FACILITY CONDITION ASSESSMENT

Prepared for

Ann Arbor Public Schools 2555 South State Street Ann Arbor, Michigan 48104 Jim Vibbart



FACILITY CONDITION ASSESSMENT

OF

PIONEER HIGH SCHOOL 601 WEST STADIUM DRIVE ANN ARBOR, MICHIGAN 48105

PREPARED BY:

=MG

10461 Mill Run Circle, Suite 1100 Owings Mills, Maryland 21117 800.733.0660 www.emgcorp.com

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EMG PROJECT #: 129010.18R000-035.354

DATE OF REPORT: R' |^ ÁG 2018

ONSITE DATE: Febuary 13-16, 2018

Immediate Repairs Report Pioneer High School

7/2/2018



MG Renamed em Number	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
C10	Main lobby	855360	Interior Walls, , Repair	2300	SF	\$30.00	\$69,008	\$69,00
C10	Throughout building	855614	Floor Finishings, , Repair	800	SF	\$28.92	\$23,134	\$23,13
C10	Interior Stairs	855478	Floor Finishings, , Repair	160	SF	\$28.92	\$4,627	\$4,62
C10	Pool	855286	Floor Finishings, Ceramic Tile Floor, Repair	24500	SF	\$28.63	\$701,422	\$701,42
C10	New addition	855548	Interior Floor Finish, Ceramic Tile, Repair	600	SF	\$28.63	\$17,178	\$17,17
C10	Throughout building	855438	Interior Floor Finish, Terrazzo, Repair	3500	SF	\$26.74	\$93,588	\$93,58
D30	Shop class	855498	Air Handler, 2501 - 4000 CFM, Replace	1	EA	\$15,377.20	\$15,377	\$15,37
D30	Shop class	855465	Air Handler, 2501 - 4000 CFM, Replace	1	EA	\$15,377.20	\$15,377	\$15,37
D30	roof	855397	Exhaust Fan, 801 - 1000 CFM, Replace	1	EA	\$2,034.91	\$2,035	\$2,03
D30	Roof	855529	Exhaust Fan, 801 - 1000 CFM, Replace	1	EA	\$2,034.91	\$2,035	\$2,03
D30	Roof	855249	Exhaust Fan, 1001 - 1500 CFM, Replace	1	EA	\$2,217.13	\$2,217	\$2,21
D30	Roof	855277	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	1	EA	\$3,533.69	\$3,534	\$3,53
D30	Roof	855464	Exhaust Fan, 1001 - 1500 CFM, Replace	1	EA	\$2,217.13	\$2,217	\$2,21
D30	Roof	855557	Exhaust Fan, 1001 - 1500 CFM, Replace	1	EA	\$2,217.13	\$2,217	\$2,21
D30	Roof	855566	Exhaust Fan, 401 - 500 CFM, Replace	1	EA	\$1,790.92	\$1,791	\$1,79
D30	Roof	855601	Exhaust Fan, 801 - 1000 CFM, Replace	1	EA	\$2,034.91	\$2,035	\$2,03
D30	Roof	855457	Exhaust Fan, 2001 - 5000 CFM, Replace	1	EA	\$3,177.29	\$3,177	\$3,17
D30	Roof	855233	Exhaust Fan, 801 - 1000 CFM, Replace	1	EA	\$2,034.91	\$2,035	\$2,03
D30	Roof	855408	Exhaust Fan, 1501 - 2000 CFM, Replace	1	EA	\$2,351.89	\$2,352	\$2,35
D30	Roof	855570	Exhaust Fan, 801 - 1000 CFM, Replace	1	EA	\$2,034.91	\$2,035	\$2,03
D30	Roof	855519	Exhaust Fan, 801 - 1000 CFM, Replace	1	EA	\$2,217.13	\$2,217	\$2,21
D30	Roof	855560	Package Unit, 21 - 25 TON, Replace	1	EA	\$51,034.36	\$51,034	\$51,03
	Site	958701	Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages	247909.98	l LS	\$1.15	\$285,096	\$285,09

* Location Factor (1.0) included in totals.

7/2/2018

Location	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total E
Pioneer High School	\$1,305,739	\$604,461	\$10,674,279	\$8,706,053	\$9,180,590	\$419,444	\$431,059	\$3,919,362	\$6,837,629	\$371,986	\$3,865,399	\$458,261	\$3,463,020	\$4,190,619	\$433,421	\$2,047,739	\$942,139	\$2,698,230	\$808,373	\$530,530	
GrandTotal	\$1,305,739	\$604,461	\$10,674,279	\$8,706,053	\$9,180,590	\$419,444	\$431,059	\$3,919,362	\$6,837,629	\$371,986	\$3,865,399	\$458,261	\$3,463,020	\$4,190,619	\$433,421	\$2,047,739	\$942,139	\$2,698,230	\$808,373	\$530,530	

G named Location Description	ID Cost Description	Lifespan (EUL)	RUL	Quantity	Unit	Unit Cost	w/ Marku	* Subtotal	201	8 2019	2020	2021	2022	2 2023	2024 20	2026 2027 2028 2029 2030 2031 2032	2033 2034 2035 2036 2
nber 320 Building Exterior	855603 Brick Veneer Exterior Wall, , Replace	40 3	7 3	3500	SF	\$53.38	9 961	38 \$214,846				\$214,846					
-				300	EA		-					\$214,040		£04.667			
Building Exterior	855474 Window, 12 SF, Replace	30 2		-	EA	\$628.02		22 \$21,667 65 \$15,975						\$21,667	C45.0		
Building Exterior	855439 Window, 24 SF, Replace	30 2		4		\$3,472.74 \$584.21									\$15,97		
320 Sports booth	855296 Window, 120 SF, Replace	30 1		10	EA		-									\$6,718	
Building exterior	855425 Curtain Wall, , Replace	15 1		126	LF	\$6.12	-	.12 \$772			\$772						\$772
B20 Building Exterior	855352 Exterior Door, , Replace	30 2		14	EA	\$2,106.57					\$33,916						
320 Building Exterior	855316 Exterior Door, , Replace	30 2		39	EA	\$2,106.57									\$94,48		
Building Exterior	855583 Exterior Door, , Replace	25 1		9	EA		2 \$1,092									\$9,834	
B20 Building Exterior	855436 Exterior Door, , Replace	25	18	2	EA	\$950.12	2 \$1,092										\$2,185
Building Exterior	855376 Overhead Door, , Replace	35 2	3 12	1	EA	\$4,025.54	\$4,629	37 \$4,629	1							\$4,629	
B20 Building Exterior	855307 Overhead Door, , Replace	35 2	3 12	1	EA	\$9,078.59	\$10,440	38 \$10,440	1							\$10,440	
B20 Building Exterior stadium bleach	ers 855441 Overhead Door, , Replace	35 2	3 12	7	EA	\$9,078.59	\$10,440	38 \$73,083								\$73,083	
B20 Mechanical room	855483 Overhead Door, , Replace	35 2	3 12	1	EA	\$9,078.59	\$10,440	38 \$10,440								\$10,440	
G20 Site	855564 Pedestrian Gate, , Repair	10	3	1800	EA	\$29.50	\$33	93 \$61,071				\$61,071				\$61,071	
3010 Roof	855339 Roof, , Replace	20 1	3 2	25932	5 SF	\$10.52	\$12	10 \$3,137,314			\$3,137,314						
Roof	855265 Skylight, , Replace	30 2	3 7	9	EA	\$1,207.20	\$1,388	27 \$12,494							\$12,49		
B20 Roof	855332 Skylight, , Replace	30 2	3 7	6	EA	\$1,207.20	\$1,388	27 \$8,330)						\$8,33		
C10 Throughout building	855618 Interior Door, , Replace	20 1	3 2	24	EA	\$1,352.72	2 \$1,555	63 \$37,335	,		\$37,335						
c10 Throughout building	855440 Interior Door, , Replace	20 1	3 2	87	EA	\$1,928.03	\$2,217	23 \$192,899			\$192,899						
C10 Throughout building	855380 Interior Door, , Replace	20 1	7 3	1	EA	\$1,423.11	1 \$1,636	58 \$1,637				\$1,637					
C10 Throughout building	855256 Interior Door, , Replace	20 1	7 3	26	EA			58 \$42,551				\$42,551					
Throughout	947082 Exterior Door Hardware, Electronic Door Locks ANSI F39 Lockset, Replace	30 2) 1	39	EA	\$1,345.00	-			\$60,323		. =,					
210 Restrooms	855590 Toilet Partitions, , Replace	20 1	-	73	EA	\$850.00				400,020	\$71,357						
C10 Gymnasium	855320 Toilet Partitions, , Replace	20 1		6	EA	\$465.02					\$3,209						
				3	EA	\$465.02											
c10 Men restroom	855297 Toilet Partitions, , Replace			-			-				\$1,604						
C10 Restrooms	852795 Toilet Partitions, Metal Overhead-Braced, Replace	20 .		40	EA	\$850.00	-					\$39,100				60.400	
C10 Women's restroom consessions		20	13	4	EA	\$465.02	-									\$2,139	
C10 concessions	855501 Toilet Partitions, , Replace	20	13	8	EA	\$850.00	-									\$7,820	
C10 Gymnasium	855500 Lockers,	20 1		55	LF	\$482.50	-				\$30,518						
C10 Maintenance shop	855488 Lockers, 7	20 1		6	LF	\$482.50	-				\$3,329						
C10 Pool area	855231 Lockers,	20 1	3 2	205	LF	\$482.50		88 \$113,749			\$113,749						
C10 Throughout building	855596 Lockers,	20 1	7 3	1500	LF	\$482.50	-	88 \$832,313				\$832,313					
C10 Locker room	855530 Lockers,	20 1	7 3	40	LF	\$482.50	\$554	88 \$22,195				\$22,195					
C10 Main lobby	855360 Interior Walls, , Repair	0 2	5 0	2300	SF	\$26.09	\$30	00 \$69,008	\$69,008	3							
Throughout building	855523 Interior Walls, , Repair	8 6	2	4500	SF	\$1.42	2 \$1	64 \$7,365	i		\$7,365					\$7,365	\$7,365
C10 Lobby	855289 Interior Walls, , Replace	20 1	3 2	9520	SF	\$23.73	\$27	29 \$259,789			\$259,789						
C10 Interiors	937991 Interior Wall Finish, General Surface, Prep & Paint	8 4	4	747700) SF	\$1.45	5 \$1	67 \$1,246,790					\$1,246,790			\$1,246,790	
Throughout building	855254 Interior Walls, , Replace	25 1) 15	28000	SF	\$16.55	5 \$19	.04 \$533,039)							\$5	533,039
C10 Auditorium	852784 Interior Floor Finish, Epoxy Coating, Prep & Paint	10	3	500	SF	\$8.74	\$10	05 \$5,026				\$5,026				\$5,026	
C10 Throughout building	855614 Floor Finishings, , Repair	0 2	3 0	800	SF	\$25.15	5 \$28	92 \$23,134	\$23,134	1							
C10 Interior Stairs	855478 Floor Finishings, , Repair	0 7		160	SF	\$25.15											
C10 Pool	855286 Floor Finishings, Ceramic Tile Floor, Repair	0 2	3 0	24500		\$24.90		63 \$701,422									
C10 New addition	855548 Interior Floor Finish, Ceramic Tile, Repair	0	0	600	SF	\$24.90		63 \$17,178									
10 Throughout building	855438 Interior Floor Finish, Terrazzo, Repair	0 4		3500	SF	\$23.25		74 \$93,588									
320 Elevator	855509 Floor Finishings, , Replace	15 1		12	SF	\$4.80		.80 \$58			\$58						\$58
:10 Gymnasium	855543 Floor Finishings, , Repair	10 8	2	11500		\$4.53		21 \$59,961			\$59,961					\$59,961	ΨΟΟ
											φυ υ ,901						
C10 Theatre	852773 Interior Floor Finish, Wood Strip, Refinish	10	3	750	SF	\$3.68		23 \$3,172				\$3,172				\$3,172	
10 Large Gym	852794 Interior Floor Finish, Maple Sports Floor, Refinish	10		1000		\$4.53		21 \$5,214				\$5,214				\$5,214	
10 Throughout building	855367 Floor Finishings, , Replace	15 1		2600	_	\$4.80		52 \$14,354						\$14,354			
10 Administration office	855591 Floor Finishings, , Replace	10	3	3600	SF	\$7.26		34 \$30,041				\$30,041				\$30,041	
C10 Pool	855617 Ceilings, , Replace	20 1	3 2	9500	SF	\$3.11	1 \$3	.58 \$33,988			\$33,988						

IG named Location I mbor	Description	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal 2018	2019 2020 2021 2022 2023	2024 2025 2026 20	027 202	8 2029	2030	2031	2032 203	33 2034	2035	2036 2
mber D10 DWing		855248 Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	8	2	1	EA	\$3,000.00	\$3,450.00	\$3,450	\$3,450				\$3,450					
D10 Machine r	room	884204 Elevator Controls, Automatic, 1 or 2 Car Cluster, Modernize	20	10	10	2	EA	\$11,547.25	\$13,279.34	\$26,559			\$26,559	9						
20 Maintenar	ince shop	855555 Toilet, , Replace	20	18	2	1	EA	\$842.97	\$842.97	\$843	\$843									
20 Locker roo	oom	855253 Toilet, , Replace	20	17	3	3	EA	\$842.97		\$2,908	\$2,908									
20 Restrooms	าร	852772 Toilet, Tankless (Water Closet), Replace	20	17	3	43	EA	\$842.97	\$969.41	\$41,685	\$41,685									
20 Restrooms		855496 Toilet, , Replace	20	16	4	73	EA	\$842.97			\$70,767									
20 Mechanica		855283 Toilet, Tankless (Water Closet), Replace	20	7	13	2	EA	\$842.97		\$1,939	7.0,1.0					\$1,939				
20 Restrooms	•	855423 Toilet, , Replace	20	7	13	1	EA		\$1,213.43							\$1,213				
20 Concession		855241 Toilet, 8, Replace	20	7	13	8	EA		\$1,213.43							\$9,707				
20 Concession		855245 Toilet, , Replace	20	7	13		EA	\$842.97		\$7,755						\$7,755				
		855610 Urinal, , Replace		18	13	4					£4.272					\$1,755				
20 Maintenar	·		20	10	2	1	EA		\$1,372.46		\$1,372									
20 Restrooms		855342 Urinal, , Replace	20	18	2	42	EA		\$1,372.46		\$57,643									
020 Restrooms		852808 Urinal, Vitreous China, Replace	20	17	3	19	EA		\$1,372.46		\$26,077									
020 Locker roo		855227 Urinal, , Replace	20	17	3	1	EA		\$1,372.46		\$1,372									
D20 Restrooms		855308 Urinal, , Replace	20	7	13	3	EA		\$1,372.46	\$4,117						\$4,117				
20 Restrooms		855252 Urinal, 1.6 , Replace	20	7	13	3	EA	- ' '	\$1,372.46							\$4,117				
20 Restrooms		852812 Lavatory, Vitreous China, Replace	20	17	3	27	EA	\$572.66			\$17,781									
20 Maintenar	nce shop	855355 Sink, 1 , Replace	20	18	2	1	EA	\$1,167.28	\$1,342.38	\$1,342	\$1,342									
20 Pool wom	nen,s locker	855302 Sink, , Replace	20	18	2	2	EA	\$1,167.28	\$1,342.38	\$2,685	\$2,685									
20 Restrooms	าร	855477 Sink, , Replace	20	18	2	72	EA	\$616.03	\$708.43	\$51,007	\$51,007									
20 Restrooms	าร	852769 Sink, Stainless Steel, Replace	20	17	3	7	EA	\$1,054.05	\$1,212.16	\$8,485	\$8,485									
20 Commerci	cial kitchen	855472 Sink, 3, Replace	30	23	7	2	LF	\$1,262.50	\$1,451.88	\$2,904		\$2,904								
20 Kitchen		855343 Service Sink, 1 , Replace	35	23	12	1	EA	\$1,599.51	\$1,839.44	\$1,839					\$1,839					
20 Classroom	ms	852778 Sink, Pot, Multi-compartment, Replace	30	18	12	8	LF	\$1,262.50	\$1,451.88	\$11,615					\$11,615					
0 Kitchen		855251 Service Sink, 1 , Replace	35	23	12	1	EA	\$1,599.51	\$1,839.44	\$1,839					\$1,839					
0 Office		855366 Sink, Porcelain Enamel, Cast Iron, Replace	20	7	13	1	EA	\$1,167.28	\$1,342.38	\$1,342						\$1,342				
0 Utility clos	set	855290 Service Sink, , Replace	20	7	13	1	EA	\$1,360.33	\$1,564.38	\$1,564						\$1,564				
0 Concession	ion	855384 Sink, , Replace	20	7	13	9	EA	\$1,054.05	\$1,212.16	\$10,909						\$10,909				
20 Consessio	ion stand women restroom	855238 Sink, Stainless Steel, Replace	20	7	13	6	EA	\$1,054.05	\$1,212.16	\$7,273						\$7,273				
20 Locker roo	oom	855572 Shower, Ceramic Tile, Replace	30	23	7	24	EA	\$1,983.78	\$2,281.35	\$54,752		\$54,752								
0 Pool		855287 Drinking Fountain, 6 , Replace	15	13	2	6	EA		\$2,229.84		\$13,379								\$13,379	
20 Concession	ions	855455 Drinking Fountain, Refrigerated, Replace	10	7	3	4	EA		\$1,446.13		\$5,785					\$5,785				
20 Hallways		852796 Drinking Fountain, Refrigerated, Replace	10	7	3	6	EA	-	\$1,446.13		\$8,677					\$8,677				
10 Hallways		852797 Drinking Fountain, Vitreous China, Replace	15						\$2,229.84		\$2,230					40,011				52,230
20 Throughou		855481 Drinking Fountain, , Replace		7		38	EA		\$1,446.13		\$54,953					\$54,953				,2,200
20 Maintenar		855475 Drinking Fountain, Refrigerated, Replace	10	6	4	1	EA		\$1,446.13		\$1,446						\$1,446			
20 Science R	·	852813 Emergency Eye Wash & Shower Station, , Replace	15	12	3	5	EA	_	\$2,431.90		\$12,160						\$1,440		•	12,160
	COOTIS							_												12,100
20 C-134		855594 Water Heater, 30 - 52 GAL, Replace	15			1	EA	_	\$1,999.74		\$2,000								\$2,000	
0 Mechanica		852810 Water Heater, 40 GAL, Replace	15					_	\$1,999.74		\$2,000									52,000
0 Mechanica		855385 Boiler - Domestic Water, 1722 MBH, Replace	22		4	1			\$49,281.39		\$49,281									
0 Mechanica		855476 Storage Tank - Domestic, 500 GAL, Replace	20	16	4	1	EA	_	\$5,998.32		\$5,998									
20 Mechanica		855336 Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15			1		_	\$12,303.64			\$12,304								
20 Mechanica		855288 Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	3	12	1		_	\$12,303.64						\$12,304					
20 Mechanica	cal room	855486 Water Pumps, .5 HP, Replace	20	1	19	1	EA	\$11,641.34	\$13,387.55											\$13,
20 Tunnel		855453 DOMESTIC WATER PIPING SYSTEM, 405000 ,	40	23	17	2500	SF	\$38.94	\$44.78	\$111,953									\$111,953	
Roof		960801 Solar Instillation Project, Roof Mounted Solar Instillation, Install	20	12	8	3189000	SF	\$1.00	\$1.15	\$3,667,350		\$3,667,350								
0 Mechanica	cal room	855369 Boiler, 4201 - 10000 MBH, Replace	25	8	17	1	EA	\$120,905.15	\$139,040.92	\$139,041									\$139,041	
Mechanica	cal room	855322 Boiler, Gas, 2,501 to 4,200 MBH, Replace	25	8	17	1	EA	\$120,905.15	\$139,040.92	\$139,041									\$139,041	
0 Mechanica	cal room	855357 Condensate Water Return Pump,, 5.0 , Replace	15	13	2	1	EA	\$5,273.20	\$6,064.18	\$6,064	\$6,064								\$6,064	
Mechanica	cal room	855522 Condensate Water Return Pump, 3.0 , Replace	15	13	2	1	EA	\$5,273.20	\$6,064.18	\$6,064	\$6,064								\$6,064	
) Mechanica	cal room	855364 Chiller, 61 - 80 TON, Replace	25	18	7	1	EA	\$84,349.85	\$97,002.33	\$97,002		\$97,002								
Building e	exterior	855294 Cooling Tower, 40 TON, Replace	20	4	16	1	EA	\$15,917.12	\$18,304.69	\$18,305								\$18,305		
Roof		855525 Split System, 3 TON, Replace	15	13	2	1	EA	\$3,578.67	\$4,115.46	\$4,115	\$4,115								\$4,115	
) Roof		855574 Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	5	10	1	EA		\$5,144.08				\$5,144	1						
) Roof		855281 Split System, 2.5 - 3 TON, Replace	15	4	11	1			\$5,144.08				, - 1	\$5,144						
Shop clas	ss	855498 Air Handler, 2501 - 4000 CFM, Replace	20	23	0	1				\$15,377 \$15,377				+5,174						
O Shop class		855465 Air Handler, 2501 - 4000 CFM, Replace	20	23	0	1				\$15,377 \$15,377 \$15,377 \$15,377										
						1					\$15.277									
O Shop class	55	855561 Air Handler, 2501 - 4000 CFM, Replace	20	18	2	1			\$15,377.20		\$15,377		050.75							
0 Roof		855578 Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	15		10			_	\$52,779.40				\$52,779	1				-		
0 roof		855397 Exhaust Fan, 801 - 1000 CFM, Replace	15						\$2,034.91								\$2,03			
0 Roof		855529 Exhaust Fan, 801 - 1000 CFM, Replace	15	23	0	1 1	EA	\$1,769.49	\$2,034,91	\$2,035 \$2,035							\$2,03	5		

EMG Renamed Location Description tem	ID Cost Description	Lifespan EAge RUL Quantity Unit	Unit Cost w/ Markup * Subtotal	2018 2019 2020	2021 202	22 2023 2024	24 2025	2026 2027	2028 20	029 2030	2031 2032	2 2033 2	2034 2035 2036	2037
umber D30 Roof	CERTAIN E LA VIETA ARRA AFRO CEM Panings	,	\$4,007,04 \$0,047,49 \$0,947	* 0.047								#0.247		
D30 Roof D30 Roof	855249 Exhaust Fan, 1001 - 1500 CFM, Replace 855277 Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15 23 0 1 EA 15 28 0 1 EA				+				-		\$2,217 \$3,534		
D30 Roof	855464 Exhaust Fan, 1001 - 1500 CFM, Replace	15 23 0 1 EA										\$2,217		
D30 Roof	855557 Exhaust Fan, 1001 - 1500 CFM, Replace	15 62 0 1 EA								-		\$2,217		
D30 Roof	855566 Exhaust Fan, 401 - 500 CFM, Replace	15 23 0 1 EA		\$1,791								\$1,791		
D30 Roof	855601 Exhaust Fan, 801 - 1000 CFM, Replace	15 48 0 1 EA										\$2,035		
D30 Roof	855457 Exhaust Fan, 2001 - 5000 CFM, Replace	15 48 0 1 EA										\$3,177		
D30 Roof	855233 Exhaust Fan, 801 - 1000 CFM, Replace	15 48 0 1 EA		\$2,035								\$2,035		
D30 Roof	855408 Exhaust Fan, 1501 - 2000 CFM, Replace	15 62 0 1 EA	\$2,045.12 \$2,351.89 \$2,352	\$2,352								\$2,352		
D30 Roof	855570 Exhaust Fan, 801 - 1000 CFM, Replace	15 48 0 1 EA	\$1,769.49 \$2,034.91 \$2,035	\$2,035								\$2,035		
D30 Roof	855519 Exhaust Fan, 801 - 1000 CFM, Replace	15 48 0 1 EA	\$1,927.94 \$2,217.13 \$2,217	\$2,217								\$2,217		
D30 Roof	855508 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,750.30 \$2,012.84 \$2,013	\$2,013									\$2,013	
D30 Roof	855396 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,769.49 \$2,034.91 \$2,035	\$2,035									\$2,035	
D30 Shop roof	855449 Exhaust Fan, 2001 - 5000 CFM, Replace	15 13 2 1 EA	\$2,762.86 \$3,177.29 \$3,177	\$3,177									\$3,177	
D30 Roof	855311 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,769.49 \$2,034.91 \$2,035	\$2,035									\$2,035	
D30 Roof	855386 Exhaust Fan, 1501 - 2000 CFM, Replace	15 13 2 1 EA	\$2,045.12 \$2,351.89 \$2,352	\$2,352									\$2,352	
D30 Roof	855422 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,750.30 \$2,012.84 \$2,013	\$2,013									\$2,013	
D30 Roof	855372 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,769.49 \$2,034.91 \$2,035	\$2,035									\$2,035	
D30 Roof	855554 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,750.30 \$2,012.84 \$2,013	\$2,013									\$2,013	
D30 Roof	855309 Exhaust Fan, 401 - 500 CFM, Replace	15 13 2 1 EA	\$1,557.32 \$1,790.92 \$1,791	\$1,791									\$1,791	
D30 Roof	855463 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,769.49 \$2,034.91 \$2,035	\$2,035									\$2,035	
D30 Roof	855373 Exhaust Fan, 2001 - 5000 CFM, Replace	15 13 2 1 EA	\$2,762.86 \$3,177.29 \$3,177	\$3,177									\$3,177	
D30 Roof	855267 Exhaust Fan, 1501 - 2000 CFM, Replace	15 13 2 1 EA	\$2,045.12 \$2,351.89 \$2,352	\$2,352									\$2,352	
D30 Roof	855437 Exhaust Fan, 801 - 2000 CFM, Replace	15 13 2 1 EA	\$1,927.94 \$2,217.13 \$2,217	\$2,217									\$2,217	
D30 Roof	855340 Exhaust Fan, 801 - 1000 CFM, Replace	15 13 2 1 EA	\$1,927.94 \$2,217.13 \$2,217	\$2,217									\$2,217	
D30 Roof	855544 Exhaust Fan, 1001 - 1500 CFM, Replace	15 13 2 1 EA	\$1,927.94 \$2,217.13 \$2,217	\$2,217									\$2,217	
D30 Roof	855337 Exhaust Fan, 801 - 1000 CFM, Replace	15 13 2 1 EA		\$2,035									\$2,035	
D30 Roof	855571 Exhaust Fan, 251 - 800 CFM, Replace	15 13 2 1 EA	\$2,664.18 \$3,063.80 \$3,064	\$3,064									\$3,064	
D30 Roof	855528 Exhaust Fan, 501 - 800 CFM, Replace	15 13 2 1 EA	\$1,769.49 \$2,034.91 \$2,035	\$2,035									\$2,035	
D30 Roof	855389 Exhaust Fan, 1001 - 1500 CFM, Replace	15 13 2 1 EA	\$1,927.94 \$2,217.13 \$2,217	\$2,217									\$2,217	
D30 Roof	855598 Exhaust Fan, 1550 CFM, Replace	15 13 2 1 EA		\$2,217									\$2,217	
D30 Main roof	855468 Exhaust Fan, 801 - 1000 CFM, Replace	15 13 2 1 EA		\$2,035									\$2,035	
D30 Roof	855324 Exhaust Fan, 1501 - 2000 CFM, Replace	15 13 2 1 EA	\$2,045.12 \$2,351.89 \$2,352	\$2,352									\$2,352	
D30 Roof	855240 Exhaust Fan, 1001 - 1500 CFM, Replace	15 13 2 1 EA	\$1,927.94 \$2,217.13 \$2,217	\$2,217									\$2,217	
D30 Roof	855247 Exhaust Fan, 401 - 500 CFM, Replace	15 13 2 1 EA	\$1,557.32 \$1,790.92 \$1,791	\$1,791									\$1,791	
D30 Roof	855562 Exhaust Fan, 501 - 800 CFM, Replace	15 12 3 1 EA	\$1,769.49 \$2,034.91 \$2,035		\$2,035								\$2,035	
D30 Roof	855349 Exhaust Fan, 501 - 800 CFM, Replace	15 12 3 1 EA	\$1,750.30 \$2,012.84 \$2,013		\$2,013								\$2,013	
D30 Roof	855581 Exhaust Fan, 2001 - 5000 CFM, Replace	15 12 3 1 EA	\$1,927.94 \$2,217.13 \$2,217		\$2,217								\$2,217	
D30 Roof	855533 Exhaust Fan, 5001 - 8500 CFM, Replace	15 12 3 1 EA			\$4,761								\$4,761	
D30 Roof	855263 Exhaust Fan, 501 - 800 CFM, Replace	15 12 3 1 EA	\$1,927.94 \$2,217.13 \$2,217		\$2,217								\$2,217	
D30 Roof	855405 Exhaust Fan, 5001 - 8500 CFM, Replace	15 12 3 1 EA			\$4,761								\$4,761	
D30 Roof	855447 Exhaust Fan, 501 - 800 CFM, Replace	15 12 3 1 EA	\$1,769.49 \$2,034.91 \$2,035		\$2,035								\$2,035	
D30 Roof	855271 Exhaust Fan, 401 - 500 CFM, Replace	15 12 3 1 EA	\$1,557.32 \$1,790.92 \$1,791		\$1,791								\$1,791	
D30 Roof	855546 Exhaust Fan, 401 - 500 CFM, Replace	15 11 4 1 EA	\$1,769.49 \$2,034.91 \$2,035		\$2,035	i5								\$2,03
D30 Roof	855559 Exhaust Fan, 801 - 1000 CFM, Replace	15 11 4 1 EA	\$1,769.49 \$2,034.91 \$2,035		\$2,038	i5								\$2,03
D30 Roof	855250 Exhaust Fan, 1001 - 1500 CFM, Replace	15 8 7 1 EA	\$1,927.94 \$2,217.13 \$2,217				\$2,217							
D30 Roof	855494 Exhaust Fan, 1001 - 1500 CFM, Replace	15 8 7 1 EA	\$1,927.94 \$2,217.13 \$2,217				\$2,217							
D20 Mechanical room	855473 Circulation Pump, 5.0 HP, Replace	20 18 2 1 EA	\$5,518.88 \$6,346.72 \$6,347	\$6,347										
D30 Tunnel	855232 Circulation Pump, 30 HP, Replace	20 18 2 1 EA	\$31,071.80 \$35,732.57 \$35,733	\$35,733										
D30 Tunnel	855599 Circulation Pump, 60 HP, Replace	20 18 2 1 EA	\$31,071.80 \$35,732.57 \$35,733	\$35,733										
D30 Tunnel return	855433 Circulation Pump, 30 HP, Replace	20 18 2 1 EA	\$31,071.80 \$35,732.57 \$35,733	\$35,733										
D20 Mechanical room	855321 Circulation Pump, 5.0 HP, Replace	20 8 12 1 EA	\$5,518.88 \$6,346.72 \$6,347							\$6,347				
D30 Mechanical room	855416 Circulation Pump, 5.0 HP, Replace	20 8 12 1 EA	\$5,518.88 \$6,346.72 \$6,347							\$6,347				
D30 Mechanical room	855371 Circulation Pump, 40 HP, Replace	20 18 2 1 EA	\$20,175.70 \$23,202.05 \$23,202	\$23,202										1
D30 Mechanical room	855335 Distribution Pump, Chiller & Condenser Water, 30 to 50 HP, Replace	20 18 2 1 EA	\$20,175.70 \$23,202.05 \$23,202	\$23,202										
D30 Mechanical room	855612 Circulation Pump, 40 HP, Replace	20 18 2 1 EA	\$20,175.70 \$23,202.05 \$23,202	\$23,202										1
D30 Mechanical room	855609 Circulation Pump, 30 HP, Replace	20 18 2 1 EA	\$20,175.70 \$23,202.05 \$23,202	\$23,202										1
D30 Mechanical room	855553 Circulation Pump, 50 HP, Replace	20 18 2 1 EA		\$23,202										1
D30 Clsssrooms	855541 HVAC System Piping,	30 23 7 4000 SF	\$13.00 \$14.95 \$59,800				\$59,800							1
D30 Maintenance shop	855616 Unit Heater, 181 - 200 MBH, Replace	20 18 2 2 EA	\$6,340.60 \$7,291.69 \$14,583	\$14,583										1
D30 Mechanical room														

nber D30 Pool storage D30 Maintenance building	855358 Unit Heater, 86 - 100 MBH, Replace																	
-	000000 Onit ricator, 00 - 100 MDH, Neplace	20	18	2	1	EA	\$2,126.92	\$2,445.96	\$2,446	\$2,446								T
	855456 Unit Heater, 56 - 75 MBH, Replace	20	18	2	1	EA	-	\$5,137.82		\$5,138								+
30 Locker room	855467 Unit Heater, 101 - 160 MBH, Replace	20	18	2	2	EA	\$2,469.66	\$2,840.1	\$5,680	\$5,680								
30 Locker room	855338 Unit Heater, 86 - 100 MBH, Replace	20	18	2	1	EA		\$2,445.96	\$2,446	\$2,446								
30 Throughout building	855568 Unit Heater, 37 - 85 MBH, Replace	20	18	2	31	EA	\$1,900.28	\$2,185.32	\$67,745	\$67,745								
30 Maintenance shop	855398 PTAC, 15001 - 24000 BTUH, Replace	10	8	2	1	EA	\$3,835.99			\$4,411			\$4,411					
30 Throughout building	852806 Cabinet Heater, Electric, Replace	20	17	3	1	EA	\$3,179.94			\$3,657								+
030 maintenance shop	855563 Infrared Heater, Gas-Fired Tubular 20' to 80' Length, 40 to 80 MBH, Replace	25	18	7	2	EA	-	\$3,329.25			\$6,659							
30 concessions	855379 Unit Heater, 101 - 160 MBH, Replace	20	8	12	1	EA	\$2,469.66						\$2,840					_
30 Concessions	855537 Unit Heater, 10 kW, Replace	20	7	13	4	EA		\$2,270.53					1 7 7 7 7	\$9,082				
30 Restrooms	855479 Unit Heater, 20 kW, Replace	20	7	13	1	EA		\$3,858.16						\$3,858				
30 concessions	855515 Unit Heater, 76 - 125 MBH, Replace	20	7	13	1	EA		\$5,758.00						\$5,758				
030 Concessions	855390 Unit Heater, 56 - 75 MBH, Replace	20	7	13	4	EA		\$5,137.82						\$20,551				
D30 Roof	855560 Package Unit, 21 - 25 TON, Replace	15	38	0	1	EA		\$51,034.36						\$20,00 1	\$51,034			+
030 Roof	855258 Package Unit, 26 - 50 TON, Replace	15	13	2	1	EA		\$96,011.66		\$96,012					ψο 1,00 1	\$96,0	112	+
030 Roof	855492 Package Unit, 26 - 50 TON, Replace	15	13	2	1	EA				\$51,034						\$51,0		+
030 Roof	855521 Packaged Unit (RTU), 6 to 7.5 Ton, Replace	15	13	2	1	EA				\$16,555						\$16,		+
030 Roof	855330 Packaged Unit (RTU), 8 to 7.5 Ton, Replace	15	12	3	1	EA		\$30,872.75		\$30,873						φ10,	\$30,873	3
30 Roof	855378 Heat Pump, 26 - 30 TON, Replace	15	0	6	1	EA		\$60,540.25		ψυυ,υιυ	\$60,540						ψυυ,013	+
030 Roof	855402 Packaged Unit (RTU), 8 to 10 Ton, Replace	15	8	7	1	EA					\$21,338							+
030 Roof		15	8	7	1	EA	-	\$96,011.66			\$21,338							+
30 Roof	855333 Package Unit, 26 - 50 TON, Replace 855443 Heat Pump, Packaged (RTU), 6 to 10 Ton, Replace	15	0	11	1	EA					\$30,012	\$17,624						+
30 Roof	855450 Packaged Unit (RTU), 5 Ton, Replace	15	4	11	1	EA		\$17,624.06				\$17,624						+
			4		1	-												-
30 Roof	855461 Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	4	11	1	EA		\$10,267.46		20 400 500		\$10,26						-
30 Mechanical room	855370 HVAC Automation/Safety,	20	18	2	404176		\$5.36		\$2,492,503	\$2,492,503								+
40 Throughout	884512 Sprinkler System, Full Retrofit, School (per SF), Renovate	50	47	3	404176		\$6.25		\$2,906,642	\$2,906,642								
40 Concessions	855239 Fire Extinguisher, , Replace	15	13	2	6	EA	\$356.54			\$2,460						\$2,4		
Throughout building	852811 Fire Extinguisher, , Replace	15	12	3	12	EA	\$356.54			\$4,920							\$4,920	J
40 Kitchen	855291 Fire Suppression System, , Replace	15	7	8	3	EA	-	\$4,012.20			\$12,037							
50 Utility closet	855300 Distribution Panel, 125 AMP, Replace	30	28	2	1	EA	-	\$5,841.92		\$5,842								
730 Tunnel	855485 Variable Frequency Drive, 40 HP, Replace	20	18	2	1	EA	-	\$17,601.12		\$17,601								
50 Mechanical room	855424 Transfer Switch, 500 AMP, Replace	18	15	3	1	EA	\$16,318.29	\$18,766.03		\$18,766								
50 Utility closet	855462 Distribution Panel, 200 AMP, Replace	30	27	3	1	EA	-	\$9,092.13		\$9,092								
30 Mechanical room	Variable Frequency Drive, 5.0 HP, Replace	20	17	3	3	EA	\$4,748.96	\$5,461.30	\$16,384	\$16,384								
Mechanical room	855347 Switchgear, 600 AMP, Replace	30	26	4	1	EA	\$162,416.98	\$186,779.53	\$186,780	\$186,780								
050 Mechanical room	855374 Transfer Switch, 600 AMP, Replace	18	13	5	1	EA	\$9,285.35	\$10,678.15	\$10,678	\$	10,678							
030 Tunnel	855325 Variable Frequency Drive, 30 HP, Replace	20	14	6	1	EA	\$13,363.56	\$15,368.10	\$15,368		\$15,368							
Throughout building	855299 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
Throughout building	855259 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.6	\$9,144		\$9,144							
50 Throughout building	855399 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
50 Hallways	855329 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
50 Throughout building	855430 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
750 Throughout building	855445 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
050 Mechanical room	855513 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
50 Throughout building	855595 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.6	\$9,144		\$9,144							
50 Throughout building	855401 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,906.20	\$9,092.13	\$9,092		\$9,092							
50 Throughout building	855592 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
50 Shop class	855279 Distribution Panel, 100 AMP, Replace	30	23	7	1	EA	\$5,079.93	\$5,841.92	\$5,842		\$5,842							
50 Throughout building	855348 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
50 Throughout building	855404 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
50 Electrical room	855305 Building/Main Switchgear, 208 Y, 120 V, 1,200 Amp, Replace	30	23	7	1	EA	\$212,265.31	\$244,105.10	\$244,105		\$244,105							
Throughout building	855275 Distribution Panel, 200 AMP, Replace	30	23	7	1	EA	\$7,906.20	\$9,092.13	\$9,092		\$9,092							
0 Throughout building	855388 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$9,143.65	\$9,144		\$9,144							
Throughout building	855480 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.65			\$9,144							
50 Throughout building	855323 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.65			\$9,144							
50 Utility closet	855375 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.65			\$9,144							+
50 Maintenance shop	855410 Distribution Panel, 200 AMP, Replace	30	23	7	1	EA		\$9,092.13			\$9,092							+
50 Mechanical room	855257 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.65			\$9,144							+
50 Throughout building	855264 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.65			\$9,144							+
	855315 Distribution Panel, 200 AMP, Replace	30	23			-	\$7,906.20				\$9,092							+
50 Throughout building	L0000 TO EDISTRIBUTION FAMEL ZUU AMP. REDIACE		2.3		1													

named Location Description n	ID Cost Description	Lifespan (EUL)	EAge	RUL (Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018 2019 2020 2021 2022 2023 2024 2025 2026	2027	2028	2029	2030 2031	2032	2033 203	4 203	2036
ber 50 Throughout building	855395 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7.951.0	\$9,143.6	5 \$9,144	\$9,144								
Throughout building	855502 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.6		\$9,144								
0 Kitchen	855381 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.6		\$9,144								
0 Mechanical room	855491 Switchgear, 1400 AMP, Replace	30	23	7	1				5 \$320,539	\$320,539								
Throughout building	855334 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.6		\$9,144								
Throughout building	855270 Distribution Panel, 225 AMP, Replace	30	23	7	1	EA		\$9,143.6		\$9,144								
0 Pool area	855413 Distribution Panel, 125 AMP, Replace	30	22	,	1	EA		\$9,092.1		\$9,092								
30 Tunnel			10	10	4			\$10,557.2		\$3,032		\$10,557						
	855524 Variable Frequency Drive, 20 HP, Replace	20			' '	EA												
0 Tunnel	855552 Variable Frequency Drive, 20 HP, Replace	20	10	10	1	EA		\$10,557.2				\$10,557	00	444				
Throughout building	852801 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA		\$9,143.6						,144				
0 Rec and Ed	855575 Distribution Panel, 225 AMP, Replace	30	10	12	1	EA		\$9,143.6						,144				
Throughout building	852775 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA		\$9,143.6						,144				
Mechanical room	855605 Secondary Transformer, 500 kVA, Replace	30	18	12	1	EA		\$40,607.20						,607				
Utility closet	855600 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA		\$5,841.9						,842				
50 Mechanical room	855428 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA		\$5,841.92						,842				
Mechanical room	855452 Switchboard, 1000 AMP, Replace	30	18	12	1	EA		\$33,815.0						,815				
0 Throughout building	852804 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA		\$5,841.92						,842				
Throughout building	852802 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA		\$9,143.6						,144				
Throughout building	852776 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA	\$7,951.0	\$9,143.6						,144				
50 Boiler room	855565 Secondary Transformer, 150 kVA, Replace	30	18	12	1	EA		\$18,173.70						,174				
Throughout building	855577 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA	\$5,079.9	\$5,841.9	2 \$5,842				\$5	,842				
Throughout building	852767 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA	\$7,951.0	\$9,143.6	5 \$9,144				\$9	,144				
Utility closet	855514 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA	\$7,951.0	\$9,143.6	5 \$9,144				\$9	,144				
Mechanical room	855435 Distribution Panel, 200 AMP, Replace	30	18	12	1	EA	\$7,906.2	\$9,092.1	\$9,092				\$9	,092				
Throughout building	852787 Distribution Panel, 200 AMP, Replace	30	18	12	1	EA	\$7,906.2	\$9,092.1	\$9,092				\$9	,092				
Throughout building	852809 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA	\$5,079.9	\$5,841.9	\$5,842				\$5	,842				
0 Throughout building	852770 Distribution Panel, 200 AMP, Replace	30	18	12	1	EA	\$7,906.2	\$9,092.1	\$9,092				\$9	,092				
Rec and Ed	855556 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA	\$7,951.0	\$9,143.6	5 \$9,144				\$9	,144				
Throughout building	852785 Distribution Panel, 200 AMP, Replace	30	18	12	1	EA	\$7,906.2	\$9,092.13	\$9,092				\$9	,092				
Throughout building	852791 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA	\$5,079.9	\$5,841.9	2 \$5,842				\$5	,842				
50 Utility closet	855551 Distribution Panel, 125 AMP, Replace	30	18	12	1	EA	\$7,906.2	\$9,092.1	\$9,092				\$9	,092				
50 Mechanical room	855393 Distribution Panel, 125 AMP, Replace	30	18	12	1	EA	\$7,906.2	\$9,092.1	3 \$9,092				\$9	,092				
50 Rec and Ed	855328 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA	\$5,079.9	3 \$5,841.9	2 \$5,842				\$5	,842				
50 Electrical room	855282 Distribution Panel, 225 AMP, Replace	30	18		1			\$9,143.6						,144				
50 Throughout building	852805 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA		3 \$5,841.9						,842				
50 Mechanical room	855317 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA		\$9,143.6						,144				
50 Utility closet	855558 Distribution Panel, 225 AMP, Replace	30	18	12	1	EA		\$9,143.6						,144				
50 Throughout building	852800 Distribution Panel, 100 AMP, Replace	30	18	12	1	EA		3 \$5,841.9						,842				
30 Tunnel	855432 Variable Frequency Drive, 50 HP, Replace	20	4	16	1				\$15,368				Ψ	,042		\$15,36	0	
50 Hallway	855319 Distribution Panel, 225 AMP, Replace	30	13	17	1	EA		\$9,143.6								ψ10,00	\$9,144	
· ·	855495 Distribution Panel, 229 AWP, Replace	30	13		1	_		\$9,092.1									\$9,092	
Mechanical room				17	1	EA												
Mechanical room Mechanical room	855419 Distribution Panel, 400 AMP, Replace 855318 Switchgear, 1200 AMP, Replace	30	13	17	1	EA	+		\$10,911								\$10,911	
Mechanical room Mechanical room		30	13	17	1	_			\$244,105								\$244,105	
Mechanical room	855454 Distribution Panel, 225 AMP, Replace	30	13	17	. 1	EA		\$9,143.6									\$9,144	
Mechanical room	855469 Distribution Panel, 400 AMP, Replace	30	13	17	1	EA			\$10,911	800 000							\$10,911	
0 Football field	855550 High Pressure Sodium Lighting Fixture, 400 W, Replace	20	18	2	33	EA			2 \$39,228	\$39,228								
Concessions	855420 Fluorescent Lighting Fixture, 80 W, Replace	20	7	13	17	EA	\$241.8							\$4,729				
0 Site	855363 Lighting Fixture, 20 WATT, Replace	20	7	13	8	EA	\$180.1		1 \$1,658					\$1,658				
Throughout building	855503 Lighting & Branch Wiring System, ,	25	21	4	350000		\$15.3		7 \$6,183,769	\$6,183,769								
0 Throughout building	855506 Lighting & Branch Wiring System, ,	25	21	4	5500	SF	\$15.3		7 \$97,174	\$97,174								
Front entrance	947083 Intercom Master Station, Replace	20	19	1	1	EA		\$4,386.6		\$4,387								
Throughout	945812 Clock and Bell System, Wireless or Ethernet Enabled, Up To 100 Total Clocks / Bells, Replace	15	14	1	404176	SF	\$0.5	\$0.59	9 \$237,049	\$237,049						\$237,04	9	
D Large Gym	852782 Time Control Clock, , Replace	15	12	3	2	EA	\$320.1	\$640.3	5 \$1,281	\$1,281								\$1,281
Throughout building	855429 Telephone System, , Replace	15	8	7	27	EA	\$320.1	\$368.20	\$9,941	\$9,941								
0 Pool	855276 Telephone System, 1 , Replace	15	8	7	1	EA	\$320.1	\$320.1	3 \$320	\$320								
Throughout building	855580 Pull Station, , Replace	15	12	3	48	EA	\$186.0	\$213.9	\$10,272	\$10,272								\$10,272
0 Office	855534 Fire Alarm Control Panel, Addressable, Replace	15	10	5	1	EA	\$20,297.5	\$23,342.2	3 \$23,342	\$23,342								
0 Throughout building	855242 Fire Alarm System, School, Upgrade	20	10	10	404176	SF	\$3.1	3 \$3.60	\$1,455,622			\$1,455,622						
70 Throughout building	852793 Security/Surveillance System, Cameras and CCTV, Install	10	7	3	404176	SF	\$4.3	\$5.00	\$2,020,589	\$2,020,589				\$2,020,589				
0 Throughout building	855536 Emergency Exit System, , Replace	10	8	2	82	EA	\$405.0	1 \$465.76	5 \$38,192	\$38,192			\$38	,192				
- ""	852781 Emergency Exit System, , Replace		7			EA	\$418.9		9 \$17,345	\$17,345				\$17,345			+	

G named Location Desc	cription ID Cost Description	Lifespa (EUL)	ⁱⁿ EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018 2019 2020 2021	2022 2023 2	024 2025 2026	3 2027 2	2028 2029	2030	2031	2032 2033	2034 203	5 2036	3 20
nber D50 Building exteri	or 855266 Generator, 505 - 800 kW, Replace	25	18	7	1	EA	\$242 965 07	\$279,409.83	\$279 410			\$279,410								
10 Auditorium	852814 Stage Curtain, Medium Weight Velour, Flameproof (per SF), Replace	15		3	1000	SF	\$13.00		\$14,950	\$14,950		42.0,							\$14,950	
0 Science rooms		15		3	5	EA		\$4,119.47		\$20,597									\$20,597	
Classrooms	852799 Sink, Epoxy Resin, Laboratory, Replace	15		3	36	EA	\$649.50			\$26,889									\$26,889	
Hallways	852777 Defibrillator, Cabinet Mounted, Replace	5		3	2	EA		\$1,620.93		\$3,242		\$3,242				\$3,242			\$3,242	
Kitchen	855361 Refrigerator,	15		2	1	EA		\$4,894.40		\$4,894		Ψ0,212				ψ0,E1E		\$4,89		
Kitchen	855497 Steam Kettle,	20		2	1	EA		\$30,866.00		\$30,866								ψ+,ος	1	
) Kitchen	855228 Steamer,	10	_	2	1	EA		\$7,295.60		\$7,296					\$7,296					
				2	1										\$7,290			¢4.70	E	
) Kitchen	855547 Food Warmer, , Replace	15		2	1	EA		\$1,784.69		\$1,785								\$1,78	5	
0 Kitchen	855304 Freezer, , Replace	20		2	1	EA		\$25,664.71		\$25,665								47.00		
) Kitchen	855284 Deep Fryer, , Replace	15		2	1	EA		\$7,322.05		\$7,322								\$7,32		
) Kitchen	855365 Exhast Hood, , Replace	15		2	1	EA		\$8,707.48		\$8,707								\$8,70		
0 Kitchen	855377 Food Warmer, , Replace	15		2	1	EA		\$1,784.69		\$1,785								\$1,78		
) Kitchen	855269 Refrigerator,	15	13	2	1	EA	\$4,256.00	\$4,894.40		\$4,894								\$4,89		
0 Kitchen	855611 Griddle,	15		2	1	EA		\$7,295.60		\$7,296								\$7,29		
Kitchen	855236 Garbage Disposal, 1 , Replace	15	13	2	2	EA	\$3,434.22	\$3,949.36		\$7,899								\$7,89	9	
Kitchen	855327 Steamer,	10	8	2	1	EA		\$7,295.60		\$7,296					\$7,296					
Kitchen	855298 Icemaker, , Replace	15	13	2	1	EA	\$6,118.55	\$7,036.33	\$7,036	\$7,036								\$7,03	6	
0 Kitchen	855345 Deep Fryer, , Replace	15	13	2	1	EA	\$6,367.00	\$7,322.05	\$7,322	\$7,322								\$7,32	2	
0 Kitchen	855392 Steamer, 4	10	8	2	6	EA	\$6,344.00	\$7,295.60	\$43,774	\$43,774					\$43,774					
0 Kitchen	855526 Refrigerator,	15	13	2	1	EA	\$2,515.00	\$2,892.25	\$2,892	\$2,892								\$2,89	2	
0 Kitchen	855280 Refrigerator, 1	15	13	2	1	EA	\$5,804.00	\$6,674.60	\$6,675	\$6,675								\$6,67	5	
0 Kitchen	855306 Steam Kettle,	20	18	2	1	EA	\$26,840.00	\$30,866.00	\$30,866	\$30,866										
0 Kitchen	855285 Griddle,	15	13	2	1	EA	\$6,344.00	\$7,295.60	\$7,296	\$7,296								\$7,29	6	
) Kitchen	855313 Food Warmer, , Replace	15	13	2	1	EA	\$1,551.91	\$1,784.69	\$1,785	\$1,785								\$1,78	5	
) Kitchen	855584 Food Warmer, , Replace	15	13	2	1	EA	\$1,551.9	\$1,784.69	\$1,785	\$1,785								\$1,78	5	
Kitchen	855400 Food Warmer, , Replace	15	13	2	1	EA	\$1,551.9	\$1,784.69	\$1,785	\$1,785								\$1,78	5	
0 Kitchen	855518 Refrigerator,	15	13	2	1	EA	\$4,256.00	\$4,894.40	\$4,894	\$4,894								\$4,89	4	
0 Kitchen	855615 Food Warmer, , Replace	15		2	1	EA		\$1,784.69		\$1,785								\$1,78		
0 Kitchen	855607 Convection Oven,	10		2	1	EA		\$9,939.45		\$9,939					\$9,939					
0 Kitchen	855535 Range/Oven,	15		3	1	EA		\$7,714.20		\$7,714					******				\$7,714	
0 Kitchen	855517 Freezer, 1	15		3	1	EA		\$5,340.60		\$5,341									\$5,341	
0 Classrooms	852803 Commercial Kitchen, Convection Oven, Single, Replace	10		3	1	EA		\$5,839.26		\$5,839						\$5,839			40,0	
0 Kitchen	855459 Steamer,				1	-		\$7,295.60		\$7,296						\$7,296				
0 Kitchen	855545 Convection Oven,		7	_				\$9,939.45		\$9,939						\$9,939				
					1	EA										\$9,939				
0 Kitchen	855368 Refrigerator, 1	20		3	1			\$14,093.25		\$14,093										
0 Art room	852783 Commercial Kitchen, Kiln, Replace	20		3	1			\$25,806.00		\$25,806										
0 Kitchen	855510 Refrigerator, 1	15		3	1	EA		\$4,894.40		\$4,894									\$4,894	
0 Kitchen	855310 Steam Kettle,	20		3	1	_		\$30,866.00		\$30,866										
0 Kitchen	855482 Steamer,	10	7	3	1	EA		\$7,295.60		\$7,296						\$7,296				
0 Kitchen	855446 Convection Oven,	10		3	1	EA		\$9,939.45		\$9,939						\$9,939				
0 Kitchen	855448 Refrigerator,	20	17	3	1			\$14,093.25		\$14,093										
0 Kitchen	855353 Tilting Skillet,	20	17	3	1	EA	\$22,440.00	\$25,806.00	\$25,806	\$25,806										
0 Kitchen	855527 Steamer,	10	7	3	1	EA	\$6,344.00	\$7,295.60		\$7,296						\$7,296				
Kitchen	855272 Freezer, 1 , Replace	20	16	4	1	EA	\$22,317.14	\$25,664.71	\$25,665		\$25,665									
0 Kitchen	855303 Refrigerator,	15	10	5	1	EA	\$4,256.00	\$4,894.40	\$4,894		\$4,894									
0 Kitchen	855350 Food Warmer, , Replace	15	10	5	1	EA	\$1,551.91	\$1,784.69	\$1,785		\$1,785									
0 Kitchen	855362 Refrigerator, 1	15	8	7	1	EA	\$2,515.00	\$2,892.25	\$2,892			\$2,892								
) Kitchen	855274 Refrigerator, 1	15	8	7	1	EA	\$4,256.00	\$4,894.40	\$4,894			\$4,894								
Kitchen	855427 Mixer, , Replace	25	18	7	2	EA	\$12,890.60	\$14,824.19	\$29,648			\$29,648								
Kitchen	855431 Freezer, 1 , Replace	15	8	7	1	EA	\$1,568.19	\$1,803.42	\$1,803			\$1,803								
Kitchen	855421 Refrigerator,	15	7	8	1	EA	\$2,515.00	\$2,892.25	\$2,892			\$2,892								
Kitchen	855387 Food Warmer, , Replace	15	7	8	1	EA		\$1,784.69				\$1,785								
Kitchen	855255 Refrigerator,	15		8	1	EA		\$4,894.40				\$4,894								
) Kitchen	855341 Food Warmer, , Replace	15		8	1	EA		\$1,784.69				\$1,785								
) Kitchen	855516 Icemaker, , Replace	15		8	1	EA		\$7,036.33				\$7,036								
) Kitchen	855512 Freezer,	15		8	1	EA		\$3,263.70				\$3,264								
0 Kitchen	855426 Refrigerator,	15		8	1	-		\$7,714.20				\$7,714								
										Ø540		Φ1,/14				\$510				
0 Classrooms	852786 Residential Appliances, Garbage Disposal, Replace	10		3	1		\$509.92			\$510						\$510			00==	
10 Classrooms	852779 Residential Appliances, Cooktop, Countertop, Replace	15	_	3		EA	\$854.84			\$855									\$855	
0 Classrooms	852790 Residential Appliances, Clothes Dryer, Replace	15	12	3	1 1	⊢ EA	\$1,101.88	\$1,267.16	\$1.267	\$1,267									\$1,267	

EMG Rename	ad.		l ifesnan																						
	ed Location Description	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quanti	ity Unit	Unit Cos	t w/ Mark	ıp * Sub	ototal 2018	2019	2020	0 2021	2022	2023 202	4 2025	2026 202	7 2028 2029 2030	0 20	31 2032	2 2033 2034	2035	2036 2037RF	₹R_Ro
Numbe C10	Classrooms	852788 Residential Appliances, Dishwasher, Replace	10	7	3	1	EA	\$82	0.94 \$82	0.94	\$821			\$821						\$82	21				
	Library	852766 Residential Appliances, Refrigerator, 14-18 CF, Replace	15	12	3	4		-	6.04 \$1,09		\$4.398			\$4,398						1				\$4,398	
	Classrooms	852789 Residential Appliances, Clothes Washer, Replace	15	12	3	1		-	9.98 \$1,52		\$1,529			\$1,529							+			\$1,529	
	Kitchen	855504 Refrigerator,	15	8	7	1				6.04	\$956			\$1,020			\$956				-			ψ1,020	
	Gymnasium	855226 Bleacher, 14 TIER	20	18	2	96		_	-		\$60,830		\$60,830)			Ψοσο				-				
	Theatre & Auditorium	852768 Bleacher, Telescoping Manual, to 15 Tier, Replace	20	17	3	126		_			\$363,113		Ψ00,000	\$363,113							-				
	Large Gym	852807 Bleacher, Telescoping Mandal, to 15 Tier, Replace	20	17	3	672					\$305,256			\$305,256							-				
	Library	852792 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	17	3	20		-	-		\$10,756			\$10,756							-				
	Site	958701 Davis Bacon Prevailing Wages, Surcharge for Prevailing Wages, 10% surcharge for prevailing wages		1	0		9.98 LS				\$285,096 \$285,096	\$285,096	\$285,096		\$285 096 \$28	5 096 \$285 09	s \$285.096 \$285	096 \$285 096	\$285,096 \$285,096 \$285,096	6 \$285.09	96 \$285 096	\$285 096 \$285 096	\$285,096,5	\$285 096 \$285 096	
D20	Pool pump room	855354 Swimming Pool Pump, 20 HP	10	. 8	2	1			7.27 \$13,41		\$13,417	4200,000	\$13,417		\$200,000 \$20	σ,σσσ φ2σσ,σσ	\$ \$250,000 \$250	,000 Φ200,000	\$13,417	+	4200,000	\$200,000 \$200,000	\$200,000	200,000 \$200,000	
	Pool	855237 Pool, , Replace	20	18	2	1		_	2.02 \$3,83		\$3,832		\$3,832						φ10,117		+				
	Pool	855260 Pool, , Replace	20	18	2	10			2.02 \$3,83		\$38,318		\$38,318								-				
	Lower level	884558 Swimming Pool Plaster, Refinish	15	8	7	1355					\$87,262		ψου,ο το				\$87,262				+				
	Mechanical room	855442 Swimming Pool Heater, Gas-Fired, 750 MBH, Replace	15	- 8	7	1		_	4.00 \$19,80		\$19,808						\$19,808				-				
	Parking lot	884518 Parking lot, Asphalt Pavement, Seal & Stripe	5	0	* 5	3549					\$154,887						\$154,887		\$154,887	7	-		\$154,887		
	Site	855326 Parking Lot, , Repair	25	23	2	4261					,607,445		\$1,607,445	,			ψ104,007		ψ104,007		-		Ψ104,007		
	Site	855391 Pedestrian Pavement, 36000 , Replace	30	28	2	3600					372,600		\$372,600								-				
	Sports fields	881761 Fences & Gates, Chain Link Swing Gate, Large Manual, Replace	20	7	13	2					\$3,610		Ψ072,000							\$3,6	10				
	Site	855356 Fences & Gates, Chain Link, 8' High, Replace	30	15	15	670					\$415,300									ψ0,0	-	\$415,300			
	Site	855490 Site Signage, , Replace/Install	20	18	2	1		-			\$9.892		\$9,892)							-	\$ 410,000			
	Site	855244 Site Signage, , Replace/Install	20	8	12	1			2.00 \$9,89		\$9,892		Ψ0,002						\$9,892	2	-				
	Small gym	855466 Park Bench, ,	20	13	7	4			7.03 \$56		\$2,240						\$2,240		Ψ0,002	-	-				
	Site	855403 Picnic Table, ,	20	8	12	13			1.50 \$1,60		\$20,803						ΨΣ,Σ10		\$20,803	3	-				
	Site	855314 Scoreboard,	20	18	2	1		_	6.53 \$24,27		\$24,273		\$24,273	3					\$25,555	-	+				
	Site	855606 Bleacher,	25	23	2	45					\$10,195		\$10,195								-				
	Site	855589 Scoreboard	20	18	2	1		-	6.53 \$24,27		\$24.273		\$24,273								-				
	Building Exterior	855507 Sports Apparatus, Basketball Backstop, Replace	10	8	2	6			5.64 \$10,85		\$65.106		\$65,106						\$65,106	6	-				
	Large Gym	852780 Sports Apparatus, Scoreboard, Replace	20	17	3	2			6.53 \$24,27		\$48.545		400,100	\$48,545					700,100	-	+				
	Site	855243 Basketball Backboard, 6 ,	10	7	3	6		_	5.64 \$10,85		\$65,106			\$65,106						\$65,10	06				
	Large Gym	852771 Sports Apparatus, Basketball Backstop, Replace	10	7	3	12			5.64 \$10,85		130,212			\$130,212						\$130,2					
	Site	855593 Bleacher,	25	22	3	22					\$4,984			\$4,984						, , , , ,	7				
	Site	855613 Scoreboard, 2 ,	20	13	7	2		-	6.53 \$24,27		\$48,545			* .,/			\$48,545				+				
	Playing Fields	945529 Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	13	7	8300					955,455						\$955,455				_				
	Track	945608 Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	12	8	5500		-			,391,500						\$1,391	.500			_				
	Site	855411 Bleacher,	25	7	18	13		_			\$2,945										+			\$2,945	
	Site	855246 Flagpole, 1 ,	20	10	10	1		-	0.00 \$2,90		\$2,910								\$2,910		+				
	Football stadium	855458 Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	4	16	10			1.00 \$3,12		\$31,292										+	\$31,292			
	Site	855301 Exterior Light Pole, 80 - 100 WATT	20	3	17	14		_	1.00 \$3,12		\$43,808										+		\$43,808		
	Site	855539 Exterior Light Pole, 105 - 200 WATT	20	3	17	33			3.00 \$3,79												+		\$125,349		

Totals, Unescalated

Totals, Escalated (3.0% inflation, compounded annually)

* Markup/LocationFactor (1.0) has been included in unit costs. Markup includes a and 15% Ann Arbor Premium factors applied to the location adjusted unit cost.

\$1,305,739 \$586,856 \$10,061,532 \$7,967,272 \$8,156,835 \$361,816 \$361,005 \$3,186,800 \$5,397,687 \$285,096 \$2,876,220 \$331,057 \$2,428,893 \$2,853,607 \$286,543 \$1,314,366 \$587,110 \$1,632,473 \$474,834 \$302,554 \$1,305,739 \$604,461 \$10,674,279 \$8,706,053 \$9,180,590 \$419,444 \$431,059 \$3,919,362 \$6,837,629 \$371,986 \$3,865,399 \$458,261 \$3,463,020 \$4,190,619 \$433,421 \$2,047,739 \$942,139 \$2,698,230 \$808,373 \$530,530

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

	Property Information
Address:	601 West Stadium, Ann Arbor, Washtenaw County,MI 48103
Year Constructed/Renovated:	1956, Phase I / 1995 Phase II Renovated 2008,2010,2010,2011
Current Occupants:	Ann Arbor Public Schools
Percent Utilization:	100 %
Management Point of Contact:	Bermie Rice, Ann Arbor Public Schools 734.249.1244 phone
Property Type:	High School
Site Area:	177 acres
Building Area:	404176 SF
Number of Buildings:	1
Number of Stories:	3
Parking Type and Number of Spaces:	1014 spaces in open lots
Building Construction:	Steel frame with concrete-topped metal decks.
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air	Central system with boilers, chillers, air handlers, and cooling tower, hydronic baseboard radiators and cabinets, terminal units.
Conditioning:	Individual package split-system.
	Supplemental components: ductless split-systems, suspended gas unit heaters
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.
ADA:	This building does not have any major ADA issues.

All 404,176 square feet of the building are occupied by a single occupant, Ann Arbor Public Schools. The spaces are mostly a combination of offices, classrooms, supporting restrooms, mechanical and other utility spaces.

	Key Spaces Not Observe	d
Room Number	Area	Access Issues
Elevator Rooms	Elevator rooms	Locked room and no keys
Electrical room	Concession building	Locked room and no keys

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

Assessment Information				
Dates of Visit: Febuary 13-16				
On-Site Point of Contact (POC): Mr. Tony of Security department				
Assessment and Report Prepared by:	Lawrence Sirridge			



Property Information			
Reviewed by:	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager ahupp@emgcorp.com 800.733.0660 x6632		

1.2. Key Findings

Site:

The Drive isles and parking lots is in poor condition. The asphalt lots and drive isles have numerous failed areas and should be repaired to prevent further degraduation. A cost allowance to repair, replace the failed asphalt is also included in the cost tables

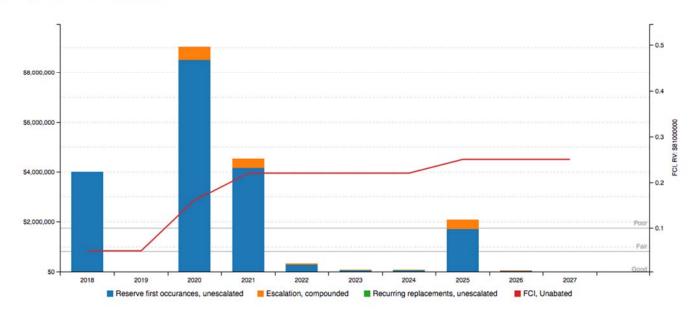
Architectural: None

MEPF: A number of roof top exhaust fans were observed to be not operating. Repairs, or, replacement is needed.

1.3. Facility Condition Index (FCI)

FCI Analysis: Pioneer High School

Replacement Value: \$81,000,000; Inflation rate: 3.0%



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0 to .05
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than .05 to .10



FCI Condition Rating	Definition	Percentage Value
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than .10 to .60
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than .60

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV):	4.96%
Current Year FCI Rating:	2018
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV):	24.95%
10-Year FCI Rating	0.25
Current Replacement Value (CRV):	\$81,000,000
Year 0 (Current Year) - Immediate Repairs (IR):	\$4,018,030
Years 1-10 - Replacement Reserves (RR):	\$16,191,063
Total Capital Needs:	\$20,209,093

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.



2. Building Structure

A10 Foundations

Building Foundation					
Item Description Condition					
Foundation	Concrete foundation walls	Good			
Basement and Crawl Space	Good				

Anticipated Lifecycle Replacements

No components of significance

Actions/Comments:

• There are no significant signs of settlement, deflection, or movement. The basement walls appear intact and structurally sound. There is no evidence of movement or water infiltration.

B10 Superstructure

B1010 Floor Construction & B1020 Roof Construction				
Item	Condition			
Framing / Load-Bearing Walls	Steel columns and beams	Good		
Ground Floor	Concrete topped decking	Good		
Upper Floor Framing	Floor Framing Steel beams			
Upper Floor Decking	Metal decking with concrete topping	Good		
Balcony Framing				
Balcony Decking				
Balcony Deck Toppings				
Balcony Guardrails				
Roof Framing	Steel beams or girders	Good		
Roof Decking Metal decking with concrete topping Good				

Maintenance Issues						
Observation Exists At Site Observation Exists At Sit						
Caulk minor cracking Monitor cracking for growth						
Other Other □						

Anticipated Lifecycle Replacements:

No components of significance



Actions/Comments:

• The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs					
Type Description Riser Handrail Balusters Condition					
Building Exterior Stairs Concrete stairs Closed Metal None Fair					
Building Interior Stairs	Concrete stairs	Closed	Metal	Metal	Good

Anticipated Lifecycle Replacements:

• No components of significance

Actions/Comments:

• No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.



3. Building Envelope

B20 Exterior Vertical Enclosures

B2010 Exterior Walls					
Type Location Condition					
Primary Finish	Brick veneer	Fair			
Secondary Finish	Masonary band	Fair			
Accented with	Metal siding	Fair			
Soffits	Not Applicable				
Building sealants	Between dissimilar materials, at joints, around windows and doors	Fair			

Maintenance Issues					
Observation Exists At Site Observation Exists At Site					
Graffiti	□ Efflorescence □				
Other					

Anticipated Lifecycle Replacements:

Brick veneer repointing

Actions/Comments:

 No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

B2020 Exterior Windows					
Window Framing Glazing Location Window Screen Condition					
Aluminum framed, fixed		Fair			

B2050 Exterior Doors				
Main Entrance Doors	Door Type	Condition		
Wall Ellians Book	Fully glazed, metal framed	Fair		
Secondary Entrance Doors Metal, insulated		Fair		
Service Doors Metal, insulated		Fair		
Overhead Doors	Aluminium	Fair		



- Windows
- Exterior steel doors
- Overhead doors
- Exterior aluminum swinging doors

Actions/Comments:

No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle
replacements of the components listed above will be required.

	B3010 Primary Roof				
Location	Main building	Finish	Single-ply membrane		
Type / Geometry	Flat	Roof Age	15 Yrs		
Flashing	Membrane	Warranties	None		
Parapet Copings	None	Roof Drains	Internal drains		
Fascia	Metal Panel	Insulation	Rigid Board		
Soffits	None	Skylights	Yes		
Attics		Ventilation Source-1	None		
Roof Condition	Fair	Ventilation Source-2			

Maintenance Issues				
Observation Exists At Site Observation Exists At Site				
Drainage components broken/missing		Vegetation/fungal growth	\boxtimes	
Blocked Drains	\boxtimes	Debris	\boxtimes	
Other		Other		

Degradation Issues				
Observation Exists At Site Observation Exists At Site				
Evidence of roof leaks		Significant ponding		
Excessive patching or repairs		Blistering or ridging		
Other		Other		

Anticipated Lifecycle Replacements:

- Single-ply EPDM roof membrane
- Roof flashings (included as part of overall membrane replacement)
- Skylights

Actions/Comments:

The roof finishes appear to be more than 15 years old.. Information regarding roof warranties or bonds was not available. The roofs
are maintained by an outside contractor.



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- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.
- Roof drainage appears to be inadequate. Isolated areas of ponding ,ponding stains are evident ,around mechanical devices. The low spots in the roof must be resloped promote adequate drainage to existing drainage devices. This work can be performed in conjunction with the roof finish replacement work noted elsewhere.



4. Interiors

C10 Interior Construction

C1030 Interior Doors			
Item	Туре	Condition	
Interior Doors	Solid core wood	Fair	
Door Framing	Metal	Fair	
Fire Doors	Yes	Fair	
Closet Doors	Hollow core	Fair	

Maintenance Issues				
Observation Exists At Site Observation Exists At Site				
Improperly adjusted door closures □ Damaged/loose door hardware □				
Other		Other		

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Interior Finishes - PIONEER HIGH SCHOOL

Location	Finsh		Quantity (SF)	Condition	Action	RUL	Est. Cost
Administration office	Floor	Carpet Standard-Commercial Medium-Traffic	3600	Fair	Replace	3	26,123
Auditorium	Floor	Epoxy Coating	500	Fair	Prep & Paint	3	4,370
Elevator	Floor	Vinyl Tile (VCT)	12	Fair	Replace	2	58
Gymnasium	Floor	Maple Sports Floor	11500	Fair	Sand & Refinish	2	52,140
Interior Stairs	Floor	Quarry Tile	160	Fair	Repair	0	4,023
Large Gym	Floor	Maple Sports Floor	1000	Fair	Sand & Refinish	3	4,534
Lobby	Walls	Wood Paneling	9520	Fair	Replace	2	225,904
Main lobby	Walls	Clay Brick	2300	Fair	Repair	0	60,007
New addition	Floor	Ceramic Tile	600	Fair	Repair	0	14,937
Pool	Ceilings	Suspended Acoustical Tile (ACT)	9500	Fair	Replace	2	29,555
Pool	Floor	Ceramic Tile	24500	Fair	Repair	0	609,932
Theatre	Floor	Wood Strip	750	Fair	Sand & Refinish	3	2,758
Throughout building	Ceilings	Suspended Acoustical Tile (ACT)	285000	Fair	Replace	10	886,635
Throughout building	Floor	Vinyl Tile (VCT)	2600	Fair	Replace	5	12,482
Throughout building	Floor	Quarry Tile	800	Fair	Repair	0	20,117
Throughout building	Floor	Terrazzo	3500	Fair	Repair	0	81,381
Throughout building	Walls	Ceramic Tile	28000	Fair	Replace	15	463,512
Throughout building	Walls	Gypsum Board/Plaster/Metal	4500	Fair	Prep & Paint	2	6,404

Maintenance Issues				
Observation Exists At Site Observation Exists At Site				
Loose carpeting/flooring		Minor areas of stained ceiling tiles		
Minor paint touch-up		Areas of damaged/missing baseboard		
Other		Other		

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile
- Hard tile ceilings
- Interior doors
- Toilet partitions
- Overhead doors
- Steel doors
- Bleachers
- Repoint brick veneer walls
- Wood hollow-core doors
- Acoustic tile
- Steel door w/safety glass
- Lockers
- Soilid core doorw/safety glass
- Refinish maple sports floor
- Scoreboard
- Clocks
- Quarry Tile

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 10 years..
- There are damaged, deteriorated sections of wall surfaces throughout the building. The damaged, finishes must be repaired. The cost to replace the wall surfaces is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.



5. Services (MEPF)

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

D10 Conveying Systems

D1030 Vertical Conveying (Building Elevators)					
Manufacturer	Otis	Machinery Location	Ground floor or basement adjacent to shaft		
Safety Stops	Electronic	Emergency Communication Equipment	Yes		
Cab Floor Finish	Vinyl-tiled	Cab Wall Finish	Plastic-laminated wood		
Cab Finish Condition	Fair Elevator Cabin Lighting		F42T8		
Hydraulic Elevators	None				
Overhead Traction Elevators	Three cars at 2100LB each				
Freight Elevators	None				
Machinery Condition	Controls Condition Fair		Fair		
Other Conveyances	None	Other Conveyance Condition			

Maintenance Issues				
Observation Exists At Site Observation Exists At Site				
Inspection certificate not available		Inspection certificate expired		
Service call needed		Minor cab finish repairs		
Other		Other		

Anticipated Lifecycle Replacements:

- Elevator controls
- Overhead traction machinery
- Elevator cab finishes

Actions/Comments:

- The elevators are serviced by outside contractor on a routine basis. The elevator machinery and controls appear to be more than 10 years old.
- The elevators appear to provide adequate service. The elevators are serviced by outside contractor on a routine basis. The elevator
 machinery and controls appear to be more than 10 years old. The elevators will require continued periodic maintenance.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is on file in the management office.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cabs will require replacement. The cost to replace the finishes is relatively insignificant and the work can be performed as part of the property management's operations program.



D20 Plumbing

D2010 Domestic Water Distribution					
Type Description Condition					
Water Supply Piping Galvanized iron Fair					
Water Meter Location Basement					

Domestic Water Heaters or Boilers			
Components Boiler , Water Heaters			
Fuel Natural gas			
Boiler or Water Heater Condition	Fair		
Supplementary Storage Tanks?	Yes		
Adequacy of Hot Water	Adequate		
Adequacy of Water Pressure	Adequate		

D2020 Sanitary Drainage				
Type Description Condition				
Waste/Sewer Piping Cast iron Fair				
Vent Piping	Cast iron	Fair		

Maintenance Issues					
Observation Exists At Site Observation Exists At Site					
Hot water temperature too hot or cold		Minor or isolated leaks			
Other					

Plumbing Systems - PIONEER HIGH SCHOOL

Cal	Location	Component	Component Description	Quantity Unit	Condition	Action	RUL	Est. Cost
Comercial littchen Sink Pot, Multi-compartment 2 LF Fair Replace 7 2,525 Comession Sink Pot, Multi-compartment 2 LF Fair Replace 13 9,486 Comession Toilet Flush Tank (Water Goset) 8 LA Fair Replace 23 2,525 Comessions Toilet Tankless (Water Goset) 8 LA Fair Replace 13 8,441 Comessions Toilet Tankless (Water Goset) 8 LA Fair Replace 13 8,441 Comessions Toilet Tankless (Water Goset) 8 LA Fair Replace 13 6,744 Comessions Stand women restroom Sink Standless Steel 6 LA Fair Replace 13 6,244 Hallways Drinking Fountain Refrigerated 6 LA Fair Replace 13 6,324 Hallways Drinking Fountain Refrigerated 6 LA Fair Replace 13 7,455 Hallways Drinking Fountain Vitrous China 1 LA Fair Replace 13 7,455 Kitchen Service Sink Floor 1 LA Fair Replace 12 1,600 Locker room Toilet Tankless (Water Goset) 1 LA Fair Replace 12 1,600 Locker room Urinal Vitrous China 1 LA Fair Replace 12 1,600 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,930 Maintenance shop Urinal Vitrous China 1 LA Fair Replace 2 1,930 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Maintenance shop Toilet Tankless (Water Goset) 1 LA Fair Replace 2 1,193 Mechanical room Water Heater Electric, Residential, 30 to 52 GAL 1 LA Fair Replace 2 1,194 Mechanical room Water Heater Gas, Commercial, 60 to 120 G	C-134	Water Heater	Electric, Residential, 30 to 52 GAL	1 EA	Fair	Replace	2	1,739
Concession Sink Stainless Steel 9 EA Fair Replace 23 9,486 Concessions Sink Pot, Multi-compartment 2 IF Fair Replace 23 2,525 Concessions Toilet Flush Tank (Water Closet) 8 EA Fair Replace 13 8,441 Concessions Orinking Fountain Refrigerated 4 EA Fair Replace 13 6,244 Hallways Orinking Fountain Refrigerated 6 EA Fair Replace 13 7,545 Hallways Orinking Fountain Vitrooux Clina 1 EA Fair Replace 12 1,600 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Kitchen Service Sink Floor </td <td>Classrooms</td> <td>Sink</td> <td>Pot, Multi-compartment</td> <td>8 LF</td> <td>Fair</td> <td>Replace</td> <td>12</td> <td>10,100</td>	Classrooms	Sink	Pot, Multi-compartment	8 LF	Fair	Replace	12	10,100
Concession Sink Pot, Multi-compartment 2 LF Fair Replace 23 2,525 Concessions Toilet Flush Tank (Water Goset) 8 EA Fair Replace 13 8,441 Concessions Toilet Tankless (Water Goset) 8 EA Fair Replace 13 6,744 Concessions Stand women restrom Sink Stanifess Steel 6 EA Fair Replace 13 6,324 Hallways Drinking Fountain Refrigerated 6 EA Fair Replace 13 6,324 Hallways Drinking Fountain Vitrous China 1 EA Fair Replace 12 1,602 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Locker room Toilet Tankless (Water Closet) 3 EA Fair Replace 3 2,520 Maintenance shop Toilet Tankless (Water Closet) 1 EA Fair Replace 2 1,632 Maintenanc	Commercial kitchen	Sink	Pot, Multi-compartment	2 LF	Fair	Replace	7	2,525
Concessions Toilet Flush Tank (Water Closet) 8 EA Fair Replace 13 8,441 Concessions Drinking Fountain Refrigerated 8 EA Fair Replace 13 6,744 Concessions stand women restroom Sink Stanifess Steel 6 EA Fair Replace 3 5,034 Hallways Drinking Fountain Refrigerated 6 EA Fair Replace 3 7,545 Hallways Drinking Fountain Vitreous China 1 EA Fair Replace 3 1,939 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Locker room Urinal Vitreous China 1 EA Fair Replace 2 1,600 Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,100 Maintenance shop Jink Procelain Enamel, Cast Iron 1 EA Fair Replace 2 1,157 Mechanical room </td <td>Concession</td> <td>Sink</td> <td>Stainless Steel</td> <td>9 EA</td> <td>Fair</td> <td>Replace</td> <td>13</td> <td>9,486</td>	Concession	Sink	Stainless Steel	9 EA	Fair	Replace	13	9,486
Concessions	Concession	Sink	Pot, Multi-compartment	2 LF	Fair	Replace	23	2,525
Concessions Drinking Fountain Refrigerated 4 EA Fair Replace 3 5,030 Consession stand women restroom Sink Stainless Steel 6 EA Fair Replace 13 6,234 Hallways Drinking Fountain Netregerated 6 EA Fair Replace 3 7,545 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Kitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Kitchen Toilet Tankless (Water Closet) 3 EA Fair Replace 12 1,600 Locker room Urinal Vitreous China 1 EA Fair Replace 2 8.43 Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,167 Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,167 Maintenance shop Drinking Fountai	Concessions	Toilet	Flush Tank (Water Closet)	8 EA	Fair	Replace	13	8,441
Stank Stan	Concessions	Toilet	Tankless (Water Closet)	8 EA	Fair	Replace	13	6,744
Hallways	Concessions	Drinking Fountain	Refrigerated	4 EA	Fair	Replace	3	5,030
Hallways	Consession stand women restroom	Sink	Stainless Steel	6 EA	Fair	Replace	13	6,324
Service Sink Floor 1 EA Fair Replace 12 1,600	Hallways	Drinking Fountain	Refrigerated	6 EA	Fair	Replace	3	7,545
Nitchen Service Sink Floor 1 EA Fair Replace 12 1,600 Locker room Toilet Tankless (Water Closet) 3 EA Fair Replace 3 2,529 Locker room Urinal Vitreous China 1 EA Fair Replace 3 1,193 Maintenance shop Toilet Tankless (Water Closet) 1 EA Fair Replace 2 343 Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,167 Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,167 Maintenance shop Drinking Fountain Refrigerated 1 EA Fair Replace 2 1,167 Maintenance shop Mater Heater Electric, Residential, 30 to 52 GAL 1 EA Fair Replace 4 1,258 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 12 10,699 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Water Storage Tank 50 to 1,400 MBH 1 EA Fair Replace 7 10,699 Mechanical room Water Storage Tank 50 to 1,400 MBH 1 EA Fair Replace 4 42,853 Mechanical room Water Storage Tank 50 to 1,400 MBH 1 EA Fair Replace 4 42,853 Mechanical room Water Dumps Domestic Circulator or Booster Pump, 5 to 7.5 HP 1 EA Fair Replace 13 1,667 Mechanical shop Toilet Tankless (Water Closet) 2 EA Fair Replace 13 1,667 Pool women, 5 locker Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 13 1,667 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,667 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,667 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,667 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,667 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,667 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,667 Restrooms Urinal	Hallways	Drinking Fountain	Vitreous China	1 EA	Fair	Replace	3	1,939
Locker room	Kitchen	Service Sink	Floor	1 EA	Fair	Replace	12	1,600
Dicker room	Kitchen	Service Sink	Floor	1 EA	Fair	Replace	12	1,600
Maintenance shop Toilet Tankless (Water Closet) 1 EA Fair Replace 2 843 Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,193 Maintenance shop Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 2 1,167 Maintenance shop Drinking Fountain Refrigerated 1 EA Fair Replace 4 1,258 Mechanical room Water Heater Electric, Residential, 30 to 52 GAL 1 EA Fair Replace 12 10,699 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Water Storage Tank 501 to 1,000 GAL 1 EA Fair Replace 4 42,853 Mechanical room Water Pumps Domestic Circulator or Booster Pump, 5 to 7.5 HP 1 EA Fair Replace 1 1,669 Mechanical room Water Pumps Domestic Circulator or Booster Pump, 5 to 7.5 HP 1 EA </td <td>Locker room</td> <td>Toilet</td> <td>Tankless (Water Closet)</td> <td>3 EA</td> <td>Fair</td> <td>Replace</td> <td>3</td> <td>2,529</td>	Locker room	Toilet	Tankless (Water Closet)	3 EA	Fair	Replace	3	2,529
Maintenance shop Urinal Vitreous China 1 EA Fair Replace 2 1,193 Maintenance shop Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 2 1,167 Maintenance shop Drinking Fountain Refrigerated 1 EA Fair Replace 4 1,258 Mechanical room Water Heater Gloor Commercial, 60 to 120 GAL 1 EA Fair Replace 12 10,699 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Water Heater Gas, 801 to 1,400 MBH 1 EA Fair Replace 4 42,853 Mechanical room Water Storage Tank 501 to 1,000 GAL 1 EA Fair Replace 4 42,853 Mechanical shop Toilet Tankless (Water Closet) 2 EA Fair Replace 13 1,686 Office Sink Porcelain Enamel, Cast Iron 2 EA Fair Replace 2	Locker room	Urinal	Vitreous China	1 EA	Fair	Replace	3	1,193
Maintenance shop Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 2 1,167 Maintenance shop Drinking Fountain Refrigerated 1 EA Fair Replace 4 1,258 Mechanical room Water Heater Electric, Residential, 30 to 52 GAL 1 EA Fair Replace 3 1,738 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Domestic Boiler Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Domestic Boiler Gas, 80 It ot 1,000 MBH 1 EA Fair Replace 4 4,2895 Mechanical room Water Storage Tank 501 to 1,000 GAL 1 EA Fair Replace 4 5,216 Mechanical room Water Pumps Domestic Circulator or Booster Pump, 5 to 7.5 HP 1 EA Good Replace 19 11,641 Mechanical shop Toilet Tankless (Water Closet) 2 EA Fair Replace 13 1,664 Office Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 13 1,634 Pool Drinking Fountain Vitreous China 6 EA Fair Replace 2 11,634 Restrooms Toilet Tankless (Water Closet) 43 EA Fair Replace 1 1,634 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 1 1,634 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Urinal Vitreous China 1 1 EA Fair Replace 1 1,634 Restrooms Sink 5 tainless Steel 7 EA Fair Replace 3 1,7378 Restrooms Sink 5 tainless Steel 7 EA Fair Replace 3 1,7378 Restrooms Emergency Eye Wash Station Fairer Pump, Storage 1 1,634 Restrooms Emergency Eye Wash Station Fairer Replace 3 1,7378 Restrooms Emergency Eye Wash Station Fairer Replace 3 1,7378 Restrooms Emergency Eye Wash Station Fairer Replace 1 1,737 Restrooms Emergency Eye Wash Station Fairer Replace 1 1,737 Restrooms Emergency E	Maintenance shop	Toilet	Tankless (Water Closet)	1 EA	Fair	Replace	2	843
Maintenance shop Drinking Fountain Refrigerated 1 EA Fair Replace 4 1,258 Mechanical room Water Heater Electric, Residential, 30 to 52 GAL 1 EA Fair Replace 3 1,739 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 12 10,699 Mechanical room Water Heater Gas, Commercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Water Heater Gas, Sommercial, 60 to 120 GAL 1 EA Fair Replace 7 10,699 Mechanical room Domestic Boiler Gas, 801 to 1,400 MBH 1 EA Fair Replace 4 2,853 Mechanical room Water Pumps Domestic Circulator or Booster Pump, 5 to 7.5 HP 1 EA Good Replace 19 11,641 Mechanical shop Toilet Tankless (Water Closet) 2 EA Fair Replace 13 1,686 Office Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 13 1,167 Pool women,s locker Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 2 11,634 Pool women,s locker Sink Porcelain Enamel, Cast Iron 2 EA Fair Replace 2 11,634 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 3 36,247 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 3 36,247 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 3 36,247 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 13 1,055 Restrooms Toilet Tankless (Water Closet) 1 EA Fair Replace 3 22,675 Restrooms Urinal Vitreous China 1 EA Fair Replace 3 22,675 Restrooms Urinal Vitreous China 1 EA Fair Replace 13 3,580 Restrooms Urinal Vitreous China 1 EA Fair Replace 3 15,462 Restrooms Sink Stainless Steel 7 EA Fair Replace 3 15,462 Restrooms Sink Stainless Steel 7 EA Fair Replace 3 15,463 Restrooms Sink Stainless Steel 7 EA Fair Replace 3 15,465 Science Rooms Emergency Eye Wash Station Emergency Eye Wash Station Ferrigerated 3 EA Fair Replace 3 10,573 Restrooms Emergency Eye Wash Station Emergency Eye Wash Station 5 EA Fair Replace 3 10,573 Restrooms Emergency Eye Wash Station Emergency Eye Wash Station Ferrigerated 3 47,785 Science Rooms Domestic Supply & Sanitary Domestic	Maintenance shop	Urinal	Vitreous China	1 EA	Fair	Replace	2	1,193
Mechanical roomWater HeaterElectric, Residential, 30 to 52 GAL1 EAFairReplace31,739Mechanical roomWater HeaterGas, Commercial, 60 to 120 GAL1 EAFairReplace1210,699Mechanical roomDomestic BoilerGas, Soll to 1,400 MBH1 EAFairReplace442,853Mechanical roomWater Storage Tank501 to 1,000 GAL1 EAFairReplace442,853Mechanical roomWater Storage Tank501 to 1,000 GAL1 EAFairReplace442,853Mechanical shopToiletTankless (Water Closet)2 EAFairReplace1911,641Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,686OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace131,167PoolDrinking FountainVitreous China2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace22,335RestroomsToiletTankless (Water Closet)1 EAFairReplace336,247RestroomsToiletTankless (Water Closet)1 EAFairReplace336,247RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580	Maintenance shop	Sink	Porcelain Enamel, Cast Iron	1 EA	Fair	Replace	2	1,167
Mechanical roomWater HeaterGas, Commercial, 60 to 120 GAL1 EAFairReplace1210,699Mechanical roomWater HeaterGas, Commercial, 60 to 120 GAL1 EAFairReplace710,699Mechanical roomDomestic BollerGas, 801 to 1,400 MBH1 EAFairReplace442,853Mechanical roomWater Storage Tank501 to 1,000 GAL1 EAFairReplace45,216Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,686OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace131,686PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace22,335RestroomsToiletTankless (Water Closet)1 EAFairReplace336,247RestroomsToiletTankless (Water Closet)13 EAFairReplace131,055RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace315,462Restr	Maintenance shop	Drinking Fountain	Refrigerated	1 EA	Fair	Replace	4	1,258
Mechanical roomWater HeaterGas, Commercial, 60 to 120 GAL1 EAFairReplace710,699Mechanical roomDomestic BoilerGas, 801 to 1,400 MBH1 EAFairReplace442,853Mechanical roomWater Storage Tank501 to 1,000 GAL1 EAFairReplace442,853Mechanical roomWater PumpsDomestic Circulator or Booster Pump, 5 to 7.5 HP1 EAGoodReplace1911,641Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,686OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace131,686PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace22,335RestroomsToiletTankless (Water Closet)73 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace131,055RestroomsUrinalVitreous China3 EAFairReplace33,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsLavatoryVitreous China27 EAFairReplace315,462 <td>Mechanical room</td> <td>Water Heater</td> <td>Electric, Residential, 30 to 52 GAL</td> <td>1 EA</td> <td>Fair</td> <td>Replace</td> <td>3</td> <td>1,739</td>	Mechanical room	Water Heater	Electric, Residential, 30 to 52 GAL	1 EA	Fair	Replace	3	1,739
Mechanical roomDomestic BoilerGas, 801 to 1,400 MBH1 EAFairReplace442,853Mechanical roomWater Storage Tank501 to 1,000 GAL1 EAFairReplace45,216Mechanical roomWater PumpsDomestic Circulator or Booster Pump, 5 to 7.5 HP1 EAGoodReplace1911,641Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,682OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace211,634PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace211,634RestroomsToiletTankless (Water Closet)43 EAFairReplace22,335RestroomsToiletTankless (Water Closet)1 EAFairReplace336,247RestroomsToiletTankless (Water Closet)73 EAFairReplace461,536RestroomsUrinalVitreous China3 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsLavatoryVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,642Restrooms </td <td>Mechanical room</td> <td>Water Heater</td> <td>Gas, Commercial, 60 to 120 GAL</td> <td>1 EA</td> <td>Fair</td> <td>Replace</td> <td>12</td> <td>10,699</td>	Mechanical room	Water Heater	Gas, Commercial, 60 to 120 GAL	1 EA	Fair	Replace	12	10,699
Mechanical roomWater Storage Tank501 to 1,000 GAL1 EAFairReplace45,216Mechanical roomWater PumpsDomestic Circulator or Booster Pump, 5 to 7.5 HP1 EAGoodReplace1911,641Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,686OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace211,634PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace336,247RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)1 EAFairReplace131,055RestroomsUrinalVitreous China19 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace133,580RestroomsLavatoryVitreous China27 EAFairReplace250,125RestroomsSinkStainless Steel7 EAFairReplace244,354RestroomsSinkEna	Mechanical room	Water Heater	Gas, Commercial, 60 to 120 GAL	1 EA	Fair	Replace	7	10,699
Mechanical roomWater PumpsDomestic Circulator or Booster Pump, 5 to 7.5 HP1 EAGoodReplace1911,641Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,688OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace131,167PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace336,247RestroomsToiletTankless (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace131,055RestroomsUrinalVitreous China19 EAFairReplace461,536RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsLavatoryVitreous China27 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace37,378RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEmergency Eye Wash Stat	Mechanical room	Domestic Boiler	Gas, 801 to 1,400 MBH	1 EA	Fair	Replace	4	42,853
Mechanical shopToiletTankless (Water Closet)2 EAFairReplace131,686OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace131,167PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace336,247RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace131,055RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameded Steel72 EAFairReplace347,785Science RoomsEmergency Eye Wash StationEmergency Eye Wash Station5 EA <td>Mechanical room</td> <td>Water Storage Tank</td> <td>501 to 1,000 GAL</td> <td>1 EA</td> <td>Fair</td> <td>Replace</td> <td>4</td> <td>5,216</td>	Mechanical room	Water Storage Tank	501 to 1,000 GAL	1 EA	Fair	Replace	4	5,216
OfficeSinkPorcelain Enamel, Cast Iron1 EAFairReplace131,167PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace336,247RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace461,536RestroomsUrinalVitreous China19 EAFairReplace461,536RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace133,580RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace315,462RestroomsSinkEmameled Steel72 EAFairReplace37,378Science RoomsEmergency Eye Wash Station5 EAFairReplace347,785Throughout buildingDrinking FountainRefrigerated38 EAFairReplace	Mechanical room	Water Pumps	Domestic Circulator or Booster Pump, 5 to 7.5 HP	1 EA	Good	Replace	19	11,641
PoolDrinking FountainVitreous China6 EAFairReplace211,634Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace22,335RestroomsToiletTankless (Water Closet)43 EAFairReplace336,247RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace461,536RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace133,580RestroomsLavatoryVitreous China27 EAFairReplace250,125RestroomsSinkStainless Steel7 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade17 <t< td=""><td>Mechanical shop</td><td>Toilet</td><td>Tankless (Water Closet)</td><td>2 EA</td><td>Fair</td><td>Replace</td><td>13</td><td>1,686</td></t<>	Mechanical shop	Toilet	Tankless (Water Closet)	2 EA	Fair	Replace	13	1,686
Pool women,s lockerSinkPorcelain Enamel, Cast Iron2 EAFairReplace2 2,335RestroomsToiletTankless (Water Closet)43 EAFairReplace3 36,247RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace13 1,055RestroomsToiletTankless (Water Closet)73 EAFairReplace4 61,536RestroomsUrinalVitreous China19 EAFairReplace3 22,675RestroomsUrinalVitreous China3 EAFairReplace13 3,580RestroomsUrinalVitreous China42 EAFairReplace13 3,580RestroomsLavatoryVitreous China42 EAFairReplace2 50,125RestroomsLavatoryVitreous China27 EAFairReplace3 15,462RestroomsSinkStainless Steel7 EAFairReplace3 7,378RestroomsSinkEnameled Steel72 EAFairReplace3 10,573Science RoomsEmergency Eye Wash Station5 EAFairReplace3 10,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace3 47,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade17 97,351	Office	Sink	Porcelain Enamel, Cast Iron	1 EA	Fair	Replace	13	1,167
RestroomsToiletTankless (Water Closet)43 EAFairReplace336,247RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace461,536RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace133,580RestroomsLavatoryVitreous China27 EAFairReplace250,125RestroomsSinkStainless Steel77 EAFairReplace315,462RestroomsSinkEnameled Steel72 EAFairReplace37,378Science RoomsEmergency Eye Wash Station5 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Pool	Drinking Fountain	Vitreous China	6 EA	Fair	Replace	2	11,634
RestroomsToiletFlush Tank (Water Closet)1 EAFairReplace131,055RestroomsToiletTankless (Water Closet)73 EAFairReplace461,536RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel77 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace37,378Science RoomsEmergency Eye Wash Station5 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Pool women,s locker	Sink	Porcelain Enamel, Cast Iron	2 EA	Fair	Replace	2	2,335
RestroomsToiletTankless (Water Closet)73 EAFairReplace461,536RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace37,378Science RoomsEmergency Eye Wash Station5 EAFairReplace244,354Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Restrooms	Toilet	Tankless (Water Closet)	43 EA	Fair	Replace	3	36,247
RestroomsUrinalVitreous China19 EAFairReplace322,675RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace244,354Science RoomsEmergency Eye Wash Station5 EAFairReplace347,785Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Restrooms	Toilet	Flush Tank (Water Closet)	1 EA	Fair	Replace	13	1,055
RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace244,354Science RoomsEmergency Eye Wash Station5 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Restrooms	Toilet	Tankless (Water Closet)	73 EA	Fair	Replace	4	61,536
RestroomsUrinalVitreous China3 EAFairReplace133,580RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace244,354Science RoomsEmergency Eye Wash Station5 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Restrooms	Urinal	Vitreous China	19 EA	Fair	Replace	3	22,675
RestroomsUrinalVitreous China42 EAFairReplace250,125RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace244,354Science RoomsEmergency Eye Wash Station5 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & SanitaryDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Restrooms	Urinal	Vitreous China	3 EA	Fair	Replace	13	3,580
RestroomsLavatoryVitreous China27 EAFairReplace315,462RestroomsSinkStainless Steel7 EAFairReplace37,378RestroomsSinkEnameled Steel72 EAFairReplace244,354Science RoomsEmergency Eye Wash Station5 EAFairReplace310,573Throughout buildingDrinking FountainRefrigerated38 EAFairReplace347,785TunnelDomestic Supply & SanitaryDomestic Supply & Sanitary2500 SFFairUpgrade1797,351	Restrooms	Urinal	Vitreous China	3 EA	Fair	Replace	13	3,580
Restrooms Sink Stainless Steel 7 EA Fair Replace 3 7,378 Restrooms Sink Enameled Steel 72 EA Fair Replace 2 44,354 Science Rooms Emergency Eye Wash Station Emergency Eye Wash Station 5 EA Fair Replace 3 10,573 Throughout building Drinking Fountain Refrigerated 38 EA Fair Replace 3 47,785 Tunnel Domestic Supply & Sanitary 2500 SF Fair Upgrade 17 97,351	Restrooms	Urinal	Vitreous China	42 EA	Fair	Replace	2	50,125
Restrooms Sink Enameled Steel 72 EA Fair Replace 2 44,354 Science Rooms Emergency Eye Wash Station Emergency Eye Wash Station 5 EA Fair Replace 3 10,573 Throughout building Drinking Fountain Refrigerated 38 EA Fair Replace 3 47,785 Tunnel Domestic Supply & Sanitary 2500 SF Fair Upgrade 17 97,351	Restrooms	Lavatory	Vitreous China	27 EA	Fair	Replace	3	15,462
Science Rooms Emergency Eye Wash Station Emergency Eye Wash Station 5 EA Fair Replace 3 10,573 Throughout building Drinking Fountain Refrigerated 38 EA Fair Replace 3 47,785 Tunnel Domestic Supply & Sanitary 2500 SF Fair Upgrade 17 97,351	Restrooms	Sink	Stainless Steel	7 EA	Fair	Replace	3	7,378
Throughout building Drinking Fountain Refrigerated 38 EA Fair Replace 3 47,785 Tunnel Domestic Supply & Sanitary Domestic Supply & Sanitary 2500 SF Fair Upgrade 17 97,351	Restrooms	Sink	Enameled Steel	72 EA	Fair	Replace	2	44,354
Tunnel Domestic Supply & Sanitary Domestic Supply & Sanitary 2500 SF Fair Upgrade 17 97,351	Science Rooms	Emergency Eye Wash Station	Emergency Eye Wash Station	5 EA	Fair	Replace	3	10,573
	Throughout building	Drinking Fountain	Refrigerated	38 EA	Fair	Replace	3	47,785
Utility closet Service Sink Porcelain Enamel, Cast Iron 1 EA Fair Replace 13 1,360	Tunnel	Domestic Supply & Sanitary	Domestic Supply & Sanitary	2500 SF	Fair	Upgrade	17	97,351
	Utility closet	Service Sink	Porcelain Enamel, Cast Iron	1 EA	Fair	Replace	13	1,360

Anticipated Lifecycle Replacements:

- Water heaters
- Boiler
- Circulation pumps
- Toilets
- Urinals
- Sinks
- Cabinets
- Drinking fountains

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.
- Most of the domestic water lines are galvanized iron original to the 1956 construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. EMG highly encourages some easily accessible pipe sections be examined to more accurately determine the interior pipe wall conditions after nearly 62 years of use. Pending these results, consideration should be given to replacing all the plumbing supply lines with copper. A budgetary cost is included for this replacement.



D30 Building Heating, Ventilating, and Air Conditioning (HVAC)

Building Central Heating System			
Primary Heating System Type Hot water boilers			
Heating Fuel Natural gas			
Location of Major Equipment	Mechanical rooms		
Space Served by System Entire building			

Building Central Cooling System			
Primary Cooling System Type Air-cooled chillers			
Refrigerant	R-134A		
Cooling Towers Fiberglass/FRP			
Location of Major Equipment	Mechanical rooms & exterior		
Space Served by System Entire building			

Distribution System			
HVAC Water Distribution System	Four-pipe		
Air Distribution System	Constant		
Location of Air Handlers	Rooftop, exterior		
Terminal Units	Radiators and/or cabinet units		
Quantity and Capacity of Terminal Units	Eight units heaters		
Location of Terminal Units	Along ceilings		

Packaged, Split & Individual Units			
Primary Components Package units			
Cooling (if separate from above)	performed via components above		
Heating Fuel	Natural gas		
Location of Equipment	Rooftop		
Space Served by System Entire building ,common areas			

Supplemental/Secondary Components		
Supplemental Component #1 Dedicated computer room air conditioners		
Location / Space Served by Computer,music room	Computer rooms,music room	
Condition Fair		



Controls and Ventilation			
HVAC Control System BAS, pneumatic controls			
HVAC Control System Condition	Fair		
Building Ventilation	Roof top exhaust fans		
Ventilation System Condition Fair			

Maintenance Issues				
Observation Exists At Site Observation Exists At Site				
Ductwork/grills need cleaned	\boxtimes	Minor control adjustments needed	\boxtimes	
Leaking condensate lines		Poor mechanical area access		
Other		Other		

Degradation Issues					
Observation Exists At Site Observation Exists At Site					
Heating, Cooling or Ventilation is not adequate		Major system inefficiencies			
HVAC controls pneumatic or antiquated	\boxtimes	Obsolete refrigerants : R11, R12, R22, R123, R502			
Other		Other			

Machanical Systems -	DIONIEED	HIGH	IOOHOS

Marching carbon Conting Town 25 to 50 for 1.5 A 1.5	Mechanical Systems - PIC		Community Description	Our maile a thuis	Condition	A		F-+ C+
Building entries Counting Tower 26 to 50 for 16 to 50 for	Location	Component	Component Description	Quantity Unit	Condition	Action	RUL	Est. Cost
Casson MAC yelem Mydors (Paper Mydors (Paper Mydors (Paper) 10 10 10 10 10 10 10								
Concessions	Building exterior	Cooling Tower		1 EA	Fair	Replace		15,917
Contention Combinator Manual Care, 76 10.37 2001 1 1 5.00 Contention 1 1 1 1 1 1 1 1 1	Classrooms	HVAC System	Hydronic Piping	4000 SF	Fair	Replace	7	52,000
Contention	concessions	Unit Heater	Hydronic, 101 to 160 MBH	1 EA	Fair	Replace	12	2,470
Commons Comm	concessions	Unit Heater	Natural Gas, 76 to 125 MBH	1 EA	Fair	Replace	13	5,007
Content Cont	Concessions	Unit Heater	Natural Gas, 56 to 75 MBH	4 EA	Fair	Replace	13	17,871
Index	Concessions	Unit Heater	Electric, 10 kW	4 EA	Fair	Replace	13	7,897
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Ministerance slop Unit Naterian Natural Gar, 281 LOSO MBH 2 LK Fair Register 2 3,234 Ministerance Natural Care Natural Gar, 281 LOSO MBH 1 LK Fair Register 2 3,234 Ministerance Natural Care Natural								
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Mechanical room Soler So	Maintenance shop	Packaged Terminal Air Conditioner	15,001 to 24,000 BTUH	1 EA	Fair	Replace	2	3,836
Mechanizations	Mechanical room	Boiler	Gas, 2,501 to 4,200 MBH	1 EA	Fair	Replace	17	120,905
Mechanical room Colline Replace Replac	Mechanical room	Boiler	Gas, 2,501 to 4,200 MBH	1 EA	Fair	Replace	17	120,905
Mechanical room Colline Replace Replac	Mechanical room	Condensate Water	Return Pump, 3 HP	1 EA	Fair	Replace	2	5,273
Mechanical room Circulation Pump Register Carlos, & 1 to 50 Ton 1 ft Fair Register 2 5.519 Mechanical room Circulation Pump Resting Yarte, 5 PP 1 ft 1 ft Fair Register 12 5.519 Mechanical room Circulation Pump Resting Yarte, 5 PP 1 ft 1 ft Fair Register 12 5.519 Rechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Circulation Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Unit Neutral Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,76 Mechanical room Unit Neutral Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,77 Mechanical room Unit Neutral Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,77 Mechanical room Unit Neutral Pump Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,77 Mechanical room Cilier & Cordener Water, 80 to 50 PP 1 ft Fair Register 2 2.02,77 Mechanical room Cilier & Cordener Water, 80 to 50 PP Cilier & Cordener Water,	Mechanical room	Condensate Water Return Pump		1 EA	Fair		2	5,273
Mechanication Com Crozistation Pump Heating Water, 5 19° 1 LA Fair Replace 12 5.519 Mechanical form Crozistation Pump Heating Water, 5 19° 1 LA Fair Replace 22 5.513 Mechanical form Crozistation Pump Heating Water, 5 19° 1 LA Fair Replace 23 5.513 Mechanical form Crozistation Pump Heating Water, 5 19° 1 LA Fair Replace 23 5.513 Mechanical form Crozistation Pump Heating Water, 5 19° 1 LA Fair Replace 23 5.513 Mechanical form Crozistation Pump Crozistation P		-						
Mechanical room Croulation Pump Healing Water, 5-19 1.6 Fair Replace 2 5.519								
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Mechanical room Circulation Pump Chiller & Confesser Waters, 30 to 50 PP 1 EA Fair Replace 2 20,176 Mechanical room Circulation Pump Chiller & Confesser Waters, 30 to 50 PP 1 EA Fair Replace 2 20,176 Mechanical room Circulation Pump Chiller & Confesser Waters, 30 to 50 PP 1 EA Fair Replace 2 20,176 Mechanical room Circulation Pump Chiller & Confesser Waters, 30 to 50 PP 1 EA Fair Replace 2 20,176 Mechanical room Circulation Pump Chiller & Confesser Waters, 30 to 50 PP 1 EA Fair Replace 2 20,0176 Mechanical room Mecha								
Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP 1 LA Fair Registee 2 20,176 Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP 1 LA Fair Registee 2 20,176 Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP 1 LA Fair Registee 2 20,176 Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP 1 LA Fair Registee 2 20,176 Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP 1 LA Fair Registee 2 20,176 Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP 1 LA Fair Registee 2 20,176 Mechanical room Circulation Pump Cilled & Condenser Water, 30 to 50 PP Cilled & Condenser Water, 30								
Mechanical room Circulation Nump Chiller & Condenser Water, 30 to 50 PP 1 LA Fair Replace 2 20,176 Mechanical room Circulation Nump Chiller & Condenser Water, 30 to 50 PP 1 LA Fair Replace 2 20,176 Mechanical room Circulation Nump Chiller & Condenser Water, 30 to 50 PP 1 LA Fair Replace 2 20,176 Mechanical room Chiller & Condenser Water, 30 to 50 PP 1 LA Fair Replace 2 20,176 Mechanical room Chiller & Condenser Water, 30 to 50 PP 1 LA Fair Replace 2 2,448 Mechanical room Chiller & Condenser Water, 30 to 50 PP 1 LA Fair Replace 2 2,127 Mechanical room Chiller & Condenser Water, 30 to 50 PP Chiller & Condenser Water, 30 to 50 PP Chiller & Condenser Water, 30 to 50 PP Chiller & Condenser Water, 30 PP Children & Childr		Distribution Pump		1 EA	Fair	Replace		20,176
Mechanical room	Mechanical room	Circulation Pump	Chiller & Condenser Water, 30 to 50 HP	1 EA	Fair	Replace	2	20,176
Mechanical normo Circlation Furmy Chiller & Confedered Water, 30 to 50 PP 1 EA Fair Replace 2 2,07,23 Mechanical norm Building Automation System MANC Controls 4017 SF Fair Replace 2 2,167,338 Restrictions Unit Teleater Hybriding, 60 to 100 MBH 1 EA Fair Replace 2 2,17,338 Restrictions Unit Teleater Hybriding, 60 to 100 MBH 1 EA Fair Replace 1 4,537 Restriction Outsiles Split System Billed Zenc, 15 to 2 Ton 1 EA Fair Replace 1 4,537 Reof Cantroll, 15 to 2 Ton 1 EA Fair Replace 10 6,577 Reof Cantroll, 15 to 2 Ton 1 EA Fair Replace 10 6,577 Reof Cahust Fan Roof Mounted, 100 Tol, 1000 CFM 1 EA Fair Replace 2 1,758 Reof Cahust Fan Roof Mounted, 20 Tol, 1000 CFM 1 EA Fair Replace 2 1,052	Mechanical room	Circulation Pump	Chiller & Condenser Water, 30 to 50 HP	1 EA	Fair	Replace	2	20,176
Methanical room	Mechanical room	Circulation Pump	Chiller & Condenser Water, 30 to 50 HP	1 EA	Fair	Replace	2	20,176
Mechanical room Michaster Matural Sau, Sei to 75 MBH 16 A Fair Replace 2 2,473,784 Pool storage Unit Heater Hydriconic, Sei to 100 MBH 1 LA Fair Replace 2 2,127,384 Roof District Restrict Hydriconic, Sei to 100 MBH 1 LA Fair Replace 2 2,127,384 Roof District Saint Spirit Saint Saint	Mechanical room	Circulation Pump		1 EA	Fair		2	20.176
Mechanical room Miding Automation System MAXC Centrols		·						
Restreems Unit Heater Hydronic, 8to 100 MBH 1 EA Fair Replace 2 2,127								
Restroom's Unitenset Electric, 20 W 1 EA Fair Replace 13 3,355 Red Unitense Spill-System Single Zone, 15 to 7 for 1 EA Fair Replace 12 4,472 Red Condening Unit/Heat Pump Spill System, 3 Ton 1 EA Fair Replace 23 3,578 Red Unitense Spill-System Single Zone, 15 to 7 for 1 EA Fair Replace 20 6,577 Red Air Famelier Exterirs, 3001 to 10,000 CPM 1 EA Fair Replace 20 4,585 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 20 1,769 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 21 1,537 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 21 1,537 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 21 1,537 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 22 1,258 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 23 1,258 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 24 1,258 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 24 1,258 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 24 1,258 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 24 1,258 Red Erbaust Fan Red Mounted, 10,10 to 1,000 CPM 1 EA Fair Replace 24 1,557 Red Erbaust Fan Red Mounted, 10,10 to 2,000 CPM 1 EA Fair Replace 24 1,557 Red Erbaust Fan Red Mounted, 10,10 to 2,000 CPM 1 EA Fair Replace 24 1,557 Red Erbaust Fan Red Mounted, 10,10 to 2,000 CPM 1 EA Fair Replace 24 1,557 Red Erbaust Fan Red Mounted, 10,10 to 2,000 CPM 1 EA Fair Replace 24 1,557 Red Erbaust Fan Red Mounted, 10,10 to 2,000 CPM 1 EA Fair Replace 24 1,557 Red Erbaust Fan Red Mounted, 10,10 to 2,000 CPM 1 EA Fair Replace 24 1,558 Red Erbaust Fan Red Mounted, 10,10 to 2,000 C		-						
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Roof	Roof		-	1 EA	Fair	Replace		4,473
Roof	Roof	Condensing Unit/Heat Pump	Split System, 3 Ton	1 EA	Fair	Replace	2	3,579
Roof	Roof	Ductless Split System	Single Zone, 1.5 to 2 Ton	1 EA	Fair	Replace	10	6,577
Roof	Roof	Air Handler	Exterior, 8,001 to 10,000 CFM	1 EA	Fair	Replace	10	45,895
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Roof	Roof	Exhaust Fan	Roof Mounted, 2,001 to 3,500 CFM	1 EA	Poor	Replace	0	4,672
Roof	Roof	Exhaust Fan	Roof Mounted, 401 to 500 CFM	1 EA	Fair	Replace	2	1,557
Roof	Roof	Exhaust Fan	Roof Mounted, 801 to 1,000 CFM	1 EA	Fair			3.073
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	Roof	Exhaust Fan	Roof Mounted, 801 to 1,000 CFM	1 EA	Poor	Replace	0	1,769



Roof	Package Unit	RTU, 26 to 50 Ton	1 EA	Fair	Replace	2	83,488
Roof	Package Unit	RTU, 13 to 15 Ton	1 EA	Fair	Replace	3	26,846
Roof	Package Unit	RTU, 26 to 50 Ton	1 EA	Fair	Replace	7	83,488
Roof	Heat Pump	Packaged (RTU), 26 to 30 Ton	1 EA	Fair	Replace	6	52,644
Roof	Package Unit	RTU, 8 to 10 Ton	1 EA	Fair	Replace	7	18,554
Roof	Heat Pump	Packaged (RTU), 6 to 10 Ton	1 EA	Good	Replace	11	15,325
Roof	Package Unit	RTU, 5 Ton	1 EA	Good	Replace	11	11,239
Roof	Heat Pump	Packaged (RTU), 3.5 to 5 Ton	1 EA	Fair	Replace	11	8,928
Roof	Package Unit	RTU, 21 to 25 Ton	1 EA	Fair	Replace	2	44,378
Roof	Package Unit	RTU, 6 to 7.5 Ton	1 EA	Fair	Replace	2	14,396
Roof	Package Unit	RTU, 21 to 25 Ton	1 EA	Poor	Replace	0	44,378
Roof	Exhaust Fan	Roof Mounted, 401 to 500 CFM	1 EA	Poor	Replace	0	1,557
Shop class	Air Handler	Interior, 2,501 to 4,000 CFM	1 EA	Poor	Replace	0	13,371
Shop class	Air Handler	Interior, 2,501 to 4,000 CFM	1 EA	Poor	Replace	0	13,371
Shop class	Air Handler	Interior, 2,501 to 4,000 CFM	1 EA	Fair	Replace	2	13,371
Shop roof	Exhaust Fan	Roof Mounted, 2,001 to 5,000 CFM	1 EA	Fair	Replace	2	2,763
Throughout building	Cabinet Heater	Electric	1 EA	Fair	Replace	3	3,180
Throughout building	Unit Heater	Hydronic, 37 to 85 MBH	31 EA	Fair	Replace	2	58,909
Tunnel	Circulation Pump	Heating Water, 30 to 75 HP	1 EA	Fair	Replace	2	31,072
Tunnel	Circulation Pump	Heating Water, 30 to 75 HP	1 EA	Fair	Replace	2	31,072
Tunnel return	Circulation Pump	Heating Water, 30 to 75 HP	1 EA	Fair	Replace	2	31,072

- Boilers
- Chillers
- Cooling towers
- Air handling units
- Distribution pumps and motors
- Fan coil units
- Package units
- Electric unit heaters
- Air Compressor
- Baseboard heaters
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- Approximately 60 percent of the HVAC equipment is original. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.
- The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For modernization, reliability, and
 increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

D40 Fire Protection

Item		Description					
Туре	Wet pipe	/et pipe					
Coninklas Cuatana	None		Standpipes			Backflow Preventer	\boxtimes
Sprinkler System	Hose Cabinets	\boxtimes	Fire Pumps			Siamese Connections	\boxtimes
Sprinkler System Condition		Fair					
Fire	Last Service Date		Servici	ng Cur	rer	nt?	
Extinguishers	July,2017						



Item	Description								
Туре	Wet pipe								
Hydrant Location	Adjacent Street	Adjacent Street							
Siamese Location	Exterioir wall								
Special Systems	Kitchen Suppression System	\boxtimes	Computer Room Suppression System						

Maintenance Issues							
Observation	Exists At Site	Observation	Exists At Site				
Extinguisher tag expired		Riser tag expired (5 year)					
Other		Other					

- Fire extingushers
- Kitchen Suppression System

Actions/Comments:

• The vast majority of the building is not protected by fire suppression; sprinkler heads are currently limited to new wing of building. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. As part of the major recommended short term renovations, a facility-wide fire suppression retrofit is recommended. A budgetary cost is included.

D50 Electrical

Distribution & Lighting								
Electrical Lines	Underground	Transformer	Pad-mounted					
Main Service Size	2000 Amps	Volts	120/208 Volt, three-phase					
Meter & Panel Location	Mechanical Room	Branch Wiring	Copper					
Conduit	Metallic	Step-Down Transformers?	Yes					
Security / Surveillance System?	Yes	Building Intercom System?	Yes					
Lighting Fixtures	T-8, T-12, CFL,							
Main Distribution Condition	Fair							
Secondary Panel and Transformer Condition	Fair							
Lighting Condition	Fair							



Building Emergency Systems						
Size	600 kW	Fuel	Diesel			
Generator / UPS Serves	Entire buidling.	Tank Location	Below generator			
Testing Frequency	Bi-Weekly	Tank Type	Integral ("belly") tank			
Generator / UPS Condition	Fair					

Maintenance Issues							
Observation Exists At Site Observation		Exists At Site					
Improperly stored material		Unsecured high voltage area					
Loose cables or impoper use of conduit		Poor electrical room ventilation					
Other		Other					

- Circuit breaker panels
- Main switchgear
- Switchboards
- Step-down transformers
- Interior light fixtures
- Variable frequency drives
- Emergency generator
- Motor control centers

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels, switchboards, step-down transformers are mostly original 1956 components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the panels, switchboards, step-down transformers and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

D60 Communications

D6060 Public Address Systems							
Item		Description					
Communication Equipment	Public Address System	\boxtimes	Nurse Call System		Clock	\boxtimes	



D70 Electronic Safety and Security

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm							
Item		Description					
Access Control	Exterior Camera	\boxtimes	Interior Camera	a	\boxtimes	Front Door Camera Only	
and Intrusion Detection	Cameras monitored		Security Person	nnel On-Site		Intercom/Door Buzzer	\boxtimes
	Central Alarm Panel	\boxtimes	Battery-Operated Smoke Detectors			Alarm Horns	\boxtimes
Fire Alarm System	Annunciator Panels	\boxtimes	Hard-Wired Sm Detectors	noke		Strobe Light Alarms	\boxtimes
	Pull Stations	\boxtimes	Emergency Battery-Pack Lighting		\boxtimes	Illuminated EXIT Signs	
Fire Alarm System Condition	Fair						
Central Alarm	Location of Alarm Panel			Installation Date of Alarm Panel			
Panel System	General office		·	2008			

Anticipated Lifecycle Replacements:

- Fire alarm system
- Central alarm panel
- Security surveillance
- Exit signs

Actions/Comments:

• No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



6. Equipment & Furnishings

E10 Equipment

The cafeteria kitchen includes the following major appliances, fixtures, and equipment:

E1030 Commercial Kitchen Equipment						
Appliance	Comment	Condition				
Refrigerators	Walk-in , Up-right, Under-counter	Fair				
Freezers	Walk-in, Up-right, Under-counter	Fair				
Ranges	Gas	Fair				
Ovens	Gas	Fair				
Griddles / Grills	Gas	Fair				
Fryers	Gas	Fair				
Hood	Exhaust ducted to exterior	Fair				
Dishwasher	Owned	Fair				
Microwave						
Ice Machines		Fair				
Steam Tables		Fair				
Work Tables		Fair				
Shelving	\boxtimes	Fair				

E1030 Commercial Laundry						
Equipment	Comment	Condition				
Commercial Washing Machines						
Commercial Dryers						
Residential Washers						
Residential Dryers						

Anticipated Lifecycle Replacements:

- Cooking Range
- Convection oven
- Dishwasher
- Walk-in freezer
- Walk-in cooler
- Steam kettle
- Ice maker



Actions/Comments:

• No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



7. Sitework

G20 Site Improvements

G2020 Parking Lots & G2030 Pedestrian Walkways						
Item Material Condition						
Entrance Driveway Apron	Asphalt	Fair				
Parking Lot	Asphalt	Fair				
Drive Aisles	Asphalt	Fair				
Service Aisles	Asphalt	Fair				
Sidewalks	Concrete	Fair				
Curbs	Concrete	Fair				
Pedestrian Ramps	None					
Ground Floor Patio or Terrace	None					

Parking Count						
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure		
1014						
Total Number of ADA Compliant Spaces				19		
Number of ADA Compliant Spaces for Vans		8				
Total Parking Spaces				1014		

Site Stairs							
Location	Materi	Material Handrails Condition					
Back side of property	Concrete	stairs	Metal		Fair		
Maintenance Issues							
Observation	Exists At Site		Observation		Exists At Site		
Pavement oil stains		☐ Vegetation growth in joints ☐					
Stair/ramp rails loose		Stair/ramp painted					
Other		Other					



Degradation Issues					
Observation Exists At Site Observation Exists At Site					
Potholes/depressions	\boxtimes	Alligator cracking	\boxtimes		
Concrete spalling		☐ Trip hazards (settlement/heaving)			
Other		Other			

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks

Actions/Comments:

• The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system. Complete milling and overlay of the entire lot is also recommended.

G2060 Site Development				
Property Signage				
Property Signage Monument				
Street Address Displayed?	Yes			

Site Fencing						
Туре	Location	Condition				
Chain link with metal posts	Surrounding sports fields and Tennis courts	Fair				
Chain link with metal posts	Concession building	Fair				
Tube steel	Auto shop area	Fair				

Refuse Disposal							
Refuse Disposal	Common area dumpsters						
Dumpster Locations	Mounting	Mounting Enclosure Contracted? Condition					
Rear building/cafeteria area	Concrete pad	Chain link fence	Yes	Fair			

Other Site Amenities						
Description Location Condition						
Playground Equipment	ground Equipment None					
Tennis Courts						



Other Site Amenities						
Description Location Condition						
Basketball Court	None					
Swimming Pool	Yes	res Interior of the building Fair				

The tennis courts ,sports fields are surrounded by a chain link fence. High-intensity light fixtures, mounted on metal poles, are provided for night-time use.

Anticipated Lifecycle Replacements:

- Signage
- Site fencing
- Tennis court seal coating
- Pool equipment
- Pool plaster
- Bleachers
- Scoreboard
- Flagpoles
- Park benches

Actions/Comments:

No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2080 Landscaping							
Drainage S	Drainage System and Erosion Control						
System	System Exists At Site Condition						
Surface Flow							
Inlets	\boxtimes	Fair					
Swales							
Detention pond							
Lagoons							
Ponds							
Underground Piping							
Pits							
Municipal System Fair							
Dry Well							

Anticipated Lifecycle Replacements:

No components of significance

Actions/Comments:

• There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Item	Description								
Site Topography	Generally	/ Flat							
Landscaping	Trees	Grass	Flower Beds	Plant	ers	Drought Tolerant Plants	D	ecorative Stone	None
	\boxtimes	\boxtimes	\boxtimes	\boxtimes				\boxtimes	
Landscaping Condition				Fa	air				
Irrigation	Automatic Underground Drip Hand Watering None					ne			
migation									
Irrigation Condition				-	-		·		

Retaining Walls					
Type Location Condition					
Keystone	Northwest side of property	Fair			

No components of significance

Actions/Comments:

 The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G30 Liquid & Gas Site Utilities

G3060 Site Fuel Distribution	
Item	Description
Natural Gas	Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior walls of the building. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.



G40 Electrical Site Improvements

G4050 Site Lighting							
Site Lighting	None	Pole Mou	nted	Bollard Lights		Ground Mounted	Parking Lot Pole Type
							\boxtimes
	Good						
	None		Wall Mounted			Recessed Soffit	
Building Lighting			\boxtimes				
		Good					

Maintenance Issues			
Observation	Exists At Site	Observation	Exists At Site
Isolated bulb/lamp replacement		Discolored/dirty lens cover	
Other		Other	

Anticipated Lifecycle Replacements:

Exterior lighting

Actions/Comments:

• No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



8. Ancillary Structures

Other Ancillary Structures			
Туре	Concession, restrooms, training room,offices	Location	Site
Item	Material	Item	Material
Exterior Siding	CMU, Brick	Roof Finishes	Asphalt Singles
Interior Finishes	Floor : Unfinished Concrete, VCT Ceiling : Exposed, Suspended Walls : CMU, Gypsum board	MEPF	See Tables in Section 5
Overall Building Cond	ition		Good

Туре	Maintenance/Storage Shed/Garage/Free-standing restroom facility	Location	Site
Item	Material	Item	Material
Exterior Siding	Aluminum, Wood, Vinyl, CMU, Brick	Roof Finishes	Metal
Interior Finishes	Floor : Unfinished Concrete, VCT, Ceiling : Exposed, Suspended ACT, Walls : CMU, Gypsum board	MEPF	See Tables in Section 5
Overall Building Condition			Fair

Anticipated Lifecycle Replacements:

- Toilets
- Urinals
- Secondary transformer
- Lavatories
- Unit heaters
- Asphalt shingles

Actions/Comments:

 No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



9. Opinions of Probable Costs

Cost estimates are attached at the front of this report (following the cover page).

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* 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 of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that 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.

9.1. 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. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances 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.

9.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, 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.

9.3. Replacement Reserves

Replacement Reserves are for recurring probable 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 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 in the Immediate Repair Cost Estimate



10. Purpose and Scope

10.1. 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 at municipal offices, 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.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

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.

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.



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. The following Plan Types are listed in general weighted order of importance:

		3
Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a 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.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

10.2. 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 general statement of 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.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order 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.
- Prepare a mechanical inventory list.



11. Accessibility and Property Research

11.1. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does 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, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a High School property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route up to the tenant lease lines and the interior common areas, including the common area restrooms.

The facility generally appears to be accessible as stated within the defined priorities of Title III of the Americans with Disabilities Act.

Accessibility Issues			
Component	Major Issue	Moderate Issue	Minor Issue
Parking			
Exterior Accessible Route			
Interior Accessible Route			
Restrooms			
Elevators			

A full ADA Compliance Survey may reveal aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such.

11.2. Flood Zone and Seismic Zone

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated April 3,2012, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 1, defined as an area of low probability of damaging ground motion.



12. Certification

Ann Arbor Public Schools retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Pioneer High School, Baseball, Field House, Grounds, Holloway, Track Building, 601 W. Stadium, Ann Arbor, Michigan, the "Property". It is our understanding that the primary interest of Ann Arbor Public Schools 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 Section 2 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 were observed (See Section 4.2 for areas observed). 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 Section 10 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 Section 10 of this report without the express written consent of EMG.

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

Prepared by: Lawrence Sirridge,

Project Manager

Reviewed by:

Al Diefert

Technical Report Reviewer For

alder

Andrew Hupp Program Manager

(emg)

13. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Supporting Documentation

Appendix D: Pre-Survey Questionnaire



Appendix A: Photographic Record



#1: FRONT MAIN ENTRANCE



#2: **SOUTH ELEVATION**



#3: **WEST ELEVATION**



#4: NORTH ELEVATION



EAST ELEVATION #5:



#6: MAIN PARKING



#7: ASPHALT PARKING LOT



#8: **DRIVE LANE**



#9: **CONCRETE PAVEMENT**



#10: CONCRETE PAVEMENT



#11: LANDSCAPING



#12: LANDSCAPING



#13: SITE LIGHTING



#14: MONUMENT SIGN



#15: STADIUM LIGHTING



#16: SITE FENCING



#17: **EXTERIOR LED LIGHTING**



#18: WROUGHT IRON FENCE



#19: **EXTERIOR POLE LIGHTING**



STADIUM MAINTENANCE #20: BUILDING



#21: MAINTENANCE BUILDING



#22: FOOTBALL STADIUM BUILDING



#23: HOLLOWAY BUILDING



#24: **EPDM ROOFING**



#25: **EPDM ROOFING**



#26: **BRICK VENEER**



#27: **EXTERIOR WALL**



#28: **QUARRY TILE STAIRS**



#29: TERRAZZO STAIR



#30: **EXTERIOR DOOR**



#31: EXTERIOR STEEL DOOR



#32: **EXTERIOR DOOR**



OVERHEAD DOOR, STEEL ROLL-UP #33:



#34: **ALUMINUM FIXED WINDOWS**



#35: WINDOW, STEEL OPERABLE



OVERHEAD DOOR, ALUMINUM ROLL-UP #36:



#37: **WINDOWS**



#38: **ROOF TOP UNIT**



#39: **ROOF TOP UNIT**



#40: HYDRONIC HEAT BOILER



HEAT/ COOLING MAINTENANCE #41: BUILDING



#42: HYDRONIC HEAT



RADIATOR, HYDRONIC #43: BASEBOARD



HVAC SYSTEM HYDRONIC #44: **PIPING**



#45: CHILLER



#46: **HEAT DISTRIBUTION PUMP**



PLUMBING SYSTEM, DOMESTIC SUPPLY #47:



#48: SINK, VITREOUS CHINA



TOILET, TANKLESS (WATER CLOSET) #49:



#50: URINALS, VITREOUS CHINA



REFRIGERATED DRINKING #51: **FOUNTAINS**



KITCHEN DOMESTIC WATER #52: **HEATER**



#53: DISTRIBUTION PANEL



#54: ELECTRICAL SWITCHGEAR





1200 AMP SWITCH GEAR



#56:

GENERATOR, DIESEL



#57:

ELEVATOR CONTROLS



#58:

ELEVATOR CAB



#59:

PASSENGER FLOOR FINISH



#60:

MANUAL PULL STATION





#61: FIRE ALARM DEVICE



#62: FIRE EXTINGUISHER



#63: FIRE SUPPRESSION SYSTEM



TYPICAL CLASSROOM #64:



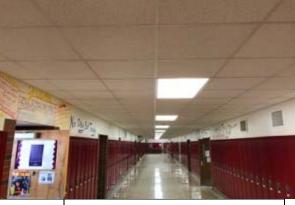
BUILDING ADDRESSABLE FIRE #65: ALARM PANEL



#66: **CERAMIC TILE**



#67: INTERIOR DOOR



#68: HALLAWAY LIGHTING



#69: INTERIOR WALL FINISH



#70: CAFETERIA VCT FLOOR



#71: HALLWAY



SUSPENDED ACOUSTICAL TILE (ACT) CEILING #72:



#73: **QUARRY TILE**



#74: WOOD PANELING



#75: OFFICE



REFRIGERATOR, 1-DOOR #76: REACH-IN,



#77: HALLWAY



#78: **LOCKERS**



#79: **BASKETBALL BACKSTOP**



#80: **ICEMAKER**



REFRIGERATOR, 2-DOOR #81: **REACH-IN**



#82: VARIABLE FREQUENCY DRIVE

Appendix B: Site Plan

Site Plan



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Project Name:	Project Number:
Pioneer High School	129010.18R000-035.354
Source:	On-Site Date:
Google Earth Pro	2/13-2/16/2018

Appendix C: Supporting Documentation



Flood Map



(emn)	Project Name: Pioneer High School	Project Number: 129010.18R000-035.354
	Source:	On-Site Date:
	FEMA Flood Map	2/13-2/15/2018

EMG PROJECT NO.: 129010.18R000-035.354

Appendix D: Pre-Survey Questionnaire



PCA: PRE-SURVEY QUESTIONNAIRE



Name of person completing questionnaire: Mr. Brown

Association with property: Head of security

Length of association with property: 20 years

Phone Number: 404.320.3613

Property Name: Pioneer High School

EMG Project Number: 129010.18R000-035.354

Signature: Larry Sirridge Date: February 14,2018

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.

GENERAL PROPERTY INFORMATION			
Year constructed:	1956	Number of units:	One
Number of buildings:	Five	Gross SF:	404176
Number of stories:	Three	Net rentable SF:	<u>.</u>

INSPECTIONS	DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS OR IMPROVEMENTS REQUIRED
Elevators:	April 2017	None
HVAC:	Unknown	Unknown
Electrical:	NA	None
Plumbing:	NA	None
Fire Alarm:	Yearly	None
Fire Sprinklers:	Yearly	None
Roofs:	Unknown	Clean roof drains and check for leaks
ADA / Accessibility:	Unknown	None
Termites / Wood Destroying Insects:	Unknown	None

QUESTION		RESPONSE								
1	List any major capital improvement within the last five years.	Electrical panels replaced along with associated wiring								
2	Provide date and summary of the most recent renovation.	Unknown								
3	List any major capital expenditures planned for the next year.	Unknown								
4	What is the age of the roof(s)?	Ten years								
5	What building systems (HVAC, roof, finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	All								
6	Are any of the buildings ground lease pads (building is owned by the tenant)?	No								

QUESTION			RES	SPONS	E	COMMENTS
			Z	Unk	NA	
7	Are there any unresolved building, fire, or zoning code issues?		x			
8	Are there any unresolved construction defects?		х			
9	Is there any pending litigation concerning the physical condition of the property?			х		
10	Are there any "down" or unusable units?		х			
11	Are there any problems with the utilities, such as inadequate capacities?		х			
12	Are there any plumbing leaks, water pressure problems, or waste line problems?		x			
13	Is polybutylene or galvanized steel water piping used? If so, describe the history of any issues or repairs		x			
14	Is the property served by a private water well, septic system or waste water treatment plant? If so, please describe and provide a copy of permits and operator's information.		х			
15	Are there any leaks or pressure problems with natural gas service?		x			



QUESTION			RE	SPONS	E	COMMENTS
		Υ	N	Unk	NA	
16	Do the electrical system branch circuits (between panels and fixtures) use aluminum wiring? If so, how has it been mitigated?		х			
17	Do Residential units have a less than 60-Amp service?				х	
18	Do Commercial units have less than 200-Amp service?		х			
19	Is GFCI circuit protection provided in kitchens and bathrooms or other wet locations?	х				
20	Are there any issues with the circuit breakers or circuit breaker panels?	х				Replacing panel due to age of panels,
21	Are there any problems with inadequate exterior lighting?		х			
22	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?		х			
23	Are there any recalled fire sprinkler heads (such as Star, GEM, Central, Omega)?		х			
24	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?		х			
25	Are there any problems with the landscape irrigation systems?				х	
26	Are there any problems with foundations or structures?		х			
27	Is there any water infiltration in basements or crawl spaces?		х			
28	Are there any roof leaks?		х			None active at this time
29	Is the roofing covered by a warranty or bond? If so, please provide a copy.			х		
30	For buildings constructed 1955-1989, is Fire Retardant Treated (FRT) plywood used? If so, please describe.		х			
31	Are there any roofs with phenolic foam roof insulation (PFRI)?		х			
32	Are there any areas of the building with inadequate insulation?		х			
33	Is exterior insulation and finish system (EIFS) used? If so, please indicate if there are any issues.					
34	Are there any wall or window leaks?		х			
35	Has any part of the property ever contained visible suspect mold or fungal growth?		х			



QUESTION			RES	SPONS	E	COMMENTS
		Υ	N	Unk	NA	
36	Have there been any indoor air quality related complaints from tenants/occupants?			x		
37	Has "Chinese drywall" been identified at the property?			x		
38	For hotel/residential properties, are there currently, or is there a history of, bed bug infestations?				х	
39	If a swimming pool is present, do the drains comply with the Virginia Graeme Baker Act?				х	
40	Has an ADA survey previously been completed for the property?			x		
41	Has building ownership or management received any ADA related complaints or litigation?			x		
42	Have any ADA improvements been made to the property since the original construction?		х			
43	Are there any other significant issues/hazards with the property?		х			

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below.

- Construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- A site plan which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
- The names of the local utility companies which serve the property.
- A summary of recent (over the last 5 years) capital improvement work.
- Historical costs for repairs, improvements, and replacements.
- Records of system & material ages (roof, MEP, paving, finishes, and furnishings).
- Brochures or marketing information.
- Mold Operations and Maintenance Program.
- Previous reports pertaining to the physical condition of property.
- ADA survey and status of improvements implemented.
- For commercial properties, a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
- For apartment properties, a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
- A summary of hotel room types and quantities, including the number and type of ADA rooms.



On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

- 1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
- 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
- 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
- Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
- 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

- 8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
- 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
- 10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
- 11. Any brochures or marketing information.
- 12. Appraisal, either current or previously prepared.
- 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
- 14. Previous reports pertaining to the physical condition of property.
- 15. ADA survey and status of improvements implemented.
- 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

