Agenda Item: ID#15-719 (2-C)
Date: 8/20/15

FRESNO CITY COUNCIL

City of FRESNO

Supplemental Information Packet

Agenda Related Item(s) – ID#15-719 (2-C)

Contents of Supplement: Municipal Service Center Assessment

Item(s)

Joint Facility Assessment Workshop

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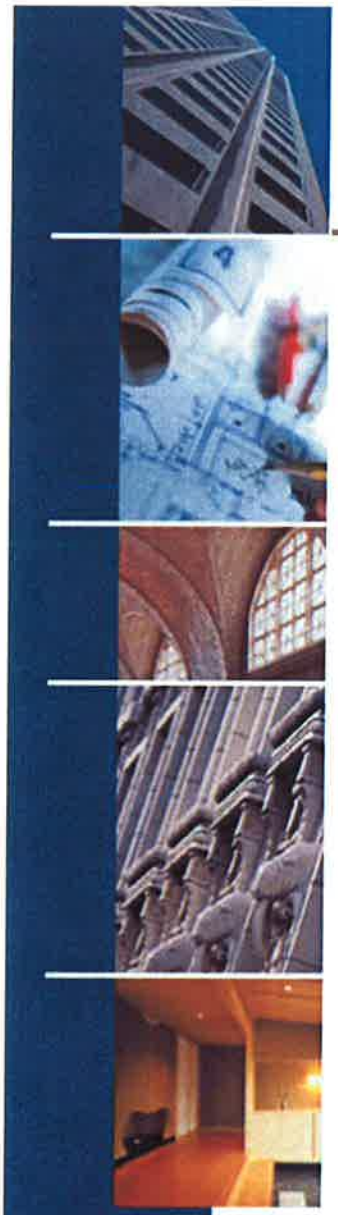

FACILITY CONDITION ASSESSMENT

CITY OF FRESNO
2600 Fresno Street, Room 3065
Fresno, California 93721
Eric Johnson

FACILITY CONDITION ASSESSMENT

of

CITY OF FRESNO MUNICIPAL SERVICES CENTER

2012 G Street
Fresno, California 93721

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EMG Project #: 109444.14R-002.017
Date of Report: July 13, 2015
On site Date: October 14-15 and November 4, 2014

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CERTIFICATION

City of Fresno retained EMG to perform this Facility Condition Assessment in connection with its continued operation of City of Fresno Municipal Services Center, 2012 G Street, Fresno, California, the "Property". It is our understanding that the primary interest of City of Fresno is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of City of Fresno for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than City of Fresno or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

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

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1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

Property Information	
Address:	2012 G Street, Fresno, Maricopa County California 93721
Year constructed:	1976 (Buildings S and U through Y date unknown)
Management Point of Contact:	City of Fresno, Frank Fichera, Chief of Facilities Maintenance 559.621.1487 phone 559.498.4012 fax
Property type:	Public Works Office / Repair Shop/ Storage
Site area:	24.1 Acres
Gross floor area:	132,500 Square Feet- enclosed floor area. This was derived from roof areas provided by the POC or obtained from the plans plus the second level at building A and the mezzanine office space at Building F.
Number of buildings:	19 plus 10 vehicle shelters
Number of stories:	Typically one-story Building A has two stories and Building B and F have a mezzanine
Parking type and number of spaces:	670 spaces in open lots.
Building construction:	Concrete bearing walls, steel beams and columns with concrete-topped metal decks. Metal buildings with metal deck roofs, which are supported by steel beams and open web steel joists.
Roof construction:	Flat roofs with PVC and built-up membrane.
Exterior Finishes:	Painted concrete. Painted corrugated metal siding.
Heating and/or Air-conditioning:	Package roof top units, evaporative coolers, gas-fired unit heaters and a central system at Building A with a boiler and chiller.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, and extinguishers.
Dates of visit:	October 14-15 and November 4, 2014
Point of Contact (POC):	Frank Fichera

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of new carpeting, asphalt pavement crack repairs, installation of security cameras, installation of smart meters, replacement of HVAC units, installation of security gates, installation of flood lights, and replacement of garage doors. Copies of documents that provide additional information are included in Appendix C.

1.2. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

As part of the FCA, a limited assessment of accessible areas of the buildings was performed to determine the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of mold growth, conditions conducive to mold growth, or evidence of moisture in representative readily accessible areas of the property.

No follow up studies are recommended.

1.3. OPINIONS OF PROBABLE COST

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

Opinions of probable costs should only be construed as order of magnitude budgets. Actual costs may vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs can not be developed within the scope of this guide without further study.

1.3.1. Methodology

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

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.3.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

The Immediate Repair cost tables are included in Appendix H of this report.

1.3.3. Replacement Reserves

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

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

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

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

The Replacement Reserve cost tables are included in Appendix I of this report.

1.3.4. Cost Categories

EMG's cost online database also divides the costs into categories based on the work being performed and the type of work. For the purposes of this report EMG has used the following category definitions:

Deferred Maintenance

- Items in this category require action in the next 1-2 years and are currently in need of repair or replacement that has been postponed.

Capital Renewal

- Items in this category are planned replacements based on the estimated remaining useful life of the material or system.

Plant Adaptation

- Items in this category represent a sensible improvement to the existing conditions by replacement of an old material or system with a new kind of material or system to reduce energy usage, or improve overall usability and/or reduce long-term maintenance costs.

ADA Accessibility Guideline

- Items in this category represent work to comply with the ADA Accessibility Guidelines.

The Category Report is included in Appendix J of this report.

2. PURPOSE AND SCOPE

2.1. PURPOSE

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

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

The physical condition of building components is typically defined as being in one of three categories: Good, Fair, and Poor. For the purposes of this report, the following definitions are used:

Good	=	Satisfactory as-is. Requires only routine maintenance during the assessment period. Repair or replacement may be required due to a system's estimated useful life.
Fair	=	Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
Poor	=	Immediate repair, replacement, or significant maintenance is required.

2.2. SCOPE

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate, Short Term, and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.

- Observe a representative sample of the interior tenant spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and mechanical, electrical and elevator equipment rooms.
- Appropriate inquiries of municipal officials regarding the existence of pending unresolved building, zoning or fire code violations on file, and a determination of the current zoning category, flood plain zone, and seismic zone for the Property.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Tenant responsibility for maintenance, repair or replacement of finishes, fixtures, or equipment is not addressed by this scope of services.

2.3. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Frank Fichera Chief of Facilities Maintenance	Fresno Public Works	559.621.1487

The FCA was performed with the assistance of Frank Fichera, Chief of Facilities Maintenance, Fresno Public Works, the on site Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on site contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 38 years.

2.4. DOCUMENTATION REVIEWED

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

- Original construction documents by Allen Lew and William Patnaude dated January 1976.
- Current Vendors List
- Summary of recent capital improvements

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaires are included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. WEATHER CONDITIONS

October 14, 2014: Clear, with temperatures in the 90's (°F) and light winds.

October 15, 2014: Partly cloudy, with temperatures in the 80's (°F) and light winds.

November 4, 2014: Clear, with temperatures in the 80's (°F) and light winds.

3. CODE INFORMATION AND ACCESSIBILITY

3.1. CODE INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to the Fresno Building Department, there are no outstanding building code violations on file. The Building Department does not have an annual inspection program for this facility. They only inspect new construction, work that requires a building permit, and citizen complaints.

The Fire Department does not have an annual inspection program for this facility. They only inspect new construction, work that requires a building permit, and citizen complaints.

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated February 18, 2009, the property is located in Zone X500 (shaded X), defined as areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flood with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the 100-year flood.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 3, defined as an area of moderate to high probability of damaging ground motion.

3.2. ADA ACCESSIBILITY

Generally, Section 3.2 Title II (state and local government) of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

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

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated Accessibility Checklist provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance. The scope of the visual observation did not include any areas within tenant spaces.

At a public works maintenance property, there are no areas considered as a public accommodation. The general public does not interact with the services offered at this facility. However, a review was performed of the parking, the exterior accessible route, the interior accessible route up to the private offices, and the interior common areas, including the common area restrooms.

The facility does not appear to be accessible with Section 3.2, Title II, of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible are as follows:

Parking

- Accessible parking is provided for five vehicles, including two vans. Based on a total of 670 stalls, 14 accessible stalls would be required. However, the many of the 670 stalls are for City vehicles such as maintenance trucks and not public parking. EMG recommends that the 529 parking stalls located in lots P2 to P-5 and the surface parking adjacent to buildings, A, B, C, D, E, H, I, TOC, S, W and Y be used to determine the number of accessible stalls that should be implemented. This means 6 additional stalls will be required. The spaces should be located so that there at least one accessible parking space adjacent to buildings B, C, H, F, W and Y.
- Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided at three of the accessible stalls. Two stalls should be relocated to the lot adjacent to Building A, and the existing path of travel at that lot be adjusted by the addition of a short sidewalk along the north side of the lot.
- Curb ramps are required from the parking area to the proposed sidewalk and southeast pedestrian entrance providing access to the buildings.

Ramps

- The Building Y requires the construction of a straight entrance ramp with handrails to allow wheelchair access to the building if persons with disabilities will be employed within the office areas of that building.

Elevators

- Building F utilizes an elevator to access the mezzanine offices and storage. Raised elevator markings at the control panel, jambs, and hall buttons are not provided in Braille and Standard Alphabet (with the exception of Braille at the control panel.)
- Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival.
- Elevator communication equipment not set up for speech impaired communication.

Restrooms

- Generally, compliant unisex restrooms were installed at buildings A, C, H, I, and E1, S1, S2. Buildings B, G, D, V, W, had restrooms that typically did not have toilet stalls with clear floor space within the partitons nor grab bars on the rear wall of the stalls. Partitions should be moved (or removed if a single user restroom is being created). Urinals may require removal or relocation in some instances.
- Lever action hardware is not provided at all accessible locations.
- Install grab bars in accessible stalls at 36" above the floor.
- Modify existing toilet room accessories and mirrors. Specifically, Building T restrooms have trash receptacles that encroach into the clear floor space and Building D had multi user lavatories with no clear floor space beneath.
- Modify existing lavatory faucets to paddle type faucets.
- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

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

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

4. EXISTING BUILDING ASSESSMENT

4.1. TENANT UNIT TYPES

All 132,500 square feet of the building are owned and occupied by the City of Fresno.

4.2. TENANT UNITS OBSERVED

Most of the interior building areas were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property and the roof.

All areas of the property were available for observation during the site visit.

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

All areas were available for observation during the site visit:

5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	**Supplier**	**Condition and Adequacy**
Sanitary sewer	City of Fresno	Good
Storm sewer	City of Fresno	Good
Domestic water	City of Fresno	Good
Electric service	Pacific Gas and Electric	Good
Natural gas service	Pacific Gas and Electric	Good

Observations/Comments:

- The utilities appear to be adequate for the property. There are no unique, on site utility systems such as septic systems, water or waste water treatment plants, or propane gas tanks that serve the buildings.
- Property management personnel reported that there are 3 water meters for the property. The water meters should be reviewed and the irrigation system usage coordinated with a review of the water bills to verify that there are no leaks in the irrigation system. This is a routine maintenance expense.
- See Section 7.4. for descriptions and comments regarding the emergency electrical generator.

5.2. PARKING, PAVING, AND SIDEWALKS

The main entrance drive is located along El Dorado Street on the east side of the property. Additional entrance drives are located along the other adjacent public streets. The parking areas, drive aisles, and service drives are paved with asphaltic concrete. The entrance driveway aprons are paved with concrete.

Based on information provided by the POC, parking is provided for 670 cars. The parking ratio is 5.0 spaces per thousand square feet of floor area. All of the parking stalls are located in open lots. There are five handicapped-accessible parking stalls, two of which are reserved for vans.

The sidewalks throughout the property are constructed of cast-in-place concrete. Cast-in-place concrete steps with metal handrails are located at grade changes.

The curbs and gutters are constructed of cast-in-place concrete. The pavement edges do not have curbing. Surface runoff is directed to swales along the drive aisles and landscaped areas, which border the paved areas.

Observations/Comments:

- The property does not have a dedicated paving repair and maintenance contractor. On site personnel (Fresno Streets Department) maintain the paving and flatwork.
- The asphalt pavement varies from good to fair condition. There are no significant signs of unrepaired cracks or surface deterioration. However, patchwork was observed throughout the majority of roadways and parking areas, indicating the paving is older and sustains heavy traffic. Approximately 20 percent of the paving should be overlaid with new asphalt paving during the next year in order to maintain the integrity of the overall pavement system. The estimated cost of this work is included in the Immediate Physical Needs. Additionally, in order to maximize the pavement life, pothole patching, crack sealing, seal coating, and re-striping of the asphalt paving will be required during the assessment period. The cost of this work is included in the Replacement Reserves Report.
- The concrete pavement is in good condition. There are no significant signs of cracks or surface deterioration. Epoxy sealing of minor cracks will be required during the assessment period as part of the property management's routine maintenance program.
- The concrete sidewalks, curbs, and gutters are in good to fair condition. Isolated areas of minor settlement, cracking, and spalling concrete curbs and sidewalks occur around buildings A through I. The damaged areas of concrete curbs and sidewalks will require replacement within the year. The estimated cost of this work is included in the Immediate Physical Needs Cost Estimate.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Observations/Comments:

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

5.4. TOPOGRAPHY AND LANDSCAPING

The property is essentially flat with the exception of the entrance to building A, where there is an elevation change of approximately 12 feet.

The landscaping consists of trees, shrubs, and grasses.

Landscaped areas are irrigated by an in-ground sprinkler system, which consists of underground piping, shut-off valves, pop-up sprinkler heads, and automatic timers.

Surrounding properties include industrial and commercial developments.

Reinforced concrete retaining walls are located at grade changes adjacent to building A.

Observations/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property.

- The landscape material varies from good to poor condition. There are areas of overgrown landscape planters throughout the property and small planting areas at the ends of the Vehicle Shelters that have bare dirt. Pruning of trees where they overhand the roof areas and affect roof drainage should be performed. The estimated cost of this work is included in the Immediate Physical Needs Cost Estimate.
- The underground irrigation system appears to be in good working order in the larger landscape areas. The smaller areas at the ends of the truck shelters (L, M, N, R, Q and U) and smaller parking lot islands have bare dirt and the irrigation system did not appear to be working. In these areas consideration should be given to capping the irrigation system and installing pavers or permeable Xeriscape ground materials surrounding the existing trees. This will reduce water use and eliminate bare dirt areas. Funds for this work are included in the Replacement Reserves Report.
- Some minor soil erosion, possibly due to a broken sprinkler head at one planter, can be corrected under routine maintenance. Replacement of sprinkler heads and minor repairs will be required during the assessment period. This work is considered to be routine maintenance.
- The retaining walls are in good condition. Routine maintenance will be required during the assessment period.

5.5. GENERAL SITE IMPROVEMENTS

Property identification is provided by a monument sign adjacent to the main entrance drive. Building numbers are displayed on the exterior elevations. Department identification signs are displayed along the front elevations.

Site lighting is provided by metal street light standards. The light standards are spaced along the drive aisles throughout the parking areas. Metal pole-mounted light fixtures are located along walkways and drive aisles throughout the property.

Exterior building illumination is provided by light fixtures surface-mounted on the exterior walls. Recessed light fixtures are located in the exterior soffits.

A perimeter fence is located along the east, west, and south property lines. There is also fencing that encloses parking lots at Buildings S, Y and south of Building T. The fences are constructed of chain link with metal posts and in isolated locations painted metal tube steel are utilized. The fencing along El Dorado Street has vinyl slat inserts.

Dumpsters are located in the parking area and are placed on concrete pads. The dumpsters are enclosed by concrete masonry unit fences.

Observations/Comments:

- The property and building identification signs are in good condition. Routine maintenance will be required during the assessment period.
- The exterior site and building light fixtures are in good condition. Routine maintenance will be required during the assessment period.
- The site fencing is in good condition and will require routine maintenance during the assessment period. Scraping and painting is considered to be routine maintenance.
- The dumpsters are owned and maintained by the Sanitation Department. The dumpster enclosures, slabs, and gates are in good condition and will require routine maintenance during the assessment period.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Based on structures of similar size, configuration, and geographic location, it is assumed that the foundations consist of conventional reinforced concrete spread footings, which support wall and column loads.

Observations/Comments:

- The foundations and footings could not be directly observed during the site visit. There is no evidence of movement that would indicate excessive settlement.

6.2. SUPERSTRUCTURE

Buildings A through E, F through I, a portion of V, and T have concrete exterior bearing walls and interior steel columns, which support the upper floor and roof diaphragms. In the multi-story buildings the upper floors are constructed with steel beams and concrete beams and are sheathed with metal decking. The upper floors are topped with light weight concrete. The roofs are constructed with steel beams, open web steel joists, and concrete beams and are sheathed with a concrete filled metal deck.

Building E-1 is a modular pre-manufactured building of wood and metal framing.

Buildings J through Q and a portion of V consist of the vehicle shelters and have concrete exterior bearing walls and interior reinforced concrete columns, which support the roof diaphragms. The roofs are constructed with open web steel joists and concrete beams and are sheathed with metal deck.

Buildings S and U through Y have structural steel columns, which support the roof diaphragms. The roofs are constructed of metal decks, which are supported by steel beams and open web steel joists. A portion of Building Y utilizes concrete masonry units for the walls.

Observations/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.
- There is significant evidence of steel deck deterioration due to rust at Building A in the basement mechanical room below the fountain. The rusting as shown in the photograph above is 5 to 10 square feet where the decking rests on the concrete basement wall. The rusting is likely caused by a failure of the waterproofing between the fountain above and the metal decking. A moderate level of cracking was observed at the concrete paving to the south and east of the fountain. Cracking in sidewalks is typically due to settlement of soils.

- The cracking may have caused an adhesion and/or cohesion failure of the waterproofing material, allowing water to infiltrate to the steel decking. A possible repair method would be to remove the affected concrete including a portion of the basin of the fountain. The tiles should be removed and the damaged steel deck should be removed and replaced. Soil should be removed and re-compacted. The fountain materials and concrete should be replaced. The cost of this work is included in the Immediate Repairs Cost Estimate.

6.3. ROOFING

The primary roofs are classified as flat roofs. The roofs at Buildings A through E (and the covered walkways between them), F through I, and Y are finished with a 45 mil single ply PVC membrane. The roofs are generally concrete filled decks with fiberglass fiberglass batt type insulation.

The T2 building and south gas pump shelter roofs are finished with a mineral-surfaced cap sheet over a multi-ply, bituminous, built-up membrane.

The exterior perimeter walls extend above the surface of the roofs, creating parapet walls. The roof membrane turns up the sides of the parapet walls and terminates at sheet metal copings. The roofs have sheet metal flashing elements.

The vehicular shelter buildings and remaining buildings utilize unfinished metal roofing.

Storm water is drained from the single ply and built up roofs by internal drains. The drains discharge to paved and landscaped areas. The metal roofing used at the Vehicle Shelter buildings utilize sheet meal gutter at the edges of the roofs which empty into sheet metal leaders and downspouts that discharge onto paved and landscaped areas.

Curb-mounted skylights provide natural illumination in some of the buildings. Raised square metal framed skylights are utilized at the covered walkways between Buildings A through I.

There are no attics. The roof structures are exposed.

There are solar panels on the roofs of the Vehicle Shelters.

Observations/Comments:

- Brian Prindiville of Brian Prindiville Roofing, the property's roof maintenance contractor, was contacted to discuss the history of roof repairs, maintenance practices, and warranties. Opinions from the contractor were solicited regarding future repair, maintenance, and replacement requirements, including the scope and cost of any necessary work. According to the contractor, all roofs are at the end of their useful lives. The roof at the Y building has some splitting and loss of cohesion at some of the seams at roof penetrations (vents, equipment supports) allowing potential for rain water to infiltrate the structure, Single ply roofing is difficult to repair due to the cold adhesion methods of the repair area to the original material of the roof. Built-up roofing provides less potential for leaks due to redundancy of waterproofing layers and hot (liquid) adhesion of the repair area to the original materials. Active roof leaks have been repaired in the past year. The contractor recommends replacing the roof at Y within the next two years. Remaining roofs could be delayed up to 5 years if preventative repairs are performed, based on its age and condition.
- The roof finishes are 15 to 28 years old. Information regarding roof warranties or bonds were requested but is not available.

- The roof membranes are in fair condition. In addition to the concerns stated above, there is notable ponding of mechanical equipment condensate on Building B and lesser leaking on remaining buildings within the cluster. The standing condensate water has allowed algae to grow, which typically accelerates the deterioration of the roofing materials. Based on their estimated Remaining Useful Life (RUL), the single ply and built- up roof membranes (as separate line items) will require replacement during the assessment period. The cost of this work is included in the Replacement Reserves Report.
- The metal roofs are in good to fair condition. Some rusting was observed at areas that receive a lot of storm water collection. Based on their estimated Remaining Useful Life (RUL), the metal roofs should be provided with an elastomeric coating to extend their useful lives and prevent roof leaks during the assessment period. This work includes some prep work to repair oxidation and rust. The cost of this work is included in the Replacement Reserves Report.
- There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- There is no evidence of fire retardant treated plywood (FRT).
- The roof flashings are in good condition and will require routine maintenance during the assessment period.
- The parapet walls and copings are in good condition and will require routine maintenance during the assessment period.
- Roof drainage appears to be adequate with the exception of overgrown trees which are discussed in Section 5.4. One roof drain clogged with leaves was observed at Building B. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance program.
- The roof vents are in good condition and will require routine maintenance during the assessment period.
- There are two types of skylights at the property. The raised square metal framed skylights utilized at the covered walkways between Buildings A through I are original and in fair condition. As there have been problems they were replaced with prefabricated square acrylic pyramid skylights. The newer skylights are in good condition. Replacement of the remaining square framed skylights is included in the Replacement Reserves Report.
- The solar panels have not been cleaned recently and appear brown instead of black due to dust and dirt accumulation. The solar panels should be cleaned on a regular basis. Property maintenance personnel reported that there had been a reported decrease in the electric generation from the panels due to the lack of cleaning.

6.4. EXTERIOR WALLS

Buildings A through E, F through I, and T have unfinished and painted concrete exterior walls. Portions of the exterior walls are finished with ceramic tile. Some office entrances are provided with small canopies

Buildings S and U through Y utilize corrugated metal finishes.

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Observations/Comments:

- The exterior finishes are in good condition. Painting and patching will be required during the assessment period. The cost of this work is included in the Replacement Reserves Report.
- Minor cracks were observed in some of the concrete wall panels. These should be monitored and patched on a regular basis as part of routine maintenance.
- The sealant is flexible, smooth, and in good condition and will require routine maintenance during the assessment period.

6.5. EXTERIOR AND INTERIOR STAIRS

The interior stairs at Building F were concealed by finish materials are assumed to be constructed of steel and have open risers and concrete-filled steel pan treads. The handrails and balusters are constructed of metal. An interior stair to a storage area is constructed of painted metal with open risers and checker plate treads.

The interior stairs are constructed of reinforced concrete at buildings A and Y. The handrails and balusters are constructed of metal at Building Y and Wood at Building A. The stairs are finished with ceramic tile at Building A.

The interior stairs at some mezzanine storage areas are constructed of wood and have unfinished risers and treads. The handrails and balusters are constructed of metal.

Observations/Comments:

- The interior stairs, balusters, and handrails are in good condition and will require routine maintenance during the assessment period.

6.6. EXTERIOR WINDOWS AND DOORS

The windows at Building A through I are part of an aluminum-framed storefront system, which incorporates the entry doors. The windows are glazed with insulated panes set in metal frames. The doors are fully glazed aluminum-framed doors set in the metal framing system.

The windows are aluminum-framed, and metal framed single-glazed fixed units.

The tenant unit entrance doors are painted metal doors set in metal frames. The tenant entrance doors have cylindrical locksets with lever handle and knob handle hardware and keyed deadbolts.

The service doors are painted metal doors set in metal frames. The doors have cylindrical locksets with lever and knob handle hardware.

A total of 50 overhead doors are located along loading areas at each building. The overhead doors are coiling metal doors and solid panel lift doors and are equipped with a mixture of mechanical and automatic openers.

Observations/Comments:

- The storefront window and entry systems are in good to fair condition. Based on their estimated remaining useful life (RUL) replacement of the storefront system at the Building A and C entries is expected during the assessment period. The cost of this work is included in the Replacement Reserves report.
- There is no evidence of window leaks or window condensation. The windows are in good condition and will require routine maintenance during the assessment period.
- The exterior doors and door hardware are in good condition and will require routine maintenance during the assessment period.
- The overhead doors vary from good to fair condition. Replacement of the most used doors at each building is anticipated during the assessment period. The overhead doors were reported to be problematic at Building W due to heavy use. The cost of the replacement work is included in the Replacement Reserves Report.

6.7. PATIO, TERRACE, AND BALCONY

Patios are located surrounding Building D and serve as an outdoor employee locker area.

Observations/Comments:

- The patio slabs are in good condition. There are no significant signs of movement, settlement, or cracking.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

7.1. BUILDING HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

Heating and cooling are provided by a variety of systems at the buildings. There are original site built combination heating and cooling units that include evaporative cooling with a furnace and air handler that are still in place. There are also newer package units and individual evaporative cooling units.

Only Building A has a central heating and cooling system.

The cooling equipment uses R-22 as a refrigerant.

The table below is a summary of the type of heating and cooling equipment at the various buildings.

Warehouse and service areas have ceiling-mounted gas-fired unit heaters.

Heating and Cooling Equipment Summary

Building	Heating	Cooling	Comments
A	Boiler	Water cooled chiller	Chiller located in parking lot. Boiler in basement
B, C, D, E, G, H	Furnace and package units	Evaporative Cooler and package units	Some original site built evaporative coolers with furnaces and newer package units installed to replace site built units
E1	Package unit	Package unit	
F	Furnace and package units	Evaporative Cooler and package units	More recent units installed to replace combination units
I	Heat pumps	Heat pumps and ductless cooling units	Ductless units in computer server room
S and TOC	Package units	Package units	
T1	Package unit	Package unit	
T2	Gas unit heater	Evaporative cooler	
V	Gas unit heater	Evaporative cooler	
X	Package unit	Evaporative cooler	
Y	Package unit	Evaporative cooler	Wall mounted evaporative cooler

Hot water for the Building A central heating system is supplied by a Teledyne Larrs gas-fired, hot water boiler. The boiler is located in the basement mechanical room. Chilled water for the central cooling system is supplied by a Trane air-cooled chiller located in Parking Lot P-2. Circulating pumps provide hot and chilled water to each temperature-controlled space by a two-pipe distribution system. The hot and chilled water supplies the air handling units.

Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air grilles are located in each space. The heating and cooling system are controlled by local thermostats.

The bathrooms and other areas are ventilated by mechanical exhaust fans. Large capacity ventilation fans are mounted on the roof and are connected by concealed ducts to each ventilated space.

Observations/Comments:

- The property does not have a dedicated HVAC repair and maintenance contractor. On site personnel maintain the HVAC equipment or a contractor is retained when equipment is replaced.
- Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment have been maintained since the property was first occupied.
- Based on the model and serial number for the Building A chiller it was manufactured in August of 1977 and is original to the building. It has been in use beyond its expected useful life and is not energy efficient. Property maintenance personnel reported increased maintenance costs and difficulty finding spare parts. EMG observed that a permanent wooden ladder has been installed on the side of the unit to allow for easier access to the chiller for repairs. The cost of replacement is included in the Immediate Repairs Report. A replacement unit will also use significantly less energy than the current chiller.
- The original site built heating and cooling units that include evaporative cooling and electric or gas heat are in poor condition. There are multiple units that have condensate leaks from the unit interior and the condensate drain pipes. The water leaks are constant drips and are difficult to repair as the entire unit must be disassembled to search for the leak. Rusted exteriors and clogged air intakes were also observed. Leaking water from the evaporative cooler is damaging the roofing material. As the units have failed they were replaced by York package heating and cooling units. Replacement of the remaining site built units recommended during the next few years. The cost of this work is included in the Immediate Repairs Report. The package units that replace the original heating and cooling units will also use significantly less energy.
- The newer package units appear to be in good to fair condition depending on age and location. Based on their estimated Remaining Useful Life (RUL), the older units will require replacement during the assessment period. The cost of this work is included in the Replacement Reserves Report.
- There are individual evaporative cooling units connected to fans located on the roofs of the buildings or wall-mounted. Their condition varies from good to poor. Rusting of cabinets, dirty air intakes and patches around roof penetrations were observed. Based on their estimated Remaining Useful Life (RUL), the older units will require replacement during the next few years and more units will require replacement later during the assessment period. The cost of this work is included in the Replacement Reserves Report.
- The mechanical ventilation systems and equipment appear to be in good condition and will require routine maintenance during the assessment period. Equipment or component replacements can be performed as part of the property management's routine maintenance program.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are copper. The soil and vent systems are ABS and cast iron.

The water meters are located in vaults adjacent to the public streets.

There are no central hot water systems. Hot water is produced by individual hot water heaters in each building, or groups of buildings.

Domestic hot water is supplied by NUMBERspelled XX-gallon electric water heaters. The water heaters are located in janitor rooms and water heater closets in the various buildings.

The common area restrooms have commercial-grade fixtures and accessories including water closets and lavatories.

Observations/Comments:

- The plumbing systems appear to be well maintained and in good condition. The water pressure appears to be adequate. The plumbing systems will require routine maintenance during the assessment period.
- There is no evidence that the property uses polybutylene piping for the domestic water distribution system.
- The pressure and quantity of hot water appear to be adequate.
- The water heaters appear to be in good condition. Based on their estimated Remaining Useful Life (RUL), water heaters replacement is anticipated during the assessment period. The cost of this work
- The accessories and fixtures in the common area restrooms are in good condition and will require routine maintenance during the assessment period. Some faucet replacement as part of routine maintenance will be required.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located along the exterior walls of the buildings. The gas distribution piping within each building is malleable steel (black iron).

Observations/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be in good condition and will require routine maintenance during the assessment period.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping appears to be in good condition.

7.4. BUILDING ELECTRICAL

The electrical supply lines run underground to pad-mounted transformers, which feed interior-mounted electrical meters.

The main electrical service size to each building ranges from a minimum of 300 amps to 800 amps. The service to the property is 277/480 volt three-phase four-wire alternating current (AC). There are step down transformers in the buildings that reduce the voltage to 120 volt service for outlets and lighting. The electrical wiring is copper, installed in metallic conduit. Circuit breaker panels are located throughout each building.

A diesel-powered emergency electrical generator is located in Vehicle Shelter N. The generator provides back-up power for elements of the fire and life safety systems. The fuel tank is an above-ground tank located adjacent to the generator.

Observations/Comments:

- The on site electrical systems up to the meters are owned and maintained by the respective utility company.

- The electrical service and capacity appear to be adequate for the property's demands.
- The switchgear, circuit breaker panels, and electrical meters appear to be in good condition and will require routine maintenance during the assessment period.
- The generator is in good to fair condition and is reportedly tested on a regular basis. The generator fuel tank was observed to be rusting and have peeling paint. The fuel tank should be scraped and painted as part of routine maintenance.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

There is one hydraulic passenger elevator in Building F. The Elevator is used to access the mezzanine offices and storage area. The elevator has a rated capacity of 2,500 pounds and a speed of 100 fpm. The elevator machinery is located in a room adjacent to the shaft.

The elevator cab has vinyl-tiled floors, plastic-laminated wood wall panels, and recessed ceiling light fixtures. Emergency communication equipment is provided in the cab.

Observations/Comments:

- The elevators are serviced on a routine basis. The elevator machinery and controls are the originally installed system.
- The elevator appears to provide adequate service. Based on its estimated Remaining Useful Life (RUL), some of the elevator equipment will require replacement during the assessment period. The cost of this work is included in the Replacement Reserves Report.
- The emergency communication equipment in the elevators appears to be functional but is does not meet the requirements of the ADA Accessibility Guidelines.
- The finishes in the elevator cabs appear to be in good condition. Based on their estimated Remaining Useful Life (RUL), some of the cab finishes will require replacement during the assessment period. The cost of this work is included in the Replacement Reserves Report.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

The fire protection system consists of a wet-pipe sprinkler system, portable fire extinguishers, smoke detectors, pull stations, and alarm horns. Hard-wired smoke detectors are located throughout the buildings. The nearest fire hydrants are located along the public streets bordering the property and along the property's drive aisles

Common area corridors are equipped with battery back-up exit lights, illuminated exit signs, pull stations, alarm horns, and strobe light alarms.

Fire sprinkler risers are located on the exterior of the buildings. A single system covers Buildings A, B, C, D, E, G, H, I and TOC. The system is equipped with a back flow preventer.

Observations/Comments:

- The fire sprinklers are inspected on an annual basis by Cosco Fire Protection. Inspection stickers were observed on the fire sprinkler risers.
- The fire sprinklers appear to be in good condition and are inspected by a qualified contractor on a routine basis. At the time of our review, the fire sprinkler riser at building S had water leaking around the base of the pipe as shown in the photograph above. This riser should be investigated to determine if the leak is from the fire sprinkler line or a pipe internal to the building. The water bill review identified in Section 5.1 should also provide information on water leaks as this bill will show no water usage on a fire sprinkler system under normal operation. The fire sprinklers will require routine maintenance during the assessment period.
- The fire extinguishers are serviced annually and appear to be in good condition. The fire extinguishers were serviced and inspected within the last year.
- The pull stations and alarm horns appear to be in good condition and will require routine maintenance during the assessment period.
- Smoke detector replacement is considered to be routine maintenance.
- Exit sign and emergency light replacement is considered to be routine maintenance.
- The central alarm panel appears to be in good condition and is serviced regularly by a qualified fire equipment contractor. Equipment testing is not within the scope of a Facility Condition Assessment. Based on inspection documents displayed by the panel, the central alarm panel has been inspected within the last year.

8. TENANT SPACES

8.1. INTERIOR FINISHES

The following table generally describes the interior finishes in building:

Typical Interior Finishes			
Room	**Floor**	**Walls**	**Ceiling**
Offices	Carpet, ceramic tile and vinyl tile	Painted drywall and wood paneling	Painted drywall and Suspended T-bar system with acoustical tiles
Warehouses/ Storage areas/ Shops	Unfinished	Unfinished or painted drywall	Unfinished
Kitchens	Ceramic tile	Painted drywall	Painted drywall and Suspended T-bar system with acoustical tiles
Restrooms	Vinyl tile or ceramic tile	Painted drywall, ceramic tile, or FRP panels	Painted drywall

The interior doors are a mixture of painted or stained hollow-core wood doors set in metal frames. The interior doors have cylindrical locksets with lever and knob handle hardware.

Shop and work areas are generally the exposed structural walls that have been painted.

Observations/Comments:

- The interior finishes in the buildings are in good condition. Based on their estimated Remaining Useful Life (RUL), the carpet will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserve Report.
- The interior doors and door hardware are in good condition and will require routine maintenance during the assessment period.
- The covered walkway areas around buildings B, C, D and TOC contain numerous metal lockers. The lockers appeared to be under-utilized base on our observations. They are in good condition. if additional space within these areas is needed for other uses consideration should be given to removing the lockers. No costs are included in the cost tables for this work.

9. OTHER STRUCTURES

A material storage shelter is located across from building Y. The maintenance building is an open steel framed structure set on asphalt paving with concrete footings.

There is an entry guard shack at the El Dorado Street entrance. The station is constructed of wood framing with a flat roof. The roof has a TPO membrane. The guard station has aluminum framed windows and a wood door.

Observations/Comments:

- The storage shelter is in good condition and will require routine maintenance during the assessment period.
- The guard station is in good condition and will require painting during the assessment period.

10. APPENDICES

APPENDIX A: Photographic Record
APPENDIX B: Site Plan
APPENDIX C: Supporting Documentation
APPENDIX D: EMG Abbreviated Accessibility Checklist
APPENDIX E: Documentation Request Checklist
APPENDIX F: Terminology
APPENDIX G: Resumes
APPENDIX H: Immediate Repairs Report
APPENDIX I: Replacement Reserves Report
APPENDIX J: Category Cost Report

APPENDIX A:
PHOTOGRAPHIC RECORD

EMG

EMG PHOTOGRAPHIC RECORD

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #1:	Building C

Photo #2:	Courtyard north of TOC Building

Photo #3:	Building F

Photo #4:	Building S2

Photo #5:	Driveway west of Building X

Photo #6:	Driveway west of Buildings G and H

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #7:	Isolated irrigation leak

Photo #8:	Overgrown trees on roof

Photo #9:	Cracked curbing

Photo #10:	Gate at northeast corner of property

Photo #11:	Roof structure at Building F

Photo #12:	Roof structure at Building F

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #13:	Building G roof structure

Photo #14:	Building W roof structure

Photo #15:	Building A floor/ceiling structure

Photo #16:	Cracking near Building A fountain causing leak below

Photo #17:	Leak at metal deck Building A

Photo #18:	Leak at metal deck Building A

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #19:	Building A structure

Photo #20:	Shelter O

Photo #21:	Shelter L

Photo #22:	Roofing at Building B

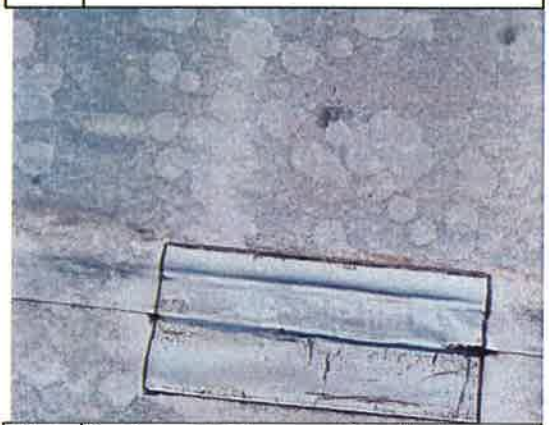


Photo #23:	Roofing at Y- Close up of small split at a seam

Photo #24:	Roof at Shelter H

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #25:	Roof at Building T with rust at evaporative cooler connection

Photo #26:	Roofing at Building T

Photo #27:	Roofing at Building S2

Photo #28:	Roofing at Building F

Photo #29:	Roofing at Building F

Photo #30:	Roofing at Building A

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #31:	Skylights at walkways surrounding Buildings B and D

Photo #32:	Building S1

Photo #33:	Building H1

Photo #34:	South elevation at Building Y

Photo #35:	The T Buildings

Photo #36:	Ceramic tile is utilized at some exterior walls

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #37:	Soffit near TOC Building

Photo #38:	Covered walkway near Building B

Photo #39:	Building C exterior

Photo #40:	Building A

Photo #41:	Kitchen at Building A

Photo #42:	Restroom at Building A, unisex single user restrooms are provided at this building

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #43:	Kitchen at Building C

Photo #44:	Restroom at building A, unisex single user restrooms are provided

Photo #45:	Restroom at Building E1

Photo #46:	Building E1 interior

Photo #47:	Restroom at Building E requires pipe wrapping and lever handles at lavatory

Photo #48:	Interior at Building W

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #49:	Restroom at Building Y

Photo #50:	Restroom at Building D

Photo #51:	Interior at Building F

Photo #52:	Toilet stall at Building B is too narrow

Photo #53:	Interior at Building A

Photo #54:	Interior at Building S2

EMG

EMG Photographic Record

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #55:	Air Cooled chiller for Building A

Photo #556:	Boiler for Building A

Photo #567:	Older exhaust fan

Photo #578:	Insulated water lines in Building A Basement

Photo #589:	Site built unit at Building B

Photo #60:	Condensate water leaking and ponding at Building B

EMG

EMG PHOTOGRAPHIC RECORD

Project No.: 109444.14R-002.107 **Project Name: City of Fresno Municipal Services Center**

Photo #61:	Evaporative cooler with fan duct at Building F

Photo #62:	Evaporative cooler at Building X

Photo #63:	Original site built unit at Building F

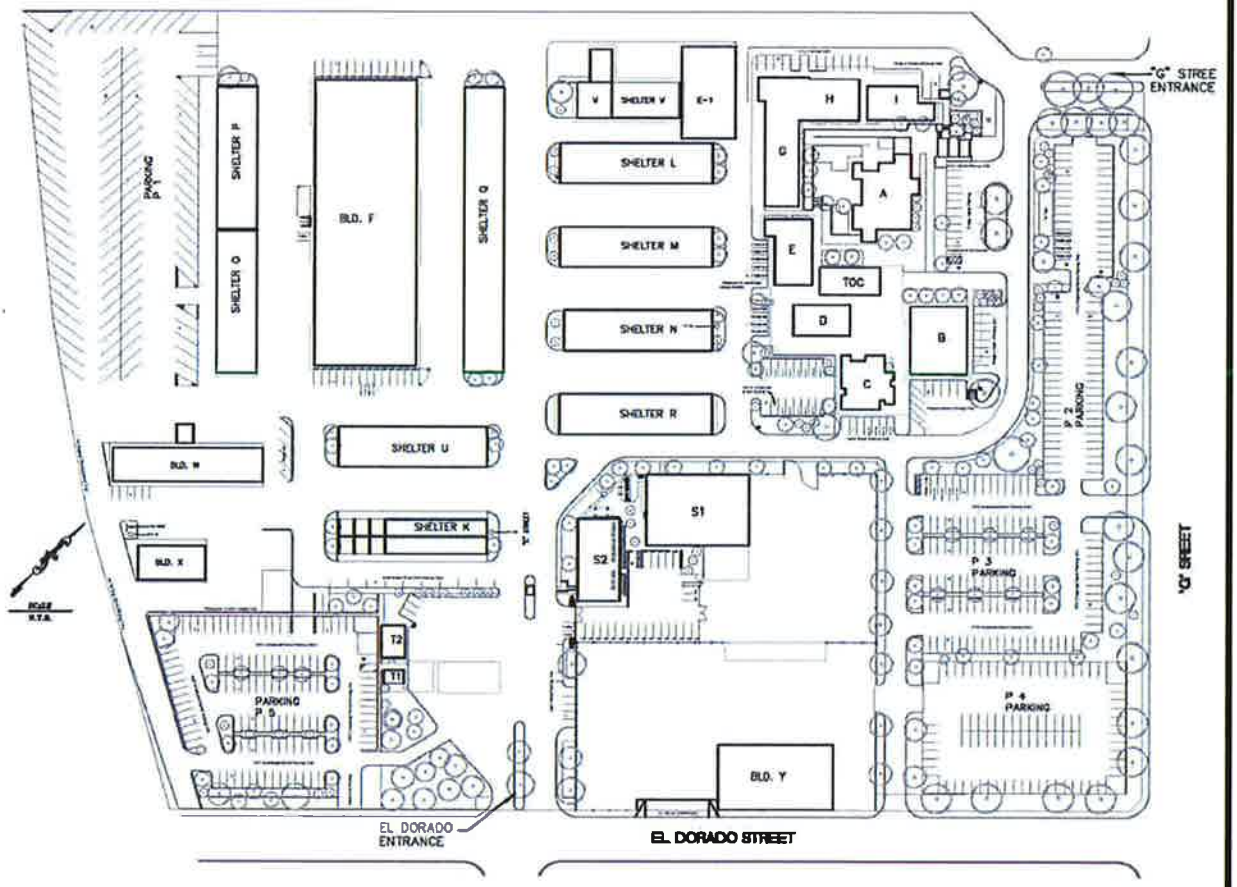
Photo #64:	Cooling unit at Building I

Photo #65:	Typical newer package unit

Photo #66:	Older package unit

APPENDIX B:
SITE PLAN

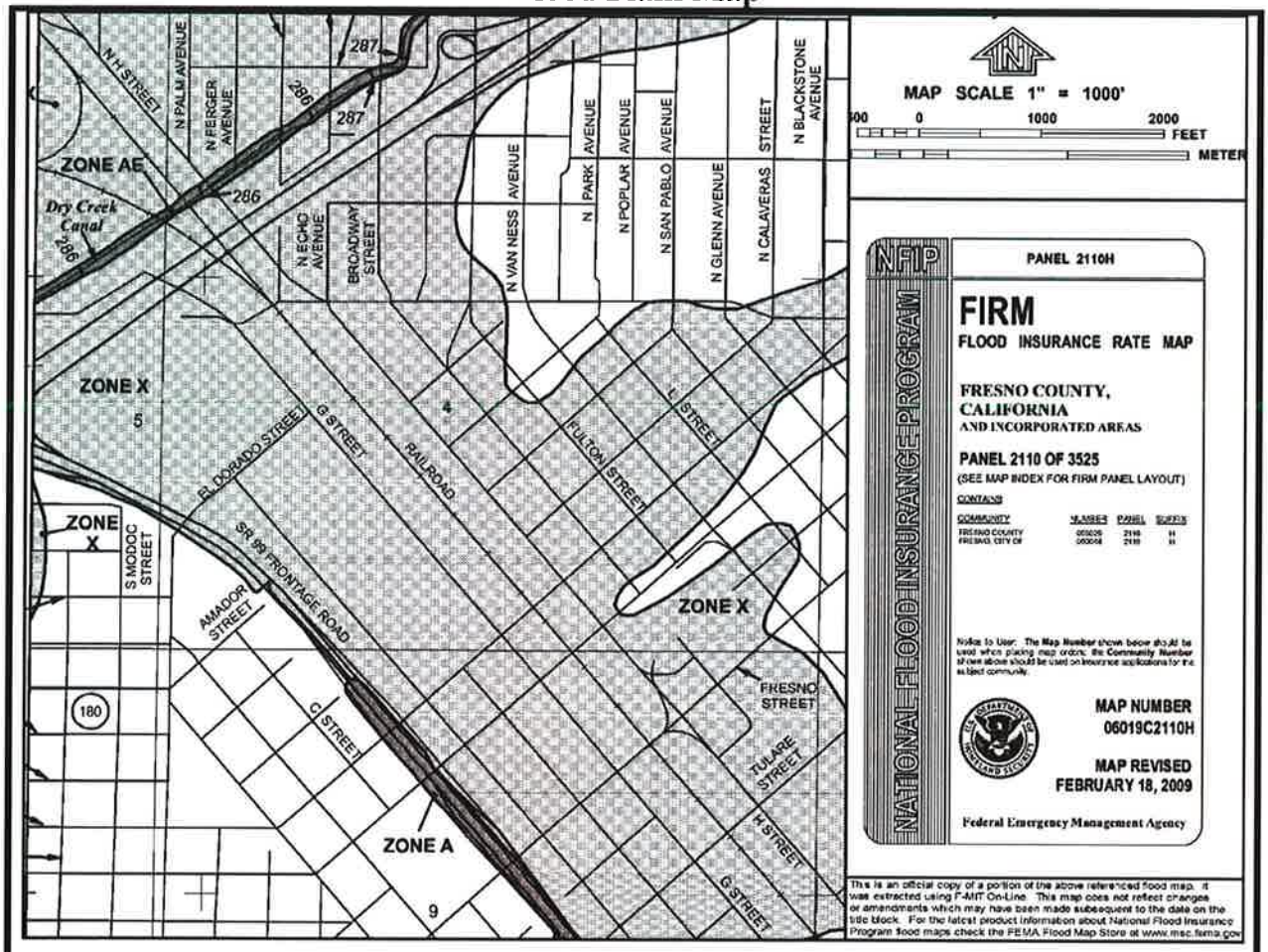
Site Plan



EMG	**Source** City of Fresno	**Project Number:** 109444.13R-002.017
N	The north arrow indicator is an approximation of 0° North.	**Project Name:** Fresno Municipal Services Corporation Yard
		On-Site Date: October 14-15 and November 4, 2014

APPENDIX C:
SUPPORTING DOCUMENTATION

Flood Plain Map



EMG	**Source** City of Fresno	**Project Number:** 109444.13R-002.017
N	The north arrow indicator is an approximation of 0° North.	**Project Name:** Fresno Municipal Services Corporation Yard **On-Site Date:** October 14-15 and November 4, 2014

Location	Description	Manufacturer	Model	Quantity	Unit	Replacement Year	Total Cost
Bldg A	D2023 - 50-gallon Commercial Electric water heater replacement; Lifespan: 15	AO Smith - PGC 50 840		1	EA	2018	$7,425
Bldg A	D2023 - Replace hydronic circulating pump, 2 HP; Lifespan: 20	GE - 5K145DL2286A		2	Each	2019	$10,388
Bldg A	D2023 - Replace hydronic circulating pump, 5 HP; Lifespan: 20	GE - 5K184DL2152B		2	EA	2019	$9,542
Bldg A	D3021 - Replace Pulse Type Combustion Boiler, Gas-Fired, 2400 to 3000 MBH; Lifespan: 30	Teledyne Laars HL-925-C-N-087790946	None	1	Each	2015	$75,165
Bldg A	D3031 - Replace Air cooled reciprocating chiller over 30 to 40 ton; Lifespan: 20	Trane CGAA-0401-MC-51CC4C51362AE	L77H03648	1	EA	2015	$39,800
Bldg A	D3041 - Air handler 18,000-20,000 CFM ; Lifespan: 15	Trane 35	U77G01692	1	EA	2015	$70,736
Bldg A	D3042 - Exhaust Fan 375 CFM; Lifespan: 10			4	EA	2015	$2,148
Bldg B	D2023 - 50-gallon Commercial Electric water heater replacement; Lifespan: 15	AO Smith - PGC 50 840		1	EA	2023	$7,425
Bldg B	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	Mcgraw-Edison	Illegible	3	EA	2015	$51,840
Bldg B	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	Mcgraw-Edison	820-A	1	EA	2015	$24,504
Bldg B	D3052 - Single zone rooftop unit 2.5-ton; Lifespan: 15	York	D1NH030N03606C	1	EA	2020	$7,980
Bldg C	D3052 - Air-conditioner, DX package 5-ton; Lifespan: 20	York	DJ060N08N4AAA1A	1	EA	2019	$8,900
Bldg C	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	Carrier	48GX-048130601	1	EA	2021	$7,980
Bldg C	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	York	DINP048N09046A	1	EA	2021	$7,980
Bldg C	D3052 - Package Units, gas heat, 7.5-ton cooling; Lifespan: 15	York	DH090N1054AAAS	1	EA	2018	$12,557
Bldg D	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	ARES	400 NESS SE2 FK1E	1	EA	2029	$24,504
Bldg E	D2023 - 50-gallon Commercial Electric water heater replacement; Lifespan: 15	AO Smith - PGC 50 840		1	EA	2020	$7,425
Bldg E	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	YORK	DJ048N0604AAA1A	1	EA	2018	$7,980
Bldg E	D3052 - Package Units, gas heat, 5-ton cooling; Lifespan: 15	York	D1NH060N06546C	2	EA	2020	$17,720
Bldg E-1	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	Carrier	48GXN042060311	10	EA	2020	$79,800
Bldg F	D2023 - 50-gallon Commercial Electric water heater replacement; Lifespan: 15	AO Smith - PGC 50 840		1	EA	2015	$7,425
Bldg F	D3052 - Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM; Lifespan: 15	Not legible	$100	1	EA	2020	$2,930
Bldg F	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	Edison	Not Legible	1	EA	2016	$13,000
Bldg F	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	Reznor	Nameplate not accessible	1	EA	2016	$18,000
Bldg F	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	Greenheck	IGX-112-H22-DB	1	EA	2023	$24,504
Bldg F	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	Greenheck	IGX-118-H32-DB	2	EA	2023	$55,008
Bldg F	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH; Lifespan: 15	McGraw-Edison	Illegible	10	EA	2015	$245,040
Bldg F	D3052 - Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 800 MBH; Lifespan: 15	Duckworth Environmental Services	ESSC12S20-800	2	EA	2016	$62,000

Bldg F	D3052 - Package Units, gas heat, 8.5 ton cooling; Lifespan: 15	York	DH102N1084AAA4	1	EA	2020	$14,635
Bldg F	D3052 - Replace Evaporative Cooler (Swamp Cooler), 3700 to 4200 CFM; Lifespan: 15	Not Accessible		5	EA	2017	$10,500
Bldg F	D3052 - Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM; Lifespan: 15	Not accessible		8	EA	2017	$14,904
Bldg F	D3052 - Single zone package unit, 1.5-ton; Lifespan: 15	Trane	YCC018F1L0BG	1	EA	2016	$2,650
Bldg G	D3041 - Duct Furnace 230 to 375 MBH no AC, roof mounted; Lifespan: 25	Reznor	RX-350-3-S2Y	2	EA	2015	$18,990
Bldg G	D3052 - Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM; Lifespan: 15	NOT LEGIBLE		2	EA	2015	$5,130
Bldg G	D3052 - Package units, gas heat, 2 ton cooling; Lifespan: 15	York	D2NP024N03606A	1	EA	2016	$6,050
Bldg G	D3052 - Package units, gas heat,10 ton cooling; Lifespan: 15	York	DH120N15S4AAA3	1	EA	2017	$16,637
Bldg H	D3052 - Package Units, gas heat, 5-ton cooling; Lifespan: 15	York	DJ060N08N4AAA1A	1	EA	2018	$8,860
Bldg H	D3052 - Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM; Lifespan: 15	Unknown	Unknown	1	EA	2015	$1,363
Bldg H	D3052 - Single zone rooftop unit 2.5-ton; Lifespan: 15	Carrier	48GX-030040301AD	1	EA	2018	$7,980
Bldg I	D3032 - Replace fan coil, variable refrigerant volume, ductless, 2.5 tons cooling, ceiling or wall mounted cassette; Lifespan: 20	Mitsubishi	PKFY-P30NKMU-E2	4	EA	2033	$18,446
Bldg I	D3041 - Replace Heat Pump, 8 tons, Variable Refrigerant Volume, Split, Outdoor Unit, up to 17 zones; Lifespan: 15	Mitsubishi	PUHY-P96YKMU-A	2	EA	2028	$86,995
Bldg I	D3052 - Package Units, gas heat, 3.5-ton cooling; Lifespan: 15	York	D1NP042N06525A	1	EA	2018	$7,222
Bldg I	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	Carrier	48HJD005---651--	3	EA	2020	$23,940
Bldg S1 & S2	D3042 - Exhaust Fan 375 CFM; Lifespan: 10	PennBerry	DX06B	1	EA	2017	$537
Bldg S1 & S2	D3052 - Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM; Lifespan: 15	No nameplate		2	EA	2018	$5,060
Bldg S1 & S2	D3052 - Package units, gas heat, 2 ton cooling; Lifespan: 15	York	D3NP024N03606NXB	1	EA	2023	$6,050
Bldg S1 & S2	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	York	DJ048N06N2AAA2B	1	EA	2023	$7,980
Bldg S1 & S2	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	York	DJ048N06N2AAA2B	1	EA	2023	$7,980
Bldg S1 & S2	D3052 - Package units, gas heat, 4 ton cooling; Lifespan: 15	Carrier		2	EA	2018	$15,960
Bldg S1 & S2	D3052 - Package Units, gas heat, 5-ton cooling; Lifespan: 15	York	D1NH060N09006C	1	EA	2017	$8,860
Bldg S1 & S2	D3052 - Package Units, gas heat, 5-ton cooling; Lifespan: 15	York	DJ060N08N2AAA3B	3	EA	2024	$26,580
Bldg S1 & S2	D3052 - Single zone rooftop unit 2.5-ton; Lifespan: 15	York	D1NH030N05606C	1	EA	2018	$7,980
Bldg TOC	D3042 - Exhaust Fan 375 CFM; Lifespan: 10	Loren Cook	90R15DL	3	EA	2017	$1,611
Bldg TOC	D3052 - Air-conditioner, DX package 5-ton; Lifespan: 20	Trane	YHC060A4RMAOY02	1	EA	2022	$8,900
Bldg TOC	D3052 - Package Units, gas heat, 5-ton cooling; Lifespan: 15	Trane		1	EA	2017	$8,860
Bldg TOC	D3052 - Package units, gas heat,10 ton cooling; Lifespan: 15	Trane - YH120A4RMA0LD00000000300	229100134L	1	EA	2020	$16,637
Bldg X	D3052 - Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM; Lifespan: 15	Adobe Air	ES630G	3	EA	2016	$7,590
Bldg X	D3052 - Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM; Lifespan: 15	Essick	CA4500	1	EA	2016	$2,530
Bldg X	D3052 - Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM; Lifespan: 15	Essick	CA4500	9	EA	2016	$22,770

Bldg X	D3052 - Package units, gas heat, 2 ton cooling; Lifespan: 15	York	D1NH030N03606C	1	EA	2023	$6,050
Bldg Y	D3042 - Exhaust Fan 375 CFM; Lifespan: 10	Unknown		2	EA	2020	$1,074
Bldg Y	D3052 - Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM; Lifespan: 15			1	EA	2017	$2,565
Bldg Y	D3052 - Package Units, gas heat, 7.5-ton cooling; Lifespan: 15	Bryant	582APW060090AAAG	1	EA	2026	$12,557
Bldgs T1 & T2	D3025 - Gas-Fired Unit Heater, Suspension mounted, propeller fan, 120 - 130 MBH; Lifespan: 20	Reznor	unknown	2	EA	2015	$2,672
Bldgs T1 & T2	D3051 - PTAC through the wall unit 2-ton; Lifespan: 10	Unknown	painted over	1	EA	2015	$1,445
Bldgs T1 & T2	D3052 - Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM; Lifespan: 15	Unknown		1	EA	2015	$2,530
							$1,376,607

APPENDIX D:
EMG ABBREVIATED ACCESSIBILITY CHECKLIST

Property Name: City of Fresno- Municipal Services Center
Date: October 14-15 and November 4, 2014
Project Number: 109444.14R-002.017

EMG Abbreviated Accessibility Checklist					
	Building History	**Yes**	**No**	**N/A**	**Comments**
1.	Has the management previously completed an ADA review?			✓	
2.	Have any ADA improvements been made to the property?			✓	
3.	Does a Barrier Removal Plan exist for the property?			✓	
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?			✓	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	
6.	Is any litigation pending related to ADA issues?			✓	
	Parking	**Yes**	**No**	**N/A**	**Comments**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?		✓		May comply based on number of stalls utilized for administrative employees
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	✓			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			Needs intercom and curb cuts at entrance gate
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	Does signage exist directing you to accessible parking and an accessible building entrance?		✓		

EMG Abbreviated Accessibility Checklist					
	Ramps	**Yes**	**No**	**N/A**	**Comments**
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)	✓			
2.	Are ramps longer than 6 ft complete with railings on both sides?	✓			
3.	Is the width between railings at least 36 inches?	✓			
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	Entrances/Exits	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main accessible entrance doorway at least 32 inches wide?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Can the alternate accessible entrance be used independently?			✓	
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?	✓			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✓	
	Paths of Travel	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✓			
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	✓			
4.	Is at least one wheelchair-accessible public telephone available?			✓	
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
6.	Is there a path of travel that does not require the use of stairs?	✓	✓		Building Y requires steps

EMG Abbreviated Accessibility Checklist					
	Paths of Travel (cont.)	**Yes**	**No**	**N/A**	**Comments**
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?		✓		Strobes should be considered. No cost has been provided.
	Elevators	**Yes**	**No**	**N/A**	**Comments**
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?		✓		
2.	Are there visual and audible signals inside cars indicating floor change?		✓		
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?		✓		
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5.	Do elevator lobbies have visual and audible indicators of car arrival?		✓		
6.	Does the elevator interior provide sufficient wheelchair turning area (51″ x 68″)?	✓			
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✓			
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?		✓		Braille is present but no raised characters
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?		✓		
	Restrooms	**Yes**	**No**	**N/A**	**Comments**
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60″ turning diameter)?		✓		Some stalls are not large enough
6.	In unisex toilet rooms, are there safety alarms with pull cords?			✓	

EMG Abbreviated Accessibility Checklist					
	Restrooms (cont.)	**Yes**	**No**	**N/A**	**Comments**
7.	Are stall doors wheelchair accessible (at least 32″ wide)?	✓			
8.	Are grab bars provided in toilet stalls?		✓		Not on back wall in some restrooms
9.	Are sinks provided with clearance for a wheelchair to roll under (29″ clearance)?		✓		Building D restrooms are not compliant
10.	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		Most restrooms have non compliant hardware
11.	Are exposed pipes under sink sufficiently insulated against contact?		✓		Some restrooms lack insulation
12.	Are soap dispensers, towel, etc. reachable (48″ from floor for frontal approach, 54″ for side approach)?	✓			
13.	Is the base of the mirror no more than 40″ from the floor?	✓			

APPENDIX E:
DOCUMENTATION REQUEST CHECKLIST

REQUEST FOR DOCUMENTATION

On the day of the site visit, provide EMG's Field Observer the documents listed below. Signify which documents will be copied, available for review at the site, not available, or not applicable by placing a check mark in the appropriate columns. Also provide this completed checklist.

		Copies Provided	Reviewed at Site	Not Available	Not Applicable
1	**Maintenance Contractor List.** Provide the company name, phone number, and contact person of all maintenance contractors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler and fire alarm testing contractors, and elevator contractors.	✓			
2	**Construction Documents (Blueprints).** Provide all available construction documents for the original construction of the building or for any tenant improvement work or other recent construction work.		✓		
3	**Site plan.** Provide a site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.	✓			
4	**Certificates of Occupancy** and original **Building Permits.**			✓	
5	**Tenant List.** For commercial properties, provide a tenant list, which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).				✓
6	**Apartment Unit Summary.** For apartment properties, provide a summary of the apartment unit types and quantities, including the floor area of each apartment unit as measured in square feet.				✓
7	**Hotel & Nursing Home Room Summary.** For hotel or nursing home properties, provide a summary of the room types and room type quantities, including the floor area of each room type.				✓
8	**Occupancy Percentage.** Provide the current occupancy percentage and typical turnover rate records (for commercial and apartment properties).				✓
9	**Inspection Documents and Certificates.** Fire, building, and health department inspection reports and elevator inspection certificates.				✓
10	**Warranties.** Roof and HVAC warranties, or any other similar relevant documents.			✓	
11	**Utility Companies.** The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	✓			
12	**Capital Improvement Summary.** A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the cost of the improvements.	✓			
13	**Proposed Improvements.** Pending contracts or proposals for future improvements.		✓		
14	**Historical Costs.** Costs for repairs, improvements, and replacements.		✓		
15	**Records.** Records of system & material ages (roof, MEP, paving, finishes, furnishings).		✓		
16	**Brochures or Marketing Information.**				✓
17	**Appraisal**, either current or previously prepared.				✓
18	**Previous reports** pertaining to the physical condition of property.				✓
19	**ADA survey** and status of improvements implemented.				✓
20	**Litigation.** Current / pending litigation related to property condition.				✓

APPENDIX F:
TERMINOLOGY

The following are definitions of terms utilized in this report.

TERMINOLOGY	
Actual Knowledge	Information or observations known first hand by EMG.
ADA	The Americans with Disabilities Act
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
Appropriate Inquiry	A requests for information from appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one time effort conducted to obtain the information in light of the time constraints to deliver the FCA.
ASTM	American Society for Testing and Materials
Base Building	That portion of the building (common area) and its systems that are not typically subject to improvements to suit tenant requirements.
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Facility Condition Assessment as normally conducted by EMG.
BOMA	Building Owners & Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the FCA as defined under Section 2.
Building Codes	A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by EMG within the time frame required for production of the Property Condition Assessment.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems.
BUR	Built Up Roof
Client	The entity identified on the cover of this document as the Client.
Commercial Real Estate	Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential dwelling units.
Commercial Real Estate Transaction	The transfer of either a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property.
Component	A piece of equipment or element in its entirety that is part of a system.
Consultant	The entity or individual that prepares the Facility Condition Assessment and that is responsible for the observance of, and reporting on the physical condition of Commercial Property.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.
Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.
DWV	Drainage Waste Ventilation

TERMINOLOGY	
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to EMG within the time frame required for production of the FCA.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.)
FOIL	Freedom of Information Letter
FRT	Fire Retardant Treated
Guide	A series of options or instructions that do not recommend a specific course of action.
His	Referring to either a male or female Project Manager, or individuals interviewed by the Project Manager.
HVAC	Heating, Ventilating & Air-conditioning
IAQ	Indoor Air Quality
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.
Interviews	Interrogatory with those knowledgeable about the Property.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observations	The results of the Project Manager's Walk-through Survey.
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his Walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the FCA.
FCA	Facility Condition Assessment, the Purpose and Scope of which is defined in Section 2. of this report.

TERMINOLOGY	
Physical Deficiency	Patent, conspicuous defects, or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey. Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.
PML	Probable Maximum Loss
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Practice	A definitive procedure for performing one or more specific operations or functions that does not produce a test result.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Project Manager	The individual Professional Engineer or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on site visit and walk-through observation.
Property	The site and building improvements, which are specifically within the scope of the FCA to be prepared in accordance with the agreement between the Client and EMG.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.
Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems. Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as *Means* and *Dodge*, EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
Replacement Reserves	Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term.
RTU	Rooftop Unit

TERMINOLOGY	
RUL	Remaining Useful Life (See definition)
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Facility Condition Assessment.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, assessment, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building, which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.
Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations. Such efforts are not part of this report unless specifically called for under Section 2.2.
Term	Reserve Term: The number of years that Replacement Reserves are projected for as specified in the Replacement Reserves Cost Estimate.
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank

TERMINOLOGY	
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.

APPENDIX G:
RESUMES

MATTHEW F. ANDERSON, RA

Program Manager

Education

- **Denmark's International Studies Program, Copenhagen Denmark,** 1981
- Bachelor of Architecture from California Polytechnic State University, 1982

Project Experience

- ***Property Condition Assessments*** -- Mr. Anderson was the Project Manager for approximately 950 property condition assessments for EMG. The assessments included all types of properties in the Western United States.
- ***Portfolio Management*** – Mr. Anderson led the engineering review teams during the preparation of property condition assessments that were part of over 100 portfolios for National Lenders. The work included managing the scheduling of the assessments and reviewing completed report before submission to the client.
- ***Office Portfolio Purchase*** - Mr. Anderson led the engineering review team during the evaluation of 45 medical office buildings located throughout the country. After the purchase the reports were modified in accordance with a national lender's guidelines as part of the financing package.
- ***Bureau of Indian Affairs*** - Mr. Anderson was the Program Manager for school Space Analysis studies at a179 schools managed by the Bureau of Indian Affairs. The work entailed comparing the school and dormitory areas with the Bureau Educational Standards and reporting on area surpluses or shortfalls
- ***Housing Authority Assessments*** – Mr. Anderson lead the engineering team during the review of owned and leased properties various housing authorities in the Western United States. The work has included 20-year capital reserve plans and entering capital needs in either the HUD GPNA Tool or RAD Excel Tool. Locations have ranged from New Orleans to Everett, Washington.
- ***School District Assessments*** - Mr. Anderson has worked in various capacities during recent school district assessments. Work has ranged from field review of the Haak'u Learning Center on the Pueblo of Acoma to Cost Estimating & Quality Control for the review of all schools in Stamford Connecticut.

Industry Tenure

- A/E: 1982
- EMG: July, 1998 -2006
  2008 - present

Related Experience

- Multifamily Housing Portfolios
- Instructor at ADA training seminars
- Project Manager Trainer

Industry Experience

- Healthcare
- Hospitality
- Retail
- Multi-Family

Special Skills & Training

- EPA Asbestos Assessor Training. 1999
- Trained in HUD MAP Program process

Active Licenses/Registration

- California Registered Architect since 1985

- **Corporate Profile**

MATTHEW F. ANDERSON, RA

Program Manager

Mr. Matthew F. Anderson is a licensed professional architect with experience in the design of commercial, office, and residential projects in addition to construction management processes and procedures. He joined EMG in 1998 and supervises a team of architects and engineers conducting Building Inspections, Property Condition Assessments, cost estimating, Government programs, and an array of other services. Mr. Anderson has attended MAP specific training conducted by HUD.

Mr. Anderson is well versed in the design and construction industry and general architectural practice. He brings to EMG a proven record of project management and the ability to provide company clients with a wide array of services. His expertise includes the design of new facilities and adaptive reuse projects as well as facility evaluations and assessments for Property Condition Surveys and construction monitoring of new properties. Mr. Anderson has supervised an on-site construction monitoring staff during the Implosion of large buildings, consisting of two 20-story buildings.

During his eleven years with EMG, Mr. Anderson has fulfilled the role of Senior Engineering Consultant and Program Manager many times. He has been involved in all manner of projects including healthcare, affordable housing, state and local government, industrial, retail, office, and warehouse properties for a vast array of clients.

TIMOTHY R. HARDER

Project Manager

Education

- Bachelor of Science, Construction Engineering Technology, California State Polytechnic University Pomona, 1996

Project Experience

- ***Marx Okubo, Irvine, CA –*** As an Associate, Mr. Harder performed property condition assessments for eight years on numerous properties such as the Union Bank Plaza, a 40 story office high rise in Los Angeles California. He reviewed the condition of the building's exterior envelope, site, parking structure, and disabled accessibility. He coordinated structural, mechanical, and elevator specialists reviewing the building and developed a thorough report. The client found his observations critical to their final business decision..

- ***Timothy Harder, Architect, Valencia, CA*** --Specializing in residential remodeling and expansion, Mr. Harder guided homeowners through the design, drafting, engineering, permit, contractor selection and oversight process. He collaborated with a structural engineer/former LA Building and Safety executive and other colleagues in architecture, engineering, and construction. He turned his client's ideas into a personalized, safe, and code-compliant home within a tight budget.

- ***Simpson Housing Solutions, Los Angeles, CA –*** As a Assistant Construction Manager, Mr. Harder served as the owner's representative on the renovation of Lofts at the Security Building, a historic 12-story bank building built in 1906 to loft style apartments (with some retail). The client found his management of the contractors, architects, and engineers critical to delivering a highly marketable and competitive property.

Industry Tenure

- A/E: 1992
- EMG: 2011

Related Experience

- Multi Family Housing Condition Assessment reports
- Retail Portfolios
- Hotel Construction Loan Monitoring
- Campus Office Park Construction Loan Monitoring
- Architectural Design Residential Renovations

Industry Experience

- Office
- Industrial
- Housing/Multi-family
- Hospitality
- Retail/Wholesale
- Self Storage
- Single Family Residences

Active Licenses/Registration

- California Registered Architect, 2006
- LEED AP- New Construction

Special Skills & Training

- AutoCAD 2011

Regional Location

- Los Angeles, CA

AARON HUSAK

Project Manager

Education

- BS Business Finance, CSU Long Beach, 2010

Project Experience

- ***Housing Authority of the San Joaquin, Stockton, CA –*** As a Field Technician, Mr. Husak performed blower door tests and BPI assessments on 107 units of the over 400 single family units. He reviewed the condition of the building structure and systems and developed a thorough report. His work helped EMG complete this project on schedule and within the budget.

Residential & Multifamily Experience

- ***Housing Authority of the San Joaquin, Stockton, CA –***

  Mr. Husak was the Field technician assigned with completing the the energy related assessments for this project of over 400 single family units of which 107 units were tested. Blower door testing along with a BPI combustion analysis was completed as part of the Green PNA for this project.

- ***ConSol, Fresno, CA –***

  Mr. Husak has completed over 300 whole house home energy assessments through the Central Valley Energy Tune-Up program. Husak completes onsite assessments including a blower door test, duct test and an infrared inspection as a contractor for ConSol. This program is designed to help homeowners identify improvements to the health and energy efficiency of their home.

- ***Redhorse & DNV KEMA, Throughout CA –***

  Mr. Husak was the energy specialist tasked with surveying homes completing a written assessment and installing data loggers at single and multifamily residences throughout California. This was completed as a contractor for Redhorse corp. and working with DNV KEMA. Husak was hired to fulfill requirements for the California Lighting and Appliance Saturation Study.

Industry Tenure

- A/E: 2013
- EMG: 2013

Related Experience

- EnergyPro trained
- Taught classes on CA's Energy Code, Title 24

Industry Experience

- Residential
- Multifamily
- Commercial

Active Licenses/ Registration

- HERS II with CalCerts
- BPI Single & Multifamily
- Multifamily Green Point Rater
- NCI Air Balancing

Regional Location

- Fresno, CA

- ***GC Green & Conservation Services Group, Throughout CA –***

  Mr. Husak was a technical trainer part of a statewide Building Performance Institute training initiative. Teaching 40 hour per week courses, Husak taught 150 individuals over the course of 8 months. Husak also prepared and added value to the team of technical trainers to reach our training goal.

- ***Anchors Aweigh Energy, San Diego, CA –***

  Mr. Husak was **an owner in an energy services and products company based in San Diego. Some of Husak's** duties include all print and digital marketing, HERS ratings and verifications, BPI assessments, air balancing and commercial building benchmarking. Husak also designed and completed trainings for building inspectors and HVAC contractors. Husak helped this company from the ground up to become one of the most well known in the area.

APPENDIX H:
IMMEDIATE REPAIRS REPORT

Immediate Repairs Report

7/7/2015

EMG

Bldg A

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
6.2	309707	Remove deteriorated fountain, concrete and repair metal decking	1	EA	$18,500.00	$18,500	**$19,980**
7.1	293925	Replace Pulse Type Combustion Boiler, Gas-Fired, 2400 to 3000 MBH	1	Each	$75,165.22	$75,165	**$81,178**
7.1	309735	Replace Air cooled reciprocating chiller over 30 to 40 ton	1	EA	$39,800.00	$39,800	**$42,984**
7.1	293933	Air handler 18,000-20,000 CFM	1	EA	$70,736.00	$70,736	**$76,395**
7.1	293782	Exhaust Fan 375 CFM	4	EA	$537.00	$2,148	**$2,320**
7.4	293953	Electrical Wiring	5	10 FT	$180.00	$900	**$972**
Immediate Repairs Total							**$223,829**

* Location Factor (1.08) included in totals.

Bldg B

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306379	Restroom, Reconfigure for ADA compliance	1	Each	$9,250.00	$9,250	**$9,990**
7.1	332167	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	3	EA	$17,280.00	$51,840	**$55,987**
7.1	332166	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	1	EA	$24,504.00	$24,504	**$26,464**
Immediate Repairs Total							**$92,442**

* Location Factor (1.08) included in totals.

Bldg C

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.08) included in totals.

Bldg D

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306382	Reconfigure toilet partitions at ADA stall	2	Stall	$1,368.00	$2,736	**$2,955**
3.2	306383	Restroom, Reconfigure for ADA compliance	2	Each	$750.00	$1,500	**$1,620**
Immediate Repairs Total							**$4,575**

* Location Factor (1.08) included in totals.

Bldg E

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *

Immediate Repairs Report

7/7/2015

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306381	ADA, Wrap drain pipes below accessible lavatory	1	EA	$120.00	$120	**$130**
3.2	306387	Replace lavatory faucet with ADA paddle handles	1	EA	$409.00	$409	**$442**
Immediate Repairs Total							**$571**

* Location Factor (1.08) included in totals.

Bldg E-1

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.0) included in totals.

Bldg F

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306423	Replace the existing car position indicators with ADA compliant indicator	1	Floor	$2,500.00	$2,500	**$2,500**
3.2	306421	Provide ADA signage at hoistway entrances	2	Floor	$175.00	$350	**$350**
3.2	306422	Replace existing ADA two-way communication system	1	Each	$6,550.00	$6,550	**$6,550**
3.2	306420	Provide ADA compliant hall lanterns at the elevator	2	EA	$2,500.00	$5,000	**$5,000**
3.2	306386	Replace lavatory faucet with ADA paddle handles	1	EA	$409.00	$409	**$409**
7.1	332195	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	10	EA	$24,504.00	$245,040	**$245,040**
7.2	309797	50-gallon Commercial Electric water heater replacement	1	EA	$7,425.00	$7,425	**$7,425**
Immediate Repairs Total							**$267,274**

* Location Factor (1.0) included in totals.

Bldg G

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.1	296170	Duct Furnace 230 to 375 MBH no AC, roof mounted	2	EA	$9,495.00	$18,990	**$20,509**
7.1	332175	Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM	2	EA	$2,565.00	$5,130	**$5,540**
Immediate Repairs Total							**$26,050**

* Location Factor (1.08) included in totals.

Bldg H

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
7.1	296174	Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM	1	EA	$1,363.00	$1,363	**$1,472**

Immediate Repairs Report

7/7/2015

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$1,472**

* Location Factor (1.08) included in totals.

Bldg I

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.08) included in totals.

Bldg S1 & S2

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.08) included in totals.

Bldg TOC

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.08) included in totals.

Bldg V

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.08) included in totals.

Bldg W

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
	306392	Restroom, Reconfigure for ADA compliance	1	Each	$9,250.00	$9,250	**$9,990**
Immediate Repairs Total							**$9,990**

* Location Factor (1.08) included in totals.

Bldg X

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total							**$0**

* Location Factor (1.08) included in totals.

Immediate Repairs Report

7/7/2015

Bldg Y

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306390	ADA, install new H/C access ramp, 3' wide, railings both sides	36	LF	$580.00	$20,880	$22,550
3.2	306380	Restroom, Reconfigure for ADA compliance	1	Each	$9,250.00	$9,250	$9,990
6.3	306348	TPO, Roof replacement 45 mills, full adhered	66.16	SQ	$714.09	$47,244	$51,024
Immediate Repairs Total							**$83,564**

* Location Factor (1.08) included in totals.

Bldgs T1 & T2

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306385	ADA, lower existing toilet room accessories and mirrors	2	EA	$135.00	$270	$292
7.1	296217	Gas-Fired Unit Heater, Suspension mounted, propeller fan, 120 - 130 MBH	2	EA	$1,336.00	$2,672	$2,886
7.1	296215	PTAC through the wall unit 2-ton	1	EA	$1,445.00	$1,445	$1,561
7.1	296218	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	1	EA	$2,530.00	$2,530	$2,732
Immediate Repairs Total							**$7,470**

* Location Factor (1.08) included in totals.

Parking Lots

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.2	306534	Wall mounted ADA compliant signage	12	EA	$55.00	$660	$660
3.2	306376	ADA, Install curb cut, concrete, 6" rise	4	EA	$1,900.00	$7,600	$7,600
3.2	308111	ADA, paint accessible parking space with signage	3	EA	$375.00	$1,125	$1,125
3.2	306377	ADA, paint accessible parking space with signage	3	EA	$375.00	$1,125	$1,125
3.2	306378	ADA, paint van-accessible space with signage	1	EA	$420.00	$420	$420
3.2	306535	ADA Concrete walkway	80	SF	$8.15	$652	$652
5.2	306372	Overlay asphalt	64	1000 SF	$921.00	$58,944	$58,944
5.2	306374	Concrete walk replacement, small areas	150	SF	$25.00	$3,750	$3,750
5.4	306373	Mature tree removal or major trimming	40	Each	$976.00	$39,040	$39,040
Immediate Repairs Total							**$113,316**

* Location Factor (1.0) included in totals.

Parking Shelters K-V

Immediate Repairs Report

7/7/2015

Report Section ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total						**$0**

* Location Factor (1.0) included in totals.

APPENDIX I:
REPLACEMENT RESERVES REPORT

Replacement Reserves Report

7/13/2015

Location	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Bldg A	$223,829	$0	$76,091	$8,763	$141,225	$0	$0	$0	$9,346	$0	$3,118	$0	$119,906	$0	$30,029	$119,021	$0	$0	$13,652	$0	$744,979
Bldg B	$92,442	$50,044	$2,059	$0	$14,380	$29,485	$0	$0	$10,158	$0	$2,608	$0	$0	$0	$19,325	$128,457	$0	$0	$3,304	$0	$352,262
Bldg C	$0	$0	$38,329	$14,819	$43,225	$0	$25,585	$0	$5,264	$0	$0	$0	$33,205	$0	$8,325	$0	$0	$12,551	$23,088	$0	$204,389
Bldg D	$4,575	$1,304	$57,273	$9,021	$0	$3,426	$0	$0	$0	$0	$3,971	$0	$0	$12,124	$40,030	$4,604	$2,031	$0	$0	$0	$138,367
Bldg E	$571	$0	$27,818	$9,416	$94,655	$38,318	$0	$0	$0	$0	$0	$0	$119,906	$0	$0	$9,187	$0	$0	$14,672	$0	$314,545
Bldg E-1	$0	$24,596	$0	$0	$0	$92,510	$0	$0	$30,250	$0	$0	$0	$0	$0	$0	$37,204	$0	$0	$0	$0	$184,561
Bldg F	$267,274	$98,520	$317,861	$64,635	$10,113	$20,363	$130,140	$5,067	$124,032	$0	$0	$0	$12,610	$86,864	$0	$393,332	$153,490	$41,969	$0	$0	$1,726,489
Bldg G	$26,050	$6,730	$84,517	$0	$10,619	$19,494	$0	$0	$0	$0	$0	$0	$0	$0	$14,271	$8,632	$10,485	$29,698	$0	$0	$210,496
Bldg H	$1,472	$0	$85,455	$19,874	$0	$20,685	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,993	$0	$0	$30,962	$0	$155,440
Bldg I	$0	$0	$53,818	$8,523	$18,926	$40,227	$0	$0	$0	$0	$0	$0	$0	$137,976	$0	$13,781	$0	$0	$47,194	$0	$330,445
Bldg S1 & S2	$0	$0	$157,148	$34,224	$43,687	$46,445	$0	$0	$30,112	$217,486	$0	$0	$56,168	$0	$0	$23,121	$221,415	$15,816	$53,320	$0	$898,942
Bldg TOC	$0	$0	$29,179	$0	$5,088	$36,829	$0	$11,822	$0	$0	$0	$0	$2,481	$19,000	$6,838	$0	$0	$15,816	$0	$0	$126,053
Bldg V	$0	$0	$9,000	$0	$5,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,136	$0	$0	$0	$0	$0	$21,446
Bldg W	$9,980	$96,162	$0	$55,125	$0	$14,299	$0	$0	$118,267	$0	$0	$0	$0	$0	$0	$164,671	$0	$0	$0	$0	$458,514
Bldg X	$0	$78,160	$0	$0	$0	$7,061	$10,039	$0	$59,406	$0	$0	$0	$0	$0	$0	$72,373	$57,001	$0	$0	$0	$284,040
Bldg Y	$83,564	$0	$2,939	$0	$28,389	$16,384	$0	$0	$0	$0	$0	$18,772	$0	$0	$0	$22,019	$0	$4,579	$0	$0	$176,646
Bldgs T1 & T2	$7,470	$0	$14,727	$25,185	$0	$148,308	$0	$0	$0	$0	$2,097	$0	$0	$0	$0	$20,181	$0	$0	$0	$0	$217,967
Parking Lots	$113,316	$0	$155,091	$0	$0	$48,353	$0	$179,793	$0	$0	$56,055	$0	$209,370	$0	$0	$84,983	$0	$241,626	$0	$0	$1,068,587
Parking Shelters K-V	$0	$430,437	$0	$0	$8,762	$137,142	$0	$0	$529,383	$0	$0	$0	$0	$0	$0	$835,382	$0	$0	$0	$0	$1,941,107
GrandTotal	$830,553	$785,952	$1,101,306	$249,585	$424,378	$718,327	$165,764	$196,681	$916,219	$217,486	$67,849	$18,772	$553,848	$255,964	$125,954	$1,933,936	$444,422	$362,074	$186,192	$0	$9,565,265

Bldg A

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.2	309707	B1019A Remove deteriorated fountain, concrete and repair metal decking	0	0	0	1	EA	$18,500.00	$18,500	$18,500																				$18,500
6.3	306338	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	93	SQ	$714.09	$66,410			$66,410																		$66,410
6.4	306356	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	6	4	10100	SF	$1.82	$18,382					$18,382										$18,382						$36,764
6.6	309712	B2023 Replace aluminum storefront up to 10' tall with door	25	17	8	174	SF	$39.26	$6,831									$6,831												$6,831
7.1	293924	D2023 Replace hydronic circulating pump, 2 HP	20	16	4	2	Each	$5,194.00	$10,388					$10,388																$10,388
7.1	293925	D3021 Replace Pulse Type Combustion Boiler, Gas-Fired, 2400 to 3000 MBH	30	30	0	1	Each	$75,165.22	$75,165	$75,165																				$75,165
7.1	309735	D3031 Replace Air cooled reciprocating chiller over 30 to 40 ton	20	20	0	1	EA	$39,800.00	$39,800	$39,800																				$39,800
7.1	293933	D3041 Air handler 18,000-20,000 CFM	15	15	0	1	EA	$70,736.00	$70,736	$70,736															$70,736					$141,472
7.1	293782	D3042 Exhaust Fan 375 CFM	10	10	0	4	EA	$537.00	$2,148	$2,148										$2,148										$4,296
7.2	293934	D2023 Replace hydronic circulating pump, 5 HP	20	16	4	2	EA	$4,771.00	$9,542					$9,542																$9,542
7.2	293955	D2023 50-gallon Commercial Electric water heater replacement	15	12	3	1	EA	$7,425.00	$7,425				$7,425															$7,425		$14,850
7.4	293953	D5021 Electrical Wiring	30	30	0	5	10 FT	$180.00	$900	$900																				$900
8.1	306426	C3025 Replace carpet, standard commercial, medium traffic	8	4	4	1300	SY	$59.90	$77,870					$77,870								$77,870								$155,740
Totals, Unescalated										$207,249	$0	$66,410	$7,425	$116,182	$0	$0	$0	$6,831	$0	$2,148	$0	$77,870	$0	$18,382	$70,736	$0	$0	$7,425	$0	$580,658
Location Factor (1.08)										$16,580	$0	$5,313	$594	$9,295	$0	$0	$0	$546	$0	$172	$0	$6,230	$0	$1,471	$5,659	$0	$0	$594	$0	$46,453
Totals, Escalated (3.0% inflation, compounded annually)										$223,829	$0	$76,091	$8,763	$141,225	$0	$0	$0	$9,346	$0	$3,118	$0	$119,906	$0	$30,029	$119,021	$0	$0	$13,652	$0	$744,979

Bldg B

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306379	C3005 Restroom, Reconfigure for ADA compliance	20	20	0	1	Each	$9,250.00	$9,250	$9,250																				$9,250
6.3	306345	B3011K TPO, Roof replacement 45 mils, full adhered	20	19	1	63	SQ	$714.09	$44,988				$44,988																	$44,988
6.4	306357	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	6	4	6500	SF	$1.82	$11,830							$11,830										$11,830				$23,660
6.5	307390	B2034 Replace 12' x 24' steel double roll-up door	35	30	5	2	EA	$7,785.00	$15,570										$15,570											$15,570
7.1	332168	D3052 Single zone rooftop unit 2.5-ton	15	10	5	1	EA	$7,980.00	$7,980										$7,980											$7,980

7.1	332167	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	15	0	3	EA	$17,280.00	$51,840	$51,840															$51,840					$103,680
7.1	332166	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	15	0	1	EA	$24,504.00	$24,504	$24,504															$24,504					$49,008
7.2	309799	D2023 50-gallon Commercial Electric water heater replacement	15	7	8	1	EA	$7,425.00	$7,425									$7,425												$7,425
8.1	306428	C3025 Replace carpet, standard commercial, medium traffic	8	6	2	30	SY	$59.90	$1,797			$1,797								$1,797								$1,797		$5,391
Totals, Unescalated										**$85,594**	**$44,988**	**$1,797**	**$0**	**$11,830**	**$23,550**	**$0**	**$0**	**$7,425**	**$0**	**$1,797**	**$0**	**$0**	**$0**	**$11,830**	**$76,344**	**$0**	**$0**	**$1,797**	**$0**	**$266,952**
Location Factor (1.08)										**$6,848**	**$3,599**	**$144**	**$0**	**$946**	**$1,884**	**$0**	**$0**	**$594**	**$0**	**$144**	**$0**	**$0**	**$0**	**$946**	**$6,108**	**$0**	**$0**	**$144**	**$0**	**$21,356**
Totals, Escalated (3.0% inflation, compounded annually)										**$92,442**	**$50,044**	**$2,059**	**$0**	**$14,380**	**$29,485**	**$0**	**$0**	**$10,158**	**$0**	**$2,608**	**$0**	**$0**	**$0**	**$19,325**	**$128,457**	**$0**	**$0**	**$3,304**	**$0**	**$352,262**

Bldg C

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306347	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	37	SQ	$714.09	$26,421			$26,421																		$26,421
6.3	309709	B3021 Replace plexi-glass skylight to 20 sf	15	13	2	216	SF	$32.55	$7,031			$7,031															$7,031			$14,062
6.4	306367	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	6	4	2800	SF	$1.82	$5,096					$5,096										$5,096						$10,192
6.6	309713	B2023 Replace aluminum storefront up to 10' tall with door	25	17	8	98	SF	$39.26	$3,847									$3,847												$3,847
6.6	307418	B2034 Replace 12' x 12' steel roll-up door	35	29	6	1	EA	$3,880.00	$3,880							$3,880														$3,880
7.1	294019	D3052 Package Units, gas heat, 7.5-ton cooling	15	12	3	1	EA	$12,557.00	$12,557				$12,557															$12,557		$25,114
7.1	323529	D3052 Package units, gas heat, 4 ton cooling	15	9	6	1	EA	$7,980.00	$7,980							$7,980														$7,980
7.1	294018	D3052 Package units, gas heat, 4 ton cooling	15	9	6	1	EA	$7,980.00	$7,980							$7,980														$7,980
7.1	293991	D3052 Air-conditioner, DX package 5-ton	20	16	4	1	EA	$8,900.00	$8,900					$8,900																$8,900
8.1	306433	C3025 Replace carpet, standard commercial, medium traffic	8	4	4	360	SY	$59.90	$21,564					$21,564								$21,564								$43,128
Totals, Unescalated										**$0**	**$0**	**$33,452**	**$12,557**	**$35,560**	**$0**	**$19,840**	**$0**	**$3,847**	**$0**	**$0**	**$0**	**$21,564**	**$0**	**$5,096**	**$0**	**$0**	**$7,031**	**$12,557**	**$0**	**$151,504**
Location Factor (1.08)										**$0**	**$0**	**$2,676**	**$1,005**	**$2,845**	**$0**	**$1,587**	**$0**	**$308**	**$0**	**$0**	**$0**	**$1,725**	**$0**	**$408**	**$0**	**$0**	**$562**	**$1,005**	**$0**	**$12,120**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$38,329**	**$14,819**	**$43,225**	**$0**	**$25,585**	**$0**	**$5,264**	**$0**	**$0**	**$0**	**$33,205**	**$0**	**$8,325**	**$0**	**$0**	**$12,551**	**$23,088**	**$0**	**$204,389**

Bldg D

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306382	C1031 Reconfigure toilet partitions at ADA stall	5	5	0	2	Stall	$1,368.00	$2,736	$2,736					$2,736					$2,736					$2,736					$10,944
3.2	306383	C3005 Restroom, Reconfigure for ADA compliance	20	20	0	2	Each	$750.00	$1,500	$1,500																				$1,500
6.3	306340	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	70	SQ	$714.09	$49,986			$49,986																		$49,986
6.3	309710	B3021 Replace plexi-glass skylight to 20 sf	15	14	1	36	SF	$32.55	$1,172		$1,172															$1,172				$2,344
6.4	306364	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	7	3	4200	SF	$1.82	$7,644				$7,644										$7,644							$15,288
7.1	332170	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	1	14	1	EA	$24,504.00	$24,504															$24,504						$24,504
Totals, Unescalated										**$4,236**	**$1,172**	**$49,986**	**$7,644**	**$0**	**$2,736**	**$0**	**$0**	**$0**	**$0**	**$2,736**	**$0**	**$0**	**$7,644**	**$24,504**	**$2,736**	**$1,172**	**$0**	**$0**	**$0**	**$104,566**
Location Factor (1.08)										**$339**	**$94**	**$3,999**	**$612**	**$0**	**$219**	**$0**	**$0**	**$0**	**$0**	**$219**	**$0**	**$0**	**$612**	**$1,960**	**$219**	**$94**	**$0**	**$0**	**$0**	**$8,365**
Totals, Escalated (3.0% inflation, compounded annually)										**$4,575**	**$1,304**	**$57,273**	**$9,021**	**$0**	**$3,426**	**$0**	**$0**	**$0**	**$0**	**$3,971**	**$0**	**$0**	**$12,124**	**$40,030**	**$4,604**	**$2,031**	**$0**	**$0**	**$0**	**$138,357**

Bldg E

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306381	C1031 ADA, Wrap drain pipes below accessible lavatory	0	0	0	1	EA	$120.00	$120	$120																				$120
3.2	306387	D2013 Replace lavatory faucet with ADA paddle handles	20	20	0	1	EA	$409.00	$409	$409																				$409
6.3	309731	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	34	SQ	$714.09	$24,279			$24,279																		$24,279
6.4	306360	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	3000	SF	$1.82	$5,460						$5,460										$5,460					$10,920
7.1	309732	D3052 Package Units, gas heat, 5-ton cooling	15	10	5	2	EA	$8,860.00	$17,720						$17,720															$17,720
7.1	332172	D3052 Package units, gas heat, 4 ton cooling	15	12	3	1	EA	$7,980.00	$7,980				$7,980															$7,980		$15,960
7.2	309798	D2023 50-gallon Commercial Electric water heater replacement	15	10	5	1	EA	$7,425.00	$7,425						$7,425															$7,425
8.1	306429	C3025 Replace carpet, standard commercial, medium traffic	8	4	4	1300	SY	$59.90	$77,870					$77,870								$77,870								$155,740
Totals, Unescalated										**$529**	**$0**	**$24,279**	**$7,980**	**$77,870**	**$30,605**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$77,870**	**$0**	**$0**	**$5,460**	**$0**	**$0**	**$7,980**	**$0**	**$232,573**
Location Factor (1.08)										**$42**	**$0**	**$1,942**	**$638**	**$6,230**	**$2,448**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,230**	**$0**	**$0**	**$437**	**$0**	**$0**	**$638**	**$0**	**$18,606**
Totals, Escalated (3.0% inflation, compounded annually)										**$571**	**$0**	**$27,818**	**$9,418**	**$94,655**	**$38,318**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$119,906**	**$0**	**$0**	**$9,187**	**$0**	**$0**	**$14,672**	**$0**	**$314,545**

Bldg E-1

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate

6.3	306442	B3012 Elastomeric deck coating	7	6	1	2000	SF	$11.94	$23,880		$23,880							$23,880							$23,880					$71,640
7.1	296226	D3052 Package units, gas heat, 4 ton cooling	15	10	5	10	EA	$7,980.00	$79,800						$79,800															$79,800
Totals, Unescalated										$0	$23,880	$0	$0	$0	$79,800	$0	$0	$23,880	$0	$0	$0	$0	$0	$0	$23,880	$0	$0	$0	$0	$151,440
Location Factor (1.00)										$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Totals, Escalated (3.0% inflation, compounded annually)										$0	$24,596	$0	$0	$0	$92,510	$0	$0	$30,250	$0	$0	$0	$0	$0	$0	$37,204	$0	$0	$0	$0	$184,561

Bldg F

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306423	D1011 Replace the existing car position indicators with ADA compliant indicator	20	20	0	1	Floor	$2,500.00	$2,500	$2,500																				$2,500
3.2	306421	D1011 Provide ADA signage at hoistway entrances	0	0	0	2	Floor	$175.00	$350	$350																				$350
3.2	306422	D1011 Replace existing ADA two-way communication system	0	0	0	1	Each	$6,550.00	$6,550	$6,550																				$6,550
3.2	306420	D1011 Provide ADA compliant hall lanterns at the elevator	0	0	0	2	EA	$2,500.00	$5,000	$5,000																				$5,000
3.2	306386	D2013 Replace lavatory faucet with ADA paddle handles	20	20	0	1	EA	$409.00	$409	$409																				$409
6.3	306351	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	384	SQ	$714.09	$274,211			$274,211																		$274,211
6.4	306356	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	7	3	32500	SF	$1.82	$59,150				$59,150										$59,150							$118,300
6.6	307387	B2034 Replace 12' x 24' steel double roll-up door	35	29	6	14	EA	$7,785.00	$108,990							$108,990														$108,990
7.1	332198	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 800 MBH	15	14	1	2	EA	$31,000.00	$62,000		$62,000															$62,000				$124,000
7.1	332201	D3052 Replace Evaporative Cooler (Swamp Cooler), 3700 to 4200 CFM	15	13	2	5	EA	$2,100.00	$10,500			$10,500															$10,500			$21,000
7.1	332200	D3052 Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM	15	13	2	8	EA	$1,863.00	$14,904			$14,904															$14,904			$29,808
7.1	332202	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	14	1	1	EA	$13,000.00	$13,000		$13,000															$13,000				$26,000
7.1	332192	D3052 Package Units, gas heat, 8.5 ton cooling	15	10	5	1	EA	$14,635.00	$14,635						$14,635															$14,635
7.1	332199	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	14	1	1	EA	$18,000.00	$18,000		$18,000															$18,000				$36,000
7.1	332203	D3052 Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	15	10	5	1	EA	$2,930.00	$2,930						$2,930															$2,930
7.1	332196	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	7	8	1	EA	$24,504.00	$24,504									$24,504												$24,504
7.1	332197	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	7	8	2	EA	$27,504.00	$55,008									$55,008												$55,008
7.1	332187	D3052 Single zone package unit, 1.5-ton	15	14	1	1	EA	$2,650.00	$2,650		$2,650															$2,650				$5,300
7.1	332195	D3052 Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	15	15	0	10	EA	$24,504.00	$245,040	$245,040															$245,040					$490,080
7.2	309797	D2023 50-gallon Commercial Electric water heater replacement	15	15	0	1	EA	$7,425.00	$7,425	$7,425															$7,425					$14,850
7.5	319693	D1011 Elevator Cab Interior Renovations	20	13	7	1	Each	$4,120.00	$4,120								$4,120													$4,120
7.5	319692	D1011 Replace elevator hydraulic system, 2,500 lb capacity	20	12	8	1	Each	$18,400.00	$18,400									$18,400												$18,400
8.1	306430	C3025 Replace carpet, standard commercial, medium traffic	8	4	4	150	SY	$59.90	$8,985					$8,985								$8,985								$17,970
Totals, Unescalated										$267,274	$95,650	$299,615	$59,150	$8,985	$17,565	$108,990	$4,120	$97,912	$0	$0	$0	$8,985	$59,150	$0	$252,465	$95,650	$25,404	$0	$0	$1,400,915
Location Factor (1.00)										$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Totals, Escalated (3.0% inflation, compounded annually)										$267,274	$98,520	$317,861	$64,635	$10,113	$20,363	$130,140	$5,067	$124,032	$0	$0	$0	$12,810	$86,864	$0	$393,332	$153,490	$41,989	$0	$0	$1,726,489

Bldg G

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306344	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	80	SQ	$714.09	$57,127			$57,127																		$57,127
6.4	306356	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	6	4	4800	SF	$1.82	$8,736					$8,736										$8,736						$17,472
6.6	307396	B2034 Replace 12' x 24' steel double roll-up door	35	30	5	2	EA	$7,785.00	$15,570						$15,570															$15,570
7.1	296170	D3041 Duct Furnace 230 to 375 MBH no AC, roof mounted	25	25	0	2	EA	$9,495.00	$18,990	$18,990																				$18,990
7.1	296172	D3052 Package units, gas heat, 2 ton cooling	15	14	1	1	EA	$6,050.00	$6,050		$6,050															$6,050				$12,100
7.1	296171	D3052 Package units, gas heat 10 ton cooling	15	13	2	1	EA	$16,637.00	$16,637			$16,637															$16,637			$33,274
7.1	332175	D3052 Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM	15	15	0	2	EA	$2,565.00	$5,130	$5,130															$5,130					$10,260
Totals, Unescalated										$24,120	$6,050	$73,764	$0	$8,736	$15,570	$0	$0	$0	$0	$0	$0	$0	$0	$8,736	$5,130	$6,050	$16,637	$0	$0	$164,793
Location Factor (1.08)										$1,930	$484	$5,901	$0	$699	$1,246	$0	$0	$0	$0	$0	$0	$0	$0	$699	$410	$484	$1,331	$0	$0	$13,183
Totals, Escalated (3.0% inflation, compounded annually)										$26,050	$6,730	$84,517	$0	$10,619	$19,494	$0	$0	$0	$0	$0	$0	$0	$0	$14,271	$8,632	$10,485	$29,698	$0	$0	$210,496

Bldg H

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306339	B3011K TPO, Roof replacement 45 mils, full adhered	20	18	2	80	SQ	$714.09	$57,127			$57,127																		$57,127
6.4	306369	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	4800	SF	$1.82	$8,736						$8,736										$8,736					$17,472

6.6	307389	B2034 Replace 12' x 24' steel double roll-up door	35	30	5	1	EA	$7,785.00	$7,785						$7,785															$7,785
7.1	296176	D3052 Package Units, gas heat, 5-ton cooling	15	12	3	1	EA	$8,860.00	$8,860				$8,860															$8,860		$17,720
7.1	296174	D3052 Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM	15	15	0	1	EA	$1,363.00	$1,363	$1,363															$1,363					$2,726
7.1	296173	D3052 Single zone rooftop unit 2.5-ton	15	12	3	1	EA	$7,980.00	$7,980				$7,980															$7,980		$15,960
Totals, Unescalated										$1,363	$0	$57,127	$16,840	$0	$16,521	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,099	$0	$0	$16,840	$0	$118,790
Location Factor (1.08)										$109	$0	$4,570	$1,347	$0	$1,322	$0	$0	$0	$0	$0	$0	$0	$0	$0	$808	$0	$0	$1,347	$0	$9,503
Totals, Escalated (3.0% inflation, compounded annually)										$1,472	$0	$65,455	$19,874	$0	$20,685	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,993	$0	$0	$30,962	$0	$155,440

Bldg I

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306341	B3011K TPO, Roof replacement 45 mills, full adhered	20	18	2	78	SQ	$714.09	$55,699			$55,699																		$55,699
6.4	306368	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	4500	SF	$1.82	$8,190						$8,190										$8,190					$16,380
6.6	307388	B2034 Replace 12' x 24' steel double roll-up door	35	31	4	2	EA	$7,785.00	$15,570					$15,570																$15,570
7.1	296180	D3032 Replace fan coil, variable refrigerant volume, ductless, 2.5 tons cooling, ceiling or wall mounted cassette	20	2	16	4	EA	$4,611.48	$18,446																			$18,446		$18,446
7.1	296179	D3041 Replace Heat Pump, 8 tons, Variable Refrigerant Volume, Split, Outdoor Unit, up to 17 zones	15	2	13	2	EA	$43,497.72	$86,995														$86,995							$86,995
7.1	296177	D3052 Package units, gas heat, 4 ton cooling	15	10	5	3	EA	$7,980.00	$23,940						$23,940															$23,940
7.1	296178	D3052 Package Units, gas heat, 3.5-ton cooling	15	12	3	1	EA	$7,222.00	$7,222				$7,222															$7,222		$14,444
Totals, Unescalated										$0	$0	$55,699	$7,222	$15,570	$32,130	$0	$0	$0	$0	$0	$0	$0	$86,995	$0	$8,190	$0	$0	$25,668	$0	$231,474
Location Factor (1.08)										$0	$0	$4,456	$578	$1,246	$2,570	$0	$0	$0	$0	$0	$0	$0	$6,960	$0	$655	$0	$0	$2,053	$0	$18,518
Totals, Escalated (3.0% Inflation, compounded annually)										$0	$0	$63,818	$8,523	$18,926	$40,227	$0	$0	$0	$0	$0	$0	$0	$137,976	$0	$13,781	$0	$0	$47,194	$0	$330,445

Bldg S1 & S2

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306443	B3012 Elastomeric deck coating	7	5	2	10700	SF	$11.94	$127,758			$127,758							$127,758							$127,758				$383,274
6.4	306370	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	7550	SF	$1.82	$13,741						$13,741										$13,741					$27,482
6.6	307391	B2034 Replace 12' x 24' steel double roll-up door	35	30	5	3	EA	$7,785.00	$23,355						$23,355															$23,355
7.1	296212	D3042 Exhaust Fan 375 CFM	10	8	2	1	EA	$537.00	$537			$537										$537								$1,074
7.1	332180	D3052 Package units, gas heat, 4 ton cooling	15	7	8	1	EA	$7,980.00	$7,980									$7,980												$7,980
7.1	332181	D3052 Package Units, gas heat, 5-ton cooling	15	13	2	1	EA	$8,860.00	$8,860			$8,860															$8,860			$17,720
7.1	296181	D3052 Package Units, gas heat, 5-ton cooling	15	6	9	3	EA	$8,860.00	$26,580										$26,580											$26,580
7.1	296182	D3052 Package units, gas heat, 4 ton cooling	15	7	8	1	EA	$7,980.00	$7,980									$7,980												$7,980
7.1	296456	D3052 Package units, gas heat, 4 ton cooling	15	12	3	2	EA	$7,980.00	$15,960				$15,960															$15,960		$31,920
7.1	332183	D3052 Single zone rooftop unit 2.5-ton	15	12	3	1	EA	$7,980.00	$7,980				$7,980															$7,980		$15,960
7.1	332184	D3052 Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	15	12	3	2	EA	$2,530.00	$5,060				$5,060															$5,060		$10,120
7.1	332182	D3052 Package units, gas heat, 2 ton cooling	15	7	8	1	EA	$6,050.00	$6,050									$6,050												$6,050
8.1	306432	C3025 Replace carpet, standard commercial, medium traffic	8	4	4	600	SY	$59.90	$35,940					$35,940								$35,940								$71,880
Totals, Unescalated										$0	$0	$137,155	$29,000	$35,940	$37,096	$0	$0	$22,010	$154,338	$0	$0	$36,477	$0	$0	$13,741	$127,758	$8,860	$29,000	$0	$631,375
Location Factor (1.08)										$0	$0	$10,972	$2,320	$2,875	$2,968	$0	$0	$1,761	$12,347	$0	$0	$2,918	$0	$0	$1,099	$10,221	$709	$2,320	$0	$50,510
Totals, Escalated (3.0% inflation, compounded annually)										$0	$0	$157,148	$34,224	$43,687	$46,445	$0	$0	$30,112	$217,486	$0	$0	$56,168	$0	$0	$23,121	$221,415	$15,816	$53,320	$0	$898,942

Bldg TOC

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306343	B3011K TPO, Roof replacement 45 mills, full adhered	20	18	2	21	SQ	$714.09	$14,996			$14,996																		$14,996
6.4	306359	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	6	4	2300	SF	$1.82	$4,186					$4,186										$4,186						$8,372
7.1	296168	D3042 Exhaust Fan 375 CFM	10	8	2	3	EA	$537.00	$1,611			$1,611										$1,611								$3,222
7.1	294039	D3052 Package units, gas heat, 10 ton cooling	15	10	5	1	EA	$16,637.00	$16,637						$16,637															$16,637
7.1	294040	D3052 Package Units, gas heat, 5-ton cooling	15	13	2	1	EA	$8,860.00	$8,860			$8,860															$8,860			$17,720
7.1	294017	D3052 Air-conditioner, DX package 5-ton	20	13	7	1	EA	$8,900.00	$8,900								$8,900													$8,900
8.1	306431	C3025 Replace carpet, standard commercial, medium traffic	8	3	5	200	SY	$59.90	$11,980						$11,980								$11,980							$23,960
Totals, Unescalated										$0	$0	$25,467	$0	$4,186	$28,617	$0	$8,900	$0	$0	$0	$0	$1,611	$11,980	$4,186	$0	$0	$8,860	$0	$0	$93,807
Location Factor (1.08)										$0	$0	$2,037	$0	$335	$2,289	$0	$712	$0	$0	$0	$0	$129	$958	$335	$0	$0	$709	$0	$0	$7,505
Totals, Escalated (3.0% Inflation, compounded annually)										$0	$0	$29,179	$0	$5,086	$35,829	$0	$11,822	$0	$0	$0	$0	$2,481	$19,000	$6,838	$0	$0	$15,816	$0	$0	$126,053

Bldg V

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306447	B3011K TPO, Roof replacement 45 mills, full adhered	20	18	2	11	SQ	$714.09	$7,855			$7,855																		$7,855
6.4	306363	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	6	4	2400	SF	$1.82	$4,368					$4,368										$4,368						$8,736
Totals, Unescalated										$0	$0	$7,855	$0	$4,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,368	$0	$0	$0	$0	$0	$16,591
Location Factor (1.08)										$0	$0	$628	$0	$349	$0	$0	$0	$0	$0	$0	$0	$0	$0	$349	$0	$0	$0	$0	$0	$1,327
Totals, Escalated (3.0% inflation, compounded annually)										$0	$0	$9,000	$0	$5,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,136	$0	$0	$0	$0	$0	$21,445

Bldg W

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306446	B3012 Elastomeric deck coating	7	6	1	7240	SF	$11.94	$86,446		$86,446							$86,446							$86,446					$259,337
6.4	306365	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	8100	SF	$1.41	$11,421						$11,421										$11,421					$22,842
6.6	307397	B2034 Replace 12' x 24' steel double roll-up door	35	32	3	6	EA	$7,785.00	$46,710				$46,710																	$46,710
	306392	C3005 Restroom, Reconfigure for ADA compliance	20	20	0	1	Each	$9,250.00	$9,250	$9,250																				$9,250
Totals, Unescalated										$9,250	$86,446	$0	$46,710	$0	$11,421	$0	$0	$86,446	$0	$0	$0	$0	$0	$0	$97,867	$0	$0	$0	$0	$338,139
Location Factor (1.08)										$740	$6,916	$0	$3,737	$0	$914	$0	$0	$6,916	$0	$0	$0	$0	$0	$0	$7,829	$0	$0	$0	$0	$27,051
Totals, Escalated (3.0% inflation, compounded annually)										$9,990	$96,162	$0	$55,125	$0	$14,299	$0	$0	$118,267	$0	$0	$0	$0	$0	$0	$164,671	$0	$0	$0	$0	$458,514

Bldg X

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306445	B3012 Elastomeric deck coating	7	6	1	3130	SF	$11.94	$37,372		$37,372							$37,372							$37,372					$112,117
6.4	306362	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	4000	SF	$1.41	$5,640						$5,640										$5,640					$11,280
6.6	307392	B2034 Replace 12' x 24' steel double roll-up door	35	29	6	1	EA	$7,785.00	$7,785							$7,785														$7,785
7.1	296222	D3052 Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	15	14	1	3	EA	$2,530.00	$7,590		$7,590														$7,590					$15,180
7.1	296220	D3052 Package units, gas heat, 2 ton cooling	15	7	8	1	EA	$6,050.00	$6,050									$6,050												$6,050
7.1	296223	D3052 Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	15	14	1	1	EA	$2,530.00	$2,530		$2,530														$2,530					$5,060
7.1	296224	D3052 Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	15	14	1	9	EA	$2,530.00	$22,770		$22,770														$22,770					$45,540
Totals, Unescalated										$0	$70,262	$0	$0	$0	$5,640	$7,785	$0	$43,422	$0	$0	$0	$0	$0	$0	$43,012	$32,890	$0	$0	$0	$203,012
Location Factor (1.08)										$0	$5,621	$0	$0	$0	$451	$623	$0	$3,474	$0	$0	$0	$0	$0	$0	$3,441	$2,631	$0	$0	$0	$16,241
Totals, Escalated (3.0% inflation, compounded annually)										$0	$78,160	$0	$0	$0	$7,061	$10,039	$0	$59,406	$0	$0	$0	$0	$0	$0	$72,373	$57,001	$0	$0	$0	$264,040

Bldg Y

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306390	B1014 ADA, install new H/C access ramp, 3' wide, railings both sides	25	25	0	36	LF	$580.00	$20,880	$20,880																				$20,880
3.2	306380	C3005 Restroom, Reconfigure for ADA compliance	20	20	0	1	Each	$9,250.00	$9,250	$9,250																				$9,250
6.3	306348	B3011K TPO, Roof replacement 45 mills, full adhered	20	20	0	66.16	SQ	$714.09	$47,244	$47,244																				$47,244
6.4	306361	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	6600	SF	$1.82	$12,012						$12,012										$12,012					$24,024
6.6	307393	B2034 Replace 12' x 24' steel double roll-up door	35	31	4	3	EA	$7,785.00	$23,355					$23,355																$23,355
7.1	296227	D3042 Exhaust Fan 375 CFM	10	5	5	2	EA	$537.00	$1,074						$1,074										$1,074					$2,148
7.1	296225	D3052 Package Units, gas heat, 7.5-ton cooling	15	4	11	1	EA	$12,557.00	$12,557												$12,557									$12,557
7.1	309726	D3052 Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM	15	13	2	1	EA	$2,565.00	$2,565			$2,565															$2,565			$5,130
Totals, Unescalated										$77,374	$0	$2,565	$0	$23,355	$13,086	$0	$0	$0	$0	$0	$12,557	$0	$0	$0	$13,086	$0	$2,565	$0	$0	$144,588
Location Factor (1.08)										$6,190	$0	$205	$0	$1,868	$1,047	$0	$0	$0	$0	$0	$1,005	$0	$0	$0	$1,047	$0	$205	$0	$0	$11,567
Totals, Escalated (3.0% inflation, compounded annually)										$83,564	$0	$2,939	$0	$28,389	$16,384	$0	$0	$0	$0	$0	$18,772	$0	$0	$0	$22,019	$0	$4,579	$0	$0	$176,646

Bldgs T1 & T2

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306385	C1031 ADA, lower existing toilet room accessories and mirrors	20	20	0	2	EA	$135.00	$270	$270																				$270
6.3	306354	B3011A Built-up roofing, total roof replacement	20	17	3	29	SQ	$735.87	$21,340					$21,340																$21,340
6.3	306342	B3011K TPO, Roof replacement 45 mills, full adhered	20	18	2	18	SQ	$714.09	$12,854				$12,854																	$12,854
6.4	306366	B2011 General painting cost per SF, minor prep work, up to 4-story bldg.	10	5	5	5200	SF	$1.82	$9,464							$9,464									$9,464					$18,928

6.6	307395	B2034 Replace 12' x 24' steel double roll-up door	35	30	5	14	EA	$7,785.00	$108,990						$108,990															$108,990
7.1	296217	D3025 Gas-Fired Unit Heater, Suspension mounted propeller fan, 120 - 130 MBH	20	20	0	2	EA	$1,336.00	$2,672	$2,672																				$2,672
7.1	296215	D3051 PTAC through the wall unit 2-ton	10	10	0	1	EA	$1,445.00	$1,445	$1,445										$1,445										$2,890
7.1	296218	D3052 Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	15	15	0	1	EA	$2,530.00	$2,530	$2,530															$2,530					$5,060
Totals, Unescalated										$6,917	$0	$12,854	$21,340	$0	$118,454	$0	$0	$0	$0	$1,445	$0	$0	$0	$0	$11,994	$0	$0	$0	$0	$173,004
Location Factor (1.08)										$553	$0	$1,028	$1,707	$0	$9,476	$0	$0	$0	$0	$116	$0	$0	$0	$0	$960	$0	$0	$0	$0	$13,840
Totals, Escalated (3.0% inflation, compounded annually)										$7,470	$0	$14,727	$25,185	$0	$148,306	$0	$0	$0	$0	$2,097	$0	$0	$0	$0	$20,181	$0	$0	$0	$0	$217,967

Parking Lots

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
3.2	306534	C1035 Wall mounted ADA compliant signage	12	12	0	12	EA	$55.00	$660	$660												$660								$1,320
3.2	306376	G2023A ADA, Install curb cut concrete, 6" rise	25	25	0	4	EA	$1,900.00	$7,600	$7,600																				$7,600
3.2	306111	G2025A ADA, paint accessible parking space with signage	5	5	0	3	EA	$375.00	$1,125	$1,125					$1,125					$1,125					$1,125					$4,500
3.2	306377	G2025A ADA, paint accessible parking space with signage	5	5	0	3	EA	$375.00	$1,125	$1,125					$1,125					$1,125					$1,125					$4,500
3.2	306378	G2025A ADA, paint van-accessible space with signage	5	5	0	1	EA	$420.00	$420	$420					$420					$420					$420					$1,680
3.2	306535	G2031 ADA Concrete walkway	30	30	0	80	SF	$8.15	$652	$652																				$652
5.2	306371	G2022 Patch Repair and Seal Coat asphalt	5	3	2	317800	SF	$0.46	$146,188			$146,188					$146,188					$146,188					$146,188			$584,752
5.2	306372	G2022 Overlay asphalt	20	20	0	64	1000 SF	$921.00	$58,944	$58,944																				$58,944
5.2	306374	G2031 Concrete walk replacement small areas	0	0	0	150	SF	$25.00	$3,750	$3,750																				$3,750
5.4	306373	G2055 Mature tree removal or major trimming	5	5	0	40	Each	$976.00	$39,040	$39,040					$39,040					$39,040					$39,040					$156,160
Totals, Unescalated										$113,316	$0	$146,188	$0	$0	$41,710	$0	$146,188	$0	$0	$41,710	$0	$146,848	$0	$0	$41,710	$0	$146,188	$0	$0	$823,658
Location Factor (1.00)										$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Totals, Escalated (3.0% inflation, compounded annually)										$113,316	$0	$155,091	$0	$0	$48,353	$0	$179,793	$0	$0	$56,055	$0	$209,370	$0	$0	$64,983	$0	$241,626	$0	$0	$1,068,587

Parking Shelters K-V

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
6.3	306440	B3012 Elastomeric deck coating	7	6	1	35000	SF	$11.94	$417,900		$417,900							$417,900							$417,900					$1,253,700
6.4	306436	B2011 General painting cost per SF, minor prep work, up to 4-story bldg	10	5	5	65000	SF	$1.82	$118,300						$118,300										$118,300					$236,600
6.6	307394	B2034 Replace 12' x 24' steel double roll-up door	35	31	4	1	EA	$7,785.00	$7,785					$7,785																$7,785
Totals, Unescalated										$0	$417,900	$0	$0	$7,785	$118,300	$0	$0	$417,900	$0	$0	$0	$0	$0	$0	$536,200	$0	$0	$0	$0	$1,498,085
Location Factor (1.00)										$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Totals, Escalated (3.0% inflation, compounded annually)										$0	$430,437	$0	$0	$8,762	$137,142	$0	$0	$529,383	$0	$0	$0	$0	$0	$0	$835,382	$0	$0	$0	$0	$1,941,107

APPENDIX J:
CATEGORY COST REPORT

Category Report

7/13/2015

EMG

Bldg A

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
309707	Deferred Maintenance	6.2	Remove deteriorated fountain, concrete and repair metal decking	0	1	EA	$19,980.00	$19,980
293953	Deferred Maintenance	7.4	Electrical Wiring	0	5	10 FT	$194.40	$972
							Deferred Maintenance Total	**$20,952**
306338	Capital Renewal	6.3	TPO, Roof replacement 45 mils, full adhered	2	93	SQ	$771.22	$71,723
306355	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	4	10100	SF	$1.97	$19,853
309712	Capital Renewal	6.6	Replace aluminum storefront up to 10' tall with door	8	174	SF	$42.40	$7,378
293955	Capital Renewal	7.2	50-gallon Commercial Electric water heater replacement	3	1	EA	$8,019.00	$8,019
306426	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	4	1300	SY	$64.69	$84,100
							Capital Renewal Total	**$191,072**
293782	Plant Adaptation	7.1	Exhaust Fan 375 CFM	0	4	EA	$579.96	$2,320
293925	Plant Adaptation	7.1	Replace Pulse Type Combustion Boiler, Gas-Fired, 2400 to 3000 MBH	0	1	Each	$81,178.44	$81,178
293933	Plant Adaptation	7.1	Air handler 18,000-20,000 CFM	0	1	EA	$76,394.88	$76,395
293924	Plant Adaptation	7.1	Replace hydronic circulating pump, 2 HP	4	2	Each	$5,609.52	$11,219
309735	Plant Adaptation	7.1	Replace Air cooled reciprocating chiller over 30 to 40 ton	0	1	EA	$42,984.00	$42,984
293934	Plant Adaptation	7.2	Replace hydronic circulating pump, 5 HP	4	2	EA	$5,152.68	$10,305
							Plant Adaptation Total	**$224,402**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$436,426**

Bldg B

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
306345	Deferred Maintenance	6.3	TPO, Roof replacement 45 mils, full adhered	1	63	SQ	$771.22	$48,587
							Deferred Maintenance Total	**$48,587**
306357	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	4	6500	SF	$1.97	$12,776
307390	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	5	2	EA	$8,407.80	$16,816
332168	Capital Renewal	7.1	Single zone rooftop unit 2.5-ton	5	1	EA	$8,618.40	$8,618
332167	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	0	3	EA	$18,662.40	$55,987
332166	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	0	1	EA	$26,464.32	$26,464

309799	Capital Renewal	7.2	50-gallon Commercial Electric water heater replacement	8	1	EA	$8,019.00	$8,019
306428	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	2	30	SY	$64.69	$1,941
							Capital Renewal Total	**$130,622**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
306379	ADA Compliance	3.2	Restroom, Reconfigure for ADA compliance	0	1	Each	$9,990.00	$9,990
							ADA Compliance Total	**$9,990**
							Grand Total	**$189,198**

Bldg C

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
309709	Capital Renewal	6.3	Replace plexi-glass skylight to 20 sf	2	216	SF	$35.15	$7,593
306347	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	37	SQ	$771.22	$28,535
306367	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	4	2800	SF	$1.97	$5,504
307418	Capital Renewal	6.6	Replace 12' x 12' steel roll-up door	6	1	EA	$4,190.40	$4,190
309713	Capital Renewal	6.6	Replace aluminum storefront up to 10' tall with door	8	98	SF	$42.40	$4,155
294019	Capital Renewal	7.1	Package Units, gas heat, 7.5-ton cooling	3	1	EA	$13,561.56	$13,562
323529	Capital Renewal	7.1	Package units, gas heat, 4 ton cooling	6	1	EA	$8,618.40	$8,618
293991	Capital Renewal	7.1	Air-conditioner, DX package 5-ton	4	1	EA	$9,612.00	$9,612
306433	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	4	360	SY	$64.69	$23,289
							Capital Renewal Total	**$105,059**
294018	Plant Adaptation	7.1	Package units, gas heat, 4 ton cooling	6	1	EA	$8,618.40	$8,618
							Plant Adaptation Total	**$8,618**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$113,677**

Bldg D

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**

306340	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	70	SQ	$771.22	$53,985
309710	Capital Renewal	6.3	Replace plexi-glass skylight to 20 sf	1	36	SF	$35.15	$1,266
306364	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	3	4200	SF	$1.97	$8,256
332170	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	14	1	EA	$26,464.32	$26,464
							Capital Renewal Total	**$89,971**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
306383	ADA Compliance	3.2	Restroom, Reconfigure for ADA compliance	0	2	Each	$810.00	$1,620
306382	ADA Compliance	3.2	Reconfigure toilet partitions at ADA stall	0	2	Stall	$1,477.44	$2,955
							ADA Compliance Total	**$4,575**
							Grand Total	**$94,545**

Bldg E

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
309731	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	34	SQ	$771.22	$26,221
306360	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	3000	SF	$1.97	$5,897
309732	Capital Renewal	7.1	Package Units, gas heat, 5-ton cooling	5	2	EA	$9,568.80	$19,138
332172	Capital Renewal	7.1	Package units, gas heat, 4 ton cooling	3	1	EA	$8,618.40	$8,618
309798	Capital Renewal	7.2	50-gallon Commercial Electric water heater replacement	5	1	EA	$8,019.00	$8,019
306429	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	4	1300	SY	$64.69	$84,100
							Capital Renewal Total	**$151,993**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
306387	ADA Compliance	3.2	Replace lavatory faucet with ADA paddle handles	0	1	EA	$441.72	$442
306381	ADA Compliance	3.2	ADA, Wrap drain pipes below accessible lavatory	0	1	EA	$129.60	$130
							ADA Compliance Total	**$571**
							Grand Total	**$152,564**

Bldg E-1

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0

								Deferred Maintenance Total	**$0**
306442	Capital Renewal		6.3	Elastomeric deck coating	1	2000	SF	$11.94	$23,880
296226	Capital Renewal		7.1	Package units, gas heat, 4 ton cooling	5	10	EA	$7,980.00	$79,800
								Capital Renewal Total	**$103,680**
-	-	-		-	-	-	-	-	$0
								Plant Adaptation Total	**$0**
-	-	-		-	-	-	-	-	$0
								ADA Compliance Total	**$0**
								Grand Total	**$103,680**

Bldg F

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
332195	Deferred Maintenance	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	0	10	EA	$24,504.00	$245,040
							Deferred Maintenance Total	**$245,040**
306351	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	384	SQ	$714.09	$274,211
306356	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	3	32500	SF	$1.82	$59,150
307387	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	6	14	EA	$7,785.00	$108,990
332198	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 800 MBH	1	2	EA	$31,000.00	$62,000
332201	Capital Renewal	7.1	Replace Evaporative Cooler (Swamp Cooler), 3700 to 4200 CFM	2	5	EA	$2,100.00	$10,500
332200	Capital Renewal	7.1	Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM	2	8	EA	$1,863.00	$14,904
332202	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	1	1	EA	$13,000.00	$13,000
332192	Capital Renewal	7.1	Package Units, gas heat, 8.5 ton cooling	5	1	EA	$14,635.00	$14,635
332199	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	1	1	EA	$18,000.00	$18,000
332203	Capital Renewal	7.1	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	5	1	EA	$2,930.00	$2,930
332196	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	8	1	EA	$24,504.00	$24,504
332197	Capital Renewal	7.1	Package Direct Evaporative Cooler and Makeup Air Unit, Gas-Fired, Outdoor, 200 to 400 MBH	8	2	EA	$27,504.00	$55,008
332187	Capital Renewal	7.1	Single zone package unit, 1.5-ton	1	1	EA	$2,650.00	$2,650
309797	Capital Renewal	7.2	50-gallon Commercial Electric water heater replacement	0	1	EA	$7,425.00	$7,425
319692	Capital Renewal	7.5	Replace elevator hydraulic system, 2,500 lb capacity	8	1	Each	$18,400.00	$18,400
306430	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	4	150	SY	$59.90	$8,985
							Capital Renewal Total	**$695,292**
319693	Plant Adaptation	7.5	Elevator Cab Interior Renovations	7	1	Each	$4,120.00	$4,120
							Plant Adaptation Total	**$4,120**

306386	ADA Compliance	3.2	Replace lavatory faucet with ADA paddle handles	0	1	EA	$409.00	$409
306423	ADA Compliance	3.2	Replace the existing car position indicators with ADA compliant indicator	0	1	Floor	$2,500.00	$2,500
306421	ADA Compliance	3.2	Provide ADA signage at hoistway entrances	0	2	Floor	$175.00	$350
306422	ADA Compliance	3.2	Replace existing ADA two-way communication system	0	1	Each	$6,550.00	$6,550
306420	ADA Compliance	3.2	Provide ADA compliant hall lanterns at the elevator	0	2	EA	$2,500.00	$5,000
							ADA Compliance Total	**$14,809**
							Grand Total	**$959,261**

Bldg G

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
332175	Deferred Maintenance	7.1	Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM	0	2	EA	$2,770.20	$5,540
							Deferred Maintenance Total	**$5,540**
306344	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	80	SQ	$771.22	$61,697
306358	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	4	4800	SF	$1.97	$9,435
307396	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	5	2	EA	$8,407.80	$16,816
							Capital Renewal Total	**$87,948**
296172	Plant Adaptation	7.1	Package units, gas heat, 2 ton cooling	1	1	EA	$6,534.00	$6,534
296170	Plant Adaptation	7.1	Duct Furnace 230 to 375 MBH no AC, roof mounted	0	2	EA	$10,254.60	$20,509
296171	Plant Adaptation	7.1	Package units, gas heat,10 ton cooling	2	1	EA	$17,967.96	$17,968
							Plant Adaptation Total	**$45,011**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$138,499**

Bldg H

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306339	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	80	SQ	$771.22	$61,697
306369	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	4800	SF	$1.97	$9,435
307389	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	5	1	EA	$8,407.80	$8,408
							Capital Renewal Total	**$79,540**
296176	Plant Adaptation	7.1	Package Units, gas heat, 5-ton cooling	3	1	EA	$9,568.80	$9,569

296174	Plant Adaptation	7.1	Replace Evaporative Cooler (Swamp Cooler), Up to 3600 CFM	0	1	EA	$1,472.04	$1,472
296173	Plant Adaptation	7.1	Single zone rooftop unit 2.5-ton	3	1	EA	$8,618.40	$8,618
							Plant Adaptation Total	**$19,659**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$99,199**

Bldg I

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306341	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	78	SQ	$771.22	$60,155
306368	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	4500	SF	$1.97	$8,845
307388	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	4	2	EA	$8,407.80	$16,816
296179	Capital Renewal	7.1	Replace Heat Pump, 8 tons, Variable Refrigerant Volume, Split, Outdoor Unit, up to 17 zones	13	2	EA	$46,977.54	$93,955
296180	Capital Renewal	7.1	Replace fan coil, variable refrigerant volume, ductless, 2.5 tons cooling, ceiling or wall mounted cassette	18	4	EA	$4,980.40	$19,922
							Capital Renewal Total	**$199,692**
296177	Plant Adaptation	7.1	Package units, gas heat, 4 ton cooling	5	3	EA	$8,618.40	$25,855
296178	Plant Adaptation	7.1	Package Units, gas heat, 3.5-ton cooling	3	1	EA	$7,799.76	$7,800
							Plant Adaptation Total	**$33,655**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$233,347**

Bldg S1 & S2

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306443	Capital Renewal	6.3	Elastomeric deck coating	2	10700	SF	$12.90	$137,979
306370	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	7550	SF	$1.97	$14,840
307391	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	5	3	EA	$8,407.80	$25,223
296212	Capital Renewal	7.1	Exhaust Fan 375 CFM	2	1	EA	$579.96	$580
332181	Capital Renewal	7.1	Package Units, gas heat, 5-ton cooling	2	1	EA	$9,568.80	$9,569

296456	Capital Renewal	7.1	Package units, gas heat, 4 ton cooling	3	2	EA	$8,618.40	$17,237
332183	Capital Renewal	7.1	Single zone rooftop unit 2.5-ton	3	1	EA	$8,618.40	$8,618
332184	Capital Renewal	7.1	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	3	2	EA	$2,732.40	$5,465
332182	Capital Renewal	7.1	Package units, gas heat, 2 ton cooling	8	1	EA	$6,534.00	$6,534
306432	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	4	600	SY	$64.69	$38,815
							Capital Renewal Total	**$264,860**
332180	Plant Adaptation	7.1	Package units, gas heat, 4 ton cooling	8	1	EA	$8,618.40	$8,618
296181	Plant Adaptation	7.1	Package Units, gas heat, 5-ton cooling	9	3	EA	$9,568.80	$28,706
296182	Plant Adaptation	7.1	Package units, gas heat, 4 ton cooling	8	1	EA	$8,618.40	$8,618
							Plant Adaptation Total	**$45,943**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$310,803**

Bldg TOC

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306343	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	21	SQ	$771.22	$16,196
306359	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	4	2300	SF	$1.97	$4,521
296168	Capital Renewal	7.1	Exhaust Fan 375 CFM	2	3	EA	$579.96	$1,740
294039	Capital Renewal	7.1	Package units, gas heat,10 ton cooling	5	1	EA	$17,967.96	$17,968
294040	Capital Renewal	7.1	Package Units, gas heat, 5-ton cooling	2	1	EA	$9,568.80	$9,569
294017	Capital Renewal	7.1	Air-conditioner, DX package 5-ton	7	1	EA	$9,612.00	$9,612
306431	Capital Renewal	8.1	Replace carpet, standard commercial, medium traffic	5	200	SY	$64.69	$12,938
							Capital Renewal Total	**$72,543**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$72,543**

Bldg V

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306447	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	11	SQ	$771.22	$8,483
306363	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	4	2400	SF	$1.97	$4,717
							Capital Renewal Total	**$13,201**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$13,201**

Bldg W

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
-	-	-	-	-	-	-	-	$0
							Capital Renewal Total	**$0**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$0**

Bldg X

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306445	Capital Renewal	6.3	Elastomeric deck coating	1	3130	SF	$12.90	$40,362
306362	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	4000	SF	$1.52	$6,091
307392	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	6	1	EA	$8,407.80	$8,408
296222	Capital Renewal	7.1	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	1	3	EA	$2,732.40	$8,197
296220	Capital Renewal	7.1	Package units, gas heat, 2 ton cooling	8	1	EA	$6,534.00	$6,534

296223	Capital Renewal	7.1	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	1	1	EA	$2,732.40	$2,732
							Capital Renewal Total	**$72,325**
296224	Plant Adaptation	7.1	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	1	9	EA	$2,732.40	$24,592
							Plant Adaptation Total	**$24,592**
-	-	-	-	-	-	-	-	$0
							ADA Compliance Total	**$0**
							Grand Total	**$96,916**

Bldg Y

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
306348	Deferred Maintenance	6.3	TPO, Roof replacement 45 mills, full adhered	0	66.16	SQ	$771.22	$51,024
							Deferred Maintenance Total	**$51,024**
306361	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	6600	SF	$1.97	$12,973
307393	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	4	3	EA	$8,407.80	$25,223
296225	Capital Renewal	7.1	Package Units, gas heat, 7.5-ton cooling	11	1	EA	$13,561.56	$13,562
296227	Capital Renewal	7.1	Exhaust Fan 375 CFM	5	2	EA	$579.96	$1,160
309726	Capital Renewal	7.1	Evaporative Cooler (Swamp Cooler), 6000 to 6800 CFM	2	1	EA	$2,770.20	$2,770
							Capital Renewal Total	**$55,688**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
306390	ADA Compliance	3.2	ADA, install new H/C access ramp, 3' wide, railings both sides	0	36	LF	$626.40	$22,550
306380	ADA Compliance	3.2	Restroom, Reconfigure for ADA compliance	0	1	Each	$9,990.00	$9,990
							ADA Compliance Total	**$32,540**
							Grand Total	**$139,252**

Bldgs T1 & T2

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
296215	Deferred Maintenance	7.1	PTAC through the wall unit 2-ton	0	1	EA	$1,560.60	$1,561
							Deferred Maintenance Total	**$1,561**
306354	Capital Renewal	6.3	Built-up roofing, total roof replacement	3	29	SQ	$794.74	$23,047
306342	Capital Renewal	6.3	TPO, Roof replacement 45 mills, full adhered	2	18	SQ	$771.22	$13,882
306366	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	5200	SF	$1.97	$10,221
307395	Capital Renewal	6.6	Replace 12' x 24' steel double roll-up door	5	14	EA	$8,407.80	$117,709

							Capital Renewal Total	**$164,860**
296218	Plant Adaptation	7.1	Evaporative Cooler (Swamp Cooler), 4300 to 6000 CFM	0	1	EA	$2,732.40	$2,732
296217	Plant Adaptation	7.1	Gas-Fired Unit Heater, Suspension mounted, propeller fan, 120 - 130 MBH	0	2	EA	$1,442.88	$2,886
							Plant Adaptation Total	**$5,618**
306385	ADA Compliance	3.2	ADA, lower existing toilet room accessories and mirrors	0	2	EA	$145.80	$292
							ADA Compliance Total	**$292**
							Grand Total	**$172,330**

Parking Lots

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
306374	Deferred Maintenance	5.2	Concrete walk replacement, small areas	0	150	SF	$25.00	$3,750
306372	Deferred Maintenance	5.2	Overlay asphalt	0	64	1000 SF	$921.00	$58,944
306373	Deferred Maintenance	5.4	Mature tree removal or major trimming	0	40	Each	$976.00	$39,040
							Deferred Maintenance Total	**$101,734**
306371	Capital Renewal	5.2	Patch, Repair and Seal Coat asphalt	2	317800	SF	$0.46	$146,188
							Capital Renewal Total	**$146,188**
-	-	-	-	-	-	-	-	$0
							Plant Adaptation Total	**$0**
306376	ADA Compliance	3.2	ADA, Install curb cut, concrete, 6" rise	0	4	EA	$1,900.00	$7,600
308111	ADA Compliance	3.2	ADA, paint accessible parking space with signage	0	3	EA	$375.00	$1,125
306535	ADA Compliance	3.2	ADA Concrete walkway	0	80	SF	$8.15	$652
306534	ADA Compliance	3.2	Wall mounted ADA compliant signage	0	12	EA	$55.00	$660
306377	ADA Compliance	3.2	ADA, paint accessible parking space with signage	0	3	EA	$375.00	$1,125
306378	ADA Compliance	3.2	ADA, paint van-accessible space with signage	0	1	EA	$420.00	$420
							ADA Compliance Total	**$11,582**
							Grand Total	**$259,504**

Parking Shelters K-V

Obs Id	Category	Section Number	Description	RUL	Quant	Unit	Unit Cost *	Total Cost **
-	-	-	-	-	-	-	-	$0
							Deferred Maintenance Total	**$0**
306440	Capital Renewal	6.3	Elastomeric deck coating	1	35000	SF	$11.94	$417,900
306436	Capital Renewal	6.4	General painting cost per SF, minor prep work, up to 4-story bldg.	5	65000	SF	$1.82	$118,300

								Capital Renewal Total	**$536,200**
307394	Plant Adaptation	6.6	Replace 12' x 24' steel double roll-up door	4	1	EA	$7,785.00	$7,785	
							Plant Adaptation Total	**$7,785**	
-	-	-	-	-	-	-	-	$0	
							ADA Compliance Total	**$0**	
							Grand Total	**$543,985**	