation	$31,590
Total (8 items)							**$609,804**

Humanities

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1522630	Humanities	Boiler room	D2021	Backflow Preventer, .75 INCH, Replace	Poor	Performance/Integrity	$1,287
1522622	Humanities	Exterior of building	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1522654	Humanities	Site - adjacent to building	G2041	Fences & Gates, Wood Board, 6' High, Replace	Poor	Performance/Integrity	$185
Total (3 items)							**$5,216**

Humanities/Student Support Services

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1524480	Humanities/Student Support Services	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
Total (1 items)							**$3,744**

International Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1625164	International Center	Roof	B3011	Roof, Metal, Replace	Poor	Performance/Integrity	$162,047

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1625142	International Center	Building Exterior	B2016	Soffit, Wood, Replace	Poor	Performance/Integrity	$16,895
Total (2 items)							**$178,942**

Lecture Forum

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1524341	Lecture Forum	Roof	D3021	Boiler, 1600 MBH, Replace	Failed	Performance/Integrity	$1,404
1524316	Lecture Forum	Roof	D3041	Air Handler (AHU), 40000 CFM, Replace	Poor	Performance/Integrity	$156,780
1524363	Lecture Forum	Storage area	D2018	Drinking Fountain, Interior, Replace	Poor	Performance/Integrity	$2,223
1524308	Lecture Forum	Office	C3025	Interior Floor Finish, Carpet Commercial Standard, Replace	Poor	Performance/Integrity	$33,345
Total (4 items)							**$193,752**

Library Technology Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1526777	Library Technology Center	Electrical room lower level	D5012	Surge counter control panel module on switchboard, Control module, Replace	Failed	Safety	$550
1526746	Library Technology Center	Utility closet on lower level	D5092	Uninterruptible Power Supply (UPS), 30, Replace	Failed	Performance/Integrity	$29,250
1526715	Library Technology Center	Roof	D2021	Backflow Preventer, .75 INCH, Replace	Poor	Performance/Integrity	$1,287
1526753	Library Technology Center	Boiler room	D3021	Water Boiler, Gas, Replace	Failed	Performance/Integrity	$23,400
1720087	Library Technology Center	Interior	D3049	HVAC System Hydronic Piping, 2-Pipe, Replace	Poor	Performance/Integrity	$2,340
Total (5 items)							**$56,827**

Life Science

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1524414	Life Science	Mechanical room	D2021	Backflow Preventer, .75 INCH, Replace	Poor	Performance/Integrity	$1,287
Total (1 items)							**$1,287**

Music

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1599245	Music / Practice	Roof	B3011	Roof, any type per man-day, Repair	Failed	Safety	$1,287
1599291	Music / Practice	Roof	B3011	Roof, Metal, Replace	Poor	Performance/Integrity	$54,756
1599284	Music / Practice	Building exterior	B3016	Gutters & Downspouts, Aluminum w/ Fittings, Replace	Failed	Performance/Integrity	$1,685
1599289	Music / Orchestral	Site	D2021	Backflow Preventer, 2 INCH, Replace	Failed	Performance/Integrity	$3,744
1599275	Music / Practice	MU 108	C3032	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	Failed	Performance/Integrity	$2,867
Total (5 items)							**$64,338**

Nursing

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1625373	Nursing	Throughout Building	D5092	Emergency Light, 2-Head w/ Battery, Replace	Poor	Performance/Integrity	$242
1596540	Nursing	Building Exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1625397	Nursing	Mechanical Room	C3012	Interior Wall Finish, Concrete, Repair	Poor	Performance/Integrity	$1,404
Total (3 items)							**$5,390**

Parking Lots/EV

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1539836	Parking Lots/EV	In various locations of parking areas B, C	G2022	Parking Lots, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	$128,700
1539832	Parking Lots/EV	Parking Area A	G2022	Parking Lots, Curb & Gutter, Concrete, Replace	Poor	Performance/Integrity	$7,605
1688962	Parking Lots/EV	Between Theater and Amphtheater	G2031	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	Poor	Performance/Integrity	$5,616
1688961	Parking Lots/EV	Between Theater and Amphitheater	D2031	Pipe & Fittings, Cast Iron, Replace	Poor	Performance/Integrity	$17,082
Total (4 items)							**$159,003**

Physical Education

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1638562	Physical Education	Massage room	B2032	Exterior Door, Steel, Replace	Poor	Performance/Integrity	$1,704
1551384	Physical Education	Massage room	C3024	Interior Floor Finish, Wood Strip, Replace	Poor	Performance/Integrity	$10,004

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
Total (2 items)							**$11,708**

Physical Science

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1521133	Physical Science	Roof	B3011	Roof - Repair Flashing, Sheet metal, Repair	Poor	Performance/Integrity	$1,287
1521052	Physical Science	Room 117	D2021	Backflow Preventer, Domestic, 1", Replace	Poor	Performance/Integrity	$1,638
1521119	Physical Science	Room 117	D3022	Air Separator, Piping, Replace	Poor	Performance/Integrity	$4,563
1521117	Physical Science	Room 117	D3044	Distribution Pump, 5 HP, Replace	Poor	Performance/Integrity	$7,137
1521125	Physical Science	Northeast corner exterior wall	G2052	Roof Drainage, Discharge, Regrade	Poor	Performance/Integrity	$1,433
Total (5 items)							**$16,058**

Pool Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1539720	Pool Building	Water pipe coupling	D2029	Pipe Coupling Repair, Coupling repair, Repair	Poor	Performance/Integrity	$1,989
Total (1 items)							**$1,989**

Social Science

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1524306	Social Science	Building exterior	D2021	Backflow Preventer, 2 INCH, Replace	Poor	Performance/Integrity	$3,744
1524289	Social Science	Boiler room	D3022	Shot Feed Tank, 5 GAL, Replace	Poor	Performance/Integrity	$1,778
Total (2 items)							**$5,522**

Student Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1537072	Student Center	Roof	B3011	Roof, Ponding and repairs, Repair	Poor	Performance/Integrity	$1,755
1537139	Student Center	Building exterior	B1012	Structural Flooring/Decking, Pressure Treated Timber, Replace	Failed	Performance/Integrity	$19,656
1537097	Student Center	Site	D2021	Backflow Preventer, Domestic, 2", Replace	Poor	Performance/Integrity	$3,744

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
Total (3 items)							**$25,155**

Theater

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1539924	Theater	Roof	B1022	Roof Structure, Pitched, Wood Trusses, Replace	Poor	Performance/Integrity	$26,910
Total (1 items)							**$26,910**

Replacement Reserves Report

2/5/2020

Location	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total Escalated Estimate
Administration	$0	$12,898	$0	$1,179	$1,589,834	$149,057	$108,791	$8,233	$0	$1,214,483	$0	$113,677	$0	$164,705	$573,492	$0	$194,828	$8,506	$2,826	$5,524,484	$357,224	**$10,024,217**
Art Gallery	$3,744	$10,790	$18,405	$0	$14,381	$11,743	$0	$54,713	$0	$51,620	$0	$19,323	$0	$0	$20,463	$0	$0	$33,337	$0	$0	$28,143	**$266,660**
Art Studio	$10,861	$0	$0	$0	$38,459	$65,672	$41,596	$0	$26,713	$4,078	$0	$105,884	$0	$24,023	$0	$0	$291,022	$0	$0	$7,302	$157,387	**$772,997**
Art-Ceramic	$1,089	$0	$0	$30,103	$24,984	$103,984	$0	$17,816	$0	$55,639	$0	$0	$64,507	$275,437	$341,704	$42,018	$56,205	$91,775	$11,455	$48,572	$196,466	**$1,361,753**
Art-Dimensional	$224,981	$0	$233,004	$80,689	$21,235	$1,118,789	$0	$0	$0	$0	$0	$0	$1,948	$59,743	$0	$80,990	$0	$17,013	$0	$285,103	$1,094,438	**$3,217,932**
Auto Tech	$3,744	$0	$71,470	$35,813	$82,038	$70,074	$0	$0	$80,470	$93,893	$52,278	$45,309	$113,867	$2,745	$38,905	$0	$0	$0	$82,154	$42,479	$250,432	**$1,065,669**
Business/Math/Computer Sciences	$1,287	$0	$0	$94,479	$602,272	$215,397	$119,856	$0	$0	$455,176	$201,777	$1,357	$0	$91,835	$948,579	$98,840	$213,108	$244,246	$16,030	$1,614,319	$466,492	**$5,385,049**
Childhood Development Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Childhood Development Center / CHILD DEV. CENTER 2	$0	$0	$0	$0	$58,433	$224,708	$0	$0	$0	$0	$0	$61,406	$40,682	$0	$26,176	$1,740	$0	$180,948	$0	$66,105	$123,190	**$783,389**
Childhood Development Center / CHILD DEV. CENTER 3	$1,521	$0	$0	$0	$35,560	$332,839	$0	$0	$0	$0	$0	$0	$66,485	$0	$9,211	$25,722	$0	$191,071	$0	$37,232	$139,944	**$839,585**
Childhood Development Center / Child Development Center Office	$25,155	$0	$6,310	$2,625	$123,362	$417,537	$0	$0	$0	$0	$45,049	$0	$67,156	$4,702	$100,344	$39,826	$0	$293,646	$0	$108,395	$262,008	**$1,496,115**
Dance & Adapt PE	$3,308	$7,314	$3,760	$101,446	$707,746	$132,304	$0	$6,685	$0	$2,570	$354,104	$1,286,186	$337,461	$181,674	$46,573	$0	$0	$29,930	$0	$1,442,149	$322,319	**$4,965,529**
Drafting/Graphic Arts	$11,969	$0	$13,803	$13,924	$110,503	$31,291	$0	$0	$0	$162,709	$220,006	$0	$24,720	$0	$138,722	$0	$49,933	$0	$0	$155,498	$74,991	**$1,008,068**
Facilities	$6,603	$1,674	$38,759	$465,774	$239,313	$144,360	$0	$0	$56,429	$7,709	$649,121	$2,998	$23,425	$562,038	$597	$11,188	$0	$64,206	$7,187	$501,295	$348,716	**$3,131,392**
Family and Consumer	$3,744	$0	$0	$0	$134,209	$164,937	$18,754	$0	$0	$284,972	$46,515	$69,131	$0	$0	$41,795	$81,588	$33,586	$0	$0	$208,665	$60,075	**$1,147,972**
Fitness Training Center	$5,883	$0	$186,472	$12,541	$298,189	$99,815	$0	$611,937	$0	$5,337	$167,623	$0	$159,704	$0	$0	$295	$0	$1,067,167	$30,056	$159,404	$245,216	**$3,049,641**
General Classrooms	$128,844	$0	$0	$0	$277,677	$55,051	$0	$33,953	$0	$231,069	$0	$87,175	$0	$0	$249,289	$0	$520,137	$23,838	$0	$1,219,244	$131,933	**$2,958,210**
Green Houses	$0	$0	$0	$0	$6,822	$5,707	$0	$0	$0	$7,016	$0	$0	$0	$0	$105,031	$0	$0	$0	$0	$56,639	$13,677	**$194,893**
Grounds/Hardscape	$609,804	$1,118,698	$55,309	$0	$1,682,012	$0	$263,901	$12,304	$0	$532,342	$0	$77,802	$26,539	$0	$3,829,401	$168,238	$0	$2,777,501	$0	$929,450	$107,692	**$12,190,993**
Humanities	$5,216	$0	$1,998	$0	$922,440	$160,432	$0	$26,081	$0	$134,903	$110,736	$519,592	$0	$13,226	$1,272,897	$841,192	$0	$11,657	$0	$1,466,908	$384,484	**$5,871,762**
Humanities/Student Support Services	$3,744	$0	$25,391	$0	$163,187	$46,338	$11,120	$36,065	$0	$229,563	$0	$55,081	$45,471	$12,112	$685,731	$0	$9,808	$0	$0	$736,559	$111,051	**$2,171,219**
International Center	$178,942	$435,053	$49,760	$0	$473,624	$148,650	$21,576	$5,417	$0	$301,690	$156,288	$77,735	$56,947	$0	$685,418	$42,060	$30,317	$103,784	$0	$288,331	$307,055	**$3,362,648**
Lecture Forum	$193,752	$175,085	$0	$0	$1,158,266	$145,182	$102,982	$56,648	$0	$851,855	$59,716	$221,046	$0	$0	$642,036	$5,328	$136,870	$39,382	$0	$639,941	$454,878	**$4,882,967**
Library Technology Center	$56,827	$0	$0	$0	$2,923,873	$2,246,202	$25,789	$0	$187,443	$61,729	$0	$1,190,656	$643,996	$112,299	$1,291,923	$85,241	$0	$0	$0	$14,937,934	$1,347,299	**$25,111,212**
Life Science	$1,287	$206,121	$0	$0	$563,262	$159,923	$0	$992	$0	$512,247	$0	$43,976	$49,134	$0	$2,699,189	$0	$0	$185,769	$0	$1,590,355	$383,265	**$6,395,521**
Music	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Music / Choral Hall	$0	$180,370	$0	$0	$193,307	$74,717	$0	$7,533	$0	$167,386	$13,703	$36,149	$0	$0	$129,896	$25,236	$0	$889	$0	$138,041	$145,293	**$1,112,520**
Music / Orchestral	$3,744	$136,447	$0	$3,762	$143,942	$73,198	$0	$0	$0	$111,401	$0	$43,310	$0	$6,738	$536,963	$6,309	$0	$0	$0	$125,541	$166,980	**$1,358,334**
Music / Practice	$60,594	$141,011	$0	$0	$111,974	$61,858	$1,892	$0	$0	$85,591	$0	$22,987	$0	$0	$547	$28,061	$0	$0	$0	$102,163	$116,098	**$732,777**
Nursing	$5,390	$8,929	$69,587	$0	$193,256	$160,565	$0	$31,737	$26,946	$571,773	$110,960	$0	$198,795	$0	$57,336	$0	$16,072	$95,147	$0	$231,186	$116,724	**$1,894,402**
Parking Lots/EV	$159,003	$1,199,267	$230,977	$0	$0	$0	$988,646	$289,748	$0	$0	$0	$0	$370,798	$0	$0	$0	$0	$3,646,755	$0	$0	$0	**$6,885,194**
Physical Education	$11,708	$731,927	$789,516	$0	$1,061,022	$484,700	$0	$192,514	$51,096	$1,226,428	$591	$0	$2,253,916	$32,442	$71,951	$0	$0	$421,291	$0	$1,173,329	$898,050	**$9,400,478**
Physical Science	$16,058	$13,104	$71,821	$0	$860,927	$317,725	$134,636	$79,604	$53,800	$219,638	$0	$66,852	$91,375	$0	$2,090,705	$231,748	$0	$198,248	$0	$1,808,870	$465,948	**$6,721,059**
Pool Building	$1,989	$0	$0	$0	$10,091	$8,228	$702	$17,473	$36,923	$56,466	$0	$0	$0	$148,234	$93,086	$0	$1,257	$81,725	$0	$9,301	$19,719	**$485,194**
Social Science	$5,522	$0	$11,700	$340,854	$220,848	$469,788	$96,925	$12,930	$0	$609,256	$0	$22,911	$0	$7,487	$259,434	$34,699	$3,567	$4,096	$252,071	$1,975,824	$299,738	**$4,627,649**
Sports Fields & Pool	$0	$16,713	$911,706	$0	$489,866	$0	$34,598	$103,263	$0	$804,171	$0	$4,611	$3,337,395	$59,643	$2,912,802	$0	$51,556	$222,788	$0	$213,105	$0	**$9,162,217**
Student Center	$25,155	$0	$100,231	$115,949	$369,472	$217,135	$0	$618,670	$0	$13,837	$0	$0	$2,120,307	$432,245	$474,691	$0	$0	$194,074	$0	$1,325,485	$520,376	**$6,527,627**
Student Services	$0	$0	$0	$0	$616,582	$680,514	$212,223	$0	$0	$0	$402,296	$466,310	$0	$0	$490,293	$124,889	$456,591	$0	$0	$787,548	$408,781	**$4,646,027**
Theater	$26,910	$0	$0	$55,383	$385,837	$582,020	$2,490	$302,573	$77,550	$148,252	$464,719	$13,548	$1,321,056	$138,112	$15,342	$660,633	$54,986	$307,912	$0	$2,792,914	$520,151	**$7,870,388**
Grand Total	**$1,798,377**	**$4,395,401**	**$2,889,979**	**$1,354,522**	**$16,908,805**	**$9,380,435**	**$2,186,478**	**$2,526,889**	**$597,370**	**$9,214,801**	**$3,055,482**	**$4,655,014**	**$11,415,681**	**$2,329,440**	**$20,880,522**	**$2,635,841**	**$2,119,844**	**$10,536,700**	**$401,779**	**$42,749,670**	**$11,046,229**	**$163,079,259**

Administration

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1526831	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	22700	SF	$3.51	$79,677					$79,677										$79,677							**$159,354**
B2011	1526823	Exterior Wall, Vertical Wood Board Siding, Replace	30	11	19	22700	SF	$35.10	$796,770																				$796,770		**$796,770**
B2021	1526815	Window, Aluminum Double-Glazed, Replace	30	26	4	94	EA	$1,586.50	$149,131					$149,131																	**$149,131**
B2031	1526824	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	11	19	6	EA	$1,521.00	$9,126																				$9,126		**$9,126**
B2032	1526801	Exterior Door, Steel, Replace	40	21	19	3	EA	$702.00	$2,106																				$2,106		**$2,106**
B3011	1526846	Roof, Metal, Replace	40	31	9	23075	SF	$15.21	$350,971										$350,971												**$350,971**
B3016	1526845	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	85	LF	$9.90	$842										$842												**$842**
C1021	1526825	Interior Door, Wood Solid-Core, Replace	40	21	19	12	EA	$819.00	$9,828																				$9,828		**$9,828**
C1031	1526837	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	5	EA	$877.50	$4,388												$4,388										**$4,388**
C1035	1687338	Interior Signage, Wall Mounted, Install	20	9	11	19040	SF	$0.96	$18,267												$18,267										**$18,267**
C3012	1526809	Interior Wall Finish, any surface, Prep & Paint	10	6	4	22500	SF	$1.76	$39,488					$39,488										$39,488							**$78,975**
C3012	1526806	Interior Wall Finish, Ceramic Tile, Replace	40	21	19	550	SF	$21.06	$11,583																				$11,583		**$11,583**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3021	1526793	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	6	4	7100	SF	$14.04	$99,684					$99,684										$99,684							**$199,368**
C3024	1526802	Interior Floor Finish, Rubber/Vinyl non-slip flooring tiles, Replace	15	6	9	1200	SF	$8.89	$10,668										$10,668												**$10,668**
C3024	1526791	Interior Floor Finish, Ceramic Tile, Replace	40	21	19	2000	SF	$21.06	$42,120																				$42,120		**$42,120**
C3025	1526814	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	8740	SF	$8.78	$76,694							$76,694										$76,694					**$153,387**
C3032	1526841	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	11	14	4500	SF	$4.10	$18,428															$18,428							**$18,428**
C3032	1526817	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	6	19	14540	SF	$4.10	$59,541																				$59,541		**$59,541**
D2011	1526798	Toilet, Commercial Water Closet, Replace	30	16	14	5	EA	$1,521.00	$7,605															$7,605							**$7,605**
D2012	1526790	Urinal, Standard, Replace	30	11	19	1	EA	$1,287.00	$1,287																				$1,287		**$1,287**
D2014	1526812	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	5	EA	$1,755.00	$8,775															$8,775							**$8,775**
D2018	1526818	Drinking Fountain, Interior, Replace	15	6	9	1	EA	$2,223.00	$2,223										$2,223												**$2,223**
D2021	1526844	Backflow Preventer, 3 INCH, Replace	30	29	1	1	EA	$6,084.00	$6,084		$6,084																				**$6,084**
D2021	1526848	Backflow Preventer, 3 INCH, Replace	30	29	1	1	EA	$6,084.00	$6,084		$6,084																				**$6,084**
D2023	1526832	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$990.00	$990				$990															$990			**$1,980**
D2023	1526842	Water Heater, Instant Hot, Electric, Replace	15	6	9	1	EA	$550.00	$550										$550												**$550**
D2029	1526797	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	19040	SF	$12.87	$245,045																				$245,045		**$245,045**
D3021	1526800	Boiler, 126 - 250 MBH, Replace	30	26	4	1	EA	$18,486.00	$18,486					$18,486																	**$18,486**
D3022	1526833	Expansion Tank, 20 GAL, Replace	40	36	4	1	EA	$2,550.60	$2,551					$2,551																	**$2,551**
D3022	1526828	Expansion Tank, 31 - 60 GAL, Replace	40	36	4	1	EA	$3,159.00	$3,159					$3,159																	**$3,159**
D3022	1526819	Air Separator, 2 INCH, Replace	15	8	7	1	EA	$2,316.60	$2,317								$2,317														**$2,317**
D3022	1526822	Shot Feed Tank, 5 GAL, Replace	30	19	11	1	EA	$1,778.40	$1,778												$1,778										**$1,778**
D3022	1526807	Shot Feed Tank, 5 GAL, Replace	30	11	19	1	EA	$1,778.40	$1,778																				$1,778		**$1,778**
D3031	1526804	Chiller, 10 - 20 TON, Replace	25	21	4	1	EA	$33,111.00	$33,111					$33,111																	**$33,111**
D3032	1526838	Condensing Unit/Heat Pump, 2 TON, Replace	15	11	4	1	EA	$4,680.00	$4,680					$4,680															$4,680		**$9,360**
D3032	1526792	Condensing Unit/Heat Pump, 2 TON, Replace	15	11	4	1	EA	$4,680.00	$4,680					$4,680															$4,680		**$9,360**
D3032	1526789	Condensing Unit/Heat Pump, 3 TON, Replace	15	6	9	1	EA	$3,978.00	$3,978										$3,978												**$3,978**
D3041	1526829	Make-Up Air Unit, 20001 - 28000 CFM, Replace	20	16	4	1	EA	$93,600.00	$93,600					$93,600																	**$93,600**
D3041	1526805	HVAC System Ductwork, Medium Density, Replace	30	26	4	19040	SF	$4.68	$89,107					$89,107																	**$89,107**
D3045	1526839	Distribution Pump, 3 HP, Replace	15	11	4	1	EA	$5,967.00	$5,967					$5,967															$5,967		**$11,934**
D3045	1526803	Distribution Pump, 3 HP, Replace	15	11	4	1	EA	$5,967.00	$5,967					$5,967															$5,967		**$11,934**
D3049	1526808	HVAC System Hydronic Piping, 4-Pipe, Replace	40	36	4	19040	SF	$9.36	$178,214					$178,214																	**$178,214**
D3051	1526840	Radiator, Hydronic Baseboard (per LF), Replace	30	26	4	625	LF	$175.50	$109,688					$109,688																	**$109,688**
D3052	1526810	Computer Room AC, 4 - 5 TON, Replace	20	16	4	1	EA	$42,120.00	$42,120					$42,120																	**$42,120**
D3052	1526827	Computer Room AC, 4 - 5 TON, Replace	20	16	4	1	EA	$42,120.00	$42,120					$42,120																	**$42,120**
D3068	1526816	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	19040	SF	$7.02	$133,661					$133,661															$133,661		**$267,322**
D4031	1526820	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	9	EA	$351.00	$3,159								$3,159										$3,159				**$6,318**
D4094	1526826	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent, Replace	20	11	9	2000	SF	$70.20	$140,400										$140,400												**$140,400**
D5012	1526843	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	9	11	1	EA	$6,201.00	$6,201												$6,201										**$6,201**
D5019	1526847	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	21	19	19040	SF	$21.06	$400,982																				$400,982		**$400,982**
D5019	1526835	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	19040	SF	$2.93	$55,692																				$55,692		**$55,692**
D5022	1526821	Light Fixture, 50 WATT, Replace	20	11	9	6	EA	$292.50	$1,755										$1,755												**$1,755**
D5029	1526813	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	19040	SF	$9.36	$178,214										$178,214												**$178,214**
D5037	1526830	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	19040	SF	$4.68	$89,107					$89,107																	**$89,107**
D5037	1526834	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$17,550.00	$17,550					$17,550															$17,550		**$35,100**
D5037	1526794	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$17,550.00	$17,550					$17,550															$17,550		**$35,100**
D5038	1678093	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	19040	SF	$5.85	$111,384						$111,384															$111,384	**$222,768**
D5092	1526795	Uninterruptible Power Supply (UPS), 30 kVA, Replace	15	6	9	1	EA	$29,250.00	$29,250										$29,250												**$29,250**
D5092	1526836	Uninterruptible Power Supply (UPS), 30 kVA, Replace	15	4	11	1	EA	$29,250.00	$29,250												$29,250										**$29,250**
D5092	1526850	Generator, 85 kW, Replace	25	12	13	1	EA	$77,220.00	$77,220														$77,220								**$77,220**
Totals, Unescalated										**$0**	**$12,168**	**$0**	**$990**	**$1,259,297**	**$111,384**	**$76,694**	**$5,476**	**$0**	**$718,851**	**$0**	**$59,884**	**$0**	**$77,220**	**$253,656**	**$0**	**$76,694**	**$3,159**	**$990**	**$1,825,914**	**$111,384**	**$4,593,759**
Totals, Escalated (6.0% inflation, compounded annually)										**$0**	**$12,898**	**$0**	**$1,179**	**$1,589,834**	**$149,057**	**$108,791**	**$8,233**	**$0**	**$1,214,483**	**$0**	**$113,677**	**$0**	**$164,705**	**$573,492**	**$0**	**$194,828**	**$8,506**	**$2,826**	**$5,524,484**	**$357,224**	**$10,024,217**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Art Gallery

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1599192	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	2900	SF	$3.51	$10,179		$10,179										$10,179											**$20,358**
B2021	1599200	Window, 12 SF, Replace	30	23	7	8	EA	$1,287.00	$10,296								$10,296															**$10,296**
B2023	1599199	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	23	7	160	SF	$64.35	$10,296								$10,296															**$10,296**
B2023	1599194	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	23	7	3	EA	$1,521.00	$4,563								$4,563															**$4,563**
B3011	1596560	Roof, Built-Up w ballast, Replace	25	23	2	1000	SF	$16.38	$16,380			$16,380																				**$16,380**
C1021	1599201	Interior Door, Wood Solid-Core Decorative High-End, Replace	40	23	17	1	EA	$2,505.00	$2,505																		$2,505					**$2,505**
C3012	1599206	Interior Wall Finish, any surface, Prep & Paint	10	6	4	3360	SF	$1.76	$5,897					$5,897										$5,897								**$11,794**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3031	1599197	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1000	SF	$2.34	$2,340					$2,340										$2,340							**$4,680**
D2021	1596561	Backflow Preventer, Brass, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1599189	Water Heater, 6 GAL, Replace	20	11	9	1	EA	$14,508.00	$14,508										$14,508												**$14,508**
D2029	1599205	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	23	17	1000	SF	$5.85	$5,850																		$5,850				**$5,850**
D2029	1599193	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	23	17	1000	SF	$1.10	$1,100																		$1,100				**$1,100**
D3051	1599195	Unit Heater, 50 MBH, Replace	20	11	9	1	EA	$5,850.00	$5,850										$5,850												**$5,850**
D3068	1678094	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	1000	SF	$2.93	$2,925						$2,925															$2,925	**$5,850**
D4031	1599190	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	$330.00	$330					$330										$330							**$660**
D5012	1596562	Secondary Transformer, 45 kVA, Replace	30	23	7	1	EA	$8,892.00	$8,892								$8,892														**$8,892**
D5012	1599198	Main Distribution Panel, 200 AMP, Replace	30	23	7	1	EA	$2,340.00	$2,340								$2,340														**$2,340**
D5019	1599204	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	1000	SF	$2.93	$2,925																		$2,925				**$2,925**
D5022	1599203	Light Fixture, 100 WATT, Replace	20	11	9	4	EA	$209.00	$836										$836												**$836**
D5029	1599196	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	1000	SF	$9.36	$9,360										$9,360												**$9,360**
D5037	1599191	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	1000	SF	$2.34	$2,340					$2,340																	**$2,340**
D5038	1678095	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	1000	SF	$5.85	$5,850						$5,850															$5,850	**$11,700**
D5092	1599202	Emergency Light, 2-Head w/ Battery, Replace	10	6	4	2	EA	$242.00	$484					$484										$484							**$968**
Totals, Unescalated										**$3,744**	**$10,179**	**$16,380**	**$0**	**$11,391**	**$8,775**	**$0**	**$36,387**	**$0**	**$30,554**	**$0**	**$10,179**	**$0**	**$0**	**$9,051**	**$0**	**$0**	**$12,380**	**$0**	**$0**	**$8,775**	**$157,795**
Totals, Escalated (6.0% inflation, compounded annually)										**$3,744**	**$10,790**	**$18,405**	**$0**	**$14,381**	**$11,743**	**$0**	**$54,713**	**$0**	**$51,620**	**$0**	**$19,323**	**$0**	**$0**	**$20,463**	**$0**	**$0**	**$33,337**	**$0**	**$0**	**$28,143**	**$266,660**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Art Studio

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B3011	1599697	Roof - Flashing repair, Flashing repair, Repair	0	10	0	1	EA	$1,474.90	$1,475	$1,475																					**$1,475**
C3012	1599699	Interior Wall Finish, any surface, Prep & Paint	10	4	6	8300	SF	$2.01	$16,693							$16,693										$16,693					**$33,386**
C3024	1599701	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	4	11	3880	SF	$6.70	$26,012												$26,012										**$26,012**
C3025	1599703	Interior Floor Finish, Carpet Commercial Tile, Replace	10	4	6	1000	SF	$8.72	$8,715							$8,715										$8,715					**$17,431**
C3031	1599686	Interior Ceiling Finish, any flat surface, Prep & Paint	10	4	6	1460	SF	$2.68	$3,915							$3,915										$3,915					**$7,830**
D2018	1599704	Drinking Fountain, Outside/Site Style, Replace	15	4	11	2	EA	$4,826.95	$9,654												$9,654										**$9,654**
D2021	1599683	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291																	**$4,291**
D2023	1599675	Water Heater, High Efficiency Condensing Style, 50 GAL, Replace	15	7	8	1	EA	$16,760.25	$16,760								$16,760														**$16,760**
D3042	1599694	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM, Replace	20	4	16	1	EA	$1,608.98	$1,609																	$1,609					**$1,609**
D3051	1599684	Furnace, 60 MBH, Replace	20	7	13	1	EA	$5,631.44	$5,631														$5,631								**$5,631**
D3051	1599692	Furnace, 60 MBH, Replace	20	7	13	1	EA	$5,631.44	$5,631														$5,631								**$5,631**
D3051	1599680	Furnace, 80 MBH, Replace	20	4	16	1	EA	$5,631.44	$5,631																	$5,631					**$5,631**
D3068	1678096	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	4880	SF	$3.35	$16,358						$16,358															$16,358	**$32,716**
D4031	1599688	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	6	EA	$402.25	$2,413										$2,413										$2,413		**$4,827**
D5022	1599693	Light Fixture, 100 WATT, Replace	20	4	16	17	EA	$254.76	$4,331																	$4,331					**$4,331**
D5029	1599674	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	4	16	4880	SF	$10.73	$52,346																	$52,346					**$52,346**
D5037	1599677	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	4880	SF	$5.36	$26,173					$26,173																	**$26,173**
D5037	1599689	Fire Alarm Control Panel, Addressable, Replace	15	4	11	1	EA	$20,112.30	$20,112												$20,112										**$20,112**
D5038	1678097	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	4880	SF	$6.70	$32,716						$32,716															$32,716	**$65,432**
E2012	1599678	Kitchen Cabinetry, Stock Hardwood, Replace	20	4	16	53	LF	$402.25	$21,319																	$21,319					**$21,319**
P000X	1599691	Architect/Engineer, Building Envelope, Roof/Facade, Evaluate/Report	0	0	0	1	EA	$9,385.74	$9,386	$9,386																					**$9,386**
Totals, Unescalated										**$10,861**	**$0**	**$0**	**$0**	**$30,463**	**$49,074**	**$29,324**	**$0**	**$16,760**	**$2,413**	**$0**	**$55,778**	**$0**	**$11,263**	**$0**	**$0**	**$114,560**	**$0**	**$0**	**$2,413**	**$49,074**	**$371,984**
Totals, Escalated (6.0% inflation, compounded annually)										**$10,861**	**$0**	**$0**	**$0**	**$38,459**	**$65,672**	**$41,596**	**$0**	**$26,713**	**$4,078**	**$0**	**$105,884**	**$0**	**$24,023**	**$0**	**$0**	**$291,022**	**$0**	**$0**	**$7,302**	**$157,387**	**$772,997**

* Markup/LocationFactor (1.146) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Art-Ceramic

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1649388	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4995	SF	$3.51	$17,532						$17,532										$17,532						**$35,065**
B3016	1637438	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	110	LF	$9.90	$1,089	$1,089																				$1,089	**$2,178**
C1031	1625471	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	9	EA	$877.50	$7,898															$7,898							**$7,898**
C1033	1625480	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	40	EA	$585.00	$23,400													$23,400									**$23,400**
C1033	1625442	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	6	14	28	EA	$585.00	$16,380															$16,380							**$16,380**
C1033	1596551	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	4	16	25	EA	$585.00	$14,625																	$14,625					**$14,625**
C3012	1625460	Interior Wall Finish, Any Painted Surface, Prep & Paint	10	7	3	4114	SF	$1.76	$7,220				$7,220										$7,220								**$14,440**
C3012	1625455	Interior Wall Finish, Wallpaper, Replace	15	6	9	2571	SF	$2.57	$6,618										$6,618												**$6,618**
C3021	1625450	Interior Floor Finish, Any surface w/ Paint or Sealant, Prep & Paint	10	7	3	3429	SF	$1.76	$6,018				$6,018										$6,018								**$12,036**
C3024	1627535	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	686	SF	$5.85	$4,013				$4,013															$4,013			**$8,026**
C3024	1625449	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	2057	SF	$5.85	$12,033										$12,033												**$12,033**
C3031	1625428	Interior Ceiling Finish, Any Painted Surface, Prep & Paint	10	7	3	3429	SF	$2.34	$8,024				$8,024										$8,024								**$16,048**
C3032	1625472	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	6	19	3429	SF	$4.10	$14,042																				$14,042		**$14,042**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D2014	1625443	Service Sink, Wall-Hung, Replace	35	16	19	1	EA	$1,638.00	$1,638																				$1,638		**$1,638**
D2019	1625452	Emergency Eye Wash, , Replace	20	11	9	1	EA	$1,755.00	$1,755										$1,755												**$1,755**
D2021	1596547	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	$3,744.00	$3,744					$3,744																	**$3,744**
D2023	1625425	Domestic Circulation Pump, 1 HP, Replace	15	6	9	1	EA	$3,861.00	$3,861										$3,861												**$3,861**
D2023	1625438	Water Heater, Electric, Replace	15	6	9	1	EA	$990.00	$990										$990												**$990**
D2091	1625423	Air Compressor, 2 HP, Replace	20	6	14	1	EA	$8,505.90	$8,506															$8,506							**$8,506**
D3041	1625461	Unit Ventilator, 1200 RPM, Replace	20	8	12	1	EA	$8,658.00	$8,658													$8,658									**$8,658**
D3042	1625417	Exhaust Fan, 0.5 HP, Replace	20	6	14	1	EA	$1,521.00	$1,521															$1,521							**$1,521**
D3042	1625437	Exhaust Fan, 15" Centrifugal, Replace	25	9	16	2	EA	$1,638.00	$3,276																	$3,276					**$3,276**
D3051	1625445	Furnace, Gas, Replace	20	7	13	1	EA	$4,914.00	$4,914														$4,914								**$4,914**
D3051	1625467	Furnace, Gas, Replace	20	7	13	1	EA	$4,914.00	$4,914														$4,914								**$4,914**
D3051	1625414	Furnace, Gas, Replace	20	7	13	1	EA	$4,914.00	$4,914														$4,914								**$4,914**
D3051	1625434	Furnace, Gas, Replace	20	7	13	1	EA	$2,925.00	$2,925														$2,925								**$2,925**
D3051	1625475	Baseboard Heater, Electric, Replace	25	6	19	2	EA	$187.00	$374																				$374		**$374**
D3068	1678098	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	6857	SF	$2.93	$20,057						$20,057															$20,057	**$40,113**
D3093	1625427	Air Filtration, Electric Air Scrubber, Replace	15	8	7	1	EA	$1,068.80	$1,069								$1,069														**$1,069**
D3093	1625481	Air Filtration, Electric Air Scrubber, Replace	15	8	7	1	EA	$1,068.80	$1,069								$1,069														**$1,069**
D4031	1625419	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	6	EA	$165.00	$990								$990										$990				**$1,980**
D5012	1625482	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$18,720.00	$18,720																		$18,720				**$18,720**
D5022	1596546	Light Fixture, 100 WATT, Replace	20	4	16	19	EA	$222.30	$4,224																	$4,224					**$4,224**
D5022	1625485	Light Fixture, Exterior Flood (any type w/ LED Replacement), Replace	20	3	17	23	EA	$245.70	$5,651																		$5,651				**$5,651**
D5029	1625426	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	6	14	6857	SF	$9.36	$64,182															$64,182							**$64,182**
D5032	1625433	Intercom Speaker, w/Clock, Replace	15	6	9	3	EA	$741.78	$2,225										$2,225												**$2,225**
D5037	1625465	Fire Alarm System, Basic/Zoned, Upgrade	20	16	4	6857	SF	$2.34	$16,045					$16,045																	**$16,045**
D5037	1625424	Fire Alarm Control Panel, Basic/Zoned, Replace	15	6	9	1	EA	$4,680.00	$4,680										$4,680												**$4,680**
D5038	1678099	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	6857	SF	$5.85	$40,113						$40,113															$40,113	**$80,227**
D5038	1625478	Intrusion Detection Motion Detector, Interior, Replace	10	3	7	7	EA	$1,003.86	$7,027								$7,027										$7,027				**$14,054**
D5092	1625412	Emergency Light, 2-Head w/ Battery, Replace	10	3	7	4	EA	$242.00	$968								$968										$968				**$1,936**
D5092	1625477	Exit Sign Light Fixture, LED, Replace	10	3	7	3	EA	$242.00	$726								$726										$726				**$1,452**
E1029	1625410	Industrial Heating Oven, , Replace	20	7	13	1	EA	$15,034.50	$15,035														$15,035								**$15,035**
E1029	1625430	Industrial Heating Oven, , Replace	20	7	13	1	EA	$15,034.50	$15,035														$15,035								**$15,035**
E1029	1625464	Industrial Heating Oven, , Replace	20	7	13	1	EA	$15,034.50	$15,035														$15,035								**$15,035**
E1029	1625435	Industrial Heating Oven, , Replace	20	7	13	1	EA	$15,034.50	$15,035														$15,035								**$15,035**
E1029	1625413	Industrial Heating Oven, , Replace	20	7	13	1	EA	$15,034.50	$15,035														$15,035								**$15,035**
E1029	1625421	Industrial Heating Oven, , Replace	20	7	13	1	EA	$15,034.50	$15,035														$15,035								**$15,035**
E2012	1625418	Kitchen Cabinetry, Stock Hardwood, Replace	20	6	14	150	LF	$351.00	$52,650															$52,650							**$52,650**
G2041	1625436	Fences & Gates, Wood Board, Replace	25	16	9	25	LF	$30.80	$770										$770												**$770**
Totals, Unescalated										**$1,089**	**$0**	**$0**	**$25,275**	**$19,789**	**$77,703**	**$0**	**$11,849**	**$0**	**$32,933**	**$0**	**$0**	**$32,058**	**$129,136**	**$151,136**	**$17,532**	**$22,125**	**$34,082**	**$4,013**	**$16,054**	**$61,259**	**$636,032**
Totals, Escalated (6.0% inflation, compounded annually)										**$1,089**	**$0**	**$0**	**$30,103**	**$24,984**	**$103,984**	**$0**	**$17,816**	**$0**	**$55,639**	**$0**	**$0**	**$64,507**	**$275,437**	**$341,704**	**$42,018**	**$56,205**	**$91,775**	**$11,455**	**$48,572**	**$196,466**	**$1,361,753**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Art-Dimensional

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1601942	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	30	0	4320	SF	$8.78	$37,908	$37,908																					**$37,908**
B2011	1649419	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3928	SF	$3.51	$13,787						$13,787										$13,787						**$27,575**
B2011	1601929	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	25	5	400	SF	$35.10	$14,040						$14,040																**$14,040**
B2011	1601948	Exterior Wall, Concrete Block (CMU), 1-2 Stories, Replace	50	31	19	3528	SF	$23.40	$82,555																				$82,555		**$82,555**
B2023	1601927	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	25	5	1000	SF	$64.35	$64,350						$64,350																**$64,350**
B2031	1601926	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	25	5	4	EA	$1,521.00	$6,084						$6,084																**$6,084**
B2032	1601963	Exterior Door, Wood Solid-Core, Replace	25	21	4	6	EA	$819.00	$4,914					$4,914																	**$4,914**
B2034	1601969	Overhead/Dock Door, 144 SF, Replace	30	26	4	1	EA	$5,148.00	$5,148					$5,148																	**$5,148**
B3011	1601944	Roof, Single-Ply TPO/PVC Membrane, Replace	20	20	0	8100	SF	$19.89	$161,109	$161,109																				$161,109	**$322,218**
B3011	1601924	Roof finish, Modified Bituminous, Replace	20	20	0	1700	SF	$11.70	$19,890	$19,890																				$19,890	**$39,780**
C1021	1601937	Interior Door, Wood Solid-Core, Replace	40	35	5	16	EA	$819.00	$13,104						$13,104																**$13,104**
C1031	1601967	Toilet Partitions, Wood, Replace	20	18	2	7	EA	$585.00	$4,095			$4,095																			**$4,095**
C1035	1688539	Interior Signage, Wall Mounted, Install	20	1	19	12169	SF	$0.96	$11,675																				$11,675		**$11,675**
C3012	1601987	Interior Wall Finish, Gypsum Board/Plaster, Replace	0	0	0	10	SF	$3.85	$39	$39																					**$39**
C3012	1601960	Interior Wall Finish, any surface, Prep & Paint	10	7	3	12400	SF	$1.76	$21,762				$21,762										$21,762								**$43,524**
C3012	1601978	Interior Wall Finish, Ceramic Tile, Replace	40	35	5	280	SF	$21.06	$5,897						$5,897																**$5,897**
C3012	1601951	Interior Wall Finish, Vinyl, Replace	15	10	5	8200	SF	$2.93	$23,985						$23,985															$23,985	**$47,970**
C3024	1601956	Interior Floor Finish, Ceramic Tile, Replace	40	35	5	180	SF	$21.06	$3,791						$3,791																**$3,791**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3025	1601988	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1960	SF	$8.78	$17,199						$17,199										$17,199						**$34,398**
C3031	1601928	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	2670	SF	$2.34	$6,248				$6,248										$6,248								**$12,496**
C3032	1601952	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	25	0	200	SF	$3.85	$770	$770																					**$770**
C3032	1601953	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	22	3	9500	SF	$4.10	$38,903				$38,903																		**$38,903**
D2011	1601958	Commercial Water Closet, Commercial Water Closet, Replace	30	30	0	1	EA	$1,521.00	$1,521	$1,521																					**$1,521**
D2011	1601938	Toilet, Commercial Water Closet, Replace	30	25	5	7	EA	$1,521.00	$10,647						$10,647																**$10,647**
D2014	1601979	Service Sink, Floor, Replace	35	31	4	2	EA	$936.00	$1,872					$1,872																	**$1,872**
D2014	1601931	Sink, Solid Surface, Trough Style, Vandalism Resistant, Replace	30	25	5	3	EA	$2,995.20	$8,986						$8,986																**$8,986**
D2014	1601971	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	4	EA	$1,287.00	$5,148						$5,148																**$5,148**
D2014	1601955	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D2014	1601954	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	$1,755.00	$3,510						$3,510																**$3,510**
D2018	1601943	Drinking Fountain, Interior, Replace	15	13	2	2	EA	$2,223.00	$4,446			$4,446															$4,446				**$8,892**
D2019	1601935	Emergency Eye Wash & Shower Station, , Replace	20	15	5	1	EA	$2,691.00	$2,691						$2,691																**$2,691**
D2021	1601980	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1601976	Water Heater, 80 GAL, Replace	15	13	2	1	EA	$1,872.00	$1,872			$1,872															$1,872				**$3,744**
D2029	1601930	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	12169	SF	$12.87	$156,615						$156,615																**$156,615**
D2091	1601974	Air Compressor, 5 HP, Replace	20	18	2	1	EA	$12,402.00	$12,402			$12,402																			**$12,402**
D3041	1601989	Fan Coil Unit, 400 CFM, Replace	20	18	2	4	EA	$2,457.00	$9,828			$9,828																			**$9,828**
D3041	1601966	Air Handler (AHU), 8001 - 10000 CFM, Replace	20	18	2	1	EA	$68,796.00	$68,796			$68,796																			**$68,796**
D3041	1601933	Unit Ventilator, 1400 CFM, Replace	20	18	2	4	EA	$12,402.00	$49,608			$49,608																			**$49,608**
D3041	1601940	HVAC System Ductwork, Medium Density, Replace	30	25	5	12169	SF	$4.68	$56,951						$56,951																**$56,951**
D3042	1601962	Exhaust Fan, 1200 CFM, Replace	25	23	2	1	EA	$2,808.00	$2,808			$2,808																			**$2,808**
D3042	1601923	Exhaust Fan, 1200 CFM, Replace	25	23	2	1	EA	$2,808.00	$2,808			$2,808																			**$2,808**
D3042	1601932	Exhaust Fan, 2500 CFM, Replace	25	23	2	1	EA	$3,510.00	$3,510			$3,510																			**$3,510**
D3042	1601959	Exhaust Fan, 2001 - 5000 CFM, Replace	25	23	2	1	EA	$3,510.00	$3,510			$3,510																			**$3,510**
D3042	1601965	Exhaust Fan, 1500 CFM, Replace	25	23	2	1	EA	$2,808.00	$2,808			$2,808																			**$2,808**
D3042	1601957	Exhaust Fan, 1500 CFM, Replace	25	23	2	1	EA	$2,808.00	$2,808			$2,808																			**$2,808**
D3042	1601947	Exhaust Fan, 2001 - 5000 CFM, Replace	25	21	4	1	EA	$3,510.00	$3,510					$3,510																	**$3,510**
D3042	1601970	Exhaust Fan, 1000 CFM, Replace	25	20	5	1	EA	$1,638.00	$1,638						$1,638																**$1,638**
D3044	1601945	Distribution Pump, 3 HP, Replace	15	10	5	1	EA	$5,967.00	$5,967						$5,967															$5,967	**$11,934**
D3044	1601983	Distribution Pump, 3 HP, Replace	15	10	5	1	EA	$5,967.00	$5,967						$5,967															$5,967	**$11,934**
D3051	1601990	Unit Heater, 120 MBH, Replace	20	18	2	2	EA	$6,435.00	$12,870			$12,870																			**$12,870**
D3068	1678100	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	12169	SF	$2.93	$35,594						$35,594															$35,594	**$71,189**
D4019	1601939	Sprinkler Heads (per SF), , Replace	25	20	5	12169	SF	$1.76	$21,357						$21,357																**$21,357**
D4031	1601925	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	8	EA	$351.00	$2,808						$2,808										$2,808						**$5,616**
D5012	1601941	Secondary Transformer, 150 kVA, Replace	30	28	2	1	EA	$23,400.00	$23,400			$23,400																			**$23,400**
D5012	1601973	Main Distribution Panel, 400 AMP, Replace	30	25	5	1	EA	$6,201.00	$6,201						$6,201																**$6,201**
D5012	1601934	Main Distribution Panel, 600 AMP, Replace	30	25	5	1	EA	$8,190.00	$8,190						$8,190																**$8,190**
D5019	1601946	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	12169	SF	$2.93	$35,594						$35,594																**$35,594**
D5022	1601950	Light Fixture, 100 WATT, Replace	20	18	2	4	EA	$209.00	$836			$836																			**$836**
D5022	1601985	Light Fixture, 100 WATT, Replace	20	17	3	4	EA	$209.00	$836				$836																		**$836**
D5029	1601972	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	12169	SF	$9.36	$113,902						$113,902																**$113,902**
D5037	1601991	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	$17,550.00	$17,550						$17,550															$17,550	**$35,100**
D5037	1601961	Fire Alarm System, Standard Addressable, Upgrade/Install	20	15	5	12169	SF	$4.68	$56,951						$56,951																**$56,951**
D5038	1678101	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	12169	SF	$5.85	$71,189						$71,189															$71,189	**$142,377**
D5092	1601984	Exit Sign Light Fixture, LED, Replace	10	8	2	4	EA	$242.00	$968			$968										$968									**$1,936**
E2012	1601964	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	128	LF	$351.00	$44,928						$44,928																**$44,928**
G2041	1601968	Fences & Gates, Chain Link, 6' High, Replace	40	36	4	56	LF	$24.57	$1,376					$1,376																	**$1,376**
Totals, Unescalated										**$224,981**	**$0**	**$207,373**	**$67,748**	**$16,820**	**$836,024**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$968**	**$28,010**	**$0**	**$33,794**	**$0**	**$6,318**	**$0**	**$94,230**	**$341,251**	**$1,857,517**
Totals, Escalated (6.0% inflation, compounded annually)										**$224,981**	**$0**	**$233,004**	**$80,689**	**$21,235**	**$1,118,789**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,948**	**$59,743**	**$0**	**$80,990**	**$0**	**$17,013**	**$0**	**$285,103**	**$1,094,438**	**$3,217,932**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Auto Tech

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1551414	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	6200	SF	$3.51	$21,762			$21,762										$21,762									**$43,524**
B2021	1551408	Window, 12 SF, Replace	30	20	10	2	EA	$760.50	$1,521											$1,521											**$1,521**
B2032	1551423	Exterior Door, Steel, Replace	40	30	10	8	EA	$702.00	$5,616											$5,616											**$5,616**
B2034	1551406	Sliding Door, 288 SF, Replace	30	21	9	3	EA	$7,371.00	$22,113										$22,113												**$22,113**
B3011	1651153	Roof, Single-Ply TPO/PVC Membrane, Replace	20	9	11	1200	SF	$19.89	$23,868												$23,868										**$23,868**
C1021	1551427	Interior Door, Wood Solid-Core, Replace	40	31	9	5	EA	$819.00	$4,095										$4,095												**$4,095**
C3012	1551400	Interior Wall Finish, any surface, Prep & Paint	10	8	2	7650	SF	$1.76	$13,426			$13,426										$13,426									**$26,852**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3021	1551402	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	8	2	5394	SF	$1.76	$9,466			$9,466										$9,466									**$18,933**
C3024	1551422	Interior Floor Finish, Wood Strip, Replace	30	28	2	400	SF	$17.55	$7,020			$7,020																			**$7,020**
C3031	1551413	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	5100	SF	$2.34	$11,934			$11,934										$11,934									**$23,868**
C3032	1551421	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	11	14	945	SF	$4.10	$3,870															$3,870							**$3,870**
D2011	1551405	Toilet, Residential Water Closet, Replace	30	11	19	2	EA	$819.00	$1,638																				$1,638		**$1,638**
D2014	1551432	Service Sink, Floor, Replace	35	31	4	1	EA	$880.00	$880					$880																	**$880**
D2014	1551401	Service Sink, Wall-Hung, Replace	35	26	9	1	EA	$1,638.00	$1,638										$1,638												**$1,638**
D2014	1551430	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	2	EA	$1,755.00	$3,510																				$3,510		**$3,510**
D2021	1551410	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1551404	Water Heater, 30 GAL, Replace	15	10	5	1	EA	$1,521.00	$1,521						$1,521															$1,521	**$3,042**
D2091	1551420	Air Compressor, 10 HP, Replace	20	11	9	1	EA	$18,603.00	$18,603										$18,603												**$18,603**
D3042	1551418	Exhaust Fan, 2001 - 5000 CFM, Replace	25	20	5	1	EA	$3,510.00	$3,510						$3,510																**$3,510**
D3051	1551409	Furnace, 60 MBH, Replace	20	11	9	1	EA	$4,914.00	$4,914										$4,914												**$4,914**
D3051	1551399	Infrared Heater, 80 MBH, Replace	25	11	14	3	EA	$4,446.00	$13,338															$13,338							**$13,338**
D3068	1678102	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	5394	SF	$2.93	$15,777						$15,777															$15,777	**$31,555**
D4031	1551426	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	12	EA	$351.00	$4,212										$4,212										$4,212		**$8,424**
D5012	1551403	Building/Main Switchboard, 300 AMP, Replace	40	36	4	1	EA	$46,800.00	$46,800					$46,800																	**$46,800**
D5012	1551419	Secondary Transformer, 112.5 kVA, Replace	30	20	10	1	EA	$18,720.00	$18,720											$18,720											**$18,720**
D5019	1551435	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5394	SF	$2.93	$15,777																					$15,777	**$15,777**
D5022	1551415	Light Fixture, 100 WATT, Replace	20	10	10	15	EA	$222.30	$3,335											$3,335											**$3,335**
D5029	1551416	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	12	8	5394	SF	$9.36	$50,488									$50,488													**$50,488**
D5037	1551428	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	5394	SF	$2.34	$12,622					$12,622																	**$12,622**
D5037	1551424	Fire Alarm Control Panel, Basic/Zoned, Replace	15	11	4	1	EA	$4,680.00	$4,680					$4,680															$4,680		**$9,360**
D5038	1678103	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	5394	SF	$5.85	$31,555						$31,555															$31,555	**$63,110**
D5092	1551417	Exit Sign Light Fixture, LED, Replace	10	7	3	5	EA	$257.40	$1,287				$1,287										$1,287								**$2,574**
E103X	1551429	Vehicle Lift, 2 Post, 15, 000 LB, Replace	15	12	3	5	EA	$5,756.40	$28,782				$28,782															$28,782			**$57,564**
G2041	1551431	Fences & Gates, Chain Link, 8' High, Replace	40	20	20	460	LF	$29.25	$13,455																					$13,455	**$13,455**
Totals, Unescalated										**$3,744**	**$0**	**$63,608**	**$30,069**	**$64,982**	**$52,363**	**$0**	**$0**	**$50,488**	**$55,575**	**$29,192**	**$23,868**	**$56,588**	**$1,287**	**$17,208**	**$0**	**$0**	**$0**	**$28,782**	**$14,040**	**$78,086**	**$569,880**
Totals, Escalated (6.0% inflation, compounded annually)										**$3,744**	**$0**	**$71,470**	**$35,813**	**$82,038**	**$70,074**	**$0**	**$0**	**$80,470**	**$93,893**	**$52,278**	**$45,309**	**$113,867**	**$2,745**	**$38,905**	**$0**	**$0**	**$0**	**$82,154**	**$42,479**	**$250,432**	**$1,065,669**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Business/Math/Computer Sciences

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1526693	Exterior Stairs, Concrete, Replace	50	31	19	400	SF	$64.35	$25,740																				$25,740		**$25,740**
B2011	1526689	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	23500	SF	$3.51	$82,485							$82,485										$82,485					**$164,970**
B2021	1526711	Window, 12 SF, Replace	30	16	14	36	EA	$760.50	$27,378															$27,378							**$27,378**
B2031	1526691	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	16	14	4	EA	$1,521.00	$6,084															$6,084							**$6,084**
B2032	1526702	Exterior Door, Wood Solid-Core, Replace	25	11	14	11	EA	$819.00	$9,009															$9,009							**$9,009**
B3011	1526697	Roof, Metal, Replace	40	36	4	10500	SF	$15.21	$159,705					$159,705																	**$159,705**
B3016	1526692	Gutters & Downspouts, 2, Replace	20	11	9	120	LF	$10.53	$1,264										$1,264												**$1,264**
C1021	1526686	Interior Door, Wood Solid-Core, Replace	40	21	19	26	EA	$819.00	$21,294																				$21,294		**$21,294**
C1031	1526701	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	8	EA	$877.50	$7,020											$7,020											**$7,020**
C1035	1687334	Interior Signage, Wall Mounted, Install	20	1	19	20464	SF	$0.96	$19,633																				$19,633		**$19,633**
C3012	1526679	Interior Wall Finish, any surface, Prep & Paint	10	5	5	23500	SF	$1.76	$41,243						$41,243										$41,243						**$82,485**
C3012	1526698	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	2200	SF	$21.06	$46,332											$46,332											**$46,332**
C3024	1526681	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	11500	SF	$5.85	$67,275										$67,275												**$67,275**
C3024	1526699	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	1800	SF	$21.06	$37,908											$37,908											**$37,908**
C3025	1526669	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	8400	SF	$8.78	$73,710					$73,710										$73,710							**$147,420**
C3031	1526709	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1800	SF	$2.34	$4,212					$4,212										$4,212							**$8,424**
C3032	1526688	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	22150	SF	$4.10	$90,704																		$90,704				**$90,704**
D1011	1526705	Elevator Controls, 1 CAR, Modernize	20	17	3	1	EA	$5,850.00	$5,850				$5,850																		**$5,850**
D1011	1526694	Elevator, 2000 LB, Renovate	30	27	3	1	EA	$64,350.00	$64,350				$64,350																		**$64,350**
D1019	1526671	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	7	3	1	EA	$3,510.00	$3,510				$3,510										$3,510								**$7,020**
D2011	1526677	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	$1,521.00	$6,084											$6,084											**$6,084**
D2012	1526684	Urinal, Standard, Replace	30	20	10	3	EA	$1,287.00	$3,861											$3,861											**$3,861**
D2014	1526704	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	4	EA	$1,755.00	$7,020											$7,020											**$7,020**
D2018	1526707	Drinking Fountain, Interior, Replace	15	5	10	2	EA	$2,223.00	$4,446											$4,446											**$4,446**
D2021	1526703	Backflow Preventer, .75 INCH, Replace	30	30	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
D2023	1526678	Water Heater, 6 GAL, Replace	15	9	6	1	EA	$605.00	$605							$605															**$605**
D2023	1526690	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	4	11	1	EA	$715.00	$715												$715										**$715**
D2029	1526676	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	20464	SF	$12.87	$263,372																				$263,372		**$263,372**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D3021	1526680	Boiler, Gas, 833 MBH, Replace	30	17	13	1	EA	$39,546.00	$39,546														$39,546								**$39,546**
D3022	1526695	Shot Feed Tank, 5 GAL, Replace	30	16	14	1	EA	$1,778.40	$1,778															$1,778							**$1,778**
D3032	1526685	Ductless Split System, Single Zone, 1.5 Ton, Replace	15	12	3	1	EA	$5,616.00	$5,616				$5,616															$5,616			**$11,232**
D3041	1526675	Air Handler (AHU), 12000 CFM, Replace	30	16	14	1	EA	$81,900.00	$81,900															$81,900							**$81,900**
D3041	1577993	HVAC System Ductwork, Medium Density, Replace	30	16	14	20464	SF	$4.68	$95,772															$95,772							**$95,772**
D3049	1526687	HVAC System Hydronic Piping, 2-Pipe, Replace	40	26	14	20464	SF	$5.85	$119,714															$119,714							**$119,714**
D3068	1526682	BAS/HVAC Controls nonproprietary, Extensive/Robust BMS or Smart Building System, Install	15	11	4	20464	SF	$7.02	$143,657					$143,657															$143,657		**$287,315**
D4031	1526700	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	4	EA	$351.00	$1,404							$1,404										$1,404					**$2,808**
D5012	1526673	Secondary Transformer, 112.5 kVA, Replace	30	10	20	1	EA	$18,720.00	$18,720																					$18,720	**$18,720**
D5012	1526672	Main Distribution Panel, 400 AMP, Replace	30	10	20	1	EA	$7,020.00	$7,020																					$7,020	**$7,020**
D5019	1526710	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	20464	SF	$2.93	$59,857																				$59,857		**$59,857**
D5022	1526696	Light Fixture, 100 WATT, Replace	20	11	9	42	EA	$222.30	$9,337										$9,337												**$9,337**
D5029	1526683	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	20464	SF	$9.36	$191,543										$191,543												**$191,543**
D5037	1526712	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	20464	SF	$4.68	$95,772					$95,772																	**$95,772**
D5038	1678278	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	20464	SF	$5.85	$119,714						$119,714															$119,714	**$239,429**
Totals, Unescalated										**$1,287**	**$0**	**$0**	**$79,326**	**$477,056**	**$160,957**	**$84,494**	**$0**	**$0**	**$269,418**	**$112,671**	**$715**	**$0**	**$43,056**	**$419,557**	**$41,243**	**$83,889**	**$90,704**	**$5,616**	**$533,553**	**$145,454**	**$2,548,997**
Totals, Escalated (6.0% inflation, compounded annually)										**$1,287**	**$0**	**$0**	**$94,479**	**$602,272**	**$215,397**	**$119,856**	**$0**	**$0**	**$455,176**	**$201,777**	**$1,357**	**$0**	**$91,835**	**$948,579**	**$98,840**	**$213,108**	**$244,246**	**$16,030**	**$1,614,319**	**$466,492**	**$5,385,049**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Childhood Development Center

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Childhood Development Center / CHILD DEV. CENTER 2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2021	1540032	Window, 24 SF, Replace	30	13	17	4	EA	$1,111.50	$4,446																		$4,446				**$4,446**
B2023	1540049	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	13	17	322	SF	$64.35	$20,721																		$20,721				**$20,721**
B2031	1540062	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	13	17	3	EA	$1,521.00	$4,563																		$4,563				**$4,563**
B3011	1540101	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	3456	SF	$19.89	$68,740						$68,740																**$68,740**
B3021	1540117	Roof Skylight, per unit (9-20 SF), Replace	30	13	17	1	EA	$1,521.00	$1,521																		$1,521				**$1,521**
C1035	1688752	Interior Signage, Wall Mounted, Install	20	1	19	3456	SF	$0.96	$3,316																			$3,316			**$3,316**
C3012	1540024	Interior Wall Finish, any surface, Prep & Paint	10	6	4	6221	SF	$1.76	$10,918					$10,918										$10,918							**$21,836**
C3024	1540027	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	3110	SF	$5.85	$18,194						$18,194															$18,194	**$36,387**
C3032	1540100	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3456	SF	$4.10	$14,152													$14,152									**$14,152**
D2011	1540064	Toilet, Child-Sized, Replace	30	13	17	4	EA	$1,053.00	$4,212																		$4,212				**$4,212**
D2014	1540017	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	2	EA	$1,404.00	$2,808																		$2,808				**$2,808**
D2014	1540031	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	13	17	5	EA	$1,989.00	$9,945																		$9,945				**$9,945**
D2014	1540033	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	2	EA	$1,404.00	$2,808																		$2,808				**$2,808**
D2018	1540015	Drinking Fountain, Outside/Site Style, Replace	15	11	4	2	EA	$4,212.00	$8,424					$8,424														$8,424			**$16,848**
D2023	1540090	Water Heater, Gas, Commercial, Replace	20	15	5	1	EA	$14,508.00	$14,508						$14,508																**$14,508**
D3041	1540052	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM, Replace	20	15	5	1	EA	$20,241.00	$20,241						$20,241																**$20,241**
D3041	1540019	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM, Replace	20	15	5	1	EA	$20,241.00	$20,241						$20,241																**$20,241**
D3041	1576859	HVAC System Ductwork, Medium Density, Replace	30	13	17	3456	SF	$4.68	$16,174																		$16,174				**$16,174**
D3042	1540086	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540093	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540075	Exhaust Fan, 170 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3068	1678282	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	3456	SF	$2.93	$10,109					$10,109														$10,109			**$20,218**
D4019	1540073	Sprinkler Heads (per SF), SF, Replace	25	13	12	3456	SF	$1.76	$6,065												$6,065										**$6,065**
D4031	1540063	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$330.00	$660					$660										$660							**$1,320**
D5022	1540078	Light Fixture, 100 WATT, Replace	20	15	5	4	EA	$209.00	$836						$836																**$836**
D5029	1540108	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	9	11	3456	SF	$9.36	$32,348											$32,348											**$32,348**
D5037	1540065	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	3456	SF	$4.68	$16,174					$16,174																	**$16,174**
D5038	1678283	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	3456	SF	$5.85	$20,218						$20,218															$20,218	**$40,435**
D5092	1540070	Exit Sign Light Fixture, LED, Replace	10	5	5	3	EA	$242.00	$726						$726										$726						**$1,452**
Totals, Unescalated										**$0**	**$0**	**$0**	**$0**	**$46,285**	**$167,915**	**$0**	**$0**	**$0**	**$0**	**$0**	**$32,348**	**$20,218**	**$0**	**$11,578**	**$726**	**$0**	**$67,198**	**$0**	**$21,848**	**$38,411**	**$406,527**
Totals, Escalated (6.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$0**	**$58,433**	**$224,708**	**$0**	**$0**	**$0**	**$0**	**$0**	**$61,406**	**$40,682**	**$0**	**$26,176**	**$1,740**	**$0**	**$180,948**	**$0**	**$66,105**	**$123,190**	**$783,389**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Childhood Development Center / CHILD DEV. CENTER 3

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2021	1540072	Window, 24 SF, Replace	30	13	17	6	EA	$1,111.50	$6,669																		$6,669				**$6,669**
B2023	1540067	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	13	17	293	SF	$64.35	$18,855																		$18,855				**$18,855**
B2031	1540074	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	13	17	2	EA	$1,521.00	$3,042																		$3,042				**$3,042**
B3011	1540096	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	3168	SF	$19.89	$63,012						$63,012																**$63,012**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B3019	1540046	Awning, Fabric per SF, Replace	10	6	4	400	SF	$9.36	$3,744					$3,744										$3,744							**$7,488**
B3022	1577075	Roof Hatch, Metal, Replace	30	30	0	1	EA	$1,521.00	$1,521	$1,521																					**$1,521**
C1035	1688753	Interior Signage, Wall Mounted, Install	20	1	19	3168	SF	$0.96	$3,039																				$3,039		**$3,039**
C3012	1540116	Interior Wall Finish, any surface, Prep & Paint	10	5	5	5702	SF	$1.76	$10,007						$10,007										$10,007						**$20,014**
C3024	1540004	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	2851	SF	$5.85	$16,678						$16,678															$16,678	**$33,357**
C3032	1540112	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3168	SF	$4.10	$12,973													$12,973									**$12,973**
D2011	1540068	Toilet, Child-Sized, Replace	30	13	17	4	EA	$1,053.00	$4,212																		$4,212				**$4,212**
D2014	1540080	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	4	EA	$1,404.00	$5,616																		$5,616				**$5,616**
D2014	1540055	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	13	17	6	EA	$1,989.00	$11,934																		$11,934				**$11,934**
D2014	1540056	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	2	EA	$1,404.00	$2,808																		$2,808				**$2,808**
D2018	1540097	Drinking Fountain, Outside/Site Style, Replace	15	10	5	2	EA	$4,212.00	$8,424						$8,424															$8,424	**$16,848**
D2023	1540042	Water Heater, Gas, Commercial, Replace	20	8	12	1	EA	$14,508.00	$14,508													$14,508									**$14,508**
D3041	1540079	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM, Replace	20	15	5	1	EA	$20,241.00	$20,241						$20,241																**$20,241**
D3041	1540021	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM, Replace	20	15	5	1	EA	$20,241.00	$20,241						$20,241																**$20,241**
D3041	1576822	HVAC System Ductwork, Medium Density, Replace	30	13	17	3168	SF	$4.68	$14,826																		$14,826				**$14,826**
D3042	1540095	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540087	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540002	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540041	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3068	1678285	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	3168	SF	$2.93	$9,266					$9,266															$9,266		**$18,533**
D4019	1540037	Sprinkler Heads (per SF), , Replace	25	13	12	3168	SF	$1.76	$5,560													$5,560									**$5,560**
D4031	1540059	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	$330.00	$330					$330										$330							**$660**
D5022	1540025	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	15	5	6	EA	$245.70	$1,474						$1,474																**$1,474**
D5029	1576820	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	3168	SF	$9.36	$29,652						$29,652																**$29,652**
D5037	1540110	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	3168	SF	$4.68	$14,826					$14,826																	**$14,826**
D5038	1678286	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	3168	SF	$5.85	$18,533						$18,533															$18,533	**$37,066**
D5092	1540012	Exit Sign Light Fixture, LED, Replace	10	5	5	3	EA	$242.00	$726						$726										$726						**$1,452**
G2047	1540057	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	15	5	1250	SF	$24.57	$30,713						$30,713																**$30,713**
G2047	1540010	Play Structure, Small, Replace	20	15	5	1	EA	$11,700.00	$11,700						$11,700																**$11,700**
G2047	1540003	Play Structure, Small, Replace	20	15	5	1	EA	$11,700.00	$11,700						$11,700																**$11,700**
G2049	1540076	Shed, Wooden Framed, Asphalt Shingles, Replace	30	13	17	64	SF	$46.80	$2,995																		$2,995				**$2,995**
Totals, Unescalated										**$1,521**	**$0**	**$0**	**$0**	**$28,167**	**$248,717**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,041**	**$0**	**$4,074**	**$10,733**	**$0**	**$70,957**	**$0**	**$12,306**	**$43,635**	**$453,150**
Totals, Escalated (6.0% inflation, compounded annually)										**$1,521**	**$0**	**$0**	**$0**	**$35,560**	**$332,839**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$66,485**	**$0**	**$9,211**	**$25,722**	**$0**	**$191,071**	**$0**	**$37,232**	**$139,944**	**$839,585**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Childhood Development Center / Child Development Center Office

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1576819	Exterior Wall, any Painted Surface, Prep & Paint	10	6	4	3100	SF	$3.51	$10,881					$10,881										$10,881							**$21,762**
B2021	1540039	Window, 24 SF, Replace	30	13	17	2	EA	$1,111.50	$2,223																		$2,223				**$2,223**
B2023	1540102	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	13	17	344	SF	$64.35	$22,136																		$22,136				**$22,136**
B2031	1540082	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	13	17	5	EA	$1,521.00	$7,605																		$7,605				**$7,605**
B3011	1540115	Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	5	4705	SF	$19.89	$93,582						$93,582																**$93,582**
C1035	1688751	Interior Signage, Wall Mounted, Install	20	1	19	4705	SF	$0.96	$4,514																				$4,514		**$4,514**
C3012	1540053	Interior Wall Finish, any surface, Prep & Paint	10	5	5	8469	SF	$1.76	$14,863						$14,863										$14,863						**$29,726**
C3024	1540007	Interior Floor Finish, Wood Strip, Refinish	10	7	3	471	SF	$4.68	$2,204				$2,204										$2,204								**$4,409**
C3024	1540083	Interior Floor Finish, Wood Strip, Replace	30	13	17	471	SF	$17.55	$8,266																		$8,266				**$8,266**
C3025	1540022	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	3529	SF	$8.78	$30,967					$30,967										$30,967							**$61,934**
C3032	1540120	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	4705	SF	$4.10	$19,267													$19,267									**$19,267**
D2011	1540045	Toilet, Commercial Water Closet, Replace	30	13	17	4	EA	$1,521.00	$6,084																		$6,084				**$6,084**
D2014	1540035	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	3	EA	$1,404.00	$4,212																		$4,212				**$4,212**
D2014	1540111	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	13	17	4	EA	$1,287.00	$5,148																		$5,148				**$5,148**
D2023	1540018	Water Heater, Gas, Commercial, Replace	20	15	5	1	EA	$14,508.00	$14,508						$14,508																**$14,508**
D3032	1540092	Ductless Split System, 1.67 TON, Replace	15	13	2	1	EA	$5,616.00	$5,616			$5,616															$5,616				**$11,232**
D3041	1540094	Air Handler (AHU), Exterior, 2,730 CFM, Replace	20	15	5	1	EA	$30,888.00	$30,888						$30,888																**$30,888**
D3041	1540026	Air Handler (AHU), Exterior, 1,201 to 2,400 CFM, Replace	20	15	5	1	EA	$20,241.00	$20,241						$20,241																**$20,241**
D3041	1576824	HVAC System Ductwork, Medium Density, Replace	30	13	17	4705	SF	$4.68	$22,019																		$22,019				**$22,019**
D3042	1540122	Exhaust Fan, 170 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540054	Exhaust Fan, 330 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540081	Exhaust Fan, 2500 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540047	Exhaust Fan, 2500 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3042	1540013	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D3042	1540106	Exhaust Fan, 160 CFM, Replace	20	15	5	1	EA	$1,404.00	$1,404						$1,404																**$1,404**
D3068	1678288	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	4705	SF	$2.93	$13,762					$13,762															$13,762		**$27,524**
D4019	1540006	Sprinkler Heads (per SF), , Replace	25	13	12	4705	SF	$1.76	$8,257													$8,257									**$8,257**
D4031	1540023	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	3	EA	$330.00	$990					$990										$990							**$1,980**
D4091	1540088	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	15	5	6	LF	$468.00	$2,808						$2,808																**$2,808**
D5012	1540014	Main Distribution Panel, 400 AMP, Replace	30	13	17	1	EA	$7,020.00	$7,020																		$7,020				**$7,020**
D5012	1540040	Secondary Transformer, 112.5 kVA, Replace	30	13	17	1	EA	$18,720.00	$18,720																		$18,720				**$18,720**
D5022	1540124	Light Fixture, 100 WATT, Replace	20	15	5	6	EA	$222.30	$1,334						$1,334																**$1,334**
D5022	1540084	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	20	15	5	1	EA	$5,475.60	$5,476						$5,476																**$5,476**
D5029	1540066	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	15	5	4705	SF	$9.36	$44,039						$44,039																**$44,039**
D5037	1540043	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$17,550.00	$17,550					$17,550															$17,550		**$35,100**
D5037	1540114	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	4705	SF	$4.68	$22,019					$22,019																	**$22,019**
D5038	1678289	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	4705	SF	$5.85	$27,524						$27,524															$27,524	**$55,049**
D5092	1540118	Exit Sign Light Fixture, LED, Replace	10	6	4	6	EA	$257.40	$1,544					$1,544										$1,544							**$3,089**
E1028	1540104	Defibrillator (AED), Cabinet Mounted, Replace	10	5	5	1	EA	$1,755.00	$1,755						$1,755										$1,755						**$3,510**
E1093	1540030	Commercial Kitchen, Dishwasher, Replace	10	10	0	1	EA	$25,155.00	$25,155	$25,155										$25,155										$25,155	**$75,465**
E1093	1540069	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	10	5	1	EA	$7,020.00	$7,020						$7,020															$7,020	**$14,040**
E1093	1540099	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	10	5	1	EA	$5,382.00	$5,382						$5,382															$5,382	**$10,764**
E1093	1540091	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	10	5	1	EA	$7,371.00	$7,371						$7,371															$7,371	**$14,742**
E1093	1540009	Commercial Kitchen, 6 LF, Replace	15	10	5	1	EA	$3,861.00	$3,861						$3,861															$3,861	**$7,722**
E1093	1540105	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,382.00	$5,382						$5,382															$5,382	**$10,764**
E1093	1540036	Commercial Kitchen, Walk-In Refrigerator, Replace	20	15	5	1	EA	$17,550.00	$17,550						$17,550																**$17,550**
G2041	1540051	Fences & Gates, Wood Board, Replace	25	13	12	1000	SF	$5.85	$5,850													$5,850									**$5,850**
Totals, Unescalated										**$25,155**	**$0**	**$5,616**	**$2,204**	**$97,714**	**$312,008**	**$0**	**$0**	**$0**	**$0**	**$25,155**	**$0**	**$33,374**	**$2,204**	**$44,382**	**$16,618**	**$0**	**$109,050**	**$0**	**$35,826**	**$81,695**	**$791,002**
Totals, Escalated (6.0% inflation, compounded annually)										**$25,155**	**$0**	**$6,310**	**$2,625**	**$123,362**	**$417,537**	**$0**	**$0**	**$0**	**$0**	**$45,049**	**$0**	**$67,156**	**$4,702**	**$100,344**	**$39,826**	**$0**	**$293,646**	**$0**	**$108,395**	**$262,008**	**$1,496,115**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Dance & Adapt PE

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2021	1551680	Window, 12 SF, Replace	30	30	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
B2021	1551677	Window, 12 SF, Replace	30	11	19	40	EA	$1,287.00	$51,480																				$51,480		**$51,480**
B2032	1551686	Exterior Door, Steel, Replace	40	21	19	10	EA	$702.00	$7,020																				$7,020		**$7,020**
B3011	1551668	Roof, Modified Bituminous, Replace	20	10	10	16900	SF	$11.70	$197,730										$197,730												**$197,730**
B3016	1551660	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	260	LF	$10.53	$2,738		$2,738																				**$2,738**
C1031	1551690	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	6	EA	$877.50	$5,265											$5,265											**$5,265**
C3012	1551671	Interior Wall Finish, Gypsum Board/Plaster, Repair	0	7	0	100	SF	$3.85	$385	$385																					**$385**
C3012	1551654	Interior Wall Finish, any surface, Prep & Paint	10	7	3	23200	SF	$1.76	$40,716			$40,716											$40,716								**$81,432**
C3012	1551656	Interior Wall Finish, Ceramic Tile, Replace	40	36	4	750	SF	$21.06	$15,795				$15,795																		**$15,795**
C3024	1551661	Interior Floor Finish, Maple Sports Floor, Refinish	10	7	3	7600	SF	$5.85	$44,460			$44,460											$44,460								**$88,920**
C3024	1551678	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	200	SF	$5.50	$1,100				$1,100																$1,100		**$2,200**
C3024	1551692	Interior Floor Finish, Ceramic Tile, Replace	40	36	4	1000	SF	$21.06	$21,060				$21,060																		**$21,060**
C3024	1551694	Interior Floor Finish, Maple Sports Floor, Replace	30	26	4	7600	SF	$14.04	$106,704				$106,704																		**$106,704**
C3024	1551659	Interior Floor Finish, Rubber Tile, Replace	15	11	4	7600	SF	$10.53	$80,028				$80,028																$80,028		**$160,056**
C3032	1551683	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	16900	SF	$4.10	$69,206				$69,206																		**$69,206**
D2011	1551685	Toilet, Commercial Water Closet, Replace	30	16	14	6	EA	$1,521.00	$9,126															$9,126							**$9,126**
D2012	1551672	Urinal, Waterless, Replace	30	16	14	2	EA	$702.00	$1,404															$1,404							**$1,404**
D2014	1551679	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	4	EA	$1,755.00	$7,020															$7,020							**$7,020**
D2014	1551662	Service Sink, Floor, Replace	35	16	19	1	EA	$880.00	$880																				$880		**$880**
D2018	1551673	Drinking Fountain, Interior, Replace	15	8	7	2	EA	$2,223.00	$4,446							$4,446															**$4,446**
D2021	1551670	Backflow Preventer, 2 INCH, Replace	30	29	1	1	EA	$3,744.00	$3,744		$3,744																				**$3,744**
D2023	1551675	Water Heater, 30 GAL, Replace	15	6	9	1	EA	$1,521.00	$1,521									$1,521													**$1,521**
D2029	1551689	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	16900	SF	$12.87	$217,503																				$217,503		**$217,503**
D3041	1551667	HVAC System Ductwork, Low Density, Replace	30	26	4	16900	SF	$2.34	$39,546				$39,546																		**$39,546**
D3051	1551676	Unit Heater, Natural Gas, 50 MBH, Replace	20	16	4	1	EA	$5,499.00	$5,499				$5,499																		**$5,499**
D3051	1551663	Unit Heater, Natural Gas, 50 MBH, Replace	20	16	4	1	EA	$5,499.00	$5,499				$5,499																		**$5,499**
D3051	1551655	Unit Heater, Natural Gas, 50 MBH, Replace	20	16	4	1	EA	$5,499.00	$5,499				$5,499																		**$5,499**
D3068	1678291	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	16900	SF	$7.02	$118,638				$118,638																$118,638		**$237,276**
D4031	1551657	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	3	EA	$330.00	$990				$990											$990							**$1,980**
D5019	1551681	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	16900	SF	$2.93	$49,433				$49,433																		**$49,433**
D5022	1551665	Fluorescent Lighting Fixture, T8, Replace	20	20	0	6	EA	$272.61	$1,636	$1,636																				$1,636	**$3,271**
D5022	1551651	Light Fixture, High pressure sodium, Replace	20	19	1	2	EA	$209.00	$418		$418																				**$418**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5022	1551684	Light Dimming Panel, Basic, Replace	20	8	12	1	EA	$2,059.20	$2,059													$2,059									**$2,059**
D5022	1551653	Light Fixture, 250 WATT, Replace	20	8	12	16	EA	$257.40	$4,118													$4,118									**$4,118**
D5029	1551693	Lighting System, Interior, Very High Density or High-End Fixtures, Replace	20	9	11	16900	SF	$19.89	$336,141												$336,141										**$336,141**
D5029	1551658	Lighting System, Interior, Very High Density or High-End Fixtures, Replace	20	9	11	16900	SF	$19.89	$336,141												$336,141										**$336,141**
D5029	1551687	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	16900	SF	$9.36	$158,184													$158,184									**$158,184**
D5037	1551664	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	16900	SF	$2.34	$39,546					$39,546																	**$39,546**
D5038	1678292	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	16900	SF	$5.85	$98,865						$98,865															$98,865	**$197,730**
D5092	1551682	Emergency Light, 2-Head w/ Battery, Replace	10	8	2	13	EA	$257.40	$3,346			$3,346										$3,346									**$6,692**
D5092	1551669	Exit Sign Light Fixture, LED, Replace	10	6	4	8	EA	$257.40	$2,059					$2,059										$2,059							**$4,118**
G2047	1551652	Sports Apparatus, Basketball Backstop, Replace	25	8	17	1	EA	$11,115.00	$11,115																		$11,115				**$11,115**
Totals, Unescalated										**$3,308**	**$6,900**	**$3,346**	**$85,176**	**$560,601**	**$98,865**	**$0**	**$4,446**	**$0**	**$1,521**	**$197,730**	**$677,547**	**$167,708**	**$85,176**	**$20,599**	**$0**	**$0**	**$11,115**	**$0**	**$476,649**	**$100,501**	**$2,501,188**
Totals, Escalated (6.0% inflation, compounded annually)										**$3,308**	**$7,314**	**$3,760**	**$101,446**	**$707,746**	**$132,304**	**$0**	**$6,685**	**$0**	**$2,570**	**$354,104**	**$1,286,186**	**$337,461**	**$181,674**	**$46,573**	**$0**	**$0**	**$29,930**	**$0**	**$1,442,149**	**$322,319**	**$4,965,529**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Drafting/Graphic Arts

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1687513	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	3500	SF	$3.51	$12,285			$12,285										$12,285									**$24,570**
B2011	1596554	Exterior Wall, Wood Board Siding, 1-2 Stories, Replace	30	20	10	3500	SF	$35.10	$122,850											$122,850											**$122,850**
B2021	1596556	Window, Aluminum 12 SF, 1-2 Stories, Replace	30	21	9	51	EA	$760.50	$38,786										$38,786												**$38,786**
B2032	1596558	Exterior Door, Steel, Replace	40	21	19	11	EA	$702.00	$7,722																				$7,722		**$7,722**
C1017	1599219	Interior Window, 12 SF, Replace	40	21	19	1	EA	$550.00	$550																				$550		**$550**
C1021	1599211	Interior Door, Wood Solid-Core, Replace	40	21	19	8	EA	$819.00	$6,552																				$6,552		**$6,552**
C1035	1687508	Interior Signage, Wall Mounted, Install	20	1	19	3997	SF	$0.96	$3,835																				$3,835		**$3,835**
C3012	1599218	Interior Wall Finish, any surface, Prep & Paint	10	6	4	7600	SF	$1.76	$13,338					$13,338										$13,338							**$26,676**
C3025	1599221	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	3997	SF	$8.78	$35,074					$35,074										$35,074							**$70,147**
C3032	1599207	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	25	0	997	SF	$4.10	$4,083	$4,083																					**$4,083**
C3032	1599209	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	11	14	3000	SF	$4.10	$12,285															$12,285							**$12,285**
D2014	1599213	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	1	EA	$1,404.00	$1,404										$1,404												**$1,404**
D2021	1596557	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2029	1637701	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	21	19	3997	SF	$1.17	$4,676																				$4,676		**$4,676**
D3022	1599215	Expansion Tank, 61 to 100 GAL, Remove	40	40	0	1	EA	$4,141.80	$4,142	$4,142																					**$4,142**
D3041	1637700	HVAC System Ductwork, Medium Density, Replace	30	21	9	3997	SF	$4.68	$18,706										$18,706												**$18,706**
D3051	1599216	Furnace, Gas, 80 MBH, Replace	20	4	16	1	EA	$4,914.00	$4,914																	$4,914					**$4,914**
D3051	1599214	Furnace, Gas, 80 MBH, Replace	20	4	16	1	EA	$4,914.00	$4,914																	$4,914					**$4,914**
D3051	1599217	Furnace, Gas, 80 MBH, Replace	20	4	16	1	EA	$4,914.00	$4,914																	$4,914					**$4,914**
D3051	1599220	Furnace, Gas, 80 MBH, Replace	20	4	16	1	EA	$4,914.00	$4,914																	$4,914					**$4,914**
D3068	1678294	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	3997	SF	$7.02	$28,059					$28,059															$28,059		**$56,118**
D4031	1599208	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$330.00	$660					$660										$660							**$1,320**
D5019	1599222	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	3997	SF	$2.93	$11,691				$11,691																		**$11,691**
D5022	1596559	Light Fixture, 100 WATT, Replace	20	16	4	5	EA	$209.00	$1,045					$1,045																	**$1,045**
D5029	1599210	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	3997	SF	$9.36	$37,412										$37,412												**$37,412**
D5037	1599212	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	3997	SF	$2.34	$9,353					$9,353																	**$9,353**
D5038	1678295	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	3997	SF	$5.85	$23,382						$23,382															$23,382	**$46,765**
Totals, Unescalated										**$11,969**	**$0**	**$12,285**	**$11,691**	**$87,529**	**$23,382**	**$0**	**$0**	**$0**	**$96,307**	**$122,850**	**$0**	**$12,285**	**$0**	**$61,357**	**$0**	**$19,656**	**$0**	**$0**	**$51,394**	**$23,382**	**$534,087**
Totals, Escalated (6.0% inflation, compounded annually)										**$11,969**	**$0**	**$13,803**	**$13,924**	**$110,503**	**$31,291**	**$0**	**$0**	**$0**	**$162,709**	**$220,006**	**$0**	**$24,720**	**$0**	**$138,722**	**$0**	**$49,933**	**$0**	**$0**	**$155,498**	**$74,991**	**$1,008,068**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Facilities

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1551283	Exterior Wall, Stucco, 1-2 Stories, Replace	50	40	10	9120	SF	$23.40	$213,408											$213,408											**$213,408**
B2016	1576329	Fascia board, Wood, Replace	20	20	0	20	SF	$22.80	$456	$456																				$456	**$912**
B2021	1551307	Window, 24 SF, Replace	30	17	13	26	EA	$1,053.00	$27,378														$27,378								**$27,378**
B2021	1551304	Window, 12 SF, Replace	30	17	13	9	EA	$702.00	$6,318														$6,318								**$6,318**
B2031	1551264	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	17	13	9	EA	$1,521.00	$13,689														$13,689								**$13,689**
B2034	1551271	Overhead/Dock Door, 144 SF, Replace	30	17	13	4	EA	$5,148.00	$20,592														$20,592								**$20,592**
B2034	1551310	Overhead/Dock Door, 288 SF, Replace	30	17	13	8	EA	$8,775.00	$70,200														$70,200								**$70,200**
B3011	1576148	Roof, Clay/Concrete Tile, Replace	50	50	0	100	SF	$19.89	$1,989	$1,989																					**$1,989**
B3011	1576139	Roof, Asphalt Shingle 20-Year, Replace	20	20	0	96	SF	$4.18	$401	$401																				$401	**$803**
B3011	1551266	Roof, Asphalt Shingle 20-Year, Replace	20	17	3	7400	SF	$4.45	$32,900				$32,900																		**$32,900**
B3011	1576146	Roof, Metal, Replace	40	30	10	9800	SF	$15.21	$149,058											$149,058											**$149,058**
B3021	1551263	Roof Skylight, per unit (9-20 SF), Replace	30	17	13	10	EA	$1,521.00	$15,210														$15,210								**$15,210**
B3021	1551274	Roof Skylight, per SF of glazing, Replace	30	17	13	60	SF	$58.50	$3,510														$3,510								**$3,510**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C1031	1551316	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	5	EA	$877.50	$4,388				$4,388																		**$4,388**
C1033	1551279	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	32	EA	$585.00	$18,720				$18,720																		**$18,720**
C1035	1688675	Interior Signage, Wall Mounted, Install	20	1	19	18440	SF	$0.96	$17,691																				$17,691		**$17,691**
C3012	1551295	Interior Wall Finish, any surface, Prep & Paint	10	8	2	3700	SF	$1.76	$6,494			$6,494										$6,494									**$12,987**
C3012	1551301	Interior Wall Finish, Vinyl, Replace	15	13	2	380	SF	$2.75	$1,045			$1,045															$1,045				**$2,090**
C3024	1551303	Interior Floor Finish, Vinyl Sheeting, Replace	15	13	2	520	SF	$8.19	$4,259			$4,259															$4,259				**$8,518**
C3024	1551268	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	950	SF	$5.85	$5,558					$5,558															$5,558		**$11,115**
C3025	1551292	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	180	SF	$8.78	$1,580		$1,580										$1,580										**$3,159**
C3031	1551277	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	120	SF	$2.20	$264					$264										$264							**$528**
C3032	1551261	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	25	0	64	SF	$3.85	$246	$246																					**$246**
C3032	1551299	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	4800	SF	$4.10	$19,656					$19,656																	**$19,656**
D2011	1551262	Toilet, Residential Water Closet, Replace	30	17	13	1	EA	$770.00	$770														$770								**$770**
D2011	1551311	Toilet, Commercial Water Closet, Replace	30	17	13	4	EA	$1,521.00	$6,084														$6,084								**$6,084**
D2012	1551312	Urinal, Standard, Replace	30	17	13	2	EA	$1,287.00	$2,574														$2,574								**$2,574**
D2014	1551276	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	1	EA	$1,287.00	$1,287														$1,287								**$1,287**
D2014	1551298	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	6	EA	$1,287.00	$7,722														$7,722								**$7,722**
D2014	1551313	Service Sink, Laundry, Replace	30	13	17	1	EA	$990.00	$990																		$990				**$990**
D2014	1551293	Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,638.00	$1,638																			$1,638			**$1,638**
D2014	1551273	Service Sink, Floor, Replace	35	17	18	1	EA	$880.00	$880																			$880			**$880**
D2017	1551300	Shower Head w/ Valve, Replace	30	17	13	2	EA	$936.00	$1,872														$1,872								**$1,872**
D2018	1551305	Drinking Fountain, Outside/Site Style, Replace	15	11	4	2	EA	$4,212.00	$8,424					$8,424															$8,424		**$16,848**
D2019	1551294	Emergency Eye Wash & Shower Station, , Replace	20	17	3	1	EA	$2,691.00	$2,691				$2,691																		**$2,691**
D2023	1551282	Water Heater, 20 GAL, Replace	20	17	3	1	EA	$14,508.00	$14,508				$14,508																		**$14,508**
D2023	1551315	Water Heater, 75 GAL, Replace	20	17	3	1	EA	$14,508.00	$14,508				$14,508																		**$14,508**
D3011	1551317	Fuel Storage Tank, 250 GAL, Replace	25	17	8	1	EA	$3,042.00	$3,042									$3,042													**$3,042**
D3041	1551288	HVAC System Ductwork, Medium Density, Replace	30	17	13	18440	SF	$4.68	$86,299														$86,299								**$86,299**
D3042	1551314	Exhaust Fan, Centrifugal, 1,001 to 2,000 CFM (16" Damper), Replace	25	21	4	4	EA	$2,808.00	$11,232					$11,232																	**$11,232**
D3042	1551270	Exhaust Fan, 100 - 1000 CFM, Replace	25	21	4	1	EA	$1,638.00	$1,638					$1,638																	**$1,638**
D3051	1551259	Unit Heater, 75 MBH, Replace	20	17	3	1	EA	$5,850.00	$5,850				$5,850																		**$5,850**
D3051	1551280	Infrared Heater, 80 MBH, Replace	25	21	4	3	EA	$4,446.00	$13,338					$13,338																	**$13,338**
D3052	1551272	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	$12,870.00	$12,870				$12,870																		**$12,870**
D3052	1551281	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	$12,870.00	$12,870				$12,870																		**$12,870**
D3052	1551297	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	$12,870.00	$12,870				$12,870																		**$12,870**
D3068	1678297	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	18440	SF	$7.02	$129,449					$129,449															$129,449		**$258,898**
D4019	1551284	Sprinkler Heads (per SF), , Replace	25	17	8	18440	SF	$1.76	$32,362									$32,362													**$32,362**
D4031	1551291	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	13	EA	$351.00	$4,563										$4,563										$4,563		**$9,126**
D5022	1551309	LED Lighting Fixture, 20 WATT, Replace	20	5	15	21	EA	$222.30	$4,668																$4,668						**$4,668**
D5029	1551286	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	17	3	18440	SF	$9.36	$172,598				$172,598																		**$172,598**
D5037	1551287	Fire Alarm Control Panel, Addressable, Replace	15	13	2	1	EA	$17,550.00	$17,550			$17,550															$17,550				**$35,100**
D5037	1551302	Fire Alarm System, Standard Addressable, Upgrade/Install	20	17	3	18440	SF	$4.68	$86,299				$86,299																		**$86,299**
D5038	1678298	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	18440	SF	$5.85	$107,874						$107,874															$107,874	**$215,748**
D5092	1551265	Exit Sign Light Fixture, LED, Replace	10	8	2	13	EA	$257.40	$3,346			$3,346										$3,346									**$6,692**
D5092	1551285	Emergency Light, 2-Head w/ Battery, Replace	10	8	2	7	EA	$257.40	$1,802			$1,802										$1,802									**$3,604**
P000X	1720192	Mold/Biological Growth, Remediation, Clean and Remove	0	0	0	100	SF	$35.10	$3,510	$3,510																					**$3,510**
Totals, Unescalated										**$6,603**	**$1,580**	**$34,495**	**$391,073**	**$189,558**	**$107,874**	**$0**	**$0**	**$35,404**	**$4,563**	**$362,466**	**$1,580**	**$11,642**	**$263,505**	**$264**	**$4,668**	**$0**	**$23,844**	**$2,518**	**$165,685**	**$108,731**	**$1,716,052**
Totals, Escalated (6.0% inflation, compounded annually)										**$6,603**	**$1,674**	**$38,759**	**$465,774**	**$239,313**	**$144,360**	**$0**	**$0**	**$56,429**	**$7,709**	**$649,121**	**$2,998**	**$23,425**	**$562,038**	**$597**	**$11,188**	**$0**	**$64,206**	**$7,187**	**$501,295**	**$348,716**	**$3,131,392**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Family and Consumer

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1524536	Exterior Wall, Brick, 1-2 Stories, Replace	50	31	19	350	SF	$62.01	$21,704																				$21,704		**$21,704**
B2021	1524538	Window, 12 SF, Replace	30	21	9	56	EA	$936.00	$52,416										$52,416												**$52,416**
B2032	1524523	Exterior Door, Wood Solid-Core, Replace	25	11	14	9	EA	$819.00	$7,371															$7,371							**$7,371**
B3011	1524546	Roof, Metal, Replace	40	36	4	4380	SF	$15.21	$66,620					$66,620																	**$66,620**
C1021	1524548	Interior Door, Wood Solid-Core, Replace	40	26	14	10	EA	$819.00	$8,190															$8,190							**$8,190**
C1035	1687336	Interior Signage, Wall Mounted, Install	20	1	19	3202	SF	$0.96	$3,072																				$3,072		**$3,072**
C3012	1524552	Interior Wall Finish, any surface, Prep & Paint	10	5	5	4250	SF	$1.76	$7,459						$7,459										$7,459						**$14,918**
C3012	1524543	Interior Wall Finish, any surface, Prep & Paint	10	5	5	400	SF	$1.65	$660						$660										$660						**$1,320**
C3024	1524533	Interior Floor Finish, Wood Strip, Replace	30	21	9	750	SF	$17.55	$13,163										$13,163												**$13,163**
C3024	1524517	Interior Floor Finish, Ceramic Tile, Replace	40	31	9	2500	SF	$21.06	$52,650										$52,650												**$52,650**
C3031	1524545	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	350	SF	$2.20	$770						$770										$770						**$1,540**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3032	1524553	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	16	9	2854	SF	$4.10	$11,687										$11,687												**$11,687**
D2011	1524534	Toilet, Residential Water Closet, Replace	30	11	19	1	EA	$770.00	$770																				$770		**$770**
D2014	1524518	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	16	14	1	EA	$2,925.00	$2,925															$2,925							**$2,925**
D2014	1524529	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	5	EA	$1,404.00	$7,020																				$7,020		**$7,020**
D2018	1524527	Drinking Fountain, Interior, Replace	15	11	4	1	EA	$2,223.00	$2,223					$2,223															$2,223		**$4,446**
D2021	1524520	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1524515	Water Heater, 75 GAL, Replace	20	11	9	1	EA	$14,508.00	$14,508										$14,508												**$14,508**
D2029	1524524	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	35	5	3202	SF	$12.87	$41,210						$41,210																**$41,210**
D3023	1540442	Fireplace, Natural Gas, 40 MBH, Replace	30	19	11	1	EA	$6,446.70	$6,447												$6,447										**$6,447**
D3041	1524511	HVAC System Ductwork, Medium Density, Replace	30	25	5	3202	SF	$4.68	$14,985						$14,985																**$14,985**
D3042	1524542	Exhaust Fan, 1001 - 2000 CFM, Replace	20	11	9	1	EA	$2,808.00	$2,808										$2,808												**$2,808**
D3051	1524526	Furnace, 51 - 100 MBH, Replace	20	15	5	1	EA	$4,914.00	$4,914						$4,914																**$4,914**
D3068	1524540	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	3202	SF	$7.02	$22,478					$22,478															$22,478		**$44,956**
D4031	1524547	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	6	EA	$351.00	$2,106							$2,106										$2,106					**$4,212**
D4091	1524532	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	11	9	4	LF	$468.00	$1,872										$1,872												**$1,872**
D5012	1524521	Secondary Transformer, 75 kVA, Replace	30	11	19	1	EA	$11,700.00	$11,700																				$11,700		**$11,700**
D5019	1524549	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	3202	SF	$2.93	$9,366						$9,366																**$9,366**
D5022	1524531	Light Fixture, 250 WATT, Replace	20	11	9	4	EA	$242.00	$968										$968												**$968**
D5029	1524535	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	9	11	3202	SF	$9.36	$29,971												$29,971										**$29,971**
D5037	1678302	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	3202	SF	$4.68	$14,985					$14,985																	**$14,985**
D5038	1678301	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	3202	SF	$5.85	$18,732						$18,732															$18,732	**$37,463**
E1093	1524554	Commercial Kitchen, Dishwasher, Replace	10	5	5	1	EA	$25,155.00	$25,155						$25,155										$25,155						**$50,310**
E1093	1524512	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	1	EA	$11,115.00	$11,115							$11,115										$11,115					**$22,230**
E1093	1524530	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,159.00	$3,159										$3,159												**$3,159**
E1093	1524539	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	6	9	1	EA	$5,265.00	$5,265										$5,265												**$5,265**
E1093	1524510	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,159.00	$3,159										$3,159												**$3,159**
E1093	1524514	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,159.00	$3,159										$3,159												**$3,159**
E1093	1524541	Commercial Kitchen, 3 - 6 LF, Replace	15	6	9	1	EA	$3,861.00	$3,861										$3,861												**$3,861**
E1093	1524525	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$3,159.00	$3,159											$3,159											**$3,159**
E1093	1524519	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	5	10	1	EA	$7,020.00	$7,020											$7,020											**$7,020**
E1093	1524516	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	5	10	1	EA	$5,265.00	$5,265											$5,265											**$5,265**
E1093	1524522	Commercial Kitchen, LF, Replace	15	5	10	2	EA	$5,265.00	$10,530											$10,530											**$10,530**
Totals, Unescalated										**$3,744**	**$0**	**$0**	**$0**	**$106,306**	**$123,250**	**$13,221**	**$0**	**$0**	**$168,675**	**$25,974**	**$36,417**	**$0**	**$0**	**$18,486**	**$34,044**	**$13,221**	**$0**	**$0**	**$68,967**	**$18,732**	**$631,037**
Totals, Escalated (6.0% inflation, compounded annually)										**$3,744**	**$0**	**$0**	**$0**	**$134,209**	**$164,937**	**$18,754**	**$0**	**$0**	**$284,972**	**$46,515**	**$69,131**	**$0**	**$0**	**$41,795**	**$81,588**	**$33,586**	**$0**	**$0**	**$208,665**	**$60,075**	**$1,147,972**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Fitness Training Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1551197	Exterior Wall, Joint Expansion Cover/Assembly up to 2", Aluminum, Remove & Replace	20	20	0	40	LF	$46.80	$1,872	$1,872																				$1,872	**$3,744**
B2021	1551255	Window, 12 SF, Replace	30	13	17	39	EA	$760.50	$29,660																		$29,660				**$29,660**
B2021	1551257	Window, 24 SF, Replace	30	13	17	19	EA	$1,111.50	$21,119																		$21,119				**$21,119**
B2023	1551250	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	13	17	360	SF	$64.35	$23,166																		$23,166				**$23,166**
B2023	1551217	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	13	17	6	EA	$1,521.00	$9,126																		$9,126				**$9,126**
B2031	1551219	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	13	17	5	EA	$1,521.00	$7,605																		$7,605				**$7,605**
B3011	1551202	Roof, Single-Ply TPO/PVC Membrane, Replace	20	16	4	7000	SF	$19.89	$139,230					$139,230																	**$139,230**
B3021	1551249	Roof Skylight, per SF of glazing, Replace	30	13	17	288	SF	$58.50	$16,848																		$16,848				**$16,848**
C1031	1551224	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	4	EA	$877.50	$3,510								$3,510														**$3,510**
C1035	1688682	Interior Signage, Wall Mounted, Install	20	1	19	12750	SF	$0.96	$12,232																				$12,232		**$12,232**
C3012	1551252	Interior Wall Finish, Gypsum Board/Plaster, Repair	0	10	0	18	SF	$8.00	$144	$144																					**$144**
C3012	1551248	Interior Wall Finish, Vinyl, Replace	15	15	0	4	SF	$30.80	$123	$123															$123						**$246**
C3012	1551218	Interior Wall Finish, any surface, Prep & Paint	10	8	2	19125	SF	$1.76	$33,564			$33,564										$33,564									**$67,129**
C3012	1551242	Interior Wall Finish, Vinyl, Replace	15	13	2	720	SF	$2.93	$2,106			$2,106															$2,106				**$4,212**
C3012	1551239	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced, Replace	25	13	12	675	SF	$16.38	$11,057													$11,057									**$11,057**
C3024	1551254	Interior Floor Finish, Vinyl Sheeting, Replace	15	13	2	1800	SF	$8.19	$14,742			$14,742															$14,742				**$29,484**
C3031	1551203	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	12750	SF	$2.34	$29,835								$29,835										$29,835				**$59,670**
C3032	1551233	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	240	SF	$3.85	$924													$924									**$924**
C3032	1551227	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	500	SF	$4.10	$2,048													$2,048									**$2,048**
D1011	1551241	Elevator Controls, 1 CAR, Modernize	20	10	10	1	EA	$5,850.00	$5,850											$5,850											**$5,850**
D1011	1551198	Elevator, 4500 LB, Renovate	30	20	10	1	EA	$70,200.00	$70,200											$70,200											**$70,200**
D1019	1551201	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	12	3	1	EA	$10,530.00	$10,530				$10,530															$10,530			**$21,060**
D2011	1551256	Toilet, Commercial Water Closet, Replace	30	13	17	6	EA	$1,521.00	$9,126																		$9,126				**$9,126**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D2012	1551228	Urinal, Standard, Replace	30	13	17	1	EA	$1,287.00	$1,287																		$1,287				**$1,287**
D2014	1551215	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	13	17	4	EA	$1,287.00	$5,148																		$5,148				**$5,148**
D2014	1551214	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	$1,755.00	$3,510																		$3,510				**$3,510**
D2017	1551231	Shower Head w/ Valve, Replace	30	13	17	2	EA	$936.00	$1,872																		$1,872				**$1,872**
D2018	1551225	Drinking Fountain, Outside/Site Style, Replace	15	13	2	2	EA	$4,212.00	$8,424			$8,424															$8,424				**$16,848**
D2018	1551243	Drinking Fountain, Interior, Replace	15	13	2	2	EA	$2,413.00	$4,826			$4,826															$4,826				**$9,652**
D2021	1551232	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1551229	Domestic Circulation Pump, .5 HP, Replace	15	13	2	1	EA	$3,042.00	$3,042			$3,042															$3,042				**$6,084**
D2023	1551210	Water Heater, Gas, Commercial, Replace	20	13	7	1	EA	$14,508.00	$14,508								$14,508														**$14,508**
D3021	1551223	Boiler, 400 MBH, Replace	30	13	17	1	EA	$23,400.00	$23,400																		$23,400				**$23,400**
D3041	1551204	Air Handler (AHU), 30001 - 40000 CFM, Replace	20	13	7	1	EA	$187,200.00	$187,200								$187,200														**$187,200**
D3041	1551221	Fan Coil Unit, 2000 CFM, Replace	20	13	7	7	EA	$7,020.00	$49,140								$49,140														**$49,140**
D3041	1551213	HVAC System Ductwork, Medium Density, Replace	30	13	17	12750	SF	$4.68	$59,670																		$59,670				**$59,670**
D3042	1551235	Exhaust Fan, 1001 - 2000 CFM, Replace	25	13	12	2	EA	$2,808.00	$5,616													$5,616									**$5,616**
D3044	1551237	Distribution Pump, 1 HP, Replace	15	13	2	1	EA	$5,967.00	$5,967			$5,967															$5,967				**$11,934**
D3051	1551222	Radiator, Hydronic Baseboard (per LF), Replace	30	13	17	8	LF	$175.50	$1,404																		$1,404				**$1,404**
D3068	1551200	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	13	2	12750	SF	$7.02	$89,505			$89,505															$89,505				**$179,010**
D3068	1678303	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	12750	SF	$2.93	$37,294					$37,294															$37,294		**$74,588**
D4019	1551234	Sprinkler Heads (per SF), , Replace	25	13	12	12750	SF	$1.76	$22,376													$22,376									**$22,376**
D4031	1551207	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	9	EA	$351.00	$3,159										$3,159										$3,159		**$6,318**
D5012	1551212	Main Distribution Panel, 400 AMP, Replace	30	13	17	1	EA	$6,201.00	$6,201																		$6,201				**$6,201**
D5012	1551208	Secondary Transformer, 112.5 kVA, Replace	30	13	17	1	EA	$18,720.00	$18,720																		$18,720				**$18,720**
D5022	1551251	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	13	7	14	EA	$245.70	$3,440								$3,440														**$3,440**
D5029	1551247	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	13	7	12750	SF	$9.36	$119,340								$119,340														**$119,340**
D5037	1551258	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	12750	SF	$4.68	$59,670					$59,670																	**$59,670**
D5037	1551236	Fire Alarm Control Panel, Addressable, Replace	15	5	10	1	EA	$17,550.00	$17,550											$17,550											**$17,550**
D5038	1678304	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	12750	SF	$5.85	$74,588						$74,588															$74,588	**$149,175**
D5092	1551206	Exit Sign Light Fixture, LED, Replace	10	8	2	6	EA	$257.40	$1,544			$1,544										$1,544									**$3,089**
D5092	1551240	Emergency Light, 2-Head w/ Battery, Replace	10	8	2	2	EA	$242.00	$484			$484										$484									**$968**
E1028	1551216	Defibrillator (AED), Cabinet Mounted, Replace	10	8	2	1	EA	$1,755.00	$1,755			$1,755										$1,755									**$3,510**
Totals, Unescalated										**$5,883**	**$0**	**$165,960**	**$10,530**	**$236,194**	**$74,588**	**$0**	**$406,973**	**$0**	**$3,159**	**$93,600**	**$0**	**$79,368**	**$0**	**$0**	**$123**	**$0**	**$396,308**	**$10,530**	**$52,685**	**$76,460**	**$1,612,360**
Totals, Escalated (6.0% inflation, compounded annually)										**$5,883**	**$0**	**$186,472**	**$12,541**	**$298,189**	**$99,815**	**$0**	**$611,937**	**$0**	**$5,337**	**$167,623**	**$0**	**$159,704**	**$0**	**$0**	**$295**	**$0**	**$1,067,167**	**$30,056**	**$159,404**	**$245,216**	**$3,049,641**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

General Classrooms

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1524435	Exterior Wall, Stucco, 1-2 Stories, Replace	50	34	16	8750	SF	$23.40	$204,750																	$204,750					**$204,750**
B2021	1524447	Window, 12 SF, Replace	30	11	19	26	EA	$760.50	$19,773																				$19,773		**$19,773**
B2031	1524471	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	19	11	1	EA	$1,521.00	$1,521												$1,521										**$1,521**
B2031	1524468	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	16	14	2	EA	$12,870.00	$25,740															$25,740							**$25,740**
B2032	1524437	Exterior Door, Wood Solid-Core, Replace	25	14	11	2	EA	$819.00	$1,638												$1,638										**$1,638**
B3011	1537657	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	2985	SF	$19.89	$59,372									$59,372													**$59,372**
C1021	1524436	Interior Door, Wood Solid-Core, Replace	40	21	19	22	EA	$819.00	$18,018																				$18,018		**$18,018**
C1035	1687370	Interior Signage, Wall Mounted, Install	20	3	17	7032	SF	$0.96	$6,747																	$6,747					**$6,747**
C3012	1524452	Interior Wall Finish, any surface, Prep & Paint	10	6	4	10500	SF	$1.76	$18,428					$18,428										$18,428							**$36,855**
C3024	1524453	Interior Floor Finish, Vinyl Sheeting, Replace	15	8	7	2500	SF	$8.19	$20,475							$20,475															**$20,475**
C3025	1524459	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	4532	SF	$8.78	$39,768					$39,768										$39,768							**$79,537**
C3031	1524466	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1900	SF	$2.34	$4,446					$4,446										$4,446							**$8,892**
C3032	1524469	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	14	11	5700	SF	$4.10	$23,342												$23,342										**$23,342**
D2014	1524441	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	16	14	17	EA	$1,287.00	$21,879															$21,879							**$21,879**
D2021	1524454	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1524448	Water Heater, Gas, Commercial, 100 GAL (200 MBH), Replace	20	9	11	1	EA	$19,422.00	$19,422												$19,422										**$19,422**
D2029	1524467	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	7032	SF	$12.87	$90,502																				$90,502		**$90,502**
D3041	1524461	HVAC System Ductwork, Medium Density, Replace	30	26	4	7032	SF	$4.68	$32,910					$32,910																	**$32,910**
D3041	1524439	Fume Hood, 100 - 1000 CFM, Replace	20	11	9	1	EA	$3,276.00	$3,276										$3,276												**$3,276**
D3041	1524449	Fume Hood, 3500 CFM, Replace	20	11	9	1	EA	$3,276.00	$3,276										$3,276												**$3,276**
D3041	1524446	Fume Hood, 1500 CFM, Replace	20	11	9	1	EA	$2,457.00	$2,457										$2,457												**$2,457**
D3051	1524444	Furnace, 88 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3051	1524438	Furnace, 88 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3051	1524455	Furnace, 88 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3051	1524460	Furnace, 88 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D3051	1524470	Furnace, 88 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3068	1524451	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	7032	SF	$7.02	$49,365					$49,365															$49,365		**$98,729**
D4019	1524472	Sprinkler Heads (per SF), , Replace	25	16	9	210	SF	$1.65	$347										$347												**$347**
D4031	1524456	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	6	EA	$351.00	$2,106								$2,106										$2,106				**$4,212**
D5011	1524443	Primary Transformer, 3500 kVA, Replace	30	11	19	1	EA	$175,500.00	$175,500																				$175,500		**$175,500**
D5012	1524445	Secondary Transformer, 75 kVA, Replace	30	11	19	1	EA	$11,700.00	$11,700																				$11,700		**$11,700**
D5019	1524464	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	7032	SF	$2.93	$20,569																				$20,569		**$20,569**
D5022	1524458	Light Fixture, 100 WATT, Replace	20	11	9	10	EA	$222.30	$2,223										$2,223												**$2,223**
D5029	1524442	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	7032	SF	$9.36	$65,820										$65,820												**$65,820**
D5037	1524457	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$17,550.00	$17,550					$17,550															$17,550		**$35,100**
D5037	1524462	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	7032	SF	$4.68	$32,910					$32,910																	**$32,910**
D5038	1678310	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	7032	SF	$5.85	$41,137						$41,137															$41,137	**$82,274**
Z108X	1686568	ADA, Restroom, Full Reconfiguration, Install	0	7	0	2	EA	$62,550.00	$125,100	$125,100																					**$125,100**
Totals, Unescalated										**$128,844**	**$0**	**$0**	**$0**	**$219,946**	**$41,137**	**$0**	**$22,581**	**$0**	**$136,770**	**$0**	**$45,923**	**$0**	**$0**	**$110,261**	**$0**	**$204,750**	**$8,853**	**$0**	**$402,976**	**$41,137**	**$1,363,177**
Totals, Escalated (6.0% inflation, compounded annually)										**$128,844**	**$0**	**$0**	**$0**	**$277,677**	**$55,051**	**$0**	**$33,953**	**$0**	**$231,069**	**$0**	**$87,175**	**$0**	**$0**	**$249,289**	**$0**	**$520,137**	**$23,838**	**$0**	**$1,219,244**	**$131,933**	**$2,958,210**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Green Houses

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1524379	Exterior Wall, CMU, Prep & Paint	10	6	4	125	SF	$3.30	$413					$413										$413							**$825**
B2011	1599305	Exterior Siding, Wood, Prep & Paint	10	6	4	450	SF	$3.51	$1,580					$1,580										$1,580							**$3,159**
B2011	1524381	Exterior Siding, Wood, Replace	30	11	19	450	SF	$35.10	$15,795																			$15,795			**$15,795**
B2021	1524373	Exterior walls and roof (windows), Aluminum framed polycarbonate window, Replace	30	16	14	1456	SF	$28.72	$41,821															$41,821							**$41,821**
B2021	1524377	Window, Wood, Replace	30	16	14	2	EA	$936.00	$1,872															$1,872							**$1,872**
B2031	1524378	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	11	19	1	EA	$1,521.00	$1,521																			$1,521			**$1,521**
B2032	1524382	Exterior Door, Wood Solid-Core, Replace	25	11	14	1	EA	$770.00	$770															$770							**$770**
D2014	1524383	Sink, Stainless Steel, Replace	30	11	19	1	EA	$1,404.00	$1,404																			$1,404			**$1,404**
D5022	1524376	Lighting Fixture, Fluorescent, Replace	20	11	9	6	EA	$692.15	$4,153										$4,153												**$4,153**
D5037	1678314	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	729	SF	$4.68	$3,412					$3,412																	**$3,412**
D5038	1678313	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	729	SF	$5.85	$4,265						$4,265														$4,265		**$8,529**
Totals, Unescalated										**$0**	**$0**	**$0**	**$0**	**$5,404**	**$4,265**	**$0**	**$0**	**$0**	**$4,153**	**$0**	**$0**	**$0**	**$0**	**$46,455**	**$0**	**$0**	**$0**	**$0**	**$18,720**	**$4,265**	**$83,261**
Totals, Escalated (6.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$0**	**$6,822**	**$5,707**	**$0**	**$0**	**$0**	**$7,016**	**$0**	**$0**	**$0**	**$0**	**$105,031**	**$0**	**$0**	**$0**	**$0**	**$56,639**	**$13,677**	**$194,893**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Grounds/Hardscape

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1012	1539620	Flooring/Decking, Concrete, Replace	75	74	1	2500	SF	$14.04	$35,100		$35,100																				**$35,100**
B1015	1539592	Exterior Stairs, Wood, Replace	15	48	0	1500	SF	$46.80	$70,200	$70,200															$70,200						**$140,400**
B1015	1539649	Exterior Stair Rails, Wood, Replace/Refinish	10	9	1	10000	LF	$1.76	$17,585		$17,585										$17,585										**$35,170**
B1015	1551397	Exterior Bridge Rails, Wood, Refinish	10	8	2	7500	LF	$1.76	$13,189			$13,189										$13,189									**$26,378**
B1015	1539652	Exterior Bridge Rails & Supports, Metal, Refinish	10	6	4	7500	LF	$1.75	$13,136					$13,136										$13,136							**$26,272**
B1015	1539638	Exterior Stair/Ramp Rails, Metal, Refinish	10	3	7	2000	LF	$1.75	$3,503								$3,503										$3,503				**$7,006**
D2014	1539622	Commercial Kitchen Sink, Stainless Steel, Replace	30	11	19	1	EA	$1,872.00	$1,872																				$1,872		**$1,872**
D2021	1539604	Backflow Preventer, Domestic, Replace	30	26	4	1	EA	$6,084.00	$6,084					$6,084																	**$6,084**
D2021	1539586	Backflow Preventer, Domestic, Replace	30	26	4	1	EA	$7,722.00	$7,722					$7,722																	**$7,722**
D2021	1539641	Backflow Preventer, Domestic, Replace	30	26	4	1	EA	$6,084.00	$6,084					$6,084																	**$6,084**
D2021	1539597	Backflow Preventer, Domestic, Replace	30	26	4	1	EA	$12,285.00	$12,285					$12,285																	**$12,285**
D2021	1539612	Backflow Preventer, Domestic, Replace	30	26	4	1	EA	$16,848.00	$16,848					$16,848																	**$16,848**
D2021	1539667	Backflow Preventer, Domestic, Replace	30	26	4	1	EA	$6,084.00	$6,084					$6,084																	**$6,084**
D2023	1539598	Water Storage Tank, 4000 GAL, Replace	30	21	9	1	EA	$21,060.00	$21,060										$21,060												**$21,060**
D4011	1539665	Backflow Preventer, Fire, Replace	30	26	4	1	EA	$21,060.00	$21,060					$21,060																	**$21,060**
D4011	1539671	Backflow Preventer, Fire, Replace	30	26	4	1	EA	$12,285.00	$12,285					$12,285																	**$12,285**
D4011	1539645	Backflow Preventer, Fire, Replace	30	26	4	1	EA	$12,285.00	$12,285					$12,285																	**$12,285**
D4011	1539653	Backflow Preventer, Fire, Replace	30	26	4	1	EA	$12,285.00	$12,285					$12,285																	**$12,285**
D4011	1539625	Backflow Preventer, Fire, Replace	30	26	4	1	EA	$16,848.00	$16,848					$16,848																	**$16,848**
D5011	1539617	Main Transformer, Dry, Replace	30	24	6	1	EA	$183,700.00	$183,700							$183,700															**$183,700**
D5011	1539587	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539600	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539632	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539618	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539596	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539590	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5011	1539599	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539588	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5011	1539593	Primary Transformer, Dry, Replace	30	13	17	1	EA	$101,790.00	$101,790																		$101,790				**$101,790**
D5012	1539607	Secondary Transformer, Dry, Replace	30	21	9	1	EA	$11,700.00	$11,700										$11,700												**$11,700**
D5012	1539608	Secondary Transformer, Dry, Replace	30	21	9	1	EA	$18,720.00	$18,720										$18,720												**$18,720**
D5012	1539619	Main Switchgear, Load Interrupter Switch, Replace	40	31	9	1	EA	$198,900.00	$198,900										$198,900												**$198,900**
D5012	1539611	Secondary Transformer, Dry, Replace	30	21	9	1	EA	$18,720.00	$18,720										$18,720												**$18,720**
D5012	1539662	Secondary Transformer, Dry, Replace	30	19	11	1	EA	$23,400.00	$23,400												$23,400										**$23,400**
D5012	1539610	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$29,250.00	$29,250																		$29,250				**$29,250**
D5012	1539673	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$29,250.00	$29,250																		$29,250				**$29,250**
D5012	1539668	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$44,460.00	$44,460																		$44,460				**$44,460**
D5012	1539589	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$8,892.00	$8,892																		$8,892				**$8,892**
D5019	1539601	Electrical Wiring, Average Density/Complexity, Replace	40	40	0	30000	SF	$2.93	$87,750	$87,750																					**$87,750**
D5037	1551650	Fire Alarm Control Panel, Basic/Zoned, Replace	15	8	7	1	EA	$4,680.00	$4,680								$4,680														**$4,680**
G2031	1539657	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace/Repair	50	50	0	2000	SF	$10.53	$21,060	$21,060																					**$21,060**
G2031	1688964	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	49	1	2500	SF	$10.53	$26,325		$26,325																				**$26,325**
G2031	1539621	Pedestrian Pavement, Sidewalk, Concrete, Replace	50	49	1	70000	SF	$10.53	$737,100		$737,100																				**$737,100**
G2031	1539654	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	24	1	3000	SF	$6.44	$19,305		$19,305																				**$19,305**
G2031	1539636	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	21	4	175000	SF	$6.44	$1,126,125					$1,126,125																	**$1,126,125**
G2031	1539639	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	11	19	4500	SF	$38.61	$173,745																				$173,745		**$173,745**
G2041	1539637	Fences & Gates, Wood Board, Replace	25	16	9	400	LF	$32.76	$13,104										$13,104												**$13,104**
G2041	1539606	Fences & Gates, Chain Link Vehicle Gate, Manual, Replace	25	11	14	4	EA	$1,989.00	$7,956															$7,956							**$7,956**
G2041	1539644	Fences & Gates, Wood Board, Replace	25	6	19	150	LF	$32.76	$4,914																				$4,914		**$4,914**
G2042	1539602	Retaining Wall, Treated Timber (per SF Face), Replace	25	25	0	12000	SF	$23.40	$280,800	$280,800																					**$280,800**
G2042	1539615	Retaining Wall, Treated Timber (per SF Face), Refinish	25	19	6	100	SF	$23.40	$2,340							$2,340															**$2,340**
G2044	1539669	Signage, Property, Pylon, Replace/Refinish	20	16	4	10	EA	$2,340.00	$23,400					$23,400																	**$23,400**
G2044	1539624	Signage, Property, Pylon, Replace	20	11	9	1	EA	$11,115.00	$11,115										$11,115												**$11,115**
G2045	1539655	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace/Refinish	25	21	4	10	EA	$1,638.00	$16,380					$16,380																	**$16,380**
G2045	1539663	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace/Refinish	20	16	4	40	EA	$585.00	$23,400					$23,400																	**$23,400**
G2045	1539651	Site Furnishings, Bike Rack, Replace	25	11	14	10	EA	$936.00	$9,360															$9,360							**$9,360**
G2045	1539660	Site Furnishings, Trash Receptacle, Replace	30	16	14	75	EA	$2,925.00	$219,375															$219,375							**$219,375**
G2048	1539603	Flagpole, Metal, Replace	30	11	19	3	EA	$2,925.00	$8,775																				$8,775		**$8,775**
G2049	1539647	Prefabricated/Ancillary Structure, All Components, Replace	35	34	1	1000	SF	$14.04	$14,040		$14,040																				**$14,040**
G2049	1539591	Dumpster Accessories, Concrete Pad, Replace	50	41	9	500	SF	$17.55	$8,775										$8,775												**$8,775**
G2049	1539585	Prefabricated/Ancillary Structure, All Components, Replace	35	21	14	760	SF	$14.04	$10,670															$10,670							**$10,670**
G2049	1539634	Prefabricated/Ancillary Building, All Components, Replace	35	16	19	350	SF	$14.04	$4,914																				$4,914		**$4,914**
G2057	1539648	Irrigation System, , Replace	25	11	14	350000	SF	$4.10	$1,433,250															$1,433,250							**$1,433,250**
G3013	1539672	Well Pump, Circulation/Booster, Replace	25	16	9	1	EA	$4,878.90	$4,879										$4,879												**$4,879**
G3013	1539661	Well Pump, 30 HP, Replace	25	16	9	1	EA	$8,119.80	$8,120										$8,120												**$8,120**
G3014	1539659	Fire Hydrant, , Replace	30	11	19	17	EA	$6,645.60	$112,975																				$112,975		**$112,975**
G4021	1539633	Site Walkway Light, LED, Replace	20	20	0	41	EA	$819.00	$33,579	$33,579																				$33,579	**$67,158**
G4021	1554292	Site Pole Light, LED, Replace/Install	20	19	1	37	EA	$4,680.00	$173,160		$173,160																				**$173,160**
G4021	1539595	Site Pole Light, LED, Replace	20	19	1	7	EA	$4,680.00	$32,760		$32,760																				**$32,760**
G4021	1539643	Site Walkway Bollard Light, LED, Replace	20	18	2	44	EA	$819.00	$36,036			$36,036																			**$36,036**
Z105X	1551739	ADA, Miscellaneous, Ramp/Stairs, Handrails, Replace/Upgrade	0	0	0	1	EA	$58,500.00	$58,500	$58,500																					**$58,500**
Z109X	1688966	ADA, Site, Walkways, Concrete Pathway, Install	0	0	0	3000	SF	$10.53	$31,590	$31,590																					**$31,590**
Z109X	1688963	ADA, Site, Walkways, Concrete Pathway, Install	0	0	0	2500	SF	$10.53	$26,325	$26,325																					**$26,325**
Totals, Unescalated										**$609,804**	**$1,055,375**	**$49,225**	**$0**	**$1,332,311**	**$0**	**$186,040**	**$8,183**	**$0**	**$315,093**	**$0**	**$40,985**	**$13,189**	**$0**	**$1,693,748**	**$70,200**	**$0**	**$1,031,465**	**$0**	**$307,195**	**$33,579**	**$6,746,391**
Totals, Escalated (6.0% inflation, compounded annually)										**$609,804**	**$1,118,698**	**$55,309**	**$0**	**$1,682,012**	**$0**	**$263,901**	**$12,304**	**$0**	**$532,342**	**$0**	**$77,802**	**$26,539**	**$0**	**$3,829,401**	**$168,238**	**$0**	**$2,777,501**	**$0**	**$929,450**	**$107,692**	**$12,190,993**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Humanities

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1522645	Exterior Stairs, Concrete, Replace	50	31	19	400	SF	$64.35	$25,740																				$25,740		**$25,740**
B2011	1522656	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	23075	SF	$3.51	$80,993					$80,993										$80,993							**$161,987**
B2021	1522615	Window, 12 SF, Replace	30	11	19	36	EA	$760.50	$27,378																				$27,378		**$27,378**
B2031	1522651	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	16	14	1	EA	$1,521.00	$1,521															$1,521							**$1,521**
B2031	1522664	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	16	14	3	EA	$12,870.00	$38,610															$38,610							**$38,610**
B2032	1522669	Exterior Door, Wood Solid-Core, Replace	25	11	14	1	EA	$770.00	$770															$770							**$770**
B2032	1522631	Exterior Door, Wood Solid-Core, Replace	25	11	14	14	EA	$819.00	$11,466															$11,466							**$11,466**
B3011	1522641	Roof, Metal, Replace	40	36	4	13500	SF	$15.21	$205,335					$205,335																	**$205,335**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C1021	1522646	Interior Door, Wood Solid-Core, Replace	40	21	19	14	EA	$819.00	$11,466																				$11,466		**$11,466**
C1031	1522659	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	8	EA	$877.50	$7,020											$7,020											**$7,020**
C1035	1687337	Interior Signage, Wall Mounted, Install	20	1	19	20493	SF	$0.96	$19,661																				$19,661		**$19,661**
C3012	1522629	Interior Wall Finish, any surface, Prep & Paint	10	6	4	17693	SF	$1.76	$31,051					$31,051										$31,051							**$62,102**
C3012	1522613	Interior Wall Finish, Wallpaper, Replace	15	8	7	2875	SF	$2.57	$7,400								$7,400														**$7,400**
C3012	1522644	Interior Wall Finish, Ceramic Tile, Replace	40	30	10	825	SF	$21.06	$17,375											$17,375											**$17,375**
C3024	1522652	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	2800	SF	$5.85	$16,380										$16,380												**$16,380**
C3024	1522657	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	850	SF	$21.06	$17,901											$17,901											**$17,901**
C3025	1522639	Interior Floor Finish, Carpet Commercial Tile, Replace	10	6	4	11700	SF	$7.61	$88,979					$88,979										$88,979							**$177,957**
C3031	1522670	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1625	SF	$2.34	$3,803					$3,803										$3,803							**$7,605**
C3031	1522627	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	1250	SF	$2.34	$2,925								$2,925										$2,925				**$5,850**
C3032	1522662	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	11	14	15438	SF	$4.10	$63,219															$63,219							**$63,219**
D1011	1522635	Elevator Controls, 1 CAR, Modernize	20	16	4	1	EA	$5,850.00	$5,850					$5,850																	**$5,850**
D1011	1522626	Elevator, 2100 LB, Renovate	30	26	4	1	EA	$64,350.00	$64,350					$64,350																	**$64,350**
D1019	1522621	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	11	4	1	EA	$10,530.00	$10,530					$10,530															$10,530		**$21,060**
D2011	1522655	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	$1,521.00	$3,042											$3,042											**$3,042**
D2012	1522624	Urinal, Standard, Replace	30	20	10	2	EA	$1,287.00	$2,574											$2,574											**$2,574**
D2014	1522649	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	7	EA	$1,755.00	$12,285											$12,285											**$12,285**
D2014	1522650	Service Sink, Floor, Replace	35	16	19	1	EA	$880.00	$880																				$880		**$880**
D2018	1522633	Drinking Fountain, Interior, Replace	15	6	9	2	EA	$2,223.00	$4,446										$4,446												**$4,446**
D2021	1522630	Backflow Preventer, .75 INCH, Replace	30	30	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
D2021	1522622	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1522653	Water Heater, 5 - 15 GAL, Replace	15	6	9	1	EA	$605.00	$605										$605												**$605**
D3021	1522637	Boiler, 101 - 150 kW, Replace	25	6	19	1	EA	$24,570.00	$24,570																				$24,570		**$24,570**
D3022	1522610	Shot Feed Tank, 5 GAL, Replace	30	28	2	1	EA	$1,778.40	$1,778			$1,778																			**$1,778**
D3022	1522625	Expansion Tank, 31 - 60 GAL, Replace	40	21	19	1	EA	$3,159.00	$3,159																				$3,159		**$3,159**
D3032	1522642	Ductless Split System, 2 TON, Replace	15	8	7	1	EA	$5,616.00	$5,616								$5,616														**$5,616**
D3041	1522667	Air Handler (AHU), 10001 - 15000 CFM, Replace	30	19	11	1	EA	$81,900.00	$81,900												$81,900										**$81,900**
D3041	1522643	Air Handler (AHU), 20001 - 25000 CFM, Replace	30	11	19	1	EA	$101,790.00	$101,790																				$101,790		**$101,790**
D3041	1522611	HVAC System Ductwork, Medium Density, Replace	30	11	19	20493	SF	$4.68	$95,907																				$95,907		**$95,907**
D3042	1522632	Exhaust Fan, 5001 - 8500 CFM, Replace	25	16	9	1	EA	$4,680.00	$4,680										$4,680												**$4,680**
D3042	1522623	Exhaust Fan, 100 - 1000 CFM, Replace	25	15	10	1	EA	$1,638.00	$1,638											$1,638											**$1,638**
D3042	1522638	Exhaust Fan, Centrifugal, 5,001 to 8,500 CFM (28" Damper), Replace	25	11	14	8	EA	$4,680.00	$37,440															$37,440							**$37,440**
D3044	1522614	Distribution Pump, 5 HP, Replace	25	16	9	1	EA	$7,137.00	$7,137										$7,137												**$7,137**
D3044	1522612	Distribution Pump, 5 HP, Replace	25	11	14	1	EA	$7,137.00	$7,137															$7,137							**$7,137**
D3049	1522617	HVAC System Hydronic Piping, 4-Pipe, Replace	40	26	14	20493	SF	$9.36	$191,814															$191,814							**$191,814**
D3068	1522660	BAS/HVAC Controls nonproprietary, Extensive/Robust BMS or Smart Building System, Install	15	11	4	20493	SF	$7.02	$143,861					$143,861															$143,861		**$287,722**
D4031	1529520	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	4	EA	$351.00	$1,404								$1,404										$1,404				**$2,808**
D5011	1522658	Primary Transformer, 7500 kVA, Replace	30	15	15	1	EA	$351,000.00	$351,000																$351,000						**$351,000**
D5012	1522618	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	11	9	1	EA	$6,201.00	$6,201										$6,201												**$6,201**
D5012	1522620	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	11	9	1	EA	$6,201.00	$6,201										$6,201												**$6,201**
D5012	1522636	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	11	9	1	EA	$6,201.00	$6,201										$6,201												**$6,201**
D5012	1522661	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	7	13	1	EA	$6,201.00	$6,201														$6,201								**$6,201**
D5012	1522634	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	6	14	1	EA	$6,201.00	$6,201															$6,201							**$6,201**
D5012	1522666	Secondary Transformer, 75 kVA, Replace	30	11	19	1	EA	$11,700.00	$11,700																				$11,700		**$11,700**
D5012	1522663	Main Distribution Panel, 600 AMP, Replace	30	11	19	1	EA	$8,190.00	$8,190																				$8,190		**$8,190**
D5022	1522648	Light Fixture, 100 WATT, Replace	20	11	9	47	EA	$222.30	$10,448										$10,448												**$10,448**
D5029	1522628	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	9	11	20493	SF	$9.36	$191,814												$191,814										**$191,814**
D5037	1522619	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	20493	SF	$4.68	$95,907					$95,907																	**$95,907**
D5037	1522668	Fire Alarm Control Panel, Addressable, Replace	15	6	9	1	EA	$17,550.00	$17,550										$17,550												**$17,550**
D5038	1678316	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	20493	SF	$5.85	$119,884						$119,884															$119,884	**$239,768**
G2041	1522654	Fences & Gates, Wood Board, 6' High, Replace	25	25	0	6	LF	$30.80	$185	$185																					**$185**
Totals, Unescalated										**$5,216**	**$0**	**$1,778**	**$0**	**$730,659**	**$119,884**	**$0**	**$17,345**	**$0**	**$79,849**	**$61,835**	**$273,714**	**$0**	**$6,201**	**$563,004**	**$351,000**	**$0**	**$4,329**	**$0**	**$484,832**	**$119,884**	**$2,819,530**
Totals, Escalated (6.0% inflation, compounded annually)										**$5,216**	**$0**	**$1,998**	**$0**	**$922,440**	**$160,432**	**$0**	**$26,081**	**$0**	**$134,903**	**$110,736**	**$519,592**	**$0**	**$13,226**	**$1,272,897**	**$841,192**	**$0**	**$11,657**	**$0**	**$1,466,908**	**$384,484**	**$5,871,762**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Humanities/Student Support Services

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1524474	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	7150	SF	$3.51	$25,097					$25,097										$25,097							**$50,193**
B2021	1524509	Window, 24 SF, Replace	30	11	19	61	EA	$1,111.50	$67,802																				$67,802		**$67,802**
B2031	1524504	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	16	14	3	EA	$12,870.00	$38,610															$38,610							**$38,610**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2032	1524479	Exterior Door, Steel, Replace	40	21	19	2	EA	$702.00	$1,404																				$1,404		**$1,404**
B3011	1524489	Roof, Metal, Replace	40	31	9	7500	SF	$15.21	$114,075										$114,075												**$114,075**
B3016	1524499	Gutters & Downspouts, 2, Replace	20	11	9	525	LF	$10.53	$5,528										$5,528												**$5,528**
C1021	1524493	Interior Door, Wood Solid-Core, Replace	40	21	19	26	EA	$819.00	$21,294																				$21,294		**$21,294**
C1031	1524503	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	15	EA	$877.50	$13,163										$13,163												**$13,163**
C1035	1687335	Interior Signage, Wall Mounted, Install	20	7	13	5919	SF	$0.96	$5,679														$5,679								**$5,679**
C3012	1524502	Interior Wall Finish, any surface, Prep & Paint	10	6	4	12000	SF	$1.76	$21,060					$21,060										$21,060							**$42,120**
C3012	1524494	Interior Wall Finish, Ceramic Tile, Replace	40	21	19	850	SF	$21.06	$17,901																				$17,901		**$17,901**
C3024	1524482	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	1100	SF	$5.85	$6,435								$6,435														**$6,435**
C3025	1524500	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	2500	SF	$8.78	$21,938			$21,938										$21,938									**$43,875**
C3031	1524483	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	5919	SF	$2.34	$13,850					$13,850										$13,850							**$27,701**
D2011	1524478	Toilet, Commercial Water Closet, Replace	30	16	14	8	EA	$1,521.00	$12,168															$12,168							**$12,168**
D2012	1524507	Urinal, Standard, Replace	30	14	16	3	EA	$1,287.00	$3,861																	$3,861					**$3,861**
D2014	1524492	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	10	EA	$1,755.00	$17,550															$17,550							**$17,550**
D2018	1524490	Drinking Fountain, Interior, Replace	15	9	6	1	EA	$2,223.00	$2,223							$2,223															**$2,223**
D2021	1524480	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1524506	Water Heater, 20 GAL, Replace	20	9	11	1	EA	$14,508.00	$14,508												$14,508										**$14,508**
D2023	1524477	Water Heater, 20 GAL, Replace	20	9	11	1	EA	$14,508.00	$14,508												$14,508										**$14,508**
D2029	1524498	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	5919	SF	$12.87	$76,178																				$76,178		**$76,178**
D3032	1524505	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	9	6	1	EA	$5,616.00	$5,616							$5,616															**$5,616**
D3041	1624147	HVAC System Ductwork, Low Density, Replace	30	16	14	500	SF	$2.20	$1,100															$1,100							**$1,100**
D3051	1532851	Radiator, Hydronic Baseboard (per LF), Replace	30	16	14	675	LF	$175.50	$118,463															$118,463							**$118,463**
D3068	1524501	BAS/HVAC Controls nonproprietary, Extensive/Robust BMS or Smart Building System, Install	15	11	4	5919	SF	$7.02	$41,551					$41,551															$41,551		**$83,103**
D4031	1524484	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	4	EA	$165.00	$660			$660										$660									**$1,320**
D5019	1524491	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	5919	SF	$2.93	$17,313																				$17,313		**$17,313**
D5022	1524496	Light Fixture, 100 WATT, Replace	20	11	9	14	EA	$222.30	$3,112										$3,112												**$3,112**
D5029	1524488	Lighting System, 100, Replace	20	6	14	5919	SF	$9.36	$55,402															$55,402							**$55,402**
D5037	1524475	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	5919	SF	$4.68	$27,701					$27,701																	**$27,701**
D5037	1524495	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$17,550.00	$17,550								$17,550														**$17,550**
D5038	1678319	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	5919	SF	$5.85	$34,626						$34,626															$34,626	**$69,252**
Totals, Unescalated										**$3,744**	**$0**	**$22,598**	**$0**	**$129,259**	**$34,626**	**$7,839**	**$23,985**	**$0**	**$135,878**	**$0**	**$29,016**	**$22,598**	**$5,679**	**$303,299**	**$0**	**$3,861**	**$0**	**$0**	**$243,442**	**$34,626**	**$1,000,450**
Totals, Escalated (6.0% inflation, compounded annually)										**$3,744**	**$0**	**$25,391**	**$0**	**$163,187**	**$46,338**	**$11,120**	**$36,065**	**$0**	**$229,563**	**$0**	**$55,081**	**$45,471**	**$12,112**	**$685,731**	**$0**	**$9,808**	**$0**	**$0**	**$736,559**	**$111,051**	**$2,171,219**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

International Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1625169	Exterior Stair Rails, Metal, Refinish	10	3	7	100	LF	$1.65	$165								$165										$165				**$329**
B2011	1625175	Exterior Wall, Stucco, Replace	50	49	1	2000	SF	$23.40	$46,800		$46,800																				**$46,800**
B2011	1625188	Exterior Wall, Any Painted Surface, Prep & Paint	10	8	2	7563	SF	$3.51	$26,546			$26,546										$26,546									**$53,092**
B2016	1625142	Soffit, Wood, Replace	20	28	0	760	SF	$22.23	$16,895	$16,895																				$16,895	**$33,790**
B2021	1625190	Window, Aluminum Double-Glazed, Replace	30	25	5	15	EA	$760.50	$11,408						$11,408																**$11,408**
B2023	1625121	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	29	1	5	EA	$1,521.00	$7,605		$7,605																				**$7,605**
B2023	1625135	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	16	14	600	SF	$64.35	$38,610														$38,610								**$38,610**
B2032	1625131	Exterior Door, Steel, Replace	40	31	9	5	EA	$702.00	$3,510									$3,510													**$3,510**
B3011	1625164	Roof, Metal, Replace	40	48	0	10654	SF	$15.21	$162,047	$162,047																					**$162,047**
B3011	1625140	Roof, Metal Flashing, Replace	40	39	1	300	SF	$15.21	$4,563		$4,563																				**$4,563**
B3011	1625146	Roof, Asphalt Shingle 30-Year, Replace	30	29	1	900	SF	$6.44	$5,792		$5,792																				**$5,792**
B3011	1625868	Roof, Modified Bituminous, Replace	20	16	4	3600	SF	$11.70	$42,120					$42,120																	**$42,120**
B3021	1625185	Roof Skylight, Per Unit, Replace	30	16	14	5	EA	$1,521.00	$7,605														$7,605								**$7,605**
B3022	1625163	Roof Hatch, Metal, Replace	30	16	14	1	EA	$2,821.00	$2,821														$2,821								**$2,821**
C1021	1625134	Interior Door, Wood Solid-Core, Replace	40	31	9	26	EA	$819.00	$21,294										$21,294												**$21,294**
C1021	1626464	Interior Door, Wood Solid-Core, Replace	40	21	19	18	EA	$819.00	$14,742																				$14,742		**$14,742**
C1023	1625186	Door Hardware System, School (per Door), Replace	30	21	9	43	EA	$468.00	$20,124										$20,124												**$20,124**
C1031	1625159	Toilet Partitions, Plastic Laminate, Replace	20	8	12	2	EA	$877.50	$1,755												$1,755										**$1,755**
C1033	1625180	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	26	EA	$585.00	$15,210						$15,210																**$15,210**
C1035	1678321	Interior Signage, Wall Mounted, Install	20	1	19	13478	SF	$0.96	$12,931																				$12,931		**$12,931**
C2011	1625165	Interior Stair Rails, Metal, Refinish	10	3	7	180	LF	$1.65	$296								$296										$296				**$593**
C2021	1625187	Interior Stair Treads, Raised Rubber Tile, Replace	18	17	1	540	SF	$11.70	$6,318		$6,318																		$6,318		**$12,636**
C3012	1625128	Interior Wall Finish, Vinyl, Replace	15	13	2	6065	SF	$2.93	$17,740			$17,740															$17,740				**$35,480**
C3012	1625116	Interior Wall Finish, Any Painted Surface, Prep & Paint	10	6	4	13402	SF	$1.76	$23,521					$23,521									$23,521								**$47,041**
C3012	1625160	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	21	9	150	SF	$18.72	$2,808										$2,808												**$2,808**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3021	1625143	Interior Floor Finish, Any Surface w/ Epoxy Coating, Prep & Paint	10	6	4	8878	SF	$14.04	$124,647					$124,647										$124,647							**$249,294**
C3024	1625176	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	1660	SF	$5.85	$9,711		$9,711															$9,711					**$19,422**
C3024	1625145	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	400	SF	$21.06	$8,424											$8,424											**$8,424**
C3025	1625147	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	2000	SF	$8.78	$17,550						$17,550										$17,550						**$35,100**
C3031	1625122	Interior Ceiling Finish, Any Painted Surface, Prep & Paint	10	6	4	1000	SF	$2.34	$2,340					$2,340										$2,340							**$4,680**
C3032	1625117	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	24	1	6478	SF	$4.10	$26,527		$26,527																				**$26,527**
C3032	1625181	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	21	4	6000	SF	$4.10	$24,570					$24,570																	**$24,570**
D1011	1625162	Elevator, Hydraulic, Renovate	30	29	1	1	EA	$64,350.00	$64,350		$64,350																				**$64,350**
D2011	1625179	Toilet, Commercial Water Closet, Replace	30	13	17	2	EA	$1,521.00	$3,042																		$3,042				**$3,042**
D2012	1625168	Urinal, Standard, Replace	30	13	17	2	EA	$1,287.00	$2,574																		$2,574				**$2,574**
D2014	1625138	Service Sink, Floor, Replace	35	21	14	2	EA	$936.00	$1,872															$1,872							**$1,872**
D2014	1625171	Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace	30	13	17	1	EA	$2,457.00	$2,457																		$2,457				**$2,457**
D2014	1625150	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	$1,755.00	$3,510																		$3,510				**$3,510**
D2014	1625153	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	4	EA	$1,404.00	$5,616																		$5,616				**$5,616**
D2018	1625189	Drinking Fountain, Interior, Replace	15	14	1	1	EA	$2,223.00	$2,223		$2,223															$2,223					**$4,446**
D2023	1625139	Water Heater, Electric, Replace	15	11	4	1	EA	$990.00	$990					$990															$990		**$1,980**
D2029	1625184	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	39	1	13478	SF	$12.87	$173,462		$173,462																				**$173,462**
D2033	1625137	Floor Drain, Ceramic, Replace	40	21	19	1	EA	$488.40	$488																				$488		**$488**
D2042	1625124	Roof Drain, 2 INCH, Replace	40	21	19	10	EA	$753.48	$7,535																				$7,535		**$7,535**
D3032	1625114	Heat Pump, Split System, Replace	15	11	4	1	EA	$3,978.00	$3,978					$3,978															$3,978		**$7,956**
D3032	1625132	Heat Pump, Split System, Replace	15	11	4	1	EA	$3,978.00	$3,978					$3,978															$3,978		**$7,956**
D3041	1625183	HVAC System Ductwork, Medium Density, Replace	30	29	1	13478	SF	$4.68	$63,077		$63,077																				**$63,077**
D3041	1625157	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	1	EA	$2,457.00	$2,457					$2,457																	**$2,457**
D3041	1625174	Fan Coil Unit, DX Split, Replace	15	11	4	1	EA	$2,457.00	$2,457					$2,457															$2,457		**$4,914**
D3041	1625118	Fan Coil Unit, DX Split, Replace	15	11	4	1	EA	$2,457.00	$2,457					$2,457															$2,457		**$4,914**
D3042	1625149	Exhaust Fan, Centrifugal, 100 to 1,000 CFM (12" Damper), Replace	25	21	4	1	EA	$1,638.00	$1,638					$1,638																	**$1,638**
D3042	1625158	Exhaust Fan, Centrifugal, 100 to 1,000 CFM (12" Damper), Replace	25	21	4	1	EA	$1,638.00	$1,638					$1,638																	**$1,638**
D3042	1625151	Exhaust Fan, 15" Centrifugal, Replace	25	20	5	1	EA	$1,638.00	$1,638						$1,638																**$1,638**
D3042	1625141	Exhaust Fan, 15" Centrifugal, Replace	25	20	5	1	EA	$1,638.00	$1,638						$1,638																**$1,638**
D3049	1625191	HVAC System Hydronic Piping, 2-Pipe, Replace	40	30	10	13478	SF	$5.85	$78,846											$78,846											**$78,846**
D3051	1625172	Unit Heater, Hydronic, Replace	20	16	4	2	EA	$1,287.00	$2,574					$2,574																	**$2,574**
D3051	1625155	Radiator, Hydronic Baseboard (per LF), Replace	30	26	4	100	LF	$175.50	$17,550					$17,550																	**$17,550**
D3051	1626726	Unit Heater, Electric, Replace	20	16	4	1	EA	$2,574.00	$2,574					$2,574																	**$2,574**
D3052	1625192	Packaged Unit, RTU, Replace	20	16	4	1	EA	$8,775.00	$8,775					$8,775																	**$8,775**
D3052	1625130	Packaged Unit, RTU, Replace	20	16	4	1	EA	$8,775.00	$8,775					$8,775																	**$8,775**
D3052	1625126	Packaged Unit, RTU, Replace	20	16	4	1	EA	$8,775.00	$8,775					$8,775																	**$8,775**
D3052	1625136	Packaged Unit, RTU, Replace	20	16	4	1	EA	$17,550.00	$17,550					$17,550																	**$17,550**
D3052	1625167	Packaged Unit, RTU, Replace	20	16	4	1	EA	$7,605.00	$7,605					$7,605																	**$7,605**
D3068	1688958	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	1	14	13478	SF	$7.02	$94,616															$94,616							**$94,616**
D4031	1625154	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	5	EA	$165.00	$825								$825										$825				**$1,650**
D5012	1625152	Secondary Transformer, Dry, Replace	30	26	4	1	EA	$11,700.00	$11,700					$11,700																	**$11,700**
D5019	1625182	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	13478	SF	$2.93	$39,423																				$39,423		**$39,423**
D5022	1625193	Light Fixture, Exterior Flood (any type w/ LED Replacement), Replace	20	16	4	11	EA	$245.70	$2,703					$2,703																	**$2,703**
D5029	1625173	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	13478	SF	$9.36	$126,154										$126,154												**$126,154**
D5037	1625133	Fire Alarm System, Basic/Zoned, Upgrade	20	16	4	13478	SF	$2.34	$31,539					$31,539																	**$31,539**
D5037	1625148	Fire Alarm Control Panel, Basic/Zoned, Replace	15	6	9	1	EA	$4,680.00	$4,680										$4,680												**$4,680**
D5038	1625144	Intrusion Detection Motion Detector, Interior, Replace	10	6	4	3	EA	$1,003.86	$3,012					$3,012										$3,012							**$6,023**
D5038	1678322	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	13478	SF	$5.85	$78,846						$78,846															$78,846	**$157,693**
D5092	1625115	Exit Sign Light Fixture, LED, Replace	10	6	4	16	EA	$257.40	$4,118					$4,118										$4,118							**$8,237**
D5092	1625166	Emergency Light, 2-Head w/ Battery, Replace	10	3	7	9	EA	$257.40	$2,317								$2,317										$2,317				**$4,633**
E2012	1625127	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	4	11	100	LF	$58.50	$5,850												$5,850										**$5,850**
E2012	1625129	Kitchen Cabinetry, Stock Hardwood, Replace	20	9	11	100	LF	$351.00	$35,100												$35,100										**$35,100**
G2044	1625177	Signage, Property, Monument, Replace	20	16	4	1	EA	$11,115.00	$11,115					$11,115																	**$11,115**
Totals, Unescalated										**$178,942**	**$410,428**	**$44,286**	**$0**	**$375,155**	**$111,080**	**$15,210**	**$3,603**	**$0**	**$178,570**	**$87,270**	**$40,950**	**$28,301**	**$0**	**$303,161**	**$17,550**	**$11,934**	**$38,542**	**$0**	**$95,297**	**$95,741**	**$2,036,020**
Totals, Escalated (6.0% inflation, compounded annually)										**$178,942**	**$435,053**	**$49,760**	**$0**	**$473,624**	**$148,650**	**$21,576**	**$5,417**	**$0**	**$301,690**	**$156,288**	**$77,735**	**$56,947**	**$0**	**$685,418**	**$42,060**	**$30,317**	**$103,784**	**$0**	**$288,331**	**$307,055**	**$3,362,648**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Lecture Forum

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1524319	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	15350	SF	$3.51	$53,879							$53,879										$53,879					**$107,757**
B2011	1524339	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	21	9	3800	SF	$35.10	$133,380										$133,380												**$133,380**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2021	1524309	Window, 12 SF, Replace	30	21	9	4	EA	$760.50	$3,042										$3,042												**$3,042**
B2031	1524365	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	11	19	4	EA	$1,521.00	$6,084																				$6,084		**$6,084**
B3011	1524326	Roof, Wood Shake/Shingle, Replace	25	24	1	22254	SF	$7.25	$161,431		$161,431																				**$161,431**
B3011	1524359	Roof, Concrete, Replace	75	66	9	750	SF	$30.42	$22,815										$22,815												**$22,815**
B3011	1524367	Roof, Modified Bituminous, Replace	20	9	11	1055	SF	$11.70	$12,344												$12,344										**$12,344**
C1021	1524311	Interior Door, Wood Solid-Core, Replace	40	21	19	30	EA	$819.00	$24,570																				$24,570		**$24,570**
C1035	1687333	Interior Signage, Wall Mounted, Install	20	1	19	18545	SF	$0.96	$17,792																				$17,792		**$17,792**
C2011	1524330	Interior Stairs, Wood, Replace	30	19	11	65	SF	$46.80	$3,042												$3,042										**$3,042**
C3012	1524352	Interior Wall Finish, any surface, Prep & Paint	10	6	4	14350	SF	$1.76	$25,184					$25,184										$25,184							**$50,369**
C3012	1524346	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced, Replace	25	11	14	3500	SF	$16.38	$57,330															$57,330							**$57,330**
C3021	1524314	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	6	4	1000	SF	$1.76	$1,755					$1,755										$1,755							**$3,510**
C3024	1524362	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	6200	SF	$5.85	$36,270								$36,270														**$36,270**
C3025	1524308	Interior Floor Finish, Carpet Commercial Standard, Replace	10	10	0	3800	SF	$8.78	$33,345	$33,345										$33,345										$33,345	**$100,035**
C3025	1524350	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	6298	SF	$8.78	$55,265					$55,265										$55,265							**$110,530**
C3031	1524354	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	3500	SF	$2.34	$8,190					$8,190										$8,190							**$16,380**
C3031	1524328	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	10500	SF	$2.34	$24,570					$24,570										$24,570							**$49,140**
C3032	1524342	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	19	6	4200	SF	$4.10	$17,199							$17,199															**$17,199**
D2011	1524310	Toilet, Commercial Water Closet, Replace	30	11	19	3	EA	$1,521.00	$4,563																				$4,563		**$4,563**
D2012	1524358	Urinal, Standard, Replace	30	11	19	1	EA	$1,287.00	$1,287																				$1,287		**$1,287**
D2014	1524344	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	16	14	3	EA	$1,989.00	$5,967															$5,967							**$5,967**
D2014	1524356	Service Sink, Floor, Replace	35	21	14	1	EA	$880.00	$880															$880							**$880**
D2014	1524349	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	2	EA	$1,755.00	$3,510																				$3,510		**$3,510**
D2018	1524363	Drinking Fountain, Interior, Replace	15	15	0	1	EA	$2,223.00	$2,223	$2,223															$2,223						**$4,446**
D2021	1524361	Backflow Preventer, 2 INCH, Replace	30	29	1	1	EA	$3,744.00	$3,744		$3,744																				**$3,744**
D2021	1524353	Backflow Preventer, 1 INCH, Replace	30	26	4	1	EA	$3,744.00	$3,744					$3,744																	**$3,744**
D2023	1524366	Water Heater, 30 - 50 GAL, Replace	15	9	6	1	EA	$1,521.00	$1,521							$1,521															**$1,521**
D2023	1524332	Water Heater, 30 - 80 GAL, Replace	20	6	14	1	EA	$14,508.00	$14,508															$14,508							**$14,508**
D2029	1524331	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	36	4	18545	SF	$12.87	$238,674					$238,674																	**$238,674**
D2029	1524313	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	26	14	1200	SF	$12.87	$15,444															$15,444							**$15,444**
D3021	1524341	Boiler, 1600 MBH, Replace	30	30	0	1	EA	$1,404.00	$1,404	$1,404																					**$1,404**
D3021	1524336	Boiler, 1600 MBH, Replace	30	26	4	1	EA	$59,436.00	$59,436					$59,436																	**$59,436**
D3022	1524370	Expansion Tank, 40 GAL, Replace	40	36	4	1	EA	$3,159.00	$3,159					$3,159																	**$3,159**
D3022	1524351	Expansion Tank, 80 GAL, Replace	40	36	4	1	EA	$4,141.80	$4,142					$4,142																	**$4,142**
D3022	1524337	Shot Feed Tank, 5 GAL, Replace	30	21	9	1	EA	$1,778.40	$1,778										$1,778												**$1,778**
D3041	1524316	Air Handler (AHU), 40000 CFM, Replace	30	30	0	1	EA	$156,780.00	$156,780	$156,780																					**$156,780**
D3041	1524312	Air Handler (AHU), Interior, 4,001 to 6,000 CFM, Replace	30	26	4	1	EA	$36,270.00	$36,270					$36,270																	**$36,270**
D3041	1524307	HVAC System Ductwork, Medium Density, Replace	30	26	4	18545	SF	$4.68	$86,791					$86,791																	**$86,791**
D3042	1524315	Exhaust Fan, 4500 CFM, Replace	25	21	4	1	EA	$3,510.00	$3,510					$3,510																	**$3,510**
D3042	1524357	Exhaust Fan, 2001 - 5000 CFM, Replace	25	21	4	1	EA	$3,510.00	$3,510					$3,510																	**$3,510**
D3044	1524347	Distribution Pump, 5 HP, Replace	25	21	4	1	EA	$7,137.00	$7,137					$7,137																	**$7,137**
D3044	1524345	Distribution Pump, 3 HP, Replace	15	11	4	1	EA	$5,967.00	$5,967					$5,967															$5,967		**$11,934**
D3044	1524368	Distribution Pump, 5 HP, Replace	25	21	4	1	EA	$7,137.00	$7,137					$7,137																	**$7,137**
D3049	1524322	HVAC System Hydronic Piping, 2-Pipe, Replace	40	36	4	18545	SF	$5.85	$108,488					$108,488																	**$108,488**
D3068	1524321	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	18545	SF	$7.02	$130,186					$130,186															$130,186		**$260,372**
D4019	1524324	Sprinkler Heads (per SF), , Replace	25	14	11	1250	SF	$1.76	$2,194												$2,194										**$2,194**
D4031	1524327	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	4	EA	$351.00	$1,404								$1,404										$1,404				**$2,808**
D5012	1524317	Secondary Transformer, 112.5 kVA, Replace	30	16	14	1	EA	$18,720.00	$18,720															$18,720							**$18,720**
D5012	1524371	Main Distribution Panel, 400 AMP, Replace	30	13	17	1	EA	$7,020.00	$7,020																		$7,020				**$7,020**
D5012	1524355	Main Distribution Panel, 400 AMP, Replace	30	13	17	1	EA	$6,201.00	$6,201																		$6,201				**$6,201**
D5022	1524340	Light Fixture, 250 WATT, Replace	20	11	9	6	EA	$222.30	$1,334										$1,334												**$1,334**
D5022	1524360	Light Fixture, 100 WATT, Replace	20	11	9	7	EA	$222.30	$1,556										$1,556												**$1,556**
D5029	1524334	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	18545	SF	$9.36	$173,581										$173,581												**$173,581**
D5037	1678326	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	18545	SF	$4.68	$86,791					$86,791																	**$86,791**
D5037	1524343	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$17,550.00	$17,550					$17,550															$17,550		**$35,100**
D5038	1678325	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	18545	SF	$5.85	$108,488						$108,488															$108,488	**$216,977**
E2015	1524369	Auditorium Seating, Fixed Metal with Cushion, Replace	20	11	9	285	EA	$585.00	$166,725										$166,725												**$166,725**
E2015	1524318	Auditorium Seating, Fixed Metal with Cushion, Replace	20	9	11	169	EA	$585.00	$98,865												$98,865										**$98,865**
E2015	1524329	Auditorium Seating, Fixed Metal with Cushion, Replace	20	6	14	96	EA	$585.00	$56,160															$56,160							**$56,160**
Totals, Unescalated										**$193,752**	**$165,175**	**$0**	**$0**	**$917,456**	**$108,488**	**$72,599**	**$37,674**	**$0**	**$504,212**	**$33,345**	**$116,444**	**$0**	**$0**	**$283,973**	**$2,223**	**$53,879**	**$14,625**	**$0**	**$211,509**	**$141,833**	**$2,857,185**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
Totals, Escalated (6.0% inflation, compounded annually)										**$193,752**	**$175,085**	**$0**	**$0**	**$1,158,266**	**$145,182**	**$102,982**	**$56,648**	**$0**	**$851,855**	**$59,716**	**$221,046**	**$0**	**$0**	**$642,036**	**$5,328**	**$136,870**	**$39,382**	**$0**	**$639,941**	**$454,878**	**$4,882,967**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Library Technology Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1526736	Exterior Wall, Insulated Finishing System (EIFS), 3+ Stories, Replace	30	11	19	95000	SF	$40.95	$3,890,250																				$3,890,250		**$3,890,250**
B2021	1526723	Window, 24 SF, Replace	30	11	19	302	EA	$1,193.40	$360,407																				$360,407		**$360,407**
B2023	1526771	Storefront, Metal-Framed, Replace	30	21	9	17	EA	$1,521.00	$25,857										$25,857												**$25,857**
B2032	1526717	Exterior Door, Steel, Replace	40	21	19	3	EA	$702.00	$2,106																				$2,106		**$2,106**
B3011	1526714	Roof, Modified Bituminous, Replace	20	15	5	66211	SF	$11.70	$774,669						$774,669																**$774,669**
B3011	1526759	Roof, Built-Up With Paver Ballast, Replace	25	19	6	450	SF	$17.78	$8,001							$8,001															**$8,001**
B3011	1526721	Roof, Metal, Replace	40	31	9	350	SF	$15.21	$5,324										$5,324												**$5,324**
B3016	1526747	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	6	14	75	LF	$9.90	$743															$743							**$743**
C1021	1526772	Interior Door, Wood Solid-Core, Replace	40	21	19	1	EA	$770.00	$770																				$770		**$770**
C1031	1526762	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	18	EA	$877.50	$15,795					$15,795																	**$15,795**
C1035	1687515	Interior Signage, Wall Mounted, Install	20	1	19	67011	SF	$0.96	$64,290																				$64,290		**$64,290**
C3012	1526738	Interior Wall Finish, any surface, Prep & Paint	10	6	4	3500	SF	$1.76	$6,143					$6,143										$6,143							**$12,285**
C3012	1526713	Interior Wall Finish, any surface, Prep & Paint	10	6	4	72000	SF	$1.76	$126,360					$126,360										$126,360							**$252,720**
C3012	1526724	Interior Wall Finish, Acoustical Tile (ACT), Replace	25	21	4	62011	SF	$9.36	$580,423					$580,423																	**$580,423**
C3012	1526735	Interior Wall Finish, Ceramic Tile, Replace	40	36	4	2500	SF	$21.06	$52,650					$52,650																	**$52,650**
C3012	1526758	Interior Wall Finish, Vinyl, Replace	15	9	6	1200	SF	$2.93	$3,510							$3,510															**$3,510**
C3021	1526754	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	6	4	3200	SF	$1.76	$5,616					$5,616										$5,616							**$11,232**
C3024	1526731	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	4800	SF	$5.85	$28,080					$28,080															$28,080		**$56,160**
C3024	1526737	Interior Floor Finish, Ceramic Tile, Replace	40	36	4	7500	SF	$21.06	$157,950					$157,950																	**$157,950**
C3024	1526757	Interior Floor Finish, Wood Strip, Replace	30	26	4	3700	SF	$17.55	$64,935					$64,935																	**$64,935**
C3025	1526778	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	47961	SF	$8.78	$420,858					$420,858										$420,858							**$841,716**
C3031	1526782	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	5000	SF	$2.34	$11,700					$11,700										$11,700							**$23,400**
D1011	1526739	Elevator Controls, 1 CAR, Modernize	20	15	5	1	EA	$5,850.00	$5,850						$5,850																**$5,850**
D1011	1526776	Elevator, 3500 LB, Renovate	30	25	5	1	EA	$87,750.00	$87,750						$87,750																**$87,750**
D1019	1526779	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	10	5	1	EA	$10,530.00	$10,530						$10,530															$10,530	**$21,060**
D2011	1526745	Toilet, Residential Water Closet, Replace	30	11	19	24	EA	$819.00	$19,656																				$19,656		**$19,656**
D2012	1526769	Urinal, Standard, Replace	30	11	19	8	EA	$1,287.00	$10,296																				$10,296		**$10,296**
D2014	1526756	Service Sink, Floor, Replace	35	16	19	2	EA	$936.00	$1,872																				$1,872		**$1,872**
D2014	1526765	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	33	EA	$1,755.00	$57,915																				$57,915		**$57,915**
D2018	1526716	Drinking Fountain, Interior, Replace	15	9	6	3	EA	$2,223.00	$6,669							$6,669															**$6,669**
D2021	1526715	Backflow Preventer, .75 INCH, Replace	30	30	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
D2021	1526767	Backflow Preventer, 3 INCH, Replace	30	26	4	1	EA	$6,084.00	$6,084					$6,084																	**$6,084**
D2021	1526766	Backflow Preventer, .75 INCH, Replace	30	26	4	1	EA	$1,287.00	$1,287					$1,287																	**$1,287**
D2023	1526784	Water Heater, 75 GAL, Replace	20	16	4	1	EA	$14,508.00	$14,508					$14,508																	**$14,508**
D3021	1526753	Water Boiler, Gas, Replace	30	30	0	1	EA	$23,400.00	$23,400	$23,400																					**$23,400**
D3022	1526722	Shot Feed Tank, 5 GAL, Replace	30	26	4	1	EA	$1,778.40	$1,778					$1,778																	**$1,778**
D3022	1526752	Expansion Tank, 61 - 100 GAL, Replace	40	36	4	1	EA	$4,141.80	$4,142					$4,142																	**$4,142**
D3031	1526728	Chiller, 60 TON, Replace	25	21	4	1	EA	$117,000.00	$117,000					$117,000																	**$117,000**
D3031	1526783	Chiller, 10 - 20 TON, Replace	25	21	4	1	EA	$46,449.00	$46,449					$46,449																	**$46,449**
D3032	1526727	Condensing Unit/Heat Pump, 3 TON, Replace	15	11	4	1	EA	$4,680.00	$4,680					$4,680															$4,680		**$9,360**
D3041	1526725	Make-Up Air Unit, 12001 - 20000 CFM, Replace	20	16	4	1	EA	$70,200.00	$70,200					$70,200																	**$70,200**
D3041	1526733	Air Handler (AHU), 801 - 1200 CFM, Replace	25	21	4	1	EA	$10,764.00	$10,764					$10,764																	**$10,764**
D3041	1526744	Ceiling Mounted Supplemental Air Conditioner, Water cooled, Replace	25	21	4	1	EA	$10,764.00	$10,764					$10,764																	**$10,764**
D3041	1526741	Make-Up Air Unit, 12001 - 20000 CFM, Replace	20	16	4	1	EA	$70,200.00	$70,200					$70,200																	**$70,200**
D3041	1526764	Fan Coil Unit, 2401 - 3200 CFM, Replace	20	16	4	1	EA	$11,232.00	$11,232					$11,232																	**$11,232**
D3041	1526780	Make-Up Air Unit, 12001 - 20000 CFM, Replace	20	15	5	1	EA	$70,200.00	$70,200						$70,200																**$70,200**
D3041	1526726	HVAC System Ductwork, Medium Density, Replace	30	18	12	67011	SF	$4.68	$313,611													$313,611									**$313,611**
D3045	1526773	Distribution Pump, 5 HP, Replace	15	11	4	1	EA	$5,967.00	$5,967					$5,967															$5,967		**$11,934**
D3049	1720087	HVAC System Hydronic Piping, 2-Pipe, Replace	40	40	0	100	SF	$23.40	$2,340	$2,340																					**$2,340**
D3068	1526719	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	67011	SF	$7.02	$470,417					$470,417															$470,417		**$940,834**
D4019	1526755	Sprinkler Heads (per SF), , Replace	25	17	8	67011	SF	$1.76	$117,604									$117,604													**$117,604**
D4031	1526763	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	18	EA	$351.00	$6,318						$6,318										$6,318						**$12,636**
D5012	1526777	Surge counter control panel module on switchboard, Control module, Replace	30	30	0	1	EA	$550.00	$550	$550																					**$550**
D5012	1526750	Main Distribution Panel, 400 AMP, Replace	30	18	12	1	EA	$6,435.00	$6,435													$6,435									**$6,435**
D5012	1526781	Secondary Transformer, 300 kVA, Replace	30	17	13	1	EA	$35,100.00	$35,100														$35,100								**$35,100**
D5012	1526720	Motor Control Center w/ Main Breaker, 800 AMP, Replace	30	17	13	1	EA	$17,550.00	$17,550														$17,550								**$17,550**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5012	1526742	Main Distribution Panel, 400 AMP, Replace	30	11	19	1	EA	$7,020.00	$7,020																				$7,020		**$7,020**
D5012	1526732	Main Distribution Panel, 1200 AMP, Replace	30	11	19	1	EA	$13,455.00	$13,455																				$13,455		**$13,455**
D5022	1526774	Light Fixture, 250 WATT, Replace	20	11	9	20	EA	$257.40	$5,148										$5,148												**$5,148**
D5022	1526785	Light Fixture, 100 WATT, Replace	20	11	9	1	EA	$209.00	$209										$209												**$209**
D5029	1526787	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	9	11	67011	SF	$9.36	$627,223												$627,223										**$627,223**
D5037	1526786	Fire Alarm System, Standard Addressable, Upgrade/Install	20	15	5	67011	SF	$4.68	$313,611						$313,611																**$313,611**
D5037	1526775	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	$17,550.00	$17,550						$17,550															$17,550	**$35,100**
D5038	1678328	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	67011	SF	$5.85	$392,014						$392,014															$392,014	**$784,029**
D5092	1526746	Uninterruptible Power Supply (UPS), 30, Replace	15	15	0	1	EA	$29,250.00	$29,250	$29,250															$29,250						**$58,500**
Totals, Unescalated										**$56,827**	**$0**	**$0**	**$0**	**$2,315,982**	**$1,678,493**	**$18,180**	**$0**	**$117,604**	**$36,538**	**$0**	**$627,223**	**$320,046**	**$52,650**	**$571,419**	**$35,568**	**$0**	**$0**	**$0**	**$4,937,181**	**$420,094**	**$11,187,805**
Totals, Escalated (6.0% inflation, compounded annually)										**$56,827**	**$0**	**$0**	**$0**	**$2,923,873**	**$2,246,202**	**$25,789**	**$0**	**$187,443**	**$61,729**	**$0**	**$1,190,656**	**$643,996**	**$112,299**	**$1,291,923**	**$85,241**	**$0**	**$0**	**$0**	**$14,937,934**	**$1,347,299**	**$25,111,212**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Life Science

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1524425	Exterior Stairs, Concrete, Replace	50	31	19	600	SF	$64.35	$38,610																				$38,610		**$38,610**
B2011	1524386	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	22500	SF	$3.51	$78,975					$78,975										$78,975							**$157,950**
B2021	1537048	Window, 12 SF, Replace	30	29	1	96	EA	$760.50	$73,008		$73,008																				**$73,008**
B2031	1524392	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	16	14	1	EA	$1,521.00	$1,521															$1,521							**$1,521**
B2031	1524408	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	13	17	3	EA	$12,870.00	$38,610																$38,610						**$38,610**
B3011	1537049	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	1400	SF	$19.89	$27,846									$27,846													**$27,846**
B3011	1537045	Roof, Metal, Replace	40	26	14	24350	SF	$15.21	$370,364															$370,364							**$370,364**
B3016	1524409	Gutters & Downspouts, 2, Replace	20	6	14	120	LF	$10.53	$1,264															$1,264							**$1,264**
C1021	1524402	Interior Door, Wood Solid-Core w/ Glazing Decorative High-End, Replace	40	21	19	42	EA	$2,457.00	$103,194																				$103,194		**$103,194**
C1035	1687339	Interior Signage, Wall Mounted, Replace	20	1	19	20428	SF	$0.96	$19,599																				$19,599		**$19,599**
C3012	1524429	Interior Wall Finish, Wallpaper, Replace	15	6	9	2100	SF	$2.57	$5,405									$5,405													**$5,405**
C3024	1524403	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	1400	SF	$5.85	$8,190									$8,190													**$8,190**
C3024	1524385	Interior Floor Finish, Ceramic Tile, Replace	40	21	19	1600	SF	$21.06	$33,696																				$33,696		**$33,696**
C3025	1524391	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	3500	SF	$8.78	$30,713					$30,713										$30,713							**$61,425**
C3031	1524422	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	2650	SF	$2.34	$6,201					$6,201										$6,201							**$12,402**
C3032	1524428	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	11	14	3200	SF	$4.10	$13,104															$13,104							**$13,104**
C3032	1524404	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	6400	SF	$4.10	$26,208																		$26,208				**$26,208**
D1011	1524406	Elevator Controls, Hydraulic, Modernize	20	16	4	1	EA	$5,850.00	$5,850					$5,850																	**$5,850**
D1011	1524411	Elevator, 2000 LB, Renovate	30	26	4	1	EA	$64,350.00	$64,350					$64,350																	**$64,350**
D1019	1524396	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	6	4	1	EA	$3,510.00	$3,510					$3,510										$3,510							**$7,020**
D2011	1524413	Toilet, Commercial Water Closet, Replace	30	11	19	6	EA	$1,521.00	$9,126																				$9,126		**$9,126**
D2012	1524420	Urinal, Standard, Replace	30	16	14	3	EA	$1,287.00	$3,861															$3,861							**$3,861**
D2014	1524412	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	16	14	42	EA	$1,287.00	$54,054															$54,054							**$54,054**
D2018	1524417	Drinking Fountain, Interior, Replace	15	6	9	2	EA	$2,223.00	$4,446									$4,446													**$4,446**
D2021	1524414	Backflow Preventer, .75 INCH, Replace	30	30	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
D2023	1524415	Water Heater, Gas, Commercial, Replace	20	8	12	1	EA	$19,422.00	$19,422												$19,422										**$19,422**
D2029	1524421	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	26	14	20428	SF	$12.87	$262,908															$262,908							**$262,908**
D2029	1524395	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	26	14	20428	SF	$12.87	$262,908															$262,908							**$262,908**
D3021	1524399	Boiler, 1000 MBH, Replace	30	29	1	1	EA	$39,546.00	$39,546		$39,546																				**$39,546**
D3022	1524432	Shot Feed Tank, 5 GAL, Replace	30	21	9	1	EA	$1,778.40	$1,778									$1,778													**$1,778**
D3022	1524390	Expansion Tank, 11 - 30 GAL, Replace	40	26	14	1	EA	$2,550.60	$2,551															$2,551							**$2,551**
D3041	1524423	Air Handler (AHU), 10001 - 15000 CFM, Replace	30	29	1	1	EA	$81,900.00	$81,900		$81,900																				**$81,900**
D3041	1524401	Fan Coil Unit, 2401 - 3200 CFM, Replace	20	11	9	4	EA	$11,232.00	$44,928									$44,928													**$44,928**
D3041	1524416	HVAC System Ductwork, Medium Density, Replace	30	16	14	20428	SF	$4.68	$95,603															$95,603							**$95,603**
D3042	1537046	Exhaust Fan, 2500 CFM, Replace	25	14	11	1	EA	$3,510.00	$3,510											$3,510											**$3,510**
D3042	1537054	Exhaust Fan, 3500 CFM, Replace	25	14	11	1	EA	$3,510.00	$3,510											$3,510											**$3,510**
D3042	1524419	Exhaust Fan, 1500 CFM, Replace	25	14	11	1	EA	$2,808.00	$2,808											$2,808											**$2,808**
D3042	1537052	Exhaust Fan, 100 - 1000 CFM, Replace	25	14	11	1	EA	$2,808.00	$2,808											$2,808											**$2,808**
D3042	1537053	Exhaust Fan, 2500 CFM, Replace	25	14	11	1	EA	$3,510.00	$3,510											$3,510											**$3,510**
D3042	1537050	Exhaust Fan, 3500 CFM, Replace	25	14	11	1	EA	$3,510.00	$3,510											$3,510											**$3,510**
D3042	1537044	Exhaust Fan, 3000 CFM, Replace	25	14	11	1	EA	$3,510.00	$3,510											$3,510											**$3,510**
D3042	1537047	Exhaust Fan, 100 - 1000 CFM, Replace	25	13	12	1	EA	$1,638.00	$1,638												$1,638										**$1,638**
D3042	1524400	Exhaust Fan, 1000 CFM, Replace	20	8	12	1	EA	$550.00	$550												$550										**$550**
D3042	1537051	Exhaust Fan, 1500 CFM, Replace	25	13	12	1	EA	$2,808.00	$2,808												$2,808										**$2,808**
D3042	1524405	Exhaust Fan, 2500 CFM, Replace	25	8	17	1	EA	$3,510.00	$3,510																$3,510						**$3,510**
D3049	1524389	HVAC System Hydronic Piping, 2-Pipe, Replace	40	21	19	20428	SF	$5.85	$119,504																				$119,504		**$119,504**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D3068	1524431	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	20428	SF	$7.02	$143,405					$143,405															$143,405		**$286,809**
D4031	1524434	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	$165.00	$660								$660										$660				**$1,320**
D5012	1524426	Variable Frequency Drive (VFD), 7.5 HP, Replace/Install	20	11	9	1	EA	$7,254.00	$7,254										$7,254												**$7,254**
D5012	1524393	Variable Frequency Drive (VFD), 7.5 HP, Replace/Install	20	11	9	1	EA	$7,254.00	$7,254										$7,254												**$7,254**
D5012	1524433	Secondary Transformer, 10 kVA, Replace	30	16	14	1	EA	$6,318.00	$6,318															$6,318							**$6,318**
D5012	1524418	Main Distribution Panel, 200 AMP, Replace	30	11	19	1	EA	$3,510.00	$3,510																				$3,510		**$3,510**
D5012	1524387	Main Distribution Panel, 600 AMP, Replace	30	11	19	1	EA	$8,190.00	$8,190																				$8,190		**$8,190**
D5012	1524424	Secondary Transformer, 225 kVA, Replace	30	11	19	1	EA	$29,250.00	$29,250																				$29,250		**$29,250**
D5022	1524388	Light Fixture, 100 WATT, Replace	20	11	9	22	EA	$222.30	$4,891										$4,891												**$4,891**
D5029	1524397	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	20428	SF	$9.36	$191,206										$191,206												**$191,206**
D5037	1524410	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	20428	SF	$4.68	$95,603					$95,603																	**$95,603**
D5037	1524407	Fire Alarm Control Panel, Addressable, Replace	15	11	4	1	EA	$17,550.00	$17,550					$17,550															$17,550		**$35,100**
D5038	1678331	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	20428	SF	$5.85	$119,504						$119,504															$119,504	**$239,008**
Totals, Unescalated										**$1,287**	**$194,454**	**$0**	**$0**	**$446,156**	**$119,504**	**$0**	**$660**	**$0**	**$303,198**	**$0**	**$23,166**	**$24,418**	**$0**	**$1,193,854**	**$0**	**$0**	**$68,988**	**$0**	**$525,633**	**$119,504**	**$3,020,822**
Totals, Escalated (6.0% inflation, compounded annually)										**$1,287**	**$206,121**	**$0**	**$0**	**$563,262**	**$159,923**	**$0**	**$992**	**$0**	**$512,247**	**$0**	**$43,976**	**$49,134**	**$0**	**$2,699,189**	**$0**	**$0**	**$185,769**	**$0**	**$1,590,355**	**$383,265**	**$6,395,521**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Music

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Music / Choral Hall

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1599226	Exterior Wall, Textured Plywood (T1-11), Replace	20	19	1	5300	SF	$14.63	$77,513		$77,513																				**$77,513**
B2011	1599295	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	5300	SF	$3.51	$18,603		$18,603										$18,603										**$37,206**
B2016	1599251	Soffit, Wood, Replace	20	19	1	500	SF	$22.23	$11,115		$11,115																				**$11,115**
B2021	1599232	Window, 12 SF, Replace	30	16	14	4	EA	$760.50	$3,042															$3,042							**$3,042**
B2031	1599302	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	16	14	2	EA	$1,521.00	$3,042															$3,042							**$3,042**
B2032	1599242	Exterior Door, Wood Solid-Core, Replace	25	24	1	5	EA	$819.00	$4,095		$4,095																				**$4,095**
B3011	1599299	Roof, Metal, Replace	40	39	1	2350	SF	$15.21	$35,744		$35,744																				**$35,744**
B3011	1599304	Roof, Modified Bituminous, Replace	20	11	9	3700	SF	$11.70	$43,290										$43,290												**$43,290**
C1021	1599303	Interior Door, Wood Solid-Core, Replace	40	21	19	7	EA	$819.00	$5,733																				$5,733		**$5,733**
C1035	1688748	Interior Signage, Wall Mounted, Install	20	1	19	4360	SF	$0.96	$4,183																				$4,183		**$4,183**
C3012	1599258	Interior Wall Finish, any surface, Prep & Paint	10	5	5	6000	SF	$1.76	$10,530						$10,530										$10,530						**$21,060**
C3012	1599241	Interior Wall Finish, Wallpaper, Replace	15	10	5	300	SF	$2.42	$726						$726															$726	**$1,452**
C3012	1599276	Interior Wall Finish, Wood Paneling, Replace	30	16	14	1500	SF	$31.59	$47,385															$47,385							**$47,385**
C3021	1599294	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	6	4	1000	SF	$1.76	$1,755					$1,755										$1,755							**$3,510**
C3024	1599228	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	3260	SF	$5.85	$19,071						$19,071															$19,071	**$38,142**
C3025	1599292	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	100	SF	$8.25	$825					$825										$825							**$1,650**
C3031	1599231	Interior Ceiling Finish, any flat surface, Prep & Paint	10	9	1	200	SF	$2.20	$440		$440										$440										**$880**
C3032	1599254	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	24	1	4160	SF	$4.10	$17,035		$17,035																				**$17,035**
D2014	1599265	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	$1,404.00	$1,404															$1,404							**$1,404**
D2029	1637703	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	21	19	4360	SF	$1.17	$5,101																				$5,101		**$5,101**
D3041	1637704	HVAC System Ductwork, Medium Density, Replace	30	26	4	4360	SF	$4.68	$20,405					$20,405																	**$20,405**
D3042	1599288	Supply Fan, 1500 CFM, Replace	25	24	1	1	EA	$2,808.00	$2,808		$2,808																				**$2,808**
D3042	1599249	Supply Fan, 1500 CFM, Replace	25	24	1	1	EA	$2,808.00	$2,808		$2,808																				**$2,808**
D3051	1599252	Furnace, 120 kW, Replace	20	16	4	1	EA	$32,760.00	$32,760					$32,760																	**$32,760**
D3051	1599298	Baseboard Heater, 1500 WATTS, Replace	25	21	4	1	EA	$286.00	$286					$286																	**$286**
D3051	1599300	Furnace, 140 kW, Replace	20	16	4	1	EA	$32,760.00	$32,760					$32,760																	**$32,760**
D3051	1599301	Furnace, 120 kW, Replace	20	16	4	1	EA	$32,760.00	$32,760					$32,760																	**$32,760**
D3068	1678348	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	4360	SF	$7.02	$30,607					$30,607															$30,607		**$61,214**
D4019	1599273	Sprinkler Heads (per SF), , Replace	25	15	10	4360	SF	$1.76	$7,652											$7,652											**$7,652**
D4031	1599274	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	$330.00	$330								$330										$330				**$660**
D5019	1637702	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4360	SF	$2.93	$12,753										$12,753												**$12,753**
D5022	1599268	Light Fixture, 100 WATT, Replace	20	11	9	10	EA	$222.30	$2,223										$2,223												**$2,223**
D5029	1599236	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	4360	SF	$9.36	$40,810										$40,810												**$40,810**
D5037	1599270	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	436	SF	$2.20	$959					$959																	**$959**
D5037	1599290	Fire Alarm Control Panel, Basic/Zoned, Replace	15	8	7	1	EA	$4,680.00	$4,680								$4,680														**$4,680**
D5038	1678349	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	4360	SF	$5.85	$25,506						$25,506															$25,506	**$51,012**
Totals, Unescalated										**$0**	**$170,160**	**$0**	**$0**	**$153,117**	**$55,833**	**$0**	**$5,010**	**$0**	**$99,076**	**$7,652**	**$19,043**	**$0**	**$0**	**$57,453**	**$10,530**	**$0**	**$330**	**$0**	**$45,624**	**$45,303**	**$669,131**
Totals, Escalated (6.0% inflation, compounded annually)										**$0**	**$180,370**	**$0**	**$0**	**$193,307**	**$74,717**	**$0**	**$7,533**	**$0**	**$167,386**	**$13,703**	**$36,149**	**$0**	**$0**	**$129,896**	**$25,236**	**$0**	**$889**	**$0**	**$138,041**	**$145,293**	**$1,112,520**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Music / Orchestral

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1599269	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	6500	SF	$3.51	$22,815		$22,815										$22,815										**$45,630**
B2021	1599230	Window, 12 SF, Replace	30	16	14	4	EA	$760.50	$3,042															$3,042							**$3,042**
B2032	1599266	Exterior Door, Wood Solid-Core, Replace	25	24	1	10	EA	$819.00	$8,190		$8,190																				**$8,190**
B2032	1599296	Exterior Door, Wood Solid-Core, Replace	25	16	9	2	EA	$819.00	$1,638										$1,638												**$1,638**
B3011	1599283	Roof, Metal, Replace	40	39	1	6240	SF	$15.21	$94,910		$94,910																				**$94,910**
C1021	1599229	Interior Door, Wood Solid-Core, Replace	40	26	14	8	EA	$819.00	$6,552															$6,552							**$6,552**
C1035	1688750	Interior Signage, Wall Mounted, Install	20	1	19	5200	SF	$0.96	$4,989																				$4,989		**$4,989**
C3012	1599223	Interior Wall Finish, any surface, Prep & Paint	10	6	4	6320	SF	$1.76	$11,092					$11,092										$11,092							**$22,183**
C3012	1599264	Interior Wall Finish, Wood Paneling, Replace	30	16	14	2000	SF	$31.59	$63,180															$63,180							**$63,180**
C3021	1599235	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	5	5	1500	SF	$1.76	$2,633						$2,633										$2,633						**$5,265**
C3024	1599247	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	3700	SF	$5.85	$21,645						$21,645															$21,645	**$43,290**
C3031	1599244	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	1350	SF	$2.34	$3,159				$3,159										$3,159								**$6,318**
C3031	1599237	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	5000	SF	$2.34	$11,700					$11,700										$11,700							**$23,400**
C3032	1599239	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	21	4	200	SF	$3.85	$770					$770																	**$770**
D2021	1599289	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D3041	1599255	HVAC System Ductwork, Medium Density, Replace	30	26	4	5200	SF	$4.68	$24,336					$24,336																	**$24,336**
D3042	1599271	Exhaust Fan, 1500 CFM, Replace	25	24	1	1	EA	$2,808.00	$2,808		$2,808																				**$2,808**
D3051	1599272	Furnace, 80 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3051	1599224	Furnace, 100 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3051	1599253	Furnace, 100 MBH, Replace	20	16	4	1	EA	$4,914.00	$4,914					$4,914																	**$4,914**
D3068	1678351	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	5200	SF	$7.02	$36,504					$36,504															$36,504		**$73,008**
D4031	1599240	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$330.00	$660					$660										$660							**$1,320**
D5019	1599259	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	5200	SF	$2.93	$15,210										$15,210												**$15,210**
D5022	1599279	Light Fixture, 100 WATT, Replace	20	11	9	2	EA	$209.00	$418										$418												**$418**
D5029	1599261	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	5200	SF	$9.36	$48,672										$48,672												**$48,672**
D5037	1599246	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	5200	SF	$2.34	$12,168					$12,168																	**$12,168**
D5038	1678352	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	5200	SF	$5.85	$30,420						$30,420															$30,420	**$60,840**
D5092	1599262	Exit Sign Light Fixture, LED, Replace	10	6	4	7	EA	$257.40	$1,802					$1,802										$1,802							**$3,604**
D5092	1599227	Emergency Light, 2-Head w/ Battery, Replace	10	6	4	1	EA	$242.00	$242					$242										$242							**$484**
E2015	1599287	Auditorium Seating, Fixed Metal with Cushion, Replace	20	6	14	238	EA	$585.00	$139,230															$139,230							**$139,230**
Totals, Unescalated										**$3,744**	**$128,723**	**$0**	**$3,159**	**$114,015**	**$54,698**	**$0**	**$0**	**$0**	**$65,938**	**$0**	**$22,815**	**$0**	**$3,159**	**$237,499**	**$2,633**	**$0**	**$0**	**$0**	**$41,493**	**$52,065**	**$729,941**
Totals, Escalated (6.0% inflation, compounded annually)										**$3,744**	**$136,447**	**$0**	**$3,762**	**$143,942**	**$73,198**	**$0**	**$0**	**$0**	**$111,401**	**$0**	**$43,310**	**$0**	**$6,738**	**$536,963**	**$6,309**	**$0**	**$0**	**$0**	**$125,541**	**$166,980**	**$1,358,334**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Music / Practice

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1688518	Exterior Wall, Textured Plywood (T1-11), Replace	20	19	1	3450	SF	$14.63	$50,456		$50,456																				**$50,456**
B2011	1688517	Exterior Wall, Textured Plywood (T1-11), Replace	20	19	1	3450	SF	$14.63	$50,456		$50,456																				**$50,456**
B2011	1599263	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	9	1	3450	SF	$3.51	$12,110		$12,110										$12,110										**$24,219**
B2016	1599267	Soffit, Wood, Replace	20	19	1	350	SF	$22.23	$7,781		$7,781																				**$7,781**
B2021	1599277	Window, 12 SF, Replace	30	21	9	4	EA	$760.50	$3,042										$3,042												**$3,042**
B2032	1599225	Exterior Door, Wood Solid-Core, Replace	25	16	9	5	EA	$819.00	$4,095										$4,095												**$4,095**
B2032	1599293	Exterior Door, Wood Solid-Core, Replace	25	16	9	3	EA	$819.00	$2,457										$2,457												**$2,457**
B3011	1599245	Roof, any type per man-day, Repair	0	0	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
B3011	1599291	Roof, Metal, Replace	40	40	0	3600	SF	$15.21	$54,756	$54,756																					**$54,756**
B3016	1599284	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	160	LF	$10.53	$1,685	$1,685																				$1,685	**$3,370**
C1021	1599280	Interior Door, Wood Solid-Core, Replace	40	21	19	12	EA	$819.00	$9,828																				$9,828		**$9,828**
C1035	1688749	Interior Signage, Wall Mounted, Install	20	1	19	3000	SF	$0.96	$2,878																				$2,878		**$2,878**
C3012	1599233	Interior Wall Finish, Acoustical Tile (ACT), Replace	25	21	4	700	SF	$9.36	$6,552					$6,552																	**$6,552**
C3012	1599234	Interior Wall Finish, any surface, Prep & Paint	10	5	5	5600	SF	$1.76	$9,828						$9,828										$9,828						**$19,656**
C3024	1599248	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	2900	SF	$5.85	$16,965						$16,965															$16,965	**$33,930**
C3025	1599278	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	100	SF	$8.25	$825						$825										$825						**$1,650**
C3032	1599275	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	25	0	700	SF	$4.10	$2,867	$2,867																					**$2,867**
C3032	1599297	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	24	1	2300	SF	$4.10	$9,419		$9,419																				**$9,419**
D2018	1599282	Drinking Fountain, Outside/Site Style, Replace	15	6	9	1	EA	$4,212.00	$4,212										$4,212												**$4,212**
D3041	1637706	HVAC System Ductwork, Medium Density, Replace	30	26	4	3000	SF	$4.68	$14,040					$14,040																	**$14,040**
D3042	1599250	Exhaust Fan, 1500 CFM, Replace	25	24	1	1	EA	$2,808.00	$2,808		$2,808																				**$2,808**
D3051	1599260	Furnace, 80 kW, Replace	20	16	4	1	EA	$19,890.00	$19,890					$19,890																	**$19,890**
D3051	1599243	Furnace, 80 kW, Replace	20	16	4	1	EA	$19,890.00	$19,890					$19,890																	**$19,890**
D3068	1678354	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	3000	SF	$7.02	$21,060					$21,060															$21,060		**$42,120**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D4031	1599257	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$330.00	$330						$330										$330						**$660**
D5019	1599281	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	3000	SF	$2.93	$8,775										$8,775												**$8,775**
D5022	1599285	Light Fixture, 100 WATT, Replace	20	14	6	6	EA	$222.30	$1,334							$1,334															**$1,334**
D5029	1599286	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	3000	SF	$9.36	$28,080										$28,080												**$28,080**
D5037	1599238	Fire Alarm System, Basic/Zoned, Upgrade/Install	20	16	4	3000	SF	$2.34	$7,020					$7,020																	**$7,020**
D5038	1678355	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	3000	SF	$5.85	$17,550						$17,550															$17,550	**$35,100**
D5092	1628503	Exit Sign Light Fixture, LED, Replace	10	6	4	1	EA	$242.00	$242					$242										$242							**$484**
D5092	1599256	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	3	EA	$242.00	$726						$726										$726						**$1,452**
Totals, Unescalated										**$60,594**	**$133,029**	**$0**	**$0**	**$88,694**	**$46,224**	**$1,334**	**$0**	**$0**	**$50,661**	**$0**	**$12,110**	**$0**	**$0**	**$242**	**$11,709**	**$0**	**$0**	**$0**	**$33,766**	**$36,200**	**$474,563**
Totals, Escalated (6.0% inflation, compounded annually)										**$60,594**	**$141,011**	**$0**	**$0**	**$111,974**	**$61,858**	**$1,892**	**$0**	**$0**	**$85,591**	**$0**	**$22,987**	**$0**	**$0**	**$547**	**$28,061**	**$0**	**$0**	**$0**	**$102,163**	**$116,098**	**$732,777**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Nursing

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1596536	Exterior Wall, Wood Clapboard Siding, Replace	30	21	9	9200	SF	$35.10	$322,920										$322,920												**$322,920**
B2021	1596544	Window, 24 SF, Replace	30	20	10	3	EA	$1,989.00	$5,967											$5,967											**$5,967**
B2021	1596538	Window, Aluminum Double-Glazed, Replace	30	20	10	30	EA	$760.50	$22,815											$22,815											**$22,815**
B2032	1596535	Exterior Door, Wood Solid-Core, Replace	25	20	5	16	EA	$819.00	$13,104						$13,104																**$13,104**
B3016	1625398	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	150	LF	$10.53	$1,580										$1,580												**$1,580**
C1023	1625372	Door Hardware System, School (per Door), Replace	30	11	19	8	EA	$468.00	$3,744																				$3,744		**$3,744**
C1031	1625390	Toilet Partitions, Plastic Laminate, Replace	20	10	10	9	EA	$877.50	$7,898											$7,898											**$7,898**
C1035	1687519	Interior Signage, Wall Mounted, Install	20	1	19	6180	SF	$0.96	$5,929																				$5,929		**$5,929**
C3012	1625397	Interior Wall Finish, Concrete, Repair	0	10	0	40	SF	$35.10	$1,404	$1,404																					**$1,404**
C3012	1625401	Interior Wall Finish, Ceramic Tile, Replace	40	39	1	400	SF	$21.06	$8,424		$8,424																				**$8,424**
C3012	1625396	Interior Wall Finish, Any Painted Surface, Prep & Paint	10	3	7	8870	SF	$1.76	$15,567								$15,567										$15,567				**$31,134**
C3024	1625399	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	2890	SF	$5.85	$16,907									$16,907													**$16,907**
C3024	1625387	Interior Floor Finish, Ceramic Tile, Replace	40	30	10	400	SF	$21.06	$8,424											$8,424											**$8,424**
C3025	1625369	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	2890	SF	$8.78	$25,360					$25,360										$25,360							**$50,720**
C3031	1625404	Interior Ceiling Finish, Any Painted Surface, Prep & Paint	10	3	7	1545	SF	$2.34	$3,615								$3,615										$3,615				**$7,231**
C3031	1625368	Interior Ceiling Finish, Gypsum Board/Textured, Replace	50	31	19	1545	SF	$9.36	$14,461																				$14,461		**$14,461**
C3032	1625394	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	16	9	1545	SF	$4.10	$6,327										$6,327												**$6,327**
C3032	1625384	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	9	16	1545	SF	$4.10	$6,327																	$6,327					**$6,327**
D2011	1625376	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	$1,521.00	$9,126											$9,126											**$9,126**
D2012	1625371	Urinal, Waterless, Replace	30	20	10	2	EA	$702.00	$1,404											$1,404											**$1,404**
D2014	1625408	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	$1,755.00	$3,510											$3,510											**$3,510**
D2014	1625381	Sink/Lavatory, Vanity Top, Vitreous China, Replace	30	20	10	2	EA	$1,287.00	$2,574											$2,574											**$2,574**
D2014	1625377	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	3	EA	$1,404.00	$4,212																				$4,212		**$4,212**
D2021	1596540	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1625386	Water Heater, Instant Hot, Electric, Replace	15	8	7	1	EA	$550.00	$550								$550														**$550**
D2023	1625375	Water Heater, Instant Hot, Electric, Replace	15	8	7	1	EA	$550.00	$550								$550														**$550**
D3032	1596541	Ductless Split System, Single Zone, 2 Ton, Replace	15	13	2	1	EA	$5,616.00	$5,616			$5,616															$5,616				**$11,232**
D3032	1596543	Ductless Split System, Single Zone, 2 Ton, Replace	15	13	2	1	EA	$5,616.00	$5,616			$5,616															$5,616				**$11,232**
D3032	1596533	Ductless Split System, Single Zone, 0.75 Ton, Replace	15	13	2	1	EA	$4,095.00	$4,095			$4,095															$4,095				**$8,190**
D3041	1625393	HVAC System Ductwork, Medium Density, Replace	30	26	4	6180	SF	$4.68	$28,922					$28,922																	**$28,922**
D3041	1625383	Air Handler (AHU), Interior, 4,001 to 6,000 CFM, Replace	30	26	4	1	EA	$36,270.00	$36,270					$36,270																	**$36,270**
D3051	1625392	Furnace, Gas, Replace	20	18	2	1	EA	$14,742.00	$14,742			$14,742																			**$14,742**
D3051	1625379	Furnace, Gas, Replace	20	18	2	1	EA	$14,742.00	$14,742			$14,742																			**$14,742**
D3051	1625405	Furnace, Gas, Replace	20	18	2	1	EA	$14,742.00	$14,742			$14,742																			**$14,742**
D3068	1678357	BAS/HVAC nonproprietary Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	6180	SF	$7.02	$43,384					$43,384															$43,384		**$86,767**
D4031	1625395	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	5	EA	$165.00	$825								$825										$825				**$1,650**
D5012	1625402	Building/Main Switchboard, 120/208 V, Replace	40	35	5	1	EA	$52,650.00	$52,650						$52,650																**$52,650**
D5019	1625370	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	6180	SF	$2.93	$18,077						$18,077																**$18,077**
D5022	1596534	Light Fixture, 100 WATT, Replace	20	18	2	6	EA	$222.30	$1,334			$1,334																			**$1,334**
D5022	1596539	Light Fixture, 100 WATT, Replace	20	18	2	5	EA	$209.00	$1,045			$1,045																			**$1,045**
D5029	1625380	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	6180	SF	$9.36	$57,845													$57,845									**$57,845**
D5037	1625389	Fire Alarm Control Panel, Basic/Zoned, Replace	15	11	4	1	EA	$4,680.00	$4,680					$4,680															$4,680		**$9,360**
D5037	1625378	Fire Alarm System, Basic/Zoned, Upgrade	20	16	4	6180	SF	$2.34	$14,461					$14,461																	**$14,461**
D5038	1678358	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	5180	SF	$5.85	$30,303						$30,303															$30,303	**$60,606**
D5038	1625403	Security/Surveillance System, Cameras and CCTV, Upgrade	15	10	5	1000	SF	$5.85	$5,850						$5,850															$5,850	**$11,700**
D5092	1625373	Emergency Light, 2-Head w/ Battery, Replace	10	10	0	1	EA	$242.00	$242	$242										$242										$242	**$726**
E2012	1625406	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	100	LF	$351.00	$35,100													$35,100									**$35,100**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
E2012	1625382	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	3	12	100	LF	$58.50	$5,850													$5,850									**$5,850**
G2045	1596542	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	11	9	13	EA	$585.00	$7,605										$7,605												**$7,605**
Totals, Unescalated										**$5,390**	**$8,424**	**$61,932**	**$0**	**$153,077**	**$119,984**	**$0**	**$21,107**	**$16,907**	**$338,431**	**$61,960**	**$0**	**$98,795**	**$0**	**$25,360**	**$0**	**$6,327**	**$35,334**	**$0**	**$76,410**	**$36,395**	**$1,065,831**
Totals, Escalated (6.0% inflation, compounded annually)										**$5,390**	**$8,929**	**$69,587**	**$0**	**$193,256**	**$160,565**	**$0**	**$31,737**	**$26,946**	**$571,773**	**$110,960**	**$0**	**$198,795**	**$0**	**$57,336**	**$0**	**$16,072**	**$95,147**	**$0**	**$231,186**	**$116,724**	**$1,894,402**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Parking Lots/EV

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D2031	1688961	Pipe & Fittings, Cast Iron, Replace	40	40	0	50	LF	$341.64	$17,082	$17,082																					**$17,082**
D5032	1539834	Public Address, Speaker, Replace	15	8	7	8	EA	$1,053.00	$8,424								$8,424														**$8,424**
G2022	1539832	Parking Lots, Curb & Gutter, Concrete, Replace	50	50	0	250	LF	$30.42	$7,605	$7,605																					**$7,605**
G2022	1539836	Parking Lots, Asphalt Pavement, Mill & Overlay	0	24	0	20000	SF	$6.44	$128,700	$128,700																					**$128,700**
G2022	1539835	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	240570	SF	$4.10	$985,134		$985,134																				**$985,134**
G2022	1539838	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	350000	SF	$0.53	$184,275			$184,275					$184,275					$184,275					$184,275				**$737,100**
G2022	1688959	Parking Lots, Asphalt Pavement, Mill & Overlay	25	19	6	170197	SF	$4.10	$696,957							$696,957															**$696,957**
G2031	1688962	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	50	50	0	240	SF	$23.40	$5,616	$5,616																					**$5,616**
G4021	1688960	Site Pole Light, LED, Replace/Install	20	19	1	25	EA	$5,850.00	$146,250		$146,250																				**$146,250**
G4021	1539609	Site Walkway Light, Flood, LED, Replace	20	18	2	26	EA	$819.00	$21,294			$21,294																			**$21,294**
G4021	1539837	Site Pole Light, LED, Replace/Install	20	3	17	250	EA	$4,680.00	$1,170,000																	$1,170,000					**$1,170,000**
Totals, Unescalated										**$159,003**	**$1,131,384**	**$205,569**	**$0**	**$0**	**$0**	**$696,957**	**$192,699**	**$0**	**$0**	**$0**	**$0**	**$184,275**	**$0**	**$0**	**$0**	**$0**	**$1,354,275**	**$0**	**$0**	**$0**	**$3,924,162**
Totals, Escalated (6.0% inflation, compounded annually)										**$159,003**	**$1,199,267**	**$230,977**	**$0**	**$0**	**$0**	**$988,646**	**$289,748**	**$0**	**$0**	**$0**	**$0**	**$370,798**	**$0**	**$0**	**$0**	**$0**	**$3,646,755**	**$0**	**$0**	**$0**	**$6,885,194**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Physical Education

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B2011	1551391	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	26780	SF	$3.51	$93,998			$93,998										$93,998									**$187,996**
B2023	1551365	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	21	9	1576	SF	$64.35	$101,416										$101,416												**$101,416**
B2032	1638562	Exterior Door, Steel, Replace	40	40	0	2	EA	$852.00	$1,704	$1,704																					**$1,704**
B2032	1551321	Exterior Door, Steel, Replace	40	31	9	34	EA	$702.00	$23,868										$23,868												**$23,868**
B3011	1551319	Roof, Single-Ply TPO/PVC Membrane, Replace	20	19	1	20910	SF	$19.89	$415,900		$415,900																				**$415,900**
C1031	1551342	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	25	EA	$877.50	$21,938													$21,938									**$21,938**
C1033	1551648	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	774	EA	$585.00	$452,790										$452,790												**$452,790**
C1035	1688677	Interior Signage, Wall Mounted, Install	20	1	19	46826	SF	$0.96	$44,925																				$44,925		**$44,925**
C3012	1551338	Interior Wall Finish, Ceramic Tile, Replace	40	39	1	20	SF	$19.80	$396		$396																				**$396**
C3012	1551370	Interior Wall Finish, any surface, Prep & Paint	10	8	2	48200	SF	$1.76	$84,591			$84,591										$84,591									**$169,182**
C3012	1551393	Interior Wall Finish, Acoustical Tile (ACT), Replace	25	21	4	450	SF	$9.36	$4,212					$4,212																	**$4,212**
C3012	1551334	Interior Wall Finish, Acoustical Tile (ACT) Fabric-Faced, Replace	25	8	17	4280	SF	$16.38	$70,106																	$70,106					**$70,106**
C3021	1551337	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	8	2	35100	SF	$1.76	$61,601			$61,601										$61,601									**$123,201**
C3024	1551384	Interior Floor Finish, Wood Strip, Replace	30	30	0	570	SF	$17.55	$10,004	$10,004																					**$10,004**
C3024	1551396	Interior Floor Finish, Ceramic Tile, Replace	40	36	4	11700	SF	$21.06	$246,402					$246,402																	**$246,402**
C3024	1551327	Interior Floor Finish, Vinyl Sheeting, Replace	15	8	7	2390	SF	$8.19	$19,574								$19,574														**$19,574**
C3024	1551382	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	3800	SF	$5.85	$22,230								$22,230														**$22,230**
C3031	1551375	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	46826	SF	$2.34	$109,573			$109,573										$109,573									**$219,146**
C3032	1551361	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	24	1	70	SF	$3.85	$270		$270																				**$270**
C3032	1551324	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	21	4	4530	SF	$4.10	$18,550					$18,550																	**$18,550**
C3032	1551366	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	8	17	2800	SF	$6.44	$18,018																	$18,018					**$18,018**
D2014	1551354	Service Sink, Wall-Hung, Replace	35	26	9	3	EA	$1,638.00	$4,914										$4,914												**$4,914**
D2017	1551647	Shower Head w/ Valve, , Replace	30	16	14	34	EA	$936.00	$31,824															$31,824							**$31,824**
D2018	1551357	Drinking Fountain, Outside/Site Style, Replace	15	8	7	12	EA	$4,212.00	$50,544								$50,544														**$50,544**
D2023	1551322	Water Storage Tank, 300 GAL, Replace	30	28	2	1	EA	$5,850.00	$5,850			$5,850																			**$5,850**
D2023	1551386	Water Storage Tank, 300 GAL, Replace	30	28	2	1	EA	$5,850.00	$5,850			$5,850																			**$5,850**
D2023	1551356	Domestic Circulation Pump, .5 HP, Replace	15	10	5	1	EA	$3,042.00	$3,042						$3,042															$3,042	**$6,084**
D2023	1551352	Domestic Circulation Pump, .5 HP, Replace	15	10	5	1	EA	$3,042.00	$3,042						$3,042															$3,042	**$6,084**
D2023	1551335	Domestic Boiler, 400 MBH, Replace	25	18	7	1	EA	$26,325.00	$26,325								$26,325														**$26,325**
D3021	1551329	Boiler, 2000 MBH, Replace	30	18	12	1	EA	$59,436.00	$59,436													$59,436									**$59,436**
D3021	1551331	Boiler, 2000 MBH, Replace	30	18	12	1	EA	$59,436.00	$59,436													$59,436									**$59,436**
D3021	1551374	Boiler, 2000 MBH, Replace	30	18	12	1	EA	$59,436.00	$59,436													$59,436									**$59,436**
D3041	1551383	Air Handler (AHU), 20000 CFM, Replace	20	18	2	1	EA	$113,490.00	$113,490			$113,490																			**$113,490**
D3041	1551330	Air Handler (AHU), 2000 CFM, Replace	25	23	2	1	EA	$17,550.00	$17,550			$17,550																			**$17,550**
D3041	1551371	Air Handler (AHU), 5000 CFM, Replace	30	28	2	1	EA	$36,270.00	$36,270			$36,270																			**$36,270**
D3041	1551364	Air Handler (AHU), 20000 CFM, Replace	20	18	2	1	EA	$113,490.00	$113,490			$113,490																			**$113,490**
D3041	1551339	Fan Coil Unit, 801 - 1200 CFM, Replace	20	8	12	18	EA	$4,212.00	$75,816													$75,816									**$75,816**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D3041	1551379	Fan, 36500 CFM, Replace	20	8	12	1	EA	$8,190.00	$8,190													$8,190									**$8,190**
D3042	1551363	Exhaust Fan, 500 CFM, Replace	25	8	17	1	EA	$1,638.00	$1,638																		$1,638				**$1,638**
D3044	1551387	Distribution Pump, 7.5 HP, Replace	25	12	13	1	EA	$7,605.00	$7,605														$7,605								**$7,605**
D3044	1551351	Distribution Pump, 7.5 HP, Replace	25	12	13	1	EA	$7,605.00	$7,605														$7,605								**$7,605**
D3049	1551367	HVAC System Hydronic Piping, 2-Pipe, Replace	40	39	1	46826	SF	$5.85	$273,932		$273,932																				**$273,932**
D3068	1678360	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	46826	SF	$7.02	$328,719					$328,719															$328,719		**$657,437**
D4019	1551360	Sprinkler Heads (per SF), , Replace	25	20	5	46826	SF	$1.76	$82,180						$82,180																**$82,180**
D4031	1551326	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	17	EA	$351.00	$5,967										$5,967										$5,967		**$11,934**
D5012	1551353	Motor Control Center w/ Main Breaker, 600 AMP, Replace	30	28	2	1	EA	$17,550.00	$17,550			$17,550																			**$17,550**
D5012	1551349	Main Distribution Panel, 1000 AMP, Replace	30	28	2	1	EA	$16,380.00	$16,380			$16,380																			**$16,380**
D5012	1551343	Variable Frequency Drive (VFD), 7.5 HP, Replace/Install	20	12	8	1	EA	$7,254.00	$7,254									$7,254													**$7,254**
D5012	1551385	Variable Frequency Drive (VFD), 7.5 HP, Replace/Install	20	12	8	1	EA	$7,254.00	$7,254									$7,254													**$7,254**
D5012	1551332	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	8	12	1	EA	$6,201.00	$6,201													$6,201									**$6,201**
D5012	1551355	Variable Frequency Drive (VFD), 10 HP, Replace/Install	20	1	19	1	EA	$8,190.00	$8,190																				$8,190		**$8,190**
D5019	1551336	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	46826	SF	$2.93	$136,966										$136,966												**$136,966**
D5022	1551340	Light Fixture, 250 WATT, Replace	20	10	10	1	EA	$330.00	$330											$330											**$330**
D5022	1551346	Light Fixture, 250 WATT, Replace	20	8	12	55	EA	$257.40	$14,157													$14,157									**$14,157**
D5029	1551345	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	46826	SF	$9.36	$438,291													$438,291									**$438,291**
D5037	1551395	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	46826	SF	$4.68	$219,146					$219,146																	**$219,146**
D5037	1551368	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	$17,550.00	$17,550									$17,550													**$17,550**
D5038	1678361	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	46826	SF	$5.85	$273,932						$273,932															$273,932	**$547,864**
D5092	1551341	Emergency/Exit Combo LED, , Replace	10	8	2	15	EA	$351.00	$5,265			$5,265										$5,265									**$10,530**
D5092	1551333	Exit Sign Light Fixture, LED, Replace	10	8	2	15	EA	$257.40	$3,861			$3,861										$3,861									**$7,722**
D5092	1551378	Emergency Light, 2-Head w/ Battery, Replace	10	8	2	4	EA	$242.00	$968			$968										$968									**$1,936**
E1016	1551389	Commercial Laundry, 40 LB, Replace	10	8	2	1	EA	$8,190.00	$8,190			$8,190										$8,190									**$16,380**
E1016	1551347	Commercial Laundry, 40 LB, Replace	10	8	2	1	EA	$8,190.00	$8,190			$8,190										$8,190									**$16,380**
E1016	1551362	Commercial Laundry, 50 LB, Replace	15	8	7	1	EA	$4,680.00	$4,680								$4,680														**$4,680**
E1016	1551392	Commercial Laundry, 50 LB, Replace	15	8	7	1	EA	$4,680.00	$4,680								$4,680														**$4,680**
E1099	1551358	Bleacher, 0 - 15 TIER, Replace (per Seat)	20	8	12	2	EA	$495.00	$990													$990									**$990**
G2047	1551377	Sports Apparatus, Scoreboard, Replace	25	21	4	1	EA	$23,400.00	$23,400					$23,400																	**$23,400**
G2047	1551381	Sports Apparatus, Basketball Backstop, Replace	25	8	17	6	EA	$11,115.00	$66,690																		$66,690				**$66,690**
Totals, Unescalated										**$11,708**	**$690,498**	**$702,666**	**$0**	**$840,429**	**$362,196**	**$0**	**$128,033**	**$32,058**	**$725,921**	**$330**	**$0**	**$1,120,127**	**$15,210**	**$31,824**	**$0**	**$0**	**$156,452**	**$0**	**$387,800**	**$280,016**	**$5,485,267**
Totals, Escalated (6.0% inflation, compounded annually)										**$11,708**	**$731,927**	**$789,516**	**$0**	**$1,061,022**	**$484,700**	**$0**	**$192,514**	**$51,096**	**$1,226,428**	**$591**	**$0**	**$2,253,916**	**$32,442**	**$71,951**	**$0**	**$0**	**$421,291**	**$0**	**$1,173,329**	**$898,050**	**$9,400,478**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Physical Science

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1521139	Exterior Stairs, Concrete, Replace	50	31	19	400	SF	$64.35	$25,740																				$25,740		**$25,740**
B2011	1521098	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	28500	SF	$3.51	$100,035					$100,035										$100,035							**$200,070**
B2021	1521126	Window, 12 SF, Replace	30	16	14	11	EA	$760.50	$8,366															$8,366							**$8,366**
B2021	1521057	Window, 12 SF, Replace	30	11	19	108	EA	$760.50	$82,134																				$82,134		**$82,134**
B2031	1521112	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	11	19	3	EA	$12,870.00	$38,610																				$38,610		**$38,610**
B2031	1521096	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	11	19	1	EA	$1,521.00	$1,521																				$1,521		**$1,521**
B2032	1521137	Exterior Door, Steel, Replace	40	21	19	4	EA	$702.00	$2,808																				$2,808		**$2,808**
B2034	1521129	Aluminum Roll-up Door, 144 SF, Replace	30	16	14	1	EA	$5,148.00	$5,148															$5,148							**$5,148**
B3011	1521133	Roof - Repair Flashing, Sheet metal, Repair	0	0	0	1	EA	$1,287.00	$1,287	$1,287																					**$1,287**
B3011	1521064	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	2500	SF	$19.89	$49,725										$49,725												**$49,725**
B3011	1521074	Roof, Metal, Replace	40	26	14	13700	SF	$15.21	$208,377															$208,377							**$208,377**
C1031	1521123	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	6	EA	$877.50	$5,265					$5,265																	**$5,265**
C1035	1687369	Interior Signage, Wall Mounted, Install	20	1	19	24835	SF	$0.96	$23,827																				$23,827		**$23,827**
C3012	1521088	Interior Wall Finish, any surface, Prep & Paint	10	8	2	22075	SF	$1.76	$38,742			$38,742										$38,742									**$77,483**
C3012	1521066	Interior Wall Finish, Wallpaper, Replace	15	11	4	2500	SF	$2.57	$6,435					$6,435															$6,435		**$12,870**
C3012	1521080	Interior Wall Finish, Ceramic Tile, Replace	40	21	19	475	SF	$21.06	$10,004																				$10,004		**$10,004**
C3021	1521060	Interior Floor Finish, any surface w/ Elastomeric Coating, Prep & Paint	10	5	5	8750	SF	$10.53	$92,138						$92,138										$92,138						**$184,275**
C3024	1521077	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	2700	SF	$5.85	$15,795									$15,795													**$15,795**
C3024	1521062	Interior Floor Finish, Ceramic Tile, Replace	40	21	19	450	SF	$21.06	$9,477																				$9,477		**$9,477**
C3025	1521115	Interior Floor Finish, Carpet Commercial Tile, Replace	10	3	7	6700	SF	$7.61	$50,954								$50,954										$50,954				**$101,907**
C3031	1521087	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	6000	SF	$2.34	$14,040					$14,040										$14,040							**$28,080**
C3032	1521140	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	19	6	19835	SF	$4.10	$81,224							$81,224															**$81,224**
C3032	1521047	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	11	14	2400	SF	$5.85	$14,028															$14,028							**$14,028**
C3032	1521049	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	8	17	1250	SF	$4.10	$5,119																		$5,119				**$5,119**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D1011	1521050	Elevator Controls, 1 CAR, Modernize	20	18	2	1	EA	$5,850.00	$5,850			$5,850																			**$5,850**
D1011	1521065	Elevator, 1500 - 2500 LB, Renovate	30	26	4	1	EA	$64,350.00	$64,350					$64,350																	**$64,350**
D1019	1521128	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	6	4	1	EA	$3,510.00	$3,510					$3,510										$3,510							**$7,020**
D2011	1521120	Toilet, Commercial Water Closet, Replace	30	19	11	6	EA	$1,521.00	$9,126												$9,126										**$9,126**
D2012	1521124	Urinal, Waterless, Replace	30	16	14	2	EA	$702.00	$1,404															$1,404							**$1,404**
D2014	1521069	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	4	EA	$1,755.00	$7,020															$7,020							**$7,020**
D2014	1521122	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	60	EA	$1,404.00	$84,240															$84,240							**$84,240**
D2014	1521102	Service Sink, Floor, Replace	35	16	19	2	EA	$936.00	$1,872																				$1,872		**$1,872**
D2018	1521081	Drinking Fountain, Interior, Replace	15	4	11	4	EA	$2,223.00	$8,892												$8,892										**$8,892**
D2019	1521141	Emergency Eye Wash & Shower Station, , Replace	20	6	14	2	EA	$2,691.00	$5,382															$5,382							**$5,382**
D2021	1521052	Backflow Preventer, Domestic, 1", Replace	30	35	0	1	EA	$1,638.00	$1,638	$1,638																					**$1,638**
D2021	1521104	Backflow Preventer, 2 INCH, Replace	30	29	1	1	EA	$3,744.00	$3,744		$3,744																				**$3,744**
D2023	1521086	Water Heater, 50 GAL, Replace	15	7	8	1	EA	$14,625.00	$14,625									$14,625													**$14,625**
D2041	1521143	Water heater exhaust, PVC, 4", Replace	40	39	1	20	LF	$74.06	$1,481		$1,481																				**$1,481**
D3021	1521090	Boiler, Gas, 751 to 1,000 MBH, Replace	30	26	4	1	EA	$39,546.00	$39,546					$39,546																	**$39,546**
D3022	1521119	Air Separator, Piping, Replace	15	15	0	1	EA	$4,563.00	$4,563	$4,563															$4,563						**$9,126**
D3022	1521089	Shot Feed Tank, 5 GAL, Replace	30	28	2	1	EA	$1,778.40	$1,778			$1,778																			**$1,778**
D3022	1521127	Chemical Feed System, , Replace	15	9	6	1	EA	$13,689.00	$13,689							$13,689															**$13,689**
D3022	1521093	Expansion Tank, 31 - 60 GAL, Replace	40	31	9	1	EA	$3,159.00	$3,159										$3,159												**$3,159**
D3022	1521071	Expansion Tank, 50 GAL, Replace	40	21	19	1	EA	$3,159.00	$3,159																				$3,159		**$3,159**
D3041	1521138	Air Handler (AHU), 30001 - 40000 CFM, Replace	30	26	4	1	EA	$156,780.00	$156,780					$156,780																	**$156,780**
D3041	1521110	Return Fan, 3001 - 5000 CFM, Replace	20	11	9	1	EA	$3,276.00	$3,276										$3,276												**$3,276**
D3041	1521101	Variable Air Volume (VAV) Unit, 801 - 1300 CFM, Replace	25	11	14	12	EA	$7,605.00	$91,260															$91,260							**$91,260**
D3041	1521051	HVAC System Ductwork, Medium Density, Replace	30	16	14	24835	SF	$4.68	$116,228															$116,228							**$116,228**
D3042	1521130	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	13	7	1	EA	$1,988.00	$1,988								$1,988														**$1,988**
D3042	1521048	Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM, Replace	20	11	9	1	EA	$2,808.00	$2,808										$2,808												**$2,808**
D3042	1521085	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	6	14	1	EA	$1,638.00	$1,638															$1,638							**$1,638**
D3042	1521113	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	6	14	1	EA	$1,638.00	$1,638															$1,638							**$1,638**
D3042	1521073	Exhaust Fan, Roof or Wall Mounted, 5,001 to 8,500 CFM, Replace	20	6	14	1	EA	$4,680.00	$4,680															$4,680							**$4,680**
D3042	1521108	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	6	14	1	EA	$1,638.00	$1,638															$1,638							**$1,638**
D3042	1521106	Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM, Replace	20	6	14	1	EA	$2,808.00	$2,808															$2,808							**$2,808**
D3042	1521111	Exhaust Fan, Roof or Wall Mounted, 2,001 to 5,000 CFM, Replace	20	6	14	1	EA	$3,510.00	$3,510															$3,510							**$3,510**
D3042	1521075	Exhaust Fan, Roof or Wall Mounted, 1,001 to 2,000 CFM, Replace	20	6	14	1	EA	$2,808.00	$2,808															$2,808							**$2,808**
D3042	1521105	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	6	14	1	EA	$1,638.00	$1,638															$1,638							**$1,638**
D3042	1521142	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	6	14	1	EA	$1,638.00	$1,638															$1,638							**$1,638**
D3042	1521095	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace	20	6	14	1	EA	$1,638.00	$1,638															$1,638							**$1,638**
D3044	1521117	Distribution Pump, 5 HP, Replace	25	25	0	1	EA	$7,137.00	$7,137	$7,137																					**$7,137**
D3044	1521121	Distribution Pump, 5 HP, Replace	25	24	1	1	EA	$7,137.00	$7,137		$7,137																				**$7,137**
D3049	1521054	HVAC System Hydronic Piping, 2-Pipe, Replace	40	21	19	24835	SF	$5.85	$145,285																				$145,285		**$145,285**
D3068	1531501	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	24835	SF	$7.02	$174,342					$174,342															$174,342		**$348,683**
D4019	1521114	Sprinkler Heads (per SF), , Replace	25	16	9	400	SF	$1.65	$660										$660												**$660**
D4031	1521055	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	4	EA	$351.00	$1,404					$1,404										$1,404							**$2,808**
D5012	1521131	Variable Frequency Drive (VFD), SP2, 30 HP Motor, Replace	20	9	11	1	EA	$17,199.00	$17,199												$17,199										**$17,199**
D5012	1521136	Main Distribution Panel, 600 AMP, Replace	30	16	14	1	EA	$8,190.00	$8,190															$8,190							**$8,190**
D5019	1521094	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	24835	SF	$2.93	$72,642																				$72,642		**$72,642**
D5022	1521107	Light Fixture, 250 WATT, Replace	20	11	9	20	EA	$351.00	$7,020										$7,020												**$7,020**
D5029	1521084	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	6	14	24835	SF	$9.36	$232,456															$232,456							**$232,456**
D5037	1521072	Fire Alarm Control Panel, Addressable, Replace	15	13	2	1	EA	$17,550.00	$17,550			$17,550															$17,550				**$35,100**
D5037	1521132	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	24835	SF	$4.68	$116,228					$116,228																	**$116,228**
D5038	1678364	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	24835	SF	$5.85	$145,285						$145,285															$145,285	**$290,570**
E1027	1521056	Laboratory Exhaust Hood, 4 LF, Replace	15	7	8	1	EA	$3,334.50	$3,335									$3,335													**$3,335**
E1027	1521059	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521078	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521092	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521046	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521076	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521063	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521091	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521068	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
E1027	1521082	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521061	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521100	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521135	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521053	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521097	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521109	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521070	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521079	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521083	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521067	Laboratory Exhaust Hood, 4 LF, Replace	15	6	9	1	EA	$3,334.50	$3,335										$3,335												**$3,335**
E1027	1521116	Laboratory Exhaust Hood, 4 LF, Replace	25	13	12	1	EA	$3,334.50	$3,335													$3,335									**$3,335**
E1027	1521118	Laboratory Exhaust Hood, 4 LF, Replace	25	13	12	1	EA	$3,334.50	$3,335													$3,335									**$3,335**
G2052	1521125	Roof Drainage, Discharge, Regrade	0	0	0	350	SF	$4.10	$1,433	$1,433																					**$1,433**
Totals, Unescalated										**$16,058**	**$12,362**	**$63,920**	**$0**	**$681,935**	**$237,422**	**$94,913**	**$52,942**	**$33,755**	**$130,004**	**$0**	**$35,217**	**$45,411**	**$0**	**$924,721**	**$96,701**	**$0**	**$73,622**	**$0**	**$597,855**	**$145,285**	**$3,242,121**
Totals, Escalated (6.0% inflation, compounded annually)										**$16,058**	**$13,104**	**$71,821**	**$0**	**$860,927**	**$317,725**	**$134,636**	**$79,604**	**$53,800**	**$219,638**	**$0**	**$66,852**	**$91,375**	**$0**	**$2,090,705**	**$231,748**	**$0**	**$198,248**	**$0**	**$1,808,870**	**$465,948**	**$6,721,059**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Pool Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1539721	Interior Railing, Metal, Refinish	10	3	7	90	LF	$1.65	$148								$148										$148				**$296**
B2011	1539707	Exterior Wall, Stucco,	10	3	7	1950	SF	$3.74	$7,301								$7,301										$7,301				**$14,602**
B3011	1539701	Roof, Modified Bituminous, Replace	20	6	14	2000	SF	$11.70	$23,400															$23,400							**$23,400**
C3012	1539710	Interior Wall Finish, any surface, Prep & Paint	10	3	7	1750	SF	$1.76	$3,071								$3,071										$3,071				**$6,143**
C3031	1539718	Interior Ceiling Finish, any flat surface, Prep & Paint	10	3	7	500	SF	$2.20	$1,100								$1,100										$1,100				**$2,200**
D2018	1539726	Drinking Fountain, Outside/Site Style, Replace	15	6	9	1	EA	$4,212.00	$4,212										$4,212												**$4,212**
D2019	1539705	Emergency Eye Wash & Shower Station, , Replace	20	6	14	2	EA	$2,691.00	$5,382															$5,382							**$5,382**
D2023	1539697	Domestic Circulation Pump, , Replace	15	7	8	1	EA	$3,042.00	$3,042									$3,042													**$3,042**
D2023	1539699	Domestic Circulation Pump, 0.5 HP, Replace	15	7	8	1	EA	$3,042.00	$3,042									$3,042													**$3,042**
D2023	1539711	Domestic Circulation Pump, , Replace	15	7	8	1	EA	$3,042.00	$3,042									$3,042													**$3,042**
D2023	1539708	Domestic Circulation Pump, , Replace	15	6	9	1	EA	$3,861.00	$3,861										$3,861												**$3,861**
D2023	1539702	Water Heater, Gas, Replace	20	7	13	1	EA	$25,740.00	$25,740														$25,740								**$25,740**
D2029	1539720	Pipe Coupling Repair, Coupling repair, Repair	40	40	0	2	SF	$994.50	$1,989	$1,989																					**$1,989**
D2043	1539729	Sump Pump, , Replace	15	6	9	1	EA	$4,995.90	$4,996										$4,996												**$4,996**
D3022	1539709	Chemical Feed System, , Replace	15	6	9	1	EA	$13,689.00	$13,689										$13,689												**$13,689**
D3068	1678366	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	1051	SF	$2.93	$3,074				$3,074													$3,074					**$6,148**
D4031	1539696	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	$165.00	$495					$495											$495						**$990**
D5012	1539717	Variable Frequency Drive (VFD), 5 HP, Replace/Install	20	6	14	1	EA	$6,201.00	$6,201															$6,201							**$6,201**
D5012	1539723	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$8,892.00	$8,892																	$8,892					**$8,892**
D5022	1539724	Light Fixture, Exterior Flood (any type w/ LED Replacement), Replace	20	6	14	4	EA	$231.00	$924															$924							**$924**
D5029	1539703	Lighting System, Interior, & Standard Fixtures, Replace	20	3	17	1051	SF	$9.36	$9,837																	$9,837					**$9,837**
D5032	1539722	Intercom Speaker, with Clock, Replace	15	6	9	1	EA	$697.40	$697										$697												**$697**
D5037	1678368	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	1051	SF	$4.68	$4,919				$4,919																		**$4,919**
D5038	1678367	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	1051	SF	$5.85	$6,148					$6,148															$6,148		**$12,297**
E2012	1539727	Kitchen Cabinetry, Stock Hardwood, Replace	20	6	14	15	LF	$351.00	$5,265															$5,265							**$5,265**
F1041	1539715	Swimming Pool, Filtration System, Replace	15	7	8	1	EA	$7,020.00	$7,020									$7,020													**$7,020**
F1041	1539719	Swimming Pool, Filtration System, Replace	15	7	8	1	EA	$7,020.00	$7,020									$7,020													**$7,020**
F1041	1539807	Circulation Pump, Swimming Pool, Replace	15	6	9	1	EA	$5,967.00	$5,967										$5,967												**$5,967**
F1041	1539698	Pool Water Heater, Gas, Replace	20	7	13	1	EA	$21,879.00	$21,879														$21,879								**$21,879**
F1041	1539712	Swimming Pool Heater, Gas, Replace	20	7	13	1	EA	$21,879.00	$21,879														$21,879								**$21,879**
Totals, Unescalated										**$1,989**	**$0**	**$0**	**$0**	**$7,993**	**$6,148**	**$495**	**$11,620**	**$23,166**	**$33,422**	**$0**	**$0**	**$0**	**$69,498**	**$41,172**	**$0**	**$495**	**$30,350**	**$0**	**$3,074**	**$6,148**	**$235,571**
Totals, Escalated (6.0% inflation, compounded annually)										**$1,989**	**$0**	**$0**	**$0**	**$10,091**	**$8,228**	**$702**	**$17,473**	**$36,923**	**$56,466**	**$0**	**$0**	**$0**	**$148,234**	**$93,086**	**$0**	**$1,257**	**$81,725**	**$0**	**$9,301**	**$19,719**	**$485,194**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Social Science

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1524270	Exterior Stairs, Concrete, Replace	50	31	19	400	SF	$64.35	$25,740																				$25,740		**$25,740**
B2011	1524299	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	15450	SF	$3.51	$54,230					$54,230										$54,230							**$108,459**
B2011	1524275	Exterior Wall, Concrete Cast-in-Place, 1-2 Stories, Replace	50	31	19	15450	SF	$33.93	$524,219																				$524,219		**$524,219**
B2021	1524279	Window, 24 SF, Replace	30	27	3	52	EA	$1,111.50	$57,798				$57,798																		**$57,798**
B2031	1524273	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	16	14	1	EA	$1,521.00	$1,521															$1,521							**$1,521**
B2031	1524260	Exterior Door, Aluminum-Framed Motor-Operated Swinging/Sliding Fully-Glazed, Replace	30	16	14	3	EA	$12,870.00	$38,610															$38,610							**$38,610**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B3011	1524281	Roof, Metal, Replace	40	37	3	7800	SF	$15.21	$118,638				$118,638																		**$118,638**
B3011	1524295	Roof, Single-Ply TPO/PVC Membrane, Replace	20	17	3	450	SF	$19.89	$8,951				$8,951																		**$8,951**
B3016	1524261	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	175	LF	$10.53	$1,843				$1,843																		**$1,843**
C1021	1524277	Interior Door, Steel, Replace	40	21	19	42	EA	$702.00	$29,484																				$29,484		**$29,484**
C1031	1524283	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	7	EA	$877.50	$6,143										$6,143												**$6,143**
C1035	1687371	Interior Signage, Wall Mounted, Install	20	9	11	12580	SF	$0.96	$12,069												$12,069										**$12,069**
C3012	1524259	Interior Wall Finish, any surface, Prep & Paint	10	6	4	10550	SF	$1.76	$18,515					$18,515										$18,515							**$37,031**
C3012	1524302	Interior Wall Finish, Ceramic Tile, Replace	40	31	9	575	SF	$21.06	$12,110										$12,110												**$12,110**
C3024	1524288	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	9600	SF	$5.85	$56,160							$56,160															**$56,160**
C3024	1524297	Interior Floor Finish, Ceramic Tile, Replace	40	31	9	1200	SF	$21.06	$25,272										$25,272												**$25,272**
C3025	1524292	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	1650	SF	$8.78	$14,479						$14,479										$14,479						**$28,958**
C3032	1524271	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	21	4	9600	SF	$4.10	$39,312					$39,312																	**$39,312**
C3032	1524265	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	16	9	1200	SF	$4.10	$4,914										$4,914												**$4,914**
D1011	1524284	Elevator Controls, 1 CAR, Modernize	20	17	3	1	EA	$5,850.00	$5,850				$5,850																		**$5,850**
D1011	1524300	Elevator, 2100 LB, Renovate	30	25	5	1	EA	$64,350.00	$64,350						$64,350																**$64,350**
D1019	1524303	Elevator Cab Finishes, Standard with Stainless Steel Doors, Replace	10	7	3	1	EA	$3,510.00	$3,510				$3,510										$3,510								**$7,020**
D2011	1524286	Toilet, Commercial Water Closet, Replace	30	21	9	8	EA	$1,521.00	$12,168										$12,168												**$12,168**
D2012	1524267	Urinal, Waterless, Replace	30	21	9	4	EA	$702.00	$2,808										$2,808												**$2,808**
D2014	1524296	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	10	EA	$1,755.00	$17,550										$17,550												**$17,550**
D2014	1524263	Service Sink, Floor, Replace	35	21	14	2	EA	$936.00	$1,872															$1,872							**$1,872**
D2018	1524293	Drinking Fountain, Interior, Replace	15	8	7	3	EA	$2,223.00	$6,669								$6,669														**$6,669**
D2021	1524306	Backflow Preventer, 2 INCH, Replace	30	30	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2021	1524304	Backflow Preventer, .75 INCH, Replace	30	27	3	1	EA	$1,287.00	$1,287				$1,287																		**$1,287**
D2023	1524301	Water Heater, 30 GAL, Replace	15	13	2	1	EA	$1,521.00	$1,521			$1,521															$1,521				**$3,042**
D2023	1524298	Domestic Circulation Pump, 2 HP, Replace	15	9	6	1	EA	$5,382.00	$5,382							$5,382															**$5,382**
D2023	1524264	Domestic Circulation Pump, 2 HP, Replace	15	9	6	1	EA	$5,382.00	$5,382							$5,382															**$5,382**
D2029	1524291	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	31	9	12580	SF	$12.87	$161,905										$161,905												**$161,905**
D3021	1524274	Boiler, Gas, 900 MBH, Replace	30	25	5	1	EA	$39,546.00	$39,546						$39,546																**$39,546**
D3022	1524289	Shot Feed Tank, 5 GAL, Replace	30	30	0	1	EA	$1,778.40	$1,778	$1,778																					**$1,778**
D3022	1524282	Air Separator, 2 INCH, Replace	15	10	5	1	EA	$2,316.60	$2,317						$2,317															$2,317	**$4,633**
D3022	1524290	Expansion Tank, 80 GAL, Replace	40	35	5	1	EA	$4,141.80	$4,142						$4,142																**$4,142**
D3041	1524266	Air Handler (AHU), Interior, 15,001 to 20,000 CFM, Replace	30	25	5	1	EA	$94,770.00	$94,770						$94,770																**$94,770**
D3042	1524272	Exhaust Fan, Centrifugal, 3500 CFM (24" Damper), Replace	25	20	5	1	EA	$3,510.00	$3,510						$3,510																**$3,510**
D3049	1524305	HVAC System Hydronic Piping, 2-Pipe, Replace	40	21	19	12580	SF	$5.85	$73,593																				$73,593		**$73,593**
D3068	1524285	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	12	3	12580	SF	$7.02	$88,312				$88,312															$88,312			**$176,623**
D4019	1524287	Sprinkler Heads (per SF), , Replace	25	18	7	1100	SF	$1.76	$1,931								$1,931														**$1,931**
D4031	1524280	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	4	EA	$351.00	$1,404							$1,404										$1,404					**$2,808**
D5012	1524276	Secondary Transformer, 45 kVA, Replace	30	28	2	1	EA	$8,892.00	$8,892			$8,892																			**$8,892**
D5019	1648286	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	12580	SF	$2.93	$36,797						$36,797																**$36,797**
D5022	1524278	Light Fixture, 100 WATT, Replace	20	16	4	18	EA	$222.30	$4,001					$4,001																	**$4,001**
D5029	1524262	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	12580	SF	$9.36	$117,749										$117,749												**$117,749**
D5037	1648254	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	12580	SF	$4.68	$58,874					$58,874																	**$58,874**
D5037	1524269	Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	$17,550.00	$17,550						$17,550															$17,550	**$35,100**
D5038	1678376	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	12580	SF	$5.85	$73,593						$73,593															$73,593	**$147,186**
Totals, Unescalated										**$5,522**	**$0**	**$10,413**	**$286,188**	**$174,933**	**$351,053**	**$68,328**	**$8,600**	**$0**	**$360,617**	**$0**	**$12,069**	**$0**	**$3,510**	**$114,748**	**$14,479**	**$1,404**	**$1,521**	**$88,312**	**$653,036**	**$93,460**	**$2,248,191**
Totals, Escalated (6.0% inflation, compounded annually)										**$5,522**	**$0**	**$11,700**	**$340,854**	**$220,848**	**$469,788**	**$96,925**	**$12,930**	**$0**	**$609,256**	**$0**	**$22,911**	**$0**	**$7,487**	**$259,434**	**$34,699**	**$3,567**	**$4,096**	**$252,071**	**$1,975,824**	**$299,738**	**$4,627,649**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Sports Fields & Pool

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1015	1539820	Exterior Stair/Foul Line Rails, Metal, Refinish	10	3	7	1000	LF	$1.75	$1,751								$1,751										$1,751				**$3,503**
C1031	1539766	Toilet Partitions, Metal, Replace	20	7	13	14	EA	$994.50	$13,923														$13,923								**$13,923**
C1033	1539817	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	44	EA	$585.00	$25,740										$25,740												**$25,740**
D2011	1539829	Toilet, Commercial Water Closet, Replace	30	11	19	2	EA	$1,521.00	$3,042																				$3,042		**$3,042**
D2014	1539778	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	2	EA	$1,755.00	$3,510																				$3,510		**$3,510**
D2014	1539733	Commercial Kitchen Sink, Stainless Steel, Replace	30	11	19	1	EA	$2,457.00	$2,457																				$2,457		**$2,457**
D2018	1539790	Drinking Fountain, Outside/Site Style, Replace	15	8	7	1	EA	$4,212.00	$4,212								$4,212														**$4,212**
D2018	1539759	Drinking Fountain, Outside/Site Style, Replace	15	6	9	1	EA	$4,212.00	$4,212										$4,212												**$4,212**
D2023	1539780	Water Heater, Electric, Replace	15	13	2	1	EA	$605.00	$605					$605													$605				**$1,210**
D4031	1539809	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	1	EA	$165.00	$165							$165									$165						**$330**
D5012	1539822	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$18,720.00	$18,720																		$18,720				**$18,720**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5012	1539752	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$11,700.00	$11,700																		$11,700				**$11,700**
D5012	1539773	Secondary Transformer, Dry, Replace	30	13	17	1	EA	$7,839.00	$7,839																		$7,839				**$7,839**
D5012	1539803	Main Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	$7,020.00	$7,020																		$7,020				**$7,020**
D5022	1539824	Light Fixture, Exterior Flood (any type w/ LED Replacement), Replace	20	8	12	3	EA	$231.00	$693													$693									**$693**
D5032	1539787	Public Address Speaker, , Replace	15	8	7	8	EA	$526.50	$4,212								$4,212														**$4,212**
D5032	1539771	Intercom Speaker, , Replace	15	6	9	4	EA	$741.78	$2,967										$2,967												**$2,967**
D5037	1539825	Fire Alarm Control Panel, Basic/Zoned, Replace	15	6	9	1	EA	$4,680.00	$4,680										$4,680												**$4,680**
D5092	1539743	Emergency/Exit Combo LED, , Replace	10	4	6	3	EA	$330.00	$990							$990										$990					**$1,980**
E1093	1539812	Commercial Kitchen, Refrigerator, Reach-In, Replace	15	6	9	1	EA	$5,382.00	$5,382										$5,382												**$5,382**
E1099	1539735	Bleachers, Fixed Aluminum Benches, Replace (per Seat)	20	8	12	1500	EA	$175.50	$263,250													$263,250									**$263,250**
F1041	1539806	Swimming Pool, Plaster Basin, Refinish	15	6	9	4800	SF	$7.25	$34,819										$34,819												**$34,819**
F1041	1539779	Swimming Pool, Accessible Lift Transfer Device, Replace	20	7	13	1	EA	$14,040.00	$14,040														$14,040								**$14,040**
G2031	1539754	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	16	14	500	SF	$38.61	$19,305															$19,305							**$19,305**
G2041	1539767	Fences, any Painted Surface, Prep & Paint	10	9	1	692	SF	$3.51	$2,429		$2,429										$2,429										**$4,858**
G2041	1539758	Decorative Entrance Structure, any Painted Surface, Prep & Paint	10	6	4	500	SF	$3.51	$1,755					$1,755										$1,755							**$3,510**
G2041	1539819	Fences & Gates, Chain Link, Replace	40	31	9	850	LF	$41.75	$35,488										$35,488												**$35,488**
G2045	1560966	Site Furnishings, Park Bench, Metal/Wood, Replace	20	19	1	6	EA	$585.00	$3,510		$3,510																				**$3,510**
G2047	1539801	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	18	2	33000	SF	$24.57	$810,810			$810,810																			**$810,810**
G2047	1539821	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	16	4	30000	SF	$12.87	$386,100					$386,100																	**$386,100**
G2047	1539755	Play Structure, Batting Cage, Replace	20	14	6	1	EA	$23,400.00	$23,400							$23,400															**$23,400**
G2047	1539744	Play Structure, Tennis Nets, Replace	20	13	7	5	EA	$11,700.00	$58,500								$58,500														**$58,500**
G2047	1539774	Play Structure, Backstop Netting, Replace	20	11	9	1	EA	$23,400.00	$23,400										$23,400												**$23,400**
G2047	1539804	Play Structure, Goal Post, Replace	20	11	9	2	EA	$23,400.00	$46,800										$46,800												**$46,800**
G2047	1539747	Stadium/Football Field Lighting, 4 Poles with Fixtures at Corners or Sides, Foundations, Poles, Replace	15	6	9	1	LS	$292,500.00	$292,500										$292,500												**$292,500**
G2047	1539756	Play Surfaces & Sports Courts, Rubber Tiles, Replace	20	8	12	64000	SF	$21.06	$1,347,840													$1,347,840									**$1,347,840**
G2047	1539737	Play Structure, Backstop Netting, Replace	20	8	12	1	EA	$23,400.00	$23,400													$23,400									**$23,400**
G2047	1539797	Play Structure, Batting Cage, Replace	20	8	12	1	EA	$23,400.00	$23,400													$23,400									**$23,400**
G2047	1539792	Sports Apparatus, Scoreboard, Replace	25	11	14	1	EA	$23,400.00	$23,400															$23,400							**$23,400**
G2047	1539799	Sports Apparatus, Scoreboard, Replace	25	11	14	1	EA	$23,400.00	$23,400															$23,400							**$23,400**
G2047	1539749	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	6	14	93000	SF	$12.87	$1,196,910															$1,196,910							**$1,196,910**
G2047	1539789	Sports Apparatus, Scoreboard, Replace	25	11	14	1	EA	$23,400.00	$23,400															$23,400							**$23,400**
G2047	1539826	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	4	16	1500	SF	$12.87	$19,305																	$19,305					**$19,305**
G2047	1539800	Sports Apparatus, Bleachers, Steel Frame w/ Plastic Seats, Replace (per Seat)	25	8	17	200	EA	$175.50	$35,100																		$35,100				**$35,100**
G2049	1539791	Baseball dugout structures, All Components, Replace	35	34	1	700	SF	$14.04	$9,828		$9,828																				**$9,828**
G2049	1539805	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	550	SF	$14.04	$7,722																				$7,722		**$7,722**
G2049	1539794	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	250	SF	$14.04	$3,510																				$3,510		**$3,510**
G2049	1539798	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	225	SF	$14.04	$3,159																				$3,159		**$3,159**
G2049	1539802	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	500	SF	$14.04	$7,020																				$7,020		**$7,020**
G2049	1539732	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	500	SF	$14.04	$7,020																				$7,020		**$7,020**
G2049	1539784	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	100	SF	$14.04	$1,404																				$1,404		**$1,404**
G2049	1539761	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	500	SF	$14.04	$7,020																				$7,020		**$7,020**
G2049	1539782	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	200	SF	$14.04	$2,808																				$2,808		**$2,808**
G2049	1539751	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	900	SF	$14.04	$12,636																				$12,636		**$12,636**
G2049	1539796	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	500	SF	$14.04	$7,020																				$7,020		**$7,020**
G2049	1539783	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	16	19	150	SF	$14.04	$2,106																				$2,106		**$2,106**
Totals, Unescalated										**$0**	**$15,767**	**$811,415**	**$0**	**$388,020**	**$0**	**$24,390**	**$68,675**	**$0**	**$475,988**	**$0**	**$2,429**	**$1,658,583**	**$27,963**	**$1,288,335**	**$0**	**$20,295**	**$82,735**	**$0**	**$70,434**	**$0**	**$4,935,030**
Totals, Escalated (6.0% inflation, compounded annually)										**$0**	**$16,713**	**$911,706**	**$0**	**$489,866**	**$0**	**$34,598**	**$103,263**	**$0**	**$804,171**	**$0**	**$4,611**	**$3,337,395**	**$59,643**	**$2,912,802**	**$0**	**$51,556**	**$222,788**	**$0**	**$213,105**	**$0**	**$9,162,217**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Student Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1012	1537139	Structural Flooring/Decking, Pressure Treated Timber, Replace	75	75	0	1400	SF	$14.04	$19,656	$19,656																					**$19,656**
B2011	1537147	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	27736	SF	$3.51	$97,353				$97,353										$97,353								**$194,707**
B3011	1537072	Roof, Ponding and repairs, Repair	0	7	0	1	EA	$1,755.00	$1,755	$1,755																					**$1,755**
B3011	1537083	Roof, Single-Ply TPO/PVC Membrane, Replace	20	8	12	27250	SF	$19.89	$542,003										$542,003												**$542,003**
C1031	1537152	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	8	EA	$877.50	$7,020										$7,020												**$7,020**
C3012	1537138	Interior Wall Finish, any surface, Prep & Paint	10	8	2	27736	SF	$1.76	$48,677			$48,677							$48,677												**$97,353**
C3024	1537125	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	16000	SF	$5.85	$93,600					$93,600																	**$93,600**
C3025	1537123	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	8300	SF	$8.78	$72,833					$72,833									$72,833								**$145,665**
C3031	1537136	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	2700	SF	$2.34	$6,318			$6,318							$6,318												**$12,636**
C3032	1537092	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	8	17	16000	SF	$4.10	$65,520															$65,520							**$65,520**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
C3032	1537094	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	800	SF	$4.10	$3,276																		$3,276				**$3,276**
D2018	1537135	Drinking Fountain, Interior, Replace	15	8	7	1	EA	$2,223.00	$2,223								$2,223														**$2,223**
D2021	1537097	Backflow Preventer, Domestic, 2", Replace	30	49	0	1	EA	$3,744.00	$3,744	$3,744																					**$3,744**
D2023	1537057	Water Heater, 10 GAL, Replace	15	8	7	1	EA	$605.00	$605								$605														**$605**
D2023	1537134	Water Heater, Instant Hot, Electric, Replace	15	8	7	1	EA	$550.00	$550								$550														**$550**
D2023	1537064	Water Heater, Gas, Commercial, Replace	20	8	12	1	EA	$19,422.00	$19,422													$19,422									**$19,422**
D2029	1537133	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	27736	SF	$12.87	$356,962																				$356,962		**$356,962**
D3032	1537077	Ductless Split System, 3 TON, Replace	15	8	7	1	EA	$7,137.00	$7,137								$7,137														**$7,137**
D3041	1537059	Make-Up Air Unit, 5000 CFM, Replace	20	8	12	1	EA	$40,950.00	$40,950													$40,950									**$40,950**
D3042	1537109	Exhaust Fan, 85 CFM, Replace	20	8	12	1	EA	$1,404.00	$1,404													$1,404									**$1,404**
D3042	1537095	Exhaust Fan, 85 CFM, Replace	20	8	12	1	EA	$1,404.00	$1,404													$1,404									**$1,404**
D3042	1537106	Exhaust Fan, Centrifugal, 200 CFM (12" Damper), Replace	25	8	17	1	EA	$1,638.00	$1,638																		$1,638				**$1,638**
D3042	1537066	Exhaust Fan, Centrifugal, 90 CFM (12" Damper), Replace	25	8	17	1	EA	$1,638.00	$1,638																		$1,638				**$1,638**
D3044	1537117	Distribution Pump, 2 HP, Replace	15	8	7	1	EA	$5,967.00	$5,967								$5,967														**$5,967**
D3044	1537086	Distribution Pump, 2 HP, Replace	15	8	7	1	EA	$5,967.00	$5,967								$5,967														**$5,967**
D3052	1537076	Packaged Unit (RTU), 9 TON, Replace	20	7	13	1	EA	$23,400.00	$23,400														$23,400								**$23,400**
D3052	1537108	Packaged Unit (RTU), 9 TON, Replace	20	7	13	1	EA	$23,400.00	$23,400														$23,400								**$23,400**
D3052	1537091	Packaged Unit (RTU), 9 TON, Replace	20	7	13	1	EA	$23,400.00	$23,400														$23,400								**$23,400**
D3052	1537090	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537078	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537069	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537112	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537080	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537119	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537159	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537155	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3052	1537160	Packaged Unit (RTU), 5 TON, Replace	20	6	14	1	EA	$12,870.00	$12,870															$12,870							**$12,870**
D3068	1537088	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	27736	SF	$2.93	$81,128					$81,128															$81,128		**$162,256**
D3094	1537130	Air Curtain, 1000 CFM, Replace	20	8	12	1	EA	$2,106.00	$2,106													$2,106									**$2,106**
D4031	1537120	Fire Extinguisher, Wet Chemical/CO2, Replace	10	8	2	10	EA	$351.00	$3,510			$3,510										$3,510									**$7,020**
D4091	1537087	Fire Suppression System, Commercial Kitchen (per LF of Hood), Replace	20	8	12	22	LF	$468.00	$10,296													$10,296									**$10,296**
D5012	1537150	Variable Frequency Drive (VFD), 2 HP, Replace/Install	20	6	14	1	EA	$6,201.00	$6,201															$6,201							**$6,201**
D5012	1537103	Variable Frequency Drive (VFD), 2 HP, Replace/Install	20	6	14	1	EA	$6,201.00	$6,201															$6,201							**$6,201**
D5022	1537143	Light Fixture, 100 WATT, Replace	20	8	12	72	EA	$222.30	$16,006													$16,006									**$16,006**
D5022	1537127	Light Dimming Panel, Basic, Replace	20	8	12	1	EA	$2,059.20	$2,059													$2,059									**$2,059**
D5029	1537063	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	8	12	27736	SF	$9.36	$259,609													$259,609									**$259,609**
D5037	1537065	Fire Alarm System, Standard Addressable, Install	20	16	4	27736	SF	$4.68	$129,804					$129,804																	**$129,804**
D5037	1537165	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$17,550.00	$17,550								$17,550														**$17,550**
D5038	1678379	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	27736	SF	$5.85	$162,256						$162,256															$162,256	**$324,511**
D5038	1537098	Security/Surveillance System, Cameras and CCTV, Install	15	8	7	27736	SF	$5.85	$162,256								$162,256														**$162,256**
D5092	1537061	Exit Sign Light Fixture, LED, Replace	10	8	2	7	EA	$257.40	$1,802			$1,802										$1,802									**$3,604**
E1093	1537156	Commercial Kitchen, Slicer, Replace	10	8	2	1	EA	$3,744.00	$3,744			$3,744										$3,744									**$7,488**
E1093	1537111	Commercial Kitchen, Dishwasher, Replace	10	8	2	1	EA	$25,155.00	$25,155			$25,155										$25,155									**$50,310**
E1093	1537079	Commercial Kitchen, Coffee Machine, Replace	10	6	4	1	EA	$2,340.00	$2,340					$2,340										$2,340							**$4,680**
E1093	1537137	Commercial Kitchen, Convection Oven, Single, Replace	10	6	4	1	EA	$6,552.00	$6,552					$6,552										$6,552							**$13,104**
E1093	1537075	Commercial Kitchen, Range/Oven, 4-Burner, Replace	15	8	7	1	EA	$5,265.00	$5,265								$5,265														**$5,265**
E1093	1537058	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$5,382.00	$5,382								$5,382														**$5,382**
E1093	1537151	Commercial Kitchen, Refrigerator, Undercounter 2-Door, Replace	15	8	7	1	EA	$1,989.00	$1,989								$1,989														**$1,989**
E1093	1537154	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$5,382.00	$5,382								$5,382														**$5,382**
E1093	1537164	Commercial Kitchen, Range/Oven, 6-Burner, Replace	15	8	7	1	EA	$7,020.00	$7,020								$7,020														**$7,020**
E1093	1537132	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	8	7	1	EA	$7,371.00	$7,371								$7,371														**$7,371**
E1093	1537096	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$4,212.00	$4,212								$4,212														**$4,212**
E1093	1537153	Commercial Kitchen, Salad Table, Replace	15	8	7	1	EA	$5,499.00	$5,499								$5,499														**$5,499**
E1093	1537161	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	8	7	1	EA	$5,382.00	$5,382								$5,382														**$5,382**
E1093	1537114	Commercial Kitchen, Griddle, Replace	15	8	7	1	EA	$8,190.00	$8,190								$8,190														**$8,190**
E1093	1537116	Commercial Kitchen, Icemaker, Freestanding, Replace	15	8	7	1	EA	$7,839.00	$7,839								$7,839														**$7,839**
E1093	1537141	Commercial Kitchen, LF, Replace	15	8	7	1	EA	$5,265.00	$5,265								$5,265														**$5,265**
E1093	1537071	Commercial Kitchen, Walk-In Refrigerator/Freezer, Evaporator, Replace	15	8	7	1	EA	$5,382.00	$5,382								$5,382														**$5,382**
E1093	1537089	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$4,212.00	$4,212								$4,212														**$4,212**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
E1093	1537085	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	8	7	1	EA	$7,371.00	$7,371								$7,371														**$7,371**
E1093	1537162	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	$3,159.00	$3,159								$3,159														**$3,159**
E1093	1537073	Commercial Kitchen, LF, Replace	15	8	7	1	EA	$5,265.00	$5,265								$5,265														**$5,265**
E1093	1537100	Commercial Kitchen, LF, Replace	15	8	7	1	EA	$5,265.00	$5,265								$5,265														**$5,265**
E1093	1537110	Commercial Kitchen, Refrigerator, 4-Door Reach-In, Replace	15	8	7	1	EA	$8,541.00	$8,541								$8,541														**$8,541**
E1093	1537074	Commercial Kitchen, Deep Fryer, Replace	15	6	9	1	EA	$8,190.00	$8,190										$8,190												**$8,190**
E1093	1537070	Commercial Kitchen, Walk-In Combination Freezer/Refigerator, Replace	20	8	12	1	EA	$40,950.00	$40,950													$40,950									**$40,950**
E1093	1537146	Commercial Kitchen, Salad/Sandwich Preparation Table, Replace	20	8	12	1	EA	$4,797.00	$4,797													$4,797									**$4,797**
E1093	1537104	Commercial Kitchen, Conveyor Toaster, Replace	20	8	12	1	EA	$1,989.00	$1,989													$1,989									**$1,989**
E1093	1537056	Commercial Kitchen, Mixer, Tabletop, Replace	20	8	12	1	EA	$3,978.00	$3,978													$3,978									**$3,978**
E1093	1537118	Commercial Kitchen, Steam Kettle, Replace	20	7	13	1	EA	$35,100.00	$35,100														$35,100								**$35,100**
E2012	1537113	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	8	7	30	LF	$58.50	$1,755								$1,755														**$1,755**
E2012	1537101	Kitchen Counter, Plastic Laminate, Postformed, Replace	15	8	7	100	LF	$58.50	$5,850								$5,850														**$5,850**
E2012	1537129	Kitchen Cabinetry, Stock Hardwood, Replace	20	8	12	30	LF	$351.00	$10,530													$10,530									**$10,530**
Totals, Unescalated										**$25,155**	**$0**	**$89,205**	**$97,353**	**$292,657**	**$162,256**	**$0**	**$411,451**	**$0**	**$8,190**	**$0**	**$0**	**$1,053,728**	**$202,653**	**$209,957**	**$0**	**$0**	**$72,072**	**$0**	**$438,090**	**$162,256**	**$3,225,022**
Totals, Escalated (6.0% inflation, compounded annually)										**$25,155**	**$0**	**$100,231**	**$115,949**	**$369,472**	**$217,135**	**$0**	**$618,670**	**$0**	**$13,837**	**$0**	**$0**	**$2,120,307**	**$432,245**	**$474,691**	**$0**	**$0**	**$194,074**	**$0**	**$1,325,485**	**$520,376**	**$6,527,627**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Student Services

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B3011	1540152	Roof, Single-Ply TPO/PVC Membrane, Replace	20	10	10	11000	SF	$19.89	$218,790											$218,790											**$218,790**
C1031	1540162	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	11	EA	$877.50	$9,653												$9,653										**$9,653**
C1035	1688684	Interior Signage, Wall Mounted, Install	20	1	19	21788	SF	$0.96	$20,903																				$20,903		**$20,903**
C3012	1577086	Interior Wall Finish, any surface, Prep & Paint	10	6	4	32682	SF	$1.76	$57,357					$57,357										$57,357							**$114,714**
C3024	1540131	Interior Floor Finish, Vinyl Sheeting, Replace	15	9	6	2180	SF	$8.19	$17,854							$17,854															**$17,854**
C3025	1540130	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	17430	SF	$8.78	$152,948					$152,948										$152,948							**$305,897**
C3031	1540142	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	18520	SF	$2.34	$43,337						$43,337										$43,337						**$86,674**
C3032	1540144	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	9	16	3268	SF	$4.10	$13,382																	$13,382					**$13,382**
D1011	1540149	Elevator Controls, Automatic, 1 Car, Modernize	20	10	10	1	EA	$5,850.00	$5,850											$5,850											**$5,850**
D1011	1540134	Elevator, Electric, 2500 LB, 2 Floors, Renovate	30	11	19	1	EA	$64,350.00	$64,350																				$64,350		**$64,350**
D1019	1540141	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	9	6	1	EA	$10,530.00	$10,530							$10,530															**$10,530**
D2018	1540177	Drinking Fountain, Outside/Site Style, Replace	15	9	6	4	EA	$4,212.00	$16,848							$16,848															**$16,848**
D2019	1540153	Emergency Eye Wash, , Replace	20	9	11	1	EA	$1,755.00	$1,755												$1,755										**$1,755**
D2023	1540165	Water Heater, 60 GAL, Replace	15	9	6	1	EA	$2,223.00	$2,223							$2,223															**$2,223**
D2023	1540167	Water Heater, Instant Hot, Electric, Replace	15	9	6	3	EA	$585.00	$1,755							$1,755															**$1,755**
D3032	1540160	Condensing Unit/Heat Pump, 3 TON, Replace	15	11	4	1	EA	$4,680.00	$4,680					$4,680															$4,680		**$9,360**
D3041	1540168	Air Handler (AHU), 20000 CFM, Replace	20	15	5	1	EA	$113,490.00	$113,490						$113,490																**$113,490**
D3041	1540174	Air Handler (AHU), 20000 CFM, Replace	20	15	5	1	EA	$113,490.00	$113,490						$113,490																**$113,490**
D3041	1540147	HVAC System Ductwork, Medium Density, Replace	30	25	5	21788	SF	$4.68	$101,968						$101,968																**$101,968**
D3041	1540179	Variable Air Volume (VAV) Unit, 200 CFM, Replace	25	9	16	23	EA	$5,265.00	$121,095																	$121,095					**$121,095**
D3042	1540171	Exhaust Fan, 100 CFM, Replace	20	9	11	1	EA	$1,404.00	$1,404												$1,404										**$1,404**
D3042	1540182	Exhaust Fan, 5000 CFM, Replace	25	9	16	1	EA	$3,510.00	$3,510																	$3,510					**$3,510**
D3042	1540133	Exhaust Fan, 5000 CFM, Replace	25	9	16	1	EA	$3,510.00	$3,510																	$3,510					**$3,510**
D3044	1540185	Distribution Pump, 1 HP, Replace	15	11	4	1	EA	$5,967.00	$5,967					$5,967															$5,967		**$11,934**
D3044	1540157	Distribution Pump, 1 HP, Replace	15	11	4	1	EA	$5,967.00	$5,967					$5,967															$5,967		**$11,934**
D3051	1540143	Furnace, 10 kW, Replace	20	9	11	1	EA	$4,095.00	$4,095												$4,095										**$4,095**
D3068	1540180	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	11	4	21788	SF	$7.02	$152,952					$152,952															$152,952		**$305,904**
D4019	1540159	Sprinkler Heads (per SF), , Replace	25	9	16	21788	SF	$1.76	$38,238																	$38,238					**$38,238**
D4031	1540140	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	4	EA	$351.00	$1,404					$1,404										$1,404							**$2,808**
D5012	1540183	Variable Frequency Drive (VFD), 3 HP, Replace/Install	20	9	11	1	EA	$6,201.00	$6,201												$6,201										**$6,201**
D5012	1540158	Variable Frequency Drive (VFD), 1.5 HP Motor, Replace	20	9	11	1	EA	$6,201.00	$6,201												$6,201										**$6,201**
D5012	1540175	Variable Frequency Drive (VFD), 3 HP Motor, Replace	20	9	11	1	EA	$6,201.00	$6,201												$6,201										**$6,201**
D5012	1540169	Variable Frequency Drive (VFD), 1.5 HP Motor, Replace	20	9	11	1	EA	$6,201.00	$6,201												$6,201										**$6,201**
D5022	1688683	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Install	20	1	19	1	EA	$5,475.60	$5,476																				$5,476		**$5,476**
D5029	1540139	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	9	11	21788	SF	$9.36	$203,936												$203,936										**$203,936**
D5037	1540137	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	21788	SF	$4.68	$101,968					$101,968																	**$101,968**
D5037	1540135	Fire Alarm Control Panel, Addressable, Replace	15	9	6	1	EA	$17,550.00	$17,550							$17,550															**$17,550**
D5038	1678382	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	21788	SF	$5.85	$127,460						$127,460															$127,460	**$254,920**
D5038	1540184	Intrusion Detection Alarm System, Full Upgrade/Install (per SF), Upgrade/Install	15	9	6	21788	SF	$3.80	$82,849							$82,849															**$82,849**
D5092	1540181	Exit Sign Light Fixture, LED, Replace	10	6	4	20	EA	$257.40	$5,148					$5,148										$5,148							**$10,296**
E1028	1540187	Defibrillator (AED), Cabinet Mounted, Replace	10	5	5	5	EA	$1,755.00	$8,775						$8,775										$8,775						**$17,550**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
Totals, Unescalated										**$0**	**$0**	**$0**	**$0**	**$488,391**	**$508,519**	**$149,609**	**$0**	**$0**	**$0**	**$224,640**	**$245,646**	**$0**	**$0**	**$216,857**	**$52,112**	**$179,735**	**$0**	**$0**	**$260,295**	**$127,460**	**$2,453,264**
Totals, Escalated (6.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$0**	**$616,582**	**$680,514**	**$212,223**	**$0**	**$0**	**$0**	**$402,296**	**$466,310**	**$0**	**$0**	**$490,293**	**$124,889**	**$456,591**	**$0**	**$0**	**$787,548**	**$408,781**	**$4,646,027**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

Theater

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
B1022	1539924	Roof Structure, Pitched, Wood Trusses, Replace	75	75	0	1150	SF	$23.40	$26,910	$26,910																					**$26,910**
B2011	1539876	Exterior Wall, any Painted Surface, 4 Stories, Prep & Paint	10	7	3	9936	SF	$4.68	$46,500				$46,500										$46,500								**$93,001**
B2011	1539887	Exterior Wall, Stucco, 4 Stories, Replace	50	31	19	9936	SF	$27.61	$274,353																				$274,353		**$274,353**
B2031	1539926	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	17	13	12	EA	$1,521.00	$18,252														$18,252								**$18,252**
B3011	1539858	Roof, Single-Ply TPO/PVC Membrane, Replace	20	8	12	15200	SF	$19.89	$302,328													$302,328									**$302,328**
C1031	1539923	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	9	EA	$877.50	$7,898													$7,898									**$7,898**
C3012	1539897	Interior Wall Finish, any surface, Prep & Paint	10	5	5	38814	SF	$1.76	$68,119						$68,119										$68,119						**$136,237**
C3024	1539889	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	10258	SF	$5.85	$60,009								$60,009														**$60,009**
C3025	1539933	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	16634	SF	$8.78	$145,963						$145,963										$145,963						**$291,927**
C3031	1539918	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	23565	SF	$2.34	$55,142						$55,142										$55,142						**$110,284**
C3032	1539879	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	8	17	2772	SF	$4.10	$11,351																		$11,351				**$11,351**
C3032	1539899	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	8	17	1386	SF	$4.10	$5,676																		$5,676				**$5,676**
D1011	1539940	Elevator Controls, Automatic, 1 Car, Modernize	20	8	12	1	EA	$5,850.00	$5,850													$5,850									**$5,850**
D1013	1539849	Wheelchair Lift, 5' Rise, Renovate	25	9	16	1	EA	$19,890.00	$19,890																	$19,890					**$19,890**
D1013	1539882	Wheelchair Lift, 5' Rise, Renovate	25	8	17	1	EA	$19,890.00	$19,890																		$19,890				**$19,890**
D1019	1539862	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace	15	8	7	1	EA	$10,530.00	$10,530								$10,530														**$10,530**
D2014	1539903	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	15	15	1	EA	$2,925.00	$2,925																$2,925						**$2,925**
D2018	1539937	Drinking Fountain, Interior, Replace	15	8	7	2	EA	$2,223.00	$4,446								$4,446														**$4,446**
D2023	1539853	Water Heater, Electric, Commercial, Replace	20	8	12	1	EA	$11,000.34	$11,000													$11,000									**$11,000**
D2023	1539861	Water Heater, Electric, Commercial, Replace	20	8	12	1	EA	$14,508.00	$14,508													$14,508									**$14,508**
D2029	1539868	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	21	19	27724	SF	$12.87	$356,808																				$356,808		**$356,808**
D2034	1539905	Sewage Ejector Pump, 7.5 HP, Replace	25	8	17	1	EA	$8,283.60	$8,284																		$8,284				**$8,284**
D2091	1539891	Air Compressor, 7.5 HP, Replace	20	8	12	1	EA	$18,603.00	$18,603													$18,603									**$18,603**
D2093	1539841	Oil Interceptor, Vehicular Shop Type, Replace	20	8	12	1	EA	$25,272.00	$25,272													$25,272									**$25,272**
D3031	1539901	Chiller, 35 TON, Replace	25	8	17	1	EA	$56,160.00	$56,160																		$56,160				**$56,160**
D3032	1539900	Ductless Split System, 3.5 TON, Replace	15	8	7	1	EA	$7,137.00	$7,137								$7,137														**$7,137**
D3032	1539909	Ductless Split System, 3.3 TON, Replace	15	8	7	1	EA	$7,137.00	$7,137								$7,137														**$7,137**
D3032	1539906	Ductless Split System, 3.3 TON, Replace	15	8	7	1	EA	$7,137.00	$7,137								$7,137														**$7,137**
D3032	1539902	Ductless Split System, 3.3 TON, Replace	15	8	7	1	EA	$7,137.00	$7,137								$7,137														**$7,137**
D3032	1539941	Ductless Split System, 3 TON, Replace	15	8	7	1	EA	$7,137.00	$7,137								$7,137														**$7,137**
D3032	1539910	Ductless Split System, 3 TON, Replace	15	4	11	1	EA	$7,137.00	$7,137												$7,137										**$7,137**
D3041	1539895	Fan Coil Unit, 400 CFM, Replace	20	13	7	20	EA	$2,457.00	$49,140								$49,140														**$49,140**
D3041	1539911	Unit Ventilator, 1000 CFM, Replace	20	8	12	1	EA	$10,530.00	$10,530													$10,530									**$10,530**
D3041	1539915	Fan, 5000 CFM, Replace	20	8	12	1	EA	$3,276.00	$3,276													$3,276									**$3,276**
D3041	1539869	Unit Ventilator, 1000 CFM, Replace	20	8	12	1	EA	$10,530.00	$10,530													$10,530									**$10,530**
D3041	1539913	Fan, 1000 CFM, Replace	20	8	12	1	EA	$2,457.00	$2,457													$2,457									**$2,457**
D3041	1539878	Fan, 500 CFM, Replace	20	8	12	1	EA	$2,457.00	$2,457													$2,457									**$2,457**
D3041	1539880	HVAC System Ductwork, Medium Density, Replace	30	11	19	27724	SF	$4.68	$129,748																				$129,748		**$129,748**
D3042	1539928	Exhaust Fan, 5000 CFM, Replace	25	8	17	1	EA	$3,510.00	$3,510																		$3,510				**$3,510**
D3042	1539843	Exhaust Fan, 4000 CFM, Replace	25	8	17	1	EA	$7,839.00	$7,839																		$7,839				**$7,839**
D3042	1539927	Exhaust Fan, Centrifugal, 110 CFM (12" Damper), Replace	25	8	17	1	EA	$1,638.00	$1,638																		$1,638				**$1,638**
D3044	1539873	Distribution Pump, 2 HP, Replace	15	8	7	1	EA	$5,967.00	$5,967								$5,967														**$5,967**
D3044	1539936	Distribution Pump, 2 HP, Replace	15	8	7	1	EA	$5,967.00	$5,967								$5,967														**$5,967**
D3045	1539908	Distribution Pump, 2 HP, Replace	15	8	7	1	EA	$5,967.00	$5,967								$5,967														**$5,967**
D3045	1539917	Distribution Pump, 2 HP, Replace	15	8	7	1	EA	$5,967.00	$5,967								$5,967														**$5,967**
D3052	1539845	Packaged Unit (RTU), 2 TON, Replace	20	8	12	1	EA	$6,435.00	$6,435													$6,435									**$6,435**
D3068	1678384	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	27724	SF	$2.93	$81,093					$81,093															$81,093		**$162,185**
D4019	1539920	Sprinkler Heads (per SF), , Replace	25	17	8	27724	SF	$1.76	$48,656									$48,656													**$48,656**
D4031	1539864	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	12	EA	$351.00	$4,212					$4,212										$4,212							**$8,424**
D5012	1539884	Building/Main Switchboard, 1600 AMP, Replace	40	36	4	1	EA	$87,750.00	$87,750					$87,750																	**$87,750**
D5012	1539914	Building/Main Switchboard, 277/480 V, 1,600 Amp, Replace	40	31	9	1	EA	$87,750.00	$87,750										$87,750												**$87,750**
D5012	1539930	Variable Frequency Drive (VFD), 2 HP, Replace/Install	20	8	12	1	EA	$6,201.00	$6,201													$6,201									**$6,201**
D5012	1539854	Variable Frequency Drive (VFD), 15 HP, Replace/Install	20	8	12	1	EA	$10,296.00	$10,296													$10,296									**$10,296**
D5012	1539839	Variable Frequency Drive (VFD), 20 HP, Replace/Install	20	8	12	1	EA	$11,700.00	$11,700													$11,700									**$11,700**
D5012	1539912	Variable Frequency Drive (VFD), 2 HP, Replace/Install	20	8	12	1	EA	$6,201.00	$6,201													$6,201									**$6,201**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Deficiency Repair Estimate
D5012	1539888	Variable Frequency Drive (VFD), 2 HP, Replace/Install	20	8	12	1	EA	$6,201.00	$6,201													$6,201									**$6,201**
D5012	1539871	Variable Frequency Drive (VFD), 3 HP, Replace/Install	20	8	12	1	EA	$6,201.00	$6,201													$6,201									**$6,201**
D5019	1539921	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	27724	SF	$2.93	$81,093																				$81,093		**$81,093**
D5022	1539893	Light Fixture, 250 WATT, Replace	20	16	4	1	EA	$242.00	$242					$242																	**$242**
D5022	1539898	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	20	8	12	1	EA	$14,835.60	$14,836													$14,836									**$14,836**
D5029	1539922	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	27724	SF	$9.36	$259,497											$259,497											**$259,497**
D5037	1539929	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	27724	SF	$4.68	$129,748					$129,748																	**$129,748**
D5037	1539892	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$17,550.00	$17,550								$17,550														**$17,550**
D5038	1678385	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	27724	SF	$5.85	$162,185						$162,185															$162,185	**$324,371**
D5092	1539848	Emergency Light, 2-Head w/ Battery, Replace	10	6	4	10	EA	$257.40	$2,574					$2,574										$2,574							**$5,148**
D5092	1539851	Emergency/Exit Combo LED, , Replace	10	5	5	10	EA	$351.00	$3,510						$3,510										$3,510						**$7,020**
E1028	1539894	Defibrillator (AED), Cabinet Mounted, Replace	10	4	6	1	EA	$1,755.00	$1,755							$1,755										$1,755					**$3,510**
E2015	1539934	Auditorium Seating, Fixed Metal with Cushion, Replace	20	8	12	297	EA	$585.00	$173,745													$173,745									**$173,745**
Totals, Unescalated										**$26,910**	**$0**	**$0**	**$46,500**	**$305,619**	**$434,919**	**$1,755**	**$201,228**	**$48,656**	**$87,750**	**$259,497**	**$7,137**	**$656,524**	**$64,752**	**$6,786**	**$275,659**	**$21,645**	**$114,348**	**$0**	**$923,094**	**$162,185**	**$3,644,966**
Totals, Escalated (6.0% inflation, compounded annually)										**$26,910**	**$0**	**$0**	**$55,383**	**$385,837**	**$582,020**	**$2,490**	**$302,573**	**$77,550**	**$148,252**	**$464,719**	**$13,548**	**$1,321,056**	**$138,112**	**$15,342**	**$660,633**	**$54,986**	**$307,912**	**$0**	**$2,792,914**	**$520,151**	**$7,870,388**

* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 7% Design and Permits, and 10% Contingency factors applied to the location adjusted unit cost.

FACILITY CONDITION ASSESSMENT

A Bureau Veritas Group Company

MONTEREY PENNISULA COLLEGE
980 Fremont Street
Monterey, California 93940

SEASIDE PUBLIC SAFETY 100 AND 200
2642 Colonel Durham Street
Monterey, California 93955

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EMG PROJECT #:
140526.19R000-035.354

DATE OF REPORT:
February 4, 2020

ON SITE DATE:
December 2, 2019

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Satellite Campus
Main Address	2642 Colonel Durham Street, Monterey, California 93955
Site Developed	1941 Renovated 2009
Number of Buildings	Two
Current Occupants	Monterey Peninsula College
Percent Utilization	100%
Date(s) of Visit	December 2, 2019
Management Point of Contact	Mike Carson
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Logan Hoshiko
Reviewed By	Matthew Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

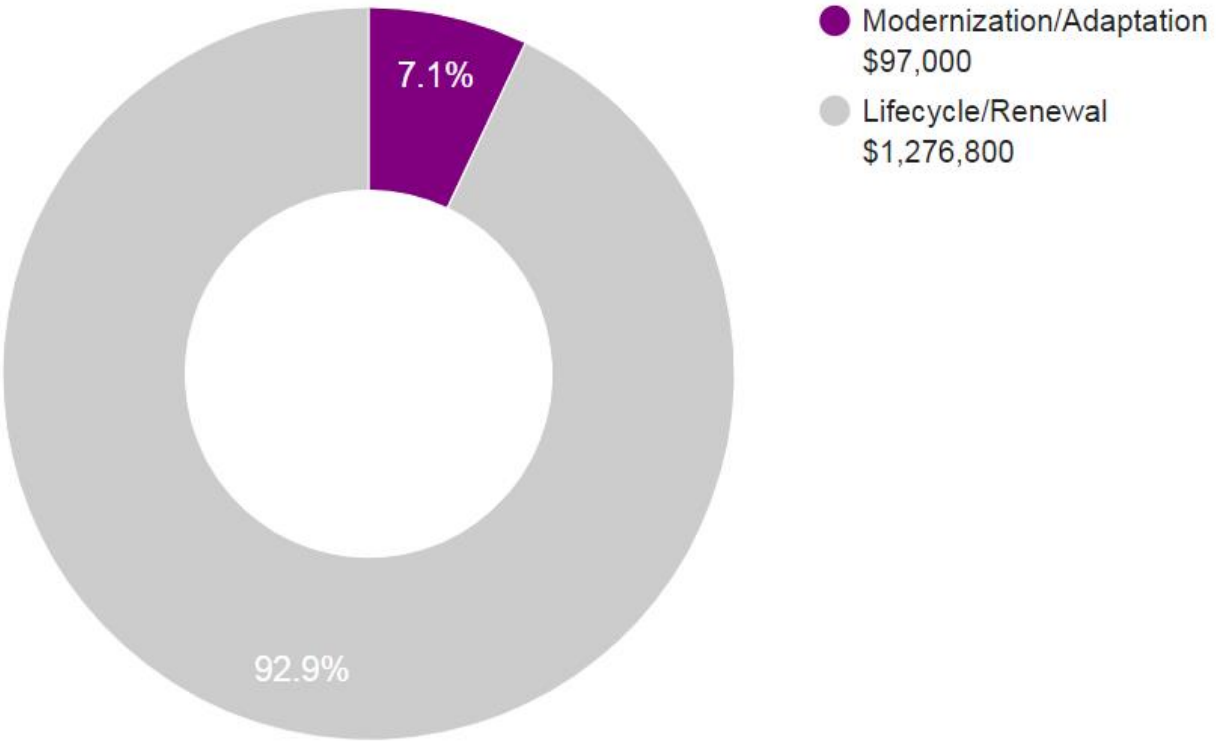
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $1,373,800

Campus Findings and Deficiencies

Historical Summary

The Seaside Public Safety campus was constructed in 1941 and consists of two buildings. The buildings were renovated in 2009. The buildings contain offices, classrooms, and training facilities.

Architectural

The buildings are constructed of painted CMU bearing walls and metal roof decks. The windows are banded aluminum and the roofs are a gabled construction with a single-ply TPO finish. The interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical and plumbing system components were replaced with the renovation in 2009. Both buildings are heated and cooled by a central system with boilers and air handlers feeding VAV boxes. Hot water is supplied in building 100 by an electric water heater and in building 200 by a gas water heater. The property maintenance staff and occupants of the buildings were interviewed, no issues with the electrical or plumbing services supplied to the buildings were reported.

Site

The site is composed of asphalt parking lots, concrete pedestrian walkways, and landscaped areas. Irrigation is present at the property. The parking lot striping is deteriorated and faded; restriping is recommended.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 5-year, 10-year and 20-year FCI's are calculated by dividing the anticipated needs of those respective time periods by the current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	5-Year	10-Year	20-Year
Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100 (1941)	$718	3,919	$2,813,842	0.0%	15.2%	67.4%	112.7%
Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200 (1941)	$718	5,848	$4,198,864	0.0%	2.6%	25.7%	44.1%
Seaside Public Safety 100 and 200 / SITE	$14	148,000	$2,072,000	0.0%	1.9%	8.8%	87.7%

Current Year Needs

No Current Year needs were identified.

5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1941. The facility was significantly renovated in 2009. Complaints about accessibility issues have not been received by the property management.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey may reveal specific aspects of the property that are not in full compliance.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Building 100: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Building 200: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒

Building 200: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage
Interior Path of Travel	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

6. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within five years or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items commonly associated with *Safety* or *Performance/Integrity* Plan Types, are constitute the majority of the Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Certification

Monterey Peninsula College (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of the Seaside Public Safety 100 and 200, 2642 Colonel Durham Street, Monterey, California 93955, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Logan Hoshiko,
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Reviewed by:

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9. Appendices

Appendix A: Site Plan and Floor Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Component Condition Report

Appendix D: Replacement Reserves

Appendix E: Equipment Inventory List

Appendix A:
Site Plan and Floor Plan

SITE PLAN

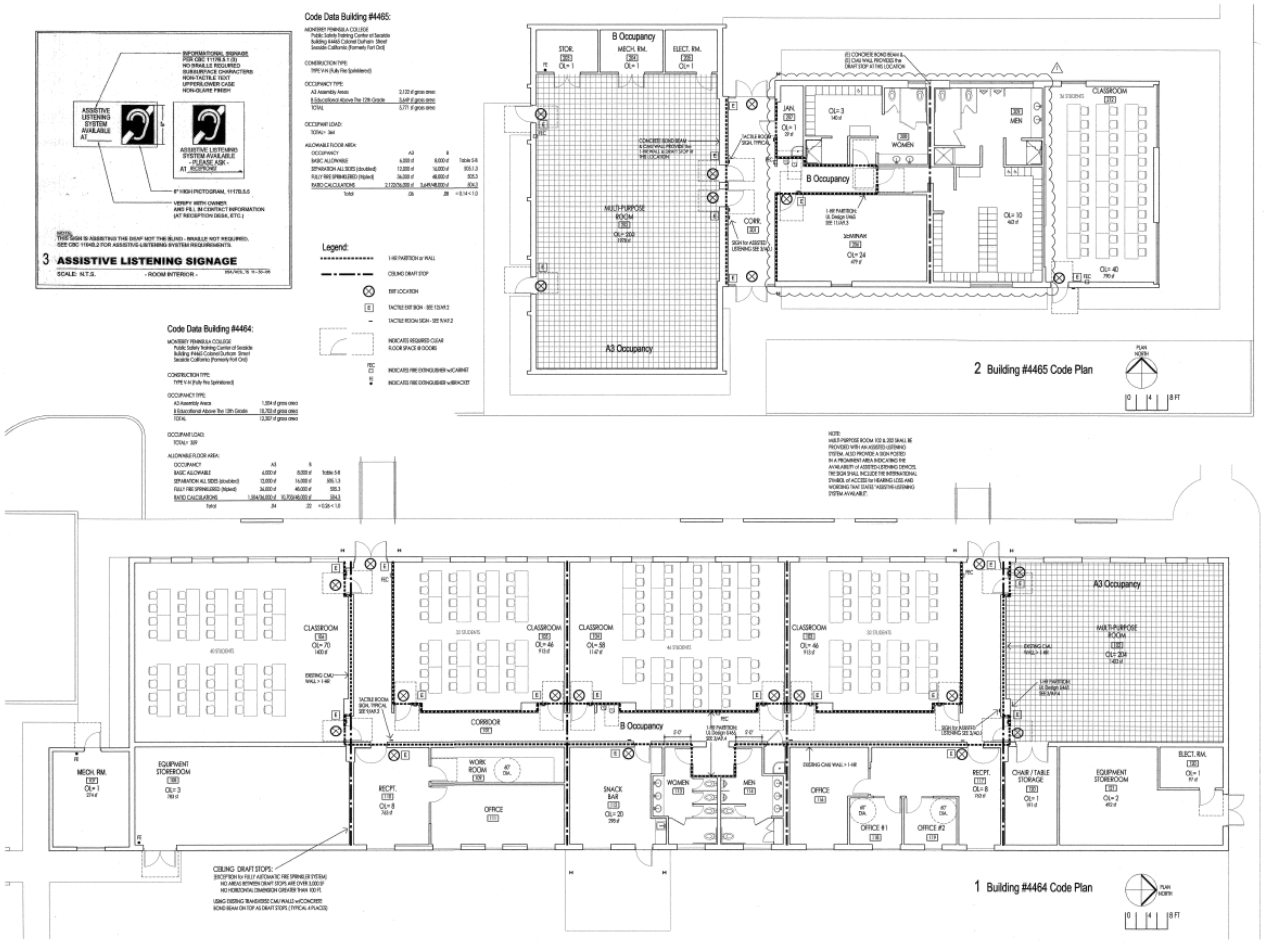
SEASIDE PUBLIC SAFETY 100 AND 200

EMG PROJECT NO: 140526.19R000-035.354

SOURCE:
Google Earth, 2019 ®

ON-SITE DATE:
December 2, 2019

Floor Plan



SOURCE:

Monterey Peninsula College

ON-SITE DATE:

December 2, 2019

Appendix B:
Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: General notes for campus from 11-21 meeting

Name of person completing form: Mike Carson and Pete

Title / Association with property: Maintenance/Project Management

Length of time associated w/ property: 10 plus years

Date Completed: 11/21/19

Phone Number:

Method of Completion: General Comments during site interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed / renovated	Will research don't have all records		
2	Building size in SF	Already provided		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New electrical service mains so no problems.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			

6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	A few HVAC problems Site lighting - box kite fixtures use 208 voltage need to be removed and replaced. new walkway lighting, will need new power lines so 120 volt. $5,000 each because new pull boxes. Parking lot f needs more lighting fixtures. 5 or 6 HPS globe lights that the students like but no parts and difficult to maintain.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					No
8	Are there any wall, window, basement or roof leaks?					Yes a few. Lightweight Roof tiles are a problem
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					Yes facilities building
10	Are your elevators unreliable, with frequent service calls?					Yes problems, need upgrades
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					A few
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					No
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					A few mostly controls problems. the controls do not control everything remotely.;
14	Is the electrical service outdated, undersized, or otherwise problematic?					Not site, but some individual buildings are undersized
15	Are there any problems or inadequacies with exterior lighting?					Yes, see above
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					No. lot C not fully renovated
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Fold down ADA benches in gym showers pulled out of the wall benches replaced them. in the main showers at gym.
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					Yes 2004. Accessible route at site has gaps. Old study by DAC 2004. Between theatre and gym building is a problem.
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					Lecture form building is problem Parking lot a to street via lavendera sidewalk ends but people use dirt paths.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					Ampitheatre deficient. See binders in Mike's office. Problems with openers. $7500 for opener on fire rated door, $6000 on standard door.

Appendix C:
Component Condition Report

Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Throughout Building	Fair	Exterior Wall, any Painted Surface, Prep & Paint	6,744 SF	4	1642452
B2011	Building Exterior	Good	Exterior Wall, Concrete Block (CMU), 1-2 Stories	6,744 SF	24	1595936
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,200 SF	19	1595912
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	5	19	1595956
B2032	Building Exterior	Good	Exterior Door, Steel	5	29	1595887
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	17,470 SF	9	1595944
B3019	Building exterior	Good	Awning, Metal per SF	800 SF	29	1595904
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	6	19	1595902
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	24	29	1595948
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	9	1595937
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	16,845 SF	4	1595947
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,872 SF	29	1595910
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	1,284 SF	29	1595879
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	624 SF	4	1595907
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	10,606 SF	4	1595906
C3031	Throughout building	Fair	Interior Ceiling Finish, Textured Spray Coating	4,492 SF	9	1595886
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,986 SF	14	1595918
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	5	19	1595932
D2012	Restrooms	Fair	Urinal, Standard	2	19	1595940
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	19	1595953
D2014	Break Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	1595884
D2014	Utility closet	Good	Service Sink, 15	1	24	1595866
D2018	Throughout building	Fair	Drinking Fountain, Interior	2	4	1595913
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH	1	4	1595869
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH	1	4	1595873
D2023	Utility closet	Fair	Water Heater, 15 GAL	1	4	1595929
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	12,478 SF	29	1595927
D2091	Fire Storage Room	Fair	Air Compressor, 20 HP	1	9	1595955
Fire Suppression						
D4011	Building exterior	Fair	Backflow Preventer, 6 INCH	1	4	1595945
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	12,478 SF	14	1595882

Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	3	1595876
HVAC						
D3021	Mechanical room	Fair	Boiler, 400 MBH [B-1]	1	19	1595909
D3041	Mechanical room	Fair	Air Handler (AHU), 5000 CFM [AHU-1]	1	5	1595934
D3041	Throughout building	Fair	Variable Air Volume (VAV) Unit, 100 CFM	10	14	1595931
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	12,478 SF	19	1595888
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	12,478 SF	4	1678369
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 600 AMP [DP1]	1	19	1595867
D5019	Throughout building	Good	Electrical Wiring & Switches, Average Density/Complexity	12,478 SF	29	1595958
D5022	Building exterior	Good	Light Fixture, 250 WATT	20	19	1595954
D5022	Electrical room	Fair	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor	1	9	1595864
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,478 SF	9	1595943
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	4	4	1595903
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	12,478 SF	4	1595914
D5037	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	7	1595923
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	12,478 SF	5	1678370
Equipment/Special						
E1028	Throughout building	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1595865
E1093	Fire Storage Room	Fair	Commercial Kitchen, Icemaker, Freestanding	1	6	1595946

Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, Prep & Paint	4,584 SF	5	1642517
B2011	Building Exterior	Good	Exterior Wall, Concrete Block (CMU)	4,584 SF	24	1595875
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	600 SF	19	1595950
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	4	19	1595889
B2032	Building Exterior	Good	Exterior Door, Steel	2	29	1595959
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	8,190 SF	9	1595939
B3019	Roof	Good	Awning, Metal per SF	200 SF	29	1595938
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	11	29	1595949
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	9	1595900
C1033	Restrooms	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	73	9	1595919

Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	7,018 SF	5	1595898
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,754 SF	29	1595885
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	292 SF	4	1595911
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	585 SF	29	1595892
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	4,971 SF	5	1595897
C3031	Throughout building	Fair	Interior Ceiling Finish, Textured Spray Coating	4,386 SF	9	1595922
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,462 SF	14	1595878
Plumbing						
D2011	Restrooms	Good	Toilet, Commercial Water Closet	4	19	1595915
D2012	Restrooms	Fair	Urinal, Standard	2	19	1595901
D2014	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	19	1595868
D2014	Utility closet	Good	Service Sink, 75	1	24	1595895
D2017	Restrooms	Fair	Shower Head w/ Valve	3	19	1595957
D2018	Throughout building	Fair	Drinking Fountain, Interior	2	8	1595960
D2021	Building exterior	Fair	Backflow Preventer, 2 INCH	1	4	1595921
D2023	Utility closet	Fair	Water Heater, 75 GAL	1	9	1595908
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,848 SF	29	1595942
Fire Suppression						
D4011	Building exterior	Fair	Backflow Preventer, 6 INCH	1	4	1595935
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,848 SF	14	1595893
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	4	1595925
HVAC						
D3021	Mechanical room	Fair	Boiler, 400 MBH [B-2]	1	19	1595930
D3041	Mechanical room	Fair	Air Handler (AHU), 5000 CFM	1	5	1595928
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,848 SF	19	1595877
D3041	Throughout building	Fair	Variable Air Volume (VAV) Unit, 100 CFM	11	14	1595890
D3042	Roof	Fair	Exhaust Fan, 250 CFM	1	9	1595916
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	5,848 SF	4	1678372
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 400 AMP [DP2]	1	19	1595894
D5019	Throughout building	Good	Electrical Wiring & Switches, Average Density/Complexity	5,848 SF	29	1595891
D5022	Electrical room	Fair	Light Dimming Panel, 400	1	9	1595871
D5022	Mat Room	Fair	Light Fixture, 250 WATT	20	9	1595874
D5022	Building exterior	Good	Light Fixture, 100 WATT	1	15	1595905
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,848 SF	9	1595896
D5092	Throughout building	Good	Emergency Light, 2-Head w/ Battery	4	7	1595880
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	6	4	1595881

Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Electrical room	Fair	Fire Alarm Control Panel	1	4	1595941
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,848 SF	4	1595924
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	5,848 SF	5	1678373

Seaside Public Safety 100 and 200 / SITE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5012	Site	Good	Building/Main Switchboard, 120/208 V, 1,000 Amp	1	29	1595872
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	56,000 SF	14	1595899
G2022	Site	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	56,000 SF	1	1595926
G2023	Site	Fair	Parking Lots, Bollard	3	19	1595952
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	6,000 SF	39	1595870
Site Development						
G2048	Site	Fair	Flagpole, Metal	1	19	1595933
G2049	Site	Fair	Prefabricated Truck Parking, All Components	1,100 SF	24	1595883
G2049	Site	Fair	Prefabricated Training Structure, All Components	250 SF	24	1595951
Landscaping						
G2057	Site	Fair	Irrigation System	72,000 SF	14	1595917
Site Lighting						
G4021	Site	Fair	Site Pole Light, 200 WATT	14	9	1595920

Appendix D:
Replacement Reserves

Replacement Reserves Report

1/20/2020

Facility	Building	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Deficiency Repair Estimate
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	B2011	1642452	Exterior Wall, any Painted Surface, Prep & Paint	10	6	4	6744	SF	$4.02	$27,127					$27,127							**$27,127**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	B3011	1595944	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	17470	SF	$22.79	$398,210										$398,210		**$398,210**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	C1031	1595937	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	5	EA	$1,005.62	$5,028										$5,028		**$5,028**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	C3012	1595947	Interior Wall Finish, any surface, Prep & Paint	10	6	4	16845	SF	$2.01	$33,879					$33,879							**$33,879**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	C3024	1595907	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	624	SF	$6.70	$4,183					$4,183							**$4,183**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	C3025	1595906	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	10606	SF	$10.06	$106,656					$106,656							**$106,656**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	C3031	1595886	Interior Ceiling Finish, Textured Spray Coating, Replace	20	11	9	4492	SF	$10.06	$45,172										$45,172		**$45,172**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D2018	1595913	Drinking Fountain, Interior, Replace	15	11	4	2	EA	$2,547.56	$5,095					$5,095							**$5,095**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D2021	1595869	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291							**$4,291**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D2021	1595873	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291							**$4,291**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D2023	1595929	Water Heater, 15 GAL, Replace	15	11	4	1	EA	$693.33	$693					$693							**$693**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D2091	1595955	Air Compressor, 20 HP, Replace	20	11	9	1	EA	$55,509.95	$55,510										$55,510		**$55,510**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D3041	1595934	Air Handler (AHU), 5000 CFM, Replace	30	25	5	1	EA	$41,565.42	$41,565						$41,565						**$41,565**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D3068	1678369	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	12478	SF	$3.35	$41,827					$41,827							**$41,827**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D4011	1595945	Backflow Preventer, 6 INCH, Replace	30	26	4	1	EA	$14,078.61	$14,079					$14,079							**$14,079**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D4031	1595876	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	3	EA	$378.18	$1,135				$1,135								**$1,135**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D5022	1595864	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	20	11	9	1	EA	$6,275.04	$6,275										$6,275		**$6,275**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D5029	1595943	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	12478	SF	$10.73	$133,846										$133,846		**$133,846**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D5037	1595914	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	12478	SF	$5.36	$66,923					$66,923							**$66,923**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D5037	1595923	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$20,112.30	$20,112								$20,112				**$20,112**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D5038	1678370	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	12478	SF	$6.70	$83,654						$83,654						**$83,654**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	D5092	1595903	Exit Sign Light Fixture, LED, Replace	10	6	4	4	EA	$277.33	$1,109					$1,109							**$1,109**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	E1028	1595865	Defibrillator (AED), Cabinet Mounted, Replace	10	5	5	1	EA	$2,011.23	$2,011						$2,011						**$2,011**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 100	E1093	1595946	Commercial Kitchen, Icemaker, Freestanding, Replace	15	9	6	1	EA	$8,983.49	$8,983							$8,983					**$8,983**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	B2011	1642517	Exterior Wall, any Painted Surface, Prep & Paint	10	5	5	4584	SF	$4.02	$18,439						$18,439						**$18,439**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	B3011	1595939	Roof, Single-Ply TPO/PVC Membrane, Replace	20	11	9	8190	SF	$22.79	$186,682										$186,682		**$186,682**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	C1031	1595900	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	4	EA	$1,005.62	$4,022										$4,022		**$4,022**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	C1033	1595919	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	73	EA	$670.41	$48,940										$48,940		**$48,940**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	C3012	1595898	Interior Wall Finish, any surface, Prep & Paint	10	5	5	7018	SF	$2.01	$14,115						$14,115						**$14,115**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	C3024	1595911	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	292	SF	$6.70	$1,958					$1,958							**$1,958**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	C3025	1595897	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	4971	SF	$10.06	$49,989						$49,989						**$49,989**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	C3031	1595922	Interior Ceiling Finish, Textured Spray Coating, Replace	20	11	9	4386	SF	$10.06	$44,106										$44,106		**$44,106**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D2018	1595960	Drinking Fountain, Interior, Replace	15	7	8	2	EA	$2,547.56	$5,095									$5,095			**$5,095**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D2021	1595921	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291							**$4,291**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D2023	1595908	Water Heater, 75 GAL, Replace	20	11	9	1	EA	$16,626.17	$16,626										$16,626		**$16,626**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D3041	1595928	Air Handler (AHU), 5000 CFM, Replace	30	25	5	1	EA	$41,565.42	$41,565						$41,565						**$41,565**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D3042	1595916	Exhaust Fan, 250 CFM, Replace	20	11	9	1	EA	$1,608.98	$1,609										$1,609		**$1,609**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D3068	1678372	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	5848	SF	$3.35	$19,603					$19,603							**$19,603**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D4011	1595935	Backflow Preventer, 6 INCH, Replace	30	26	4	1	EA	$14,078.61	$14,079					$14,079							**$14,079**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D4031	1595925	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	3	EA	$378.18	$1,135					$1,135							**$1,135**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5022	1595871	Light Dimming Panel, 400, Replace	20	11	9	1	EA	$6,275.04	$6,275										$6,275		**$6,275**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5022	1595874	Light Fixture, 250 WATT, Replace	20	11	9	20	EA	$294.98	$5,900										$5,900		**$5,900**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5029	1595896	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	11	9	5848	SF	$10.73	$62,729										$62,729		**$62,729**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5037	1595941	Fire Alarm Control Panel, , Replace	15	11	4	1	EA	$5,363.28	$5,363					$5,363							**$5,363**

Facility	Building	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Deficiency Repair Estimate
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5037	1595924	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	5848	SF	$5.36	$31,364					$31,364							**$31,364**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5038	1678373	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	5848	SF	$6.70	$39,206						$39,206						**$39,206**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5092	1595881	Exit Sign Light Fixture, LED, Replace	10	6	4	6	EA	$294.98	$1,770					$1,770							**$1,770**
Seaside Public Safety 100 and 200	SEASIDE PUB. SAFETY 200	D5092	1595880	Emergency Light, 2-Head w/ Battery, Replace	10	3	7	4	EA	$277.33	$1,109								$1,109				**$1,109**
Seaside Public Safety 100 and 200	SITE	G2022	1595926	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	56000	SF	$0.60	$33,789		$33,789					$33,789					**$67,577**
Seaside Public Safety 100 and 200	SITE	G4021	1595920	Site Pole Light, 200 WATT, Replace	20	11	9	14	EA	$5,363.28	$75,086										$75,086		**$75,086**
Totals, Unescalated												**$0**	**$33,789**	**$0**	**$1,135**	**$389,715**	**$290,544**	**$42,772**	**$21,222**	**$5,095**	**$1,096,017**	**$0**	**$1,880,288**
Totals, Escalated (6.0% inflation, compounded annually)												**$0**	**$35,816**	**$0**	**$1,351**	**$492,006**	**$388,814**	**$60,673**	**$31,909**	**$8,121**	**$1,851,698**	**$0**	**$2,870,388**

Appendix E:
Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1595921	D2021	**Backflow Preventer**	2 INCH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Building exterior	Febco	Illegible	Illegible	2009		
2	1595869	D2021	**Backflow Preventer**	2 INCH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Building exterior	Febco	Illegible	Illegible	2009		
3	1595873	D2021	**Backflow Preventer**	2 INCH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Building exterior	Zurn Wilkins	Illegible	Illegible	2009		
4	1595929	D2023	**Water Heater**	15 GAL	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Utility closet	A. O. Smith	No tag/plate found	No tag/plate found	2009		
5	1595908	D2023	**Water Heater**	75 GAL	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Utility closet	State	No tag/plate found	No tag/plate found	2009		
6	1595955	D2091	**Air Compressor**	20 HP	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Fire Storage Room	Bauer	UN2KEB	76551	2009		

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1595909	D3021	**Boiler** [B-1]	400 MBH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Mechanical room	Munchkin	399M R2	K20061488	2009		
2	1595930	D3021	**Boiler** [B-2]	400 MBH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Mechanical room	Munchkin	399M R2	K26O62854	2009		
3	1595928	D3041	**Air Handler (AHU)**	5000 CFM	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Mechanical room		LPCAF08D4F0DB000000100GCMC00NA000B00000	T09A79480	2009		
4	1595934	D3041	**Air Handler (AHU)** [AHU-1]	5000 CFM	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Mechanical room	Trane	LPCAF12D4F0RA000000100GCDC00NA00B00000	T09A79479	2009		
5	1595931	D3041	**Variable Air Volume (VAV) Unit**	100 CFM	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Throughout building	Titus	No tag/plate found	No tag/plate found	2009		10
6	1595890	D3041	**Variable Air Volume (VAV) Unit**	100 CFM	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Throughout building				2009		11
7	1595916	D3042	**Exhaust Fan**	250 CFM	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Roof	Inaccessible	Inaccessible	Inaccessible	2009		

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1595935	D4011	**Backflow Preventer**	6 INCH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Building exterior	Febco	87F	008032400313	2009		
2	1595945	D4011	**Backflow Preventer**	6 INCH	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Building exterior	Zurn Wilkins	Illegible	Illegible	2009		
3	1595876	D4031	**Fire Extinguisher**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Throughout building						3
4	1595925	D4031	**Fire Extinguisher**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Throughout building						3

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1595872	D5012	**Building/Main Switchboard**	1000 AMP	Seaside Public Safety 100 and 200 / SITE	Site	Square D	No tag/plate found	No tag/plate found	2009		
2	1595867	D5012	**Main Distribution Panel** [DP1]	600 AMP	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Electrical room	Square D	No tag/plate found	No tag/plate found	2009		
3	1595894	D5012	**Main Distribution Panel** [DP2]	400 AMP	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Electrical room	Square D	No tag/plate found	No tag/plate found	2009		
4	1595871	D5022	**Light Dimming Panel**	400	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Electrical room	No tag/plate found	No tag/plate found	No tag/plate found	2009		
5	1595864	D5022	**Light Dimming Panel**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Electrical room	Hoffman	No tag/plate found	No tag/plate found	2009		
6	1595905	D5022	**Light Fixture**	100 WATT	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Building exterior						
7	1595954	D5022	**Light Fixture**	250 WATT	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Building exterior						20
8	1595874	D5022	**Light Fixture**	250 WATT	Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Mat Room				2009		20
9	1595941	D5037	**Fire Alarm Control Panel**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Electrical room	Honeywell Fire-Lite	FA1600/CA/CB	No tag/plate found	2009		
10	1595923	D5037	**Fire Alarm Control Panel**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Electrical room	Honeywell Fire-Lite	MS-9200UDLS	No tag/plate found	2009		
11	1595880	D5092	**Emergency Light**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Throughout building						4
12	1595903	D5092	**Exit Sign Light Fixture**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Throughout building						4
13	1595881	D5092	**Exit Sign Light Fixture**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 200	Throughout building				2009		6

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1595865	E1028	**Defibrillator (AED)**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Throughout building						
2	1595946	E1093	**Commercial Icemaker, Freestanding**		Seaside Public Safety 100 and 200 / SEASIDE PUB. SAFETY 100	Fire Storage Room	Manitowoc	K570	1120358157	2011		

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1595920	G4021	**Site Pole Light**	200 WATT	Seaside Public Safety 100 and 200 / SITE	Site				2009		14

FACILITY CONDITION ASSESSMENT

A Bureau Veritas Group Company

MONTEREY PENNISULA COLLEGE
980 Fremont Street
Monterey, California 93940

MARINA CAMPUS
289 12th Street
Marina, California 93933

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EMG PROJECT #:
140526.19R000-036.354

DATE OF REPORT:
January 21, 2020

ON SITE DATE:
December 2, 2019

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1. Executive Summary

Campus Overview and Assessment Details

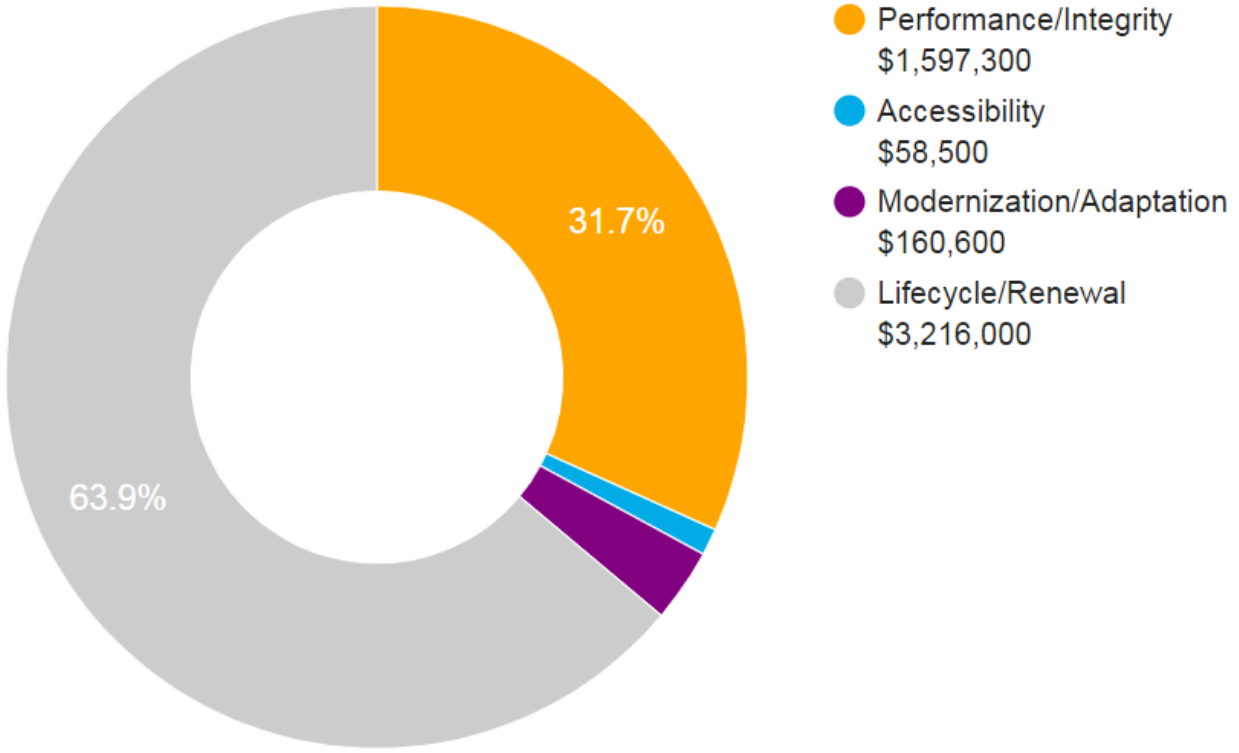
General Information	
Property Type	College Branch Campus
Main Address	289 12th Street, Marina California, 93933, Marina Campus
Site Developed	2011
Number of Buildings	5
Current Occupants	Monterey College
Date(s) of Visit	December 2, 2019
Management Point of Contact	Mike Carson Kitchell Construction
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Logan Hoshiko
Reviewed By	Matthew Anderson Program Manager Manderson@emgcorp.com 800.733.0660 x7613

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,032,400

Campus Findings and Deficiencies

Historical Summary

The Marina Branch Campus was constructed in 2011 and consists of 5 buildings grouped around a central courtyard. There is one parking lot that serves all the buildings and one overflow lot located across Twelfth street. The buildings contain classrooms and offices.

Architectural

The buildings are constructed of a combination of wood framed walls with cement board siding and cast-in-place concrete walls constructed on a slab-on-grade foundation. The windows are storefront assemblies that include full height windows in some rooms. Roofing is a mixture of concrete tile roofing and TPO membrane roofing.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by central boilers that circulate heated water to fan coil units in each building. There is a limited amount of air-conditioning in Building 300 provided by a single package unit.

Plumbing systems consist of copper supply piping and cast-iron waste pipe. Electric gas water heaters are used in the building and have a manufacture date of 2011. The buildings use commercial plumbing fixtures. No major issues were observed or reported.

The electrical systems in the buildings are original and the building electrical systems appeared to be overall in good condition.

The buildings have a wet-pipe fire sprinkler system and hand-held fire extinguishers. There is a fire alarm panel that serves all five buildings located in Building 300. The fire alarm and suppression systems appear to be in good condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

The site is rectangular with parking located on the north side of the site and the buildings grouped around the central courtyard at the south side of the site.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	5-Year	10-Year
Marina Campus / MARINA A-100 (2011)	$737	3,919	$2,888,303	0.0%	4.2%	13.2%
Marina Campus / MARINA A-200 MULTIPURPOS (2011)	$737	4,746	$3,497,802	0.0%	3.1%	5.3%
Marina Campus / MARINA A-300 UTILITY (2011)	$321	1,262	$405,102	0.0%	5.1%	32.9%
Marina Campus / MARINA A-400 (2011)	$737	5,033	$3,709,321	0.0%	3.1%	11.8%
Marina Campus / MARINA A-500 (2011)	$737	1,912	$1,409,144	0.0%	4.1%	7.0%

Current Needs

No Current Needs were identified.

8. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 2011. The facility was not subsequently renovated. Complaints about accessibility issues have not been received.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Building 100: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Building 200: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒

Building 200: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Public Use Restrooms	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Building 300: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒

Building 400: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Exterior Path of Travel	☐	☐	☒
Interior Path of Travel	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Site: Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Path of Travel	☐	☐	☒

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage
Interior Path of Travel	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

9. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

10. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

11. Certification

Monterey Peninsula College (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Marina Campus, 289 12th Street, Marina California 93933, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

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12. Appendices

Appendix A: Pre-Survey Questionnaire

Appendix B: Component Condition Report

Appendix C: Replacement Reserves

Appendix D: Equipment Inventory List

Appendix A:
Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: General notes for campus from 11-21 meeting

Name of person completing form: Mike Carson and Pete

Title / Association with property: Maintenance/Project Management

Length of time associated w/ property: 10 plus years

Date Completed: 11/21/19

Phone Number:

Method of Completion: General Comments during site interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed / renovated	Will research don't have all records		
2	Building size in SF	Already provided		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		**RESPONSE**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New electrical service mains so no problems.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			

6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	A few HVAC problems Site lighting - box kite fixtures use 208 voltage need to be removed and replaced. new walkway lighting, will need new power lines so 120 volt. $5,000 each because new pull boxes. Parking lot f needs more lighting fixtures. 5 or 6 HPS globe lights that the students like but no parts and difficult to maintain.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					No
8	Are there any wall, window, basement or roof leaks?					Yes a few. Lightweight Roof tiles are a problem
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					Yes facilities building
10	Are your elevators unreliable, with frequent service calls?					Yes problems, need upgrades
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					A few
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					No
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					A few mostly controls problems. the controls do not control everything remotely.;
14	Is the electrical service outdated, undersized, or otherwise problematic?					Not site, but some individual buildings are undersized
15	Are there any problems or inadequacies with exterior lighting?					Yes, see above
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					No. lot C not fully renovated
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Fold down ADA benches in gym showers pulled out of the wall benches replaced them. in the main showers at gym.
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					Yes 2004. Accessible route at site has gaps. Old study by DAC 2004. Between theatre and gym building is a problem.
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					Lecture form building is problem Parking lot a to street via lavendera sidewalk ends but people use dirt paths.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					Ampitheatre deficient. See binders in Mike's office. Problems with openers. $7500 for opener on fire rated door, $6000 on standard door.

Appendix B:
Component Condition Report

Component Condition Report

Marina Campus / MARINA A-100

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Concrete Cast-in-Place	2,366 SF	41	1596082
B2011	Building Exterior	Good	Exterior Wall, Fiber Cement Siding	4,394 SF	36	1596012
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, Prep & Paint	4,394 SF	5	1596030
B2016	Building exterior	Good	Soffit, Wood	400 SF	11	1596078
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,000 SF	21	1596061
B2032	Building Exterior	Good	Exterior Door, Wood Solid-Core	4	16	1595982
Roofing						
B3011	Roof	Good	Roof, Clay/Concrete Tile	4,702 SF	8	1596001
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	3	31	1596002
C1035	Throughout	Good	Interior Signage, Wall Mounted	3,919 SF	12	1687364
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	5,879 SF	3	1596038
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	3,919 SF	4	1595963
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,919 SF	16	1595988
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	3,919 SF	16	1596039
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	1596062
HVAC						
D3041	Classrooms	Fair	Fan Coil Unit, 300 CFM	1	11	1596094
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	3,919 SF	21	1637551
D3041	Classrooms	Fair	Fan Coil Unit, 300 CFM	1	11	1595999
D3041	Classrooms	Fair	Fan Coil Unit, 300 CFM	1	11	1595973
D3041	Classrooms	Fair	Fan Coil Unit, 300 CFM	1	11	1596059
D3049	Throughout building	Good	HVAC System Hydronic Piping, 2-Pipe	3,919 SF	31	1595970
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	3,919 SF	4	1678333
Electrical						
D5019	Throughout building	Good	Electrical Wiring & Switches, Average Density/Complexity	3,919 SF	31	1596047
D5022	Building exterior	Good	Light Fixture, 100 WATT	4	11	1595967
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,919 SF	11	1595992
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	3,919 SF	4	1596072
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	3,919 SF	5	1678334
Equipment/Special						
E1028	MARINA A-100	Fair	Defibrillator (AED), Cabinet Mounted	1	4	1596006

Marina Campus / MARINA A-200 MULTIPURPOS

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Concrete Cast-in-Place	1,960 SF	41	1596029
B2011	Building Exterior	Good	Exterior Wall, Fiber Cement Siding	3,640 SF	36	1596090
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, Prep & Paint	3,640 SF	5	1596003
B2016	Building exterior	Fair	Soffit, Wood	800 SF	11	1596063
B2023	Building Exterior	Good	Storefront, Metal-Framed Windows w/out Door(s)	1,320 SF	21	1596110
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	1	16	1595971
B2032	Building Exterior	Good	Exterior Door, Steel	2	31	1595995
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	5,695 SF	11	1595993
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	2	31	1596000
C1031	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	11	1596088
C1035	Throughout	Good	Interior Signage, Wall Mounted	4,746 SF	12	1687365
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	712 SF	31	1595966
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	6,407 SF	3	1596043
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	475 SF	31	1596106
C3024	Throughout building	Fair	Interior Floor Finish, Maple Sports Floor, Refinish	4,034 SF	3	1596048
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	237 SF	7	1595965
C3024	Throughout building	Fair	Interior Floor Finish, Maple Sports Floor	4,034 SF	21	1596105
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	4,746 SF	16	1596096
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	21	1595986
D2012	Restrooms	Fair	Urinal, Standard	3	21	1596099
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	21	1596057
D2023	Attic	Fair	Water Heater, Electric, Residential, 10 GAL [EWH-1]	1	6	1596042
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	4,746 SF	31	1596028
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	1595975
HVAC						
D3041	Attic	Fair	Fan Coil Unit, Hydronic Terminal, 1,200 CFM	1	11	1596097
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	4,746 SF	21	1596051
D3042	Attic	Fair	Exhaust Fan, Propeller, 1,000 CFM (less than 0.25 HP) [EF-1]	1	11	1596098
D3042	Attic	Fair	Exhaust Fan, Propeller, 1,000 CFM (less than 0.25 HP) [SF-1]	1	11	1596060
D3049	Throughout building	Good	HVAC System Hydronic Piping, 2-Pipe	4,746 SF	31	1596093
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	4,746 SF	4	1678336
Electrical						

Marina Campus / MARINA A-200 MULTIPURPOS

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout building	Good	Full Electrical System Upgrade, Medium Density/Complexity	4,746 SF	31	1596102
D5022	Building exterior	Fair	Light Fixture, 100 WATT	3	10	1596015
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,746 SF	10	1596071
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	2	5	1595969
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	4,746 SF	4	1596065
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	4,746 SF	5	1678337

Marina Campus / MARINA A-300 UTILITY

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, Prep & Paint	949 SF	5	1596036
B2011	Building Exterior	Good	Exterior Wall, Concrete Cast-in-Place	511 SF	41	1596016
B2011	Building Exterior	Good	Exterior Wall, Fiber Cement Siding	949 SF	36	1595990
B2032	Building Exterior	Good	Exterior Door, Steel	4	31	1595981
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	1,262 SF	11	1596089
Interiors						
C1021	Utility closet	Good	Interior Door, Steel	1	31	1596085
C1035	Throughout	Good	Interior Signage, Wall Mounted	1,262 SF	12	1687366
C3012	Utility closet	Fair	Interior Wall Finish, any surface, Prep & Paint	1,704 SF	3	1596049
C3012	Utility closet	Fair	Interior Wall Finish, Laminated Paneling (FRP)	189 SF	21	1596083
C3024	Utility closet	Fair	Interior Floor Finish, Vinyl Tile (VCT)	400 SF	6	1596037
C3031	Utility closet	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,262 SF	5	1596021
Plumbing						
D2014	Utility closet	Fair	Service Sink, Floor	1	26	1596026
D2023	Utility closet	Fair	Water Heater, 6 GAL [EWH-2]	1	11	1595994
D2029	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,262 SF	31	1596080
Fire Suppression						
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	1596010
HVAC						
D3021	Utility closet	Fair	Boiler, 300 MBH [B-1]	1	21	1596064
D3021	Utility closet	Fair	Boiler, 300 MBH [B-2]	1	21	1595979
D3041	Throughout building	Fair	HVAC System Ductwork, Low Density	1,262 SF	21	1595972
D3041	Utility closet	Fair	Fan Coil Unit, 800 CFM [No tag/plate found]	1	11	1596055
D3042	Utility closet	Fair	Exhaust Fan, Propeller, 500 CFM (less than 0.25 HP) [EF-2]	1	11	1596067
D3044	Utility closet	Fair	Distribution Pump, 1/2 HP	1	6	1595983

Marina Campus / MARINA A-300 UTILITY

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3044	Utility closet	Fair	Distribution Pump, 1 HP	1	6	1595985
D3044	Utility closet	Fair	Distribution Pump, 1 HP	1	6	1596019
D3044	Utility closet	Fair	Distribution Pump, 1/2 HP	1	6	1596046
D3049	Throughout building	Good	HVAC System Hydronic Piping, 2-Pipe	1,262 SF	31	1595980
D3051	Utility closet	Fair	Packaged Terminal Air Conditioner (PTAC), 16,800 BTUH	1	6	1596009
D3068	Utility closet	Fair	BAS/HVAC Controls, Extensive/Robust BMS, Upgrade	1,262 SF	4	1595968
Electrical						
D5012	Utility closet	Good	Building/Main Switchboard, 120/208 V, 1,000 Amp [MSB]	1	31	1596017
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	10	1596053
D5029	Utility closet	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,262 SF	11	1596070
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	1,262 SF	4	1678341
D5037	Utility closet	Fair	Fire Alarm Control Panel, Addressable	1	7	1596034
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	1,262 SF	5	1678340

Marina Campus / MARINA A-400

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, Prep & Paint	4,134 SF	5	1596068
B2011	Building Exterior	Good	Exterior Wall, Concrete Cast-in-Place	2,226 SF	41	1596040
B2011	Building Exterior	Good	Exterior Wall, Fiber Cement Siding	4,134 SF	36	1595977
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,500 SF	21	1596023
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	4	16	1596095
Roofing						
B3011	Roof	Good	Roof, Clay/Concrete Tile	6,040 SF	8	1596008
Interiors						
C1035	Throughout	Good	Interior Signage, Wall Mounted	5,033 SF	12	1687367
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	7,550 SF	3	1596066
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	5,033 SF	4	1596069
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,033 SF	16	1595998
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	5,033 SF	16	1596103
D4031	MARINA A-400	Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	1596022
HVAC						
D3041	Classrooms	Fair	Fan Coil Unit, 400 CFM	1	11	1596073
D3041	Classrooms	Fair	Fan Coil Unit, 400 CFM	1	11	1595964
D3041	Classrooms	Fair	Fan Coil Unit, 400 CFM	1	11	1596086

Marina Campus / MARINA A-400

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Throughout Building	Fair	HVAC System Ductwork, Medium Density	5,033 SF	21	1637707
D3041	Classrooms	Fair	Fan Coil Unit, 400 CFM	1	11	1596031
D3049	Throughout building	Good	HVAC System Hydronic Piping, 2-Pipe	5,033 SF	31	1596005
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	5,033 SF	4	1678342
Electrical						
D5019	Throughout building	Good	Electrical Wiring & Switches, Average Density/Complexity	5,033 SF	31	1596081
D5022	MARINA A-400	Fair	Light Fixture, 100 WATT	4	11	1596020
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,033 SF	11	1596074
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,033 SF	11	1596041
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	5,033 SF	5	1678343

Marina Campus / MARINA A-500

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Concrete Cast-in-Place	1,148 SF	41	1596052
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, Prep & Paint	2,132 SF	5	1596033
B2011	Building Exterior	Good	Exterior Wall, Fiber Cement Siding	2,132 SF	36	1595997
B2016	Building exterior	Fair	Soffit, Wood	250 SF	11	1595984
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	1,000 SF	21	1596024
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	2	16	1596100
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	2,295 SF	11	1596087
Interiors						
C1035	Throughout	Good	Interior Signage, Wall Mounted	1,912 SF	12	1687368
C3012	Throughout building	Fair	Interior Wall Finish, any surface, Prep & Paint	2,868 SF	3	1595978
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,912 SF	4	1596032
C3032	Throughout building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	1,912 SF	16	1596076
Fire Suppression						
D4019	Throughout building	Fair	Sprinkler Heads (per SF)	1,912 SF	16	1596084
D4031	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	4	1596109
HVAC						
D3041	Classrooms	Fair	Fan Coil Unit, 400 CFM	1	11	1596079
D3041	Classrooms	Fair	Fan Coil Unit, 400 CFM	1	11	1595996
D3049	Throughout building	Good	HVAC System Hydronic Piping, 2-Pipe	1,912 SF	31	1595989
D3068	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	1,912 SF	4	1678345
Electrical						

Marina Campus / MARINA A-500

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout building	Good	Electrical Wiring & Switches, Average Density/Complexity	1,912 SF	31	1596013
D5019	Site	Fair	Wind Turbine, Up To 1kW, Full System and Connections	1	7	1596092
D5022	Building exterior	Fair	Light Fixture, 100 WATT	2	11	1596011
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,912 SF	11	1596104
D5092	Throughout building	Fair	Exit Sign Light Fixture, LED	1	4	1596058
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,912 SF	4	1596014
D5038	Throughout	NA	Security/Surveillance System, Cameras and CCTV, Install	1,912 SF	5	1678346

Marina Campus / SITE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Site	Fair	Covered Walkway, Single-Ply TPO/PVC Membrane	4,500 SF	11	1596044
Plumbing						
D2018	Site	Failed	Drinking Fountain, Outside/Site Style	1	0	1596018
D2021	SITE	Fair	Backflow Preventer, 2 INCH	1	4	1596027
D2021	SITE	Fair	Backflow Preventer, Irrigation, 2 INCH	1	4	1595991
D2021	SITE	Fair	Backflow Preventer, Irrigation, 2 INCH	1	4	1596007
Fire Suppression						
D4011	SITE	Fair	Backflow Preventer, 6 INCH	1	4	1596101
Electrical						
D5022	Site	Fair	Light Fixture, 100 WATT	27	11	1596045
Pavement						
G2022	Site	Good	Parking Lots, Asphalt Pavement, Mill & Overlay	90,000 SF	24	1596054
G2022	Site	Good	Parking Lots, Asphalt Pavement, Seal & Stripe	90,000 SF	4	1596050
G2024	Site	Fair	Parking Lots, 105 - 200	1	11	1596077
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	1,350 SF	21	1595976
G2031	Site	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	6,000 SF	41	1596108
Site Development						
G2041	Site	Good	Fences & Gates, Wrought Iron, 4' High	200 LF	41	1596075
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	11	1595974
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	11	1596091
G2048	Site	Fair	Flagpole, Metal	1	21	1596107
Landscaping						
G2057	Site	Fair	Irrigation System	60,000 SF	16	1596025
Site Lighting						
G4021	Site	Fair	Site Pole Light, 100 WATT, Replace/Install	15	11	1596056

Marina Campus / SITE

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4021	Site	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	14	11	1596004
G4021	Site	Fair	Site Walkway Bollard Light, 70 - 150 WATT, Replace/Install	14	11	1595987

Appendix C: Replacement Reserves

Replacement Reserves Report

1/20/2020

Facility	Building	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Deficiency Repair Estimate
Marina Campus	MARINA A-100	B2011	1596030	Exterior Wall, any Painted Surface, Prep & Paint	10	5	5	4394	SF	$4.02	$17,675						$17,675						**$17,675**
Marina Campus	MARINA A-100	B3011	1596001	Roof, Clay/Concrete Tile, Replace	25	17	8	4702	SF	$22.79	$107,177									$107,177			**$107,177**
Marina Campus	MARINA A-100	C3012	1596038	Interior Wall Finish, any surface, Prep & Paint	10	7	3	5879	SF	$2.01	$11,824				$11,824								**$11,824**
Marina Campus	MARINA A-100	C3025	1595963	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	3919	SF	$10.06	$39,410					$39,410							**$39,410**
Marina Campus	MARINA A-100	D3068	1678333	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	3919	SF	$3.35	$13,137					$13,137							**$13,137**
Marina Campus	MARINA A-100	D4031	1596062	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$378.18	$756					$756							**$756**
Marina Campus	MARINA A-100	D5037	1596072	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	3919	SF	$5.36	$21,019					$21,019							**$21,019**
Marina Campus	MARINA A-100	D5038	1678334	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	3919	SF	$6.70	$26,273						$26,273						**$26,273**
Marina Campus	MARINA A-100	E1028	1596006	Defibrillator (AED), Cabinet Mounted, Replace	10	6	4	1	EA	$2,011.23	$2,011					$2,011							**$2,011**
Marina Campus	MARINA A-200 MULTIPURPOS	B2011	1596003	Exterior Wall, any Painted Surface, Prep & Paint	10	5	5	3640	SF	$4.02	$14,642						$14,642						**$14,642**
Marina Campus	MARINA A-200 MULTIPURPOS	C3012	1596043	Interior Wall Finish, any surface, Prep & Paint	10	7	3	6407	SF	$2.01	$12,886				$12,886								**$12,886**
Marina Campus	MARINA A-200 MULTIPURPOS	C3024	1596048	Interior Floor Finish, Maple Sports Floor, Refinish	10	7	3	4034	SF	$6.70	$27,044				$27,044								**$27,044**
Marina Campus	MARINA A-200 MULTIPURPOS	C3024	1595965	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	237	SF	$6.70	$1,589								$1,589				**$1,589**
Marina Campus	MARINA A-200 MULTIPURPOS	D2023	1596042	Water Heater, Electric, Residential, 10 GAL, Replace	15	9	6	1	EA	$693.33	$693							$693					**$693**
Marina Campus	MARINA A-200 MULTIPURPOS	D3068	1678336	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	4746	SF	$3.35	$15,909					$15,909							**$15,909**
Marina Campus	MARINA A-200 MULTIPURPOS	D4031	1595975	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	$378.18	$378					$378							**$378**
Marina Campus	MARINA A-200 MULTIPURPOS	D5022	1596015	Light Fixture, 100 WATT, Replace	20	10	10	3	EA	$239.51	$719											$719	**$719**
Marina Campus	MARINA A-200 MULTIPURPOS	D5029	1596071	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	4746	SF	$10.73	$50,908											$50,908	**$50,908**
Marina Campus	MARINA A-200 MULTIPURPOS	D5037	1596065	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	4746	SF	$5.36	$25,454					$25,454							**$25,454**
Marina Campus	MARINA A-200 MULTIPURPOS	D5038	1678337	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	4746	SF	$6.70	$31,818						$31,818						**$31,818**
Marina Campus	MARINA A-200 MULTIPURPOS	D5092	1595969	Exit Sign Light Fixture, LED, Replace	10	5	5	2	EA	$277.33	$555						$555						**$555**
Marina Campus	MARINA A-300 UTILITY	B2011	1596036	Exterior Wall, any Painted Surface, Prep & Paint	10	5	5	949	SF	$4.02	$3,817						$3,817						**$3,817**
Marina Campus	MARINA A-300 UTILITY	C3012	1596049	Interior Wall Finish, any surface, Prep & Paint	10	7	3	1704	SF	$2.01	$3,427				$3,427								**$3,427**
Marina Campus	MARINA A-300 UTILITY	C3024	1596037	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	400	SF	$6.70	$2,682							$2,682					**$2,682**
Marina Campus	MARINA A-300 UTILITY	C3031	1596021	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	1262	SF	$2.68	$3,384						$3,384						**$3,384**
Marina Campus	MARINA A-300 UTILITY	D3044	1595983	Distribution Pump, 1/2 HP, Replace	15	9	6	1	EA	$6,838.18	$6,838							$6,838					**$6,838**
Marina Campus	MARINA A-300 UTILITY	D3044	1595985	Distribution Pump, 1 HP, Replace	15	9	6	1	EA	$6,838.18	$6,838							$6,838					**$6,838**
Marina Campus	MARINA A-300 UTILITY	D3044	1596019	Distribution Pump, 1 HP, Replace	15	9	6	1	EA	$6,838.18	$6,838							$6,838					**$6,838**
Marina Campus	MARINA A-300 UTILITY	D3044	1596046	Distribution Pump, 1/2 HP, Replace	15	9	6	1	EA	$6,838.18	$6,838							$6,838					**$6,838**
Marina Campus	MARINA A-300 UTILITY	D3051	1596009	Packaged Terminal Air Conditioner (PTAC), 16,800 BTUH, Replace	15	9	6	1	EA	$4,558.79	$4,559							$4,559					**$4,559**
Marina Campus	MARINA A-300 UTILITY	D3068	1595968	BAS/HVAC Controls, Extensive/Robust BMS, Upgrade	15	11	4	1262	SF	$3.35	$4,230					$4,230							**$4,230**
Marina Campus	MARINA A-300 UTILITY	D4031	1596010	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$378.18	$756					$756							**$756**
Marina Campus	MARINA A-300 UTILITY	D5022	1596053	Light Fixture, 100 WATT, Replace	20	10	10	1	EA	$239.51	$240											$240	**$240**
Marina Campus	MARINA A-300 UTILITY	D5037	1678341	Fire Alarm System, Standard Addressable, Upgrade/Install	20	16	4	1262	SF	$5.36	$6,768					$6,768							**$6,768**
Marina Campus	MARINA A-300 UTILITY	D5037	1596034	Fire Alarm Control Panel, Addressable, Replace	15	8	7	1	EA	$20,112.30	$20,112								$20,112				**$20,112**
Marina Campus	MARINA A-300 UTILITY	D5038	1678340	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	1262	SF	$6.70	$8,461						$8,461						**$8,461**
Marina Campus	MARINA A-400	B2011	1596068	Exterior Wall, any Painted Surface, Prep & Paint	10	5	5	4134	SF	$4.02	$16,629						$16,629						**$16,629**
Marina Campus	MARINA A-400	B3011	1596008	Roof, Clay/Concrete Tile, Replace	25	17	8	6040	SF	$22.79	$137,675									$137,675			**$137,675**
Marina Campus	MARINA A-400	C3012	1596066	Interior Wall Finish, any surface, Prep & Paint	10	7	3	7550	SF	$2.01	$15,185				$15,185								**$15,185**
Marina Campus	MARINA A-400	C3025	1596069	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	5033	SF	$10.06	$50,613					$50,613							**$50,613**
Marina Campus	MARINA A-400	D3068	1678342	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	5033	SF	$3.35	$16,871					$16,871							**$16,871**

Facility	Building	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Deficiency Repair Estimate
Marina Campus	MARINA A-400	D4031	1596022	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$378.18	$756					$756							**$756**
Marina Campus	MARINA A-400	D5038	1678343	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	5033	SF	$6.70	$33,742						$33,742						**$33,742**
Marina Campus	MARINA A-500	B2011	1596033	Exterior Wall, any Painted Surface, Prep & Paint	10	5	5	2132	SF	$4.02	$8,576						$8,576						**$8,576**
Marina Campus	MARINA A-500	C3012	1595978	Interior Wall Finish, any surface, Prep & Paint	10	7	3	2868	SF	$2.01	$5,768				$5,768								**$5,768**
Marina Campus	MARINA A-500	C3025	1596032	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	1912	SF	$10.06	$19,227					$19,227							**$19,227**
Marina Campus	MARINA A-500	D3068	1678345	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	1912	SF	$3.35	$6,409					$6,409							**$6,409**
Marina Campus	MARINA A-500	D4031	1596109	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	2	EA	$378.18	$756					$756							**$756**
Marina Campus	MARINA A-500	D5019	1596092	Wind Turbine, Up To 1kW, Full System and Connections, Replace	15	8	7	1	EA	$4,022.46	$4,022								$4,022				**$4,022**
Marina Campus	MARINA A-500	D5037	1596014	Fire Alarm System, Standard Addressable, Upgrade	20	16	4	1912	SF	$5.36	$10,255					$10,255							**$10,255**
Marina Campus	MARINA A-500	D5038	1678346	Security/Surveillance System, Cameras and CCTV, Install	15	10	5	1912	SF	$6.70	$12,818						$12,818						**$12,818**
Marina Campus	MARINA A-500	D5092	1596058	Exit Sign Light Fixture, LED, Replace	10	6	4	1	EA	$277.33	$277					$277							**$277**
Marina Campus	SITE	D2018	1596018	Drinking Fountain, Outside/Site Style, Replace	15	15	0	1	EA	$4,826.95	$4,827	$4,827											**$4,827**
Marina Campus	SITE	D2021	1596027	Backflow Preventer, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291							**$4,291**
Marina Campus	SITE	D2021	1595991	Backflow Preventer, Irrigation, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291							**$4,291**
Marina Campus	SITE	D2021	1596007	Backflow Preventer, Irrigation, 2 INCH, Replace	30	26	4	1	EA	$4,290.62	$4,291					$4,291							**$4,291**
Marina Campus	SITE	D4011	1596101	Backflow Preventer, 6 INCH, Replace	30	26	4	1	EA	$14,078.61	$14,079					$14,079							**$14,079**
Marina Campus	SITE	G2022	1596050	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	90000	SF	$0.60	$54,303					$54,303					$54,303		**$108,606**
Totals, Unescalated												**$4,827**	**$0**	**$0**	**$76,134**	**$316,248**	**$178,389**	**$35,286**	**$25,724**	**$244,853**	**$54,303**	**$51,866**	**$987,630**
Totals, Escalated (6.0% inflation, compounded annually)												**$4,827**	**$0**	**$0**	**$90,677**	**$399,255**	**$238,725**	**$50,055**	**$38,679**	**$390,258**	**$91,744**	**$92,885**	**$1,397,104**

Appendix D:
Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1596027	D2021	**Backflow Preventer**	2 INCH	Marina Campus / SITE	SITE	Zurn Wilkins	975XL2	3258564	2011		
2	1595991	D2021	**Backflow Preventer**	2 INCH	Marina Campus / SITE	SITE	Febco	825Y	J022551	2011		
3	1596007	D2021	**Backflow Preventer**	2 INCH	Marina Campus / SITE	SITE	Febco	825Y	H006381	2011		
4	1596042	D2023	**Water Heater** [EWH-1]	10 GAL	Marina Campus / MARINA A-200 MULTIPURPOS	Attic	Bradford White	No tag/plate found	No tag/plate found	2011		
5	1595994	D2023	**Water Heater** [EWH-2]	6 GAL	Marina Campus / MARINA A-300 UTILITY	Utility closet	Bradford White	LD6U	GJ13999426	2011		

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1596064	D3021	**Boiler** [B-1]	300 MBH	Marina Campus / MARINA A-300 UTILITY	Utility closet	Heat Transfer Products, Inc.	MOD CON 300	J06Q45900	2011		
2	1595979	D3021	**Boiler** [B-2]	300 MBH	Marina Campus / MARINA A-300 UTILITY	Utility closet	Heat Transfer Products, Inc.	MOD CON 300	J06Q45898	2011		
3	1596094	D3041	**Fan Coil Unit**	300 CFM	Marina Campus / MARINA A-100	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
4	1595999	D3041	**Fan Coil Unit**	300 CFM	Marina Campus / MARINA A-100	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
5	1595973	D3041	**Fan Coil Unit**	300 CFM	Marina Campus / MARINA A-100	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
6	1596059	D3041	**Fan Coil Unit**	300 CFM	Marina Campus / MARINA A-100	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
7	1596073	D3041	**Fan Coil Unit**	400 CFM	Marina Campus / MARINA A-400	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
8	1595964	D3041	**Fan Coil Unit**	400 CFM	Marina Campus / MARINA A-400	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
9	1596079	D3041	**Fan Coil Unit**	400 CFM	Marina Campus / MARINA A-500	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
10	1595996	D3041	**Fan Coil Unit**	400 CFM	Marina Campus / MARINA A-500	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
11	1596086	D3041	**Fan Coil Unit**	400 CFM	Marina Campus / MARINA A-400	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
12	1596031	D3041	**Fan Coil Unit**	400 CFM	Marina Campus / MARINA A-400	Classrooms	Inaccessible	Inaccessible	Inaccessible	2011		
13	1596097	D3041	**Fan Coil Unit**	1,200 CFM	Marina Campus / MARINA A-200 MULTIPURPOS	Attic	No tag/plate found	No tag/plate found	No tag/plate found	2011		
14	1596055	D3041	**Fan Coil Unit**	800 CFM	Marina Campus / MARINA A-300 UTILITY	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found	2011		
15	1596098	D3042	**Exhaust Fan** [EF-1]	1,000 CFM	Marina Campus / MARINA A-200 MULTIPURPOS	Attic	PennBarry	L064587	K10PZ15449	2011		
16	1596067	D3042	**Exhaust Fan** [EF-2]	500 CFM	Marina Campus / MARINA A-300 UTILITY	Utility closet	PennBarry	L064590	K10PZ15450	2011		
17	1596060	D3042	**Exhaust Fan** [SF-1]	1,000 CFM	Marina Campus / MARINA A-200 MULTIPURPOS	Attic	PennBarry	L064593	K10PZ15456	2011		
18	1595985	D3044	**Distribution Pump**	1 HP	Marina Campus / MARINA A-300 UTILITY	Utility closet	Taco	1615C3E2 6.30	No tag/plate found	2011		
19	1596019	D3044	**Distribution Pump**	1 HP	Marina Campus / MARINA A-300 UTILITY	Utility closet	Taco	1615C3E2 6.30	No tag/plate found	2011		
20	1596046	D3044	**Distribution Pump**	1/2 HP	Marina Campus / MARINA A-300 UTILITY	Utility closet	Taco	1611C3E1 4.60	No tag/plate found	2011		
21	1595983	D3044	**Distribution Pump**	1/2 HP	Marina Campus / MARINA A-300 UTILITY	Utility closet	Taco	1611C3E1 4.60	No tag/plate found	2011		
22	1596009	D3051	**Packaged Terminal Air Conditioner (PTAC)**	16,800 BTUH	Marina Campus / MARINA A-300 UTILITY	Utility closet	MovinCool	Office Pro 18	04070033180	2011		

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1596101	D4011	**Backflow Preventer**	6 INCH	Marina Campus / SITE	SITE	Zurn Wilkins	350ADA	24764	2011		
2	1596109	D4031	**Fire Extinguisher**		Marina Campus / MARINA A-500	Throughout building						2
3	1596010	D4031	**Fire Extinguisher**		Marina Campus / MARINA A-300 UTILITY	Throughout building						2
4	1596062	D4031	**Fire Extinguisher**		Marina Campus / MARINA A-100	Throughout building				2011		2
5	1595975	D4031	**Fire Extinguisher**		Marina Campus / MARINA A-200 MULTIPURPOS	Throughout building						
6	1596022	D4031	**Fire Extinguisher**		Marina Campus / MARINA A-400	MARINA A-400				2011		2

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1596017	D5012	**Building/Main Switchboard** [MSB]	1,000 Amp	Marina Campus / MARINA A-300 UTILITY	Utility closet	Siemens	No tag/plate found	No tag/plate found	2011		
2	1596092	D5019	**Wind Turbine**		Marina Campus / MARINA A-500	Site	Power One	PVI-6000-OUTD-US-W	045412	2011		
3	1596015	D5022	**Light Fixture**	100 WATT	Marina Campus / MARINA A-200 MULTIPURPOS	Building exterior				2011		3
4	1596045	D5022	**Light Fixture**	100 WATT	Marina Campus / SITE	Site				2011		27
5	1596053	D5022	**Light Fixture**	100 WATT	Marina Campus / MARINA A-300 UTILITY	Building exterior						
6	1596011	D5022	**Light Fixture**	100 WATT	Marina Campus / MARINA A-500	Building exterior				2011		2
7	1596020	D5022	**Light Fixture**	100 WATT	Marina Campus / MARINA A-400	MARINA A-400				2011		4
8	1595967	D5022	**Light Fixture**	100 WATT	Marina Campus / MARINA A-100	Building exterior				2011		4

Help

9	1596034	D5037	**Fire Alarm Control Panel**		Marina Campus / MARINA A-300 UTILITY	Utility closet	Honeywell	ES-200X	No tag/plate found	2011		
10	1596058	D5092	**Exit Sign Light Fixture**		Marina Campus / MARINA A-500	Throughout building						
11	1595969	D5092	**Exit Sign Light Fixture**		Marina Campus / MARINA A-200 MULTIPURPOS	Throughout building						2

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1596006	E1028	**Defibrillator (AED)**		Marina Campus / MARINA A-100	MARINA A-100						

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1596056	G4021	**Site Pole Light**	100 WATT	Marina Campus / SITE	Site				2011		15
2	1596004	G4021	**Site Pole Light**	105 - 200 WATT	Marina Campus / SITE	Site				2011		14
3	1595987	G4021	**Site Walkway Bollard Light**	70 - 150 WATT	Marina Campus / SITE	Site				2011		14

Help