

Colorado Department of Education

School Report



Auditor - Dolores County RE-2J

Seventh Street ES

Sep 24, 2019

Executive Summary

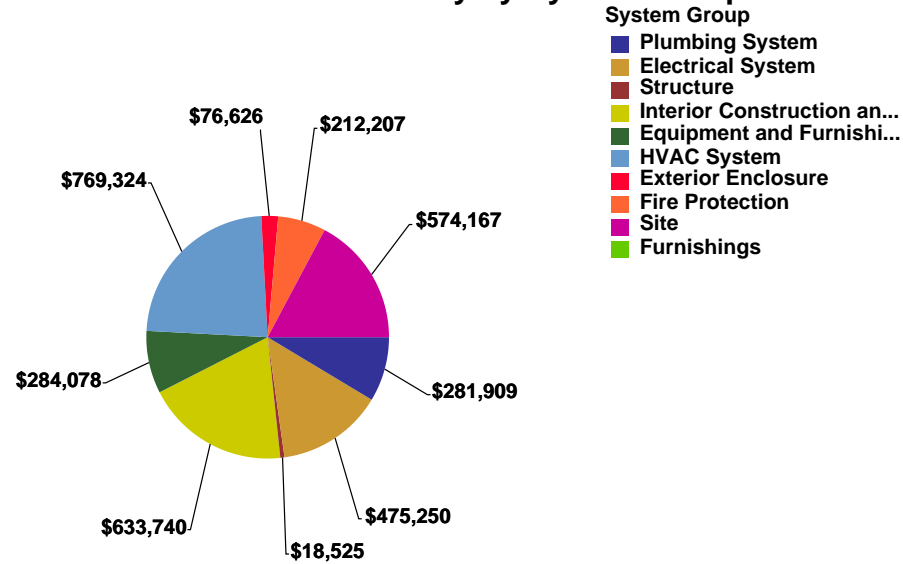
| | |
|-----------------------------|--------------------------------|
| District: | Auditor - Dolores County RE-2J |
| School Name: | Seventh Street ES |
| Address: | 713 North Main Street |
| City: | Dove Creek |
| Gross Area (SF): | 21,000 |
| Number of Buildings: | 1 |
| Replacement Value: | \$6,485,651 |
| Condition Budget: | \$3,126,555 |
| Total FCI: | 0.48 |
| Adequacy Index: | 0.39 |



Condition Budget Summary

| System Group | Replacement Cost | Requirement Cost | SCI |
|--------------------------------------|--------------------|--------------------|-------------|
| Electrical System | \$737,032 | \$475,250 | 0.64 |
| Equipment and Furnishings | \$322,325 | \$284,078 | 0.88 |
| Exterior Enclosure | \$1,161,800 | \$76,626 | 0.07 |
| Fire Protection | \$11,395 | \$212,207 | 18.62 |
| Furnishings | \$13,393 | \$0 | 0.00 |
| HVAC System | \$841,770 | \$769,324 | 0.91 |
| Interior Construction and Conveyance | \$1,286,929 | \$633,740 | 0.49 |
| Plumbing System | \$301,456 | \$281,909 | 0.94 |
| Site | \$1,088,414 | \$574,167 | 0.53 |
| Structure | \$721,136 | \$18,525 | 0.03 |
| Overall - Total | \$6,485,651 | \$3,325,826 | 0.51 |

Condition Deficiency by System Group



Condition Deficiency Priority

| Building/Site | GSF (SF) | FCI | 1 - Due within 1 Year of Inseption | 2 - Due within 2 Years of Inspection | 3 - Due within 5 Years of Inspection | 4 - Not Time Based |
|---------------|----------|-----|------------------------------------|--------------------------------------|--------------------------------------|--------------------|
|---------------|----------|-----|------------------------------------|--------------------------------------|--------------------------------------|--------------------|

Site Summary



| | | | | | |
|---------------------------|-------------|--------------------------|-----------|-------------------|------|
| Replacement Value: | \$1,088,414 | Condition Budget: | \$574,168 | Total FCI: | 0.53 |
|---------------------------|-------------|--------------------------|-----------|-------------------|------|

Site Description

According to local staff and a placard located on the school foundation, the Dolores County Dove Creek 7th Street Elementary School was originally constructed in 1952. Some concrete renovations were performed in 2002 with the addition of the 2002 south wing. Today this site serves grades Pre-K through 5th grade. An open play and practice field is located just northwest of the main site and is included in this survey. This site is in a residential area of Dove Creek, Colorado.

Site Condition Budget Summary

| System Group | Replacement Value | Requirement Cost | SCI |
|------------------------|--------------------|------------------|-------------|
| Site | \$1,088,414 | \$574,167 | 0.53 |
| Overall - Total | \$1,088,414 | \$574,167 | 0.53 |

Site Condition Budget Details

| Uniformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|-----------|--|----------|--------------|-----------------------|-------------------------|------------------|------------------|------|
| G2012 | Parking Lot and Roadway - Gravel | 15 | 2002 | 2022 | 2019 | \$3,032 | \$364 | 0.12 |
| G2021 | Parking Lot and Roadway Flexible Pavement - Base | 65 | 1952 | 2020 | 2019 | \$7,623 | \$915 | 0.12 |

| Uniformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|-----------|---|----------|--------------|-----------------------|-------------------------|------------------|------------------|------|
| | Course | | | | | | | |
| G2021 | Parking Lot and Roadway Flexible Pavement - Intermediate Course | 25 | 1952 | 2020 | 2019 | \$21,076 | \$13,067 | 0.62 |
| G2022 | Parking Lot and Roadway Flexible Pavement - Surface Course | 15 | 1952 | 2020 | 2019 | \$23,215 | \$29,018 | 1.25 |
| G2023 | Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 1952 | 25 | 1952 | 2023 | 2019 | \$4,091 | \$5,114 | 1.25 |
| G2023 | Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 2002 | 25 | 2002 | 2027 | 2027 | \$2,727 | \$0 | 0.00 |
| G2031 | Pedestrian Pavement - Base Course - Gravel - 1952 | 75 | 1952 | 2027 | 2027 | \$4,262 | \$0 | 0.00 |
| G2031 | Pedestrian Pavement - Base Course - Gravel - 2002 | 75 | 2002 | 2077 | 2077 | \$5,641 | \$0 | 0.00 |
| G2031 | Pedestrian Pavement - Concrete - 1952 | 25 | 1952 | 2024 | 2019 | \$33,251 | \$41,564 | 1.25 |
| G2031 | Pedestrian Pavement - Concrete - 2002 | 25 | 2002 | 2027 | 2027 | \$44,008 | \$0 | 0.00 |
| G2033 | Exterior Stairs - Concrete - 1952 | 30 | 1952 | 2024 | 2019 | \$9,606 | \$12,007 | 1.25 |
| G2033 | Exterior Stairs - Concrete - 2002 | 30 | 2002 | 2032 | 2032 | \$2,370 | \$0 | 0.00 |
| G2041 | Site Development - Fencing - Chain Link - 1987 | 20 | 1987 | 2024 | 2019 | \$46,078 | \$57,597 | 1.25 |
| G2041 | Site Development - Fencing - Chain Link - 2002 | 20 | 2002 | 2024 | 2022 | \$73,505 | \$91,881 | 1.25 |
| G2042 | Site Development - Retaining Wall - Concrete - 1952 | 40 | 1952 | 2024 | 2019 | \$13,230 | \$16,538 | 1.25 |
| G2042 | Site Development - Retaining Wall - Concrete - 2002 | 40 | 2002 | 2042 | 2042 | \$33,075 | \$0 | 0.00 |
| G2042 | Site Development - Retaining Wall - Concrete Masonry Unit | 40 | 1972 | 2024 | 2019 | \$12,432 | \$12,432 | 1.00 |
| G2042 | Site Development - Retaining Wall - Wood Ties | 40 | 1952 | 2022 | 2019 | \$50,636 | \$63,295 | 1.25 |
| G2044 | Monument Sign | 40 | 1952 | 2024 | 2019 | \$521 | \$652 | 1.25 |
| G2045 | Site Furnishings - Concrete Bench | 30 | 2002 | 2032 | 2032 | \$5,166 | \$0 | 0.00 |
| G2047 | Site Development - Basketball Courts - Concrete - 1957 | 20 | 1957 | 2023 | 2019 | \$18,974 | \$17,646 | 0.93 |
| G2047 | Site Development - Basketball Courts - Concrete - 1969 | 20 | 1969 | 2023 | 2019 | \$18,974 | \$17,646 | 0.93 |
| G2048 | Site Development - Flagpoles - Aluminum | 25 | 1952 | 2024 | 2019 | \$6,912 | \$8,640 | 1.25 |
| G2049 | Modular Playground Equipment | 20 | 2002 | 2024 | 2022 | \$61,317 | \$76,646 | 1.25 |
| G2049 | Site Development - Playground Protective Surfacing - Wood Chip | 10 | 2015 | 2025 | 2025 | \$21,371 | \$0 | 0.00 |
| G2052 | Landscaping - Pea Gravel - Playground | 20 | 2010 | 2030 | 2030 | \$17,909 | \$0 | 0.00 |
| G2054 | Landscaping - Grass Sodding | 50 | 1952 | 2024 | 2019 | \$221,968 | \$26,636 | 0.12 |
| G2055 | Landscaping - Trees | 50 | 1957 | 2024 | 2019 | \$36,250 | \$4,350 | 0.12 |
| G2057 | Landscaping - Sprinkler System | 25 | 2002 | 2027 | 2027 | \$135,888 | \$0 | 0.00 |

| Uniformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|------------------------|---|----------|--------------|-----------------------|-------------------------|--------------------|------------------|-------------|
| G2057 | Landscaping - Sprinkler System - Drip Irrigation - Planting Beds | 25 | 2002 | 2027 | 2027 | \$6,230 | \$0 | 0.00 |
| G3011 | Water Supply - Potable Water Distribution Piping | 30 | 1952 | 2024 | 2019 | \$26,145 | \$26,145 | 1.00 |
| G3021 | Sanitary Sewer - Waste Water Piping | 50 | 1952 | 2024 | 2019 | \$43,508 | \$45,683 | 1.05 |
| G3061 | Fuel Distribution - Gas Service Piping - 4" Steel | 30 | 1952 | 2024 | 2019 | \$6,029 | \$6,331 | 1.05 |
| G4013 | Site Electrical Distribution - Underground Power Distribution - 15kV Cable | 50 | 2002 | 2052 | 2052 | \$10,578 | \$0 | 0.00 |
| G4013 | Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer | 30 | 2002 | 2032 | 2032 | \$60,816 | \$0 | 0.00 |
| Overall - Total | | | | | | \$1,088,414 | \$574,167 | 0.53 |

Site Condition Details

G2012 - Paving and Surfacing

Parking Lot and Roadway - Gravel

CRV: \$3,032

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 15 years | Obs. Yrs. Rem: | 3 years |
| Quantity: | 3,500 SF | Unit Cost: | \$0.87 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Parking lot and roadway includes a gravel area. Spread and compaction also included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway - Gravel Renewal

| | | | |
|--------------|---------|------------|--|
| Cost: | \$364 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/22 | Prime Sys: | Paving and Surfacing |
| | | Action: | Parking Lot and Roadway - Gravel Renewal |



Description:

Auto generated renewal for Parking Lot and Roadway - Gravel. System Description: Parking lot and roadway includes a gravel area. Spread and compaction also included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2021 - Bases and Sub-Bases

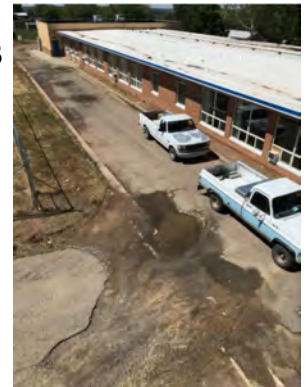
Parking Lot and Roadway Flexible Pavement - Base Course

CRV: \$7,623

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 65 years | Obs. Yrs. Rem: | 1 years |
| Quantity: | 8,800 SF | Unit Cost: | \$0.87 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas. This system is damaged/failing and should be budgeted for repair and/or replacement.



Site Condition Details

Requirements:

Parking Lot and Roadway Flexible Pavement - Base Course Renewal

Cost: \$915 **Priority:** 1 - Due within 1 Year of Insepction
Action Date: 7/30/20 **Prime Sys:** Bases and Sub-Bases
Action: Parking Lot and Roadway Flexible Pavement - Base Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Base Course. System Description: Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas. This system is damaged/failing and should be budgeted for repair and/or replacement.



G2021 - Bases and Sub-Bases

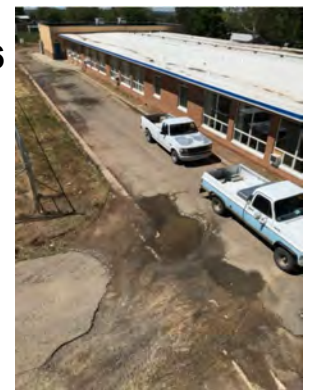
Parking Lot and Roadway Flexible Pavement - Intermediate Course

CRV: \$21,076

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 25 years **Obs. Yrs. Rem:** 1 years
Quantity: 8,800 SF **Unit Cost:** \$2.40
Insp. Date: 7/30/19 **Inspector:** Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. This system is damaged/failing and should be budgeted for repair and/or replacement.



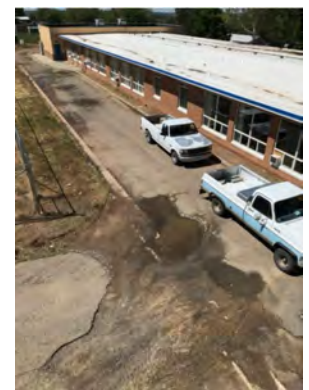
Requirements:

Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Cost: \$13,067 **Priority:** 1 - Due within 1 Year of Insepction
Action Date: 7/30/20 **Prime Sys:** Bases and Sub-Bases
Action: Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Intermediate Course. System Description: Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. This system is damaged/failing and should be budgeted for repair and/or replacement.



Site Condition Details

G2022 - Paving and Surfacing

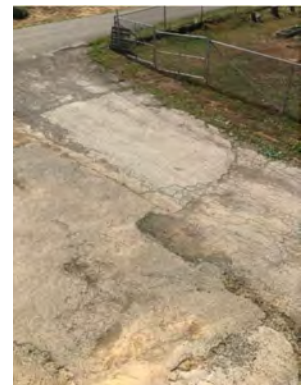
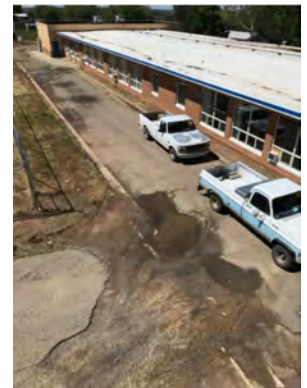
Parking Lot and Roadway Flexible Pavement - Surface Course

CRV: \$23,215

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 15 years | Obs. Yrs. Rem: | 1 years |
| Quantity: | 8,800 SF | Unit Cost: | \$2.64 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. This system is damaged/failing and should be budgeted for repair and/or replacement.



Site Condition Details



Site Condition Details

Requirements:

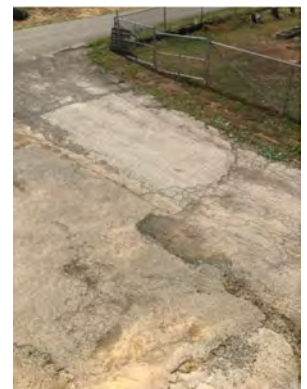
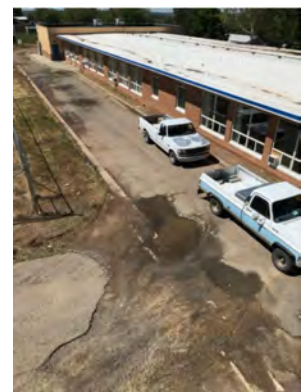
Site Condition Details

Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Cost: \$29,018 **Priority:** 1 - Due within 1 Year of Insepction
Action Date: 7/30/20 **Prime Sys:** Paving and Surfacing
Action: Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Surface Course. System Description: Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. This system is damaged/failing and should be budgeted for repair and/or replacement.



Site Condition Details



G2023 - Curbs, Rails and Barriers

Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 1952

CRV: \$4,091

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 330 LF | Unit Cost: | \$12.40 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 1952 Renewal

| | | | |
|---------------------|---------|-------------------|---|
| Cost: | \$5,114 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Curbs, Rails and Barriers |
| | | Action: | Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 1952 Renewal |



Description:

Auto generated renewal for Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 1952. System Description: Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2023 - Curbs, Rails and Barriers

Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete - 2002

CRV: \$2,727

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 220 LF | Unit Cost: | \$12.40 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1952

CRV: \$4,262



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 3,385 SF | Unit Cost: | \$1.26 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 1952

CRV: \$33,251



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 3,385 SF | Unit Cost: | \$9.82 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pedestrian Pavement - Concrete - 1952 Renewal

| | | | |
|--------------|----------|------------|---|
| Cost: | \$41,564 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Paving and Surfacing |
| | | Action: | Pedestrian Pavement - Concrete - 1952 Renewal |



Description:

Auto generated renewal for Pedestrian Pavement - Concrete - 1952. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 2002

CRV: \$5,641



| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 58 years |
| Quantity: | 4,480 SF | Unit Cost: | \$1.26 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 2002

CRV: \$44,008



| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 4,480 SF | Unit Cost: | \$9.82 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding.



No Requirements

Site Condition Details

G2033 - Exterior Steps

Exterior Stairs - Concrete - 1952

CRV: \$9,606

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 3 Each | Unit Cost: | \$3,201.96 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Exterior steps include cast in place concrete stairs, 10-ft wide by 10 risers high. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exterior Stairs - Concrete - 1952 Renewal

| | | | |
|---------------------|----------|-------------------|---|
| Cost: | \$12,007 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Exterior Steps |
| | | Action: | Exterior Stairs - Concrete - 1952 Renewal |



Description:

Auto generated renewal for Exterior Stairs - Concrete - 1952. System Description: Exterior steps include cast in place concrete stairs, 10-ft wide by 10 risers high. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2033 - Exterior Steps

Exterior Stairs - Concrete - 2002

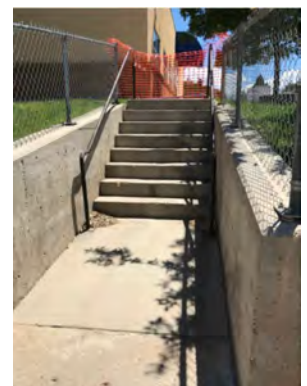
CRV: \$2,370

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 2 Each | Unit Cost: | \$1,184.79 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Exterior steps include cast in place concrete stairs, 5-ft wide by 12 risers high.



Site Condition Details

No Requirements

G2041 - Fences and Gates

Site Development - Fencing - Chain Link - 1987

CRV: \$46,078

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 32 years | Year Installed: | 1987 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 840 LF | Unit Cost: | \$54.85 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Site development includes chain link fencing with posts. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Fencing - Chain Link - 1987 Renewal

| | | | |
|--------------|----------|------------|--|
| Cost: | \$57,597 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Fences and Gates |
| | | Action: | Site Development - Fencing - Chain Link - 1987 Renewal |



Description:

Auto generated renewal for Site Development - Fencing - Chain Link - 1987. System Description: Site development includes chain link fencing with posts. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2041 - Fences and Gates

Site Development - Fencing - Chain Link - 2002

CRV: \$73,505

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 1,340 LF | Unit Cost: | \$54.85 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Site development includes 10' high chain link fencing with 2" post. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Requirements:

Site Development - Fencing - Chain Link - 2002 Renewal

| | | | |
|--------------|----------|------------|--|
| Cost: | \$91,881 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Fences and Gates |
| | | Action: | Site Development - Fencing - Chain Link - 2002 Renewal |

Description:

Auto generated renewal for Site Development - Fencing - Chain Link - 2002. System Description: Site development includes 10' high chain link fencing with 2" post. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Site Condition Details

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete - 1952

CRV: \$13,230



| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 40 years | Obs. Yrs. Rem: 5 years |
| Quantity: 70 LF | Unit Cost: \$189.00 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Site development includes retaining wall 1 to 2-ft. high consisting of cast-in-place on concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Retaining Wall - Concrete - 1952 Renewal

| | |
|-----------------------------|--|
| Cost: \$16,538 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Retaining Walls |
| | Action: Site Development - Retaining Wall - Concrete - 1952 Renewal |



Description:

Auto generated renewal for Site Development - Retaining Wall - Concrete - 1952. System Description: Site development includes retaining wall 1 to 2-ft. high consisting of cast-in-place on concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete Masonry Unit

CRV: \$12,432



| | |
|---------------------------------|-------------------------------|
| Current Age: 47 years | Year Installed: 1972 |
| Exp. Use. Life: 40 years | Obs. Yrs. Rem: 5 years |
| Quantity: 60 LF | Unit Cost: \$207.19 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |



System Description:

Site development includes retaining wall 1 to 3-ft. high consisting of concrete masonry units (CMU). Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Retaining Wall - Concrete Masonry Unit Renewal

Cost: \$12,432 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Retaining Walls
Action: Site Development - Retaining Wall - Concrete Masonry Unit Renewal

Description:

Auto generated renewal for Site Development - Retaining Wall - Concrete Masonry Unit. System Description: Site development includes retaining wall 1 to 3-ft. high consisting of concrete masonry units (CMU). Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

G2042 - Retaining Walls

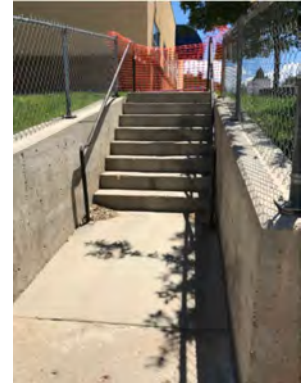
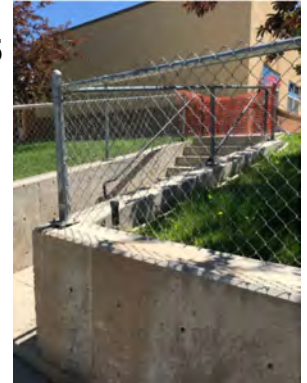
Site Development - Retaining Wall - Concrete - 2002

CRV: \$33,075

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 40 years | Obs. Yrs. Rem: | 23 years |
| Quantity: | 175 LF | Unit Cost: | \$189.00 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Site development includes retaining wall 1 to 4-ft. high consisting of cast-in-place on concrete.



No Requirements

Site Condition Details

G2042 - Retaining Walls

Site Development - Retaining Wall - Wood Ties

CRV: \$50,636

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 40 years | Obs. Yrs. Rem: | 3 years |
| Quantity: | 240 LF | Unit Cost: | \$210.98 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Site development includes retaining wall 2-ft. high consisting of pressure-treated 8"x8" wood ties. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Retaining Wall - Wood Ties Renewal

| | | | |
|--------------|----------|------------|---|
| Cost: | \$63,295 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/22 | Prime Sys: | Retaining Walls |
| | | Action: | Site Development - Retaining Wall - Wood Ties Renewal |



Description:

Auto generated renewal for Site Development - Retaining Wall - Wood Ties. System Description: Site development includes retaining wall 2-ft. high consisting of pressure-treated 8"x8" wood ties. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2044 - Signage

Monument Sign

CRV: \$521



| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 40 years | Obs. Yrs. Rem: 5 years |
| Quantity: 0 Each | Unit Cost: \$3,475.63 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Site improvements include a monument sign attached to the structure designating "Grade School". Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Monument Sign Renewal

| | |
|-----------------------------|---|
| Cost: \$652 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Signage |
| | Action: Monument Sign Renewal |



Description:

Auto generated renewal for Monument Sign. System Description: Site improvements include a monument sign attached to the structure designating "Grade School". Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2045 - Site Furnishings

Site Furnishings - Concrete Bench

CRV: \$5,166



| | |
|---------------------------------|--------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 30 years | Obs. Yrs. Rem: 13 years |
| Quantity: 4 Each | Unit Cost: \$1,291.52 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Site furnishings include concrete benches.

No Requirements

Site Condition Details

G2047 - Playing Fields

Site Development - Basketball Courts - Concrete - 1957

CRV: \$18,974



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 62 years | Year Installed: | 1957 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 0 Each | Unit Cost: | \$63,247.48 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Site development includes concrete basketball courts with partial fence. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Basketball Courts - Concrete - 1957 Renewal

| | | | |
|--------------|----------|------------|--|
| Cost: | \$17,646 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Playing Fields |
| | | Action: | Site Development - Basketball Courts - Concrete - 1957 Renewal |



Description:

Auto generated renewal for Site Development - Basketball Courts - Concrete - 1957. System Description: Site development includes concrete basketball courts with partial fence. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2047 - Playing Fields

Site Development - Basketball Courts - Concrete - 1969

CRV: \$18,974



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 50 years | Year Installed: | 1969 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 0 Each | Unit Cost: | \$63,247.48 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Site development includes concrete basketball court. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Basketball Courts - Concrete - 1969 Renewal

Cost: \$17,646 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/23 **Prime Sys:** Playing Fields
Action: Site Development - Basketball Courts - Concrete - 1969 Renewal



Description:

Auto generated renewal for Site Development - Basketball Courts - Concrete - 1969. System Description: Site development includes concrete basketball court. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2048 - Flagpoles

Site Development - Flagpoles - Aluminum

CRV: \$6,912

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 25 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$6,912.28
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

Site development includes aluminum flagpoles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Flagpoles - Aluminum Renewal

Cost: \$8,640 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Flagpoles
Action: Site Development - Flagpoles - Aluminum Renewal



Description:

Auto generated renewal for Site Development - Flagpoles - Aluminum. System Description: Site development includes aluminum flagpoles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2049 - Miscellaneous Structures

Modular Playground Equipment

CRV: \$61,317



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 1 Each | Unit Cost: | \$61,316.64 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The site includes modular play equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Modular Playground Equipment Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$76,646 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Miscellaneous Structures |
| | | Action: | Modular Playground Equipment Renewal |



Description:

Auto generated renewal for Modular Playground Equipment. System Description: The site includes modular play equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

G2049 - Miscellaneous Structures

Site Development - Playground Protective Surfacing - Wood Chip

CRV: \$21,371



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 4 years | Year Installed: | 2015 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 6 years |
| Quantity: | 5,000 SF | Unit Cost: | \$4.27 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The playground area includes a wood chip protective surface.



No Requirements

Site Condition Details

G2052 - Erosion Control Measures

Landscaping - Pea Gravel - Playground

CRV: \$17,909



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 9 years | Year Installed: | 2010 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 11 years |
| Quantity: | 4,500 SF | Unit Cost: | \$3.98 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Playground areas include pea gravel over weed barrier.

No Requirements

G2054 - Seeding and Sodding

Landscaping - Grass Sodding

CRV: \$221,968



| | | | |
|-----------------|------------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 167,000 SF | Unit Cost: | \$1.33 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Landscaping - Grass Sodding Renewal

Cost: \$26,636 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Seeding and Sodding
Action: Landscaping - Grass Sodding Renewal

Description:

Auto generated renewal for Landscaping - Grass Sodding. System Description: Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

G2055 - Planting

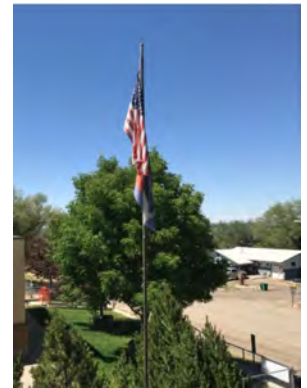
Landscaping - Trees

CRV: \$36,250

| | |
|---------------------------------|-------------------------------|
| Current Age: 62 years | Year Installed: 1957 |
| Exp. Use. Life: 50 years | Obs. Yrs. Rem: 5 years |
| Quantity: 25 Each | Unit Cost: \$1,449.99 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Landscaping includes trees with prepared beds. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

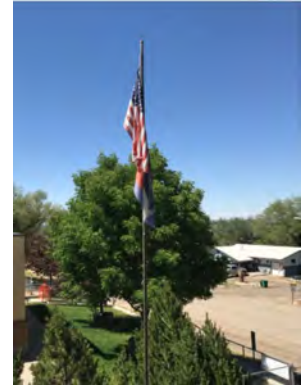
Requirements:

Landscaping - Trees Renewal

Cost: \$4,350 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Planting
Action: Landscaping - Trees Renewal

Description:

Auto generated renewal for Landscaping - Trees. System Description: Landscaping includes trees with prepared beds. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

G2057 - Irrigation Systems

Landscaping - Sprinkler System

CRV: \$135,888

| | | | |
|-----------------|------------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 167,000 SF | Unit Cost: | \$0.81 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line.

No Requirements

G2057 - Irrigation Systems

Landscaping - Sprinkler System - Drip Irrigation - Planting Beds

CRV: \$6,230

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 1,500 SF | Unit Cost: | \$4.15 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Landscaping includes a drip irrigation system typical for planting beds.

No Requirements

Site Condition Details

G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping

CRV: \$26,145

Current Age: 67 years Year Installed: 1952
 Exp. Use. Life: 30 years Obs. Yrs. Rem: 5 years
 Quantity: 250 LF Unit Cost: \$104.58
 Insp. Date: 7/30/19 Inspector: Mark Hillen

No Picture
Available

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Supply - Potable Water Distribution Piping Renewal

Cost: \$26,145 Priority: 3 - Due within 5 Years of Inspection
 Action Date: 7/30/24 Prime Sys: Potable Water Distribution and Storage
 Action: Water Supply - Potable Water Distribution Piping Renewal

No Picture
Available

Description:

Auto generated renewal for Water Supply - Potable Water Distribution Piping. System Description: Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3021 - Piping

Sanitary Sewer - Waste Water Piping

CRV: \$43,508

Current Age: 67 years Year Installed: 1952
 Exp. Use. Life: 50 years Obs. Yrs. Rem: 5 years
 Quantity: 300 LF Unit Cost: \$145.03
 Insp. Date: 7/30/19 Inspector: Mark Hillen

No Picture
Available

System Description:

Sanitary sewer includes underground waste water drainage piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Sanitary Sewer - Waste Water Piping Renewal

Cost: \$45,683 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Piping
Action: Sanitary Sewer - Waste Water Piping Renewal

No Picture Available

Description:

Auto generated renewal for Sanitary Sewer - Waste Water Piping. System Description: Sanitary sewer includes underground waste water drainage piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping - 4" Steel

CRV: \$6,029

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 130 LF **Unit Cost:** \$46.38
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fuel Distribution - Gas Service Piping - 4" Steel Renewal

Cost: \$6,331 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Fuel Piping
Action: Fuel Distribution - Gas Service Piping - 4" Steel Renewal



Description:

Auto generated renewal for Fuel Distribution - Gas Service Piping - 4" Steel. System Description: Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer

CRV: \$60,816



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 1 Each | Unit Cost: | \$60,816.21 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Site electrical distribution includes a pad mounted transformer.

No Requirements

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 15kV Cable

CRV: \$10,578

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 150 LF | Unit Cost: | \$70.52 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

No Picture Available

System Description:

Site electrical distribution includes a 15kV underground power cable.

No Requirements

Building Summary



| | | | | | |
|---------------------------|------------------------|--------------------------|-------------|------------------------|------|
| Name: | Seventh Street ES Main | Year Constructed: | 1952 | Year Renovated: | 2002 |
| Replacement Value: | \$5,397,237 | Condition Budget: | \$2,552,387 | Total FCI: | 0.47 |
| Size (SF): | 21,000 | | | | |

Building Description

The 7th Street Elementary School is a single story, 21,000 square foot facility located in a residential area just north of the Dolores County Dove Creek High School. This school serves Pre-School through 5th Grade. According to local staff and a placard on the front of the building, the original structure was constructed in 1952 with a 2,500 square foot classroom addition to the south end of the building in 2002. This facility features a kitchen with cafeteria / all purpose room and classrooms in the 1952 structure with a computer lab and library in the 2002 addition.

Building Condition Budget Summary

| System Group | Replacement Value | Requirement Cost | SCI |
|---------------------------|-------------------|------------------|-------|
| Furnishings | \$13,393 | \$0 | 0.00 |
| Electrical System | \$737,032 | \$475,250 | 0.64 |
| Fire Protection | \$11,395 | \$212,207 | 18.62 |
| Equipment and Furnishings | \$322,325 | \$284,078 | 0.88 |

| System Group | Replacement Value | Requirement Cost | SCI |
|--------------------------------------|--------------------|--------------------|-------------|
| Exterior Enclosure | \$1,161,800 | \$76,626 | 0.07 |
| Structure | \$721,136 | \$18,525 | 0.03 |
| HVAC System | \$841,770 | \$769,324 | 0.91 |
| Interior Construction and Conveyance | \$1,286,929 | \$633,740 | 0.49 |
| Plumbing System | \$301,456 | \$281,909 | 0.94 |
| Overall - Total | \$5,397,237 | \$2,751,659 | 0.51 |

Building Condition Budget Details

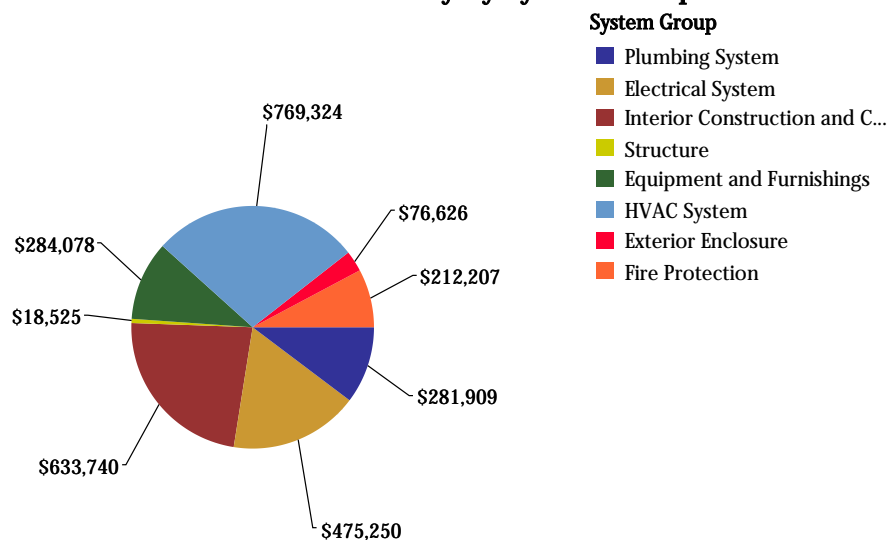
| Unformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|----------|---|----------|--------------|-----------------------|-------------------------|------------------|------------------|------|
| A | Concrete Footings - 1952 | 75 | 1952 | 2027 | 2027 | \$55,118 | \$0 | 0.00 |
| A | Concrete Footings - 2002 | 75 | 2002 | 2077 | 2077 | \$7,448 | \$0 | 0.00 |
| A | Foundation Wall and Footings - 1952 | 75 | 1952 | 2027 | 2027 | \$144,380 | \$0 | 0.00 |
| A | Foundation Wall and Footings - 2002 | 75 | 2002 | 2077 | 2077 | \$40,577 | \$0 | 0.00 |
| A | Structural Slab on Grade - 1952 | 75 | 1952 | 2027 | 2027 | \$238,269 | \$0 | 0.00 |
| A | Structural Slab on Grade - 2002 | 75 | 2002 | 2077 | 2077 | \$32,198 | \$0 | 0.00 |
| B10 | Single-Story - Steel Framed Roof on Bearing Walls - 1952 | 75 | 1952 | 2027 | 2027 | \$122,530 | \$0 | 0.00 |
| B10 | Single-Story - Steel Framed Roof on Columns - 2002 | 75 | 2002 | 2077 | 2077 | \$27,051 | \$0 | 0.00 |
| B10 | Single-Story - Wood Framed Roof Truss - Multi-Purpose Room - 1952 | 75 | 1952 | 2027 | 2027 | \$38,743 | \$0 | 0.00 |
| B1015 | Exterior Stairs - Concrete | 50 | 1952 | 2024 | 2019 | \$14,820 | \$18,525 | 1.25 |
| B2010 | Brick Cavity Walls - CMU Backup - 1952 | 75 | 1952 | 2027 | 2027 | \$196,031 | \$0 | 0.00 |
| B2010 | Brick Veneer Walls - Metal Stud Backup - 2002 | 75 | 2002 | 2077 | 2077 | \$29,380 | \$0 | 0.00 |
| B2010 | EIFS Stucco Wall Panels - Metal Stud Backup-2002 | 75 | 2002 | 2077 | 2077 | \$59,464 | \$0 | 0.00 |
| B2010 | Solid Brick Walls - 1952 | 75 | 1952 | 2027 | 2027 | \$364,223 | \$0 | 0.00 |
| B2020 | Aluminum Windows | 30 | 2002 | 2032 | 2032 | \$10,764 | \$0 | 0.00 |
| B2020 | Steel Windows | 30 | 1952 | 2023 | 2019 | \$4,611 | \$5,764 | 1.25 |
| B2020 | Vinyl Windows | 30 | 2004 | 2034 | 2034 | \$64,923 | \$0 | 0.00 |
| B2020 | Wood Windows | 30 | 1952 | 2022 | 2019 | \$13,947 | \$17,434 | 1.25 |
| B2030 | Door Assembly - 3 x 7 HM | 30 | 1952 | 2024 | 2019 | \$9,025 | \$11,282 | 1.25 |
| B2030 | Door Assembly - 3 x 7 HM - 2002 | 30 | 2002 | 2032 | 2032 | \$4,513 | \$0 | 0.00 |
| B2030 | Door Assembly - 3 x 7 Wood | 30 | 1952 | 2023 | 2019 | \$7,573 | \$9,466 | 1.25 |
| B2030 | Door Assembly - 6 x 7 HM | 30 | 1952 | 2024 | 2019 | \$26,144 | \$32,680 | 1.25 |
| B2030 | Door Assembly - 6 x 7 Storefront - 2002 | 30 | 2002 | 2032 | 2032 | \$23,110 | \$0 | 0.00 |

| Uniformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|-----------|---|----------|--------------|-----------------------|-------------------------|------------------|------------------|------|
| B30 | Single-Ply Membrane - Fully Adhered - 2002 | 25 | 2002 | 2027 | 2027 | \$31,213 | \$0 | 0.00 |
| B30 | Single-Ply Membrane - Fully Adhered - 2004 | 25 | 2004 | 2029 | 2029 | \$316,879 | \$0 | 0.00 |
| C1010 | CMU Block Walls | 50 | 1952 | 2024 | 2019 | \$79,918 | \$49,549 | 0.62 |
| C1010 | GWB Partitions On Furring | 50 | 2002 | 2052 | 2052 | \$20,259 | \$0 | 0.00 |
| C1010 | GWB Walls | 50 | 2002 | 2052 | 2052 | \$9,344 | \$0 | 0.00 |
| C1010 | Solid Brick Interior Walls | 75 | 1952 | 2027 | 2027 | \$424,927 | \$0 | 0.00 |
| C1010 | Windows - Interior | 50 | 2002 | 2052 | 2052 | \$3,816 | \$0 | 0.00 |
| C1020 | Overhead/Rolling Fire Door | 50 | 2002 | 2052 | 2052 | \$6,124 | \$0 | 0.00 |
| C1020 | Swinging Doors - 3 x 7 Wd - 1952 | 50 | 1952 | 2022 | 2019 | \$105,082 | \$131,353 | 1.25 |
| C1020 | Swinging Doors - 3 x 7 Wd - 2002 | 50 | 2002 | 2052 | 2052 | \$16,419 | \$0 | 0.00 |
| C1020 | Swinging Doors - 3 x 7 Wd - Rated - 2002 | 50 | 2002 | 2052 | 2052 | \$14,085 | \$0 | 0.00 |
| C1020 | Swinging Doors - Pair - 6 x 7 HM - Rated - 2002 | 50 | 2002 | 2052 | 2052 | \$9,603 | \$0 | 0.00 |
| C1020 | Swinging Doors - Pair - 6 x 7 Wd - 1952 | 50 | 1952 | 2022 | 2019 | \$10,514 | \$13,142 | 1.25 |
| C1020 | Swinging Doors - Pair - 6 x 7 Wd - Rated - 2002 | 50 | 2002 | 2052 | 2052 | \$11,966 | \$0 | 0.00 |
| C1020 | Swinging Doors - Security Vault | 50 | 1952 | 2024 | 2019 | \$22,079 | \$27,599 | 1.25 |
| C1030 | Restroom Accessories | 25 | 2002 | 2027 | 2027 | \$27,369 | \$0 | 0.00 |
| C1030 | Toilet Partitions | 40 | 1952 | 2022 | 2019 | \$30,140 | \$37,675 | 1.25 |
| C1035 | Fittings - Signage - 1952 | 10 | 1952 | 2024 | 2019 | \$4,565 | \$5,706 | 1.25 |
| C1035 | Fittings - Signage - 2002 | 10 | 2002 | 2024 | 2019 | \$11,411 | \$14,264 | 1.25 |
| C20 | Stairs | 75 | 1952 | 2027 | 2027 | \$25,309 | \$0 | 0.00 |
| C3010 | Ceramic Tile | 25 | 2002 | 2027 | 2027 | \$3,422 | \$0 | 0.00 |
| C3010 | Paint Masonry/Epoxy Finish | 15 | 2010 | 2025 | 2025 | \$27,037 | \$0 | 0.00 |
| C3010 | Painted Finish - 2002 | 10 | 2002 | 2024 | 2019 | \$6,714 | \$8,393 | 1.25 |
| C3020 | Carpeting - Broadloom - 1995 | 10 | 1995 | 2022 | 2019 | \$17,639 | \$22,048 | 1.25 |
| C3020 | Carpeting - Broadloom - 2002 | 10 | 2002 | 2023 | 2019 | \$90,343 | \$112,929 | 1.25 |
| C3020 | Concrete - Treated | 10 | 1952 | 2024 | 2019 | \$683 | \$854 | 1.25 |
| C3020 | Epoxy Flooring | 20 | 2018 | 2038 | 2038 | \$39,090 | \$0 | 0.00 |
| C3020 | VCT - 2002 | 10 | 2002 | 2024 | 2019 | \$1,446 | \$1,807 | 1.25 |
| C3020 | VCT - 1952 | 10 | 1952 | 2021 | 2019 | \$24,288 | \$30,360 | 1.25 |
| C3020 | Wood Flooring - 1952 | 25 | 1952 | 2024 | 2019 | \$20,293 | \$25,366 | 1.25 |
| C3020 | Wood Flooring - Wood Laminate - 2002 | 25 | 2002 | 2027 | 2027 | \$50,731 | \$0 | 0.00 |
| C3030 | ACT System - 1952 | 20 | 1952 | 2023 | 2019 | \$62,324 | \$77,905 | 1.25 |
| C3030 | ACT System - 2002 | 20 | 2002 | 2024 | 2022 | \$25,820 | \$32,275 | 1.25 |
| C3030 | GWB Taped and Finished | 30 | 2002 | 2032 | 2032 | \$50,157 | \$0 | 0.00 |

| Uniformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|-----------|--|----------|--------------|-----------------------|-------------------------|------------------|------------------|------|
| C3030 | Wood Ceiling - Painted or Stained | 30 | 1952 | 2024 | 2019 | \$34,012 | \$42,515 | 1.25 |
| D2010 | Custodial/Utility Sinks | 30 | 1952 | 2023 | 2019 | \$9,898 | \$12,372 | 1.25 |
| D2010 | Kitchenette - Cabinet, Counter and Sink | 30 | 2002 | 2032 | 2032 | \$16,246 | \$0 | 0.00 |
| D2010 | Restroom Fixtures - 2002 | 30 | 2002 | 2032 | 2032 | \$25,918 | \$0 | 0.00 |
| D2010 | Restroom Fixtures 1952 | 30 | 1952 | 2024 | 2019 | \$34,190 | \$42,738 | 1.25 |
| D2010 | Water Coolers - Wall-Mount with Bottle fill - 1975 | 20 | 1975 | 2024 | 2019 | \$2,204 | \$2,754 | 1.25 |
| D2010 | Water Coolers - Wall-Mount with Bottle fill - 2017 | 20 | 2017 | 2037 | 2037 | \$1,889 | \$0 | 0.00 |
| D2010 | Water Fountains - 1952 | 20 | 1952 | 2024 | 2019 | \$2,518 | \$3,148 | 1.25 |
| D2020 | Water Dist Complete - 1952 | 30 | 1952 | 2023 | 2019 | \$74,437 | \$83,370 | 1.12 |
| D2020 | Water Dist Complete - 2002 | 30 | 2002 | 2032 | 2032 | \$10,059 | \$0 | 0.00 |
| D2020 | Water Heater - Elec - Point of Use | 10 | 2002 | 2024 | 2019 | \$711 | \$796 | 1.12 |
| D2020 | Water Heater - Electric | 10 | 1992 | 2022 | 2019 | \$11,284 | \$12,638 | 1.12 |
| D2020 | Water Heater - Gas | 15 | 2002 | 2023 | 2019 | \$4,337 | \$5,421 | 1.25 |
| D2030 | Sanitary Waste - Gravity Discharge - 1952 | 50 | 1952 | 2024 | 2019 | \$52,537 | \$65,671 | 1.25 |
| D2030 | Sanitary Waste - Gravity Discharge - 2002 | 50 | 2002 | 2052 | 2052 | \$7,100 | \$0 | 0.00 |
| D2040 | Roof Drainage - Gravity - 1952 | 50 | 1952 | 2024 | 2019 | \$42,400 | \$53,001 | 1.25 |
| D2040 | Roof Drainage - Gravity - 2002 | 50 | 2002 | 2052 | 2052 | \$5,730 | \$0 | 0.00 |
| D3012 | Natural Gas Service to Bldg - 4" Feed | 40 | 1980 | 2024 | 2020 | \$14,022 | \$17,527 | 1.25 |
| D3020 | Boiler HW - Gas-Fired w/Redundancy | 30 | 2002 | 2032 | 2032 | \$193,880 | \$0 | 0.00 |
| D3040 | Exhaust System - Kitchen | 15 | 2002 | 2024 | 2019 | \$25,079 | \$31,348 | 1.25 |
| D3040 | Exhaust System - Restroom w/Roof Fan | 20 | 2002 | 2024 | 2022 | \$1,378 | \$1,722 | 1.25 |
| D3040 | Perimeter Heat System - Hydronic Fin Tube | 18 | 1952 | 2023 | 2019 | \$223,644 | \$250,481 | 1.12 |
| D3040 | Two Pipe Distribution System | 30 | 1952 | 2023 | 2019 | \$249,529 | \$311,911 | 1.25 |
| D3050 | Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton | 15 | 2002 | 2024 | 2019 | \$37,516 | \$46,894 | 1.25 |
| D3050 | Unit Heaters - Hot Water | 25 | 1952 | 2024 | 2019 | \$10,559 | \$11,826 | 1.12 |
| D3050 | Window AC Units | 10 | 2014 | 2024 | 2024 | \$50,458 | \$52,981 | 1.05 |
| D3060 | Electric Controls | 20 | 2002 | 2024 | 2022 | \$35,707 | \$44,634 | 1.25 |
| D40 | Fire Extinguishers - Dry Chem w/Cabinet | 30 | 2002 | 2032 | 2032 | \$1,047 | \$0 | 0.00 |
| D40 | Kitchen Hood Suppression | 20 | 2002 | 2024 | 2022 | \$10,348 | \$12,935 | 1.25 |
| D40 | Wet Sprinkler System - Building Lacks a Sprinkler System | 150 | 1952 | 2169 | 2102 | \$0 | \$199,272 | 0.00 |
| D5012 | Distribution Equipment, Panelboards, and Feeders - 2002 | 30 | 2002 | 2032 | 2032 | \$66,295 | \$0 | 0.00 |
| D5012 | Distribution Equipment, Panelboards, and Feeders - 1952 | 30 | 1952 | 2024 | 2019 | \$40,797 | \$50,996 | 1.25 |

| Uniformat | System Description | Lifetime | Install Year | Observed Next Renewal | Calculated Next Renewal | Replacement Cost | Requirement Cost | SCI |
|------------------------|--|----------|--------------|-----------------------|-------------------------|--------------------|--------------------|-------------|
| D5012 | Main Electrical Service | 30 | 2002 | 2032 | 2032 | \$131,682 | \$0 | 0.00 |
| D5021 | Branch Wiring - Equipment & Devices - 1952 | 30 | 1952 | 2024 | 2019 | \$15,339 | \$19,174 | 1.25 |
| D5021 | Branch Wiring - Equipment & Devices - 2002 | 30 | 2002 | 2032 | 2032 | \$38,349 | \$0 | 0.00 |
| D5022 | Lighting Fixtures | 20 | 2002 | 2024 | 2022 | \$51,613 | \$64,516 | 1.25 |
| D5022 | Lighting Fixtures - LED | 30 | 2002 | 2032 | 2032 | \$48,260 | \$0 | 0.00 |
| D5032 | Intercom System | 10 | 2015 | 2025 | 2025 | \$28,135 | \$0 | 0.00 |
| D5033 | Telephone System | 10 | 2002 | 2024 | 2019 | \$84,316 | \$89,375 | 1.06 |
| D5037 | Fire Alarm System | 10 | 2002 | 2024 | 2019 | \$98,248 | \$122,810 | 1.25 |
| D5038 | Security System - CCTV | 10 | 2015 | 2025 | 2025 | \$16,269 | \$0 | 0.00 |
| D5039 | LAN System | 15 | 2002 | 2024 | 2019 | \$98,853 | \$104,785 | 1.06 |
| D5092 | Combination Exit Signs/Emergency Lighting | 10 | 2002 | 2024 | 2019 | \$12,690 | \$15,863 | 1.25 |
| D5092 | Exit Signs | 10 | 2002 | 2024 | 2019 | \$6,185 | \$7,731 | 1.25 |
| E | Fixed Casework - 1952 | 25 | 1952 | 2024 | 2019 | \$120,990 | \$151,237 | 1.25 |
| E | Fixed Casework - 2002 | 25 | 2002 | 2027 | 2027 | \$95,063 | \$0 | 0.00 |
| E | Food Service Counter | 25 | 1952 | 2024 | 2019 | \$18,582 | \$23,228 | 1.25 |
| E | Kitchen Equipment | 20 | 1952 | 2024 | 2019 | \$87,690 | \$109,613 | 1.25 |
| E2010 | Student Lockers - Steel | 35 | 2002 | 2037 | 2037 | \$13,393 | \$0 | 0.00 |
| Overall - Total | | | | | | \$5,397,237 | \$2,751,659 | 0.51 |

Condition Deficiency by System Group



Building Condition Details

A - Substructure

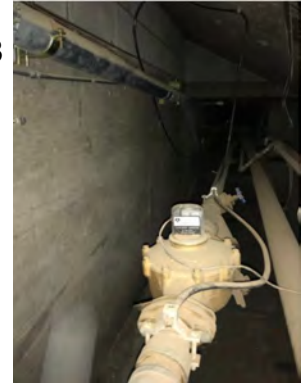
Concrete Footings - 1952

CRV: \$55,118

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 18,500 SF | Unit Cost: | \$2.98 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Concrete column footings.



No Requirements

A - Substructure

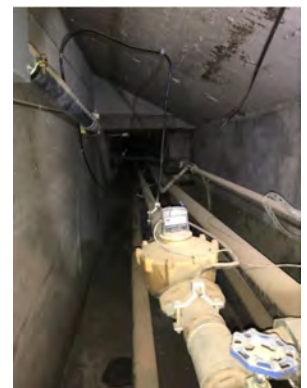
Foundation Wall and Footings - 1952

CRV: \$144,380

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 765 LF | Unit Cost: | \$188.73 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.



No Requirements

Building Condition Details

A - Substructure

Structural Slab on Grade - 1952

CRV: \$238,269

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 18,500 SF | Unit Cost: | \$12.88 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building substructure includes a structural slab on grade.



No Requirements

A - Substructure

Concrete Footings - 2002

CRV: \$7,448

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 58 years |
| Quantity: | 2,500 SF | Unit Cost: | \$2.98 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Concrete column footings.

No Picture Available

No Requirements

A - Substructure

Foundation Wall and Footings - 2002

CRV: \$40,577

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 58 years |
| Quantity: | 215 LF | Unit Cost: | \$188.73 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.



Building Condition Details

No Requirements

A - Substructure

Structural Slab on Grade - 2002

CRV: \$32,198

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 58 years |
| Quantity: | 2,500 SF | Unit Cost: | \$12.88 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

No Picture Available

System Description:

The building substructure includes a structural slab on grade.

No Requirements

B10 - Superstructure

Single-Story - Steel Framed Roof on Bearing Walls - 1952

CRV: \$122,530

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 14,700 SF | Unit Cost: | \$8.34 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The superstructure is a for single-story steel framed roof that is supported by bearing walls.

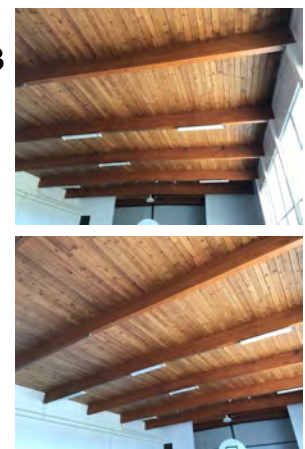
No Requirements

B10 - Superstructure

Single-Story - Wood Framed Roof Truss - Multi-Purpose Room - 1952

CRV: \$38,743

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 3,800 SF | Unit Cost: | \$10.20 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The building superstructure includes wood truss roof framing spanning the multi-purpose room.

No Requirements

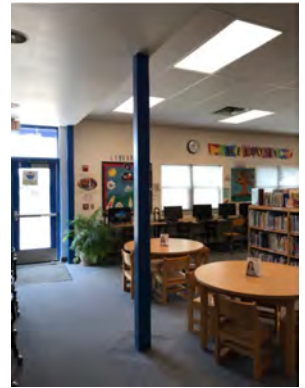
Building Condition Details

B10 - Superstructure

Single-Story - Steel Framed Roof on Columns - 2002

CRV: \$27,051

| | |
|---------------------------------|--------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 75 years | Obs. Yrs. Rem: 58 years |
| Quantity: 2,500 SF | Unit Cost: \$10.82 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |



System Description:

Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate system.

No Requirements

Building Condition Details

B1015 - Exterior Stairs and Fire Escapes

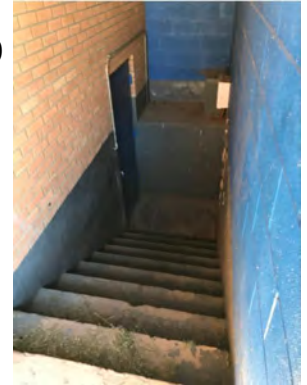
Exterior Stairs - Concrete

CRV: \$14,820

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 4 Each | Unit Cost: | \$3,705.04 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Exterior concrete stairs entering facility. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

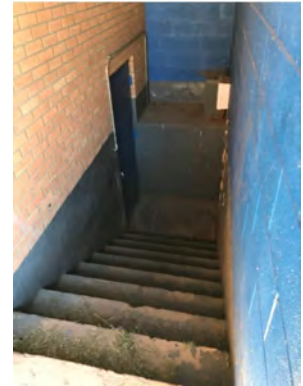
Requirements:

Exterior Stairs - Concrete Renewal

Cost: \$18,525 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Exterior Stairs and Fire Escapes
Action: Exterior Stairs - Concrete Renewal

Description:

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs entering facility. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



B2010 - Exterior Walls

Brick Cavity Walls - CMU Backup - 1952

CRV: \$196,031

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 75 years **Obs. Yrs. Rem:** 8 years
Quantity: 5,000 SF **Unit Cost:** \$39.21
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup.

No Requirements

Building Condition Details

B2010 - Exterior Walls

Brick Veneer Walls - Metal Stud Backup - 2002

CRV: \$29,380

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 58 years |
| Quantity: | 970 SF | Unit Cost: | \$30.29 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The exterior wall construction is brick veneer walls with metal stud backup.

No Requirements

B2010 - Exterior Walls

EIFS Stucco Wall Panels - Metal Stud Backup- 2002

CRV: \$59,464

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 58 years |
| Quantity: | 2,900 SF | Unit Cost: | \$20.50 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The exterior wall construction is EIFS (Exterior Insulation Finish System) stucco wall panels with metal stud backup.

No Requirements

B2010 - Exterior Walls

Solid Brick Walls - 1952

CRV: \$364,223

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 6,000 SF | Unit Cost: | \$60.70 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The exterior walls consist of solid brick construction.

No Requirements

Building Condition Details

B2020 - Exterior Windows

Aluminum Windows

CRV: \$10,764

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 96 SF | Unit Cost: | \$112.12 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes aluminum framed exterior units with insulating glass.



No Requirements

B2020 - Exterior Windows

Steel Windows

CRV: \$4,611

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 48 SF | Unit Cost: | \$96.06 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes steel framed exterior window units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Steel Windows Renewal

| | | | |
|--------------|---------|------------|--------------------------------------|
| Cost: | \$5,764 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Exterior Windows |
| | | Action: | Steel Windows Renewal |

Description:

Auto generated renewal for Steel Windows. System Description: The building includes steel framed exterior window units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

B2020 - Exterior Windows

Vinyl Windows

CRV: \$64,923



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 15 years | Year Installed: | 2004 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 15 years |
| Quantity: | 1,508 SF | Unit Cost: | \$43.05 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes vinyl framed exterior window units with insulating glass.

No Requirements

B2020 - Exterior Windows

Wood Windows

CRV: \$13,947



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 3 years |
| Quantity: | 324 SF | Unit Cost: | \$43.05 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes wood framed exterior window units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Wood Windows Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$17,434 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/22 | Prime Sys: | Exterior Windows |
| | | Action: | Wood Windows Renewal |



Description:

Auto generated renewal for Wood Windows. System Description: The building includes wood framed exterior window units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 3 x 7 HM

CRV: \$9,025



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 2 Each | Unit Cost: | \$4,512.65 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Door Assembly - 3 x 7 HM Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$11,282 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Exterior Doors |
| | | Action: | Door Assembly - 3 x 7 HM Renewal |



Description:

Auto generated renewal for Door Assembly - 3 x 7 HM. System Description: Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM

CRV: \$26,144



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 3 Each | Unit Cost: | \$8,714.61 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Door Assembly - 6 x 7 HM Renewal

| | | | |
|---------------------|----------|-------------------|--------------------------------------|
| Cost: | \$32,680 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Exterior Doors |
| | | Action: | Door Assembly - 6 x 7 HM Renewal |



Description:

Auto generated renewal for Door Assembly - 6 x 7 HM. System Description: Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 3 x 7 Wood

CRV: \$7,573

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 2 Each | Unit Cost: | \$3,786.54 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Exterior doors include 3 x 7 wood door and frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Door Assembly - 3 x 7 Wood Renewal

| | | | |
|---------------------|---------|-------------------|--------------------------------------|
| Cost: | \$9,466 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Exterior Doors |
| | | Action: | Door Assembly - 3 x 7 Wood Renewal |



Description:

Auto generated renewal for Door Assembly - 3 x 7 Wood. System Description: Exterior doors include 3 x 7 wood door and frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 3 x 7 HM - 2002

CRV: \$4,513

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 1 Each | Unit Cost: | \$4,512.65 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame.

No Requirements

B2030 - Exterior Doors

Door Assembly - 6 x 7 Storefront - 2002

CRV: \$23,110

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 2 Each | Unit Cost: | \$11,555.02 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leaves plus glazed transom, aluminum frame, hardware including closers.

No Requirements

Building Condition Details

B30 - Roofing

Single-Ply Membrane - Fully Adhered - 2004

CRV: \$316,879

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 15 years | Year Installed: | 2004 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 10 years |
| Quantity: | 18,500 SF | Unit Cost: | \$17.13 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The roof covering is of a single-ply fully adhered membrane with insulation.

No Requirements

B30 - Roofing

Single-Ply Membrane - Fully Adhered - 2002

CRV: \$31,213

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 2,500 SF | Unit Cost: | \$12.49 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The roof covering is of a single-ply fully adhered membrane with insulation.

No Requirements

Building Condition Details

C1010 - Partitions

CMU Block Walls

CRV: \$79,918

| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 50 years | Obs. Yrs. Rem: 5 years |
| Quantity: 6,000 SF | Unit Cost: \$13.32 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

CMU Block Walls Renewal

| | |
|-----------------------------|---|
| Cost: \$49,549 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Partitions |
| | Action: CMU Block Walls Renewal |

Description:

Auto generated renewal for CMU Block Walls. System Description: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



C1010 - Partitions

GWB Partitions On Furring

CRV: \$20,259

| | |
|---------------------------------|--------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 50 years | Obs. Yrs. Rem: 33 years |
| Quantity: 5,435 SF | Unit Cost: \$3.73 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

The building interior includes 5/8-in. GWB (Gypsum Wall Board) partitions on 7/8-in. furring over other substrate, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior walls types for substrate.

No Requirements



Building Condition Details

C1010 - Partitions

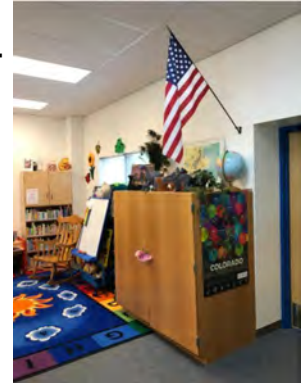
GWB Walls

CRV: \$9,344

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 1,750 SF | Unit Cost: | \$5.34 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.



No Requirements

C1010 - Partitions

Windows - Interior

CRV: \$3,816

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 40 SF | Unit Cost: | \$95.39 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Building interior includes windows.



No Requirements

C1010 - Partitions

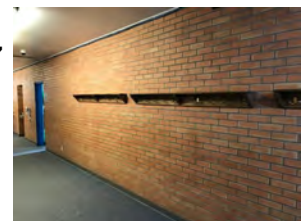
Solid Brick Interior Walls

CRV: \$424,927

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 7,000 SF | Unit Cost: | \$60.70 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The interior wall construction includes solid brick construction.



No Requirements

Building Condition Details

C1020 - Interior Doors

Overhead/Rolling Fire Door

CRV: \$6,124

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 1 Each | Unit Cost: | \$6,124.47 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Building includes small overhead rolling door.

No Requirements

Building Condition Details

C1020 - Interior Doors

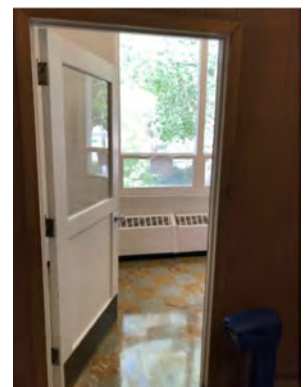
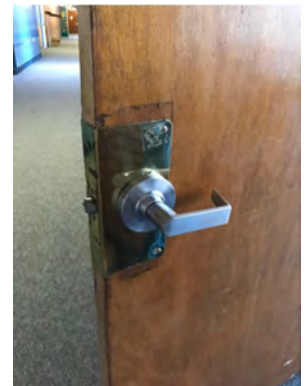
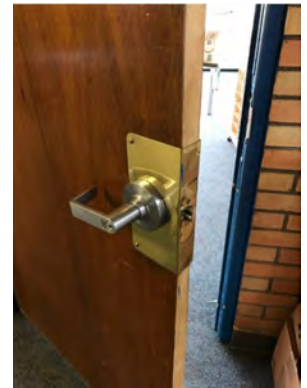
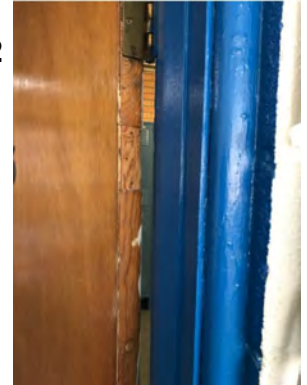
Swinging Doors - 3 x 7 Wd - 1952

CRV: \$105,082

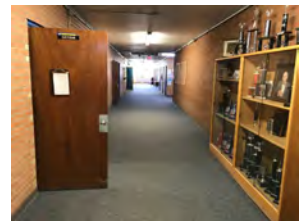
| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 50 years | Obs. Yrs. Rem: 3 years |
| Quantity: 32 Each | Unit Cost: \$3,283.83 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

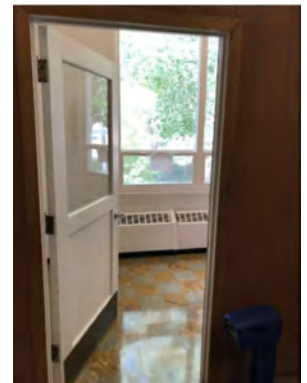
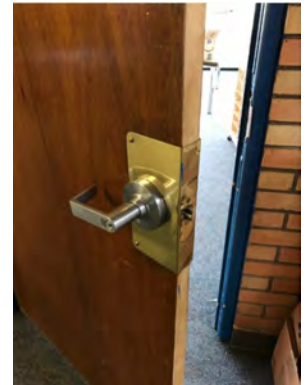
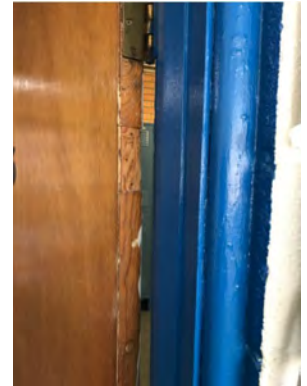
Requirements:

Swinging Doors - 3 x 7 Wd - 1952 Renewal

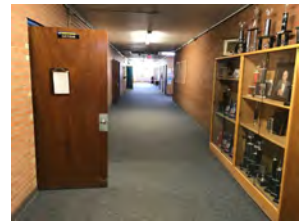
Cost: \$131,353 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/22 **Prime Sys:** Interior Doors
Action: Swinging Doors - 3 x 7 Wd - 1952 Renewal

Description:

Auto generated renewal for Swinging Doors - 3 x 7 Wd - 1952. System Description: Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

C1020 - Interior Doors

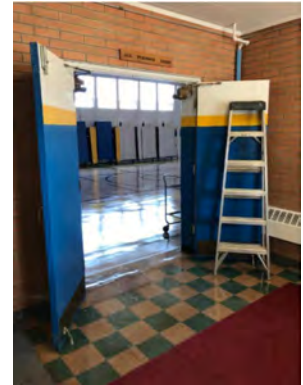
Swinging Doors - Pair - 6 x 7 Wd - 1952

CRV: \$10,514

| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 50 years | Obs. Yrs. Rem: 3 years |
| Quantity: 2 Each | Unit Cost: \$5,256.88 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

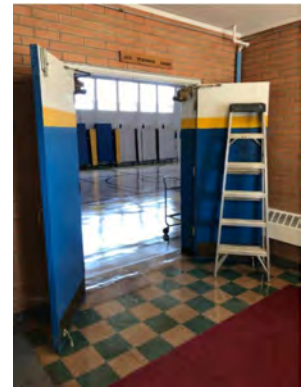


Building Condition Details

Requirements:

Swinging Doors - Pair - 6 x 7 Wd - 1952 Renewal

| | | | |
|---------------------|----------|-------------------|---|
| Cost: | \$13,142 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/22 | Prime Sys: | Interior Doors |
| | | Action: | Swinging Doors - Pair - 6 x 7 Wd - 1952 Renewal |



Description:

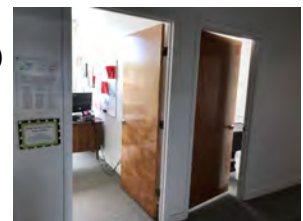
Auto generated renewal for Swinging Doors - Pair - 6 x 7 Wd - 1952. System Description: Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - 2002

CRV: \$16,419

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 5 Each | Unit Cost: | \$3,283.83 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

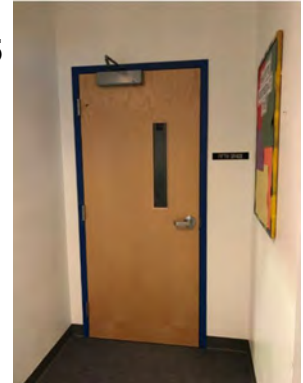
Swinging Doors - 3 x 7 Wd - Rated - 2002

CRV: \$14,085

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 4 Each | Unit Cost: | \$3,521.13 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Interior doors include rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.



No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 HM - Rated - 2002

CRV: \$9,603

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 1 Each | Unit Cost: | \$9,603.06 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Interior doors include a pair of rated 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, panic hardware and closers. Includes painted doors and painted frame.

No Requirements

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - Rated - 2002

CRV: \$11,966

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 1 Each | Unit Cost: | \$11,966.25 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frame with hinges, locksets, panic hardware and closers. Includes finished doors and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

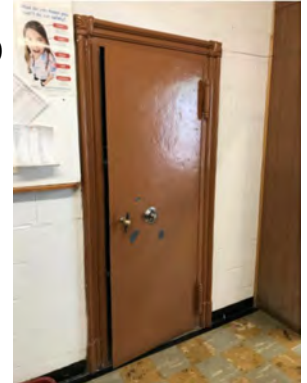
Swinging Doors - Security Vault

CRV: \$22,079

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 1 Each | Unit Cost: | \$22,079.00 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Special interior doors consist of vault door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



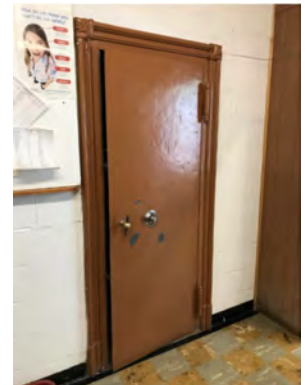
Requirements:

Swinging Doors - Security Vault Renewal

| | | | |
|--------------|----------|------------|---|
| Cost: | \$27,599 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Interior Doors |
| | | Action: | Swinging Doors - Security Vault Renewal |

Description:

Auto generated renewal for Swinging Doors - Security Vault. System Description: Special interior doors consist of vault door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1030 - Fittings

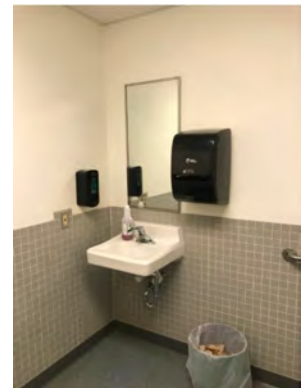
Restroom Accessories

CRV: \$27,369

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 21,000 SF | Unit Cost: | \$1.30 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.



No Requirements

C1030 - Fittings

Toilet Partitions

CRV: \$30,140

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 40 years | Obs. Yrs. Rem: | 3 years |
| Quantity: | 18,500 SF | Unit Cost: | \$1.63 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Restrooms are equipped with wall-hung partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Toilet Partitions Renewal

Cost: \$37,675 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/22 **Prime Sys:** Fittings
Action: Toilet Partitions Renewal

Description:

Auto generated renewal for Toilet Partitions. System Description: Restrooms are equipped with wall-hung partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



C1035 - Identifying Devices

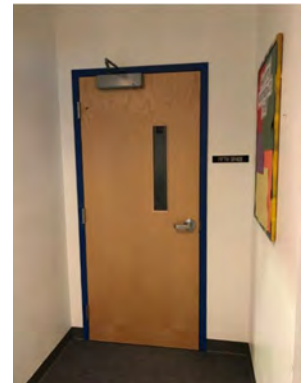
Fittings - Signage - 2002

CRV: \$11,411

Current Age: 17 years **Year Installed:** 2002
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 15,000 SF **Unit Cost:** \$0.76
Insp. Date: 7/30/19 **Inspector:** Mark Hillen

System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

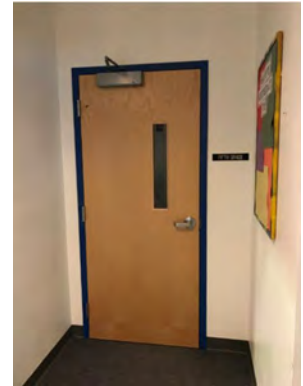
Requirements:

Fittings - Signage - 2002 Renewal

Cost: \$14,264 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Identifying Devices
Action: Fittings - Signage - 2002 Renewal

Description:

Auto generated renewal for Fittings - Signage - 2002. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



C1035 - Identifying Devices

Fittings - Signage - 1952

CRV: \$4,565

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 6,000 SF **Unit Cost:** \$0.76
Insp. Date: 7/30/19 **Inspector:** Mark Hillen

System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Fittings - Signage - 1952 Renewal

Cost: \$5,706 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Identifying Devices
Action: Fittings - Signage - 1952 Renewal

Description:

Auto generated renewal for Fittings - Signage - 1952. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C20 - Stairs

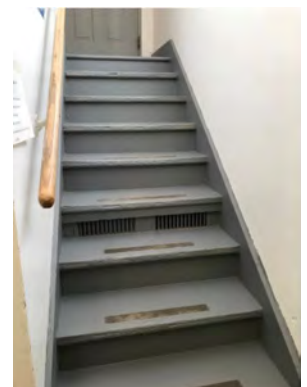
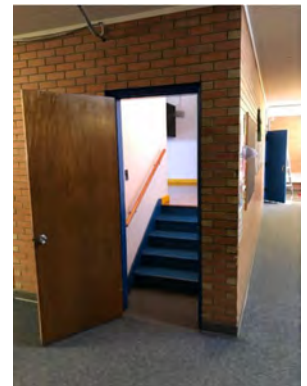
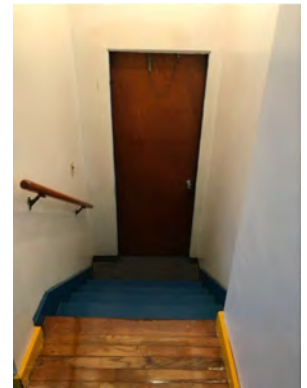
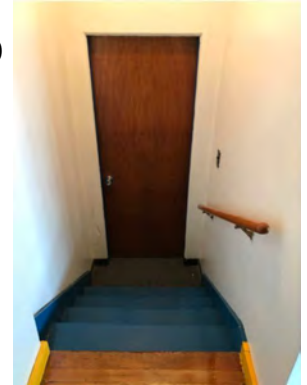
Stairs

CRV: \$25,309

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 75 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 2 Each | Unit Cost: | \$16,872.40 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The interior stairs include 12 risers per flight with landing and 2 flights per story.



No Requirements

Building Condition Details

C3010 - Wall Finishes

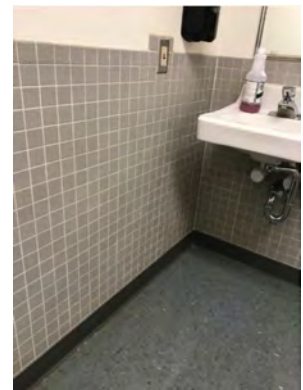
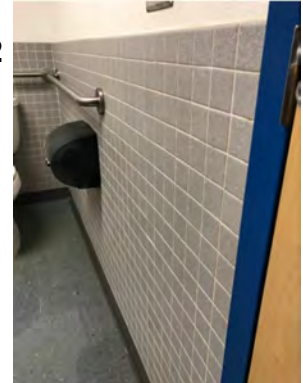
Ceramic Tile

CRV: \$3,422

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 250 SF | Unit Cost: | \$13.69 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Building wall coverings include 4-in. x 4-in. ceramic tiles. Includes wainscot with bullnose trim.



No Requirements

C3010 - Wall Finishes

Paint Masonry/Epoxy Finish

CRV: \$27,037

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 9 years | Year Installed: | 2010 |
| Exp. Use. Life: | 15 years | Obs. Yrs. Rem: | 6 years |
| Quantity: | 8,000 SF | Unit Cost: | \$3.38 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish.



No Requirements

Building Condition Details

C3010 - Wall Finishes

Painted Finish - 2002

CRV: \$6,714



| | |
|---------------------------------|-------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 10 years | Obs. Yrs. Rem: 5 years |
| Quantity: 5,435 SF | Unit Cost: \$1.24 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

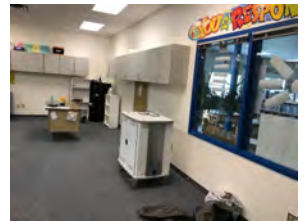
System Description:

Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Painted Finish - 2002 Renewal

| | |
|-----------------------------|---|
| Cost: \$8,393 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Wall Finishes |
| | Action: Painted Finish - 2002 Renewal |



Description:

Auto generated renewal for Painted Finish - 2002. System Description: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

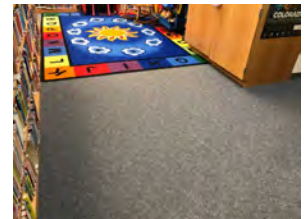
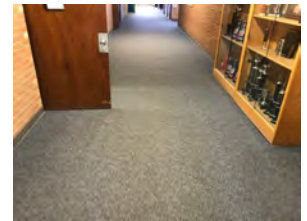
Carpeting - Broadloom - 2002

CRV: \$90,343

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 9,450 SF | Unit Cost: | \$9.56 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

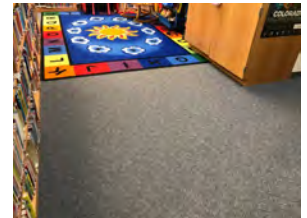
Requirements:

Carpeting - Broadloom - 2002 Renewal

Cost: \$112,929 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/23 **Prime Sys:** Floor Finishes
Action: Carpeting - Broadloom - 2002 Renewal

Description:

Auto generated renewal for Carpeting - Broadloom - 2002. System Description: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



C3020 - Floor Finishes

Concrete - Treated

CRV: \$683

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 500 SF **Unit Cost:** \$1.37
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

Floor finishes include treated concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Concrete - Treated Renewal

Cost: \$854 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Floor Finishes
Action: Concrete - Treated Renewal



Description:

Auto generated renewal for Concrete - Treated. System Description: Floor finishes include treated concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3020 - Floor Finishes

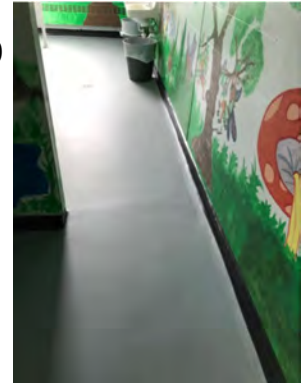
Epoxy Flooring

CRV: \$39,090

Current Age: 1 years **Year Installed:** 2018
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 19 years
Quantity: 2,400 SF **Unit Cost:** \$16.29
Insp. Date: 7/30/19 **Inspector:** Mark Hillen

System Description:

Floor finishes include cement epoxy flooring. This flooring system overlays and covers asbestos tile.



No Requirements

Building Condition Details

C3020 - Floor Finishes

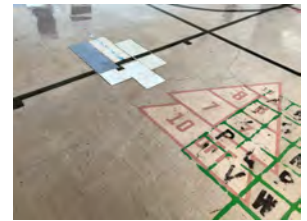
VCT - 1952

CRV: \$24,288

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 2 years |
| Quantity: | 4,200 SF | Unit Cost: | \$5.78 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Contains asbestos under tiles. This system is damaged/failing and should be budgeted for repair and/or replacement.



Building Condition Details



Building Condition Details

Requirements:

VCT - 1952 Renewal

| | | | |
|---------------------|----------|-------------------|--------------------------------------|
| Cost: | \$30,360 | Priority: | 2 - Due within 2 Years of Inspection |
| Action Date: | 7/30/21 | Prime Sys: | Floor Finishes |
| | | Action: | VCT - 1952 Renewal |

Description:

Auto generated renewal for VCT - 1952. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Contains asbestos under tiles. This system is damaged/failing and should be budgeted for repair and/or replacement.



Building Condition Details

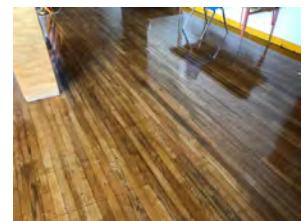


C3020 - Floor Finishes

Wood Flooring - 1952

CRV: \$20,293

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 600 SF | Unit Cost: | \$33.82 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

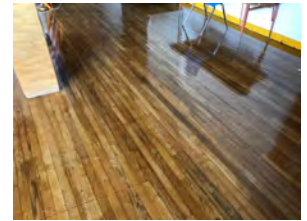
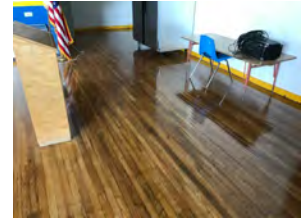
Floor finishes include finished wood strip flooring and finished wood base. Assumed on concrete over sleepers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Wood Flooring - 1952 Renewal

Cost: \$25,366 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Floor Finishes
Action: Wood Flooring - 1952 Renewal



Description:

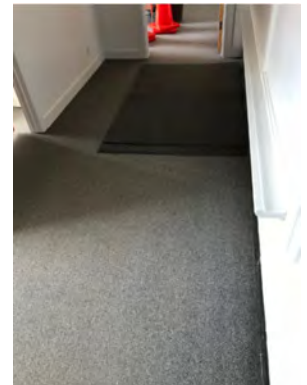
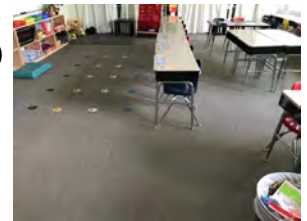
Auto generated renewal for Wood Flooring - 1952. System Description: Floor finishes include finished wood strip flooring and finished wood base. Assumed on concrete over sleepers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3020 - Floor Finishes

Carpeting - Broadloom - 1995

CRV: \$17,639

Current Age: 24 years **Year Installed:** 1995
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 3 years
Quantity: 2,100 SF **Unit Cost:** \$8.40
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

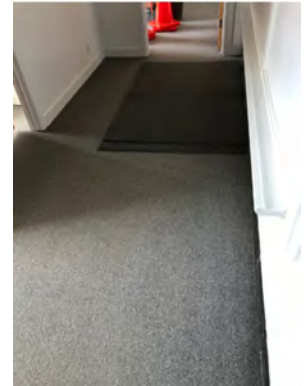
Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Carpeting - Broadloom - 1995 Renewal

Cost: \$22,048 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/22 **Prime Sys:** Floor Finishes
Action: Carpeting - Broadloom - 1995 Renewal



Description:

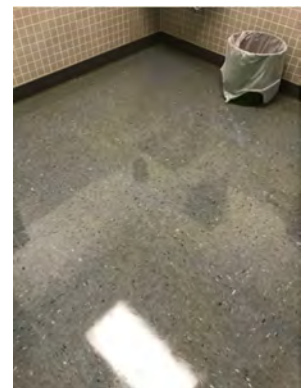
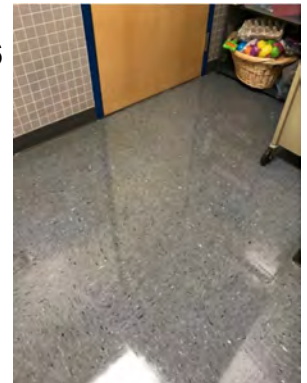
Auto generated renewal for Carpeting - Broadloom - 1995. System Description: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3020 - Floor Finishes

VCT - 2002

CRV: \$1,446

Current Age: 17 years **Year Installed:** 2002
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 250 SF **Unit Cost:** \$5.78
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Contains asbestos under tiles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

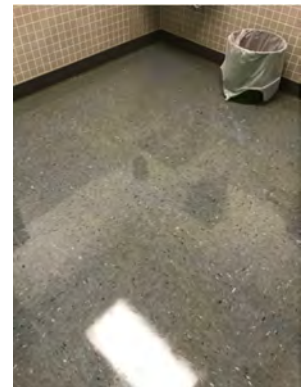
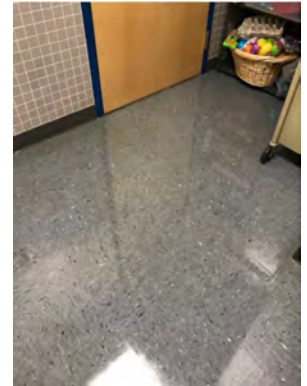
Requirements:

VCT - 2002 Renewal

| | | | |
|---------------------|---------|-------------------|--------------------------------------|
| Cost: | \$1,807 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Floor Finishes |
| | | Action: | VCT - 2002 Renewal |

Description:

Auto generated renewal for VCT - 2002. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Contains asbestos under tiles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



C3020 - Floor Finishes

Wood Flooring - Wood Laminate - 2002

CRV: \$50,731

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 1,500 SF | Unit Cost: | \$33.82 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Floor finishes include finished wood laminate strip flooring and finished wood base. Assumed on concrete over sleepers. Asbestos is present under flooring.



No Requirements

Building Condition Details

C3030 - Ceiling Finishes

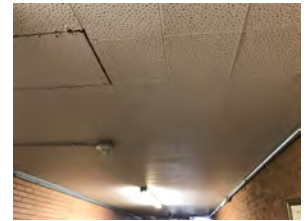
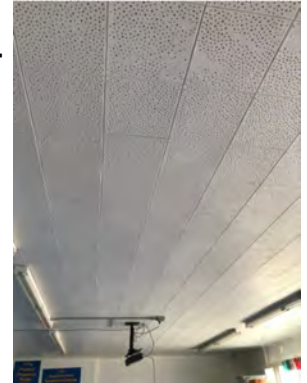
ACT System - 1952

CRV: \$62,324

| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 20 years | Obs. Yrs. Rem: 4 years |
| Quantity: 7,000 SF | Unit Cost: \$8.90 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

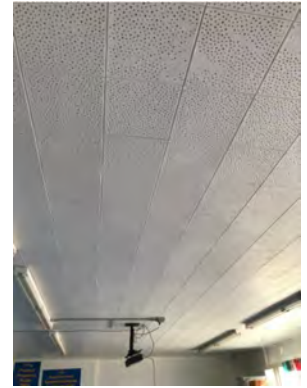
Requirements:

ACT System - 1952 Renewal

Cost: \$77,905 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/23 **Prime Sys:** Ceiling Finishes
Action: ACT System - 1952 Renewal

Description:

Auto generated renewal for ACT System - 1952. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3030 - Ceiling Finishes

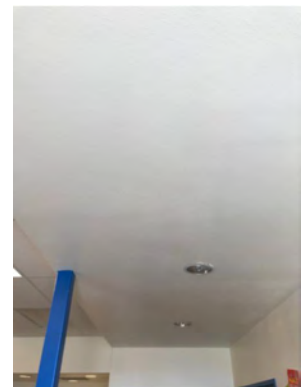
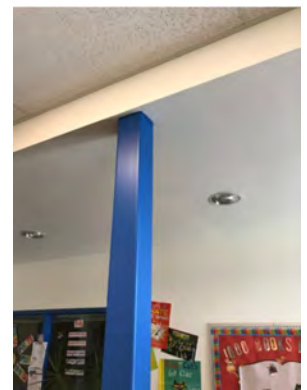
GWB Taped and Finished

CRV: \$50,157

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 8,700 SF | Unit Cost: | \$5.77 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats.



No Requirements

Building Condition Details

C3030 - Ceiling Finishes

Wood Ceiling - Painted or Stained

CRV: \$34,012



| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 30 years | Obs. Yrs. Rem: 5 years |
| Quantity: 2,400 SF | Unit Cost: \$14.17 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Ceiling finishes include finished wood. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Wood Ceiling - Painted or Stained Renewal

| | |
|-----------------------------|--|
| Cost: \$42,515 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Ceiling Finishes |
| | Action: Wood Ceiling - Painted or Stained Renewal |



Description:

Auto generated renewal for Wood Ceiling - Painted or Stained. System Description: Ceiling finishes include finished wood. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3030 - Ceiling Finishes

ACT System - 2002

CRV: \$25,820



| | |
|---------------------------------|-------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 20 years | Obs. Yrs. Rem: 5 years |
| Quantity: 2,900 SF | Unit Cost: \$8.90 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

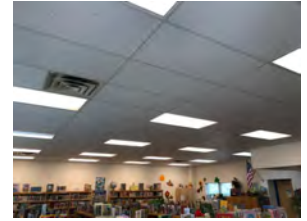
Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

ACT System - 2002 Renewal

Cost: \$32,275 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Ceiling Finishes
Action: ACT System - 2002 Renewal



Description:

Auto generated renewal for ACT System - 2002. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

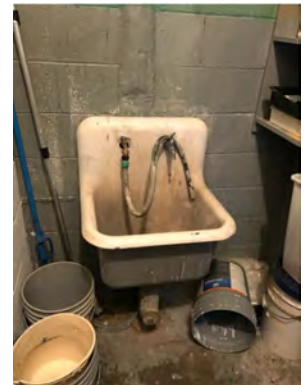
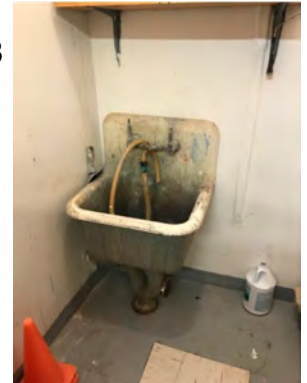
Custodial/Utility Sinks

CRV: \$9,898

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 4 years
Quantity: 21,000 SF **Unit Cost:** \$0.47
Insp. Date: 7/30/19 **Inspector:** Mark Hillen

System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

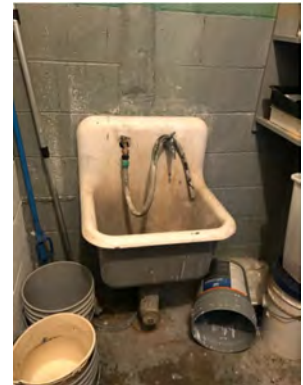
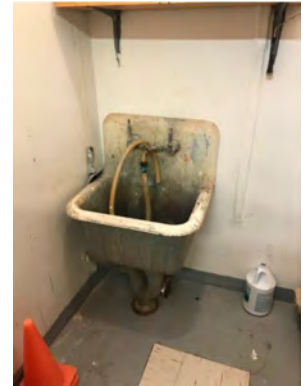
Requirements:

Custodial/Utility Sinks Renewal

Cost: \$12,372 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/23 **Prime Sys:** Plumbing Fixtures
Action: Custodial/Utility Sinks Renewal

Description:

Auto generated renewal for Custodial/Utility Sinks. System Description: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2010 - Plumbing Fixtures

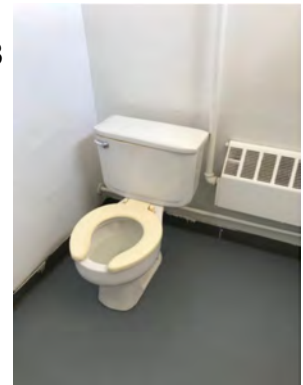
Restroom Fixtures - 2002

CRV: \$25,918

Current Age: 17 years **Year Installed:** 2002
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 13 years
Quantity: 10,000 SF **Unit Cost:** \$2.59
Insp. Date: 7/30/19 **Inspector:** Mark Hillen

System Description:

The restroom fixtures include urinals, water closets and lavatories.



No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

Water Fountains - 1952

CRV: \$2,518

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 8,000 SF | Unit Cost: | \$0.31 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Plumbing fixtures include dual-height wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Fountains - 1952 Renewal

| | | | |
|--------------|---------|------------|--------------------------------------|
| Cost: | \$3,148 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Plumbing Fixtures |
| | | Action: | Water Fountains - 1952 Renewal |



Description:

Auto generated renewal for Water Fountains - 1952. System Description: Plumbing fixtures include dual-height wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

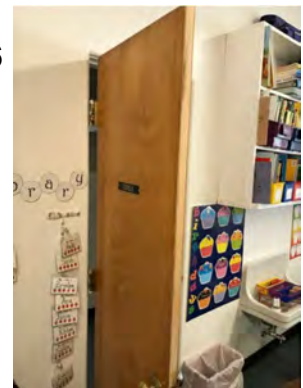
Kitchenette - Cabinet, Counter and Sink

CRV: \$16,246

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 21,000 SF | Unit Cost: | \$0.77 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The plumbing fixtures include kitchenette cabinet, counter and sink units.



No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

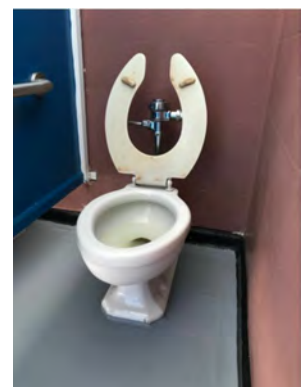
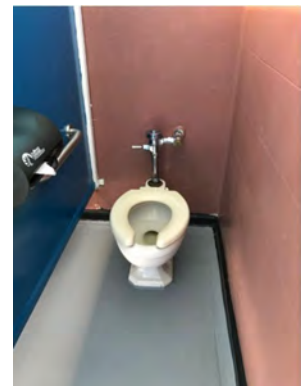
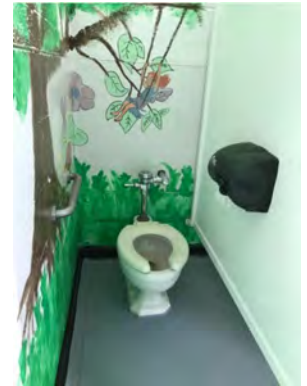
Restroom Fixtures 1952

CRV: \$34,190

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 11,000 SF | Unit Cost: | \$3.11 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

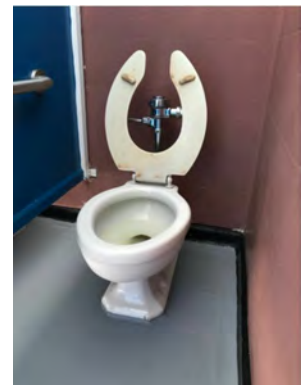
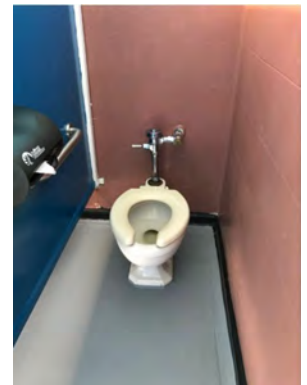
Requirements:

Restroom Fixtures 1952 Renewal

Cost: \$42,738 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Plumbing Fixtures
Action: Restroom Fixtures 1952 Renewal

Description:

Auto generated renewal for Restroom Fixtures 1952. System Description: The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount with Bottle fill - 1975

CRV: \$2,204

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 44 years | Year Installed: | 1975 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 7,000 SF | Unit Cost: | \$0.31 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Plumbing fixtures include dual height, wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Coolers - Wall-Mount with Bottle fill - 1975 Renewal

| | | | |
|--------------|--|------------|--------------------------------------|
| Cost: | \$2,754 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Plumbing Fixtures |
| Action: | Water Coolers - Wall-Mount with Bottle fill - 1975 Renewal | | |



Description:

Auto generated renewal for Water Coolers - Wall-Mount with Bottle fill - 1975. System Description: Plumbing fixtures include dual height, wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount with Bottle fill - 2017

CRV: \$1,889

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 2 years | Year Installed: | 2017 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 18 years |
| Quantity: | 6,000 SF | Unit Cost: | \$0.31 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Plumbing fixtures include wall-mounted water coolers with bottle fill.

No Requirements

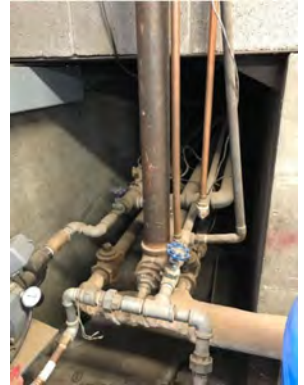
Building Condition Details

D2020 - Domestic Water Distribution

Water Dist Complete - 1952

CRV: \$74,437

| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 30 years | Obs. Yrs. Rem: 4 years |
| Quantity: 18,500 SF | Unit Cost: \$4.02 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |



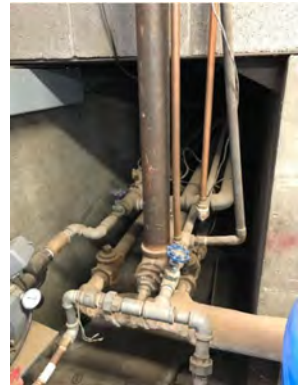
System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Dist Complete - 1952 Renewal

| | |
|-----------------------------|---|
| Cost: \$83,370 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/23 | Prime Sys: Domestic Water Distribution |
| | Action: Water Dist Complete - 1952 Renewal |



Description:

Auto generated renewal for Water Dist Complete - 1952. System Description: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Electric

CRV: \$11,284

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 27 years | Year Installed: | 1992 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 3 years |
| Quantity: | 1 Each | Unit Cost: | \$11,283.86 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The domestic hot water is provided by an electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



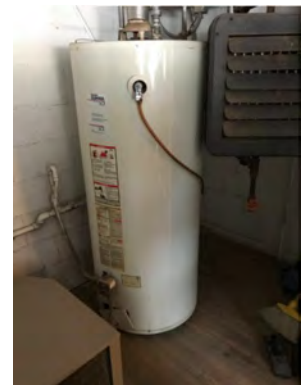
Requirements:

Water Heater - Electric Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$12,638 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/22 | Prime Sys: | Domestic Water Distribution |
| | | Action: | Water Heater - Electric Renewal |

Description:

Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by an electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Gas

CRV: \$4,337

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 15 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 18,500 SF | Unit Cost: | \$0.23 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The domestic hot water is provided by a gas-fired, water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Heater - Gas Renewal

| | | | |
|--------------|---------|------------|--------------------------------------|
| Cost: | \$5,421 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Domestic Water Distribution |
| | | Action: | Water Heater - Gas Renewal |



Description:

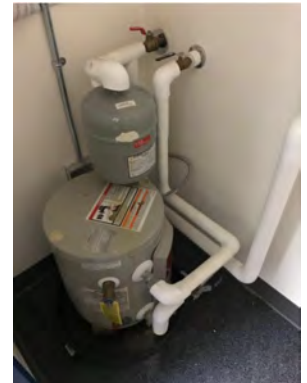
Auto generated renewal for Water Heater - Gas. System Description: The domestic hot water is provided by a gas-fired, water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2020 - Domestic Water Distribution

Water Heater - Elec - Point of Use

CRV: \$711

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 1 Each | Unit Cost: | \$710.51 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The domestic hot water is provided by a 2.5-gallon point of use electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

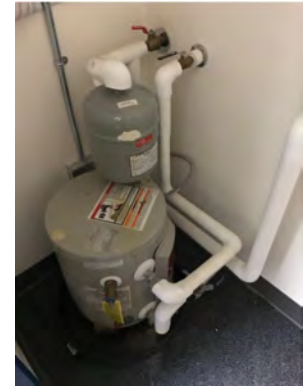
Requirements:

Water Heater - Elec - Point of Use Renewal

| | | | |
|---------------------|---------|-------------------|--|
| Cost: | \$796 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Domestic Water Distribution |
| | | Action: | Water Heater - Elec - Point of Use Renewal |

Description:

Auto generated renewal for Water Heater - Elec - Point of Use. System Description: The domestic hot water is provided by a 2.5-gallon point of use electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2020 - Domestic Water Distribution

Water Dist Complete - 2002

CRV: \$10,059

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 2,500 SF | Unit Cost: | \$4.02 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

No Picture Available

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

No Requirements

D2030 - Sanitary Waste

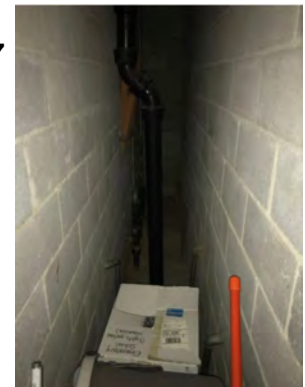
Sanitary Waste - Gravity Discharge - 1952

CRV: \$52,537

| | | | |
|------------------------|-----------|------------------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 18,500 SF | Unit Cost: | \$2.84 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

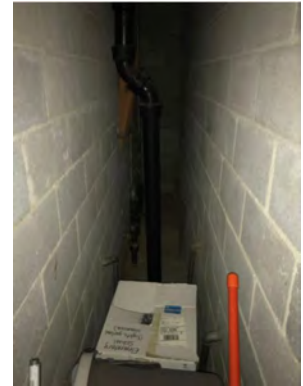


Building Condition Details

Requirements:

Sanitary Waste - Gravity Discharge - 1952 Renewal

| | | | |
|---------------------|----------|-------------------|---|
| Cost: | \$65,671 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Sanitary Waste |
| | | Action: | Sanitary Waste - Gravity Discharge - 1952 Renewal |



Description:

Auto generated renewal for Sanitary Waste - Gravity Discharge - 1952. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge - 2002

CRV: \$7,100

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 2,500 SF | Unit Cost: | \$2.84 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

No Picture Available

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

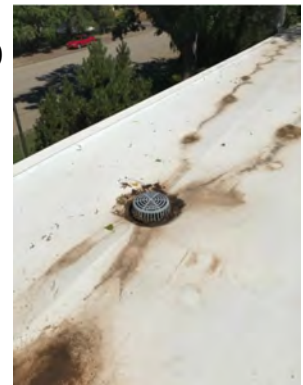
No Requirements

D2040 - Rain Water Drainage

Roof Drainage - Gravity - 1952

CRV: \$42,400

| | | | |
|------------------------|-----------|------------------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 18,500 SF | Unit Cost: | \$2.29 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

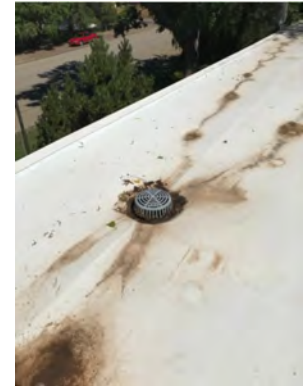
Requirements:

Roof Drainage - Gravity - 1952 Renewal

| | | | |
|---------------------|----------|-------------------|--|
| Cost: | \$53,001 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Rain Water Drainage |
| | | Action: | Roof Drainage - Gravity - 1952 Renewal |

Description:

Auto generated renewal for Roof Drainage - Gravity - 1952. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2040 - Rain Water Drainage

Roof Drainage - Gravity - 2002

CRV: \$5,730

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 50 years | Obs. Yrs. Rem: | 33 years |
| Quantity: | 2,500 SF | Unit Cost: | \$2.29 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow.

No Requirements

D3012 - Gas Supply System

Natural Gas Service to Bldg - 4" Feed

CRV: \$14,022

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 39 years | Year Installed: | 1980 |
| Exp. Use. Life: | 40 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 1 Each | Unit Cost: | \$14,021.92 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Natural Gas Service to Bldg - 4" Feed Renewal

| | | | |
|---------------------|----------|-------------------|---|
| Cost: | \$17,527 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Gas Supply System |
| | | Action: | Natural Gas Service to Bldg - 4" Feed Renewal |



Description:

Auto generated renewal for Natural Gas Service to Bldg - 4" Feed. System Description: The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

D3020 - Heat Generating Systems

Boiler HW - Gas-Fired w/Redundancy

CRV: \$193,880

| | | | |
|------------------------|-----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 18,500 SF | Unit Cost: | \$10.48 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Heat in the original section is provided by a gas-fired HW (hot water) boiler. Full redundancy is included.

No Requirements

D3040 - Distribution Systems

Exhaust System - Kitchen

CRV: \$25,079

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 15 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 2,000 SF | Unit Cost: | \$12.54 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exhaust System - Kitchen Renewal

Cost: \$31,348 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Distribution Systems
Action: Exhaust System - Kitchen Renewal



Description:

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan

CRV: \$1,378

Current Age: 17 years **Year Installed:** 2002
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 2,500 SF **Unit Cost:** \$0.55
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Restroom w/Roof Fan Renewal

Cost: \$1,722 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Distribution Systems
Action: Exhaust System - Restroom w/Roof Fan Renewal



Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Perimeter Heat System - Hydronic Fin Tube

CRV: \$223,644

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 18 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 18,500 SF | Unit Cost: | \$12.09 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Perimeter Heat System - Hydronic Fin Tube Renewal

| | | | |
|--------------|-----------|------------|---|
| Cost: | \$250,481 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Distribution Systems |
| | | Action: | Perimeter Heat System - Hydronic Fin Tube Renewal |

Description:

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D3040 - Distribution Systems

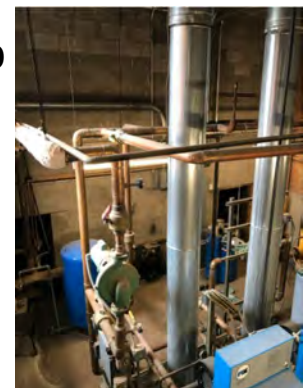
Two Pipe Distribution System

CRV: \$249,529

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 4 years |
| Quantity: | 18,500 SF | Unit Cost: | \$13.49 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Two Pipe Distribution System Renewal

| | | | |
|---------------------|-----------|-------------------|--------------------------------------|
| Cost: | \$311,911 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/23 | Prime Sys: | Distribution Systems |
| | | Action: | Two Pipe Distribution System Renewal |

Description:

Auto generated renewal for Two Pipe Distribution System. System Description: HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton

CRV: \$37,516

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 15 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 2,500 SF | Unit Cost: | \$15.01 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton Renewal

| | | | |
|---------------------|----------|-------------------|--|
| Cost: | \$46,894 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Terminal and Package Units |
| | | Action: | Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton Renewal |

Description:

Auto generated renewal for Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton. System Description: The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D3050 - Terminal and Package Units

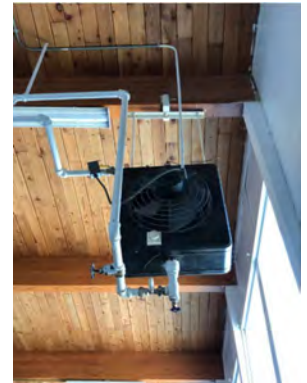
Unit Heaters - Hot Water

CRV: \$10,559

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 5,000 SF | Unit Cost: | \$2.11 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Heating is provided by suspended, forced hot water unit heaters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Unit Heaters - Hot Water Renewal

| | | | |
|---------------------|----------|-------------------|--------------------------------------|
| Cost: | \$11,826 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Terminal and Package Units |
| | | Action: | Unit Heaters - Hot Water Renewal |

Description:

Auto generated renewal for Unit Heaters - Hot Water. System Description: Heating is provided by suspended, forced hot water unit heaters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D3050 - Terminal and Package Units

Window AC Units

CRV: \$50,458

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 5 years | Year Installed: | 2014 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 16 Each | Unit Cost: | \$3,153.61 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Cooling is provided by a 12000 BTUH thru wall or window air conditioning unit. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Window AC Units Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$52,981 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Terminal and Package Units |
| | | Action: | Window AC Units Renewal |



Description:

Auto generated renewal for Window AC Units. System Description: Cooling is provided by a 12000 BTUH thru wall or window air conditioning unit. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D3060 - Controls and Instrumentation

Electric Controls

CRV: \$35,707

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 21,000 SF | Unit Cost: | \$1.70 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Electric Controls Renewal

| | | | |
|---------------------|----------|-------------------|--------------------------------------|
| Cost: | \$44,634 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Controls and Instrumentation |
| | | Action: | Electric Controls Renewal |

Description:

Auto generated renewal for Electric Controls. System Description: The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



D40 - Fire Protection

Fire Extinguishers - Dry Chem w/Cabinet

CRV: \$1,047

| | | | |
|------------------------|-----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 21,000 SF | Unit Cost: | \$0.05 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.



No Requirements

Building Condition Details

D40 - Fire Protection

Kitchen Hood Suppression

CRV: \$10,348



| | |
|---------------------------------|-------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 20 years | Obs. Yrs. Rem: 5 years |
| Quantity: 1 Each | Unit Cost: \$10,347.70 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

System includes a chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Kitchen Hood Suppression Renewal

| | |
|-----------------------------|---|
| Cost: \$12,935 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Fire Protection |
| | Action: Kitchen Hood Suppression Renewal |



Description:

Auto generated renewal for Kitchen Hood Suppression. System Description: System includes a chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Wet Sprinkler System - Building Lacks a Sprinkler System

CRV: \$0

| | |
|----------------------------------|---------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 150 years | Obs. Yrs. Rem: 150 years |
| Quantity: 0 SF | Unit Cost: \$0.00 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

No Picture Available

System Description:

The building lacks a fire suppression system. The system should be installed when required.

Building Condition Details

Requirements:

Wet Sprinkler System - Missing

Cost: \$199,272 **Priority:** 4 - Not Time Based
Action Date: **Prime Sys:** Fire Protection
 Action: Add Wet Sprinkler System

No Picture Available

Description:

The building lacks a fire suppression system. Install fire suppression system when required.

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 1952

CRV: \$40,797

Current Age: 67 years **Year Installed:** 1952
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 8,000 SF **Unit Cost:** \$5.10
Insp. Date: 7/30/19 **Inspector:** Mark Hillen



System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Distribution Equipment, Panelboards, and Feeders - 1952 Renewal

Cost: \$50,996 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Low Tension Service and Dist.
 Action: Distribution Equipment, Panelboards, and Feeders - 1952 Renewal



Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 1952. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5012 - Low Tension Service and Dist.

Main Electrical Service

CRV: \$131,682

| | | | |
|-----------------|----------|-----------------|--------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 1 Each | Unit Cost: | \$131,681.87 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The building includes an electrical service, which includes incoming feeders, main panel, and metering.

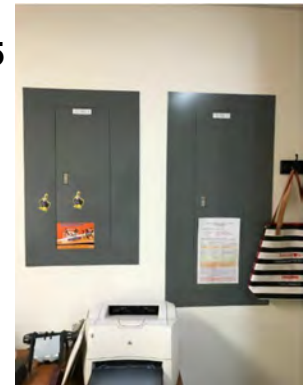
No Requirements

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 2002

CRV: \$66,295

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 13,000 SF | Unit Cost: | \$5.10 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

No Requirements

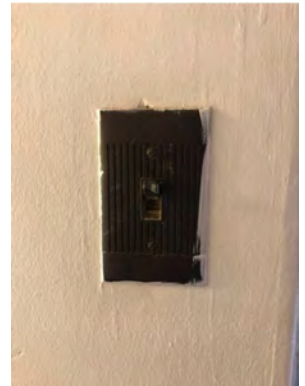
Building Condition Details

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 1952

CRV: \$15,339

| | |
|---------------------------------|-------------------------------|
| Current Age: 67 years | Year Installed: 1952 |
| Exp. Use. Life: 30 years | Obs. Yrs. Rem: 5 years |
| Quantity: 6,000 SF | Unit Cost: \$2.56 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |



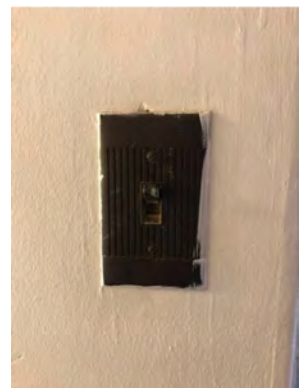
System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Branch Wiring - Equipment & Devices - 1952 Renewal

| | |
|-----------------------------|---|
| Cost: \$19,174 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Branch Wiring Devices |
| | Action: Branch Wiring - Equipment & Devices - 1952 Renewal |



Description:

Auto generated renewal for Branch Wiring - Equipment & Devices - 1952. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 2002

CRV: \$38,349

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 15,000 SF | Unit Cost: | \$2.56 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

No Requirements

D5022 - Lighting Equipment

Lighting Fixtures

CRV: \$51,613

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 12,000 SF | Unit Cost: | \$4.30 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



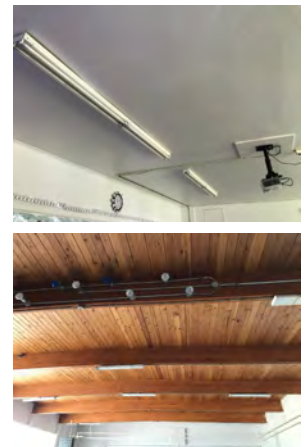
System Description:

The lighting system includes lighting fixtures, lamps, conduit and wire. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Lighting Fixtures Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$64,516 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Lighting Equipment |
| | | Action: | Lighting Fixtures Renewal |



Description:

Auto generated renewal for Lighting Fixtures. System Description: The lighting system includes lighting fixtures, lamps, conduit and wire. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5022 - Lighting Equipment

Lighting Fixtures - LED

CRV: \$48,260



| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 30 years | Obs. Yrs. Rem: | 13 years |
| Quantity: | 9,000 SF | Unit Cost: | \$5.36 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

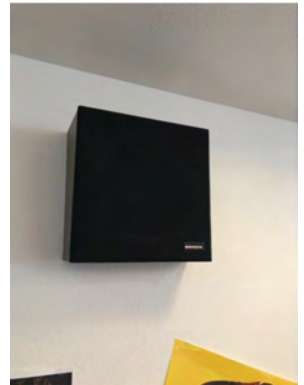
The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduit and wire.

No Requirements

D5032 - Intercommunication and Paging System

Intercom System

CRV: \$28,135



| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 4 years | Year Installed: | 2015 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 6 years |
| Quantity: | 21,000 SF | Unit Cost: | \$1.34 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes an intercom system.



No Requirements

Building Condition Details

D5033 - Telephone Systems

Telephone System

CRV: \$84,316

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 21,000 SF | Unit Cost: | \$4.02 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Telephone System Renewal

| | | | |
|--------------|----------|------------|--------------------------------------|
| Cost: | \$89,375 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Telephone Systems |
| | | Action: | Telephone System Renewal |

Description:

Auto generated renewal for Telephone System. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D5037 - Fire Alarm Systems

Fire Alarm System

CRV: \$98,248

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 21,000 SF | Unit Cost: | \$4.68 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Fire Alarm System Renewal

Cost: \$122,810 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Fire Alarm Systems
Action: Fire Alarm System Renewal

Description:

Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D5038 - Security and Detection Systems

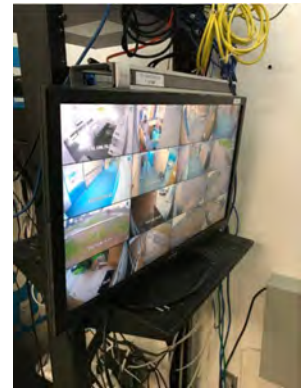
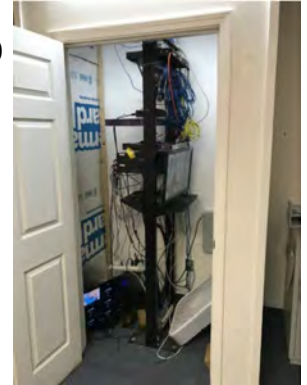
Security System - CCTV

CRV: \$16,269

| | | | |
|-----------------|-----------|-----------------|-------------|
| Current Age: | 4 years | Year Installed: | 2015 |
| Exp. Use. Life: | 10 years | Obs. Yrs. Rem: | 6 years |
| Quantity: | 21,000 SF | Unit Cost: | \$0.77 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: video recorder, monitoring station, cameras, conduit, and cabling.



No Requirements

Building Condition Details

D5039 - Local Area Networks

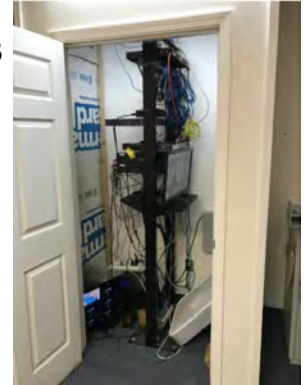
LAN System

CRV: \$98,853

| | |
|---------------------------------|-------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 15 years | Obs. Yrs. Rem: 5 years |
| Quantity: 21,000 SF | Unit Cost: \$4.71 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |

System Description:

Building includes a local area network system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



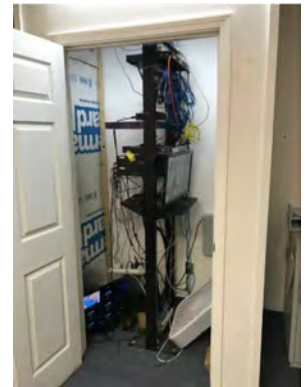
Requirements:

LAN System Renewal

| | |
|-----------------------------|---|
| Cost: \$104,785 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Local Area Networks |
| | Action: LAN System Renewal |

Description:

Auto generated renewal for LAN System. System Description: Building includes a local area network system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



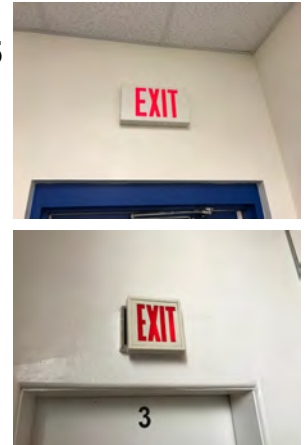
Building Condition Details

D5092 - Emergency Light and Power Systems

Exit Signs

CRV: \$6,185

| | |
|---------------------------------|-------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 10 years | Obs. Yrs. Rem: 5 years |
| Quantity: 10,500 SF | Unit Cost: \$0.59 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |



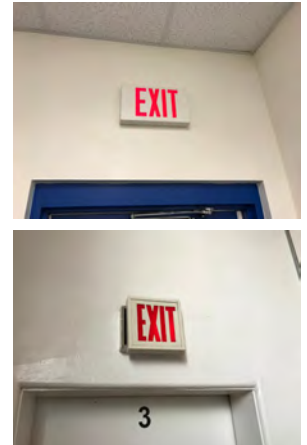
System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exit Signs Renewal

| | |
|-----------------------------|---|
| Cost: \$7,731 | Priority: 3 - Due within 5 Years of Inspection |
| Action Date: 7/30/24 | Prime Sys: Emergency Light and Power Systems |
| | Action: Exit Signs Renewal |



Description:

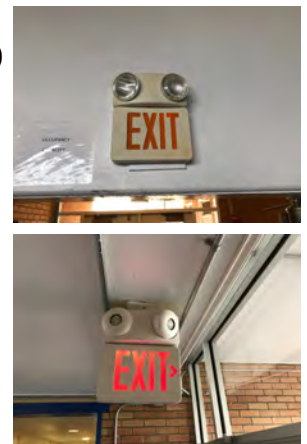
Auto generated renewal for Exit Signs. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5092 - Emergency Light and Power Systems

Combination Exit Signs/Emergency Lighting

CRV: \$12,690

| | |
|---------------------------------|-------------------------------|
| Current Age: 17 years | Year Installed: 2002 |
| Exp. Use. Life: 10 years | Obs. Yrs. Rem: 5 years |
| Quantity: 10,500 SF | Unit Cost: \$1.21 |
| Insp. Date: 7/30/19 | Inspector: Mark Hillen |



System Description:

The emergency lighting system includes the installation of combination exit signs/emergency lighting. Installation includes: single and double sided Exit signs with emergency lighting, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Combination Exit Signs/Emergency Lighting Renewal

| | | | |
|---------------------|----------|-------------------|---|
| Cost: | \$15,863 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Emergency Light and Power Systems |
| | | Action: | Combination Exit Signs/Emergency Lighting Renewal |



Description:

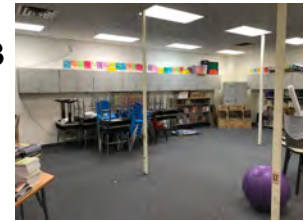
Auto generated renewal for Combination Exit Signs/Emergency Lighting. System Description: The emergency lighting system includes the installation of combination exit signs/emergency lighting. Installation includes: single and double sided Exit signs with emergency lighting, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Fixed Casework - 2002

CRV: \$95,063

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 8 years |
| Quantity: | 220 LF | Unit Cost: | \$432.11 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops.

No Requirements

E - Equipment and Furnishings

Food Service Counter

CRV: \$18,582

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 8 LF | Unit Cost: | \$2,322.75 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Food Service Counter Renewal

| | | | |
|---------------------|----------|-------------------|--------------------------------------|
| Cost: | \$23,228 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Equipment and Furnishings |
| | | Action: | Food Service Counter Renewal |



Description:

Auto generated renewal for Food Service Counter. System Description: Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

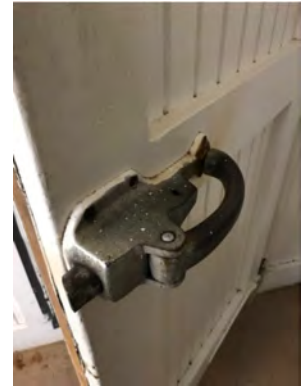
Kitchen Equipment

CRV: \$87,690

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 20 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 1 Each | Unit Cost: | \$87,690.34 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

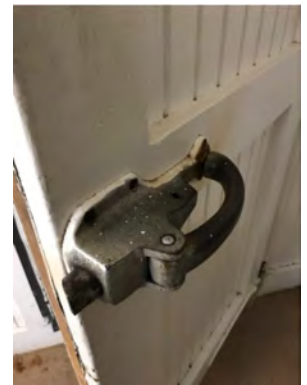
Requirements:

Kitchen Equipment Renewal

Cost: \$109,613 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 7/30/24 **Prime Sys:** Equipment and Furnishings
Action: Kitchen Equipment Renewal

Description:

Auto generated renewal for Kitchen Equipment. System Description: Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



E - Equipment and Furnishings

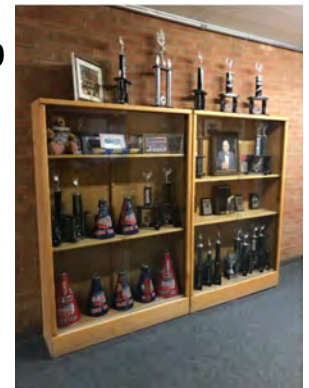
Fixed Casework - 1952

CRV: \$120,990

| | | | |
|-----------------|----------|-----------------|-------------|
| Current Age: | 67 years | Year Installed: | 1952 |
| Exp. Use. Life: | 25 years | Obs. Yrs. Rem: | 5 years |
| Quantity: | 280 LF | Unit Cost: | \$432.11 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

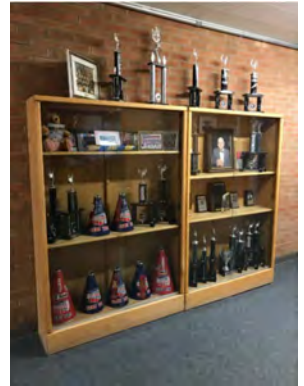


Building Condition Details

Requirements:

Fixed Casework - 1952 Renewal

| | | | |
|---------------------|-----------|-------------------|--------------------------------------|
| Cost: | \$151,237 | Priority: | 3 - Due within 5 Years of Inspection |
| Action Date: | 7/30/24 | Prime Sys: | Equipment and Furnishings |
| | | Action: | Fixed Casework - 1952 Renewal |



Description:

Auto generated renewal for Fixed Casework - 1952. System Description: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E2010 - Fixed Furnishings

Student Lockers - Steel

CRV: \$13,393

| | | | |
|------------------------|----------|------------------------|-------------|
| Current Age: | 17 years | Year Installed: | 2002 |
| Exp. Use. Life: | 35 years | Obs. Yrs. Rem: | 18 years |
| Quantity: | 30 LF | Unit Cost: | \$446.44 |
| Insp. Date: | 7/30/19 | Inspector: | Mark Hillen |



System Description:

Fixed furnishings include student lockers.

No Requirements

Adequacy Assessment

| Task Description | Score | Comments |
|---|---|---|
| 001.0-Do athletic fields meet the Colorado High School Activities Association? | 0 - N/A | This is an elementary school. |
| 002.0-Do practice fields meet the school's program requirements? If not comment on deficiencies | 5 - Meets All | |
| 003.0-How many lanes/what type of street/highway (arterial, collector, etc.) is the school located on? | 5 - Local road, Speed limit 35 mph or less, light traffic | |
| 003.1-If score is 3 or less for question 3, is there a traffic light or dedicated turn lanes into the school? | 0 - N/A | |
| 004.0-Is the location removed from undesirable business industry traffic and hazards such as: waste disposal; gas wells; railroad tracks; major highways; liquor stores; adult establishments; landfills; waste water treatment plants; chemical plants; other? | 5 - Yes, not located close to any of the undesirables | |
| 005.0-Is there a bus loading and unloading zone with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.2? | 3 - Yes, but does not meet guidelines | |
| 006.0-Is there an onsite parent drop off and pick up area with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.3? | 3 - Yes, but significant conflicts exist | |
| 007.0-Are there staff and visitor parking? | 4 - Most areas | |
| 007.1-What is the surface of the staff and visitor parking area? Are parking stalls marked? | 1 - No paving or marked parking | |
| 007.2-Are there marked ADA parking stalls? | 2 - Few areas | There is ADA signage but parking is on a heavy slope. |
| 008.0-Is there student parking? | 0 - N/A | |
| 008.1-What is the surface of the student parking area? Are parking stalls marked? | 0 - N/A | |
| 008.2-Are there marked ADA parking stalls? | 0 - N/A | |
| 009.0-Is the service delivery area separated from pedestrian traffic, play fields and playgrounds as recommended in the CDE Construction Guidelines 4.1.15.5? | 5 - Yes | |
| 010.0-Are there hard surface walkways that provide circulation around the school? | 2 - Few areas | |
| 010.1-Is there a well-marked pedestrian path to the main entry as recommended in the CDE Construction Guidelines 4.1.15.4? | 4 - Yes, but minor conflicts exist | |
| 010.2-Is there permanent site way-finding signage for vehicles and pedestrians and does it direct users appropriately? | 2 - Few areas | |
| 010.3-Are there curb cuts at accessible paths of travel? | 2 - Few areas | |
| 011.0-Is there an area for bicycle storage as recommended in the CDE Construction Guidelines 4.1.15.6? | 3 - Some areas | |
| 012.0-Are parking areas lit? | 1 - No | |
| 012.1-Are school entries lit? | 3 - Some areas | |
| 012.2-Are school perimeters lit? | 1 - No | |
| 013.0-Does water drain positively away from the school? | 2 - Few areas | |
| 013.1-How does the school manage storm water and treatment? | 2 - Few features of the site | |

Adequacy Assessment

| Task Description | Score | Comments |
|--|---|---|
| | incorporate responsible storm water management and treatment design | |
| 014.0-Are the propane tanks protected and where are they located? | 0 - N/A | |
| 015.0-Is the natural gas service protected? | 4 - Yes, mostly protected, but lacks lock on security device | |
| 016.0-Is the site served by a private well or a public water system? (INFO ONLY) | | This site is served by a public water system. |
| 016.1-Are there any concerns over the domestic water in the facility? Please describe in comment section. | 5 - No reported concerns | |
| 016.2-Has the water been tested for lead? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.) | 0 - N/A or Not Tested | |
| 017.0-Is the site served by a private septic or public waste water system? (INFO ONLY) | | This site is served by a public waste water system. |
| 018.0-How far away is the nearest fire hydrant from the school building? How many hydrants are serving the site? | 5 - There is a hydrant less than approximately 200' from the school | |
| 019.0-Does the landscaping provide for line of sight for the occupants and local law enforcement? Does it restrict unauthorized access to windows, roofs or other areas? | 5 - Yes | |
| 020.0-Is landscaping watered (play fields, ornamental, all, etc.)? If it is watered, how (by hand, timer, smart system, etc.)? (INFO ONLY) | | This site is served by a public water system with irrigation water being used to water the grassed parcel northwest of the main facility. |
| 021.0-Is the site fenced? | 3 - Some areas | |
| 021.1-Are gates provided with locking capability? | 2 - Few areas | |
| 021.2-Does the fencing system NOT impede the line of sight for either occupants or emergency responders? | 5 - Yes | |
| 021.3-Do gates allow for emergency egress? | 2 - Few areas | |
| 022.0-Does the school have a backup generator? | 1 - No | |
| 022.1-How is the backup generator powered? (INFO ONLY) | | N/A |
| 023.0-Does the school currently take advantage of passive solar, wind, natural ventilation green roofs, etc.? | 3 - Some areas | |
| 024.0-Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? (INFO ONLY) | | Yes, major electrical service equipment is located outside. |
| 024.1-Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity? | 4 - Most areas | |
| 028.0-What are exterior walls insulated with? | 3 - Assumed R-19 | |
| 029.0-What types of windows are in the facility? | 3 - Double pane low e glass | |
| 030.0-Is water draining positively from the roof with no signs of ponding? | 4 - Most areas | |
| 030.1-When does/did the warranty of the roof covering(s) expire (date)? (INFO ONLY) | | All warranties are expired. |

Adequacy Assessment

| Task Description | Score | Comments |
|--|---|--|
| 031.0-Do the foundation or basement walls have any observable cracks? | 4 - Few areas | |
| 032.0-Is the school constructed on a slab on grade? (INFO ONLY) | | This building is constructed with a slab on grade system with access tunnels. |
| 032.1-Does the slab on grade show signs of heaving or cracking? | 1 - Yes | Some areas appear to be heaving or cracking under the flooring systems. |
| 033.0-Are there any observable cracks or other areas of failure? | 5 - No | |
| 034.0-Are there expansion joints for expansion and contraction of building materials? (INFO ONLY) | | Yes. |
| 035.0-Is the facility leased or owned? (INFO ONLY) | | This facility is owned by the school district. |
| 036.0-What type of fuel is the school heated with? (INFO ONLY) | | This facility is heated with natural gas. |
| 037.0-What type of electrical power is serving the building? (INFO ONLY) | | This facility is served by 3-Phase power. |
| 039.0-Is there an updated copy of the Asbestos Management Plan (AHERA) on file? | 5 - Yes | Asbestos is present in some areas but has been encapsulated. |
| 040.0-Is the school used jointly with the community? (INFO ONLY) | | Yes. This facility is sometimes used jointly with the community. |
| 040.1-How many hours/day and days/year is the school available for the community to use? (INFO ONLY) | | This facility is available after school hours 4 to 6 hours per day excluding holidays. |
| 040.2-Does the school ensure these user groups have an emergency plan with emergency contacts? | 5 - Yes | |
| 040.3-Does the school have staff on duty during these times? | 5 - Yes | Janitorial staff is generally on duty. |
| 041.0-Does the school have an evacuation plan for staff or students who are unable to self-evacuate? | 5 - Yes | |
| 042.0-Does the school have emergency exiting lighting on an independent electrical service? | 4 - Yes, functional with battery back-up in fixture | |
| 043.0-Is there an unobstructed path of egress as recommended in the CDE Construction Guidelines section 4.1.9? | 5 - Yes | |
| 043.2-Do corridors terminate at an exit or a stairway leading to an exit? | 4 - Some corridors terminate at an exit or intermediary stair vestibule clearly visible at the end of the corridor and others terminate at an exit or intermediary stair vestibule that is not visible at the end of the corridor but it is properly identified | |
| 043.3-Does the path of egress appear accessible for the disabled? | 2 - Few areas | |
| 044.0-What are the measurements of the risers, treads, and stair widths? (INFO ONLY) | | Stage stairs are 39" wide x 11" treads x 6-1/2" risers. |
| 045.0-Do classroom doors open as to not obstruct the path of egress? | 1 - The classroom doors encroach more than 7" into the corridor when fully open and more than 50% of the corridor when half | |

Adequacy Assessment

| Task Description | Score | Comments |
|---|---|---|
| | open | |
| 045.1-Does classroom door hardware support lockdowns, while still allowing egress? | 1 - No, classroom doors do not allow for manual locking from inside the classroom or allow for egress without the use of a key or special knowledge or effort | |
| 045.2-Is door hardware lever (not orbital)? | 4 - Most areas | |
| 045.3-Do classroom doors have glass or sidelights? (INFO ONLY) | | No. |
| 046.0-Does the school have a copy of their annual fire inspection report on file? If so is it free of any noted deficiencies? If deficiencies please note in comments section. | 5 - Yes | Minor deficiencies have been corrected. |
| 047.0-Is the school provided with a sprinkler system? | 1 - No | |
| 048.0-Was the fire alarm system inspected within the last year? | 5 - Yes | |
| 048.1-Is there any noted deficiencies in the last inspection report? If yes please describe | 5 - No | |
| 048.2-Is the alarm monitored? | 4 - Yes, monitored in fail safe mode with reporting to multiple sites; i.e. 911, District and Facilities | Fire alarm is monitored by a security company and they contact dispatch and school staff. |
| 048.3-Describe the type of fire alarm system. | 5 - Addressable | |
| 049.0-Is there a basement? (INFO ONLY) | | There is no basement in this facility but there is a small lower level mechanical room. |
| 050.0-What is the ceiling/floor assembly between two story spaces constructed of? (INFO ONLY) | | N/A |
| 051.0-Are there any concerns over the air quality in the facility? Please describe in comment section. | 1 - Reported concern due to odor, etc. | Reported concerns about lack of air ventilation. |
| 052.0-Has the air been tested for carbon dioxide (CO ₂)? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.) | 0 - N/A or Not Tested | |
| 052.1-Has the air been tested for carbon monoxide (CO) near combustion equipment? If so what are the results? (list test info in comment section i.e. date tested, tested by, etc.) | 0 - N/A or Not Tested | |
| 053.0-Does administration routinely use extension cords and multiple outlet receptacles to make up for lack of wall/floor outlets? | 2 - Most areas | |
| 054.0-What type of lighting does the school have? (INFO ONLY) | | This facility has some T-8 lighting which is being converted over to LED. |
| 054.1-Does the school utilize energy efficient light fixtures? | 3 - Some areas | |
| 055.0-Are there any noticeable odors in the school? | 5 - No | |
| 056.0-Does the school have adequate plumbing to meet the program requirements? | 4 - Most areas | |
| 056.2-Are plumbing fixtures equipped with low flow water saving devices? | 4 - Most areas | |

Adequacy Assessment

| Task Description | Score | Comments |
|--|--|--|
| 057.0-Is the school roof controlled for restricted access? | 5 - Yes | |
| 058.0-Does the school utilize bullet proof glass? If so where is it located? (INFO ONLY) | | No. |
| 059.0-Is there an event alert notification system as recommended in the CDE Construction Guidelines 4.1.11.10? | 4 - Most areas | |
| 060.1-Is the facility equipped with security cameras? If so where are they located (entry ways, halls, exterior, parking, etc.)? | 5 - Yes | |
| 060.2-Is the facility equipped with electronic access controls as recommended in the CDE Construction Guidelines 4.1.11.3? | 1 - No | |
| 060.3-Is the facility equipped with door lock/intrusion detection as recommended in the CDE Construction Guidelines 4.1.11.6? Are these systems tied into an emergency power supply? | 1 - No | |
| 060.4-Is the main entry protected from forced vehicle entry? Describe how: bollards, concrete planters, etc. | 5 - Yes | The main entrance is protected by concrete steps. |
| 060.5-Is the main entry equipped with controlled visitor access? Describe how: cameras/buzz-in, visitors routed through office, etc. | 5 - Yes | The main entry is controlled with a buzz-in system. |
| 060.6-How many exterior points of entry are there? (INFO ONLY) | | There are 7 external points of entry. |
| 060.7-Are exterior doors labeled inside and out for communicating with emergency responders? | 4 - Most areas | |
| 060.8-How many of the exterior points of entry are located in classrooms? (INFO ONLY) | | Two of the exterior points of entry opens into classrooms. |
| 062.0-Are hazardous materials safely managed as recommended in the CDE Construction Guidelines section 4.1.10? | 3 - Management is satisfactory in one or more of the following areas: proper containers; well ventilated area; fire resistance area or locker; locked for security | |
| 063.0-Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications? | 3 - Some areas | There is a nurse's station with secured medications but no dedicated bathroom. |
| 063.1-Are medications stored in a manner that allows them to be easily transported in the event of an evacuation? | 5 - Yes | |
| 064.0-Does the school have daylight with views in all learning areas? | 5 - Yes | |
| 065.0-Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas? | 4 - Most areas | |
| 065.1-Are corridor walls insulated for sound? | 2 - Yes, but poor sound separation | |
| 065.2-Are interior walls other than corridors insulated for sound? | 3 - Yes, fair sound separation | |
| 065.3-For multi-story buildings is the ceiling/floor (decking) assembly insulated for sound? | 0 - N/A | |
| 065.4-Is the ceiling/roof assembly insulated? | 3 - Assumed R-30 | |
| 066.0-Does the school have preschool classrooms as needed for the school program and as recommended in the CDE Construction | 5 - Yes | |

Adequacy Assessment

| Task Description | Score | Comments |
|--|----------------|----------|
| Guidelines section 4.3.2.1? | | |
| 066.1-Is the preschool space near the other academic programs and an adjacent restroom? Does the space provide convenient access from parent drop-off areas? Are spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)? | 5 - Yes | |
| 066.2-Does the preschool space have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"? | 3 - Some areas | |
| 067.0-Does the school have kindergarten classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3? | 5 - Yes | |
| 067.1-Are the kinder spaces near the other academic programs and an adjacent restroom? Do the spaces provide convenient access from parent drop-off areas? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)? | 5 - Yes | |
| 067.2-Do the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"? | 3 - Some areas | |
| 068.0-Does the school have special education spaces (including testing rooms, offices, etc.) as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.2.? | 5 - Yes | |
| 068.1-Are the special education spaces near the media center, computer rooms, and general classrooms? Are testing rooms, offices, etc. near the programs they serve? Are they acoustically isolated from noisy spaces? | 5 - Yes | |
| 068.2-Do the special education spaces (including testing rooms, offices, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment? | 4 - Most areas | |
| 069.0-Does the school have general classrooms as needed for the school program and as recommended in the CDE Construction Guidelines 4.3? | 5 - Yes | |
| 069.1-Are the general classrooms near the media ctr., computer rooms, and support spaces? Are they acoustically isolated from noisy spaces & are acoustics internally appropriate (e.g. gyms, kitchens, music)? | 5 - Yes | |
| 069.2-Do the general classroom spaces have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment? | 4 - Most areas | |
| 070.0-Does the special program space (including, Title 1, Speech, PT/OT, ESL, etc.) meet school expectations and requirements? | 5 - Yes | |
| 070.1-Is the special program space located as an integral part of the facility (near media center, computer rooms, gen. classrooms)? Are therapy rooms, testing rooms, offices are near programs they serve? Are they acoustically isolated from noisy spaces? | 5 - Yes | |
| 070.2-Does the special program space have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment? | 4 - Most areas | |
| 071.0-Does the school have a computer lab as described in the CDE Construction Guidelines 4.3? | 5 - Yes | |

Adequacy Assessment

| Task Description | Score | Comments |
|---|----------------|--|
| 071.1-Are the computer lab spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)? | 5 - Yes | |
| 071.2-Do the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? | 4 - Most areas | |
| 072.0-Does the school have Career and Technical Education (CTE)/VoAg spaces as described in the CDE Construction Guidelines 4.3? | 0 - N/A | |
| 072.1-Are the CTE spaces acoustically isolated from the quiet academic space? | 0 - N/A | |
| 072.2-Do the CTE spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? | 0 - N/A | |
| 073.0-Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3? | 5 - Yes | |
| 073.1-Are the LMC spaces (including office, work rooms, conference room, etc.) near the academic programs they serve? Are the spaces acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.)? | 5 - Yes | |
| 073.2-Do the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment? | 4 - Most areas | |
| 074.0-Does the school have a Music room as described in the CDE Construction Guidelines 4.3? | 4 - Most areas | The music and art programs are combined into one room. |
| 074.1-Is the music space isolated from the other "noisy" programs (gyms, kitchen etc.)? Is the space acoustically isolated from the quiet academic spaces of the school? | 5 - Yes | |
| 074.2-Does the music space have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment? | 3 - Some areas | |
| 075.0-Does the school have an art room as described in the CDE Construction Guidelines 4.3? | 2 - Few areas | The music and art programs are combined into one room. |
| 075.1-Are the art spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)? | 5 - Yes | |
| 075.2-Do the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment? Are finish materials smooth, cleanable and nonabsorbent? | 2 - Few areas | |
| 076.0-Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3? | 5 - Yes | The multi-purpose room has a stage area as well. |
| 076.1-Are the performing arts/auditorium spaces near each other (e.g. music, drama, etc.)? Do spaces provide convenient public and after-hours access plus separation from other spaces in the building? | 5 - Yes | |
| 076.2-Do the performing arts/auditorium spaces have adequate casework and appropriate storage, water fountains, fixed equipment | 3 - Some areas | |

Adequacy Assessment

| Task Description | Score | Comments |
|--|----------------|---|
| and technology equipment? | | |
| 077.0-Does the school have adequate gym facilities as described in the CDE Construction Guidelines 4.3? | 3 - Some areas | The multi-purpose room serves as gym area. |
| 077.1-Are gym spaces near the other "noisy" programs (music, kitchen, etc.)? Are spaces acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces? | 4 - Most areas | |
| 077.2-Do the gym spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.)? | 3 - Some areas | |
| 078.0-Does the school have a science Labs as described in the CDE Construction Guidelines 4.3? | 0 - N/A | |
| 078.1-Are the science spaces near the other academic programs? Are the science spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)? | 0 - N/A | |
| 078.2-Do the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is the flooring a hard surface such as VCT or tile? | 0 - N/A | |
| 079.0-Does the school have support areas (teacher work rooms, offices, staff toilets, etc.) as described in the CDE Construction Guidelines 4.3? | 5 - Yes | |
| 079.1-Are the administrative offices located near the main entrance, have lines of sight to the school entrance, and are they near instructional areas? | 4 - Most areas | An attendant is stationed at the main door which includes a vestibule entry with a camera and buzz-in door lock system. |
| 079.2-Do the support spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment? | 5 - Yes | |
| 080.0-Do student restrooms appear to be adequate in number and location? | 4 - Most areas | |
| 080.1-Are student restroom fixtures age-appropriate? | 5 - Yes | |
| 080.2-Are student restroom toilet partitions, urinal privacy partitions, towel dispensers, and soap dispensers in place and functional? | 5 - Yes | |
| 081.0-How is the school connected to the internet? | 5 - Fiber | |
| 081.1-Does the school have wireless internet access throughout? | 5 - Yes | |
| 082.0-Is there a school wide telephone system? | 5 - Yes | |
| 083.1-Is there adequate electrical in the kitchen area? | 1 - No | |
| 083.2-Is the cafeteria sized appropriately? | 3 - Some areas | The cafeteria is shared with the multi-purpose room. |
| 083.3-Is the food prep area sized appropriately? | 3 - Some areas | |
| 083.4-Are food supplies protected against purposeful contamination? | 5 - Yes | |
| 083.5-Is the cafeteria shared with another space, i.e. gym, stage, etc.? Please explain. (INFO ONLY) | | The cafeteria is shared with the multi-purpose room and stage area. |
| 084.0-Pursuant to HB 17-1082, Section 22-43.7-108 (2)(a)(VII), C.R.S. requires collecting annualized utility costs. What is the school's self-reported annualized cost? (INFO ONLY) | | Annual utility cost from 2018: Natural Gas: \$5,544 |

Adequacy Assessment

| Task Description | Score | Comments |
|---------------------------------------|-------|---|
| | | Electric: \$12,978 Water: \$2,923 Telephone: \$1,702 Alarm Monitoring: \$264 |
| 085.0-Additional Comments (INFO ONLY) | | |

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| Action | An Action is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items). |
| Action Date | This is the recommended date to address the issues noted in an Action. |
| Adequacy Index | A metric that objectively measures the current Adequacy of a school, allowing comparison to other schools. It is based on a set of questions that measure each school's compliance with a set of standards. |
| Condition Budget | The cost to remediate current needs measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI. |
| Exp. Use. Life | See the definition for Lifetime. |
| Gross Area (SF) | Asset size is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot) is the standard figure used in defining construction costs for facilities. |
| Insp. Date | Date of inspection of the system or deficiency (requirement). |
| Lifetime | Lifetime is the number of years a System is expected to be useful (its "useful life") before Renewal is required. |
| Next Renewal | This is the year that a System is expected to require renewal funding (its renewal cost), either based on its age or based on its observed condition. |
| Obs. Yrs. Rem | Based on the inspector's observation of a system, number of remaining years before the next renewal (whole replacement) is entered in this field. |
| Prime System | The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record. |
| Priority | Priority is the timing that a requirement (project) should be scheduled for correction. Priorities are set on a scale of 1 thru 4 and include a time frame for correction. For example, a Priority 1 Requirement should be corrected within 1 year, Priority 2 should be correct within 2 year, Priority 3 should be corrected within 5 years and Priority 4 has no time frame for correction. Only priorities 1 thru 3 are included in the FCI. |
| Requirement | A facility need or a deficient condition that should be addressed. Requirements are assigned a Category, Priority, and System in order for the requirement costs to be categorized appropriately and to assign a time frame for action. The category and priority determine whether or not the Requirement's costs are measured in the FCI; for example, requirements which are assigned a priority 4 or which are in the optimization category are not measured in the FCI. |
| Requirement Cost | The cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI. |
| Replacement Value | Asset Replacement Value (RV) is the total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The RV for a single Asset can be based on the sum of the System replacement costs, or it can be a custom cost. The RV may include or exclude overhead costs. |
| System Condition Index (SCI) | The System Condition Index (SCI) measures the relative condition of the systems within an Asset. SCI uses costs from all requirements that are included in FCI in order to measure the relative health of a system and facilitate comparison within a single Asset. SCI follows the same configuration settings as FCI. Each system in an asset is measured against the total cost of maintenance requirements with a matching System. |
| System Group | A grouping of the building's or site's construction components into a common name. For example, "Interior Construction and Conveyance" include all the building construction components relating to the wall partitions, elevators, interior half walls, etc. |
| FCI | Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the condition budget is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. See the definition of Requirement for understanding what's measured within the FCI. |
| Uniformat II Category | A Uniformat II Category is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications. |