

Asset Observed

All assets observed are provided in this Section sorted by the Uniformat II coding, indexed is as follows:

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 & Furnishings

E10 - Equipment

E20 - Furnishings

F - Special Construction & Demolition

F10 - Special Construction

F20 - Selective Building Demolition

G - Building Sitework

G10 - Site Preparation

G20 - Site Improvements

G30 - Site Mechanical Utilities

G40 - Site Electrical Utilities

G90 - Other Site Construction

P - Follow-up Studies

P10 - Follow-up Studies

X - ECMs

X00 - ECMs

X10 - ECMs

Z - General Conditions / Other

Z00 - ADA

Z10 - ADA

Z - ADA

Z10 - ADA

**Detailed replacement tables include costs only applicable to items being replaced during the term.*

Item	Description
Basement Wall, Masonry (CMU)	Basement Wall, Masonry
Condition	Fair
Quantity	9,000 SF
Unit Cost	\$26.10
Remaining Useful Life (RUL)	35 Year(s)
Location	Structure



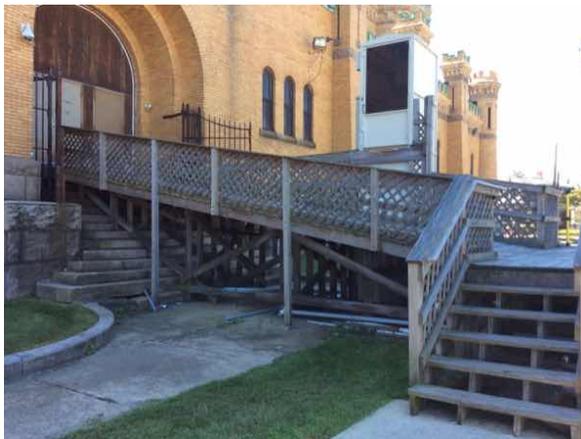
Item	Description
Structural Frame, Masonry (CMU) Bearing Walls, 3+ Stories	Superstructure, Masonry
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$29.58
Remaining Useful Life (RUL)	35 Year(s)
Location	Structure



Item	Description
Structural Flooring/Decking, Wood	Structural Flooring/Decking, Wood
Condition	Fair
Quantity	64,800 SF
Unit Cost	\$10.13
Remaining Useful Life (RUL)	10 Year(s)
Location	Structure



Item	Description
Exterior Ramp, Wood	Exterior Ramp, Wood
Condition	Fair
Quantity	365 SF
Unit Cost	\$10.13
Remaining Useful Life (RUL)	5 Year(s)
Location	Site
Guard/Handrails and Walls	Fair Condition



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B1014	Replace Exterior Ramp, Wood	365 SF	\$10.13	L/R	3	2024	\$3,697

Item	Description
Exterior Stairs, Concrete	Exterior Stairs, Stone
Condition	Fair
Quantity	1,000 SF
Unit Cost	\$48.94
Remaining Useful Life (RUL)	20 Year(s)
Location	Site



Steps slightly uneven, mortar cracking in spots

Item	Description
Loading Dock, Concrete	Loading Dock, Wood
Condition	Fair
Quantity	300 SF
Unit Cost	\$686.84
Remaining Useful Life (RUL)	10 Year(s)
Location	Site

Observations / Comments:

Loading dock appears generally solid.



Broken, out of plumb framing pieces

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B1019	Replace Loading Dock, Wood	300 SF	\$686.84	L/R	4	2029	\$206,052

Item	Description
Roof Structure, Flat, Metal Deck over Steel Beams	Roof Structure, Flat, East and West Wings, Steel Beams
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$27.84
Remaining Useful Life (RUL)	35 Year(s)
Location	Structure

Item	Description
Roof Structure, Pitched, Steel Framing	Roof Structure, Pitched Slate Roof, Wood Rafters
Condition	Fair
Quantity	40,000 SF
Unit Cost	\$27.84
Remaining Useful Life (RUL)	25 Year(s)
Location	Structure



Item	Description
Roof Structure, Pitched, Wood Rafters	Roof Structure, Central Drill Hall, Wood Rafters
Condition	Fair
Quantity	13,500 SF
Unit Cost	\$19.72
Remaining Useful Life (RUL)	25 Year(s)
Location	Structure



Item	Description
Roof Access Ladder, Steel	Catwalk, Steel
Condition	Fair
Quantity	500 LF
Unit Cost	\$82.78
Remaining Useful Life (RUL)	7 Year(s)
Location	Drill Hall Catwalk

Observations / Comments:

Catwalk appears stable and level.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B1029	Replace Catwalk, Steel	500 LF	\$82.78	L/R	3	2026	\$41,390

Item	Description
Roof Access Ladder, Steel	Roof Access Ladders
Condition	Failed
Quantity	50 LF
Unit Cost	\$82.78
Remaining Useful Life (RUL)	0 Year(s)
Location	Roof

Observations / Comments:

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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B1029	Replace Roof Access Ladders	50 LF	\$82.78	SFT	1	2019	\$4,139

Item	Description
Exterior Wall, Brick or Brick Veneer, 3+ Stories	Exterior Wall, Brick, 3+ Stories
Condition	Fair
Quantity	37,500 SF
Unit Cost	\$53.38
Remaining Useful Life (RUL)	25 Year(s)
Location	Exterior Walls



Cracking at exterior brick

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2011	Repoint Exterior Wall, Brick or Brick Veneer, 3+ Stories	375 SF	\$45.45	P/I	2	2019	\$17,044
B2011	Repoint Exterior Wall, Brick or Brick Veneer, 3+ Stories	375 SF	\$45.45	P/I	2	2024	\$17,044
B2011	Repoint Exterior Wall, Brick or Brick Veneer, 3+ Stories	375 SF	\$45.45	P/I	2	2029	\$17,044

Item	Description
Exterior Wall, Field Stone, 1-2 Stories	Exterior Wall, Field Stone, 1-2 Stories
Condition	Fair
Quantity	16,650 SF
Unit Cost	\$49.84
Remaining Useful Life (RUL)	25 Year(s)
Location	Exterior Walls



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2011	Repoint Exterior Wall, Field Stone, 1-2 Stories	167 SF	\$10.14	P/I	2	2019	\$1,693
B2011	Repoint Exterior Wall, Field Stone, 1-2 Stories	167 SF	\$10.14	P/I	2	2024	\$1,693
B2011	Repoint Exterior Wall, Field Stone, 1-2 Stories	167 SF	\$10.14	P/I	2	2029	\$1,693

Item	Description
Exterior Wall, Field Stone, 3+ Stories	Exterior Wall, Decorative Stone/Terra Cotta
Condition	Fair
Quantity	2,000 SF
Unit Cost	\$54.64
Remaining Useful Life (RUL)	25 Year(s)
Location	Exterior Walls

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

Item	Description
Window, Aluminum Double-Glazed 12 SF, 3+ Stories	Windows, DPM, Stairs to Catwalk
Condition	Good
Quantity	12 EA
Unit Cost	\$1,102.59
Remaining Useful Life (RUL)	24 Year(s)
Location	Drill Hall Catwalk
Window	Awning (1.1)
Estimated/Averaged Size (SF)	12
Sealant	Good Condition
Screens (Housing Only)	NA

Observations / Comments:

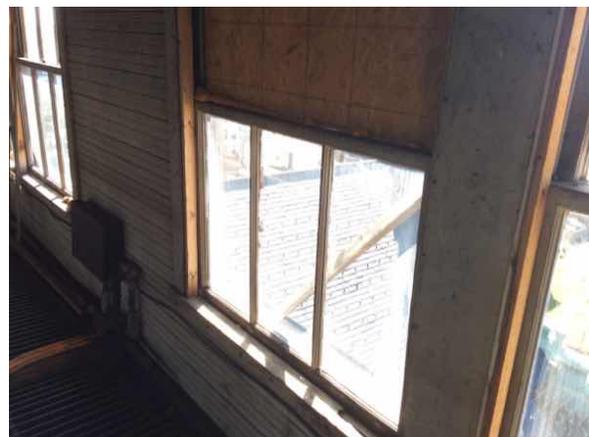
Windows replaced recently.



Item	Description
Window, Wood 24 SF, 3+ Stories	Windows, SPW, Catwalk
Condition	Poor
Quantity	68 EA
Unit Cost	\$2,050.44
Remaining Useful Life (RUL)	2 Year(s)
Location	Drill Hall Catwalk
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

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2021	Replace Windows, SPW, Catwalk	68 EA	\$2,050.44	P/I	2	2021	\$139,430

Item	Description
Window, Wood 24 SF, 3+ Stories	Windows, SPW, Base/1st Floor
Condition	Poor
Quantity	210 EA
Unit Cost	\$2,050.44
Remaining Useful Life (RUL)	2 Year(s)
Location	Building Interior (General)
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

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2021	Replace Windows, SPW, Base/1st Floor	210 EA	\$2,050.44	P/I	2	2021	\$430,592

Item	Description
Window, Wood 24 SF, 3+ Stories	Windows, SPW, Floors 2-4
Condition	Failed
Quantity	300 EA
Unit Cost	\$2,050.44
Remaining Useful Life (RUL)	0 Year(s)
Location	Exterior Walls
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2021	Replace Windows, SPW, Floors 2-4	300 EA	\$2,050.44	P/I	2	2019	\$615,132

Item	Description
Exterior Door, Steel	Exterior Doors, Metal
Condition	Fair
Quantity	2 EA
Unit Cost	\$950.12
Remaining Useful Life (RUL)	9 Year(s)
Location	Exterior Walls
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2032	Replace Exterior Doors, Metal	2 EA	\$1,425.18	L/R	3	2028	\$2,850

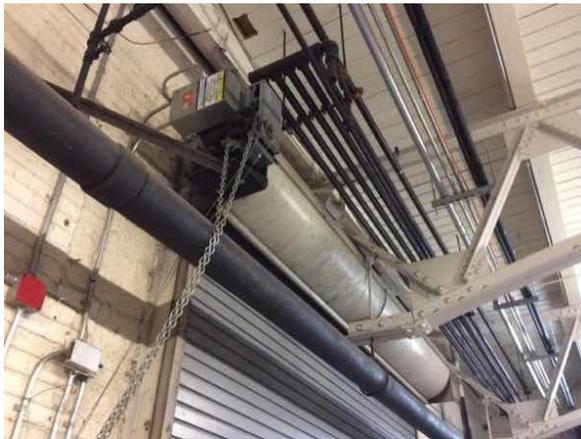
Item	Description
Exterior Door, Wood Solid-Core	Exterior Doors, Wood Solid
Condition	Fair
Quantity	5 EA
Unit Cost	\$1,423.11
Remaining Useful Life (RUL)	9 Year(s)
Location	Exterior Walls
Hardware Style	Lever Sets
Use	Entrance (1.1)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2032	Replace Exterior Doors, Wood Solid	5 EA	\$1,423.11	L/R	3	2028	\$7,116

Item	Description
Overhead Door, Automatic Opener	Overhead Door, Automatic Opener
Condition	Fair
Quantity	1 EA
Unit Cost	\$8,519.54
Remaining Useful Life (RUL)	5 Year(s)
Location	Exterior Walls
Hardware Style	See Observations/Comments
Use	See Observations/Comments



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B2034	Replace Overhead Door, Automatic Opener	1 EA	\$8,519.54	L/R	3	2024	\$8,520

Item	Description
Overhead Door, Steel Roll-Up 144 SF	Overhead Door, Steel Roll-Up
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,839.33
Remaining Useful Life (RUL)	19 Year(s)
Location	Exterior Walls



Item	Description
Roof, Single-Ply EPDM Membrane	Roof Finish, Drill Hall Main Roof, East Half
Condition	Fair
Quantity	6,500 SF
Unit Cost	\$23.77
Remaining Useful Life (RUL)	18 Year(s)
Location	Roof
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.



Item	Description
Roof, Single-Ply EPDM Membrane	Roof Finish, Drill Hall Main Roof, West Half
Condition	Fair
Quantity	6,500 SF
Unit Cost	\$23.77
Remaining Useful Life (RUL)	15 Year(s)
Location	Roof
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.



Item	Description
Roof, Single-Ply EPDM Membrane	Roof Finish, East and West Wings
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$23.77
Remaining Useful Life (RUL)	9 Year(s)
Location	Roof
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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B3011	Replace Roof Finish, East and West Wings	20,000 SF	\$35.66	L/R	3	2028	\$713,100

Item	Description
Roof, Slate	Roof, Slate
Condition	Fair
Quantity	40,000 SF
Unit Cost	\$65
Remaining Useful Life (RUL)	35 Year(s)
Location	Roof
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

Item	Description
Roof, Slate	Exterior Wall, Slate
Condition	Fair
Quantity	2,600 SF
Unit Cost	\$65
Remaining Useful Life (RUL)	35 Year(s)
Location	Exterior Walls

Observations / Comments:

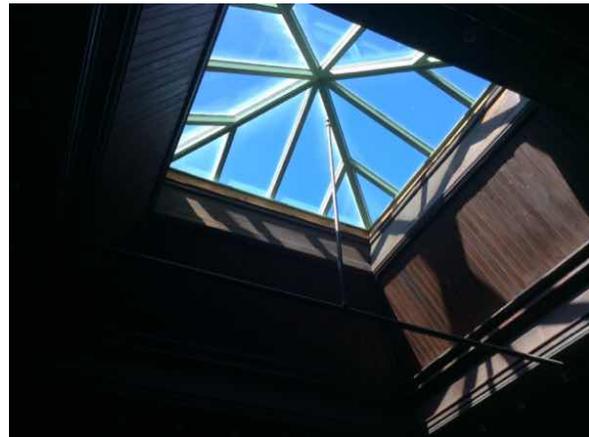
Ext. walls around catwalk



Item	Description
Roof Skylight, Glass Single Unit	Roof Skylight, Glass
Condition	Fair
Quantity	128 SF
Unit Cost	\$46.57
Remaining Useful Life (RUL)	8 Year(s)
Location	Roof
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
B3021	Replace Roof Skylight, Glass	128 SF	\$41.91	L/R	3	2027	\$5,365

Item	Description
Interior Door, Fire 90-Minutes and Over	Interior Doors, Metal, Fire Rated
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,649.06
Remaining Useful Life (RUL)	9 Year(s)
Location	Stair Tower
Hardware Style	Lever Sets
Use	Service



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1021	Replace Interior Doors, Metal, Fire Rated	2 EA	\$1,649.06	L/R	4	2028	\$3,298

Item	Description
Interior Door, Steel w/ Safety Glass	Interior Doors, Metal
Condition	Fair
Quantity	30 EA
Unit Cost	\$1,352.72
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)

Observations / Comments:

Metal doors generally appear to be newer.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1021	Replace Interior Doors, Metal	30 EA	\$1,352.72	L/R	4	2028	\$40,582

Item	Description
Interior Door, Wood Hollow-Core	Interior Door, Wood Hollow-Core
Condition	Good
Quantity	6 EA
Unit Cost	\$596.52
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)
Hardware Style	Knob Sets
Use	Service

Observations / Comments:

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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1021	Replace Interior Door, Wood Hollow-Core	6 EA	\$596.52	L/R	4	2028	\$3,579

Item	Description
Interior Door, Wood Solid-Core	Interior Door, Wood Solid-Core
Condition	Fair
Quantity	115 EA
Unit Cost	\$1,423.11
Remaining Useful Life (RUL)	8 Year(s)
Location	Building Interior (General)
Hardware Style	Knob Sets
Use	Service

Observations / Comments:

Many historical doors, range of conditions.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1021	Replace Interior Door, Wood Solid-Core	115 EA	\$1,423.11	L/R	4	2027	\$163,658

Item	Description
Toilet Partitions, Wood	F1-Toilet Partitions, Wood
Condition	Fair
Quantity	3 EA
Unit Cost	\$1,200
Remaining Useful Life (RUL)	5 Year(s)
Location	Restrooms



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1031	Replace F1-Toilet Partitions, Wood	3 EA	\$1,200.00	L/R	3	2024	\$3,600

Item	Description
Toilet Partitions, Wood	F2-Toilet Partitions, Wood
Condition	Poor
Quantity	2 EA
Unit Cost	\$1,200
Remaining Useful Life (RUL)	2 Year(s)
Location	Restrooms

Observations / Comments:

Partitions old and deteriorated.



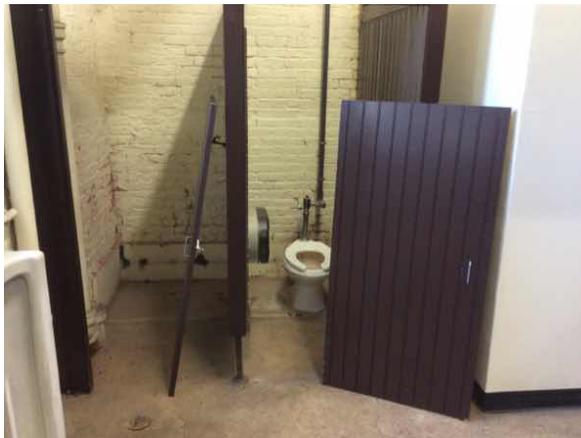
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1031	Replace F2-Toilet Partitions, Wood	2 EA	\$1,200.00	P/I	3	2021	\$2,400

Item	Description
Toilet Partitions, Wood	B-Toilet Partitions, Wood
Condition	Fair
Quantity	14 EA
Unit Cost	\$1,200
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms



Cracking wood



Door removed



Door missing

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1031	Replace B-Toilet Partitions, Wood	14 EA	\$1,200.00	L/R	3	2023	\$16,800

Item	Description
Interior Signage (allowance)	Interior Signage (allowance)
Condition	Poor
Quantity	193,607 SF
Unit Cost	\$0.08
Remaining Useful Life (RUL)	1 Year(s)
Location	Building Interior (General)

Observations / Comments:

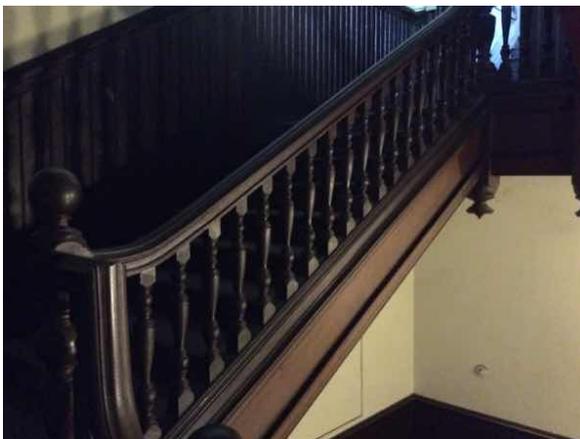
Current signage generally consists of typed or written messages on standard printer paper, taped to walls and doors.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C1035	Replace Interior Signage (allowance)	193,607 SF	\$0.08	P/I	3	2020	\$15,489

Item	Description
Interior Stair/Ramp Rails, Wood	Interior Stair Rails, Wood
Condition	Fair
Quantity	750 LF
Unit Cost	\$12.91
Remaining Useful Life (RUL)	10 Year(s)
Location	Stair Tower
Railing	Fair Condition
Treads/Landings	NA



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C2011	Refinish Interior Stair/Ramp Rails, Wood	750 LF	\$1.09	L/R	3	2021	\$818
C2011	Refinish Interior Stair/Ramp Rails, Wood	750 LF	\$1.09	L/R	3	2026	\$818

Item	Description
Interior Stairs, Wood	Interior Stairs, Wood
Condition	Fair
Quantity	4,000 SF
Unit Cost	\$45.09
Remaining Useful Life (RUL)	20 Year(s)
Location	Stair Tower

Observations / Comments:

Finish is heavily worn.



General wear

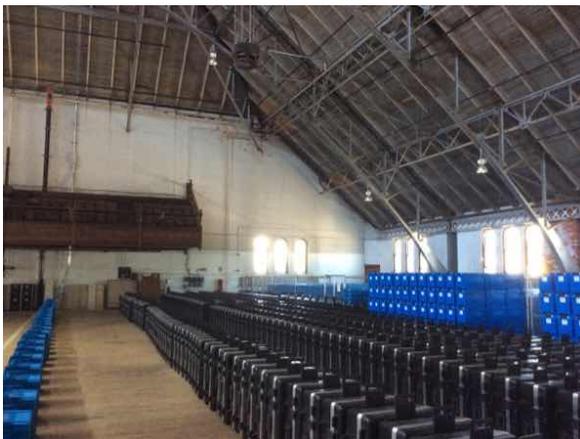
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C2011	Refinish Interior Stairs, Wood	4,000 SF	\$1.20	P/I	2	2019	\$4,800
C2011	Refinish Interior Stairs, Wood	4,000 SF	\$1.20	L/R	3	2024	\$4,800
C2011	Refinish Interior Stairs, Wood	4,000 SF	\$1.20	L/R	3	2029	\$4,800

Item	Description
Interior Wall Finish, Clay Brick	DH-Interior Wall, Clay Brick
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$25.95
Remaining Useful Life (RUL)	25 Year(s)
Location	Drill Hall
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

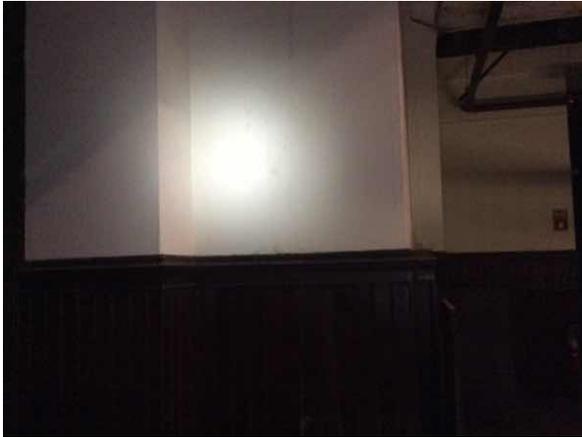
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3011	Prep & Paint Interior Wall Finish, Concrete/Masonry	20,000 SF	\$1.45	L/R	3	2020	\$29,000
C3011	Prep & Paint Interior Wall Finish, Concrete/Masonry	20,000 SF	\$1.45	L/R	3	2028	\$29,000

Item	Description
Interior Wall Finish, Clay Brick	B-Interior Wall, Clay Brick
Condition	Fair
Quantity	48,600 SF
Unit Cost	\$25.95
Remaining Useful Life (RUL)	25 Year(s)
Location	Building Interior (General)
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)



Item	Description
Interior Wall Finish, Gypsum Board/Plaster	F3-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Remaining Useful Life (RUL)	25 Year(s)
Location	Building Interior (General)



Item	Description
Interior Wall Finish, Gypsum Board/Plaster	F2-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Remaining Useful Life (RUL)	25 Year(s)
Location	Building Interior (General)



Item	Description
Interior Wall Finish, Gypsum Board/Plaster	F4-Interior Wall, Gypsum Board/Plaster
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Remaining Useful Life (RUL)	25 Year(s)
Location	Building Interior (General)



Cracking, water damaged wall



Cracking paint



Peeling paint



Peeling paint

Item	Description
Interior Wall Finish, Gypsum Board/Plaster	B-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	43,200 SF
Unit Cost	\$3.38
Remaining Useful Life (RUL)	25 Year(s)
Location	Building Interior (General)





Item	Description
Interior Wall Finish, Gypsum Board/Plaster	F1-Interior Wall, Plaster/Gypsum Board
Condition	Fair
Quantity	26,740 SF
Unit Cost	\$3.38
Remaining Useful Life (RUL)	25 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Prep & Paint Interior Walls, Gypsum Board/Plaster/Metal	26,740 SF	\$1.42	L/R	3	2021	\$37,971
C3012	Prep & Paint Interior Walls, Gypsum Board/Plaster/Metal	26,740 SF	\$1.42	L/R	3	2029	\$37,971

Item	Description
Interior Wall Finish, Wood Paneling	F1-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Remaining Useful Life (RUL)	8 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Replace F1-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	4	2027	\$271,946

Item	Description
Interior Wall Finish, Wood Paneling	F3-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Replace F3-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	4	2024	\$271,946

Item	Description
Interior Wall Finish, Wood Paneling	F2-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Unifomat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Replace F2-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	4	2024	\$271,946

Item	Description
Interior Wall Finish, Wood Paneling	DHCW-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	4,160 SF
Unit Cost	\$23.73
Remaining Useful Life (RUL)	5 Year(s)
Location	Drill Hall Catwalk
Lead Based Paint (LBP)	No, None Observed/Reported (No Testing Done)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Replace DHCW-Interior Wall Finish, Wood Paneling	4,160 SF	\$23.73	L/R	4	2024	\$98,717

Item	Description
Interior Wall Finish, Wood Paneling	B-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	16,200 SF
Unit Cost	\$23.73
Remaining Useful Life (RUL)	10 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Replace B-Interior Wall Finish, Wood Paneling	16,200 SF	\$23.73	L/R	4	2029	\$384,426

Item	Description
Interior Wall Finish, Wood Paneling	F4-Interior Wall Finish, Wood Paneling
Condition	Fair
Quantity	11,460 SF
Unit Cost	\$23.73
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Hole in wall



Damaged wall

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3012	Replace F4-Interior Wall Finish, Wood Paneling	11,460 SF	\$23.73	L/R	4	2024	\$271,946

Item	Description
Interior Floor Finish, Terrazzo	B-Interior Floor Finish, Terrazzo
Condition	Fair
Quantity	960 SF
Unit Cost	\$12.06
Remaining Useful Life (RUL)	8 Year(s)
Location	Restrooms



Cracking at floor

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Replace B-Interior Floor Finish, Terrazzo	960 SF	\$12.06	L/R	4	2027	\$11,578

Item	Description
Interior Floor Finish, Vinyl Tile (VCT)	F1-Interior Floor Finish, Vinyl Tile (VCT)
Condition	Fair
Quantity	1,000 SF
Unit Cost	\$4.80
Remaining Useful Life (RUL)	5 Year(s)
Location	Restrooms



Missing vinyl floor tile

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Replace F1-Interior Floor Finish, Vinyl Tile (VCT)	1,000 SF	\$4.80	L/R	3	2024	\$4,800

Item	Description
Interior Floor Finish, Wood Strip	DH-Interior Floor Finish, Wood Strip
Condition	Fair
Quantity	41,000 SF
Unit Cost	\$13.52
Remaining Useful Life (RUL)	5 Year(s)
Location	Drill Hall

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

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Replace DH-Interior Floor Finish, Wood Strip	41,000 SF	\$13.52	L/R	3	2024	\$554,320

Item	Description
Interior Floor Finish, Wood Strip	F3-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	20,000 SF
Unit Cost	\$13.52
Remaining Useful Life (RUL)	2 Year(s)
Location	Building Interior (General)

Observations / Comments:

Floors are old and heavily worn.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Replace F3-Interior Floor Finish, Wood Strip	20,000 SF	\$13.52	P/I	3	2021	\$270,400

Item	Description
Interior Floor Finish, Wood Strip	F4-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	20,000 SF
Unit Cost	\$13.52
Remaining Useful Life (RUL)	2 Year(s)
Location	Building Interior (General)

Observations / Comments:

Floors are old and heavily worn.



Buckled wood flooring; tripping hazard

Scratched, worn, generally deteriorated



Bird excrement

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Repair Buckled Wood Interior Floor Finish, Eliminate Tripping Hazard	150 SF	\$21.29	SFT	2	2019	\$3,194
C3024	Replace F4-Interior Floor Finish, Wood Strip	20,000 SF	\$13.52	P/I	3	2021	\$270,400

Item	Description
Interior Floor Finish, Wood Strip	F2-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	20,000 SF
Unit Cost	\$13.52
Remaining Useful Life (RUL)	2 Year(s)
Location	Building Interior (General)

Observations / Comments:

Floors are old and heavily worn.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Replace F2-Interior Floor Finish, Wood Strip	20,000 SF	\$13.52	P/I	3	2021	\$270,400

Item	Description
Interior Floor Finish, Wood Strip	F1-Interior Floor Finish, Wood Strip
Condition	Poor
Quantity	10,000 SF
Unit Cost	\$13.52
Remaining Useful Life (RUL)	2 Year(s)
Location	Building Interior (General)

Observations / Comments:

Heavy wear and staining in some areas.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3024	Replace F1-Interior Floor Finish, Wood Strip	10,000 SF	\$13.52	P/I	3	2021	\$135,200

Item	Description
Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic	F1-Interior Floor Finish, Carpet
Condition	Fair
Quantity	9,000 SF
Unit Cost	\$7.26
Remaining Useful Life (RUL)	4 Year(s)
Location	Building Interior (General)

Observations / Comments:

Staining and serious wear in isolated sections.



Staining

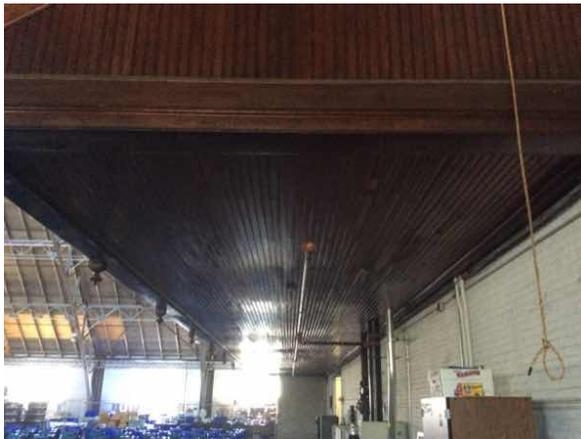
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3025	Replace F1-Interior Floor Finish, Carpet	9,000 SF	\$7.26	L/R	3	2023	\$65,340

Item	Description
Interior Ceiling Finish, Wood	DH-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	2,320 SF
Unit Cost	\$9.22
Remaining Useful Life (RUL)	5 Year(s)
Location	Drill Hall

Observations / Comments:

Wood ceiling below east and west gallery balconies.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3031	Replace DH-Interior Ceiling Finish, Wood	2,320 SF	\$9.22	L/R	4	2024	\$21,390

Item	Description
Interior Ceiling Finish, Wood	F3-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3031	Replace F3-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	4	2024	\$184,400

Item	Description
Interior Ceiling Finish, Wood	F4-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3031	Replace F4-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	4	2024	\$184,400

Item	Description
Interior Ceiling Finish, Wood	F2-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3031	Replace F2-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	4	2024	\$184,400

Item	Description
Interior Ceiling Finish, Wood	F1-Interior Ceiling Finish, Wood
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.22
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Unifomat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
C3031	Replace F1-Interior Ceiling Finish, Wood	20,000 SF	\$9.22	L/R	4	2024	\$184,400

Item	Description
Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors	Elevator, Hydraulic
Condition	Fair
Quantity	1 EA
Unit Cost	\$108,794.40
Remaining Useful Life (RUL)	14 Year(s)
Location	Building Interior (General)
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





Item	Description
Wheel Chair Lift	Wheel Chair Lift, Interior
Condition	Good
Quantity	1 EA
Unit Cost	\$16,652.79
Remaining Useful Life (RUL)	16 Year(s)
Location	Building Interior (General)
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.



Item	Description
Wheel Chair Lift	Wheel Chair Lift, Exterior
Condition	Fair
Quantity	1 EA
Unit Cost	\$16,652.79
Remaining Useful Life (RUL)	16 Year(s)
Location	Site
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



The National Wheel-O-Vator Co., Inc.
 Phone (309) 923-2611
 Rated Speed - 9
 Rated Load - Maximum 750 lbs.
 Car Weight - 155 lbs.
 Suspension and
 Support Means - Screw Drive
 230 Volts A.C. 60 Cycles 9 Amps
 Date of Manufacture 03/09/07
 Mod. No. CDE144 Serial No. 114845
 COMMERCIAL USE ONLY

Item	Description
Toilet, Flush Tank (Water Closet)	F1-Toilets (Water Closets)
Condition	Fair
Quantity	12 EA
Unit Cost	\$1,055.15
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2011	Replace F1-Toilets (Water Closets)	12 EA	\$1,055.15	L/R	3	2023	\$12,662

Item	Description
Toilet, Flush Tank (Water Closet)	F2-Toilets (Water Closets)
Condition	Fair
Quantity	12 EA
Unit Cost	\$1,055.15
Remaining Useful Life (RUL)	3 Year(s)
Location	Restrooms



Cost Recommendations:

Unifomat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2011	Replace F2-Toilets (Water Closets)	12 EA	\$1,055.15	L/R	3	2022	\$12,662

Item	Description
Toilet, Flush Tank (Water Closet)	B-Toilets (Water Closets)
Condition	Fair
Quantity	12 EA
Unit Cost	\$1,055.15
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2011	Replace B-Toilets (Water Closets)	12 EA	\$1,055.15	L/R	3	2023	\$12,662

Item	Description
Urinal, Vitreous China	B-Urinals
Condition	Fair
Quantity	8 EA
Unit Cost	\$1,193.44
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms



General corrosion

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2012	Replace B-Urinals	8 EA	\$1,193.44	L/R	3	2023	\$9,548

Item	Description
Urinal, Vitreous China	F2-Urinals
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,193.44
Remaining Useful Life (RUL)	1 Year(s)
Location	Restrooms



Cost Recommendations:

Unifomat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2012	Replace F2-Urinals	2 EA	\$1,193.44	XA	3	2020	\$2,387

Item	Description
Urinal, Vitreous China	F4-Urinals
Condition	Fair
Quantity	1 EA
Unit Cost	\$1,193.44
Remaining Useful Life (RUL)	1 Year(s)
Location	Restrooms



Cost Recommendations:

Unifomat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2012	Replace F4-Urinals	1 EA	\$1,193.44	XA	3	2020	\$1,193

Item	Description
Lavatory, Enameled Steel	B-Lavatories
Condition	Fair
Quantity	12 EA
Unit Cost	\$353.05
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms



Missing pipe wrap under ADA sink

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2013	ADA, Restroom, Lavatory Pipe Wraps, Install	2 EA	\$75.90	ADA	3	2019	\$152
D2013	Replace B-Lavatories	12 EA	\$353.05	L/R	3	2023	\$4,237

Item	Description
Lavatory, Enameled Steel	F1-Lavatories
Condition	Fair
Quantity	12 EA
Unit Cost	\$353.05
Remaining Useful Life (RUL)	7 Year(s)
Location	Restrooms



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2013	Replace F1-Lavatories	12 EA	\$353.05	L/R	3	2026	\$4,237

Item	Description
Sink, Porcelain Enamel, Cast Iron	F3-Sink, Porcelain Enamel, Cast Iron
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,167.28
Remaining Useful Life (RUL)	1 Year(s)
Location	Restrooms



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2014	Replace F3-Sink, Porcelain Enamel, Cast Iron	2 EA	\$1,167.28	XA	3	2020	\$2,335

Item	Description
Sink, Porcelain Enamel, Cast Iron	F2-Sink, Porcelain Enamel, Cast Iron
Condition	Fair
Quantity	2 EA
Unit Cost	\$1,167.28
Remaining Useful Life (RUL)	1 Year(s)
Location	Restrooms



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2014	Replace F2-Sink, Porcelain Enamel, Cast Iron	2 EA	\$1,167.28	XA	3	2020	\$2,335

Item	Description
Sink, Porcelain Enamel, Cast Iron	F4-Sink, Porcelain Enamel, Cast Iron
Condition	Fair
Quantity	1 EA
Unit Cost	\$1,167.28
Remaining Useful Life (RUL)	1 Year(s)
Location	Restrooms
Low Flow Fixtures (EPAAct 2005)	No



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2014	Replace F4-Sink, Porcelain Enamel, Cast Iron	1 EA	\$1,167.28	XA	3	2020	\$1,167

Item	Description
Backflow Preventer, 4"	Backflow Preventer, Domestic
Condition	Fair
Quantity	1 EA
Unit Cost	\$6,001.42
Remaining Useful Life (RUL)	4 Year(s)
Location	Building Interior (General)



Item	Description
Water Heater, Electric, Residential, 30 to 52 GAL	Water Heaters, Electric, Residential, Basement
Condition	Fair
Quantity	4 EA
Unit Cost	\$1,738.90
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2023	Replace Water Heaters, Electric, Residential, Basement	4 EA	\$1,738.90	L/R	3	2023	\$6,956

Item	Description
Water Storage Tank, 151 to 250 GAL	Water Storage Tank
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,778.24
Remaining Useful Life (RUL)	5 Year(s)
Location	Mechanical Room (Primary)
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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D2023	Replace Water Storage Tank	1 EA	\$2,778.24	L/R	3	2024	\$2,778

Item	Description
Plumbing System, Domestic Supply	Plumbing System, Domestic Supply
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$5.84
Remaining Useful Life (RUL)	1 Year(s)
Location	Building Interior (General)

Observations / Comments:

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



Item	Description
Plumbing System, Sanitary Waste	Plumbing System, Sanitary Waste
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$3.89
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Item	Description
Boiler, Gas, 4,201 to 10,000 MBH	Boiler #1
Condition	Failed
Quantity	1 EA
Unit Cost	\$332,867.50
Remaining Useful Life (RUL)	0 Year(s)
Location	Mechanical Room (Primary)
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.





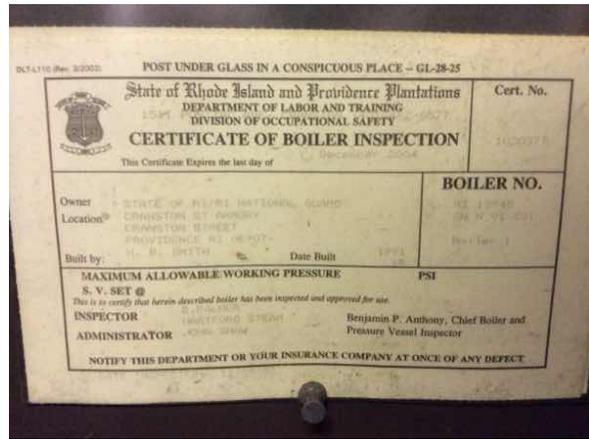
Surface rusting and corrosion



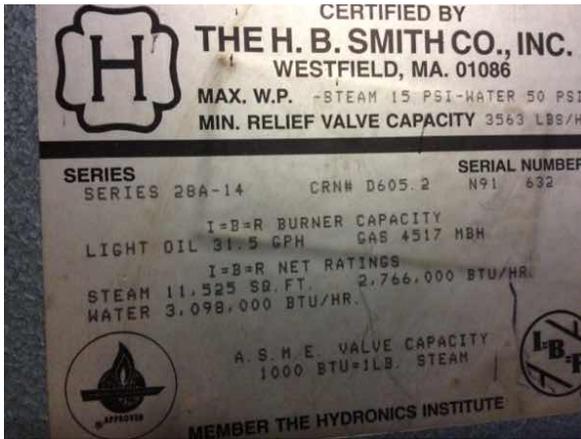
Significant corrosion



Rust



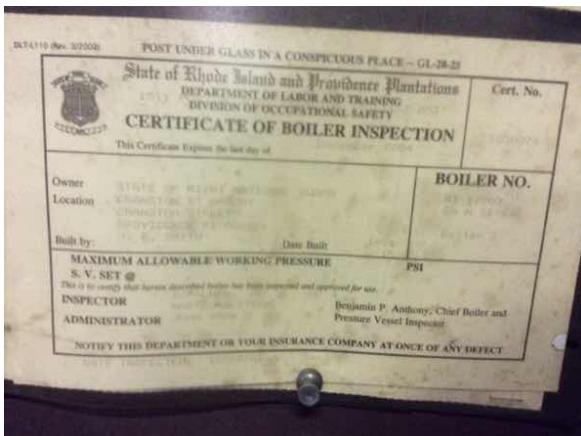
Certificate expired December 2004



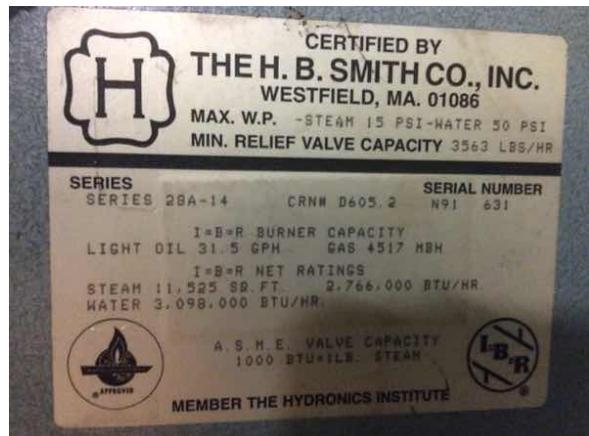
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3021	Replace Boiler #1	1 EA	\$366,154.25	P/I	2	2019	\$366,154

Item	Description
Boiler, Gas, 4,201 to 10,000 MBH	Boiler #2
Condition	Fair
Quantity	1 EA
Unit Cost	\$332,867.50
Remaining Useful Life (RUL)	3 Year(s)
Location	Mechanical Room (Primary)
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+)



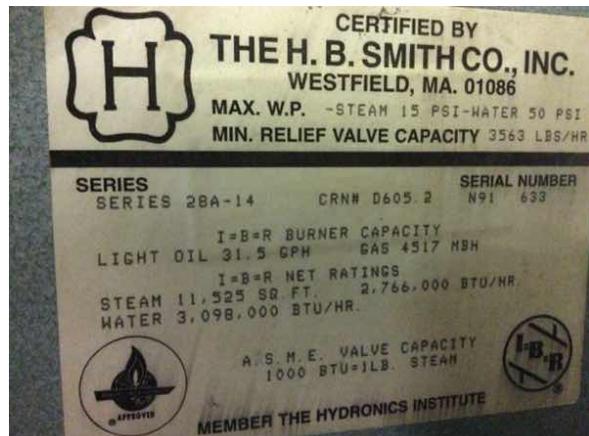
Certificate expired December 2004



Cost Recommendations:

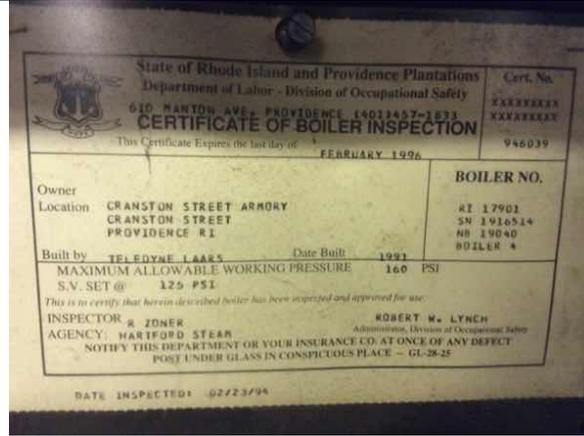
Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3021	Replace Boiler #2	1 EA	\$366,154.25	L/R	3	2022	\$366,154

Item	Description
Boiler, Gas, 4,201 to 10,000 MBH	Boiler #3
Condition	Fair
Quantity	1 EA
Unit Cost	\$332,867.50
Remaining Useful Life (RUL)	3 Year(s)
Location	Mechanical Room (Primary)
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+)





Rust and corrosion

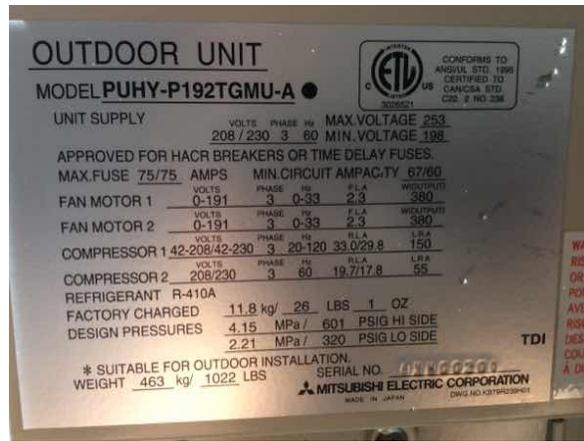


Assumed "boiler 4" refers to Boiler 3; certificate expired February 1996

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3021	Replace Boiler #3	1 EA	\$366,154.25	L/R	3	2022	\$366,154

Item	Description
Condenser, Air-Cooled, 1 Ton	Condensing Unit, North Wall West Side
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,310.35
Remaining Useful Life (RUL)	9 Year(s)
Location	Site
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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3032	Replace Condensing Unit, North Wall West Side	1 EA	\$2,310.35	L/R	3	2028	\$2,310

Item	Description
Condenser, Air-Cooled, 1 Ton	Condensing Unit, North Wall East Side
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,310.35
Remaining Useful Life (RUL)	9 Year(s)
Location	Site
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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3032	Replace Condensing Unit, North Wall East Side	1 EA	\$2,310.35	L/R	3	2028	\$2,310

Item	Description
Condenser, Air-Cooled, 3 Ton	Condensing Unit, North Wall Center
Condition	Fair
Quantity	1 EA
Unit Cost	\$2,755.13
Remaining Useful Life (RUL)	6 Year(s)
Location	Site
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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3032	Replace Condensing Unit, North Wall Center	1 EA	\$2,755.13	L/R	3	2025	\$2,755

Item	Description
HVAC System Ductwork, Sheet Metal	HVAC System Ductwork
Condition	Good
Quantity	20,000 SF
Unit Cost	\$15
Remaining Useful Life (RUL)	19 Year(s)
Location	Building Interior (General)

Observations / Comments:

1st floor offices/ballroom



Item	Description
Exhaust Fan, Centrifugal, 251 to 800 CFM	Exhaust Fan, Centrifugal
Condition	Fair
Quantity	2 EA
Unit Cost	\$2,021.87
Remaining Useful Life (RUL)	4 Year(s)
Location	Restrooms
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.



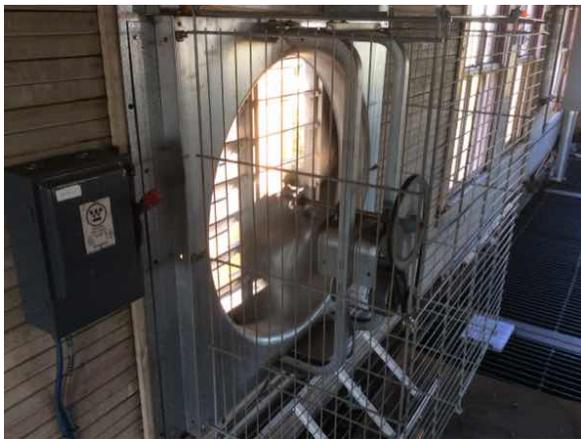
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3042	Replace Exhaust Fan, Centrifugal	2 EA	\$2,021.87	L/R	3	2023	\$4,044

Item	Description
Exhaust Fan, Propeller, 1,000 CFM	Exhaust Fan, Propeller
Condition	Fair
Quantity	4 EA
Unit Cost	\$1,402.69
Remaining Useful Life (RUL)	4 Year(s)
Location	Drill Hall Catwalk
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3042	Replace Exhaust Fan, Propeller	4 EA	\$1,402.69	L/R	3	2023	\$5,611

Item	Description
HVAC System Piping, 2-Pipe	HVAC System Piping, 2-Pipe
Condition	Poor
Quantity	193,607 SF
Unit Cost	\$6.50
Remaining Useful Life (RUL)	2 Year(s)
Location	Building Interior (General)

Observations / Comments:

Pipes appear original and are very worn.



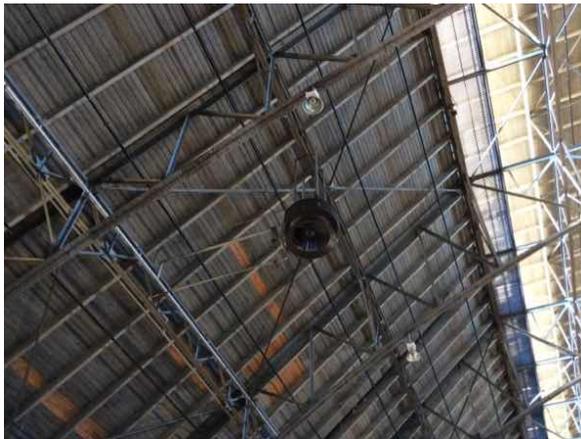
Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3049	Replace HVAC System Piping, 2-Pipe	193,607 SF	\$6.50	P/I	3	2021	\$1,258,446

Item	Description
Unit Heater, Hydronic, 101 to 160 MBH	Unit Heater, Hydronic, 101 to 160 MBH
Condition	Failed
Quantity	8 EA
Unit Cost	\$2,469.66
Remaining Useful Life (RUL)	0 Year(s)
Location	Drill Hall
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3051	Replace Unit Heater, Hydronic, 101 to 160 MBH	8 EA	\$2,469.66	P/I	3	2019	\$19,757

Item	Description
Building Automation System (HVAC Controls)	HVAC Controls, Direct Digital (DDC)
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$5.36
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D3068	Replace HVAC Controls, Direct Digital (DDC)	193,607 SF	\$5.36	L/R	3	2024	\$1,037,734

Item	Description
Backflow Preventer, 8"	Backflow Preventer, Fire
Condition	Fair
Quantity	1 EA
Unit Cost	\$13,054.75
Remaining Useful Life (RUL)	4 Year(s)
Location	Fire Pump Room
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)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D4011	Replace Backflow Preventer, Fire	1 EA	\$13,054.75	L/R	3	2023	\$13,055

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D4012	Per JH- The fire pump lacks documentation of required testing Location: Sprinkler Room 1 - 13.4 - Fire Pumps. 2 - 13.4.8 - Periodic Inspection, Testing, and Maintenance. Fire pumps shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. [20:1.4] 3 - 25 - 8.1* - General. This chapter shall provide the minimum requirements for the routine inspection, testing, and maintenance of fire pump assemblies. Table 8.1 shall be used to determine the minimum required frequencies for inspection, testing, and maintenance. 4 - 25 - Table 8.1 - Table 8.1 Summary of Fire Pump Inspection, Testing, and Maintenance Item Activity Frequency Reference Pump house, heating ventilating louvers Inspection Weekly	1 LS	\$1,500.00	SFT	1	2019	\$1,500
D4012	Replace Fire Pump, 75 HP	1 EA	\$46,384.80	L/R	3	2028	\$46,385

Item	Description
Sprinkler Heads (per SF)	Sprinkler Heads (Existing)
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$1.33
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)
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.



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D4019	Per JH- The standpipe system including hose lacks documentation that the system has been testedLocation: Standpipe throughout building.1 - 1 - 13.2 - Standpipe Systems.2 - 1 - 13.2.3.3 - A standpipe system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.	1 LS	\$2,500.00	SFT	1	2019	\$2,500

D4019	Per JH- The sprinkler system lacks required hydraulic nameplateLocation: Sprinkler room1 - 2328 - 39 - EXISTING BUSINES OCUPANCIES2 - 2328 - 39.3.5.1 - Every business occupancy, built, or converted to, on or after June 4, 1976, which is more than two stories in height above the basement and which is not constructed of better than a (2) twohour fire rating, shall be protected by an approved system of automatic sprinklers in accordance with section9.7 of this Code. 3 - 1 - 13.3.3 - Inspection, Testing, and Maintenance.4 - 1 - 13.3.3.2 - A sprinkler system installed in accordance with this Code shall be inspected, tested, andmaintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of WaterÀ-Based Fire Protection System5 - 25 - 5.2.4 - Gauges.6 - 25 - 5.2.7* - Hydraulic Nameplate. The hydraulic nameplate for hydraulically designed systems shall beinspected quarterly to verify that it is attached securely to the sprinkler riser and is legible.	1 LS	\$5,000.00	SFT	1	2019	\$5,000
D4019	Per JH- Bracket is broken attaching standpipe to building near the mens bathroom on lower levelLocation: Standpipe bracket broken at the bottom of Parade St. stairs near mens room1 - 1 - 13.2 - Standpipe Systems.2 - 1 - 13.2.3.1 - A standpipe system installed in accordance with this Code shall be properly maintained toprovide at least the same level of performance and protection as designed.	1 LS	\$2,500.00	SFT	1	2019	\$2,500
D4019	Per JH- Sprinkler system was last tested on 7/20/2010 and is overdo for the annual inspection.Location: throughout building1 - 2328 - 39 - EXISTING BUSINES OCUPANCIES	1 LS	\$2,500.00	SFT	1	2019	\$2,500
D4019	Replace Sprinkler Heads (Existing)	193,607 SF	\$1.33	L/R	3	2028	\$257,497

Item	Description
Building/Main Switchgear, 480 Y, 277 V, 2,400 Amp	Building/Main Switchgear
Condition	Good
Quantity	1 EA
Unit Cost	\$311,961.97
Remaining Useful Life (RUL)	29 Year(s)
Location	Electrical Room (Primary)
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Catwalk-1) - Basement
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Basement Garage
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Catwalk-3)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Drill Hall Catwalk
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Catwalk-1)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Drill Hall Catwalk
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Catwalk-2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Drill Hall Catwalk
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Drill Hall-2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Drill Hall
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Drill Hall-3)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Drill Hall
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



Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Station #8)
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Drill Hall
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



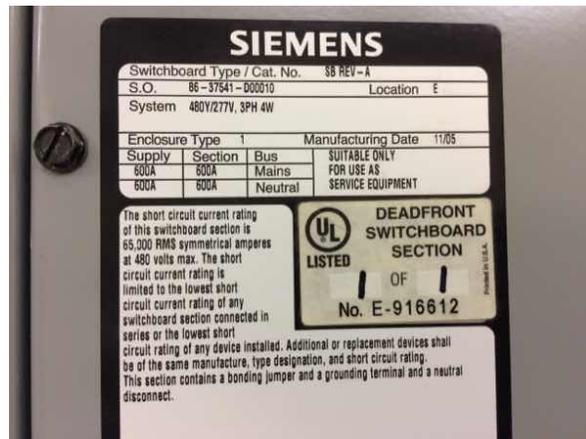
Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Catwalk-3) - Basement
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Basement Garage
Client Asset Tag	CATWALK-1
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



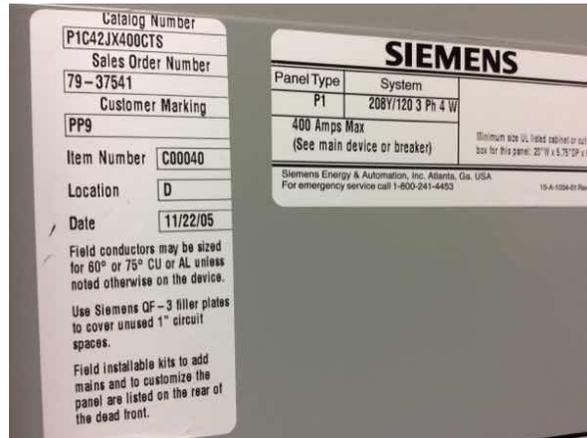
Item	Description
Disconnect Switch, 400 Amp	Disconnect Switch (Drill Hall-4) - Basement
Condition	Fair
Quantity	1 EA
Unit Cost	\$5,501.89
Remaining Useful Life (RUL)	39 Year(s)
Location	Basement Garage
Client Asset Tag	CATWALK-1
Make (Manufacturer)	Siemens
Dataplate Information (Make, Model, SN) Not Completed Because	Limited Access to Dataplate
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



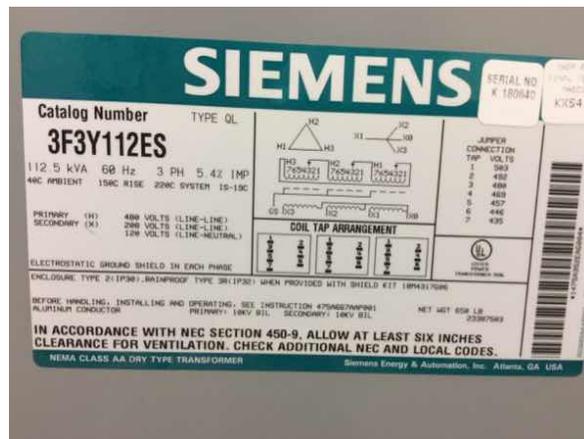
Item	Description
Disconnect Switch, 600 Amp	Disconnect Switch, 600 Amp (Fire Pump)
Condition	Good
Quantity	1 EA
Unit Cost	\$7,287.20
Remaining Useful Life (RUL)	39 Year(s)
Location	Electrical Room (Primary)
Client Asset Tag	MAIN
Make (Manufacturer)	Siemens
Model Number	Unmarked
Serial Number (Catalog 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



Item	Description
Distribution Panel, 208 Y, 120 V, 400 Amp	Distribution Panel, 400 Amp
Condition	Fair
Quantity	1 EA
Unit Cost	\$9,487.85
Remaining Useful Life (RUL)	19 Year(s)
Location	Building Interior (General)
Make (Manufacturer)	Siemens
Serial Number (Catalog Number)	P1C42JX400CTS
Capacity	400
Capacity UoM (Unit of Measure)	AMP
Capacity Nominal/Estimated?	Nominal Capacity



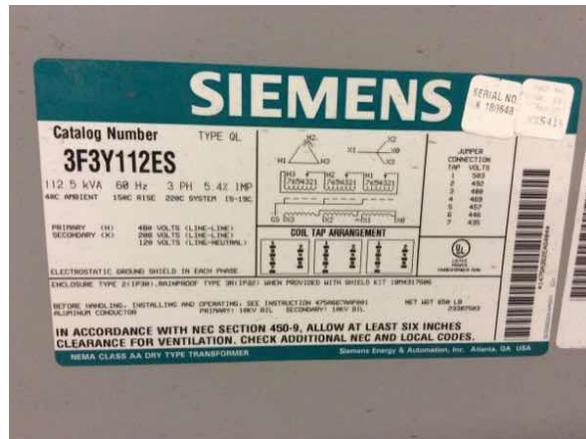
Item	Description
Secondary Transformer, Dry, 113 kVA	Secondary (Step-Down) Transformer (TRANS-1)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Remaining Useful Life (RUL)	19 Year(s)
Location	Electrical Room (Primary)
Client Asset Tag	TRANS-1
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180640
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



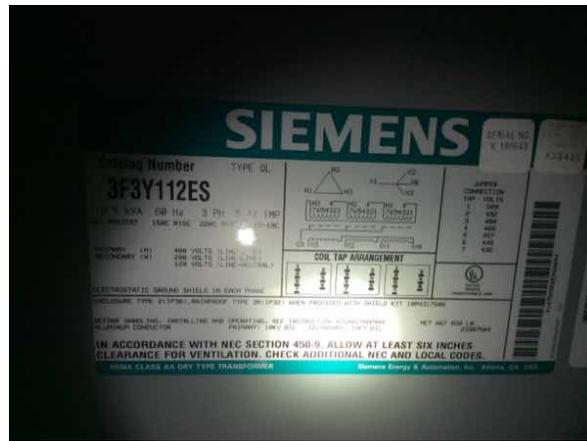
Item	Description
Secondary Transformer, Dry, 113 kVA	Secondary (Step-Down) Transformer (TRANS-2)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Remaining Useful Life (RUL)	19 Year(s)
Location	Electrical Room (Primary)
Client Asset Tag	TRANS-2
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180639
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



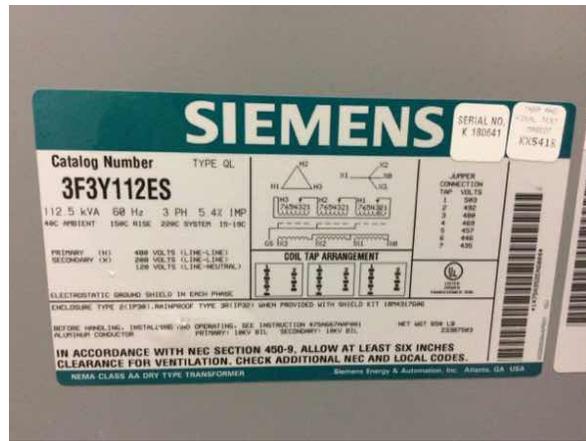
Item	Description
Secondary Transformer, Dry, 113 kVA	Secondary (Step-Down) Transformer (Unmarked)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Remaining Useful Life (RUL)	19 Year(s)
Location	Basement Garage
Make (Manufacturer)	Siemens
Model Number	3F3Y112ES
Serial Number (Catalog Number)	K 180648
Capacity	113
Capacity UoM (Unit of Measure)	kVA
Capacity Nominal/Estimated?	Nominal Capacity
PCB (PolyChlorinated Biphenyl)	None Observed/Reported



Item	Description
Secondary Transformer, Dry, 113 kVA	Secondary (Step-Down) Transformer (Unmarked3)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Remaining Useful Life (RUL)	19 Year(s)
Location	Basement Garage
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



Item	Description
Secondary Transformer, Dry, 113 kVA	Secondary (Step-Down) Transformer (Unmarked4)
Condition	Fair
Quantity	1 EA
Unit Cost	\$11,920.05
Remaining Useful Life (RUL)	19 Year(s)
Location	Building Interior (General)
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



Item	Description
Electrical System, School	Electrical Distribution System
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$49.78
Remaining Useful Life (RUL)	29 Year(s)
Location	Building Interior (General)



Primary Electrical Room

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D5019	Per JH- The electrical panel in the room next to the sprinkler room occupied by Board of Health, lacks a protective cover. Location: Health Dept. room next to sprinkler room 1 - 1.1 - Electrical Fire Safety. 2 - 1.1.2 - All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code 3 - 70 - 230.62 - Service Equipment shall be Enclosed or Guarded. 4 - 70 - 230.62 - Energized parts of service equipment shall be enclosed as specified in 230.62 (A) or guarded as specified in 230.62(B).	1 LS	\$1,500.00	SFT	1	2019	\$1,500

Item	Description
Metal Halide Lighting Fixture, 400 W	Light Fixture, Exterior, Wall Mount
Condition	Fair
Quantity	7 EA
Unit Cost	\$748.18
Remaining Useful Life (RUL)	4 Year(s)
Location	Exterior Walls



Cost Recommendations:

Unifomat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D5022	Replace Light Fixture, Exterior, Wall Mount	7 EA	\$748.18	L/R	3	2023	\$5,237

Item	Description
Metal Halide Lighting Fixture, 400 W	Light Fixture, Exterior, Parking Lot Pole
Condition	Fair
Quantity	2 EA
Unit Cost	\$748.18
Remaining Useful Life (RUL)	4 Year(s)
Location	Site

Observations / Comments:

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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D5022	Replace Light Fixture, Exterior, Parking Lot Pole	2 EA	\$748.18	L/R	3	2023	\$1,496

Item	Description
Lighting System, Interior, Office Building	F3-Lighting System, Interior
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.24
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)
General Lighting (Predominant)	T12 Fluorescent
Accent Lighting	Incandescent
T12 Fluorescent	Yes
Incandescent Fixtures	Yes

Observations / Comments:

Mix of T12 and incandescent bulbs



Item	Description
Lighting System, Interior, Office Building	F4-Lighting System, Interior
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.24
Remaining Useful Life (RUL)	8 Year(s)
Location	Building Interior (General)
General Lighting (Predominant)	T12 Fluorescent
Accent Lighting	Incandescent
T12 Fluorescent	Yes
Incandescent Fixtures	Yes

Observations / Comments:

Mix of T12 and incandescent bulbs.



Item	Description
Lighting System, Interior, Office Building	T-Lighting System, Interior
Condition	Fair
Quantity	4,800 SF
Unit Cost	\$9.24
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)
General Lighting (Predominant)	T8 - Fluorescent
Accent Lighting	See Observations/Comments
T12 Fluorescent	No
Incandescent Fixtures	No

Observations / Comments:

Tower lighting - T8 fluorescents.



Item	Description
Lighting System, Interior, Office Building	B-Lighting System, Interior
Condition	Fair
Quantity	60,000 SF
Unit Cost	\$9.24
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)
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.

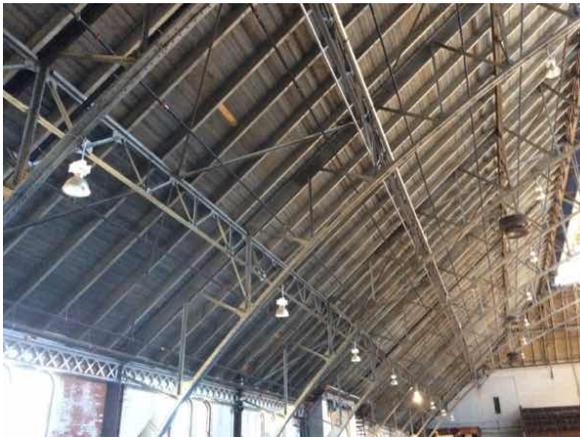


Motion sensors located in some areas (restrooms, hallways)

Item	Description
Lighting System, Interior, Office Building	F1-Lighting System, Interior
Condition	Fair
Quantity	60,000 SF
Unit Cost	\$9.24
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)
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



Item	Description
Lighting System, Interior, Office Building	F2-Lighting System, Interior
Condition	Fair
Quantity	20,000 SF
Unit Cost	\$9.24
Remaining Useful Life (RUL)	5 Year(s)
Location	Building Interior (General)
General Lighting (Predominant)	T12 Fluorescent
Accent Lighting	Incandescent
T12 Fluorescent	Yes
Incandescent Fixtures	Yes



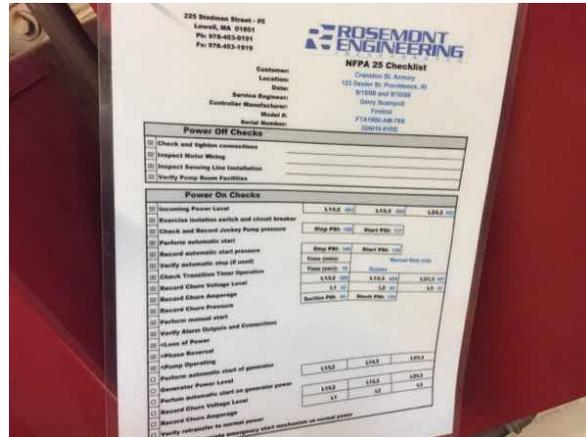
Item	Description
Fire Alarm Control Panel, Addressable	Fire Alarm Control Panel
Condition	Fair
Quantity	1 EA
Unit Cost	\$20,297.59
Remaining Useful Life (RUL)	4 Year(s)
Location	Building Interior (General)



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D5037	Replace Fire Alarm Control Panel	1 EA	\$20,297.59	L/R	3	2023	\$20,298

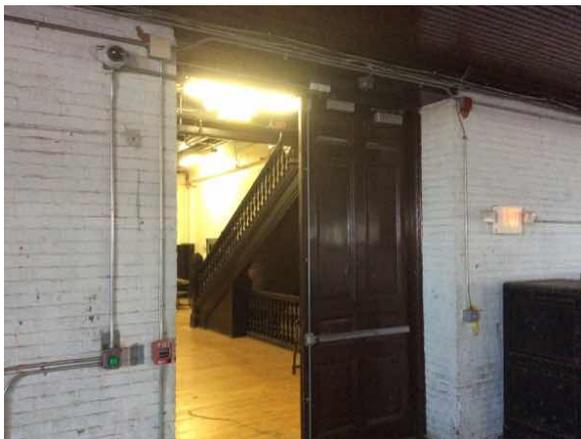
Item	Description
Fire Alarm Control Panel, Multiplex	Electric Fire Pump Controller
Condition	Fair
Quantity	1 EA
Unit Cost	\$4,284.35
Remaining Useful Life (RUL)	4 Year(s)
Location	Fire Pump Room



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D5037	Replace Electric Fire Pump Controller	1 EA	\$4,284.35	L/R	3	2023	\$4,284

Item	Description
Fire Alarm System, Office Building, Upgrade/Install	Fire Alarm System
Condition	Fair
Quantity	193,607 SF
Unit Cost	\$2.36
Remaining Useful Life (RUL)	9 Year(s)
Location	Building Interior (General)
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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
D5037	Per JH- The left exit door on Parade St. sticks and is difficult to open. Location: Parade St. Exit Door 1 - 101 - 39.2 Means of Egress Requirements 2 - 101 - 39.2.1.1 - All means of egress shall be in accordance with Chapter 7 and this chapter. 3 - 101 - 7.2 - Means of Egress Components 4 - 101 - 7.2.1 - Doors 5 - 101 - 7.2.1.4.5.3 - The opening force for existing doors in existing buildings shall not exceed 222 N (50 lbf) applied to the latch stile.	1 LS	\$2,500.00	SFT	1	2019	\$2,500
D5037	Per JH- Access controlled exit double doors in Parade St lobby are not allowed. They do not unlock upon occupant approaching the doors. Location: Double doors on Parade St leading into drill floor 1 - 2328 - 39 - CHAPTER 39 EXISTING BUSINESS OCCUPANCIES 2 - 101 - 39.2 - Means of Egress Requirements. 3 - 1 - 10.4 - Maintenance and Testing. 4 - 1 -	1 LS	\$5,000.00	SFT	1	2019	\$5,000

	<p>10.4.1 - Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the AHJ. 5 - 101 - 39.2.1.1 - All means of egress shall be in accordance with Chapter 7 and this chapter. 6 - 101 - 7.2.1.6.2 - Access-Controlled Egress Doors. Where permitted in Chapter 11 through Chapter 42, doors in the means of egress shall be permitted to be equipped with an approved entrance and egress access control system, provided that the following criteria are met: (1) One of the following shall be provided: (a) A sensor on the egress side, arranged to detect an occupant approaching doors that are arranged to unlock in the direction of egress upon detection of an approaching occupant or loss of power to the sensor (b) Listed panic hardware or fire exit hardware that, when operated, unlocks the door (2) Loss of power to the part of the access control system that locks the doors shall automatically unlock the doors in the direction of egress. (3) The doors shall be arranged to unlock in the direction of egress from a manual release device located 1015 mm to 1220 mm (40 in. to 48 in.) vertically above the floor and within 1525 mm (60 in.) of the secured doors. (4) The manual release device specified in 7.2.1.6.2(3) shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT. (5) When operated, the manual release device shall result in direct interruption of power to the lock "independent of the access control system electronics" and the doors shall remain unlocked for not less than 30 seconds. (6) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the doors in the direction of egress, and the doors shall remain unlocked until the fire-protective signaling system has been manually reset. (7) Activation of the building</p>					
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	automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors in the direction of egress, and the doors shall remain unlocked until the fire-protective signaling system has been manually reset.						
D5037	Per JH- The storage/parking area lacks a two hour fire barrier separation from the business occupancy Location: Doors in storage/parking area near lower stairways 1 - 101 - 39 - Existing Business Occupancies 2 - 101 - 39.1.1.1 - The requirements of this chapter shall apply to existing buildings or portions thereof currently occupied as business occupancies. (See also 38.1.1.1.) 3 - 101 - 39.1.2.2 - Combined Business Occupancies and Parking Structures. 4 - 101 - 39.1.2.2.1 - The fire barrier separating parking structures from a building classified as a business occupancy shall be a fire barrier having a fire resistance rating of not less than 2 hours.	1 LS	\$5,000.00	SFT	1	2019	\$5,000
D5037	Per JH- The 3/4 inch plywood nailed to the drill floor to patch openings creates a trip and fall hazard in the means of egress Location: Drill Floor 1 - 101 - 42.2 - Means of Egress Requirements. 2 - 101 - 42.2.1 - General. Each required means of egress shall be in accordance with the applicable portions of Chapter 7.3 - 101 - 7.1.6 - Walking Surfaces in the Means of Egress. 4 - 101 - 7.1.6.2 - Changes in Elevation. Abrupt changes in elevation of walking surfaces shall not exceed 6.3 m (21 in.). Changes in elevation exceeding 6.3 m (21 in.), but not exceeding 13 m (43 in.), shall be beveled 1 to 2. Changes in elevation exceeding 13 m (43 in.) shall be considered a change in level and shall be subject to the requirements of 7.1.	1 LS	\$500.00	SFT	1	2019	\$500

D5037	<p>Per JH- The access controlled doors in Parade St. Lobby do not open when the fire alarm is activated. This is a fire alarm requirement. Location: Double access controlled doors in Parade St. Lobby 1 - 1 - 10.4 - Maintenance and Testing. 2 - 1 - 10.4.1 - Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the AHJ.</p>	1 LS	\$1,500.00	SFT	1	2019	\$1,500
D5037	<p>Per JH- Emergency lighting is not working in numerous areas throughout the building. Location: All around building 1 - 101 - 39.2.9 - Emergency Lighting. 2 - 101 - 39.2.9.1 - Emergency lighting shall be provided in accordance with Section 7.9 in any building where any one of the following conditions exists: (1) The building is two or more stories in height above the level of exit discharge. (2) The occupancy is subject to 10 or more occupants above or below the level of exit discharge. (3) The occupancy is subject to 10 or more total occupants. 3 - 1 - 10.4 - Maintenance and Testing. 4 - 1 - 10.4.1 - Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the AHJ.</p>	1 LS	\$5,000.00	SFT	1	2019	\$5,000

D5037	<p>Per JH- Classroom capacity is more than 50 people and the doors do not swing in the direction of egress travel Location: Classroom1 - 101 - 13.2.2 - Means of Egress Components.2 - 101 - 13.2.2.1 - Doors complying with 13.2.2.2.1 13.2.2.2.1 Doors complying with 7.2.1 shall be permitted.3 - 101 - 7.2.1.4.2 - Doors required to be of the side-hinged or pivoted-swinging type shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more, except under the following conditions: (1) Doors in horizontal exits shall not be required to swing in the direction of egress travel where permitted by 7.2.4.3.7.1 or 7.2.4.3.7.2.(2) Smoke barrier doors shall not be required to swing in the direction of egress travel in existing health care occupancies as provided in Chapter 19.1-Thomas D Dettore-BD-20070920-Board Decision File # 050112B required the doors be removed.</p>	1 LS	\$5,000.00	SFT	1	2019	\$5,000
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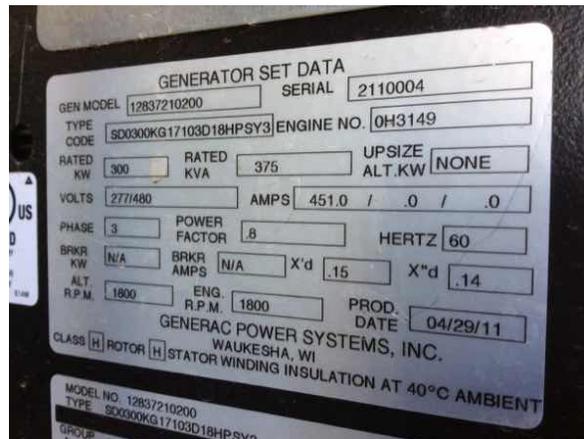
D5037	<p>Per JH- There is a large amount of combustible materials accumulating near the garage door and in the health department supply room. Location: Storage/parking area 1 - 2328 - 23A-28.5A-2. - Notice to remove combustible materials. 2 - 2328 - 23A-28.5A-2 - Notice to remove combustible materials. Statute text If the authority having jurisdiction, after any inspection made under the authority of A§ 23A-28.5A-1, shall in its discretion deem that the accumulation of a combustible nature increases the danger of fire to the premises where the accumulation has been permitted, or to the property adjacent thereto, the authority having jurisdiction shall give notice in writing to the occupant or occupants or one of them, of the premises where the accumulation has been permitted, to remove or cause to be removed, from the premises the material of a combustible nature, within fortyA-eight (48) hours after receipt by the occupant or occupants of the notice. In case the material of a combustible nature shall not be removed within fortyA-eight (48) hours as aforesaid, the authority having jurisdiction may cause the material to be removed from the premises, and thereupon shall cause notice in writing of the cost and expense of the removal to be given to the occupant or occupants, or one of them, and also certify the amount thereof to the city or town clerk of the city or town, and in case the cost and expense shall not be paid to the city or town treasurer within thirty (30) days after the notice, the city or town may recover the cost and expense in a civil action against the occupant or occupants.</p>	1 LS	\$100.00	SFT	1	2019	\$100
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D5037	<p>Per JH- The interior stairways lack a second handrail. Location: Interior Stairs1 - 101 - 39.2 - Means of Egress Requirements.2 - 101 - 39.2.1.1 - All means of egress shall be in accordance with Chapter 7 and this chapter.3 - 101 - 7.2.2.4.1 - Handrails.4 - 101 - 7.2.2.4.1.1 - Stairs and ramps shall have handrails on both sides, unless otherwise permitted in7.2.2.4.1.5 or 7.2.2.4.1.6.5 - 101 - 7.2.2.4.1.2 - In addition to the handrails required at the sides of stairs by 7.2.2.4.1.1, the following provisions shall apply: (1) For new stairs exceeding 1905 m (75 in.) in width, handrails shall be provided within 760 m (30 in.) of all portions of the required egress width.(2) For existing stairs, handrails shall be provided within 120 m (4 in.) of all portions of the required egress width.</p>	1 LS	\$2,500.00	SFT	1	2019	\$2,500
D5037	<p>Per JH- The Dexter St and Parade St interior stairs leading to the exit doors lack handrailsParade St and Dexter St interior stairs leading to exit1 - 101 - 39.2 - Means of Egress Requirements.2 - 101 - 39.2.1.1 - 39.2.1.1 All means of egress shall be in accordance with Chapter 7 and this chapter.3 - 101 - 7.2.2.4.1 - Handrails.4 - 101 - 7.2.2.4.1.1 - 7.2.2.4.1.1 Stairs and ramps shall have handrails on both sides, unless otherwise permitted in 7.2.2.4.1.5 or 7.2.2.4.1.6.</p>	1 LS	\$2,500.00	SFT	1	2019	\$2,500
D5037	<p>Per JH- The manual pull stations on the upper floor are not connected to the fire alarm systemLocation: Upper floors1 - 1 - 10.4 - Maintenance and Testing.2 - 1 - 10.4.1 - Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this Code, such device,equipment, system, condition, arrangement, level of protection, or other feature shall thereafter becontinuously maintained in accordance with applicable NFPA requirements or as directed by the AHJ</p>	1 LS	\$5,000.00	SFT	1	2019	\$5,000

D5037	<p>Per JH- The exit signs on the Parade St. and Dexter St. lobby double doors, direct people through the drill hall, a storage area and considered a hazardous area.1 - 101 - 39.2 - Means of Egress Requirements.2 - 101 - 39.2.1.1 - All means of egress shall be in accordance with Chapter 7 and this chapter3 - 101 - 7.7 - Discharge from Exits.4 - 101 - 7.7.3 - Arrangement and Marking of Exit Discharge. The exit discharge shall be arranged and marked to make clear the direction of egress to a public way. Stairs shall be arranged so as to make clear the direction of egress to a public way. Stairs that continue more than one-half story beyond the level of exit discharge shall be interrupted at the level of exit discharge by partitions, doors, or other effective means. 5 - 101 - 7.5 - Arrangement of Means of Egress.6 - 101 - 7.5.1.6 - Exit aces from rooms or spaces shall be permitted to be through adjoining or intervening rooms or areas, provided that such rooms or areas are accessory to the area served. Foyers,lobbies, and reception rooms constructed as required for corridors shall not be construed as intervening rooms. Exit aces shall be arranged so that it is not necessary to pas through any area identified under Protection from Hazards in Chapter 1 through Chapter 42.7 - 101 - 39.3.2 - Protection from Hazards.8 - 101 - 39.3.2.1* - Hazardous areas including, but not limited to, areas used for general storage, boiler or furnace rooms, and maintenance shops that include woodworking and painting areas shall be protected in accordance with Section 8.7.</p>	1 LS	\$1,500.00	SFT	1	2019	\$1,500
D5037	Replace Fire Alarm System	193,607 SF	\$2.36	L/R	3	2028	\$456,913



Item	Description
Generator, Diesel, 130 to 300 kW	Generator, Diesel, 300 kW
Condition	Good
Quantity	1 EA
Unit Cost	\$139,939.52
Remaining Useful Life (RUL)	20 Year(s)
Location	Site
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



Item	Description
Vault Door, 4,200 LB	Vault Door, 4,200 LB
Condition	Fair
Quantity	4 EA
Unit Cost	\$17,957.09
Remaining Useful Life (RUL)	24 Year(s)
Location	Basement Garage
Make (Manufacturer)	Mosler



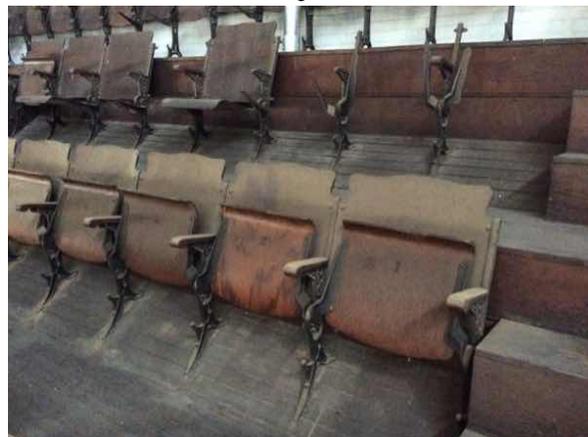
Item	Description
Seating, Fixed Multiple	Seating, Fixed, Drill Hall Galleries
Condition	Poor
Quantity	340 EA
Unit Cost	\$250
Remaining Useful Life (RUL)	1 Year(s)
Location	Drill Hall

Observations / Comments:

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



Missing seats



Cracking, general deterioration

Seats with missing components

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
E2015	Replace Seating, Fixed, Drill Hall Galleries	340 EA	\$250.00	P/I	3	2020	\$85,000

Item	Description
Asphalt Pavement, Parking Lot	Asphalt Pavement, Parking Lot
Condition	Poor
Quantity	51,000 SF
Unit Cost	\$5.90
Remaining Useful Life (RUL)	1 Year(s)
Location	Site

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

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
G2022	Mill & Overlay Asphalt Pavement, Parking Lot	51,000 SF	\$3.28	P/I	2	2019	\$167,280
G2022	Seal & Stripe Asphalt Pavement, Parking Lot	51,000 SF	\$0.38	L/R	3	2024	\$19,380
G2022	Seal & Stripe Asphalt Pavement, Parking Lot	51,000 SF	\$0.38	L/R	3	2029	\$19,380

Item	Description
Parking Control Equipment, Barrier Gate & Controller	Parking Control Equipment, Barrier Gate & Controller
Condition	Fair
Quantity	2 EA
Unit Cost	\$5,736.29
Remaining Useful Life (RUL)	5 Year(s)
Location	Site

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

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
G2022	Replace Parking Control Equipment, Barrier Gate & Controller	2 EA	\$5,736.29	L/R	3	2024	\$11,473

Item	Description
Clay Brick/Masonry Paver Sidewalk, Exterior	Stone Paving
Condition	Fair
Quantity	205 SF
Unit Cost	\$34.11
Remaining Useful Life (RUL)	5 Year(s)
Location	Site

Observations / Comments:

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



Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
G2031	Replace Stone Paving	205 SF	\$34.11	L/R	3	2024	\$6,993

Item	Description
Concrete Sidewalk	Concrete Sidewalk
Condition	Fair
Quantity	1,250 SF
Unit Cost	\$19.82
Remaining Useful Life (RUL)	5 Year(s)
Location	Site



Significant cracking

Cost Recommendations:

Uniformat	Component Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditures
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G2031	<p>Per JH- The exit door in the drill hall does not have a landing at the door opening before entering the ramp Location: Ramp off Drill Hall1 - 101 - 42 - Storage Occupancies2 - 101 - 42.2.2 - Means of Egress Components.3 - 101 - 42.2.1 - General. Each required means of egress shall be in accordance with the applicable portions of Chapter 7.4 - 101 - 7.2.5 - Ramps.5 - 101 - 7.2.5.1 10 - General. Every ramp used as a component in a means of egress shall conform to the general requirements of Section 7.1 and to the special requirements of 7.2.5.6 - 101 - 7.2.5.3 - Ramp Details.7 - NUL - 7.2.5.3.2 - Landings. Ramp landings shall be as follows: (1) Ramps shall have landings located at the top, at the bottom, and at doors opening onto the ramp.(2) The slope of the landing shall not be steeper than 1 in 48.(3) Every landing shall have a width not less than the width of the ramp.(4) Every landing shall be not less than 1525 m (60 in.) long in the direction of travel, unless the landing is an approved existing landing.(5) Any changes in travel direction shall be made only at landings, unless the ramp is an existing ramp.(6) Ramps and intermediate landings shall continue with no decrease in width along the direction of egress travel.</p>	1 LS	\$2,500.00	SFT	2	2019	\$2,500
G2031	<p>Per JH- Exterior stairs on Parade and Dexter St. lack handrails.Location: Exterior stairs1 - 101 - 39.2 - Means of Egress Requirements.2 - 101 - 39.2.1.1 - All means of egress shall be in accordance with Chapter 7 and this chapter.3 - 101 - 7.2.2.4 - Guards and Handrails. 4 - 101 - 7.2.2.4.1.1 - Stairs and ramps shall have handrails on both sides, unless otherwise permitted in7.2.2.4.1.5 or 7.2.2.4.1.6.</p>	1 LS	\$2,500.00	SFT	2	2019	\$2,500

G2031	<p>Per JH- The existing ramp off the drill hall has a slope greater than 1 and 10 which is allowed. Location: Exit ramp off the drill hall1 - 101 - 40.2 Å- Means of Egress Requirements.2 - 101 - 40.2.1 Å- General. Each required means of egress shall be in accordance with the applicable portions of Chapter 7.3 - 101 - 7.2.5 Å- Ramps.4 - 101 - 7.2.5.1 Å- General. Every ramp used as a component in a means of egress shall conform to the general requirements of Section 7.1 and to the special requirements of 7.2.5.5 - 101 - 7.2.5.2 Å- Dimensional Criteria. The following dimensional criteria shall apply to ramps: 6 - 101 - 7.2.5.2 Å- (2) Existing ramps shall be permitted to remain in use or be rebuilt, provided that they meet the requirements shown in Table 7.2.5.2(b), unless otherwise permitted by the following: (a) The requirements of Table 7.2.5.2(b) shall not apply to industrial equipment access areas as otherwise provided in 40.2.5.2.(b) The maximum slope or maximum height between landings for a single ramp run shall not apply to ramps providing access to vehicles, vessels, mobile structures, and aircraft.(c) Approved existing ramps with slopes not steeper than 1 in 6 shall be permitted to remain in use.(d) Existing ramps with slopes not steeper than 1 in 10 shall not be required to be provided with landings.</p>	1 LS	\$2,500.00	SFT	2	2019	\$2,500
G2031	Replace Damaged Sections of Concrete Sidewalk	125 SF	\$28.94	SFT	2	2019	\$3,618

G2031	<p>Per JH- The travel distance from the storage/parking area to an exit exceeds maximum 200 ft allowed. Location: Indoor Parking Area1 - 101 - 42.1.1.1 - The requirements of this chapter shall apply to both new and existing storage occupancies. 2 - 101 - 42.2 - Means of Egress Requirements. 3 - 101 - 42.2.6* - Travel Distance to Exits. Travel distance, measured in accordance with Section 7.6, shall not exceed that provided by Table 42.2.6.4 - 101 - Table 42.2.6 - Table 42.2.6 Maximum Travel Distance to Exits Level of Protection Low Hazard Storage Occupancy Ordinary Hazard Storage Occupancy High Hazard Storage Occupancy Protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1) No limits 6 m (20 ft) 30 m (100 ft) Not protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1) No limits 12 m (40 ft) 23 m (75 ft) Flammable and combustible liquid products stored and protected in accordance with NFPA 30, Flammable and Combustible Liquids Code Not applicable Not applicable 46 m (150 ft)</p>	1 LS	\$2,500.00	SFT	2	2019	\$2,500
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G2031	<p>Per JH- The openings in the existing guards exceed the 4 inch diameter allowedLocation: Exit ramp off of drill hall1 - 101 - 42.2 - Means of Egress Requirements.2 - 101 - 42.2.1 - General. Each required means of egress shall be in accordance with the applicableportions of Chapter 7.3 - 101 - 7.2.5.4 - Guards and Handrails.4 - 101 - 7.2.2.4.5.3* - Open guards, other than approved, existing open guards, shall have intermediaterails or an ornamental pattern such that a sphere 100 m (4 in.) in diameter is not able to pas through anyopening up to a height of 865 m (34 in.), and the following also shall apply: (1) The triangular openings formed by the riser, tread, and bottom element of a guardrail at the open side ofa stair shall be of such size that a sphere 150 m (6 in.) in diameter is not able to pas through thetriangular opening. (2) In detention and correctional occupancies, in industrial occupancies, and in storage occupancies, theclear distance between intermediate rails, measured at right angles to the rails, shall not exceed 535 m(21 in.</p>	1 LS	\$1,500.00	SFT	2	2019	\$1,500
G2031	Replace Concrete Sidewalk	1,250 SF	\$19.82	L/R	3	2024	\$24,775

Item	Description
Chain Link Fence, 6' High (per LF)	Chain Link Fence, 6' High, Interior
Condition	Fair
Quantity	400 LF
Unit Cost	\$37.54
Remaining Useful Life (RUL)	19 Year(s)
Location	Drill Hall

Observations / Comments:

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



Item	Description
G3030 Storm Sewer	Site Drainage
Condition	Fair
Quantity	90,250 SF
Unit Cost	\$1
Remaining Useful Life (RUL)	50 Year(s)
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