FACILITY CONDITION ASSESSMENT

PREPARED FOR:

State of Vermont
Buildings and General Services
2 Governor Aiken Avenue
Montpelier, Vermont 05633

FACILITY CONDITION ASSESSMENT

OF

WILLISTON NORTH INFORMATION CENTER
I-89 NORTHBOUND MILE MARKER 82
WILLISTON, VT 05495

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EMG PROJECT NUMBER:
106686.18R000-170.305

DATE OF REPORT:
May 30, 2019

ON SITE DATE:
May 16, 2018

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1. EXECUTIVE SUMMARY

1.1 PROJECT FACTS

Project Facts

Item	Description
Project Name	Williston Welcome Center-Northbound
Building ID	XX
Building Classification	Administration
Year Built	2002
Year of Latest Renovation	N/A
Number of Stories	1 (Does not Include Basements, Mezzanines, or MEP Penthouses)
Occupied	Yes
Land Area	5.3 Acre(s)
Gross Building Area	4,588 SF

1.2 NARRATIVE SUMMARY

Executive Summary
The Williston North rest area is a highway rest stop building constructed in 2002. The building consists of the main floor with public restrooms, an assembly area, and mechanical spaces, along with a loft area for mechanical equipment. The building has a crawlspace. The building is in overall good condition. There are some repairs needed to the site paving.

Architectural and Structural Systems Summary
The building has a concrete perimeter wall foundation enclosing a crawlspace. The first floor is steel framed supporting a concrete slab. The loft framing is wood structure with wood decking. The building framing is heavy timber and steel with wood exterior siding, and pitched slate and metal roofing. The windows are aluminum-framed storefront and fixed units. Exterior doors are glazed, metal frame, and hollow steel units. The interior finishes are primarily natural wood walls and ceilings with some areas of gypsum board and ceramic tile walls. The floors are finished with brick and stone pavers, quarry tile, and sealed concrete. The upper floors are plywood. There is a detached wood framed storage building and an information kiosk.

Conveyance, Plumbing, HVAC, Fire Protection and Electrical Systems Summary
The building is served by municipal water and sewer systems. There is a domestic water booster pump in storage tank system in the building. Domestic hot water is provided by an oil fired boiler in conjunction with in indirectly fired water heater.The building is heated by oil fired forced hot water boilers that distribute hot water to finned radiators and a duct coil inside of a central air handling unit. The building is cooled by split system condensing units serving the interior air handler. The building ventilation is accomplished by exhaust fans and includes a heat pipe energy recovery unit. The building electrical service is an underground supplied 400 amp 120/240 V single phase system. Interior lighting consists of fluorescent T-8 and LED fixtures. The building has a central fire alarm system and a security system.

Site Summary
The site is gradually sloping from north to south and includes extensive landscaped areas with fruit trees and shrubbery picnic tables, decorative landscape walls and pedestrian pavement. The parking and drive areas are paved with asphalt paving with granite curbing and steel guardrails along the perimeter.

1.3 SUMMARY OF FINDINGS

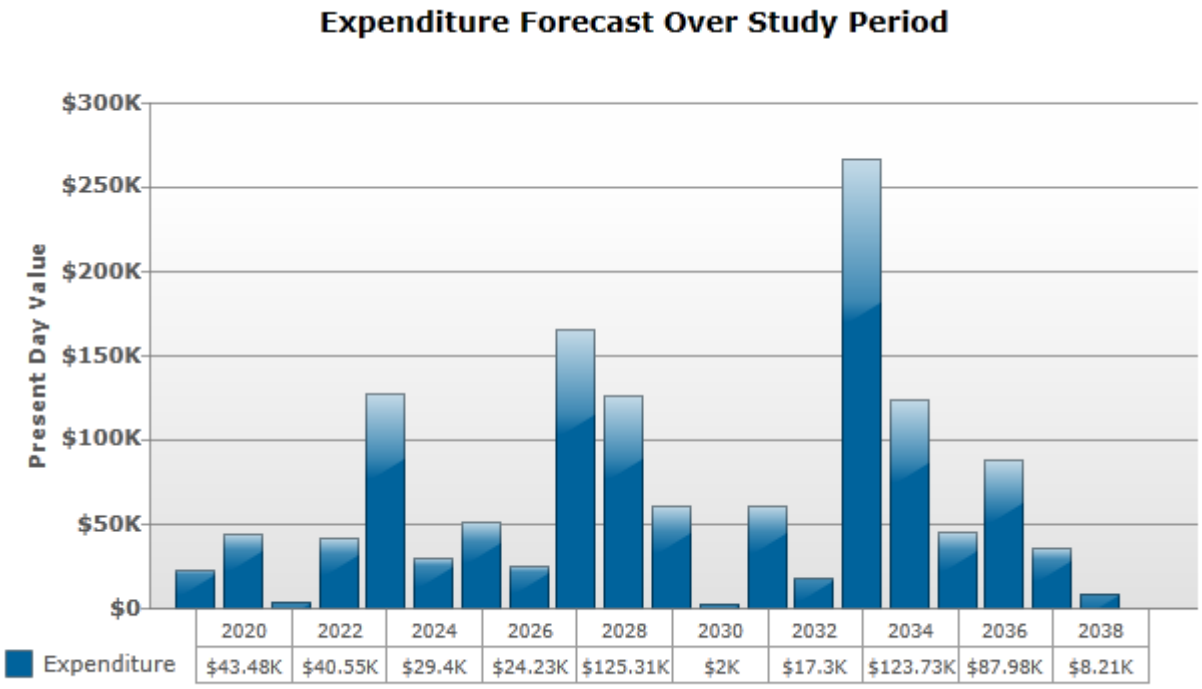
The below table represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric
Facility Condition Index (FCI) FCI = (ICN)/(CRV)	2.7%
FCI Rating: up to 5% = Good; 5% to10% = Fair; 10+% to 60% = Poor; over 60% = Very Poor	
Current Replacement Value (CRV)	$802,900
Current Replacement Value (CRV) per Square Foot	$175/SF

Year **0** (Current Year) - Immediate Capital Needs (ICN)	$21,953
Years **1-5** - Capital Needs	$243,591
Years **6-10** - Capital Needs	$425,507
TOTAL Capital Needs (20 Year Period)	**$1,336,830**

Please note: the Total Capital Needs in the table above refer to the entire period of the reserve term - twenty years. Therefore, the enumerated costs listed above the total equal the costs through year ten, the difference between the total cost and the enumerated costs for years one to ten is equal to the costs of years 11 through 20.

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



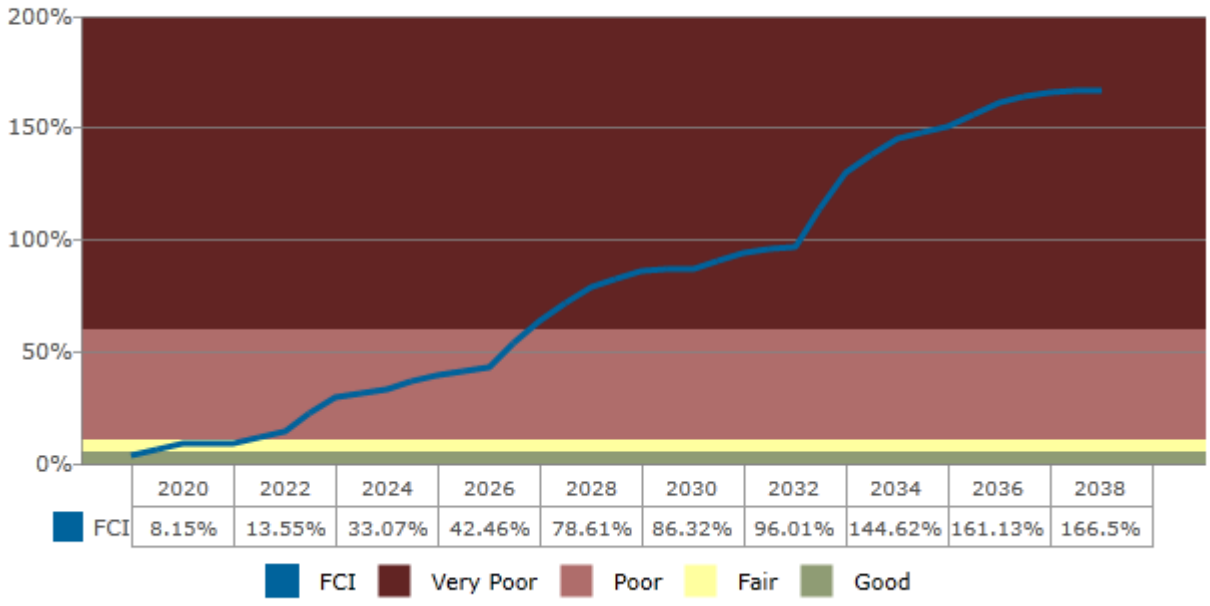
1.4 FACILITY CONDITION INDEX

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

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

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

Cumulative Effects of FCI over the Study Period



1.5 TOTAL CAPITAL NEEDS BY PRIORITY

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

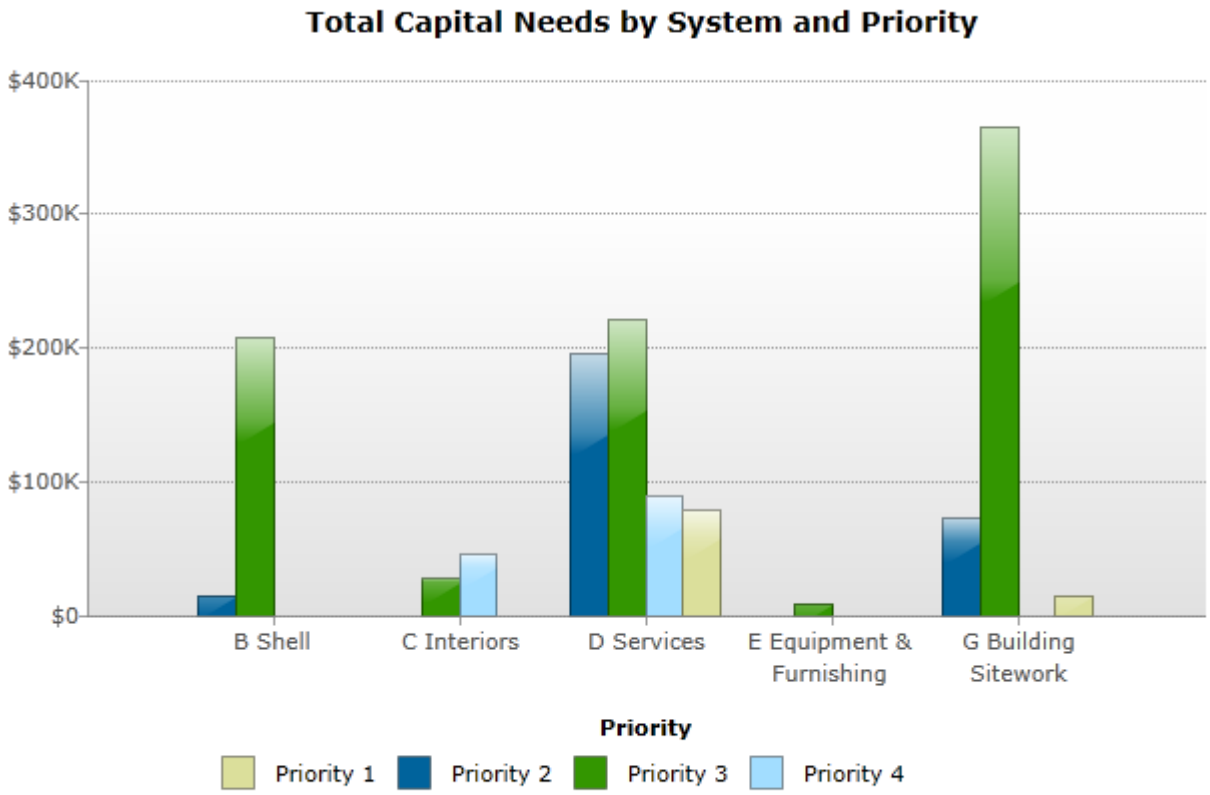
Based on the results of the ranking calculation derived from the analysis of the variables described above, the asset and component is assigned to one of the following Priority categories. The scale is 1-4 with 1=highest and 4=lowest priority.

Priority 1: Critical: Items under this classification require immediate attention to (a) return a facility to normal operation, (b) address non-functional systems (c) address a safety hazard.

Priority 2: Potentially Critical: Items under this classification require attention in order to prevent a deficiency from becoming critical. Situations include (a) intermittent interruptions to normal operation, (b) rapid deterioration of distressed systems (c) address a safety hazard.

Priority 3: Concerning: Items under this classification require attention and planning in order to prevent future predictable deterioration or future interruptions to normal operations or items that may result in higher costs if deferred.

Priority 4: Recommended: Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.



Building System	Priority 1 Critical	Priority 2 Potentially Critical	Priority 3 Concerning	Priority 4 Recommended	Total Expenditure
B Shell	$0	$13,526	$207,038	$0	$220,564
C Interiors	$0	$0	$27,092	$45,058	$72,149
D Services	$79,070	$194,881	$221,723	$89,466	$585,140
E Equipment & Furnishing	$0	$0	$7,606	$0	$7,606
G Building Sitework	$13,608	$73,268	$364,494	$0	$451,371
Totals	**$92,678**	**$281,675**	**$827,952**	**$134,524**	**$1,336,830**

1.6 TOTAL CAPITAL NEEDS BY PLAN TYPES

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

Code Compliance (CC)

- CC - Accessibility: Conditions that violate the American Disabilities Act guidelines
- CC - Building Code: Conditions that violate Building codes
- CC - Life Safety: Conditions that violate NFPA 101 Life Safety Code

Operations (OP)

- OP - Energy: Conditions that adversely affect energy use
- OP - Maintenance: Components or systems that require routine maintenance
- OP - Security: Conditions that compromise the protection of the asset or its occupants

Environmental (EN)

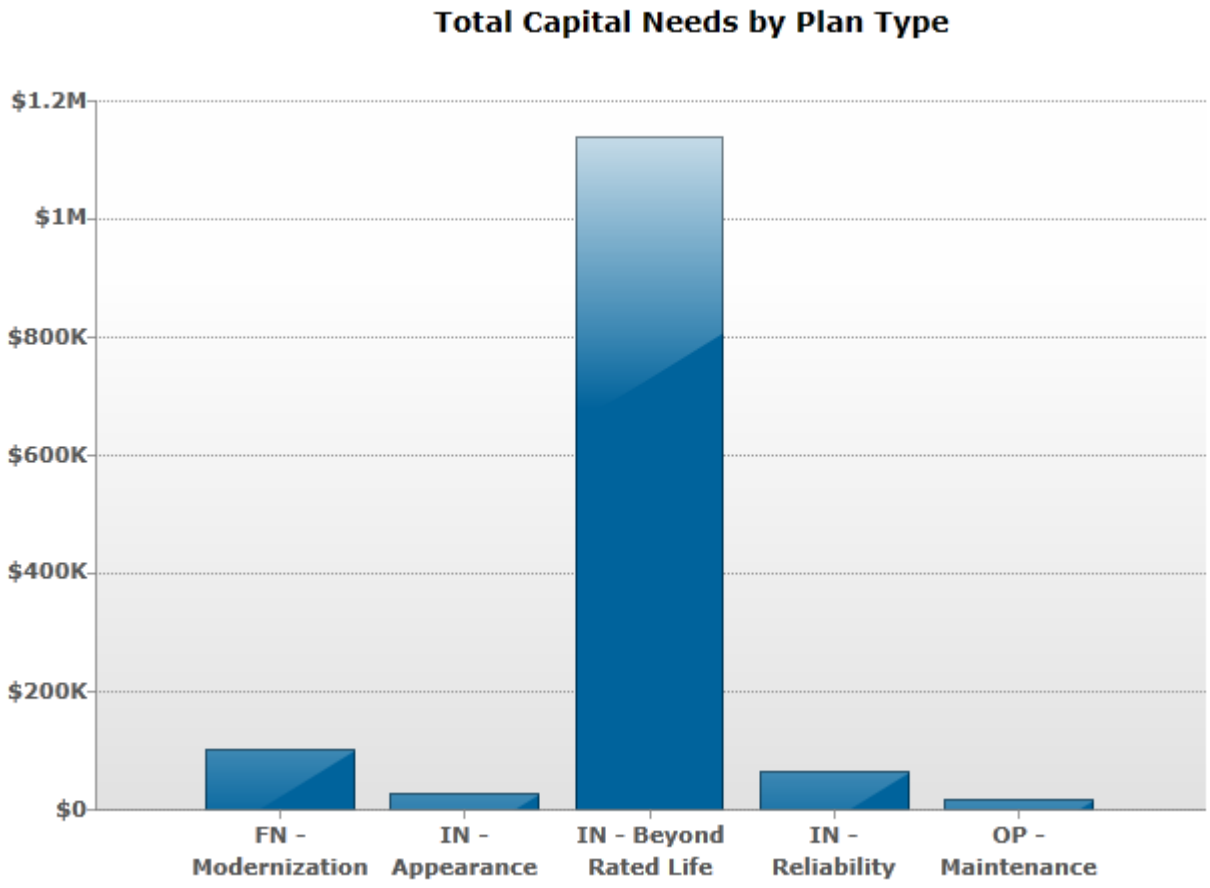
- EN - Air/ Water Quality: Conditions that affect air or water quality
- EN - Asbestos: Visible observance of suspected asbestos-containing material(ACM)
- EN - Lead Visible Observance of suspected lead based paint
- EN - PCB: Observance of suspected PCB containing equipment

Functionality (FN)

- FN - Mission: Components which do not meet the mission of the organization
- FN - Modernization: Conditions that need to made modern in appearance or function
- FN - Plant Adaptation: Components or systems that must change to fit a new or adapted use
- FN - Obsolescence: Components or systems that are or are becoming obsolete
- FN - Capacity: Components or system which cannot meet demand load

Integrity (IN)

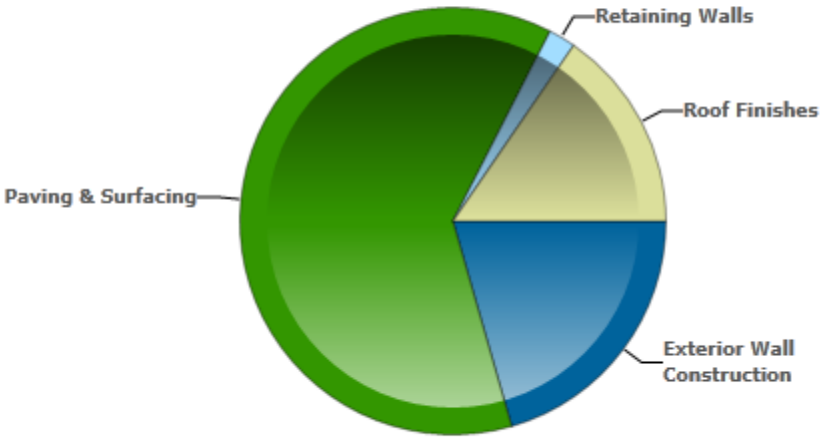
- IN - Appearance: Problems with the asset's appearance that are not functional in nature
- IN - Reliability: Components or systems which cannot be depended on
- IN - Beyond Rated Life: A component or system that has exceeded its rated life



Plan Type	Expenditure
FN - Modernization	$99,430
IN - Appearance	$24,821
IN - Beyond Rated Life	$1,135,780
IN - Reliability	$62,821
OP - Maintenance	$13,977
Total	**$1,336,830**

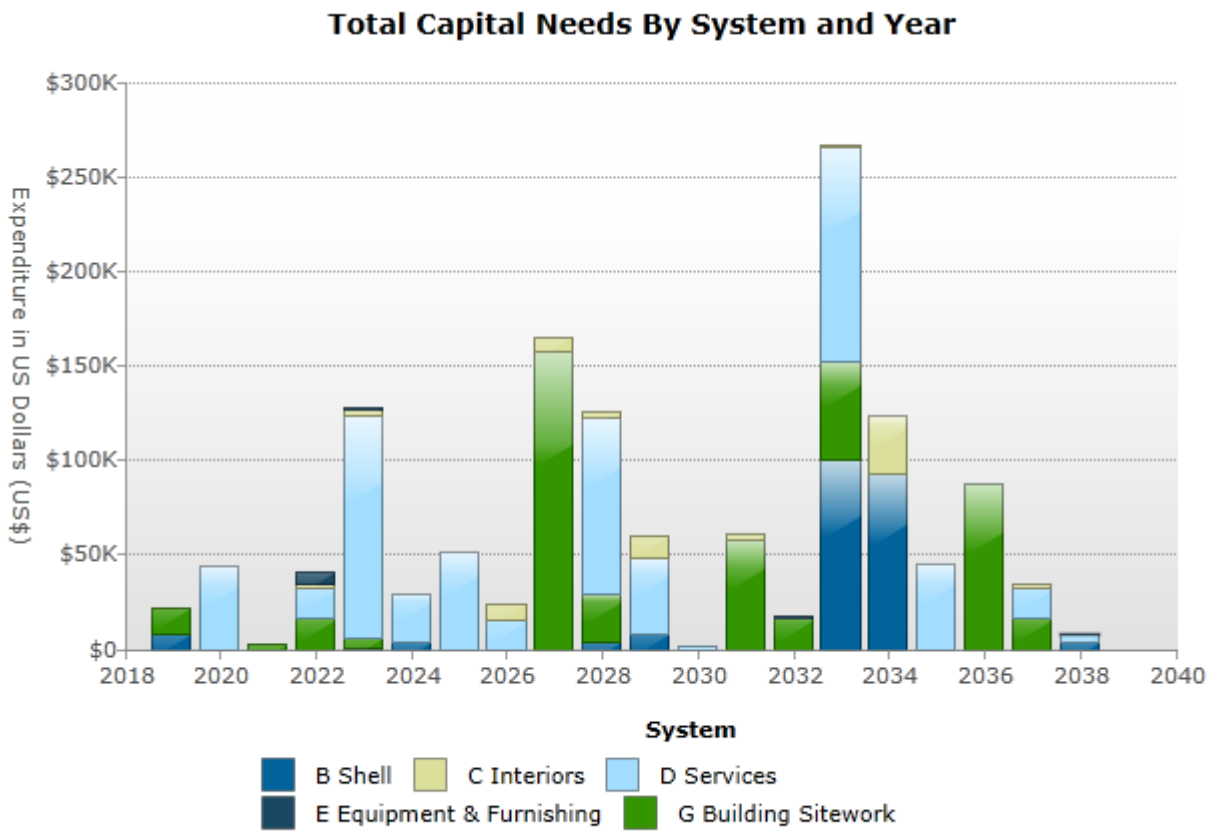
1.7 DISTRIBUTION OF IMMEDIATE NEEDS BY BUILDING SYSTEM

Distribution of Immediate Needs by Building System



Uniformat	Building System	Expenditure
B2011	Exterior Wall Construction	$4,512
B3011	Roof Finishes	$3,382
G2031	Paving & Surfacing	$13,608
G2042	Retaining Walls	$451
	Total	**$21,953**

1.8 TOTAL CAPITAL NEEDS BY SYSTEM AND YEAR



Year	Building System	Expenditure
2019	B Shell	$7,894
2023	B Shell	$682
2024	B Shell	$3,382
2028	B Shell	$3,800
2029	B Shell	$7,894
2033	B Shell	$99,786
2034	B Shell	$93,101
2038	B Shell	$4,026
2022	C Interiors	$2,243
2023	C Interiors	$3,435
2026	C Interiors	$8,370
2027	C Interiors	$7,564
2028	C Interiors	$2,850
2029	C Interiors	$11,385
2031	C Interiors	$2,556

2033	C Interiors	$879
2034	C Interiors	$30,625
2037	C Interiors	$2,243
2020	D Services	$43,480
2022	D Services	$16,353
2023	D Services	$117,621
2024	D Services	$26,017
2025	D Services	$51,156
2026	D Services	$15,857
2028	D Services	$93,683
2029	D Services	$40,589
2030	D Services	$1,999
2033	D Services	$113,808
2035	D Services	$44,561
2037	D Services	$16,353
2038	D Services	$3,662
2022	E Equipment & Furnishing	$5,612
2023	E Equipment & Furnishing	$519
2032	E Equipment & Furnishing	$956
2038	E Equipment & Furnishing	$519
2019	G Building Sitework	$14,059
2021	G Building Sitework	$2,848
2022	G Building Sitework	$16,340
2023	G Building Sitework	$5,060
2027	G Building Sitework	$157,380
2028	G Building Sitework	$24,979
2031	G Building Sitework	$57,985
2032	G Building Sitework	$16,340
2033	G Building Sitework	$52,062
2036	G Building Sitework	$87,978
2037	G Building Sitework	$16,340
	Total	**$1,336,830**

2. SCOPE AND PURPOSE

2.1 SCOPE

The evaluation team visited the subject property to evaluate the general condition of the building, reviewed available construction documents in order to familiarize themselves with the physical conditions, setting and be able to comment on the in-place construction systems, life safety, mechanical, electrical and plumbing systems, and the general built environment. The evaluation team conducted a walk-through survey of the building(s) in order to observe building systems and components, identify physical deficiencies and formulate recommendations to remedy the physical deficiencies.

- As a part of the walk-through survey, the evaluation team surveyed 100% of the facility's interior. In addition, EMG surveyed the exterior of the properties including the building exterior and roofs.
- The evaluation team interviewed the building maintenance staff to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.
- The evaluation team developed opinions based on their site evaluation, interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The evaluation team questioned others who are knowledgeable of the subject property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property.

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

- Determine the present condition and estimated life expectancy of various building systems and components.
- Result in strategic plan for capital repairs, lifecycle component replacement and building modernization.
- Establish a standard operating procedure for the evaluation of facilities by establishing a standard facility assessment software platform. Establish anticipated renewal and replacement costs for the various systems and components.
- Identify and document present condition of all physical assets with recommended corrections for all deficiencies and provide cost estimates for corrections. Prioritize, categorize and classify deficient conditions, associated corrective actions and information concerning building systems and deficiency categories.
- Coordinate and consult with the updates to the master plan for prioritization of projects. The FCA will be a guide for future replacement, repairs and improvements and to assist the client in prioritizing their capital budget and expenditures across their real estate portfolio.
- Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility and extend that calculation over the planning horizon, including the current year.

2.2 PURPOSE

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

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

2.2.1 Condition Ratings

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

- **Good (G)**
  Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.

- **Fair (F)**
  Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.

- **Poor (P)**
  Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.

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

2.2.2 Probable Capital Needs - Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if left un-remedied, have the potential to result in or contribute to critical element or system failure within **the current year**, or will most probably result in a significant escalation of its remedial cost. Immediate repair costs are items which require action in year zero.

2.2.3 Probable Capital Needs - Capital Reserves

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

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

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement or repair. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

2.2.5 Opinions of Probable Cost

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

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

2.2.6 Priority Ranking

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

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

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

- **Uniformat II Code**
  Each asset or component evaluated is coded as per the industry standard Uniformat II. The Uniformat designation is then associated with a ranking based on the overall importance to the operation of a facility. An asset that is a related to building envelope, e.g. roof or windows, is assigned a higher ranking than a component such as carpeting or interior paint.

- **Remaining Useful Life (RUL) as Relates to the Expected Useful Life (EUL)**
  The expected useful life (EUL) projection of the component is calibrated against the remaining useful life (RUL) as estimated by EMG field assessor.

3. ASSETS 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 and FURNISHINGS**
  - E10 - Equipment
  - E20 - Furnishings

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

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

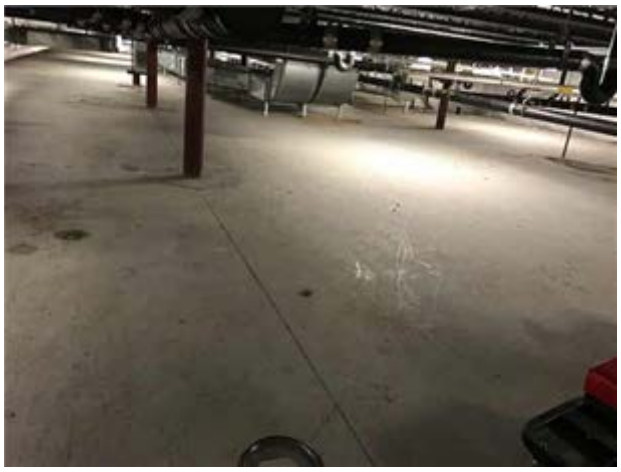
- **P Professional Services**

- **Z General Requirements**

The above list provides a complete index to Uniformat II nomenclature. Items below are actually observed and therefore included in this report. All categories above may not be utilized by the following entries.

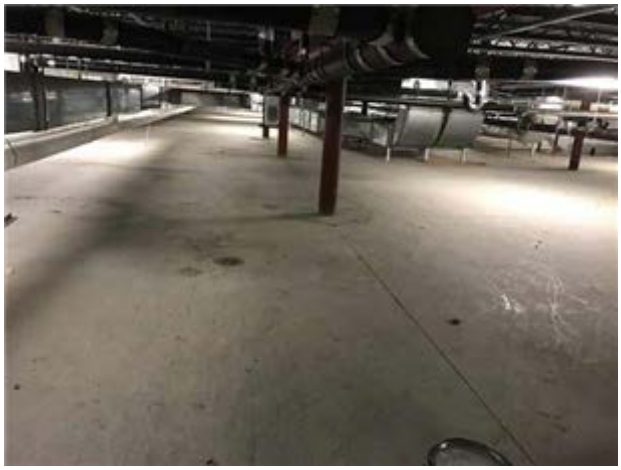
Throughout reports dealing with historic properties, the term “replace” is employed to represent a condition where remedial action is anticipated. The specific action is dictated by the nature of the work undertaken and therefore not necessarily consistent with the common meaning of “replace”. Instead, the action may actually be a restoration or a repair (as in the case of a component of a historically significant structure). Therefore, the term “replace” should be interpreted as to provide the greatest effect consistent with a remedial action for a historically significant structure.

Coding / Field Name	Asset Description
A1011 Wall Foundations	Foundation, Perimeter Wall
Condition	Good
Qty / UOM	300 / LF
Unit Cost	$105.56
Basis of Costing	Foundation Wall, Concrete or CMU w/ Continuous Footings, 1-2 Stories
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Structure



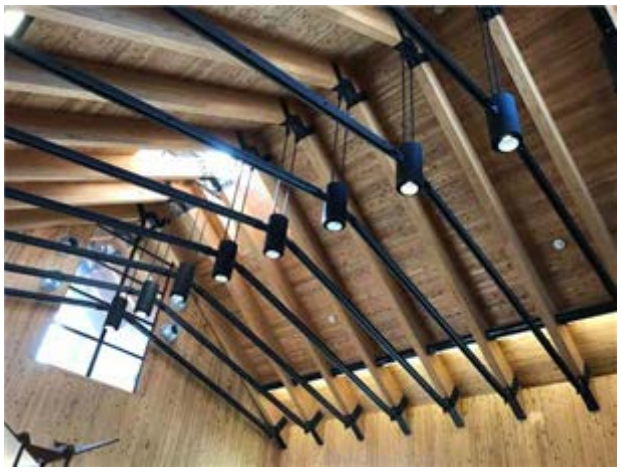
Coding / Field Name	Asset Description
A1031 Standard Slab on Grade	Concrete Slab-On-Grade
Condition	Fair
Qty / UOM	230 / SF
Unit Cost	$10.44
Basis of Costing	Concrete Slab-On-Grade
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk

Coding / Field Name	Asset Description
B1012 Upper Floors Construction	Superstructure, Light Gauge Steel with Slab
Condition	Good
Qty / UOM	4588 / SF
Unit Cost	$24.13
Basis of Costing	Superstructure, Structural Frame, Steel Light Gauge
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Structure



Coding / Field Name	Asset Description
B1022 Pitched Roof Construction	Roof Structure, Pitched, Wood Trusses
Condition	Good
Qty / UOM	230 / SF
Unit Cost	$18.56
Basis of Costing	Roof Structure, Pitched, Wood Trusses
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk

Coding / Field Name	Asset Description
B1022 Pitched Roof Construction	Pitched Roof Construction
Condition	Good
Qty / UOM	4588 / SF
Unit Cost	$31.32
Basis of Costing	Roof Structure, Pitched, Heavy Timber Framing
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room



Coding / Field Name	Asset Description
B2011 Exterior Wall Construction	Wood Vertical Board, Exterior Siding
Condition	Fair
Qty / UOM	3200 / SF
Unit Cost	$28.04
Basis of Costing	Wood Clapboard, Exterior, 3+ Stories
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	15 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2011	Prep & Paint Exterior Walls	3,200 SF	$1.41	APP	Priority 3	2019	$4,512
B2011	Prep & Paint Exterior Walls	3,200 SF	$1.41	APP	Priority 3	2029	$4,512
B2011	Replace Wood Vertical Board, Exterior Siding	3,200 SF	$28.04	BYL	Priority 3	2034	$89,719

Coding / Field Name	Asset Description
B2011 Exterior Wall Construction	Wood Vertical Board, Exterior Siding
Condition	Fair
Qty / UOM	550 / SF
Unit Cost	$28.04
Basis of Costing	Wood Clapboard, Exterior, 3+ Stories
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	21 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2011	Prep & Paint Exterior Walls	550 SF	$1.24	APP	Priority 3	2023	$682
B2011	Prep & Paint Exterior Walls	550 SF	$1.24	APP	Priority 3	2033	$682

Coding / Field Name	Asset Description
B2021 Windows	Aluminum Window, Double Glazed, Fixed
Condition	Fair
Qty / UOM	14 / EA
Unit Cost	$1,051.57
Basis of Costing	Aluminum Window, Double Glazed, 1-2 Stories, 12 SF
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Windows Material	Aluminum
Windows Glazing	Double Glazed

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2021	Replace Aluminum Window, Double Glazed, Fixed	14 EA	$1,051.57	BYL	Priority 3	2033	$14,722

Coding / Field Name	Asset Description
B2022 Curtain Walls	Storefront Glazing & Framing
Condition	Fair
Qty / UOM	500 / SF
Unit Cost	$87.21
Basis of Costing	Glass Curtain Wall
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Double Glazed
Window Operation	Fixed

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2022	Replace Storefront Glazing & Framing	500 SF	$87.21	BYL	Priority 3	2033	$43,605

Coding / Field Name	Asset Description
B2031 Glazed Doors & Entrances	Glazed Entrance Doors
Condition	Fair
Qty / UOM	4 / EA
Unit Cost	$10,194.36
Basis of Costing	Metal, Swinging Doors, Motor-Operated
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2031	Replace Glazed Entrance Doors	4 EA	$10,194.36	BYL	Priority 3	2033	$40,777

Coding / Field Name	Asset Description
B2032 Solid Exterior Doors	Steel, Exterior Door
Condition	Fair
Qty / UOM	2 / EA
Unit Cost	$950.12
Basis of Costing	Steel, Exterior Door
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2032	Replace Steel, Exterior Door	2 EA	$950.12	BYL	Priority 3	2028	$1,900

Coding / Field Name	Asset Description
B2032 Solid Exterior Doors	Steel, Exterior Door
Condition	Fair
Qty / UOM	2 / EA
Unit Cost	$950.12
Basis of Costing	Steel, Exterior Door
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2032	Replace Steel, Exterior Door	2 EA	$950.12	BYL	Priority 3	2028	$1,900

Coding / Field Name	Asset Description
B2034 Overhead Doors	Aluminum Roll-up Door
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$4,025.54
Basis of Costing	Aluminum Roll-up Door, 144 SF
Year in Service	2002
Expected Useful Life (EUL)	35 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B2034	Replace Aluminum Roll-up Door	1 EA	$4,025.54	BYL	Priority 3	2038	$4,026

Coding / Field Name	Asset Description
B3011 Roof Finishes	Metal Roof
Condition	Fair
Qty / UOM	2400 / SF
Unit Cost	$32.41
Basis of Costing	Metal Roof (Includes Tear-Off of Old)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Roof
Flashings and Trim	Metal
Roof Eaves and Soffits	Yes
Roof Drainage	Drains Over The Eaves
Roof Warranty	Unknown

Coding / Field Name	Asset Description
B3011 Roof Finishes	Metal Roof
Condition	Fair
Qty / UOM	300 / SF
Unit Cost	$32.41
Basis of Costing	Metal Roof (Includes Tear-Off of Old)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk
Flashings and Trim	Metal
Roof Eaves and Soffits	Yes
Roof Drainage	Drains Over The Eaves
Roof Warranty	Unknown

Coding / Field Name	Asset Description
B3011 Roof Finishes	Roof, Slate
Condition	Fair
Qty / UOM	2200 / SF
Unit Cost	$29.80
Basis of Costing	Slate Steep Roof (Includes Tear-Off of Old)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Roof
Flashings and Trim	Metal
Roof Eaves and Soffits	Yes
Roof Drainage	Drains Over The Eaves
Roof Warranty	Unknown

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
B3011	Slate Steep Roofing, Minor Tile - (2.5% of Roof Area)	60 SF	$56.36	MNT	Priority 2	2019	$3,382
B3011	Slate Steep Roofing, Minor Tile - (2.5% of Roof Area)	60 SF	$56.36	MNT	Priority 2	2024	$3,382
B3011	Slate Steep Roofing, Minor Tile - (2.5% of Roof Area)	60 SF	$56.36	MNT	Priority 2	2029	$3,382
B3011	Slate Steep Roofing, Minor Tile - (2.5% of Roof Area)	60 SF	$56.36	MNT	Priority 2	2034	$3,382

Coding / Field Name	Asset Description
C1021 Interior Doors	Interior Door, Steel
Condition	Fair
Qty / UOM	3 / EA
Unit Cost	$950.12
Basis of Costing	Steel, Interior Door
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C1021	Replace Interior Door, Steel	3 EA	$950.12	BYL	Priority 3	2028	$2,850

Coding / Field Name	Asset Description
C1021 Interior Doors	Interior Doors, Wood
Condition	Fair
Qty / UOM	8 / EA
Unit Cost	$1,423.11
Basis of Costing	Wood, Solid Core, Painted/Stained, Interior Door
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C1021	Replace Interior Doors, Wood	8 EA	$1,423.11	BYL	Priority 3	2029	$11,385

Coding / Field Name	Asset Description
C1031 Fabricated Toilet Partitions	Toilet Partitions, Laminated Wood
Condition	Fair
Qty / UOM	18 / EA
Unit Cost	$465.02
Basis of Costing	Toilet Partitions, Wood
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	7 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C1031	Replace Toilet Partitions, Laminated Wood	18 EA	$465.02	BYL	Priority 3	2026	$8,370

Coding / Field Name	Asset Description
C2011 Regular Stairs	Stairs, Wood
Condition	Fair
Qty / UOM	100 / SF
Unit Cost	$45.09
Basis of Costing	Wood, Interior Stairs
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	21 Year(s), Estimated, Based on Date of Observation
Location	Crawlspace

Coding / Field Name	Asset Description
C3012 Wall Finishes to Interior Walls	Ceramic Tile, Interior Wall Finish
Condition	Fair
Qty / UOM	1850 / SF
Unit Cost	$16.55
Basis of Costing	Ceramic Tile, Interior Wall Finish
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	15 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C3012	Replace Ceramic Tile, Interior Wall Finish	1,850 SF	$16.55	BYL	Priority 4	2034	$30,625

Coding / Field Name	Asset Description
C3012 Wall Finishes to Interior Walls	Interior Wall, Wood, Shiplap
Condition	Fair
Qty / UOM	2400 / SF
Unit Cost	$23.73
Basis of Costing	Wood, Finished, Interior Paneling
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C3012	Paint wood walls	200 SF	$1.24	APP	Priority 4	2023	$248
C3012	Refinish natural wood walls	2,000 SF	$1.24	APP	Priority 4	2027	$2,480
C3012	Paint wood walls	200 SF	$1.24	APP	Priority 4	2033	$248

Coding / Field Name	Asset Description
C3012 Wall Finishes to Interior Walls	Gypsum Board, Wall
Condition	Fair
Qty / UOM	1800 / SF
Unit Cost	$3.38
Basis of Costing	Gypsum Board/Plaster, Interior Wall
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C3012	Paint Interior Walls	1,800 SF	$1.42	APP	Priority 4	2023	$2,556
C3012	Paint Interior Walls	1,800 SF	$1.42	APP	Priority 4	2031	$2,556

Coding / Field Name	Asset Description
C3024 Flooring	Clay Brick Flooring
Condition	Fair
Qty / UOM	1130 / SF
Unit Cost	$42.65
Basis of Costing	Clay Brick Flooring
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Coding / Field Name	Asset Description
C3024 Flooring	Quarry Tile Flooring
Condition	Fair
Qty / UOM	650 / SF
Unit Cost	$15.19
Basis of Costing	Quarry Tile Flooring
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Coding / Field Name	Asset Description
C3024 Flooring	Vinyl Sheet Flooring
Condition	Fair
Qty / UOM	320 / SF
Unit Cost	$7.01
Basis of Costing	Vinyl Sheet Flooring
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C3024	Replace Vinyl Sheet Flooring	320 SF	$7.01	BYL	Priority 3	2022	$2,243
C3024	Replace Vinyl Sheet Flooring	320 SF	$7.01	BYL	Priority 3	2037	$2,243

Coding / Field Name	Asset Description
C3031 Ceiling Finishes	Wood Ceiling
Condition	Fair
Qty / UOM	4100 / SF
Unit Cost	$9.22
Basis of Costing	Wood Ceiling
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C3031	Refinish wood ceilings	4,100 SF	$1.24	APP	Priority 4	2027	$5,084

Coding / Field Name	Asset Description
C3031 Ceiling Finishes	Gypsum Board Ceiling
Condition	Fair
Qty / UOM	325 / SF
Unit Cost	$7.13
Basis of Costing	Gypsum Board/Plaster, Ceiling
Year in Service	2002
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	34 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
C3031	Paint Interior Ceilings	325 SF	$1.94	APP	Priority 4	2023	$631
C3031	Paint Interior Ceilings	325 SF	$1.94	APP	Priority 4	2033	$631

Coding / Field Name	Asset Description
D2011 Water Closets	Toilets (Water Closets)
Condition	Fair
Qty / UOM	20 / EA
Unit Cost	$842.97
Basis of Costing	Tankless Water Closet
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2011	Replace Toilets (Water Closets)	20 EA	$842.97	BYL	Priority 2	2023	$16,859

Coding / Field Name	Asset Description
D2012 Urinals	Urinals
Condition	Fair
Qty / UOM	3 / EA
Unit Cost	$1,193.44
Basis of Costing	Urinal, Vitreous China
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2012	Replace Urinals	3 EA	$1,193.44	BYL	Priority 2	2023	$3,580

Coding / Field Name	Asset Description
D2013 Lavatories	Lavatories
Condition	Fair
Qty / UOM	5 / EA
Unit Cost	$1,891.78
Basis of Costing	Lavatory, Cultured Marble
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2013	Replace Lavatories	5 EA	$1,891.78	BYL	Priority 3	2029	$9,459

Coding / Field Name	Asset Description
D2014 Sinks	Service Sink, Floor
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$1,599.51
Basis of Costing	Service Sink, Floor
Year in Service	2002
Expected Useful Life (EUL)	35 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	19 Year(s), Estimated, Based on Date of Observation
Location	Restrooms

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2014	Replace Service Sink, Floor	1 EA	$1,599.51	BYL	Priority 3	2038	$1,600

Coding / Field Name	Asset Description
D2014 Sinks	Sink, Stainless Steel
Condition	Fair
Qty / UOM	2 / EA
Unit Cost	$1,054.05
Basis of Costing	Sink, Stainless Steel
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	6 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2014	Replace Sink, Stainless Steel	2 EA	$1,054.05	BYL	Priority 3	2025	$2,108

Coding / Field Name	Asset Description
D2018 Drinking Fountains and Coolers	Drinking Fountains
Condition	Fair
Qty / UOM	2 / EA
Unit Cost	$1,257.51
Basis of Costing	Drinking Fountain, Refrigerated
Year in Service	2012
Expected Useful Life (EUL)	10 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Observations/Comments
Refrigeration unit is located in the crawlspace.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2018	Replace Drinking Fountains	2 EA	$1,257.51	BYL	Priority 2	2023	$2,515
D2018	Replace Drinking Fountains	2 EA	$1,257.51	BYL	Priority 2	2033	$2,515

Coding / Field Name	Asset Description
D2021 Cold Water Service	Backflow Preventer, 2" Domestic
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$2,603.17
Basis of Costing	Backflow Preventer, 2"
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2021	Replace Backflow Preventer, 2" Domestic	1 EA	$2,603.17	BYL	Priority 1	2022	$2,603
D2021	Replace Backflow Preventer, 2" Domestic	1 EA	$2,603.17	BYL	Priority 1	2037	$2,603

Coding / Field Name	Asset Description
D2021 Cold Water Service	Backflow Preventer, 1", Irrigation
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$1,276.01
Basis of Costing	Backflow Preventer, 1"
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2021	Replace Backflow Preventer, 1", Irrigation	1 EA	$1,276.01	BYL	Priority 1	2022	$1,276
D2021	Replace Backflow Preventer, 1", Irrigation	1 EA	$1,276.01	BYL	Priority 1	2037	$1,276

Coding / Field Name	Asset Description
D2023 Domestic Water Supply Equipment	Booster Domestic BoosterPump w/ Surge Tank
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$11,887.30
Basis of Costing	Booster Pump w/ Surge Tank, High Efficiency, 7.5 HP
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2023	Replace Booster Domestic BoosterPump w/ Surge Tank	1 EA	$11,887.30	BYL	Priority 2	2023	$11,887

Coding / Field Name	Asset Description
D2023 Domestic Water Supply Equipment	Water Heater, Indirect, 46 GAL
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$2,817.38
Basis of Costing	Water Heater, Indirect, 40 to 79 GAL
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2023	Replace Water Heater, Indirect, 46 GAL	1 EA	$2,817.38	BYL	Priority 1	2022	$2,817
D2023	Replace Water Heater, Indirect, 46 GAL	1 EA	$2,817.38	BYL	Priority 1	2037	$2,817

Coding / Field Name	Asset Description
D2023 Domestic Water Supply Equipment	Domestic Water Storage Tank, 300 GAL
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$4,446.52
Basis of Costing	Water Storage Tank, 251 to 500 GAL
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2023	Replace Domestic Water Storage Tank, 300 GAL	1 EA	$4,446.52	BYL	Priority 3	2028	$4,447

Coding / Field Name	Asset Description
D2029 Plumbing Systems	Plumbing System, Full Upgrade
Condition	Fair
Qty / UOM	4588 / SF
Unit Cost	$13.91
Basis of Costing	Plumbing System, Full Upgrade, Office (per SF)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Coding / Field Name	Asset Description
D2043 Rainwater Drainage Equipment	Sump Pump
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$2,062.81
Basis of Costing	Sump Pump, 3 HP
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Crawlspace

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D2043	Replace Sump Pump	1 EA	$2,062.81	BYL	Priority 2	2023	$2,063
D2043	Replace Sump Pump	1 EA	$2,062.81	BYL	Priority 2	2038	$2,063

Coding / Field Name	Asset Description
D3011 Oil Supply System	Oil Storage Tank, 275 GAL
Condition	Fair
Qty / UOM	2 / EA
Unit Cost	$935.73
Basis of Costing	Oil Storage Tank, 31 to 275 GAL
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Oil Tank Closet
Fuel Tank Type	Ast

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3011	Replace Oil Storage Tank, 275 GAL	2 EA	$935.73	BYL	Priority 3	2033	$1,871

Coding / Field Name	Asset Description
D3021 Boilers	Domestic Boiler, Oil, 88 MBH
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$12,832.31
Basis of Costing	Boiler, Oil, 76 to 100 MBH
Year in Service	2002
Expected Useful Life (EUL)	22 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	6 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3021	Replace Domestic Boiler, Oil, 88 MBH	1 EA	$12,832.31	BYL	Priority 2	2025	$12,832

Coding / Field Name	Asset Description
D3021 Boilers	Boiler, Oil, 295 MBH
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$18,107.75
Basis of Costing	Boiler, Oil, 251 to 300 MBH
Year in Service	2002
Expected Useful Life (EUL)	22 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	6 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3021	Replace Boiler, Oil, 295 MBH	1 EA	$18,107.75	BYL	Priority 2	2025	$18,108

Coding / Field Name	Asset Description
D3021 Boilers	Boiler, Oil, 295 MBH
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$18,107.75
Basis of Costing	Boiler, Oil, 251 to 300 MBH
Year in Service	2002
Expected Useful Life (EUL)	22 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	6 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3021	Replace Boiler, Oil, 295 MBH	1 EA	$18,107.75	BYL	Priority 2	2025	$18,108

Coding / Field Name	Asset Description
D3022 Boiler Room Piping & Specialties	Expansion Tank, Domestic Water
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$1,999.43
Basis of Costing	Expansion Tank, 11 to 30 GAL
Year in Service	2004
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	11 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3022	Replace Expansion Tank, Domestic Water	1 EA	$1,999.43	BYL	Priority 3	2030	$1,999

Coding / Field Name	Asset Description
D3022 Boiler Room Piping & Specialties	Shot Feed Tank, 2 GAL
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$1,600.59
Basis of Costing	Shot Feed Tank, 5 GAL
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3022	Replace Shot Feed Tank, 2 GAL	1 EA	$1,600.59	BYL	Priority 3	2028	$1,601

Coding / Field Name	Asset Description
D3032 Direct Expansion Systems	Condensing Unit, Split System DX, Air-Cooled, 7.5 Ton
Condition	Poor
Qty / UOM	1 / EA
Unit Cost	$11,591.12
Basis of Costing	Condensing Unit, Split System DX, Air-Cooled, 6 to 7.5 Ton
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Site

Observations/Comments
Unit is beyond expected useful life.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3032	Replace Condensing Unit, Split System DX, Air-Cooled, 7.5 Ton	1 EA	$11,591.12	REL	Priority 1	2020	$11,591
D3032	Replace Condensing Unit, Split System DX, Air-Cooled, 7.5 Ton	1 EA	$11,591.12	REL	Priority 1	2035	$11,591

Coding / Field Name	Asset Description
D3032 Direct Expansion Systems	Condensing Unit, Split System DX, Air-Cooled, 7.5 Ton
Condition	Poor
Qty / UOM	1 / EA
Unit Cost	$11,591.12
Basis of Costing	Condensing Unit, Split System DX, Air-Cooled, 6 to 7.5 Ton
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Site

Observations/Comments
Unit is beyond expected useful life.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3032	Replace Condensing Unit, Split System DX, Air-Cooled, 7.5 Ton	1 EA	$11,591.12	REL	Priority 1	2020	$11,591
D3032	Replace Condensing Unit, Split System DX, Air-Cooled, 7.5 Ton	1 EA	$11,591.12	REL	Priority 1	2035	$11,591

Coding / Field Name	Asset Description
D3041 Air Distribution Systems	HVAC System Ductwork, Sheet Metal
Condition	Fair
Qty / UOM	4588 / SF
Unit Cost	$19.50
Basis of Costing	HVAC System Ductwork, Sheet Metal
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3041	Replace HVAC System Ductwork, Sheet Metal	4,588 SF	$19.50	BYL	Priority 4	2033	$89,466

Coding / Field Name	Asset Description
D3041 Air Distribution Systems	Air Handler, Heat Exchanger
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$14,597.03
Basis of Costing	Air Handler, Single Zone, 2,501 to 5,000 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	7 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3041	Replace Air Handler, Heat Exchanger	1 EA	$14,597.03	BYL	Priority 2	2026	$14,597

Coding / Field Name	Asset Description
D3041 Air Distribution Systems	Air Handler, Multizone, 7,000 cfm
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$26,016.62
Basis of Costing	Air Handler, Multizone, 6,501 to 8,000 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	5 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3041	Replace Air Handler, Multizone, 7,000 cfm	1 EA	$26,016.62	BYL	Priority 2	2024	$26,017

Coding / Field Name	Asset Description
D3042 Exhaust Ventilation Systems	Exhaust Fan, Centrifugal, EF-1
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$2,664.18
Basis of Costing	Exhaust Fan, Centrifugal, 801 to 2,000 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Observations/Comments
Not accessible. Serves the restrooms.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3042	Replace Exhaust Fan, Centrifugal, EF-1	1 EA	$2,664.18	BYL	Priority 1	2022	$2,664
D3042	Replace Exhaust Fan, Centrifugal, EF-1	1 EA	$2,664.18	BYL	Priority 1	2037	$2,664

Coding / Field Name	Asset Description
D3042 Exhaust Ventilation Systems	Exhaust Fan, Centrifugal, EF-3
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$889.90
Basis of Costing	Exhaust Fan, Centrifugal, 100 to 250 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3042	Replace Exhaust Fan, Centrifugal, EF-3	1 EA	$889.90	BYL	Priority 1	2022	$890
D3042	Replace Exhaust Fan, Centrifugal, EF-3	1 EA	$889.90	BYL	Priority 1	2037	$890

Coding / Field Name	Asset Description
D3042 Exhaust Ventilation Systems	Exhaust Fan, Centrifugal, EF-4
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$889.90
Basis of Costing	Exhaust Fan, Centrifugal, 100 to 250 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Crawlspace

Observations/Comments
Not accessible.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3042	Replace Exhaust Fan, Centrifugal, EF-4	1 EA	$889.90	BYL	Priority 1	2022	$890
D3042	Replace Exhaust Fan, Centrifugal, EF-4	1 EA	$889.90	BYL	Priority 1	2037	$890

Coding / Field Name	Asset Description
D3042 Exhaust Ventilation Systems	Exhaust Fan, Centrifugal, EF-2
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$889.90
Basis of Costing	Exhaust Fan, Centrifugal, 100 to 250 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Observations/Comments
Not accessible. Serves the vestibule restrooms.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3042	Replace Exhaust Fan, Centrifugal, EF-2	1 EA	$889.90	BYL	Priority 1	2022	$890
D3042	Replace Exhaust Fan, Centrifugal, EF-2	1 EA	$889.90	BYL	Priority 1	2037	$890

Coding / Field Name	Asset Description
D3042 Exhaust Ventilation Systems	Exhaust Fan, Centrifugal, EF-5
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$4,322.55
Basis of Costing	Exhaust Fan, Centrifugal, 3,501 to 5,000 CFM
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Observations/Comments
Not accessible.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3042	Replace Exhaust Fan, Centrifugal, EF-5	1 EA	$4,322.55	BYL	Priority 1	2022	$4,323
D3042	Replace Exhaust Fan, Centrifugal, EF-5	1 EA	$4,322.55	BYL	Priority 1	2037	$4,323

Coding / Field Name	Asset Description
D3044 Hot Water Distribution	Circulation Pumps, Heating Water
Condition	Fair
Qty / UOM	3 / EA
Cost Adjustment Factor/Reason	0.5 / 1 hp
Unit Cost (Adjusted)	$2,326.15
Basis of Costing	Circulation Pump, Hot Water, 3 HP
Year in Service	2012
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3044	Replace Circulation Pumps, Heating Water	3 EA	$2,326.15	BYL	Priority 3	2033	$6,978

Coding / Field Name	Asset Description
D3044 Hot Water Distribution	Circulation Pumps, Heating Water
Condition	Fair
Qty / UOM	3 / EA
Cost Adjustment Factor/Reason	0.25 / Fractional hp
Unit Cost (Adjusted)	$1,163.07
Basis of Costing	Circulation Pump, Hot Water, 3 HP
Year in Service	2012
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Mechanical Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3044	Replace Circulation Pumps, Heating Water	3 EA	$1,163.07	BYL	Priority 3	2033	$3,489

Coding / Field Name	Asset Description
D3051 Terminal Self-Contained Units	Radiator, Hydronic, Wall
Condition	Fair
Qty / UOM	17 / EA
Unit Cost	$1,487.37
Basis of Costing	Radiator, Electric, Finned, Wall, 4 to 5 kW
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3051	Replace Radiator, Hydronic, Wall	17 EA	$1,487.37	BYL	Priority 3	2028	$25,285

Coding / Field Name	Asset Description
D3051 Terminal Self-Contained Units	Unit Heater, Hydronic
Condition	Fair
Qty / UOM	8 / EA
Unit Cost	$1,516.80
Basis of Costing	Unit Heater, Hydronic, 13 to 36 MBH
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3051	Replace Unit Heater, Hydronic	8 EA	$1,516.80	BYL	Priority 3	2029	$12,134

Coding / Field Name	Asset Description
D3068 Building Automation Systems	DDC HVAC Controls
Condition	Fair
Qty / UOM	4588 / SF
Cost Adjustment Factor/Reason	0.5 / Small system
Unit Cost (Adjusted)	$4.83
Basis of Costing	Building Automation System (HVAC Controls), Full Upgrade (per SF)
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D3068	Replace DDC HVAC Controls	4,588 SF	$4.83	MOD	Priority 3	2023	$22,137

Coding / Field Name	Asset Description
D4019 Sprinkler Systems	Sprinkler System, Full Retrofit
Condition	Poor
Qty / UOM	4588 / SF
Unit Cost	$8.00
Basis of Costing	Sprinkler System, Full Retrofit, Office (per SF)
Year in Service	2022
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Observations/Comments
The building is not protected by fire suppression. Due to its construction date, the facility most likely was not required by code to have a sprinkler system in place at the time. EMG recommends a full sprinkler system retrofit.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D4019	Sprinkler System, Full Retrofit	4,588 SF	$8.00	MOD	Priority 3	2023	$36,698

Coding / Field Name	Asset Description
D4031 Fire Extinguishers	Fire Extinguisher, Type ABC
Condition	Fair
Qty / UOM	4 / EA
Unit Cost	$314.93
Basis of Costing	Fire Extinguisher - Type ABC
Year in Service	2010
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	7 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D4031	Replace Fire Extinguisher, Type ABC	4 EA	$314.93	BYL	Priority 2	2026	$1,260

Coding / Field Name	Asset Description
D5012 Low Tension Service & Dist.	Variable Frequency Drive, RF-1
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$4,748.96
Basis of Costing	Variable Frequency Drive, 5 HP Motor
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5012	Replace Variable Frequency Drive, RF-1	1 EA	$4,748.96	BYL	Priority 2	2023	$4,749

Coding / Field Name	Asset Description
D5012 Low Tension Service & Dist.	Variable Frequency Drive, AC Condensing Units
Condition	Fair
Qty / UOM	4 / EA
Unit Cost	$4,748.96
Basis of Costing	Variable Frequency Drive, 5 HP Motor
Year in Service	2008
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Site

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5012	Replace Variable Frequency Drive, AC Condensing Units	4 EA	$4,748.96	BYL	Priority 3	2029	$18,996

Coding / Field Name	Asset Description
D5012 Low Tension Service & Dist.	Main Distribution Panel
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$9,487.85
Basis of Costing	Power Panel Board, 208 Y, 120 V, 400 Amp
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5012	Replace Main Distribution Panel	1 EA	$9,487.85	BYL	Priority 3	2033	$9,488

Coding / Field Name	Asset Description
D5012 Low Tension Service & Dist.	Variable Frequency Drive, SF-1
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$6,304.96
Basis of Costing	Variable Frequency Drive, 10 HP Motor
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Loft Equipment Room

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5012	Replace Variable Frequency Drive, SF-1	1 EA	$6,304.96	BYL	Priority 2	2023	$6,305

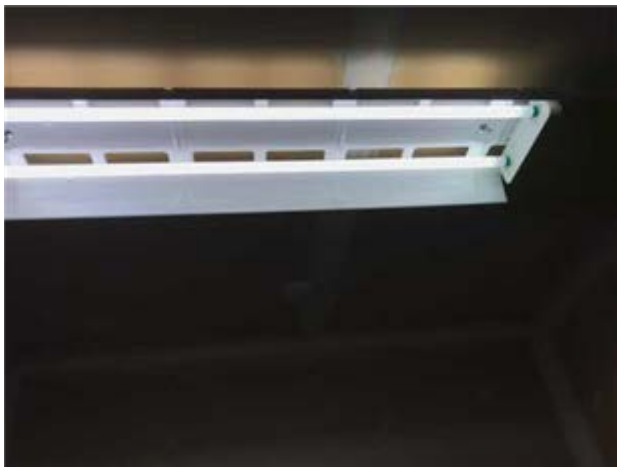
Coding / Field Name	Asset Description
D5019 Electrical Systems	Electrical System, Full Upgrade
Condition	Fair
Qty / UOM	4588 / SF
Unit Cost	$27.25
Basis of Costing	Electrical System, Full Upgrade, Office (per SF)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

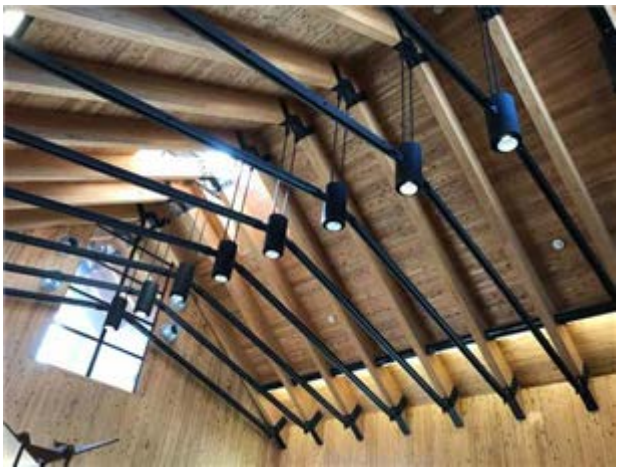
Coding / Field Name	Asset Description
D5022 Lighting Equipment	LED Lighting Fixture, Soffit
Condition	Good
Qty / UOM	6 / EA
Unit Cost	$180.19
Basis of Costing	LED Lighting Fixture, Basic, 15 W
Year in Service	2014
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	16 Year(s), Estimated, Based on Date of Observation
Location	Exterior Walls

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5022	Replace LED Lighting Fixture, Soffit	6 EA	$180.19	BYL	Priority 3	2035	$1,081

Coding / Field Name	Asset Description
D5029 Lighting Systems	Lighting System, Interior
Condition	Fair
Qty / UOM	4588 / SF
Unit Cost	$9.24
Basis of Costing	Lighting System, Full Upgrade, Office (per SF)
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)





Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5029	Replace Lighting System, Interior	4,588 SF	$9.24	BYL	Priority 3	2028	$42,393

Coding / Field Name	Asset Description
D5037 Fire Alarm Systems	Fire Alarm System
Condition	Fair
Qty / UOM	4588 / SF
Unit Cost	$2.36
Basis of Costing	Fire Alarm System, Full Upgrade/Install, Office (per SF)
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5037	Replace Fire Alarm System	4,588 SF	$2.36	BYL	Priority 2	2023	$10,828

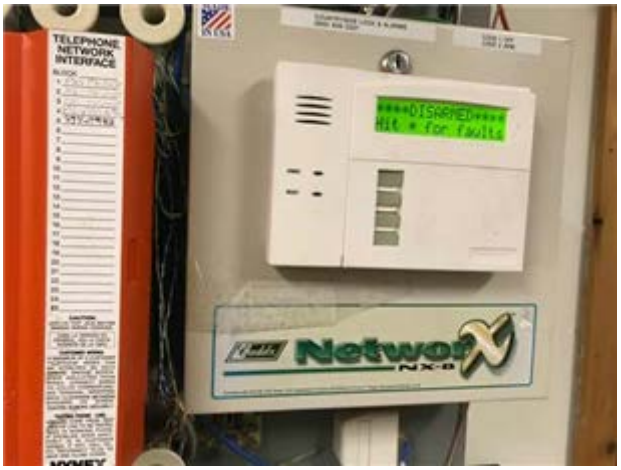
Coding / Field Name	Asset Description
D5037 Fire Alarm Systems	Fire Alarm Control Panel
Condition	Poor
Qty / UOM	1 / EA
Unit Cost	$20,297.59
Basis of Costing	Fire Alarm Control Panel, Addressable
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	1 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)

Observations/Comments
The panel is at the end of its service life.

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5037	Replace Fire Alarm Control Panel	1 EA	$20,297.59	MOD	Priority 2	2020	$20,298
D5037	Replace Fire Alarm Control Panel	1 EA	$20,297.59	MOD	Priority 2	2035	$20,298

Coding / Field Name	Asset Description
D5038 Security and Detection Systems	Security System
Condition	Fair
Qty / UOM	4588 / GSF
Unit Cost	$4.35
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)



Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5038	Replace Security System	4,588 GSF	$4.35	BYL	Priority 3	2028	$19,958

Coding / Field Name	Asset Description
E1031 Vehicular Service Equipment	Garage Door Opener, Belt Drive
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	$519.03
Basis of Costing	Garage Door Opener, Belt Drive, 0.5 HP
Year in Service	2002
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Storage Building/Map Kiosk

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
E1031	Replace Garage Door Opener, Belt Drive	1 EA	$519.03	BYL	Priority 3	2023	$519
E1031	Replace Garage Door Opener, Belt Drive	1 EA	$519.03	BYL	Priority 3	2038	$519

Coding / Field Name	Asset Description
E1094 Residential Equipment	Refrigerator, Residential
Condition	Good
Qty / UOM	1 / EA
Unit Cost	$956.04
Basis of Costing	Refrigerator, Residential, 14-18 CF
Year in Service	2016
Expected Useful Life (EUL)	15 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	13 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
E1094	Replace Refrigerator, Residential	1 EA	$956.04	BYL	Priority 3	2032	$956

Coding / Field Name	Asset Description
E2012 Fixed Casework	Kitchen Cabinet, Base and Wall Section, Wood with counter
Condition	Fair
Qty / UOM	12 / LF
Unit Cost	$467.63
Basis of Costing	Kitchen Cabinet, Base and Wall Section, Wood
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	3 Year(s), Estimated, Based on Date of Observation
Location	Building Interior (General)

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
E2012	Replace Kitchen Cabinet, Base and Wall Section, Wood with counter	12 LF	$467.63	BYL	Priority 3	2022	$5,612

Coding / Field Name	Asset Description
G2012 Paving & Surfacing	Steel Guard Rail
Condition	Fair
Qty / UOM	550 / LF
Unit Cost	$45.42
Basis of Costing	Steel Guard Rail
Year in Service	2002
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	9 Year(s), Estimated, Based on Date of Observation
Location	Site

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2012	Replace Steel Guard Rail	550 LF	$45.42	BYL	Priority 3	2028	$24,979

Coding / Field Name	Asset Description
G2022 Paving & Surfacing	Asphalt Pavement, Parking Lot
Condition	Fair
Qty / UOM	43000 / SF
Unit Cost	$5.90
Basis of Costing	Asphalt Pavement, Parking Lot
Year in Service	2001
Expected Useful Life (EUL)	25 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	8 Year(s), Estimated, Based on Date of Observation
Location	Site

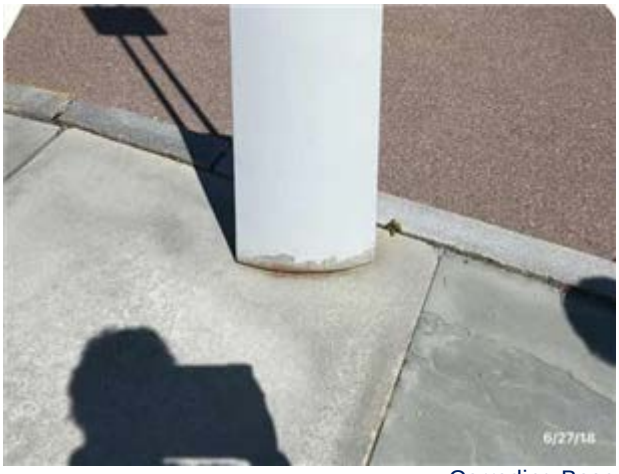
Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2022	Seal & Stripe Asphalt Pavement	43,000 SF	$0.38	BYL	Priority 2	2022	$16,340
G2022	Seal & Stripe Asphalt Pavement	43,000 SF	$0.38	BYL	Priority 2	2027	$16,340
G2022	Mill & Overlay Asphalt Pavement	43,000 SF	$3.28	BYL	Priority 3	2027	$141,040
G2022	Seal & Stripe Asphalt Pavement	43,000 SF	$0.38	BYL	Priority 2	2032	$16,340
G2022	Seal & Stripe Asphalt Pavement	43,000 SF	$0.38	BYL	Priority 2	2037	$16,340

Coding / Field Name	Asset Description
G2022 Paving & Surfacing	Curb, Granite
Condition	Fair
Qty / UOM	1100 / LF
Unit Cost	$40.08
Basis of Costing	Curb & Gutter, Concrete, 24" by 6" straight (per LF)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Site

Coding / Field Name	Asset Description
G2023 Curbs, Rails & Barriers	Bollard with Sign
Condition	Poor
Qty / UOM	3 / EA
Unit Cost	$949.42
Basis of Costing	Bollard
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	2 Year(s), Estimated, Based on Date of Observation
Location	Site

Observations/Comments
Sign bases are corroding.



Corroding Base

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2023	Replace Bollard with Sign	3 EA	$949.42	REL	Priority 2	2021	$2,848

Coding / Field Name	Asset Description
G2031 Paving & Surfacing	Bluestone / Granite Paver Sidewalk, Exterior
Condition	Fair
Qty / UOM	1700 / SF
Unit Cost	$34.11
Basis of Costing	Clay Brick/Masonry Paver Sidewalk, Exterior
Year in Service	2000
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	12 Year(s), Estimated, Based on Date of Observation
Location	Site

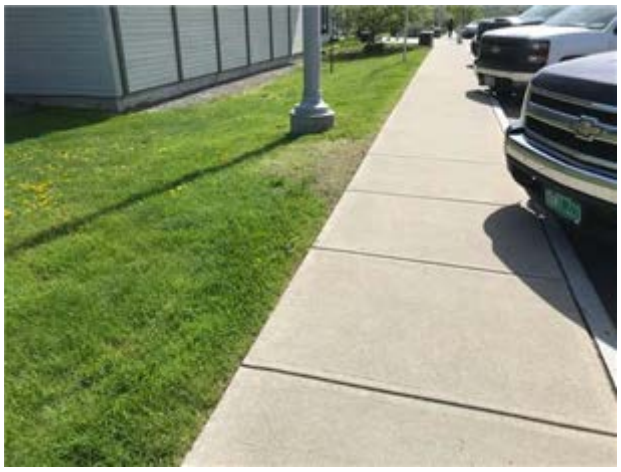
Observations/Comments
Some areas deteriorating.

Deteriorating paver

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2031	1” Pavers with 2” Sand Bedding	400 SF	$34.02	REL	Priority 1	2019	$13,608
G2031	Replace Bluestone / Granite Paver Sidewalk, Exterior	1,700 SF	$34.11	BYL	Priority 3	2031	$57,985

Coding / Field Name	Asset Description
G2031 Paving & Surfacing	Concrete Sidewalk
Condition	Fair
Qty / UOM	2100 / SF
Unit Cost	$19.82
Basis of Costing	Concrete Sidewalk
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Site



Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2031	Replace Concrete Sidewalk	2,100 SF	$19.82	BYL	Priority 3	2033	$41,626

Coding / Field Name	Asset Description
G2042 Retaining Walls	Landscape Wall, Brick/Stone
Condition	Fair
Qty / UOM	100 / SF
Unit Cost	$130.61
Basis of Costing	Retaining Wall, Brick/Stone (per SF Face)
Year in Service	2002
Expected Useful Life (EUL)	40 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	24 Year(s), Estimated, Based on Date of Observation
Location	Site

Observations/Comments
The joints along the tops of the landscape walls need sealer replacement.

Failed sealant

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2042	Point/Caulk Stone Landscape Wall	100 LF	$4.51	MNT	Priority 3	2019	$451

Coding / Field Name	Asset Description
G2045 SITE GATES	Picnic Table Concrete and Coated Steel
Condition	Fair
Qty / UOM	5 / EA
Cost Adjustment Factor/Reason	1.5 / Concrete portions
Unit Cost (Adjusted)	$2,087.25
Basis of Costing	Picnic Table, Expanded Metal, Plastic Coated
Year in Service	2002
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	14 Year(s), Estimated, Based on Date of Observation
Location	Site

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2045	Replace Picnic Table Concrete and Coated Steel	5 EA	$2,087.25	BYL	Priority 3	2033	$10,436

Coding / Field Name	Asset Description
G2048 Flagpoles	Flagpole, Metal, Internal or External Halyard
Condition	Fair
Qty / UOM	2 / EA
Unit Cost	$2,530.00
Basis of Costing	Flagpole, Metal, Internal or External Halyard, 30' to 40' High (Pole Only)
Year in Service	2002
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	4 Year(s), Estimated, Based on Date of Observation
Location	Site

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G2048	Replace Flagpole, Metal, Internal or External Halyard	2 EA	$2,530.00	BYL	Priority 2	2023	$5,060

Coding / Field Name	Asset Description
G4021 Fixtures & Transformers	Pole Light, Exterior, LED Flood
Condition	Good
Qty / UOM	19 / EA
Unit Cost	$4,630.42
Basis of Costing	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only)
Year in Service	2015
Expected Useful Life (EUL)	20 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	17 Year(s), Estimated, Based on Date of Observation
Location	Site

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
G4021	Replace Pole Light, Exterior, LED Flood	19 EA	$4,630.42	BYL	Priority 3	2036	$87,978

4. ACCESSIBILITY ISSUES

Unless indicated below, no significant accessibility issues were observed/reported.

5. DOCUMENTS FOR REVIEW

Documents were requested prior to the on-site assessment. The following documents were provided for review:

Item	Provided for Review
Site Plan(s)	Yes
Floor Plan(s)	Yes
Construction Drawing(s)	Yes
Termite Inspection Report(s)	No
Boiler Certificate(s)	Yes
Prior Report Available	No
Prior Report Prepared By	
Prior Report Date	

6. CERTIFICATION

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

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

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

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

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

Prepared By: Ralph Manglass, Field Observer

Program Manager: John Landry

7. APPENDICES

APPENDIX A

KEY PHOTOGRAPHIC RECORD

Front Elevation

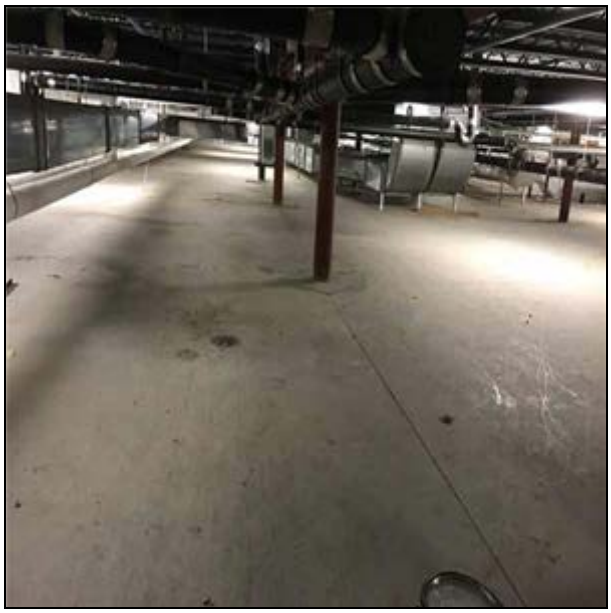
Left Elevation

Right Elevation

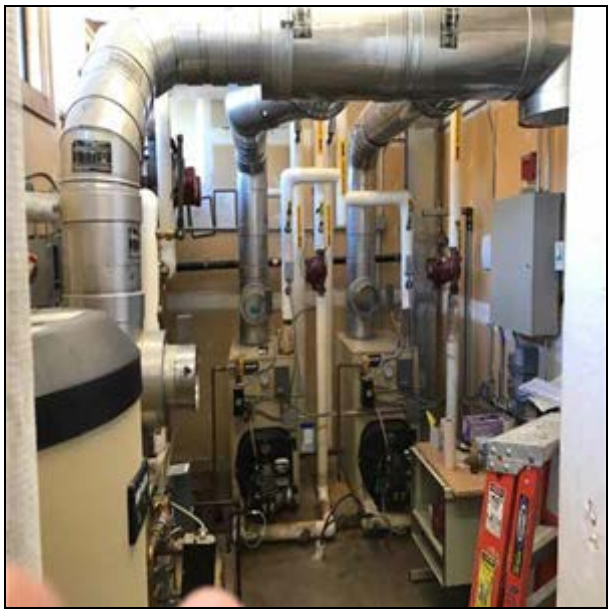
Rear Elevation

Overall Site

Interiors (General)



Crawlspace



Mechanical Room

Restroom

Single Restroom

Storage Building

APPENDIX B

SITE LOCATION PLAN

PROJECT	Source The north arrow indicator approximates 0° North.	EMG Project Number **106686.18R000-170.305** Project Name **Williston North** Information Center On-Site Date May 16, 2018

APPENDIX C

CAPITAL EXPENDITURE (CAPEX) TABLE

The Capital Expenditure Table is provided as a separate Excel workbook.

APPENDIX D

ADA ACCESSIBILITY CHECKLIST/QUESTIONNAIRE

ADA Accessibility Checklist/Questionnaire

Question	Response
Has an ADA survey previously been completed for this property?	Unknown
Have any ADA improvements been made to the property?	Unknown
Does a Transition Plan / Barrier Removal Plan exist for the property?	Unknown
Has building ownership or management received any ADA related complaints that have not been resolved?	Unknown
Is any litigation pending related to ADA issues?	Unknown
Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) with maximum rise 30" for each ramp run?	Yes
Do ramp runs that appear to rise more than 6" have railings on both sides?	NA
Does the width between railings appear at least 36 inches?	NA
Is there a level landing at the top and at the bottom of ramp runs and at ramp turns?	Yes
Ramps Comments	
Are minimum 60% of the public entrances accessible?	Yes
Do all required accessible entrance doorways appear to be: (a) at least 32 inches wide; (b) at least 80 inches high; (c) with hardware between 34" and 48" high, and (d) not a revolving door?	Yes
Is the door hardware easy to operate- lever/push type hardware, no twisting required, minimum 36 inches to maximum 48 inches above the floor?	Yes
Entrances, Exits Comments	One public entrance
Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	Yes
Do accessible routes coincide with the paths of travel for non-disabled (accessible routes cannot be in a totally different area than where everyone else walks)?	Yes
Is there a path of travel that does not require the use of stairs?	Yes
Is signage for restrooms, building means of egress exits, interior and exterior signs identifying permanent rooms/spaces compliant?	Yes
Paths of Travel Comments	
Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	NA
Are there visual and audible signals inside cars indicating floor change?	NA
Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab call buttons?	NA
Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	NA
Do all elevator controls appear to be within reach ranges between 15 and 48 inches, including emergency communication controls?	NA
If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	NA
Elevators Comments	

Question	Response
Do at least 5% of dining tables and work surfaces have knee and toe clearance with surface heights appearing to be minimum 28” high and maximum 34” high?	NA
Do food service counters appear to be maximum 34” height?	NA
Do check-out aisles, sales and service counters appear to be maximum 38” high?	NA
Tables, Work Surfaces, and Service Counters Comments	
Are sufficient wheelchair spaces provided, with a companion seat for each wheelchair space?	NA
Where an audio system is present and integral to the use of the space, are assistive listening systems present or available?	NA
Assembly Area Comments	
Are restrooms located on an accessible route?	Yes
Are pull handles push/pull or lever type?	Yes
If fire alarms are located in restrooms, are they both audible AND visual?	Yes
Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	Yes
Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60” turning diameter)?	Yes
In unisex toilet rooms, are there safety alarms with pull cords?	NA
Are toilet stall doors wheelchair accessible (appear to be at least 32” wide)?	Yes
Are sinks provided with clearance for a wheelchair to roll under (appear to have clearance of 8” depth min. at 27” ht.)?	Yes
Are sink handles operable with one hand without grasping, pinching, or twisting?	Yes
Are exposed pipes under sink sufficiently insulated against contact?	Yes
Toilet Comments	Optical fixtures
How many total accessible sleeping rooms does the property management report to have?	
Are there sufficient reported accessible sleeping rooms with respect to the total number of reported sleeping rooms?	NA
How many accessible sleeping rooms have roll-in showers, per property management?	
Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?	NA
How many assistive listening kits and/or rooms with communication features are available per property management?	
Are there sufficient reported assistive listening devices with respect to the total number of rooms?	NA
Where kitchens/kitchenettes are provided, is a wheelchair turning space present in the kitchen/kitchenette and accessible counters (appear to be maximum 34” high adjacent a built in stove or microwave)?	NA
How many total accessible units of graduate/faculty apartments and townhouses leased on an annual basis does the property management report to have?	
Are there sufficient reported accessible units with accessible kitchens with respect to the total number of reported units?	NA

Question	Response
Guest Room Comments	
Are public access pools/spas/wading pools/wave action features provided? If the answer is no, please disregard this section.	NA
How many accessible access points are provided to each type of water activity?	
Is at least one fixed lift or sloped entry to each type provided (2 entries required for pools with 300 LF or more pool wall)?	NA
Pools Comments	
Has the play area been reviewed for accessibility? All public playgrounds are subject to ADA standards.	NA
Is an accessible route provided to each sport area, exercise area? To each press box where total of boxes in an assembly area is greater than 500 SF?	NA
Is there an accessible route outside of marked play lines within each sport court, providing access to all sides of the court?	NA
Does there appear to be adequate clear floor space (30” minimum by 48” minimum) around a minimum of one of each type of exercise machine/ equipment?	NA
Play, Exercise Equip Comments	

APPENDIX E

FIRE PROTECTION CHECKLIST

Fire Protection Checklist

Item	Provided/Description
Smoke Detectors	Yes
Pull Stations	Yes
Audible Alarms	Yes
Strobe Lights	Yes
Smoke Detector Power Supply	Hardwired Electric with Battery Backup
Carbon Monoxide Detectors	No
Heat Detector	Yes
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	2019-04-29
Illuminated Exit Signs	Yes
Fire Rated Stairwells	No
Fire Rated Doors Observed	No

APPENDIX F

PRE-SURVEY QUESTIONNAIRE (PSQ)

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

If a completed form is NOT provided by the Client, then EMG's Project Manager, based on observations and the interview with the POC, will complete the PSQ.

The completed PSQ will be provided as a separate PDF file from this PDF report.

APPENDIX G
TERMINOLOGY

The following are definitions of terms utilized in this report.

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

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

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

TERMINOLOGY	
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Facility Condition Assessment.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, assessment, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building, which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.
Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations. Such efforts are not part of this report.
Term	Reserve Term: The number of years that Replacement Reserves are projected for as specified in the Replacement Reserves Cost Estimate.
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.

APPENDIX H

DEFICIENCY PLAN

The Deficiency Plans(s) is (are) provided as a separate pdf drawing file.

If no Deficiency Plans were provided by EMG then there were no plans provided by the State of Vermont