

FACILITY CONDITION ASSESSMENT

PREPARED FOR:

Rhode Island Department of Administration
Division of Capital Asset Management and Maintenance
One Capitol Hill
Providence, RI 02908-5855



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EMG PROJECT NUMBER:

117742.16R000-167.305

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FACILITY CONDITION ASSESSMENT
OF
NATIONAL GUARD ARMORY / 28-019
118 PARADE STREET
PROVIDENCE, RI 02909



engineering | environmental | capital planning | project management

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1. EXECUTIVE SUMMARY

1.1 PROJECT FACTS

Project Facts

Item	Description
Current Project Name / Building ID	National Guard Armory / 28-019
Original Project Name / Building ID	National Guard Armory 28-019 / 28-019
Campus	Providence
Agency	2463-10000
Property Type	Armory
Year Built	1908
Year of Latest Major Renovation	2005
Number of Stories	4 (Does not Include Basements, Mezzanines, or MEP Penthouses)
Occupied	Yes
Land Area	3.5 Acre(s)
Gross Building Area (GSF)	193,607 SF
Total Parking Count (Including ADA)	120 Parking Spaces
ADA Compliant (Total Count)	4 Total ADA Spaces
ADA Compliant for Vans	0 Van Parking Spaces

1.2 NARRATIVE SUMMARY

Executive Summary

The Cranston Street Armory is a partially occupied former armory building. It has a full basement with four above-grade stories, as well as two towers on the east and west side of the building that climb an additional three stories. Overall, the building appeared to be in fair to poor condition. Numerous areas of the building are no longer occupied and have not been maintained. There have been significant issues with water infiltration through the roofs and at the basement level in the past, and while no active roof leaks were observed, signs of past leakage were evident. Numerous windows were reportedly falling out of the building in the past; therefore, virtually all the windows from the second floor upwards have been boarded over. Most of the interior finishes are in poor condition. There were isolated sections of interior flooring that were severely damaged, which pose tripping hazards that should be addressed immediately. The structure has been identified by the client as historically significant, as such, throughout the report, where costs are provided and indicated as “replacement” these may also be construed as the cost to repair or restore.

Architectural and Structural Systems Summary

The foundation system was not able to be directly observed. It is assumed to a continuous reinforced concrete spread footing system supporting masonry foundation walls. There is a basement with masonry walls and a concrete floor slab. The basement walls do not appear to be insulated. The building’s structural systems consist of masonry bearing walls with wood-framed floors and roofs at the wings, and trussed arches supported by masonry piers spanning the width of the building at the central drill hall. There are three main roof areas. The sloped roof above the drill hall is finished with slate shingles. The shallow pitched roof above the drill hall catwalk is finished with a single-ply EPDM membrane. The flat roofs at the east and west wings and towers are finished a single-ply EPDM membrane. The exterior walls are stone and brick with some terra cotta and decorative stone, and stone lintels. Windows are mostly single-glazed, wood-framed units in punched openings. As previously noted, many windows have fallen out and have been replaced or concealed by wood coverings. There is one elevated wooden loading dock at the front of the building. The building interiors generally include painted plaster walls, wood paneling, and painted brick in the basement. The floor finishes consist of carpet, vinyl composition tile (VCT), wood strip, terrazzo, and concrete. The interior ceilings are finished with stained and painted wood. There are two monumental stair cases



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providing access from the basement level to the fourth floor, one each on the east and west sides of the building. There are also stair towers providing access to the east and west wing roofs and the east and west towers.

Conveyance, Plumbing, HVAC, Fire Protection and Electrical Systems Summary

Vertical conveyance in the building is provided by one hydraulic passenger elevator that serves the basement and the first floor. There are also two wheelchair lifts located at the facility. One is located in the basement, providing access between the main basement level and the end wings, which require ascending a half flight of stairs, while the other is located at the front loading dock and is intended to provide access to the front door. The exterior unit's upper door opens air approximately five feet above the sloped ramp level, and is not fit for use. Domestic hot water is provided to the restrooms by individual electric water heaters located in the restrooms that the units serve. Heating is provided by boilers that provide steam heat to radiators and hydronic unit heaters throughout the facility. Supplemental heating is provided to the first floor offices by heat pumps serving the east and west wings (one unit each). Cooling is provided to the first floor offices by the same heat pumps, while a small split system provides cooling to the four storage vaults located in the basement. Fire protection systems include a fire alarm system, fire sprinkler system throughout, smoke detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. The second floor and above are served by a dry pipe fire sprinkler system. General interior lighting is provided by a mix of T-12 and T-8 fluorescent fixtures with incandescent fixtures in accent locations. Electrical service to the building is provided by a 2500-amp main switchboard that is served from a pad-mounted transformer located on the Cranston Street side of the building. There is an emergency generator located on the exterior of the building and automatic transfer switches located in the electrical room.

Site Summary

The building covers a significant portion of the site. Landscaping consists of trees and lawn areas. Landscaped areas are irrigated by hand as necessary. Fencing is located at most of the perimeter of the site with an automatic vehicle gate providing access to the parking area. A second vehicle gate exists but does not appear to be in use at this time. Parking is primarily provided in one asphalt paved lot. There is also space in the basement that is used for parking. Service vehicle access is provided through the automatic vehicle gate to the main parking lot. An elevated wood loading dock with a ramp to the front door is provided at the front of the building. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Stone stairs provide access to building entrances. General site lighting is provided by pole-mounted metal halide fixtures. Building perimeter lighting is provided by wall-mounted metal halide fixtures.

Accessibility Summary

The building is not handicap accessible. Significant improvements will be required. Cost allowances for some of these improvements are included in the report.

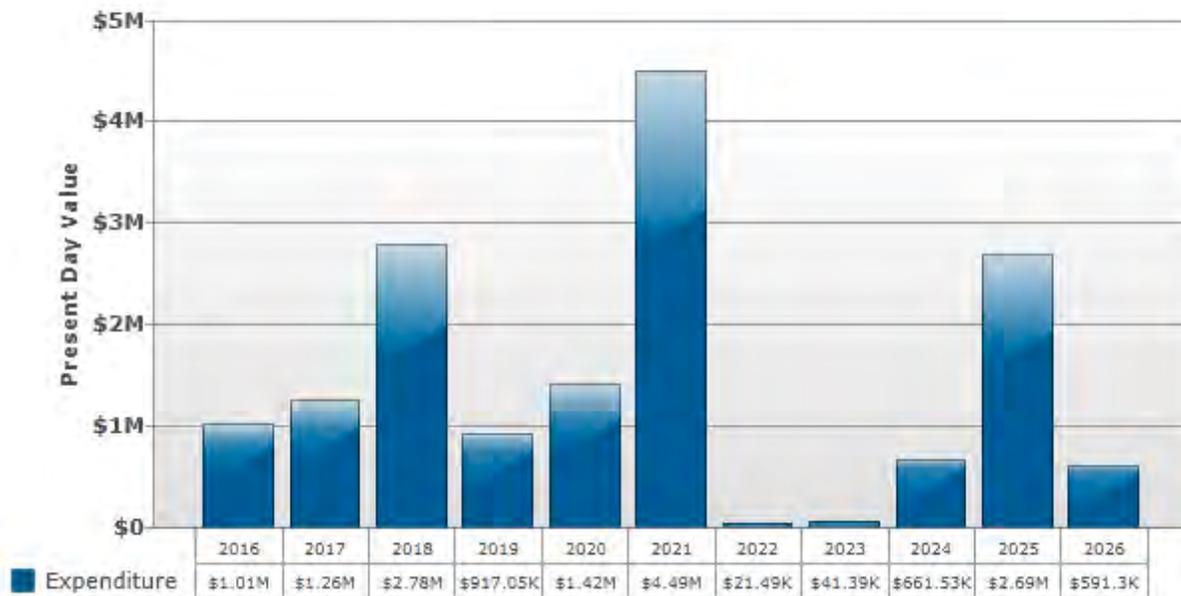
1.3 SUMMARY OF FINDINGS

The below table represents summary-level findings for the Facility Condition Assessment (FCA). The Facility Condition Index (FCI) is the ratio of the Immediate Capital Needs (ICN) to the Current Replacement Value (CRV). $FCI = ICN / CRV$. The CRV of the building is calculated by EMG using industry standard reference sources in conjunction with facility type, building area, and geography. Key findings from the assessment include:

Key Finding	Metric
Facility Condition Index (FCI)	3.5%
FCI Rating: up to 5% = Good; 5% to 10% = Fair; 10+% to 60% = Poor; over 60% = Very Poor	
Current Replacement Value (CRV)	\$29,041,050
Current Replacement Value (CRV) per Square Foot	\$150.00/SF
<hr/>	
Through 2016 - Immediate Capital Needs (ICN)	\$1,011,993
Years 2017 through 2021 - 5 Year Capital Plan	\$10,864,748
Years 2022 through 2026 - 10 Year Capital Plan	\$4,004,796
TOTAL Capital Needs	\$15,881,537

The chart below provides a summary of yearly-anticipated expenditures including cost related to Modernization/Adaptation over the study period for the subject building. Further detail on the specific costs that make up the summary can be found in Section 3 and the cost tables in the appendices.

Expenditure Forecast Over Study Period



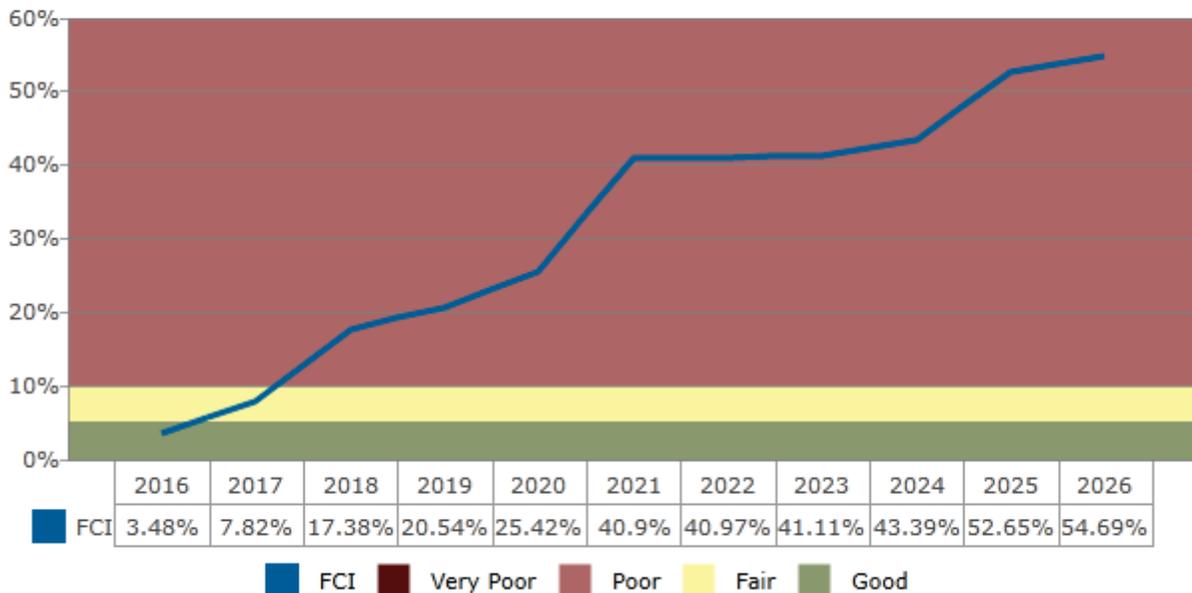
1.4 FACILITY CONDITION INDEX

The Facility Condition Index (FCI) gives an indication of a building or portfolio’s overall condition. The value is based on a 0% to 100%+ scale and is derived by dividing the repair costs for a facility by a Current Replacement Value (CRV). The CRV is calculated by multiplying the existing building square footage by the Cost per Square Foot to construct a new, similar facility. Typically, the FCI is calculated using only the current condition values, not taking into account the future needs identified in the life cycle evaluation. Accounting principles indicate that an FCI value of 65% or greater be utilized as the threshold to identify a potential replacement candidate. If the current repair costs reach 65% of the CRV, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted.

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

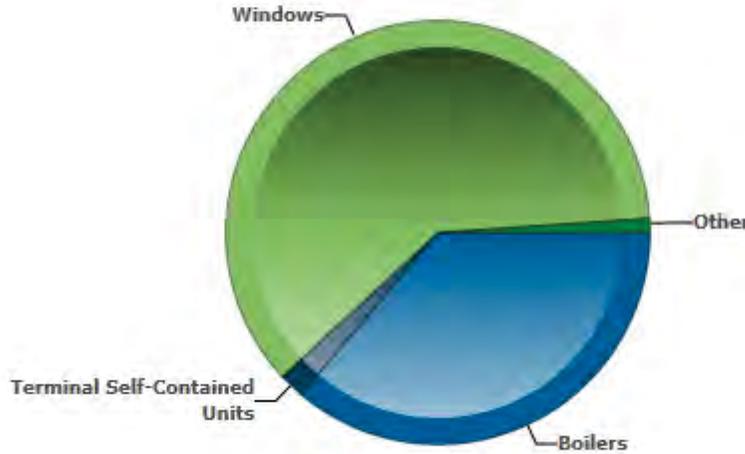
The Chart below indicates cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address identified repairs and replacements for each year. The FCI calculation is not inclusive of cost related to Modernization/Adaptation.

Cumulative Effects of FCI over the Study Period



1.5 IMMEDIATE NEEDS BY BUILDING SYSTEM

Distribution of Immediate Needs by Building System



Uniformat	Building System	Expenditure
B1029	Other Roof Systems	\$4,139
B2021	Windows	\$615,132
C3024	Flooring	\$3,194
D3021	Boilers	\$366,154
D3051	Terminal Self-Contained Units	\$19,757
G2031	Paving & Surfacing	\$3,618
	Total	\$1,011,993



1.6 TOTAL CAPITAL NEEDS BY PLAN TYPES

In the chart below, costs are sorted by Plan Types, which generally define the reason the cost exists. The chart and tables cover the study period. A cost may have more than one applicable Plan Type, however, only the dominant Plan Type will be selected based on the most heavily impacted building system and the Plan Type with the greatest significance. The following Plan Types are listed in general order of significance:

- **Safety (SFT)**

An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.

- **Performance/Integrity (P/I)**

Component or system has failed, is failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.

- **Accessibility (ADA)**

Does not meet ADA, UFAS, and/or other handicap accessibility requirement.

- **Environmental (ENV)**

Improvements to air or water quality, including removal of hazardous materials from the building or site.

- **Modernization/Adaptation (MOD)**

Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs. This plan type also includes, when deemed necessary, the removal of decommissioned assets. Modernization/Adaptation items are NOT included in the FCI calculation.

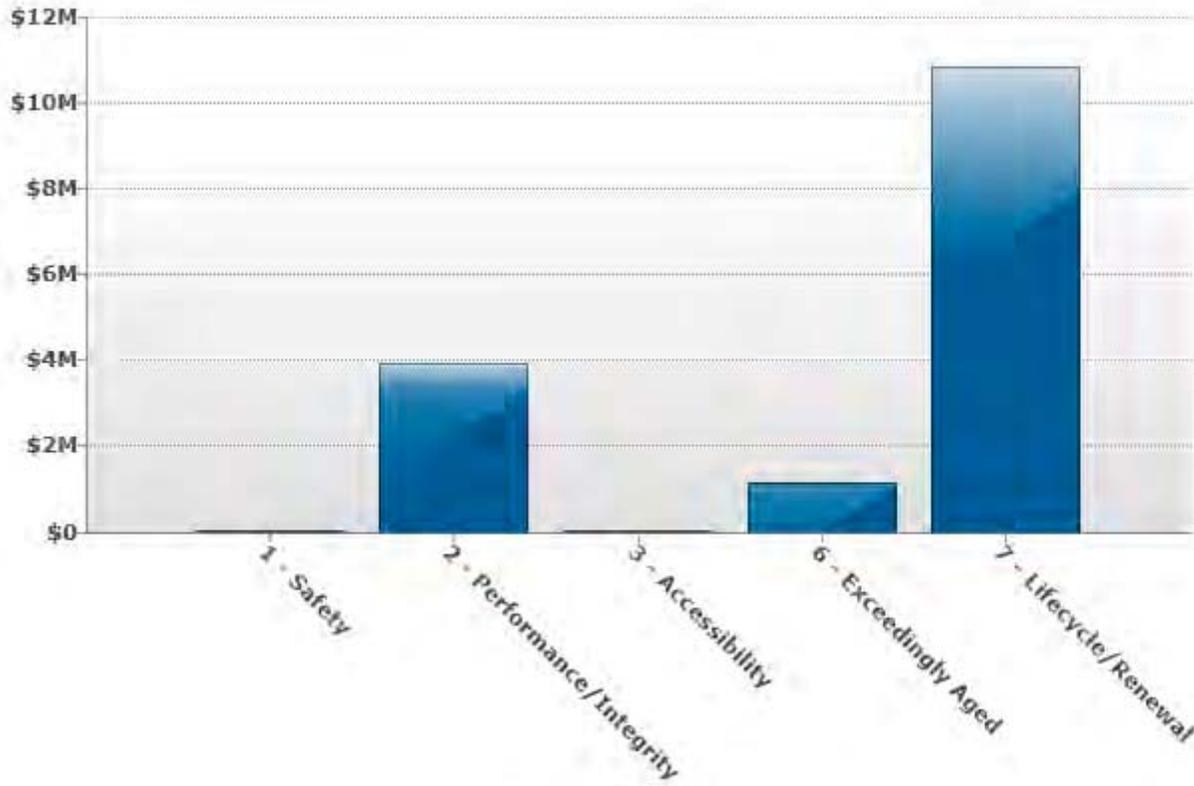
- **Exceedingly Aged (XA)**

Component or system has aged well beyond its industry-standard lifecycle, typically double its EUL or at least 15 years beyond its EUL, and for which repair or replacement is recommended.

- **Lifecycle/Renewal (L/R)**

Any component or system that does not or did not appear problematic/deficient at the time of the assessment and for which future repair or replacement is anticipated.

Total Capital Needs by Plan Type

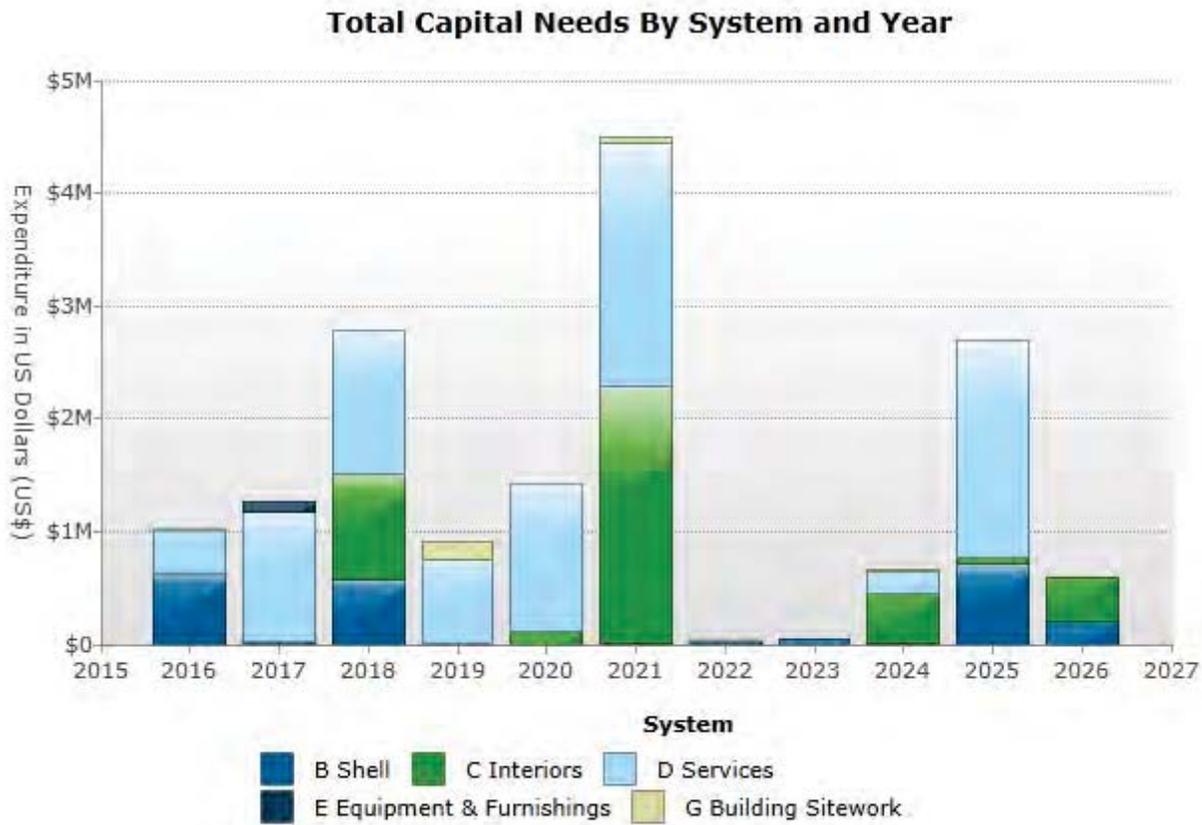


Plan Type	Expenditure
1 - Safety	\$10,950
2 - Performance/Integrity	\$3,916,274
3 - Accessibility	\$152
6 - Exceedingly Aged	\$1,140,082
7 - Lifecycle/Renewal	\$10,814,079
Total	\$15,881,537



1.7 TOTAL CAPITAL NEEDS BY SYSTEM AND YEAR

This also includes cost for immediate needs:



Year	Building System	Expenditure
2016	B Shell	\$619,271
2017	B Shell	\$18,737
2018	B Shell	\$570,022
2021	B Shell	\$12,217
2022	B Shell	\$18,737
2023	B Shell	\$41,390
2024	B Shell	\$5,365
2025	B Shell	\$723,066
2026	B Shell	\$206,052
2016	C Interiors	\$3,194
2017	C Interiors	\$15,489
2018	C Interiors	\$948,800



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2019	C Interiors	\$4,800
2020	C Interiors	\$111,140
2021	C Interiors	\$2,275,053
2024	C Interiors	\$451,981
2025	C Interiors	\$47,459
2026	C Interiors	\$385,244
2016	D Services	\$385,912
2017	D Services	\$1,140,082
2018	D Services	\$1,258,597
2019	D Services	\$744,970
2020	D Services	\$1,306,078
2021	D Services	\$2,163,243
2022	D Services	\$2,755
2024	D Services	\$184,800
2025	D Services	\$1,918,567
2017	E Equipment & Furnishings	\$85,000
2016	G Building Sitework	\$3,618
2019	G Building Sitework	\$167,280
2021	G Building Sitework	\$43,240
2024	G Building Sitework	\$19,380
	Total	\$15,881,537



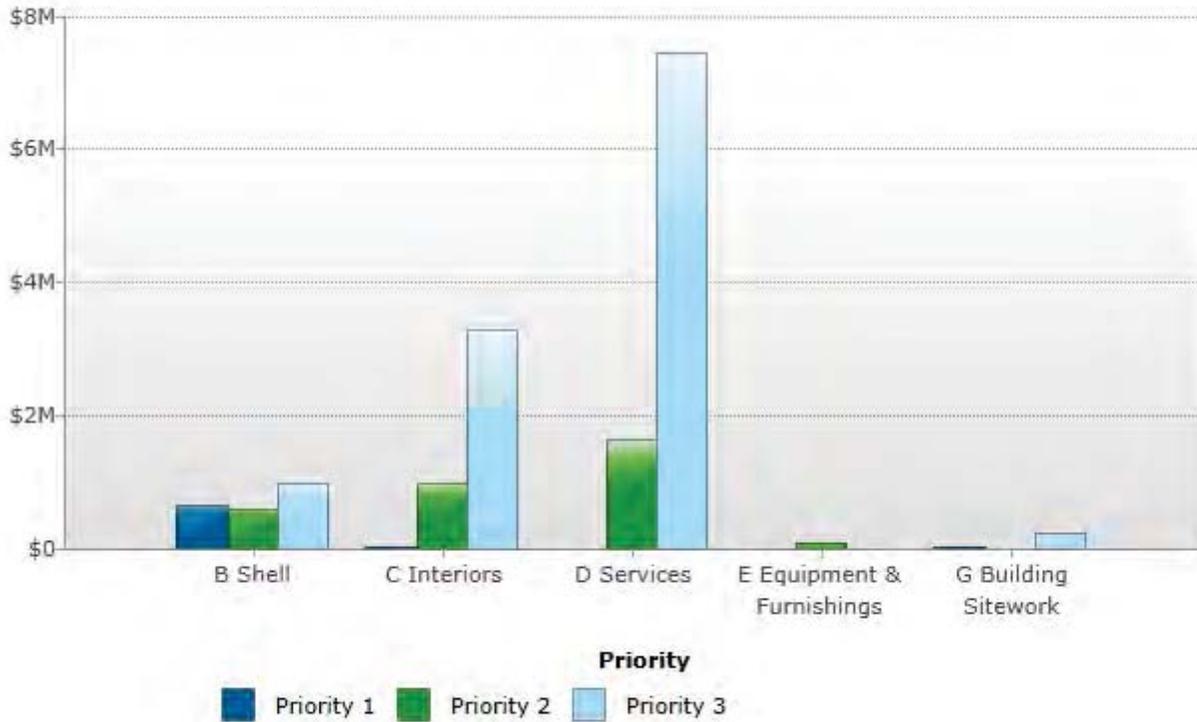
1.8 TOTAL CAPITAL NEEDS BY PRIORITY

Another method to plan for replacement of building systems or components is by assigning a priority that is relative to the other systems and components in the building. The priority model used in the analysis takes into account the plan type, the location of the system within the property, the importance of the system, and the urgency of the repair, i.e., repairs to mission critical systems may have a higher priority than back of house finishes that are in worse condition. The identified repairs or replacements have been prioritized according to the ranking criteria identified in Section 2.2.6. with Priority 1 items being the most critical to address.

Based on the results of the ranking calculation derived from the analysis of the variables described above, the assets and associated actions are assigned to one of the following Priority categories. The scale is 1 to 4, with 1=highest and 4=lowest priority.

- **Priority 1 - Immediate/Critical Items**
Require immediate action to either (a) correct a safety hazard or (b) address the most important building performance or integrity issues or failures.
- **Priority 2 - Potentially Critical Items**
Include (a) those component performance or building integrity issues of slightly lesser weight and/or (b) issues that if left unchecked could escalate into Immediate/Critical items. Accessibility and environmental issues are also typically included in this subset.
- **Priority 3 - Necessary/Recommended Items**
Items of concern that generally either require attention or are suggested as improvements within the near term to: (a) improve usability, marketability, or efficiency; (b) reduce operational costs; (c) prevent or mitigate disruptions to normal operations; (d) modernize the facility; (e) adapt the facility to better meet occupant needs; and/or (f) should be addressed when the facility undergoes a significant renovation.
- **Priority 4 - Anticipated Lifecycle Replacements**
Renewal items which are generally associated with building components performing acceptably at the present time but will likely require replacement or other future attention within the timeframe under consideration.

Total Capital Needs by System and Priority



Building System	Priority				Total Expenditure
	1 Immediate/ Critical	2 Potentially Critical	3 Necessary/ Recommended	4 Anticipated Lifecycle Replacements	
B Shell	\$656,745	\$570,022	\$988,090	\$0	\$2,214,857
C Interiors	\$3,194	\$964,289	\$3,275,676	\$0	\$4,243,158
D Services	\$0	\$1,644,357	\$7,460,647	\$0	\$9,105,004
E Equipment & Furnishings	\$0	\$85,000	\$0	\$0	\$85,000
G Building Sitework	\$3,618	\$0	\$229,900	\$0	\$233,518
Totals	\$663,556	\$3,263,668	\$11,954,313	\$0	\$15,881,537



2. SCOPE AND PURPOSE

2.1 SCOPE

The evaluation team visited the subject property to evaluate the general condition of the building and site. They reviewed available construction documents, drawings, reports, and maintenance records as provided by the Client. The review comprehensively included all observable in-place construction, conveyance, plumbing, HVAC, fire protection, and electrical systems, within the general built environment. The evaluation team conducted a walk-through survey of the property in order to observe building systems and components, to identify physical deficiencies, to formulate recommendations to remedy the physical deficiencies, and to recommend planned capital replacements and repairs of building systems and components.

- As a part of the walk-through survey, the evaluation team surveyed a representative sample of the site and building's interior, the exterior building envelope, and the roof.
- The evaluation team interviewed the building maintenance staff to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.
- The evaluation team developed opinions based on their site evaluation and interviews with building maintenance staff, discussions with the most relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The evaluation team questioned others who are knowledgeable of the subject property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property.

The Client contracted with EMG to conduct a Facility Condition Assessment (FCA) consisting of field observations, document review, and related due diligence tasks of the subject property. The Facility Assessment will:

- Determine the present condition and estimated remaining useful life (RUL) of various building systems and components.
- Provide a strategic plan for capital repairs, lifecycle component replacement, and building modernization.
- Establish anticipated renewal and replacement costs for the various systems and components.
- Identify and document present condition of physical assets with recommended corrections for deficiencies and provide cost estimates for corrections. Prioritize, categorize and classify deficient conditions, associated corrective actions and information concerning building systems and deficiency categories.
- The FCA will be a guide for future replacement, repairs and improvements and to assist the client in prioritizing their capital budget and expenditures across their real estate portfolio.
- Calculate the Facility Condition Index (FCI) for each facility and extend that calculation over the study period.

2.2 PURPOSE

The goal of the FCA is to gather the data necessary to understand the existing facility's condition, identify strategies to meet the facility's life cycle needs and create the foundation for an overall capital plan. The facility condition assessment includes the following:

- Current conditions analyses - existing facility requirements including deferred maintenance, recommended discretionary improvements, and potential safety and liability issues.
- Anticipated facility reserve analyses - projections of ongoing degradation of facilities' components and costs associated with the reserve or replacement of these components as they reach the end of their useful lives
- Funding needs analysis - summary report of deferred maintenance and systems reserves funding needs.

2.2.1 Condition Ratings

The physical condition of building systems and related components are defined as being in one of the following conditions:

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

EMG's calculation of probable capital needs methodology involves identification and quantification of those systems or components requiring immediate actions or capital funding reserves over the lifecycle horizon of the facility key components. The component is segregated into two categories "Immediate Repairs" and "Capital Expenditures" defined as follows:

2.2.2 Probable Capital Needs - 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 left un-remedied, have the potential to result in or contribute to critical element or system failure within the current year, or will most probably result in a significant escalation of its remedial cost. Immediate repair costs are items which require action in the current **year**.

2.2.3 Probable Capital Needs - Capital Expenditures

Capital Expenditures are for recurring probable expenditures that are not classified as operation or maintenance expenses. These line items should be budgeted for in advance on an annual basis. Capital expenditures are reasonably predictable both in terms of frequency and cost. However, the capital expenditures may also include components or systems that have an

indeterminate life but nonetheless have a potential liability for failure within the study period. The capital expenditures are further broken down into Short Term, Near Term and Long Term Capital Needs as defined in Section 1.3 of this Report.

2.2.4 Remaining Useful Life Estimate (RUL) and Expected Useful Life (EUL)

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. 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.

2.2.5 Opinions of Probable Cost

Estimates for individual repair and replacements are a key part of this engagement. These estimates are based on invoice or bid documents provided by the Owner/facility or construction cost estimates developed by construction resources such as R.S. Means, Whitestone, Marshall & Swift, and EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Where quantities are not derived from an actual take-off, algorithms based on building gross square footage (GSF), lump sum costs, or allowances are utilized.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-15 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study are included where warranted in this Report.

2.2.6 Priority Ranking

EMG records existing conditions, identifies problems and deficiencies, and documents corrective action and quantities of recommended repairs and/or replacements. During the assessment, the collected data is entered directly into the EMG assessment and capital planning database using tablet computers. Based on the analysis of the collected data, a Priority Ranking is calculated for each item observed. The Priority Ranking calculation is a function of the following key facility variables generally listed in order of importance:

- **Plan Type**

The cost associated with each asset or component evaluated is assigned a Plan Type. These Plan Type categories are described in Section 1.6.

- **Building Mission Ranking**

If the building is one of multiple buildings at the facility, each building is ranked on a scale of 1-10 based on conversations with the client. This rank defines the importance of each building to the overall mission of the facility. For example, the building containing the administrative offices for a subject property may carry a higher ranked importance than the parking garage. However, if the parking garage is used for Mission Critical or emergency services vehicles then it may have a higher priority than the office building. Both are required for the operation of the facility but ranking is adjusted based on the use of the buildings and the mission of the overall facility as defined by the client.

- **Uniformat II Code**

Each asset or component evaluated is coded as per the industry standard UNIFORMAT II, ASTM E1557 Standard Classification of Building Elements and Sitework. The Uniformat designation is then associated with a ranking based on the overall importance to the operation of a facility. An asset that is related to building envelope, e.g. roof or windows, is assigned a higher ranking than a component such as carpeting or interior paint.

- **Remaining Useful Life (RUL) as it Relates to the Expected Useful Life (EUL)**

The expected useful life (EUL) projection of the component is calibrated against the remaining useful life (RUL) as estimated by an EMG field assessor.

3. ASSETS OBSERVED

Assets observed at the site are provided in this Section and sorted by the modified Uniformat II coding indexed as applicable. See the listing below for the sequence.

- **A SUBSTRUCTURE**
 - A10 Foundations
 - A20 Basement Construction

- **B SHELL**
 - B10 Super Structure
 - B20 Exterior Enclosure
 - B30 Roofing

- **C INTERIORS**
 - C10 Interior Construction
 - C20 Stairs
 - C30 Interior Finishes

- **D SERVICES**
 - D10 Conveying
 - D20 Plumbing
 - D30 HVAC
 - D40 Fire Protection
 - D50 Electrical

- **E EQUIPMENT and FURNISHINGS**
 - E10 Equipment
 - E20 Furnishings

- **F SPECIAL CONSTRUCTION and DEMOLITION**
 - F10 Special Construction
 - F20 Selective Building Demolition

- **G SITEWORK**
 - G10 Site Preparation
 - G20 Site Improvements
 - G30 Site Mechanical Utilities
 - G40 Site Electrical Utilities
 - G90 Other Site Construction

- **P FOLLOW-UP STUDIES (Professional Services)**

- **Z GENERAL CONDITIONS and OTHER**

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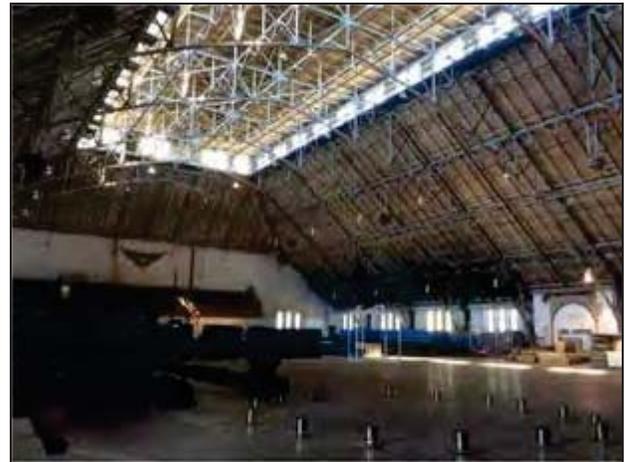
Coding / Field Name	Asset Description
A2021 - Basement Wall Construction	Basement Wall, Masonry
Condition	Fair
Quantity	9,000 SF
Unit Cost	\$26.10
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	35 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basis of Costing	Basement Wall, Masonry (CMU)



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Coding / Field Name	Asset Description
B100X - Super Structure	Superstructure, Masonry
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$29.58
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	35 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basis of Costing	Structural Frame, Masonry (CMU) Bearing Walls, 3+ Stories



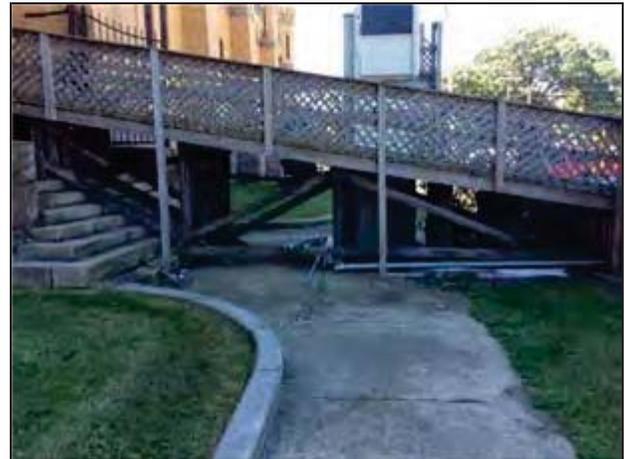
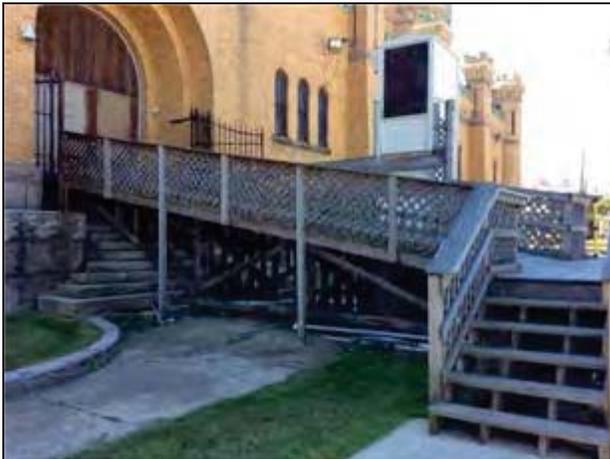
Coding / Field Name	Asset Description
B1012 - Upper Floors Construction	Structural Flooring/Decking, Wood
Condition	Fair
Quantity	64,800 SF
Unit Cost	\$10.13
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	20 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basis of Costing	Structural Flooring/Decking, Wood



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Coding / Field Name	Asset Description
B1014 - Ramps	Exterior Ramp, Wood
Condition	Fair
Quantity	365 SF
Unit Cost	\$10.13
Year in Service	1995
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Exterior Ramp, Wood
Guard/Handrails and Walls	Fair Condition



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Exterior Ramp, Wood	365 SF	\$10.13	L/R	3	2021	\$3,697



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Coding / Field Name	Asset Description
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs, Stone
Condition	Fair
Quantity	1,000 SF
Unit Cost	\$48.94
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	20 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Exterior Stairs, Concrete



Steps slightly uneven, mortar cracking in spots



Coding / Field Name	Asset Description
B1019 - Other Floor Construction	Loading Dock, Wood
Condition	Fair
Quantity	300 SF
Unit Cost	\$686.84
Year in Service	1990
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Loading Dock, Concrete

Observations/Comments

Loading dock appears generally solid.



Broken, out of plumb framing pieces

FACILITY CONDITION ASSESSMENT

Draft - For Discussion Purposes Only

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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Loading Dock, Wood	300 SF	\$686.84	L/R	3	2026	\$206,052



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Coding / Field Name	Asset Description
B1021 - Flat Roof Construction	Roof Structure, Flat, East and West Wings, Steel Beams
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$27.84
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	35 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basis of Costing	Roof Structure, Flat, Metal Deck over Steel Beams



Coding / Field Name	Asset Description
B1022 - Pitched Roof Construction	Roof Structure, Pitched Slate Roof, Wood Rafters
Condition	Fair
Quantity	40,000 SF
Unit Cost	\$27.84
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basis of Costing	Roof Structure, Pitched, Steel Framing



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Coding / Field Name	Asset Description
B1022 - Pitched Roof Construction	Roof Structure, Central Drill Hall, Wood Rafters
Condition	Fair
Quantity	13,500 SF
Unit Cost	\$19.72
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basis of Costing	Roof Structure, Pitched, Wood Rafters



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Coding / Field Name	Asset Description
B1029 - Other Roof Systems	Catwalk, Steel
Condition	Fair
Quantity	500 LF
Unit Cost	\$82.78
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	7 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Roof Access Ladder, Steel

Observations/Comments

Catwalk appears stable and level.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Catwalk, Steel	500 LF	\$82.78	L/R	3	2023	\$41,390



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Coding / Field Name	Asset Description
B1029 - Other Roof Systems	Roof Access Ladders
Condition	Failed
Quantity	50 LF
Unit Cost	\$82.78
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	0 Year(s), Estimated, Based on Date of Observation
Location	Roof
Basis of Costing	Roof Access Ladder, Steel

Observations/Comments

Currently old wooden ladders in both east and west towers. Deterioration observed. Should be replaced with metal roof access ladders.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Roof Access Ladders	50 LF	\$82.78	SFT	1	2016	\$4,139



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Coding / Field Name	Asset Description
B2011 - Exterior Wall Construction	Exterior Wall, Brick, 3+ Stories
Condition	Fair
Quantity	37,500 SF
Unit Cost	\$53.38
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Exterior Wall, Brick or Brick Veneer, 3+ Stories



Cracking at exterior brick

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Repoint Exterior Wall, Brick or Brick Veneer, 3+ Stories	375 SF	\$45.45	P/I	1	2017	\$17,044
Repoint Exterior Wall, Brick or Brick Veneer, 3+ Stories	375 SF	\$45.45	P/I	1	2022	\$17,044



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Coding / Field Name	Asset Description
B2011 - Exterior Wall Construction	Exterior Wall, Field Stone, 1-2 Stories
Condition	Fair
Quantity	16,650 SF
Unit Cost	\$49.84
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Exterior Wall, Field Stone, 1-2 Stories



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Repoint Exterior Wall, Field Stone, 1-2 Stories	167 SF	\$10.14	P/I	1	2017	\$1,693
Repoint Exterior Wall, Field Stone, 1-2 Stories	167 SF	\$10.14	P/I	1	2022	\$1,693



Coding / Field Name	Asset Description
B2011 - Exterior Wall Construction	Exterior Wall, Decorative Stone/Terra Cotta
Condition	Fair
Quantity	2,000 SF
Unit Cost	\$54.64
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Exterior Wall, Field Stone, 3+ Stories

Observations/Comments

Some of the decorative stonework has been recently repaired. The west tower was being repaired at the time of the building assessment.



Broken stonework

Coding / Field Name	Asset Description
B2021 - Windows	Windows, DPM, Stairs to Catwalk
Condition	Good
Quantity	12 EA
Unit Cost	\$1,102.59
Year in Service	2010
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Window, Aluminum Double-Glazed 12 SF, 3+ Stories
Window	Awning (1.1)
Estimated/Averaged Size (SF)	12
Sealant	Good Condition
Screens (Housing Only)	NA

Observations/Comments

Windows replaced recently.



Coding / Field Name	Asset Description
B2021 - Windows	Windows, SPW, Base/1st Floor
Condition	Poor
Quantity	210 EA
Unit Cost	\$2,050.44
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Window, Wood 24 SF, 3+ Stories
Window	Single Hung
Estimated/Averaged Size (SF)	20
Sealant	Poor Condition - See Observations/Comments
Screens (Housing Only)	NA

Observations/Comments

Windows at the basement and first floor are generally old and worn, with some poor seals and deteriorated materials.



Deteriorated window hardware

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Windows, SPW, Base/1st Floor	210 EA	\$2,050.44	P/I	2	2018	\$430,592



Coding / Field Name	Asset Description
B2021 - Windows	Windows, SPW, Catwalk
Condition	Poor
Quantity	68 EA
Unit Cost	\$2,050.44
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Window, Wood 24 SF, 3+ Stories
Window	Single Hung
Estimated/Averaged Size (SF)	20
Sealant	Poor Condition - See Observations/Comments
Screens (Housing Only)	NA

Observations/Comments

Windows have severely deteriorated due to age and exposure.





Wood deterioration, half boarded up with OSB

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Windows, SPW, Catwalk	68 EA	\$2,050.44	P/I	2	2018	\$139,430

Coding / Field Name	Asset Description
B2021 - Windows	Windows, SPW, Floors 2-4
Condition	Failed
Quantity	300 EA
Unit Cost	\$2,050.44
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	0 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Window, Wood 24 SF, 3+ Stories
Window	Single Hung
Estimated/Averaged Size (SF)	20
Sealant	Poor Condition - See Observations/Comments
Screens (Housing Only)	NA

Observations/Comments

Windows on upper floors were reportedly falling out of the window openings, causing a safety hazard. Consequently all windows on floors two through four have been boarded over, and most of the windows are gone.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Windows, SPW, Floors 2-4	300 EA	\$2,050.44	P/I	1	2016	\$615,132



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Coding / Field Name	Asset Description
B2032 - Solid Exterior Doors	Exterior Doors, Metal
Condition	Fair
Quantity	2 EA
Cost Adjustment Factor/Reason	1.5 / Large main entrance doors
Unit Cost (Adjusted)	\$1,425.18
Year in Service	2000
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Exterior Door, Steel
Hardware Style	Lever Sets
Use	Entrance (1.1)

Observations/Comments

The doors on the north side are surrounded by a small section of wood exterior wall that will require refinishing and possible replacement. This work is considered routine maintenance.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Exterior Doors, Metal	2 EA	\$1,425.18	L/R	3	2025	\$2,850



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Coding / Field Name	Asset Description
B2032 - Solid Exterior Doors	Exterior Doors, Wood Solid
Condition	Fair
Quantity	5 EA
Unit Cost	\$1,423.11
Year in Service	2000
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Exterior Door, Wood Solid-Core
Hardware Style	Lever Sets
Use	Entrance (1.1)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Exterior Doors, Wood Solid	5 EA	\$1,423.11	L/R	3	2025	\$7,116



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Coding / Field Name	Asset Description
B2034 - Overhead Doors	Overhead Door, Automatic Opener
Condition	Fair
Quantity	1 EA
Unit Cost	\$8,519.54
Year in Service	2000
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Overhead Door, Automatic Opener
Hardware Style	See Observations/Comments
Use	See Observations/Comments



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Overhead Door, Automatic Opener	1 EA	\$8,519.54	L/R	3	2021	\$8,520



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Coding / Field Name	Asset Description
B2034 - Overhead Doors	Overhead Door, Steel Roll-Up
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,839.33
Year in Service	2000
Expected Useful Life (EUL)	35 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Overhead Door, Steel Roll-Up 144 SF



Coding / Field Name	Asset Description
B3011 - Roof Finishes	Roof Finish, Drill Hall Main Roof, East Half
Condition	Fair
Quantity	6,500 SF
Unit Cost	\$23.77
Year in Service	2014
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	18 Year(s), Estimated, Based on Date of Observation
Location	Roof
Basis of Costing	Roof, Single-Ply EPDM Membrane
Warranty Expiration	Unknown
Active Leaks Observed/Reported	No
Roof Access	Not Available, See Observations/Comments
Primary Drainage	Drip Edge (0.9)
Drainage	Appears adequate
Eaves and Soffits	Fair Condition
Overflow Drainage	No
Complication Factor	Simple roof with minimal curbs/penetrations
Primary Edge Configuration	Gravel Stop / Drip Edge
Primary Coping Material	Metal
Walking Pads	No
Ballasted	No
Roof Debris	Minimal debris observed

Observations/Comments

Roof access only available via attic hatch located in stairwell. Appropriate ladder not available for access.





Coding / Field Name	Asset Description
B3011 - Roof Finishes	Roof Finish, Drill Hall Main Roof, West Half
Condition	Fair
Quantity	6,500 SF
Unit Cost	\$23.77
Year in Service	2011
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	15 Year(s), Estimated, Based on Date of Observation
Location	Roof
Basis of Costing	Roof, Single-Ply EPDM Membrane
Warranty Expiration	Unknown
Active Leaks Observed/Reported	No
Roof Access	Not Available, See Observations/Comments
Primary Drainage	Drip Edge (0.9)
Drainage	Appears adequate
Eaves and Soffits	Fair Condition
Overflow Drainage	No
Complication Factor	Simple roof with minimal curbs/penetrations
Primary Edge Configuration	Gravel Stop / Drip Edge
Primary Coping Material	Metal
Walking Pads	No
Ballasted	No
Roof Debris	Minimal debris observed

Observations/Comments

POC reported that the west half of the drill hall roof membrane blew off and was replaced in approximately 2011. Roof access only available via attic hatch located in stairwell. Appropriate ladder not available for access.





Coding / Field Name	Asset Description
B3011 - Roof Finishes	Roof Finish, East and West Wings
Condition	Fair
Quantity	20,000 SF
Cost Adjustment Factor/Reason	1.5 / See lower left
Unit Cost (Adjusted)	\$35.66
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Roof
Basis of Costing	Roof, Single-Ply EPDM Membrane
Warranty Expiration	Unknown
Active Leaks Observed/Reported	No
Roof Access	Stair Tower with Access Door
Primary Drainage	Interior Roof Drains (1.1)
Drainage	Appears adequate
Eaves and Soffits	NA
Overflow Drainage	No
Complication Factor	20% of the roof is affected by curbs/penetrations (1.2)
Primary Edge Configuration	Parapet (1.1)
Primary Coping Material	Copper (1.1)
Walking Pads	No
Ballasted	No
Roof Debris	Minimal debris observed



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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Roof Finish, East and West Wings	20,000 SF	\$35.66	L/R	3	2025	\$713,100



Coding / Field Name	Asset Description
B3011 - Roof Finishes	Exterior Wall, Slate
Condition	Fair
Quantity	2,600 SF
Unit Cost	\$65.00
Year in Service	2001
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	35 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Roof, Slate

Observations/Comments

Ext. walls around catwalk



Coding / Field Name	Asset Description
B3011 - Roof Finishes	Roof, Slate
Condition	Fair
Quantity	40,000 SF
Unit Cost	\$65.00
Year in Service	2001
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	35 Year(s), Estimated, Based on Date of Observation
Location	Roof
Basis of Costing	Roof, Slate
Warranty Expiration	Unknown
Active Leaks Observed/Reported	No
Roof Access	Stair Tower with Access Door
Primary Drainage	See Observations/Comments
Drainage	Appears adequate
Eaves and Soffits	NA
Primary Roof Configuration	Gable (1.2)
Primary Roof Pitch	Steep slope: 9/12-12 or greater (1.2)
Roof Debris	Minimal debris observed
Attic Access	Stairs
Attic Insulation	No

Observations/Comments

Slate roofs drain to narrow sections of flat roofs with interior roof drains for drainage.





Cracked and broken slate tiles

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Coding / Field Name	Asset Description
B3021 - Glazed Roof Openings	Roof Skylight, Glass
Condition	Fair
Quantity	128 SF
Cost Adjustment Factor/Reason	0.9 /
Unit Cost (Adjusted)	\$41.91
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	8 Year(s), Estimated, Based on Date of Observation
Location	Roof
Basis of Costing	Roof Skylight, Glass Single Unit
Window	Fixed (0.9)
Estimated/Averaged Size (SF)	64
Sealant	Good Condition
Screens (Housing Only)	NA

Observations/Comments

Two skylights - one each at east and west wing flat roofs.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Roof Skylight, Glass	128 SF	\$41.91	L/R	3	2024	\$5,365



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Coding / Field Name	Asset Description
C1021 - Interior Doors	Interior Doors, Metal, Fire Rated
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,649.06
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Stair Tower
Basis of Costing	Interior Door, Fire 90-Minutes and Over
Hardware Style	Lever Sets
Use	Service



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Interior Doors, Metal, Fire Rated	2 EA	\$1,649.06	L/R	3	2025	\$3,298



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Coding / Field Name	Asset Description
C1021 - Interior Doors	Interior Doors, Metal
Condition	Fair
Quantity	30 EA
Unit Cost	\$1,352.72
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Door, Steel w/ Safety Glass

Observations/Comments

Metal doors generally appear to be newer.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Interior Doors, Metal	30 EA	\$1,352.72	L/R	3	2025	\$40,582



Coding / Field Name	Asset Description
C1021 - Interior Doors	Interior Door, Wood Hollow-Core
Condition	Good
Quantity	6 EA
Unit Cost	\$596.52
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Door, Wood Hollow-Core
Hardware Style	Knob Sets
Use	Service

Observations/Comments

Doors to sprinkler riser rooms in side wings on floors two through four.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Interior Door, Wood Hollow-Core	6 EA	\$596.52	L/R	3	2025	\$3,579



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Coding / Field Name	Asset Description
C1021 - Interior Doors	Interior Door, Wood Solid-Core
Condition	Fair
Quantity	115 EA
Unit Cost	\$1,423.11
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	8 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Door, Wood Solid-Core
Hardware Style	Knob Sets
Use	Service

Observations/Comments

Many historical doors, range of conditions.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Interior Door, Wood Solid-Core	115 EA	\$1,423.11	L/R	3	2024	\$163,658



Coding / Field Name	Asset Description
C1031 - Fabricated Toilet Partitions	B-Toilet Partitions, Wood
Condition	Fair
Quantity	14 EA
Unit Cost	\$1,200.00
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Toilet Partitions, Wood



Cracking wood



Door removed



Door missing

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace B-Toilet Partitions, Wood	14 EA	\$1,200.00	L/R	3	2020	\$16,800

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Coding / Field Name	Asset Description
C1031 - Fabricated Toilet Partitions	F1-Toilet Partitions, Wood
Condition	Fair
Quantity	3 EA
Unit Cost	\$1,200.00
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Toilet Partitions, Wood



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Toilet Partitions, Wood	3 EA	\$1,200.00	L/R	3	2021	\$3,600



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Coding / Field Name	Asset Description
C1031 - Fabricated Toilet Partitions	F2-Toilet Partitions, Wood
Condition	Poor
Quantity	2 EA
Unit Cost	\$1,200.00
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Toilet Partitions, Wood

Observations/Comments

Partitions old and deteriorated.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Toilet Partitions, Wood	2 EA	\$1,200.00	P/I	2	2018	\$2,400



Coding / Field Name	Asset Description
C1035 - Identifying Devices	Interior Signage (allowance)
Condition	Poor
Quantity	193,607 SF
Unit Cost	\$0.08
Year in Service	2000
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Signage (allowance)

Observations/Comments

Current signage generally consists of typed or written messages on standard printer paper, taped to walls and doors.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Interior Signage (allowance)	193,607 SF	\$0.08	P/I	2	2017	\$15,489



Coding / Field Name	Asset Description
C2011 - Regular Stairs	Interior Stair Rails, Wood
Condition	Fair
Quantity	750 LF
Cost Adjustment Factor/Reason	1.5 / Historical/decorative
Unit Cost (Adjusted)	\$19.37
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	20 Year(s), Estimated, Based on Date of Observation
Location	Stair Tower
Basis of Costing	Interior Stair/Ramp Rails, Wood
Railing	Fair Condition
Treads/Landings	NA



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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Refinish Interior Stair/Ramp Rails, Wood	750 LF	\$1.09	L/R	3	2021	\$818
Refinish Interior Stair/Ramp Rails, Wood	750 LF	\$1.09	L/R	3	2026	\$818



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Coding / Field Name	Asset Description
C2011 - Regular Stairs	Interior Stairs, Wood
Condition	Fair
Quantity	4,000 SF
Unit Cost	\$45.09
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	20 Year(s), Estimated, Based on Date of Observation
Location	Stair Tower
Basis of Costing	Interior Stairs, Wood



General wear

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Refinish Interior Stairs, Wood	4,000 SF	\$1.20	L/R	3	2019	\$4,800
Refinish Interior Stairs, Wood	4,000 SF	\$1.20	L/R	3	2024	\$4,800



Coding / Field Name	Asset Description
C3011 - Wall Finishes to Inside Exterior Walls	B-Interior Wall, Clay Brick
Condition	Fair
Quantity	48,600 SF
Unit Cost	\$25.95
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Clay Brick
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)



Coding / Field Name	Asset Description
C3011 - Wall Finishes to Inside Exterior Walls	DH-Interior Wall, Clay Brick
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$25.95
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Interior Wall Finish, Clay Brick
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)

Observations/Comments

Painted interior brick in Drill Hall shows general wear.



Deteriorating paint at brick



Deteriorated paint



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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Prep & Paint Interior Wall Finish, Concrete/Masonry	20,000 SF	\$1.45	L/R	3	2020	\$29,000



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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	B-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	43,200 SF
Unit Cost	\$3.38
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Gypsum Board/Plaster





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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F1-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Gypsum Board/Plaster



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Prep & Paint Interior Walls, Gypsum Board/Plaster/Metal	26,740 SF	\$1.42	L/R	3	2021	\$37,971



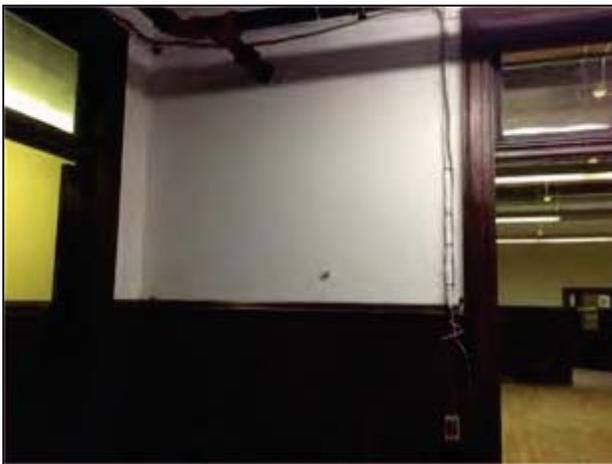
Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F2-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Gypsum Board/Plaster



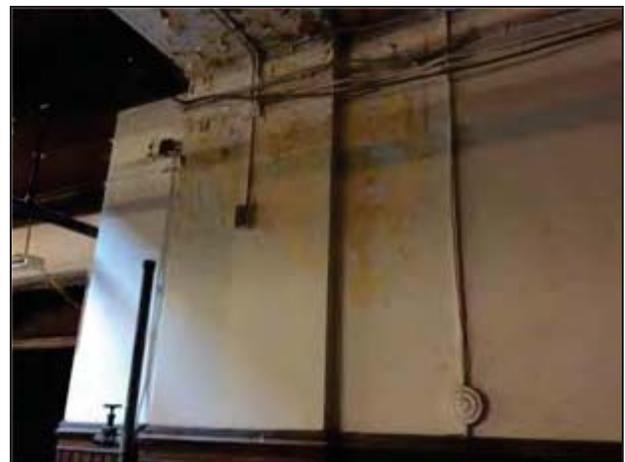
Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F3-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Gypsum Board/Plaster



Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F4-Interior Wall, Gypsum Board/Plaster
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	25 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Gypsum Board/Plaster



Cracking, water damaged wall



Cracking paint



Peeling paint



Peeling paint

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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	B-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	16,200 SF
Unit Cost	\$23.73
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Wood Paneling



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace B-Interior Wall Finish, Wood Paneling	16,200 SF	\$23.73	L/R	3	2026	\$384,426



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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	DHCW-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	4,160 SF
Unit Cost	\$23.73
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Interior Wall Finish, Wood Paneling
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace DHCW-Interior Wall Finish, Wood Paneling	4,160 SF	\$23.73	L/R	3	2021	\$98,717



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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F1-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	8 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Wood Paneling



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	3	2024	\$271,946



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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F2-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Wood Paneling



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	3	2021	\$271,946



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Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F3-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Wood Paneling
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F3-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	3	2021	\$271,946



Coding / Field Name	Asset Description
C3012 - Wall Finishes to Interior Walls	F4-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Wall Finish, Wood Paneling



Hole in wall



Damaged wall

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F4-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	3	2021	\$271,946



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Coding / Field Name	Asset Description
C3024 - Flooring	B-Interior Floor Finish, Terrazzo
Condition	Fair
Quantity	960 SF
Unit Cost	\$12.06
Year in Service	1908
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	8 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Interior Floor Finish, Terrazzo



Cracking at floor

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace B-Interior Floor Finish, Terrazzo	960 SF	\$12.06	L/R	3	2024	\$11,578



Coding / Field Name	Asset Description
C3024 - Flooring	F1-Interior Floor Finish, Vinyl Tile (VCT)
Condition	Fair
Quantity	1,000 SF
Unit Cost	\$4.80
Year in Service	1908
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Interior Floor Finish, Vinyl Tile (VCT)



Missing vinyl floor tile

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	\$4.80	L/R	3	2021	\$4,800



Coding / Field Name	Asset Description
C3024 - Flooring	DH-Interior Floor Finish, Wood Strip
Condition	Fair
Quantity	41,000 SF
Unit Cost	\$13.52
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Interior Floor Finish, Wood Strip

Observations/Comments

Wood floor shows significant wear due to age and heavy use. Wood strip flooring surfaces are painted, scratched, chipped, stained, and otherwise deteriorated in a variety of areas. Flooring does generally appear sound without observed evidence of rot or other major structural damage. Some sections have been removed and replaced with plywood.



Wood strip floor has been removed and replaced with plywood in some areas

Scratched and stained flooring



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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace DH-Interior Floor Finish, Wood Strip	41,000 SF	\$13.52	L/R	3	2021	\$554,320



Coding / Field Name	Asset Description
C3024 - Flooring	F1-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	10,000 SF
Unit Cost	\$13.52
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Floor Finish, Wood Strip

Observations/Comments

Heavy wear and staining in some areas.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Interior Floor Finish, Wood Strip	10,000 SF	\$13.52	P/I	2	2018	\$135,200



Coding / Field Name	Asset Description
C3024 - Flooring	F2-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	20,000 SF
Unit Cost	\$13.52
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Floor Finish, Wood Strip

Observations/Comments

Floors are old and heavily worn.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Interior Floor Finish, Wood Strip	20,000 SF	\$13.52	P/I	2	2018	\$270,400



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Coding / Field Name	Asset Description
C3024 - Flooring	F3-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	20,000 SF
Unit Cost	\$13.52
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Floor Finish, Wood Strip

Observations/Comments

Floors are old and heavily worn.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F3-Interior Floor Finish, Wood Strip	20,000 SF	\$13.52	P/I	2	2018	\$270,400



Coding / Field Name	Asset Description
C3024 - Flooring	F4-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	20,000 SF
Unit Cost	\$13.52
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Floor Finish, Wood Strip

Observations/Comments

Floors are old and heavily worn.



Buckled wood flooring; tripping hazard

Scratched, worn, generally deteriorated



Bird excrement

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Repair Buckled Wood Interior Floor Finish, Eliminate Tripping Hazard	150 SF	\$21.29	SFT	1	2016	\$3,194
Replace F4-Interior Floor Finish, Wood Strip	20,000 SF	\$13.52	P/I	2	2018	\$270,400

Coding / Field Name	Asset Description
C3025 - Carpeting	F1-Interior Floor Finish, Carpet
Condition	Fair
Quantity	9,000 SF
Unit Cost	\$7.26
Year in Service	2005
Expected Useful Life (EUL)	10 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic

Observations/Comments

Staining and serious wear in isolated sections.



Staining

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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Interior Floor Finish, Carpet	9,000 SF	\$7.26	L/R	3	2020	\$65,340



Coding / Field Name	Asset Description
C3031 - Ceiling Finishes	DH-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	2,320 SF
Unit Cost	\$9.22
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Interior Ceiling Finish, Wood

Observations/Comments

Wood ceiling below east and west gallery balconies.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace DH-Interior Ceiling Finish, Wood	2,320 SF	\$9.22	L/R	3	2021	\$21,390



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Coding / Field Name	Asset Description
C3031 - Ceiling Finishes	F1-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Ceiling Finish, Wood



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	3	2021	\$184,400



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Coding / Field Name	Asset Description
C3031 - Ceiling Finishes	F2-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Ceiling Finish, Wood



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	3	2021	\$184,400



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Coding / Field Name	Asset Description
C3031 - Ceiling Finishes	F3-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Ceiling Finish, Wood



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F3-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	3	2021	\$184,400



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Coding / Field Name	Asset Description
C3031 - Ceiling Finishes	F4-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Interior Ceiling Finish, Wood



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F4-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	3	2021	\$184,400



Coding / Field Name	Asset Description
D1011 - Passenger Elevators	Elevator, Hydraulic
Condition	Fair
Quantity	1 EA
Unit Cost	\$108,794.40
Year in Service	2000
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors
Make (Manufacturer)	Concord
Model Number	97715
Dataplate Information (Make, Model, SN) Not Completed Because	Information not on Dataplate
Capacity	1400
Capacity UoM (Unit of Measure)	LB
Floors Served (Quantity)	2
Cab Finishes	Fair Condition
Accessible	Yes

Observations/Comments

Door reopening mechanism was observed to be unresponsive or missing.



Inspection certificate





Coding / Field Name	Asset Description
D1013 - Lifts	Wheel Chair Lift, Exterior
Condition	Fair
Quantity	1 EA
Unit Cost	\$16,652.79
Year in Service	2007
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	16 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Wheel Chair Lift
Make (Manufacturer)	National Wheel-O-Vator Co., Inc.
Model Number	CDE144
Serial Number (Catalog Number)	114845
Capacity	750
Capacity UoM (Unit of Measure)	LB
Capacity Nominal/Estimated?	Nominal Capacity

Observations/Comments

Wheel chair lift appears mechanically functional, but opens almost 5' above the level of the loading dock ramp, and is not currently available or safe for use.



Lift opens almost 5 feet above loading dock ramp



Coding / Field Name	Asset Description
D1013 - Lifts	Wheel Chair Lift, Interior
Condition	Good
Quantity	1 EA
Unit Cost	\$16,652.79
Year in Service	2007
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	16 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Wheel Chair Lift
Make (Manufacturer)	National Wheel-O-Vator Co., Inc.
Model Number	CDE60
Serial Number (Catalog Number)	114846
Capacity	750
Capacity UoM (Unit of Measure)	LB
Capacity Nominal/Estimated?	Nominal Capacity

Observations/Comments

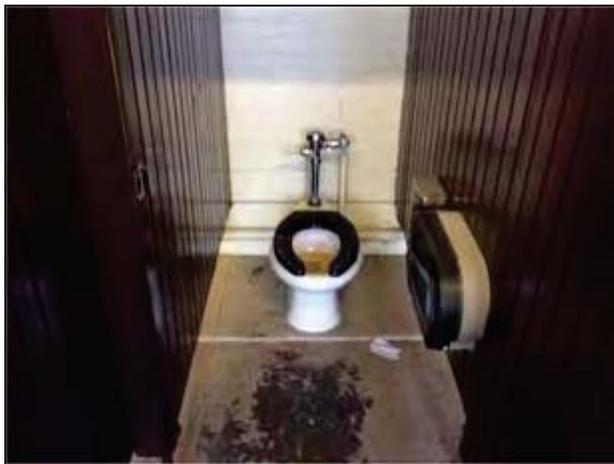
Wheel chair lift appears mechanically functional.



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Coding / Field Name	Asset Description
D2011 - Water Closets	B-Toilets (Water Closets)
Condition	Fair
Quantity	12 EA
Unit Cost	\$1,055.15
Year in Service	1990
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Toilet, Flush Tank (Water Closet)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace B-Toilets (Water Closets)	12 EA	\$1,055.15	L/R	3	2020	\$12,662



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Coding / Field Name	Asset Description
D2011 - Water Closets	F1-Toilets (Water Closets)
Condition	Fair
Quantity	12 EA
Unit Cost	\$1,055.15
Year in Service	1990
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Toilet, Flush Tank (Water Closet)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Toilets (Water Closets)	12 EA	\$1,055.15	L/R	3	2020	\$12,662



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Coding / Field Name	Asset Description
D2011 - Water Closets	F2-Toilets (Water Closets)
Condition	Fair
Quantity	12 EA
Unit Cost	\$1,055.15
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Toilet, Flush Tank (Water Closet)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Toilets (Water Closets)	12 EA	\$1,055.15	L/R	3	2019	\$12,662



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Coding / Field Name	Asset Description
D2012 - Urinals	B-Urinals
Condition	Fair
Quantity	8 EA
Unit Cost	\$1,193.44
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Urinal, Vitreous China



General corrosion

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace B-Urinals	8 EA	\$1,193.44	L/R	3	2020	\$9,548



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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D2012 - Urinals	F2-Urinals
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,193.44
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Urinal, Vitreous China



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Urinals	2 EA	\$1,193.44	XA	3	2017	\$2,387



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Coding / Field Name	Asset Description
D2012 - Urinals	F4-Urinals
Condition	Fair
Quantity	1 EA
Unit Cost	\$1,193.44
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Urinal, Vitreous China



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F4-Urinals	1 EA	\$1,193.44	XA	3	2017	\$1,193



Coding / Field Name	Asset Description
D2013 - Lavatories	B-Lavatories
Condition	Fair
Quantity	12 EA
Unit Cost	\$353.05
Year in Service	1990
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Lavatory, Enameled Steel



Missing pipe wrap under ADA sink

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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
ADA, Restroom, Lavatory Pipe Wraps, Install	2 EA	\$75.90	ADA	3	2018	\$152
Replace B-Lavatories	12 EA	\$353.05	L/R	3	2020	\$4,237



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Coding / Field Name	Asset Description
D2013 - Lavatories	F1-Lavatories
Condition	Fair
Quantity	12 EA
Unit Cost	\$99,999.00
Year in Service	1990
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Lavatory, Enameled Steel



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Lavatories	12 EA	\$99,999.00	L/R	3	2020	\$1,199,988



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Coding / Field Name	Asset Description
D2014 - Sinks	F2-Sink, Porcelain Enamel, Cast Iron
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,167.28
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Sink, Porcelain Enamel, Cast Iron



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Sink, Porcelain Enamel, Cast Iron	2 EA	\$1,167.28	XA	3	2017	\$2,335



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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D2014 - Sinks	F3-Sink, Porcelain Enamel, Cast Iron
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,167.28
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Sink, Porcelain Enamel, Cast Iron



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F3-Sink, Porcelain Enamel, Cast Iron	2 EA	\$1,167.28	XA	3	2017	\$2,335



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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D2014 - Sinks	F4-Sink, Porcelain Enamel, Cast Iron
Condition	Fair
Quantity	1 EA
Unit Cost	\$1,167.28
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Sink, Porcelain Enamel, Cast Iron
Low Flow Fixtures (EPAAct 2005)	No



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F4-Sink, Porcelain Enamel, Cast Iron	1 EA	\$1,167.28	XA	3	2017	\$1,167



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Coding / Field Name	Asset Description
D2021 - Cold Water Service	Backflow Preventer, Domestic
Condition	Fair
Quantity	1 EA
Unit Cost	\$6,001.42
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Backflow Preventer, 4"



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Backflow Preventer, Domestic	1 EA	\$6,001.42	L/R	3	2020	\$6,001



Coding / Field Name	Asset Description
D2023 - Domestic Water Supply Equipment	Water Heaters, Electric, Residential, Basement
Condition	Fair
Quantity	4 EA
Unit Cost	\$1,738.90
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Water Heater, Electric, Residential, 30 to 52 GAL
Make (Manufacturer)	Rheem
Model Number	82V30-2
Serial Number (Catalog Number)	0905213365
Capacity	30
Capacity UoM (Unit of Measure)	GAL
Capacity Nominal/Estimated?	Nominal Capacity

Observations/Comments

- (2) 30-gallon units in men and women's restrooms in basement
- (1) 40-gallon unit near service sink in basement
- (1) 30-gallon unit in 1st floor restroom

Pictures provided of men's restroom unit as representative sample.

Units provide hot water to adjacent rooms and plumbing fixtures only; there is no central hot water supply for the building.



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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Water Heaters, Electric, Residential, Basement	4 EA	\$1,738.90	L/R	3	2020	\$6,956



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Coding / Field Name	Asset Description
D2023 - Domestic Water Supply Equipment	Water Storage Tank
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,778.24
Year in Service	1991
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room (Primary)
Basis of Costing	Water Storage Tank, 151 to 250 GAL
Make (Manufacturer)	West Warwick Welding Inc.
Model Number	Unmarked
Serial Number (Catalog Number)	4046
Dataplate Information (Make, Model, SN) Not Completed Because	Information not on Dataplate
Capacity	200
Capacity UoM (Unit of Measure)	GAL
Capacity Nominal/Estimated?	Estimated Capacity



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Water Storage Tank	1 EA	\$2,778.24	L/R	3	2021	\$2,778



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Coding / Field Name	Asset Description
D2029 - Domestic Water Distribution - OTHER	Plumbing System, Domestic Supply
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$5.84
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Plumbing System, Domestic Supply

Observations/Comments

Much of cold water supply piping appears to be galvanized steel, and is likely corroded.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Plumbing System, Domestic Supply	193,607 SF	\$5.84	XA	3	2017	\$1,130,665



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Coding / Field Name	Asset Description
D2039 - Sanitary Waste -OTHER	Plumbing System, Sanitary Waste
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$3.89
Year in Service	1908
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Plumbing System, Sanitary Waste



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Plumbing System, Sanitary Waste	193,607 SF	\$3.89	L/R	3	2021	\$753,131



Coding / Field Name	Asset Description
D3021 - Boilers	Boiler #1
Condition	Failed
Quantity	1 EA
Cost Adjustment Factor/Reason	1.1 / Difficult basement location
Unit Cost (Adjusted)	\$366,154.25
Year in Service	1991
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	0 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room (Primary)
Basis of Costing	Boiler, Gas, 4,201 to 10,000 MBH
Client Asset Tag	#1
Make (Manufacturer)	HB Smith
Model Number	28A-14
Serial Number (Catalog Number)	N91 632
Capacity	4517
Capacity UoM (Unit of Measure)	MBH
Capacity Nominal/Estimated?	Nominal Capacity
Demolition/Removal/New Installation Complexity	Difficult Basement Location (1.1+)

Observations/Comments

POC reported that boiler #1 has failed and is no longer functional.





Surface rusting and corrosion



Significant corrosion



Rust



Certificate expired December 2004

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Boiler #1	1 EA	\$366,154.25	P/I	2	2016	\$366,154

Coding / Field Name	Asset Description
D3021 - Boilers	Boiler #2
Condition	Fair
Quantity	1 EA
Cost Adjustment Factor/Reason	1.1 / Difficult basement location
Unit Cost (Adjusted)	\$366,154.25
Year in Service	1991
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room (Primary)
Basis of Costing	Boiler, Gas, 4,201 to 10,000 MBH
Client Asset Tag	#2
Make (Manufacturer)	HB Smith
Model Number	28A-14
Serial Number (Catalog Number)	N91 631
Capacity	4517
Capacity UoM (Unit of Measure)	MBH
Capacity Nominal/Estimated?	Nominal Capacity
Demolition/Removal/New Installation Complexity	Difficult Basement Location (1.1+)



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Certificate expired December 2004

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Boiler #2	1 EA	\$366,154.25	L/R	3	2019	\$366,154

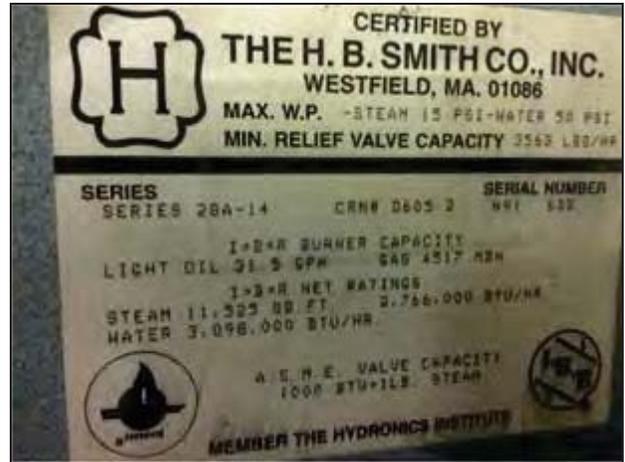


Coding / Field Name	Asset Description
D3021 - Boilers	Boiler #3
Condition	Fair
Quantity	1 EA
Cost Adjustment Factor/Reason	1.1 / Difficult basement location
Unit Cost (Adjusted)	\$366,154.25
Year in Service	1991
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room (Primary)
Basis of Costing	Boiler, Gas, 4,201 to 10,000 MBH
Client Asset Tag	#3
Make (Manufacturer)	HB Smith
Model Number	28A-14
Serial Number (Catalog Number)	N91 633
Capacity	4517
Capacity UoM (Unit of Measure)	MBH
Capacity Nominal/Estimated?	Nominal Capacity
Demolition/Removal/New Installation Complexity	Difficult Basement Location (1.1+)



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Rust and corrosion

Assumed "boiler 4" refers to Boiler 3; certificate expired February 1996

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Boiler #3	1 EA	\$366,154.25	L/R	3	2019	\$366,154



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Coding / Field Name	Asset Description
D3032 - Direct Expansion Systems	Condensing Unit, North Wall East Side
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,310.35
Year in Service	2010
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Condenser, Air-Cooled, 1 Ton
Make (Manufacturer)	Mitsubishi
Model Number	PUHY-P192TGMU-A
Serial Number (Catalog Number)	89W00171
Capacity	16
Capacity UoM (Unit of Measure)	TONS
Capacity Nominal/Estimated?	Nominal Capacity
Refrigerant Used	R-410A



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Condensing Unit, North Wall East Side	1 EA	\$2,310.35	L/R	3	2025	\$2,310



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Coding / Field Name	Asset Description
D3032 - Direct Expansion Systems	Condensing Unit, North Wall West Side
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,310.35
Year in Service	2010
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Condenser, Air-Cooled, 1 Ton
Make (Manufacturer)	Mitsubishi
Model Number	PUHY-P192TGMU-A
Serial Number (Catalog Number)	8XW00201
Capacity	16
Capacity UoM (Unit of Measure)	TONS
Capacity Nominal/Estimated?	Nominal Capacity
Refrigerant Used	R-410A



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Condensing Unit, North Wall West Side	1 EA	\$2,310.35	L/R	3	2025	\$2,310



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Coding / Field Name	Asset Description
D3032 - Direct Expansion Systems	Condensing Unit, North Wall Center
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,755.13
Year in Service	2007
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	6 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Condenser, Air-Cooled, 3 Ton
Make (Manufacturer)	Daikin
Model Number	RXYMQ36MVJU
Serial Number (Catalog Number)	E001374
Capacity	3
Capacity UoM (Unit of Measure)	TONS
Capacity Nominal/Estimated?	Nominal Capacity
Refrigerant Used	R-410A



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Condensing Unit, North Wall Center	1 EA	\$2,755.13	L/R	3	2022	\$2,755



Coding / Field Name	Asset Description
D3041 - Air Distribution Systems	HVAC System Ductwork
Condition	Good
Quantity	20,000 SF
Unit Cost	\$15.00
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	HVAC System Ductwork, Sheet Metal

Observations/Comments

1st floor offices/ballroom



Coding / Field Name	Asset Description
D3042 - Exhaust Ventilation Systems	Exhaust Fan, Centrifugal
Condition	Fair
Quantity	2 EA
Unit Cost	\$2,021.87
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms
Basis of Costing	Exhaust Fan, Centrifugal, 251 to 800 CFM
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity Nominal/Estimated?	Estimated Capacity

Observations/Comments

One each in men's and women's restrooms in basement.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Exhaust Fan, Centrifugal	2 EA	\$2,021.87	L/R	3	2020	\$4,044

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Coding / Field Name	Asset Description
D3042 - Exhaust Ventilation Systems	Exhaust Fan, Propeller
Condition	Fair
Quantity	4 EA
Unit Cost	\$1,402.69
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Exhaust Fan, Propeller, 1,000 CFM
Client Asset Tag	Exhaust Fan 3
Make (Manufacturer)	Greenheck
Model Number	SBE-1L36-LMD
Serial Number (Catalog Number)	05113095
Capacity UoM (Unit of Measure)	CFM
Capacity Nominal/Estimated?	Estimated Capacity

Observations/Comments

All fans 2004-2005. EF-3 data provided as representative sample.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Exhaust Fan, Propeller	4 EA	\$1,402.69	L/R	3	2020	\$5,611



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Coding / Field Name	Asset Description
D3049 - Distribution Systems -OTHER	HVAC System Piping, 2-Pipe
Condition	Poor
Quantity	193,607 SF
Unit Cost	\$6.50
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	HVAC System Piping, 2-Pipe

Observations/Comments

Pipes appear original and are very worn.



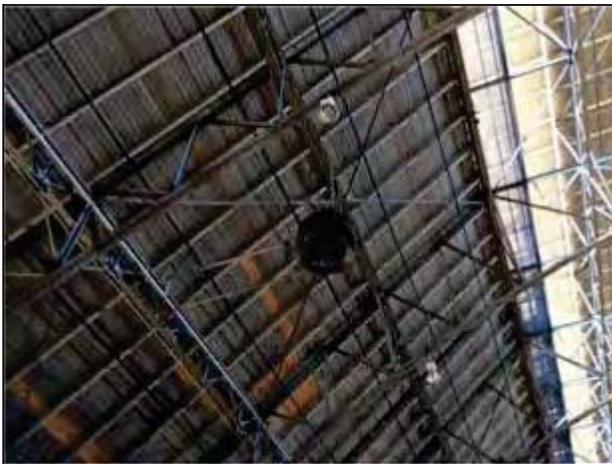
Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace HVAC System Piping, 2-Pipe	193,607 SF	\$6.50	P/I	2	2018	\$1,258,446



Coding / Field Name	Asset Description
D3051 - Terminal Self-Contained Units	Unit Heater, Hydronic, 101 to 160 MBH
Condition	Failed
Quantity	8 EA
Unit Cost	\$2,469.66
Year in Service	1908
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	0 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Unit Heater, Hydronic, 101 to 160 MBH
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity UoM (Unit of Measure)	MBH
Capacity Nominal/Estimated?	Estimated Capacity

Observations/Comments

Drill hall blowers are no longer operational. Repairs have not been undertaken due to excessive expense and building's current status, according to POC.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Unit Heater, Hydronic, 101 to 160 MBH	8 EA	\$2,469.66	P/I	2	2016	\$19,757



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Coding / Field Name	Asset Description
D3068 - Building Automation Systems	HVAC Controls, Direct Digital (DDC)
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$5.36
Year in Service	1991
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Building Automation System (HVAC Controls)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace HVAC Controls, Direct Digital (DDC)	193,607 SF	\$5.36	L/R	3	2021	\$1,037,734



Coding / Field Name	Asset Description
D4011 - Sprinkler Water Supply	Backflow Preventer, Fire
Condition	Fair
Quantity	1 EA
Unit Cost	\$13,054.75
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Fire Pump Room
Basis of Costing	Backflow Preventer, 8"
Make (Manufacturer)	Ames
Model Number	2000ss
Dataplate Information (Make, Model, SN) Not Completed Because	No Dataplate

Observations/Comments

8" Ames 2000ss Backflow Preventer (specs from plans)



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Backflow Preventer, Fire	1 EA	\$13,054.75	L/R	3	2020	\$13,055

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Coding / Field Name	Asset Description
D4012 - Sprinkler Pumping Equipment	Fire Pump, 75 HP
Condition	Fair
Quantity	1 EA
Unit Cost	\$46,384.80
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Fire Pump Room
Basis of Costing	Fire Pump, 66 HP
Make (Manufacturer)	Pentair Pump Group
Model Number	5-481-15
Serial Number (Catalog Number)	05-1303085
Capacity	75
Capacity UoM (Unit of Measure)	HP
Capacity Nominal/Estimated?	Nominal Capacity



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Fire Pump, 75 HP	1 EA	\$46,384.80	L/R	3	2025	\$46,385



Coding / Field Name	Asset Description
D4019 - Sprinkler -OTHER	Sprinkler Heads (Existing)
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$1.33
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Sprinkler Heads (per SF)
Fire Extinguishers	Observed/Reported in working condition
Smoke Evacuation	No - See Observations/Comments

Observations/Comments

Smoke evacuation could functionally be provided by the exhaust fans located around the catwalk above the drill hall, but no specific fire evacuation equipment or configurations were observed.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Sprinkler Heads (Existing)	193,607 SF	\$1.33	L/R	3	2025	\$257,497

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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Building/Main Switchgear
Condition	Good
Quantity	1 EA
Unit Cost	\$311,961.97
Year in Service	2005
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	29 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)
Basis of Costing	Building/Main Switchgear, 480 Y, 277 V, 2,400 Amp
Client Asset Tag	MAIN
Make (Manufacturer)	Siemens
Model Number	Unmarked
Serial Number (Catalog Number)	SB REV-A
Dataplate Information (Make, Model, SN) Not Completed Because	Information not on Dataplate
Capacity	2500
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity
Clearance around component	Adequate



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Catwalk-1)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	CATWALK-1
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Catwalk-1) - Basement
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	CATWALK-1
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Catwalk-2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	CATWALK-2
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Catwalk-3)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall Catwalk
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	CATWALK-3
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Catwalk-3) - Basement
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	CATWALK-1
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Drill Hall-2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	DRILL HALL-2
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Drill Hall-3)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	DRILL HALL-3
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Drill Hall-4) - Basement
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	CATWALK-1
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch (Station #8)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Disconnect Switch, 400 Amp
Client Asset Tag	DRILL HALL-2
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Disconnect Switch, 600 Amp (Fire Pump)
Condition	Good
Quantity	1 EA
Unit Cost	\$7,287.20
Year in Service	2005
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	39 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)
Basis of Costing	Disconnect Switch, 600 Amp
Client Asset Tag	MAIN
Make (Manufacturer)	Siemens
Model Number	Unmarked
Serial Number (Catalog Number)	SB REV-A
Dataplate Information (Make, Model, SN) Not Completed Because	Information not on Dataplate
Capacity	600
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Distribution Panel, 400 Amp
Condition	Fair
Quantity	1 EA
Unit Cost	\$9,487.85
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Distribution Panel, 208 Y, 120 V, 400 Amp
Make (Manufacturer)	Siemens
Serial Number (Catalog Number)	P1C42JX400CTS
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Secondary (Step-Down) Transformer (TRANS-1)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)
Basis of Costing	Secondary Transformer, Dry, 113 kVA
Client Asset Tag	TRANS-1
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180640
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Secondary (Step-Down) Transformer (TRANS-2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)
Basis of Costing	Secondary Transformer, Dry, 113 kVA
Client Asset Tag	TRANS-2
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180639
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Secondary (Step-Down) Transformer (Unmarked)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Secondary Transformer, Dry, 113 kVA
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180648
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Secondary (Step-Down) Transformer (Unmarked2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Secondary Transformer, Dry, 113 kVA
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180646
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Secondary (Step-Down) Transformer (Unmarked3)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Secondary Transformer, Dry, 113 kVA
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180643
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



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Coding / Field Name	Asset Description
D5012 - Low Tension Service & Dist.	Secondary (Step-Down) Transformer (Unmarked4)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Secondary Transformer, Dry, 113 kVA
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180641
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



Coding / Field Name	Asset Description
D5019 - Electrical Service & Distribution - OTHER	Electrical Distribution System
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$49.78
Year in Service	2005
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	29 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Electrical System, School



Primary Electrical Room

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Coding / Field Name	Asset Description
D5022 - Lighting Equipment	Light Fixture, Exterior, Parking Lot Pole
Condition	Fair
Quantity	2 EA
Unit Cost	\$748.18
Year in Service	2000
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Metal Halide Lighting Fixture, 400 W

Observations/Comments

Light poles observed to be leaning toward the Armory at approximately a 10 degree angle.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Light Fixture, Exterior, Parking Lot Pole	2 EA	\$748.18	L/R	3	2020	\$1,496



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Coding / Field Name	Asset Description
D5022 - Lighting Equipment	Light Fixture, Exterior, Wall Mount
Condition	Fair
Quantity	7 EA
Unit Cost	\$748.18
Year in Service	2000
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Basis of Costing	Metal Halide Lighting Fixture, 400 W



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Light Fixture, Exterior, Wall Mount	7 EA	\$748.18	L/R	3	2020	\$5,237



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Coding / Field Name	Asset Description
D5029 - Lighting & Branch Wiring -OTHER	B-Lighting System, Interior
Condition	Fair
Quantity	60,000 SF
Unit Cost	\$9.24
Year in Service	2000
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Lighting System, Interior, Office Building
General Lighting (Predominant)	T8 - Fluorescent
Accent Lighting	See Observations/Comments
T12 Fluorescent	No
Incandescent Fixtures	No

Observations/Comments

Lamps are provided for illumination within locked storage cages. Type of lamps could not be determined. T8s in most common areas.



Motion sensors located in some areas (restrooms, hallways)

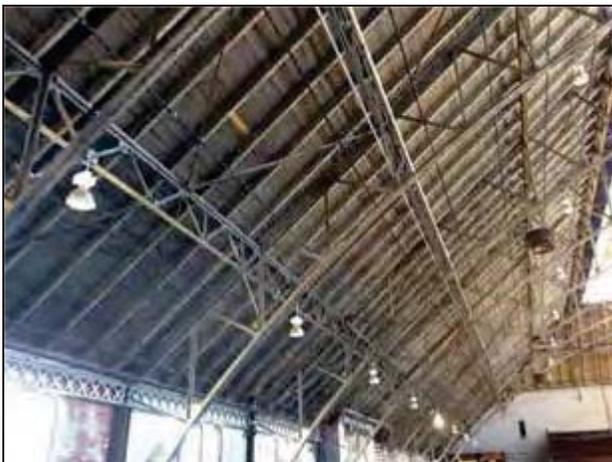
Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace B-Lighting System, Interior	60,000 SF	\$9.24	L/R	3	2025	\$554,400



Coding / Field Name	Asset Description
D5029 - Lighting & Branch Wiring -OTHER	F1-Lighting System, Interior
Condition	Fair
Quantity	60,000 SF
Unit Cost	\$9.24
Year in Service	2000
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Lighting System, Interior, Office Building
General Lighting (Predominant)	See Observations/Comments
Accent Lighting	See Observations/Comments
T12 Fluorescent	No
Incandescent Fixtures	No

Observations/Comments

High wattage lights in drill hall (metal halide).
 Incandescent bulbs around circular central pass through
 T8s generally everywhere else



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Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F1-Lighting System, Interior	60,000 SF	\$9.24	L/R	3	2025	\$554,400



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Coding / Field Name	Asset Description
D5029 - Lighting & Branch Wiring -OTHER	F2-Lighting System, Interior
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.24
Year in Service	1908
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Lighting System, Interior, Office Building
General Lighting (Predominant)	T12 Fluorescent
Accent Lighting	Incandescent
T12 Fluorescent	Yes
Incandescent Fixtures	Yes



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F2-Lighting System, Interior	20,000 SF	\$9.24	L/R	3	2021	\$184,800



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Coding / Field Name	Asset Description
D5029 - Lighting & Branch Wiring -OTHER	F3-Lighting System, Interior
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.24
Year in Service	1908
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Lighting System, Interior, Office Building
General Lighting (Predominant)	T12 Fluorescent
Accent Lighting	Incandescent
T12 Fluorescent	Yes
Incandescent Fixtures	Yes

Observations/Comments

Mix of T12 and incandescent bulbs



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F3-Lighting System, Interior	20,000 SF	\$9.24	L/R	3	2021	\$184,800



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Coding / Field Name	Asset Description
D5029 - Lighting & Branch Wiring -OTHER	F4-Lighting System, Interior
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.24
Year in Service	1908
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	8 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Lighting System, Interior, Office Building
General Lighting (Predominant)	T12 Fluorescent
Accent Lighting	Incandescent
T12 Fluorescent	Yes
Incandescent Fixtures	Yes

Observations/Comments

Mix of T12 and incandescent bulbs.



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace F4-Lighting System, Interior	20,000 SF	\$9.24	L/R	3	2024	\$184,800



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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D5029 - Lighting & Branch Wiring -OTHER	T-Lighting System, Interior
Condition	Fair
Quantity	4,800 SF
Unit Cost	\$9.24
Year in Service	2000
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Lighting System, Interior, Office Building
General Lighting (Predominant)	T8 - Fluorescent
Accent Lighting	See Observations/Comments
T12 Fluorescent	No
Incandescent Fixtures	No

Observations/Comments

Tower lighting - T8 fluorescents.



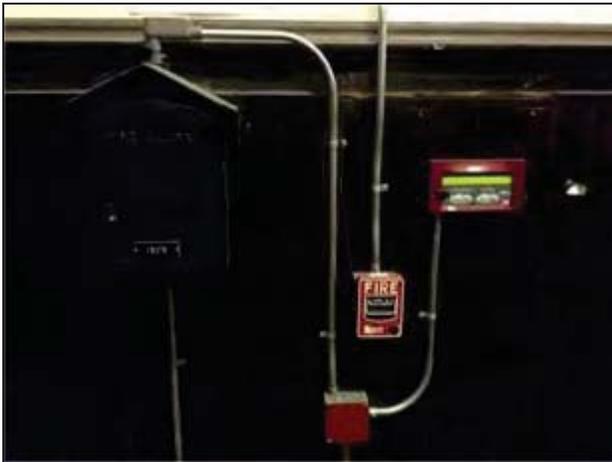
Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace T-Lighting System, Interior	4,800 SF	\$9.24	L/R	3	2025	\$44,352



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EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D5037 - Fire Alarm Systems	Fire Alarm Control Panel
Condition	Fair
Quantity	1 EA
Unit Cost	\$20,297.59
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Fire Alarm Control Panel, Addressable



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Fire Alarm Control Panel	1 EA	\$20,297.59	L/R	3	2020	\$20,298



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Coding / Field Name	Asset Description
D5037 - Fire Alarm Systems	Electric Fire Pump Controller
Condition	Fair
Quantity	1 EA
Unit Cost	\$4,284.35
Year in Service	2005
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Fire Pump Room
Basis of Costing	Fire Alarm Control Panel, Multiplex



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Electric Fire Pump Controller	1 EA	\$4,284.35	L/R	3	2020	\$4,284



Coding / Field Name	Asset Description
D5037 - Fire Alarm Systems	Fire Alarm System
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$2.36
Year in Service	2005
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)
Basis of Costing	Fire Alarm System, Office Building, Upgrade/Install
Smoke Detectors	Observed/Reported in working condition
Pull Stations	Observed/Reported in working condition
Audible Alarms	Observed/Reported in working condition
Strobe Alarms	Observed/Reported in working condition
Exit Signage, Illuminated	Observed/Reported in working condition
Emergency Lighting Type	Combination of Wall Mounted and Standard Fixtures - Wired to Emergency Power





Inspection good through December 2016



Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Fire Alarm System	193,607 SF	\$2.36	L/R	3	2025	\$456,913



NATIONAL GUARD ARMORY / 28-019
 118 PARADE STREET
 PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
D5092 - Emergency Light & Power Systems	Generator, Diesel, 300 kW
Condition	Good
Quantity	1 EA
Unit Cost	\$139,939.52
Year in Service	2011
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	20 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Generator, Diesel, 130 to 300 kW
Make (Manufacturer)	Generac
Model Number	12837210200
Serial Number (Catalog Number)	2110004
Capacity	300
Capacity UoM (Unit of Measure)	kW
Capacity Nominal/Estimated?	Nominal Capacity
Exercised Frequency	Weekly
Fuel Tank	Belly Tank
Spill Containment	No
Demolition/Removal/New Installation Complexity	Simple



NATIONAL GUARD ARMORY / 28-019
 118 PARADE STREET
 PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
E1011 - Security & Vault Equipment	Vault Door, 4,200 LB
Condition	Fair
Quantity	4 EA
Unit Cost	\$17,957.09
Year in Service	1990
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Basement Garage
Basis of Costing	Vault Door, 4,200 LB
Make (Manufacturer)	Mosler



Coding / Field Name	Asset Description
E2015 - Fixed Multiple Seating	Seating, Fixed, Drill Hall Galleries
Condition	Poor
Quantity	340 EA
Unit Cost	\$250.00
Year in Service	1908
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Seating, Fixed Multiple

Observations/Comments

Seating condition ranged from functional to badly cracked or deteriorated to completely missing.



Cracking, general deterioration



Missing seats



Seats with missing components

FACILITY CONDITION ASSESSMENT

Draft - For Discussion Purposes Only

NATIONAL GUARD ARMORY / 28-019
118 PARADE STREET
PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Seating, Fixed, Drill Hall Galleries	340 EA	\$250.00	P/I	2	2017	\$85,000



Coding / Field Name	Asset Description
G2022 - Paving & Surfacing	Asphalt Pavement, Parking Lot
Condition	Fair
Quantity	51,000 SF
Unit Cost	\$5.90
Year in Service	1990
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Asphalt Pavement, Parking Lot

Observations/Comments

Majority of asphalt pavement observed to be worn and deteriorated, with numerous cracks and general wear evident. Small sections of the pavement appear to have been recently replaced. Vegetation is growing through many cracks in the pavement.



Mix of new and old pavement



Cracking and deterioration near main entrance

NATIONAL GUARD ARMORY / 28-019
 118 PARADE STREET
 PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Mill & Overlay Asphalt Pavement, Parking Lot	51,000 SF	\$3.28	L/R	3	2019	\$167,280
Seal & Stripe Asphalt Pavement, Parking Lot	51,000 SF	\$0.38	L/R	3	2024	\$19,380



NATIONAL GUARD ARMORY / 28-019
 118 PARADE STREET
 PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
G2022 - Paving & Surfacing	Parking Control Equipment, Barrier Gate & Controller
Condition	Fair
Quantity	2 EA
Unit Cost	\$5,736.29
Year in Service	2005
Expected Useful Life (EUL)	10 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Parking Control Equipment, Barrier Gate & Controller

Observations/Comments

Parade Street entrance operated by key card. Dexter Street entrance chained and padlocked closed, and does not appear to be a functional entrance at this time.



Parade Street gate



Dexter Street gate

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Parking Control Equipment, Barrier Gate & Controller	2 EA	\$5,736.29	L/R	3	2021	\$11,473



NATIONAL GUARD ARMORY / 28-019
 118 PARADE STREET
 PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
G2031 - Paving & Surfacing	Stone Paving
Condition	Fair
Quantity	205 SF
Unit Cost	\$34.11
Year in Service	1908
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Clay Brick/Masonry Paver Sidewalk, Exterior

Observations/Comments

Driveway to basement parking. Overgrown at base near overhead door.



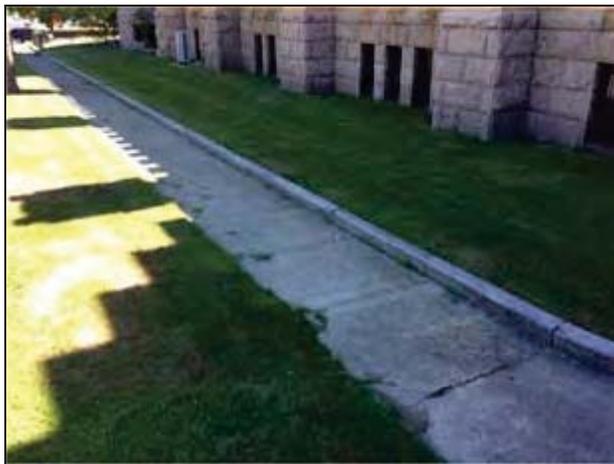
Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Stone Paving	205 SF	\$34.11	L/R	3	2021	\$6,993



NATIONAL GUARD ARMORY / 28-019
 118 PARADE STREET
 PROVIDENCE, RI 02909

EMG PROJECT NO: 117742.16R000-167.305

Coding / Field Name	Asset Description
G2031 - Paving & Surfacing	Concrete Sidewalk
Condition	Fair
Quantity	1,250 SF
Unit Cost	\$19.82
Year in Service	1990
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Site
Basis of Costing	Concrete Sidewalk



Significant cracking

Recommended Action	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
Replace Damaged Sections of Concrete Sidewalk	125 SF	\$28.94	SFT	1	2016	\$3,618
Replace Concrete Sidewalk	1,250 SF	\$19.82	L/R	3	2021	\$24,775



Coding / Field Name	Asset Description
G2041 - Fences & Gates	Chain Link Fence, 6' High, Interior
Condition	Fair
Quantity	400 LF
Unit Cost	\$37.54
Year in Service	2005
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Drill Hall
Basis of Costing	Chain Link Fence, 6' High (per LF)

Observations/Comments

Used to separate and secure storage for various tenants using the armory's drill hall.



Coding / Field Name	Asset Description
G3030 - Storm Sewer	Site Drainage
Condition	Fair
Quantity	90,250 SF
Unit Cost	\$1.00
Year in Service	1908
Expected Useful Life (EUL)	99 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	50 Year(s), Estimated, Based on Date of Observation
Location	Site
Primary Drainage	Surface drainage to onsite surroundings
Adequacy of Drainage	Reports of insufficient drainage
Maintenance of Drainage Components	Not applicable - surface drainage only



Sunken pavement

4. CERTIFICATION

EMG has completed a Facility Condition Assessment (FCA) of the subject property listed on the cover page. The FCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice generally conforming to *ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Property Condition Report (PCR), EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline PCA of the subject property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding the building design, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment. EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of an FCA in accordance with *ASTM E2018-15* is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This FCA was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

Any questions regarding this report should be directed to the Program Manager listed on the cover page of this report.

Prepared By: Justin Dunn, Field Observer/Project Manager



Reviewed By: Marge Bershtein, Program Manager

5. APPENDICES

- APPENDIX A Key Photographic Record**
- APPENDIX B Location Plan**
- APPENDIX C Capital Expenditure Table**
- APPENDIX D Pre-Survey Questionnaire (PSQ)**
- APPENDIX E Accessibility Checklist**
- APPENDIX F Documents Reviewed**
- APPENDIX G On-Site Date Weather Conditions**
- APPENDIX H Areas Not Observed or Down Areas**
- APPENDIX I Equipment List**
- APPENDIX J Space Utilization**

APPENDIX A KEY PHOTOGRAPHIC RECORD

Images provided here are general photographs of the building. Specific Asset photos are provided in Section 3 of this Report.



Front Elevation



Left Elevation



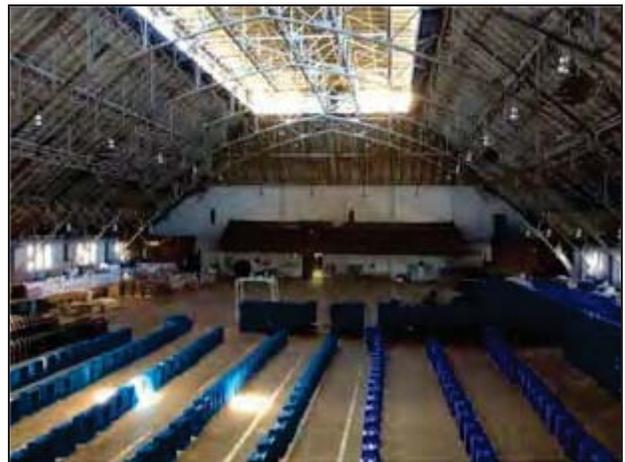
Right Elevation



Rear Elevation



Overall Site



Interiors (General)



Basement Level Garage Below Drill Hall



Catwalk and Structure Above Drill Hall



Central Stair Area, East and West Wings, Fourth Floor



East Wing Ballroom



Fire Pump Room



Main Electrical Room

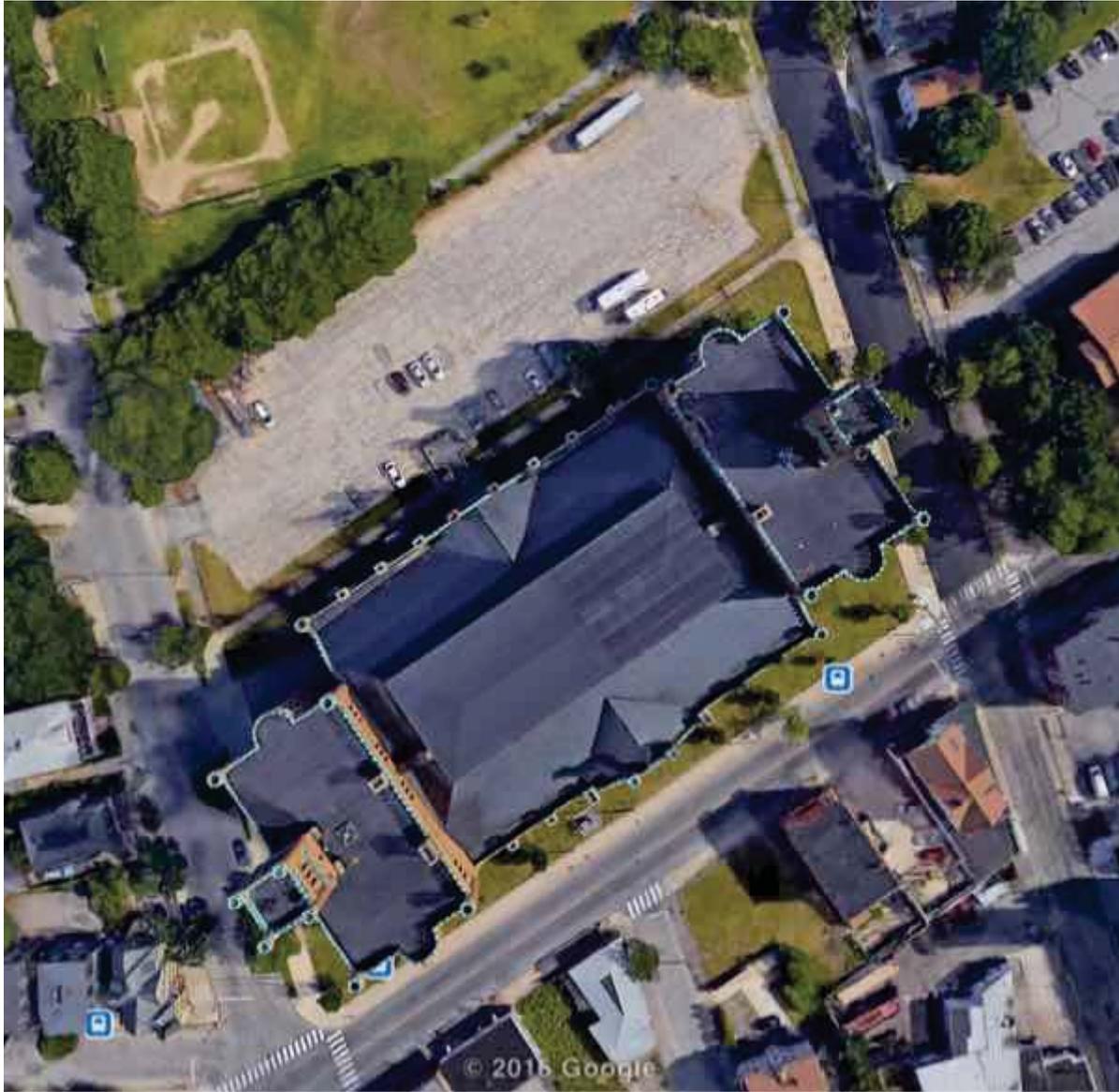


Side Entrance Foyer



Site, Rear

APPENDIX B LOCATION PLAN



Source

The north arrow indicator approximates 0° North.

EMG Project Number
117742.16R000-167.305

Project Name
National Guard Armory / 28-019

On-Site Date
08/22/2016

APPENDIX C

CAPITAL EXPENDITURE TABLE

Code	Location	Room	Item	QTY	Unit	Estimate	Priority	Start	End	Cost	Value	Notes				
40	Building Interior	Replace Plumbing System, Domestic Supply	SF	193,607.00	1.00	\$5.84	6 - Exceedingly Aged			\$1,130,665	\$0					
40	Building Interior	Replace Plumbing System, Sanitary Waste	SF	193,607.00	1.00	\$3.89	7 - Lifecycle/Renewal			\$0	\$753,131					
25	Mechanical Room	Replace Boiler #1	EA	1.00	1.00	\$386,154.25	2 - Performance/Integrity			\$386,154	\$0					
25	Mechanical Room	Replace Boiler #3	EA	1.00	1.00	\$386,154.25	7 - Lifecycle/Renewal			\$0	\$386,154					
25	Mechanical Room	Replace Boiler #2	EA	1.00	1.00	\$386,154.25	7 - Lifecycle/Renewal			\$0	\$386,154					
15	Site	Replace Condensing Unit, North Wall West Side	EA	1.00	1.00	\$2,310.35	7 - Lifecycle/Renewal			\$0	\$0	\$2,755				
15	Site	Replace Condensing Unit, North Wall Center	EA	1.00	1.00	\$2,310.35	7 - Lifecycle/Renewal			\$0	\$0	\$2,755				
15	Drill Hall Catwalk	Replace Condensing Unit, North Wall East Side	EA	1.00	1.00	\$2,310.35	7 - Lifecycle/Renewal			\$0	\$0	\$0				
15	Building Interior	Replace Exhaust Fan, Propeller	EA	4.00	4.00	\$1,402.89	7 - Lifecycle/Renewal			\$0	\$5,611	\$0				
15	Building Interior	Replace Exhaust Fan, Centrifugal	EA	2.00	2.00	\$2,021.187	7 - Lifecycle/Renewal			\$0	\$4,044	\$0				
30	Building Interior	Replace HVAC System Piping, 2-Pipe	SF	193,607.00	1.00	\$6.50	2 - Performance/Integrity			\$1,298,446	\$0					
20	Drill Hall	Replace Unit Heater, Hydronic, 101 to 160 MBH	EA	8.00	8.00	\$2,488.86	2 - Performance/Integrity			\$0	\$0	\$0				
20	Building Interior	Replace HVAC Controls, Direct Digital (DDC)	SF	193,607.00	1.00	\$5.36	7 - Lifecycle/Renewal			\$0	\$1,037,734	\$0				
15	Fire Pump Room	Replace Backflow Preventer, Fire	EA	1.00	1.00	\$13,842.75	7 - Lifecycle/Renewal			\$0	\$13,855	\$0				
20	Building Interior	Replace Fire Pump, 75 HP	EA	1.00	1.00	\$46,584.60	7 - Lifecycle/Renewal			\$0	\$0	\$0				
20	Building Interior	Replace Sprinkler Heads (Existing)	SF	193,607.00	1.00	\$1.33	7 - Lifecycle/Renewal			\$0	\$0	\$0				
20	Exterior Walls	Replace Light Fixture, Exterior, Wall Mount	EA	7.00	7.00	\$748.18	7 - Lifecycle/Renewal			\$0	\$5,237	\$0				
20	Site	Replace Light Fixture, Exterior, Parking Lot Pole	EA	2.00	2.00	\$748.18	7 - Lifecycle/Renewal			\$0	\$1,496	\$0				
25	Building Interior	Replace F3-Lighting System, Interior	SF	20,000.00	20,000.00	\$9.24	7 - Lifecycle/Renewal			\$0	\$184,800	\$0				
25	Building Interior	Replace F1-Lighting System, Interior	SF	60,000.00	60,000.00	\$9.24	7 - Lifecycle/Renewal			\$0	\$0	\$0				
25	Building Interior	Replace T-Lighting System, Interior	SF	4,800.00	4,800.00	\$9.24	7 - Lifecycle/Renewal			\$0	\$0	\$0				
25	Building Interior	Replace F4-Lighting System, Interior	SF	20,000.00	20,000.00	\$9.24	7 - Lifecycle/Renewal			\$0	\$0	\$184,800				
25	Building Interior	Replace F2-Lighting System, Interior	SF	20,000.00	20,000.00	\$9.24	7 - Lifecycle/Renewal			\$0	\$0	\$0				
25	Building Interior	Replace B-Lighting System, Interior	SF	99,240	99,240	\$9.24	7 - Lifecycle/Renewal			\$0	\$0	\$0				
20	Building Interior	Replace Fire Alarm System	SF	193,607.00	193,607.00	\$2.36	7 - Lifecycle/Renewal			\$0	\$0	\$0				
15	Fire Pump Room	Replace Electric Fire Pump Controller	EA	1.00	1.00	\$4,284.35	7 - Lifecycle/Renewal			\$0	\$4,284	\$0				
15	Building Interior	Replace Fire Alarm Control Panel	EA	1.00	1.00	\$20,297.59	7 - Lifecycle/Renewal			\$0	\$20,298	\$0				
D - SERVICES SUB-TOTALS											\$11,440,082	\$1,258,597	\$2,163,243	\$2,755	\$184,800	
15	Drill Hall	Replace Seating, Fixed, Drill Hall Galleries	EA	340.00	340.00	\$250.00	2 - Performance/Integrity			\$85,000	\$0	\$0				
E - EQUIPMENT & FURNISHINGS SUB-TOTALS											\$85,000	\$0	\$0	\$0	\$0	
F - SPECIAL CONSTRUCTION & DEMOLITION SUB-TOTALS											\$0	\$0	\$0	\$0	\$0	
10	Site	Replace Parking Control Equipment, Barrier Gate & Controller	EA	2.00	2.00	\$5,736.29	7 - Lifecycle/Renewal			\$0	\$11,473	\$0				
25	Site	Mill & Overlay Asphalt Pavement, Parking Lot	SF	51,000.00	51,000.00	\$3.28	7 - Lifecycle/Renewal			\$0	\$167,280	\$0				
5	Site	Seal & Strip Asphalt Pavement, Parking Lot	SF	51,000.00	51,000.00	\$0.38	7 - Lifecycle/Renewal			\$0	\$0	\$19,380				
30	Site	Replace Concrete Sidewalk	SF	1,250.00	1,250.00	\$19.82	7 - Lifecycle/Renewal			\$0	\$0	\$24,775				
0	Site	Replace Damaged Sections of Concrete Sidewalk	SF	125.00	125.00	\$28.94	1 - Safety			\$3,618	\$0	\$0				
30	Site	Replace Stone Paving	SF	205.00	205.00	\$34.11	7 - Lifecycle/Renewal			\$0	\$5,993	\$0				
G - BUILDING SITEWORK SUB-TOTALS											\$3,618	\$0	\$167,280	\$0	\$43,240	\$19,380
P - FOLLOWUP STUDIES SUB-TOTALS											\$0	\$0	\$0	\$0	\$0	\$0
X - EGIS SUB-TOTALS											\$0	\$0	\$0	\$0	\$0	\$0
Z - AIA SUB-TOTALS											\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals per Year											\$1,011,993	\$1,250,307	\$2,777,420	\$4,493,753	\$21,492	\$41,390
Total Cost (Inflated @ 2.5% per Yr.)											\$1,011,993	\$1,290,790	\$2,918,026	\$987,563	\$5,084,269	\$24,924
Total Cost (Inflated @ 2.5% per Yr.)											\$1,011,993	\$1,290,790	\$2,918,026	\$987,563	\$5,084,269	\$24,924

APPENDIX D **PRE-SURVEY QUESTIONNAIRE (PSQ)**

The Pre-Survey Questionnaire (PSQ) is based on information provided directly by the Client or the Client's designated Point of Contact (POC). A version of this form is provided to the Client prior to EMG's on-site assessment with the instructions that it be filled out as completely as possible. If a completed form is provided, it is included here.

Point of Contact (POC): Arthur "Artie" Jochmann - - 401.641.0556 - arthur.jochmann@doa.ri.gov

Form was: Completed on-site by the EMG Project Manager in an Interview with the POC identified. Scan Included here.

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. *The completed form must be presented to EMG's Field Observer on the day of the site visit.* If the form is not completed, EMG's Project Manager will require *additional time* during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing form: Arnie Jochmann

Title / Association with property: _____

Length of time associated w/ property: _____

Phone Number: 401-641-0556

Building / Facility Name: Cranston Street Armory

Campus Name: _____

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

DATA OVERVIEW		RESPONSE
1	Year constructed	1908
2	Building size in SF	193,607
3	Acreage	~3.5
4	Number of parking spaces (provide accessible counts)	120; 4 accessible
5	Age of roof (known or estimated); active warranty w/ expiration date?	drill hall east: 2 years drill hall west: 5 years slate/other roofs: within 15 years warranties unknown
QUESTION		RESPONSE
6	List all major renovations or rehabilitations since construction (with estimated dates).	2000 ~ 2000: roofing finishes replaced, roof drainage upgraded electrical service upgraded 2005: fire sprinklers installed; life/safety upgrades
7	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	2011/2014: drill hall roof finishes replaced 2016: masonry repairs @ west tower
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NONE → renovation of space is on hold until state decides what to do w/ space; community meetings ongoing
9	Describe any extremely problematic, historically chronic, or immediate facility needs.	boiler 1 failed
10	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	city owns parking lot; wrench in gears of potential use as apartment complex

west side under construction

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
11	Are there any unusable or "down" areas, units, or spaces within the facility?	✓				2nd - 4th floors currently abandoned and unused
12	Is the facility served by a private water well, septic system or other special waste treatment system?		✓			
13	Are there any problems with the utilities, such as inadequate pressure or capacities?		✓			
14	Have there been any leaks or pressure problems with natural gas service?		✓			
15	Are there any problems with erosion or areas with storm water drainage issues?					
16	Are there any problems with the landscape irrigation systems?				✓	
17	Are there any problems or inadequacies with exterior lighting?	✓	✓			none
18	Are there any problems with foundations or structures, like excessive settlement?	✓				possible → cracking @ exterior brick in some areas
19	Are there any known issues with termites or other wood-boring pests?		✓			
20	Are there any wall, window, basement or roof leaks?	✓				
21	Are there any plumbing leaks or water pressure problems?					
22	Are any areas of the facility inadequately heated, cooled or ventilated?	✓				
23	Are there any poorly insulated areas?	✓				overall building
24	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?		✓			
25	Has any part of the facility ever contained visible suspect mold growth?	✓				
26	Have there been indoor air quality or mold related complaints from building occupants?	✓				Water leakage from roof in the past

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

QUESTION	RESPONSE				COMMENTS
	Yes	No	Unk	NA	
27			✓		
28			✓		
29	✓				
30	✓				
31					

AGENCY OVERVIEW	RESPONSE
List the agency/agencies occupying the building	Department of Health Fire Marshal Contractors Registration Building Code Board of Electrics RI Assoc. of Fire Chiefs Salvation Army / Toys For Tots
Provide the number of occupants in the building by agency	varies
Provide the number of staff per shift, if applicable	unk
If there are multiple agencies, provide a floor plan depicting location of each agency and number of occupants per room.	layout provided
Average daily general public during normal operations	N/A

Signature of person interviewed or completing form

Date

RED FLAG CHECKLIST

Mark the single column corresponding to the most appropriate situation. (PSQ only indicates POC acknowledged presence during interview but item was not observed on-site; OBS only indicates the item was observed but not identified as known to be present during interview process; PSQ & OBS indicates item was both verbally identified and physically observed; NOT EVID indicates the item was neither observed during limited visual assessment nor identified as present during discussions).						
RED FLAG ISSUE		OBSERVED?				GUIDANCE
		PSQ only	OBS only	PSQ & OBS	NOT EVID	most prevalent time of potential use
1	Asbestos (ACM)			✓		1970's and prior; ACM insulation or fire retardant materials such as boiler or pipe wrap, ceiling spray, 9" floor tile, mastic
2	Lead-Based Paint (LBP)	✓				1978 and prior; primarily concerned with housing sites
3	Polychlorinated Biphenyls (PCB's)				✓	1984 and prior; transformers, capacitors, or hydraulic equipment and sealant
4	Fire Retardant Plywood (FRT)				✓	1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure
5	Engineered / Hardboard Wood Siding				✓	any time; Masonite, Louisiana Pacific; water damage and premature failure
6	Exterior Insulation and Finish System (EIFS)				✓	any time; water penetration and premature failure (looks like stucco but feels "lighter")
7	Galvanized Water Piping	✓				prior to early 1980's; common in 1970's; pinhole leaks and interior mineral build-up
8	Polybutylene Water Piping				✓	1977-1995; mostly relevant to housing; grey/blue plastic commonly leaks at joint fittings
9	Cadet/Encore Wall Heater Recall				✓	1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
10	PTAC Recall (Goodman/Amana)				✓	1996-2003; mostly relevant to housing; faulty thermal override switch; collect and cross-check model numbers
11	Aluminum Wiring (interior branch)				✓	1964-1975; more concerns with interior and smaller gauge, branch wiring
12	Federal Pacific Stab-Lok Electrical Panels				✓	prior to 1986; potential fire hazards
13	Fused Electrical Panels				✓	prior to early 1960's; easily tampered with, as such potential fire hazard
14	Low Unit Amperage (< 60 amps)				✓	any time; relevant to housing
15	Fire Sprinkler Head Recalls				✓	1960-2001; more heavily 1990's; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
16	Dishwasher Recalls				✓	1983-1989: GE, Hotpoint; 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore; collect & cross-check model numbers; potential fire hazards
17	Swimming Pool Entrapment Protection (Virginia Baker Safety Act)				✓	prior to 2008; beware strong suction in and around pool and spa drains; 3' spacing between drains, modern drain covers; safety vacuum release system

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	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.	✓			
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	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.			✓	
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	Inspection Documents and Certificates. Fire, building, and health department inspection reports and elevator inspection certificates.			✓	
9	Warranties. Roof and HVAC warranties or any other similar relevant documents.			✓	
10	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.			✓	
11	Proposed Improvements. Pending contracts or proposals for future improvements.			✓	
12	Historical Costs. Costs for repairs, improvements, and replacements.			✓	
13	Records. Records of system & material ages (roof, MEP, paving, finishes, furnishings).			✓	
14	Previous reports pertaining to the physical condition of property.	✓			
15	ADA survey and status of improvements implemented.			✓	
16	Litigation. Current / pending litigation related to property condition.			✓	

APPENDIX E ACCESSIBILITY CHECKLIST

Question	Response	
Has an ADA survey previously been completed for this property?	Yes	
Have any ADA improvements been made to the property?	Yes	
Does a Transition Plan / Barrier Removal Plan exist for the property?	Unknown	
Has building ownership or management received any ADA related complaints that have not been resolved?	Unknown	
Is any litigation pending related to ADA issues?	Unknown	
Parking		
Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	No	4
Are there sufficient van-accessible parking spaces available?	No	0
Are accessible spaces signed with the International Symbol of Accessibility (ISA)? Are there signs reading "Van Accessible" at van spaces?	Yes	
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?	No	
Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	Yes	
Does signage indicate the accessible building entrance from accessible parking, where more than one pedestrian route is present, and not all routes or not all building entrances are accessible?	No	
Parking Comments	120 total marked spaces. Four HC spots. One needs taller signpost. All need new paint at asphalt.	
Ramps		
Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) with maximum rise 30" for each ramp run?	No	
Do ramp runs that appear to rise more than 6" have railings on both sides?	No	
Does the width between railings appear at least 36 inches?	NA	
Is there a level landing at the top and at the bottom of ramp runs and at ramp turns?	No	
Ramps Comments	Only ramp present runs from the loading dock at the front side of the building to the entrance door. Pitch is steeper than appropriate for handicap accessibility. No handicap access from ground to loading dock at present.	



Entrances and Exits	
Are minimum 60% of the public entrances accessible?	NA
Do all required accessible entrance doorways appear to be: (a) at least 32 inches wide; (b) at least 80 inches high; (c) with hardware between 34" and 48" high, and (d) not a revolving door?	Yes
Is the door hardware easy to operate- lever/push type hardware, no twisting required, min. 36 inches to max. 48 inches above the floor?	Yes
Entrances & Exits Comments	Front door is handicap accessible, despite inadequate ramp and wheelchair lift leading to said door.
Paths of Travel and Accessible Routes	
Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	No
Do accessible routes coincide with the paths of travel for non-disabled (accessible routes cannot be in a totally different area than where everyone else walks)?	Yes
Is there a path of travel that does not require the use of stairs?	Yes
Is signage for restrooms, building means of egress exits, interior and exterior signs identifying permanent rooms/spaces compliant?	No
Path of Travel & Accessible Route Comments	Elevator connects drill hall and basement only. Provides access to restrooms in basement. Signage is generally inadequate.
Elevators	
Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	No
Are there visual and audible signals inside cars indicating floor change?	No
Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab call buttons?	Yes
Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	No
Do all elevator controls appear to be within reach ranges between 15 and 48 inches, including emergency communication controls?	Yes
If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	No
Elevator Comments	



Tables, Work Surfaces and Service Counters	
Do at least 5% of dining tables and work surfaces have knee and toe clearance with surface heights appearing to be minimum 28" high and maximum 34" high?	NA
Do food service counters appear to be maximum 34" height?	NA
Do check-out aisles, sales and service counters appear to be maximum 38" high?	NA
Tables, Work Surfaces, and Service Counters Comments	
Assembly Areas	
Are sufficient wheelchair spaces provided, with a companion seat for each wheelchair space?	NA
Where an audio system is present and integral to the use of the space, are assistive listening systems present or available?	NA
Assembly Area Comments	
Restrooms and Locker Rooms	
Are restrooms located on an accessible route?	Yes
Are pull handles push/pull or lever type?	Yes
If fire alarms are located in restrooms, are they both audible AND visual?	Yes
Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	Yes
Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	Yes
In unisex toilet rooms, are there safety alarms with pull cords?	NA
Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	Yes
Are sinks provided with clearance for a wheelchair to roll under (appear to have clearance of 8" depth min. at 27" ht.)?	Yes
Are sink handles operable with one hand without grasping, pinching, or twisting?	Yes
Are exposed pipes under sink sufficiently insulated against contact?	No
Restroom & Locker Room Comments	Restrooms provided only at basement level. One men's room and one women's room. One ADA sink provided per restroom, both of which lack pipe wrap.
Guest Rooms or Student Sleeping Rooms	
How many total accessible sleeping rooms does the property management report to have?	
Are there sufficient reported accessible sleeping rooms with respect to the total number of reported sleeping rooms?	NA



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Question	Response
How many accessible sleeping rooms have roll-in showers, per property management?	
Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?	NA
How many assistive listening kits and/or rooms with communication features are available per property management?	
Are there sufficient reported assistive listening devices with respect to the total number of rooms?	NA
Where kitchens/kitchenettes are provided, is a wheelchair turning space present in the kitchen/kitchenette and accessible counters (appear to be maximum 34" high adjacent a built in stove or microwave)?	NA
How many total accessible units of graduate/faculty apartments and townhouses leased on an annual basis does the property management report to have?	
Are there sufficient reported accessible units with accessible kitchens with respect to the total number of reported units?	NA
Guest Room & Student Sleeping Room Comments	
 Pools and Spas 	
Are public access pools/spas/wading pools/wave action features provided? If the answer is no, please disregard this section.	NA
How many accessible access points are provided to each type of water activity?	
Is at least one fixed lift or sloped entry to each type provided (2 entries required for pools with 300 LF or more pool wall)?	NA
Pools & Spas Comments	
 Play and Exercise Areas 	
Has the play area been reviewed for accessibility? All public playgrounds are subject to ADA standards.	NA
Is an accessible route provided to each sport area, exercise area? To each press box where total of boxes in an assembly area is greater than 500 SF?	NA
Is there an accessible route outside of marked play lines within each sport court, providing access to all sides of the court?	NA
Does there appear to be adequate clear floor space (30" minimum by 48" minimum) around a minimum of one of each type of exercise machine/ equipment?	NA
Play & Exercise Area Comments	



APPENDIX F DOCUMENTS REVIEWED

The following information and documents were requested prior to the on-site assessment. The order of the documents requested below is generally based on the ASTM E2018-15 document. Items with an * are discussed in the PSQ. Items that are EMG FCA specific are denoted with a †.

On the day of the on-site assessment, provide EMG's Project Manager with access to all of the available documents and information listed below. Please provide electronic copies if available.

The following documents were provided for review by the EMG Project Manager:

Primary Documentation - Provided for Review	
Drawings & Specifications (Construction, Record Set, As-Built) for the construction of the building and for renovations, additions and any other improvement work. Specific Drawings should include: Floor Plans, Electrical One-Line Diagram, Mechanical Schedule, Lighting Schedule, Elevations.	Reviewed Onsite
Site Survey indicating buildings, roads, hardscape, parking counts, property boundaries, building area, site acreage, utility information.	Received a copy
Capital Improvement Summary* indicating recent (over the last 5 years) capital improvements or future planned capital improvements. Provide the year the work was completed (or proposed to be completed), a summary description of the scope of the work, and the estimated cost of the improvements.	Received a copy
Pending Proposals or Executed Contracts for material repairs or improvements	Not provided or available
Summary of SF & Unit Types/Quantities (for residential/hotel/nursing home properties), identifying residential room/unit types (e.g. 1BR, 2BR, 3BR, 3BR ADA, Double, King ADA, Quad, etc.), residential room/unit type quantities, and residential room/unit type floor area in square feet.	Received or reviewed in part
Prior Property Condition Reports or Studies pertaining to any aspect of the subject property's physical condition.	Received a copy
ADA Survey or reports that indicate deficiencies and the status of any improvements implemented to effect physical compliance.	Not provided or available
Historical Costs incurred for repairs, improvements, and recurring replacements. For portfolio projects, the EMG Program Manager will work with the client to establish a list of Assets and costs that will be used to calibrate the Client's specific cost library.	Not provided or available
Primary Documentation - Additional Comments	
Safety Inspection Records, Certificates, & Permits	Not provided or available
Comments / Specifics	
Building Square Footage Breakdown	Received or reviewed in part
Vendor/Contractor Contact List	Not provided or available
Warranty Information	Not provided or available
Systems & Equipment Records	Not provided or available
Tenant List / Rent Roll	Received or reviewed in part
Appraisal	Not provided or available
Certificate of Occupancy	Not provided or available
Other Documents	Not provided or available
Additional Comments	



APPENDIX G ON-SITE DATE WEATHER CONDITIONS

Item	Condition
Outdoor Temperature	80° F
Weather Conditions	Clear
Snow Covering Ground	No Snow Cover
Wind Conditions	Light Winds
Notes	Weather conditions from 8/22-8/24 were generally clear, with some clouds, and temperatures ranging from the high 70s to high 80s.



APPENDIX H AREAS NOT OBSERVED OR DOWN AREAS

Room Number or Location	Status	Reason for no access	Notes
West wing tower roof	Not accessible	Locked room and no key	Roof hatch unable to be opened, possibly due to construction on the tower
Basement storage rooms and cages	Not accessible	Locked room and no key	Locked areas with sensitive materials within
Three of four basement vaults	Not observed	Instructed not to enter	Secure materials located inside



APPENDIX I EQUIPMENT LIST

Equipment List provided is inclusive of all assets that are coded as Uniformat D - Services and generally include D10 Conveying, D20 Plumbing, D30 HVAC, D40 Fire Protection, and D50 Electrical. Additional attributes of each Asset are also recorded but are not reported in this table.

Uniformat Code	Quantity	Asset Label	Asset Tag	Location	Make	Model Number	Capacity
D1011	1 EA	Elevator, Hydraulic		Building Interior (General)	Concord	97715	1,400.00 LB
D1013	1 EA	Wheel Chair Lift, Exterior		Site	National Wheel-O-Vator Co., Inc.	CDE144	750.00 LB
D1013	1 EA	Wheel Chair Lift, Interior		Building Interior (General)	National Wheel-O-Vator Co., Inc.	CDE60	750.00 LB
D2011	12 EA	B-Toilets (Water Closets)		Restrooms			
D2011	12 EA	F1-Toilets (Water Closets)		Restrooms			
D2011	12 EA	F2-Toilets (Water Closets)		Restrooms			
D2012	8 EA	B-Urinals		Restrooms			
D2012	2 EA	F2-Urinals		Restrooms			
D2012	1 EA	F4-Urinals		Restrooms			
D2013	12 EA	B-Lavatories		Restrooms			
D2013	12 EA	F1-Lavatories		Restrooms			
D2014	2 EA	F2-Sink, Porcelain Enamel, Cast Iron		Restrooms			
D2014	2 EA	F3-Sink, Porcelain Enamel, Cast Iron		Restrooms			
D2014	1 EA	F4-Sink, Porcelain Enamel, Cast Iron		Restrooms			



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Uniformat Code	Quantity	Asset Label	Asset Tag	Location	Make	Model Number	Capacity
D2021	1 EA	Backflow Preventer, Domestic		Building Interior (General)			
D2023	4 EA	Water Heaters, Electric, Residential, Basement		Restrooms	Rheem	82V30-2	30.00 GAL
D2023	1 EA	Water Storage Tank		Mechanical Room (Primary)	West Warwick Welding Inc.	Unmarked	200.00 GAL
D2029	193,607 SF	Plumbing System, Domestic Supply		Building Interior (General)			
D2039	193,607 SF	Plumbing System, Sanitary Waste		Building Interior (General)			
D3021	1 EA	Boiler #1	#1	Mechanical Room (Primary)	HB Smith	28A-14	4,517.00 MBH
D3021	1 EA	Boiler #2	#2	Mechanical Room (Primary)	HB Smith	28A-14	4,517.00 MBH
D3021	1 EA	Boiler #3	#3	Mechanical Room (Primary)	HB Smith	28A-14	4,517.00 MBH
D3032	1 EA	Condensing Unit, North Wall Center		Site	Daikin	RXYMQ36M VJU	3.00 TONS
D3032	1 EA	Condensing Unit, North Wall East Side		Site	Mitsubishi	PUHY-P192TGMU-A	16.00 TONS
D3032	1 EA	Condensing Unit, North Wall West Side		Site	Mitsubishi	PUHY-P192TGMU-A	16.00 TONS
D3041	20,000 SF	HVAC System Ductwork		Building Interior (General)			
D3042	2 EA	Exhaust Fan, Centrifugal		Restrooms			
D3042	4 EA	Exhaust Fan, Propeller	Exhaust Fan 3	Drill Hall Catwalk	Greenheck	SBE-1L36-LMD	
D3049	193,607 SF	HVAC System Piping, 2-Pipe		Building Interior (General)			
D3051	8 EA	Unit Heater, Hydronic, 101 to 160 MBH		Drill Hall			



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Uniformat Code	Quantity	Asset Label	Asset Tag	Location	Make	Model Number	Capacity
D3068	193,607 SF	HVAC Controls, Direct Digital (DDC)		Building Interior (General)			
D4011	1 EA	Backflow Preventer, Fire		Fire Pump Room	Ames	2000ss	
D4012	1 EA	Fire Pump, 75 HP		Fire Pump Room	Pentair Pump Group	5-481-15	75.00 HP
D4019	193,607 SF	Sprinkler Heads (Existing)		Building Interior (General)			
D5012	1 EA	Building/Main Switchgear	MAIN	Electrical Room (Primary)	Siemens	Unmarked	2,500.00 AMP
D5012	1 EA	Disconnect Switch (Catwalk-1)	CATWAL K-1	Drill Hall Catwalk	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Catwalk-1) - Basement	CATWAL K-1	Basement Garage	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Catwalk-2)	CATWAL K-2	Drill Hall Catwalk	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Catwalk-3)	CATWAL K-3	Drill Hall Catwalk	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Catwalk-3) - Basement	CATWAL K-1	Basement Garage	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Drill Hall-2)	DRILL HALL-2	Drill Hall	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Drill Hall-3)	DRILL HALL-3	Drill Hall	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Drill Hall-4) - Basement	CATWAL K-1	Basement Garage	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch (Station #8)	DRILL HALL-2	Drill Hall	Siemens		400.00 AMP
D5012	1 EA	Disconnect Switch, 600 Amp (Fire Pump)	MAIN	Electrical Room (Primary)	Siemens	Unmarked	600.00 AMP
D5012	1 EA	Distribution Panel, 400 Amp		Building Interior (General)	Siemens		400.00 AMP



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Uniformat Code	Quantity	Asset Label	Asset Tag	Location	Make	Model Number	Capacity
D5012	1 EA	Secondary (Step-Down) Transformer (TRANS-1)	TRANS-1	Electrical Room (Primary)	Siemens	3F3Y112ES	113.00 kVA
D5012	1 EA	Secondary (Step-Down) Transformer (TRANS-2)	TRANS-2	Electrical Room (Primary)	Siemens	3F3Y112ES	113.00 kVA
D5012	1 EA	Secondary (Step-Down) Transformer (Unmarked)		Basement Garage	Siemens	3F3Y112ES	113.00 kVA
D5012	1 EA	Secondary (Step-Down) Transformer (Unmarked2)		Basement Garage	Siemens	3F3Y112ES	113.00 kVA
D5012	1 EA	Secondary (Step-Down) Transformer (Unmarked3)		Basement Garage	Siemens	3F3Y112ES	113.00 kVA
D5012	1 EA	Secondary (Step-Down) Transformer (Unmarked4)		Building Interior (General)	Siemens	3F3Y112ES	113.00 kVA
D5019	193,607 SF	Electrical Distribution System		Building Interior (General)			
D5022	2 EA	Light Fixture, Exterior, Parking Lot Pole		Site			
D5022	7 EA	Light Fixture, Exterior, Wall Mount		Exterior Walls			
D5029	60,000 SF	B-Lighting System, Interior		Building Interior (General)			
D5029	60,000 SF	F1-Lighting System, Interior		Building Interior (General)			
D5029	20,000 SF	F2-Lighting System, Interior		Building Interior (General)			
D5029	20,000 SF	F3-Lighting System, Interior		Building Interior (General)			
D5029	20,000 SF	F4-Lighting System, Interior		Building Interior (General)			
D5029	4,800 SF	T-Lighting System, Interior		Building Interior (General)			
D5037	1 EA	Electric Fire Pump Controller		Fire Pump Room			



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Uniformat Code	Quantity	Asset Label	Asset Tag	Location	Make	Model Number	Capacity
D5037	1 EA	Fire Alarm Control Panel		Building Interior (General)			
D5037	193,607 SF	Fire Alarm System		Building Interior (General)			
D5092	1 EA	Generator, Diesel, 300 kW		Site	Generac	12837210200	300.00 kW



APPENDIX J SPACE UTILIZATION
