



## 4th District Court of Appeal (331)

3389 12th Street, Riverside, CA 92501

### Facility Condition Assessment

September 2015

*Prepared for the State of California Department of General Services*





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## EXECUTIVE SUMMARY

### BACKGROUND

This Facility Condition Assessment (FCA), prepared by EMG Corporation (EMG) in collaboration with the Department of General Services (DGS) Real Estate Services Division (RESA) and the consulting team of Hellmuth, Obata & Kassabaum, Inc. (HOK), is a component of a comprehensive long-range strategic asset management plan for DGS's portfolio of general-purpose office buildings. The goal is to determine the best course of action to address DGS's general-purpose office buildings' infrastructure deficiencies and space needs with a focus on controlling long-term costs.

The DGS portfolio comprises nearly 17 million gross square feet (GSF) of state-owned office facilities statewide, contained within 54 general-purpose state-owned office building sites. The FCA inventories and evaluates each of the DGS general purpose office buildings to benchmark current condition and establish a replacement value. This FCA assesses the infrastructure conditions for the 4th District Court of Appeal (331).

The assessment methodology identifies infrastructure systems and components requiring immediate repair or replacement based on their useful life expectancy. In addition, the FCA projects the capital funding needs over a ten-year lifecycle horizon period of 2015 to 2024. The assessments evaluate envelope, structure, plumbing, heating, air conditioning, energy and lighting controls, electrical, data/communications, elevators, fire protection and suppression, security, and utility capacity and systems. The replacement value is determined by multiplying the existing building square footage (SF) by the cost per SF to construct a new, similar building on a similar site.

### OBJECTIVE

The objective of the FCA is to identify the capital reserves for infrastructure lifecycle repair/replacement needs over the ten-year lifecycle. The FCA projections will become the basis for the Facility Condition Index (FCI). The FCI is the ratio of immediate repair costs or capital reserve needs to the current replacement value of the existing building. The FCI is a key performance indicator that is used to objectively quantify and evaluate the current condition of a building and can be used to compare the relative condition of the subject building with other buildings within the same portfolio and as a trending matrix for infrastructure "health" over time.

The 4th District Court of Appeal (331) FCI ratio will be incorporated as a comparative factor in the overall DGS portfolio analysis, enabling DGS to accurately rank and prioritize building repair/replacement needs in the long-range strategic plan.

## SCOPE OF ASSESSMENT

The EMG evaluation team, comprised of engineers and architects, visited the 4th District Court of Appeal (331) on February 26, 2015. The evaluation team reviewed available engineering studies and construction documents to familiarize themselves with the physical conditions. The evaluation team conducted a walk-through of the building to observe building systems and components, identify physical deficiencies, and formulate recommendations to remedy any deficiencies.

## SURVEY FINDINGS

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building’s overall condition. Two FCI ratios are calculated and presented – Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building’s Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

The values are based on a scale from 0-100 percent. A lower FCI ratio indicates that the building’s infrastructure is in “Good” condition. Based on industry standards, a “Good” condition building will have an FCI ratio at or below five percent. A “Fair” condition building will have an FCI ratio between five and ten percent. A “Poor” condition building will have an FCI ratio between 10 and 65 percent. A building with an FCI ratio exceeding 65 percent is considered “Very Poor” and is a candidate for replacement or divestment.

The table below represents summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric
Current Replacement Value	\$15,977,318
Immediate Repair Costs (12 months)	\$142,707
1-5 Year Capital Needs	\$1,663,065
6-10 Year Capital Needs	\$348,367
Total 10-Year Capital Reserve Needs	\$2,154,139

$$FCI = \frac{\text{Immediate Repair Costs or Ten-Year Capital Reserve Needs}}{\text{Current Replacement Value of Building}}$$

**Current Year FCI**

$$\text{Current FCI} = \frac{\$142,707}{\$15,977,318}$$

**Ten-Year FCI**

$$\text{Ten-Year FCI} = \frac{\$2,154,139}{\$15,977,318}$$

Current Year FCI	Ten-Year FCI
0.89 % = <i>Good Condition</i>	13.48 % = <i>Poor Condition</i>

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Passenger elevator modernization in accordance with the State of California elevator report.
- Parking lot concrete curb replacement where damaged.
- The existing drinking fountains do not have accessible side actuators and do not meet Title 24 accessibility requirements.

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables in the appendices.

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## INTRODUCTION

### BUILDING BACKGROUND

The 4th District Court of Appeal was designed by the team of AC Martin Partners, Los Angeles and Swinerton & Walberg Company of Los Angeles. Construction was completed in 1999. The facility includes a two-story building located at 3389 12th Street in Riverside.

The single tenant facility serves as an appellate court. The primary function of the Court of Appeal is to ensure that the law is interpreted and applied correctly. This facility consists of a court room, settlement conference suites, justice chambers, law libraries, legal support staff offices, clerks' offices, and other support services.

Jurisdictionally, the facility falls under the responsibility of the Riverside County Public Financing Authority, a Joint Power Authority. The entity was formed as part of the lease bonds issued to construct the building. The lease revenue bonds are scheduled for payoff in December 2022.

The high security facility operates Monday to Friday. The design approach allows for controlled public access. The gross building area is 42,000 SF with a net usable area of 40,000 SF. The ratio of gross to net usable is 95.2 percent. The occupant capacity is 300 with approximately 75 employees. There are 56 surface parking spaces.

### BUILDING DESCRIPTION

The building is constructed of concrete masonry exterior bearing walls with a structural steel superstructure, and lightweight leveling concrete-topped metal floor and roof deck. The roof is flat and covered with a heat-applied modified bitumen roofing membrane.

The exterior walls are finished with an exterior insulation and finish system (EIFS) over the CMU bearing walls and foam moldings.

The building has painted gypsum wallboards. The floor finishes are a combination of commercial carpet, marble tile, ceramic tile, and vinyl composition tiles. The interior ceilings are finished with acoustic ceiling tiles and painted gypsum ceilingboard.

The facility is served by one hydraulic passenger elevator.

Domestic hot water is provided by a single, natural gas-fired commercial water heater located within the rooftop mechanical room.

Heating and cooling are provided by two large rooftop mounted package units.

Fire/life safety systems include fire suppression sprinklers, a fire pump, fire hydrants, smoke detectors, horns/strobes, and handheld fire extinguishers.

The landscaping consists of trees, shrubs, and small lawn areas which occur primarily at the perimeter of the site. A shallow water feature is located in the private courtyard area on the north side of the building. The parking areas are paved with asphalt and have cast-in-place concrete curbs. A steel-framed, cantilevered parking canopy is located on the east side of the building, and provides for covered parking in that area. The sidewalks throughout the property are constructed of cast-in-place concrete.

**Project Statistics**

Item	Description
Project Name	4th District Court of Appeal
Building ID	331
Property Type	Administration
Year Built	1999
Number of Stories	2
Occupied	Yes
Land Area (acres)	1.32
Gross Square Feet (GSF)	42,000

**FACILITY CONDITION ASSESSMENT**

The goal of the FCA is to gather the data necessary to understand the existing building’s condition, identify strategies to meet the building’s lifecycle needs, and create the foundation for a long-range strategic plan.

**COMPONENTS OF THE FCA**

**Current conditions analysis**

The current condition analysis identifies the existing building’s immediate requirements, including deferred maintenance, recommended discretionary improvements, and code non-compliance issues.

### **Anticipated building reserve analysis**

The anticipated building reserve analysis projects the ongoing degradation of the building's components and costs associated with the reserve or replacement of these components as they reach the end of their useful lives.

### **Funding needs analysis**

The funding needs analysis results in a summary report of deferred maintenance and systems reserve funding needs.

## **CALCULATION OF FUNDING NEEDS**

Calculating probable funding needs involves identifying and quantifying the building's infrastructure systems or components that require immediate or future action over their lifecycle horizon. Funding needs are segregated into two categories, Immediate Repair Costs and Capital Reserve Needs. A Replacement Value is calculated and a Remaining Useful Life Estimate is determined as well as Opinions of Probable Cost in order to establish the FCI. The terms are defined as follows:

### **Immediate Repair Costs**

Immediate Repair Costs are Opinions of Probable Cost that require immediate action as a result of: (1) material existing or potentially 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 **one year** that will likely result in a significant escalation of its remedial cost. Immediate Repair Costs are items which require action within year one.

### **Capital Reserve Needs**

Capital Reserve Needs are recurring probable expenditures, which are not considered operation or maintenance expenses, that should be budgeted annually. In general, Capital Reserve Needs are reasonably predictable both in terms of frequency and cost. However, Capital Reserve Needs may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within a ten-year period. The Capital Reserve Needs presented in the FCA represent average industry costs as of 2015, without inflation. The Ten-Year Expenditure Forecast table in Appendix G includes inflation by assuming a five percent annual inflation rate on Total Capital Needs by year.

### **Current Replacement Value**

Current Replacement Value is determined by multiplying the existing building's SF by the Cost per SF to construct a new, similar building on a similar site. Current Replacement Value is not an appraised or

market value for the purposes of a property sale. To estimate the cost per SF, EMG referenced Marshall & Swift's *Marshall Valuation Service*. This building cost data index is an industry standard, adjusted annually, and relied upon by the insurance industry, as well as other agencies and organizations. Cost per SF is calculated by adjusting Marshall & Swift's unit cost for a Government Office Building to account for factors related to building systems, class of construction, and location to reflect the estimated cost of construction at the subject building site.

### **Remaining Useful Life**

Remaining Useful Life (RUL) estimate is based upon site observations, research, and judgment, along with reference to Expected Useful Life (EUL) tables from various industry sources. A sample copy of the EUL table is included in the appendices. EMG estimates when a system or component will likely need replacement based on a visual review of the current condition and the RUL estimate. Exposure to the elements, quality of installation, extent of use, and quality and amount of preventive maintenance exercised are factors that impact the effective age of a system or component. As a result, a system or component might have an effective age that is greater or less than its actual chronological age. The RUL of a system or component equals the EUL less its effective age.

### **Opinions of Probable Cost**

Opinions of Probable Cost are estimates for individual repair or replacement and are a key consideration of this engagement. These estimates may be based on invoice or bid documents provided by the owner or building manager, cost estimates developed by construction resources (such as R.S. Means), or EMG's experience with similar properties, city cost indexes, and projections of economic conditions. Where quantities cannot be derived from building plans, lump sum costs or allowances are utilized.

Opinions of Probable Cost should only be construed as preliminary, order-of-magnitude budgets. Actual costs will likely vary from EMG's estimates depending on 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. ASTM E2018-08<sup>1</sup> recognizes that certain Opinions of Probable Cost cannot be developed within the scope of an FCA without further study. Instances where a visual inspection is not possible and further study is recommended, EMG provides a cost estimate of the additional study in the FCA.

### **Facility Condition Index**

The FCI gives an indication of a building's overall state of condition. The values are based on a 0-100 percent scale. The Current Year FCI is the ratio of Immediate Repair Costs to Current Replacement

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<sup>1</sup> ASTM 2018-08 is the national guideline for preparing a Facility Condition Assessment published by the American Society for the Testing of Materials.

Value. The Ten-Year FCI is the ratio of Capital Reserve Needs (2015 – 2024) to Current Replacement Value. The Ten-Year FCI is calculated using uninflated 2015 dollars because the year of project implementation is likely unknown or subject to change. Since both the repair/replacement costs and Current Replacement Value will increase at the same inflation rate, the impacts of inflation do not significantly affect the FCI ratio.

## SCOPE OF ASSESSMENT

The evaluation team conducted a walk-through survey of 4th District Court of Appeal (331) on February 26, 2015. The survey included analysis and observation of the building's interior and exterior, including the roofs. The evaluation team interviewed the building maintenance staff to inquire about the subject property's previous repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements. Opinions were developed based on the site evaluation, interviews with relevant maintenance providers and facilities managers, and previous experience with comparable properties. The evaluation team questioned those 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. In addition, the building staff provided documents and information to the evaluation team that were relevant to the subject property's physical improvements, extent, and type of use and assisted the team in identifying potential discrepancies between reported information and observed conditions.

The evaluation team made a visual assessment for compliance with the American with Disabilities Act (ADA) Accessibility Guidelines and the California Title 24 disabled access requirements. Items determined to be out of compliance are included in the repair/replacement costs. The assessments did not include detailed measurements to determine compliance under the regulations.

The data collected in the FCA are the basis of the projected ten-year Capital Reserve Needs. The goals of the FCA are:

- Benchmark current building condition with recommended corrections for deficiencies to establish the Immediate Repair Costs.
- Estimate life expectancy of various building systems and components to establish the Capital Reserve Needs for infrastructure lifecycle repair/replacement for the ten-year assessment period from 2015 to 2024.
- Provide estimates for corrections for Immediate Repairs Costs and projections for Capital Reserve Needs for lifecycle component replacement within the ten-year projection timeframe.
- Serve as a guide for future replacement, repairs, and improvements and assist DGS in prioritizing its capital budget and expenditures across its real estate portfolio.

## **PRIORITY RANKING**

The recorded existing conditions, identified problems and deficiencies, documented corrective action, and quantities of recommended repairs and/or replacements are documented during the assessment process. Data are collected and entered directly into the assessment and capital planning database using tablet computers. Based on the discussions with the client and industry standards, a Priority Ranking is calculated for each cost observation. The Priority Ranking calculation is a function of four key categories.

### **PRIORITY RANKING CATEGORIES**

#### **Building Mission Ranking**

A building can be ranked on a scale of one to ten based on conversations with the client regarding the importance of each building to the overall mission of the building. The properties reviewed during this assessment are all general-purpose office buildings and for the purposes of this study are all ranked the same for Building Mission.

#### **Remaining Useful Life Ranking**

The EUL projection of the component is calibrated against the RUL as estimated by the field assessor. This ratio is then utilized as a factor in the priority ranking. An RUL of zero years is given the highest priority and always results in ranking the component as Priority 1.

#### **Asset Component Category**

Each material or system (asset) evaluated is assigned a unique Unifomat code. The Unifomat designation is then associated with a ranking based on the overall importance to the operation of the building. An asset that is related to the building envelope, e.g. roof, window, or exterior siding, is assigned a higher ranking than a component such as a flooring, carpeting, or other finish material.

#### **Functional Asset Categories**

The cost associated with each asset or component evaluated is assigned to a category to include: Code Compliance, Facility Operations, Environmental Factors, Facility Functionality, and Integrity of the Facility. The Asset Categories are given a ranking based on their relative importance. For example, Code Compliance is ranked higher than Maintenance.

## **PRIORITY RATIO**

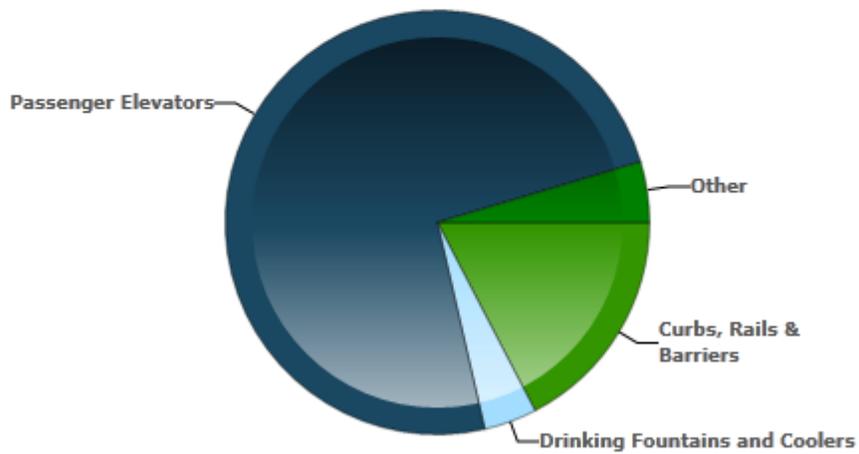
The four categories above are assigned a numerical value and the values are multiplied together for each cost observation. The resulting number is then assigned a priority by the capital planning software with

the lower range assigned Priority 1 and the higher range of numbers assigned among Priority 2, Priority 3, and Priority 4. Priority 5 is reserved for code issues that were permitted by the code at the time of construction but would be required only if a major renovation or code compliance project were to be undertaken.

The physical condition of building systems and related components are typically defined as being in one of four conditions: Good, Fair, Poor, or Very Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

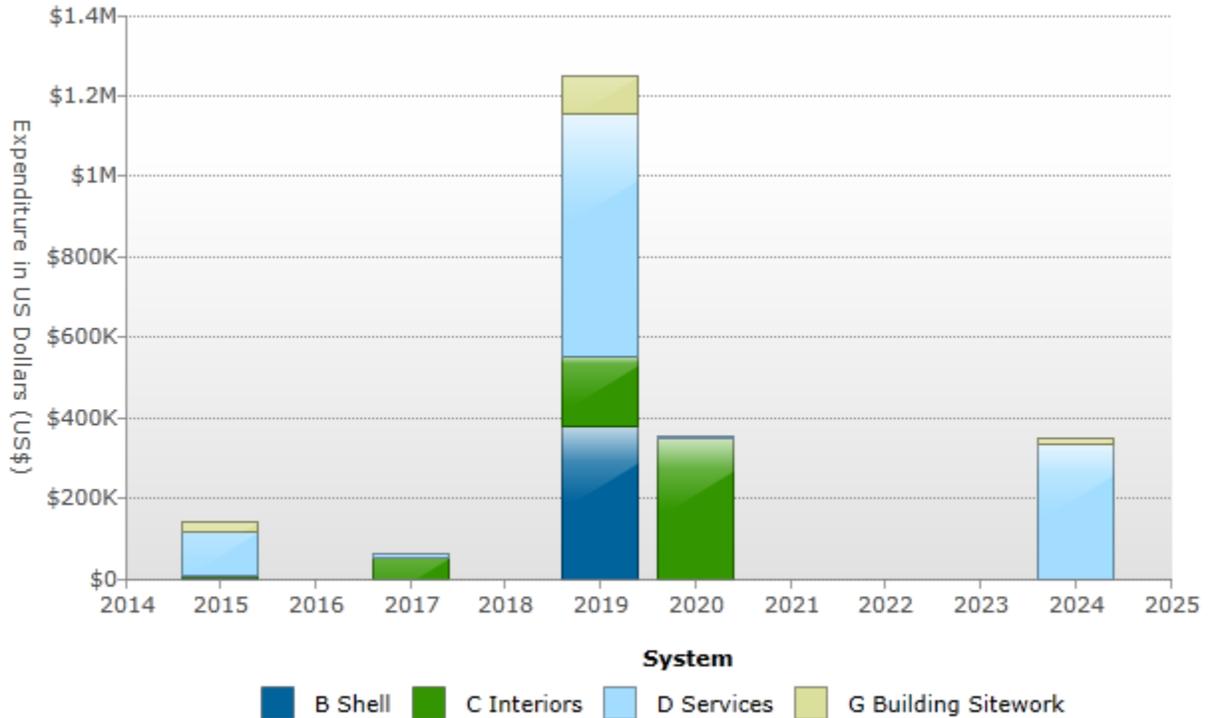
Condition	Definition
Good	In new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

### Distribution of Immediate Needs by Building System



Level	Building System	Estimated Cost
B2011	Exterior Wall Construction	\$2,874
C3005	ADA Renovations	\$3,720
D1011	Passenger Elevators	\$105,560
D2018	Drinking Fountains and Coolers	\$5,753
G2023	Curbs, Rails & Barriers	\$24,800
	<b>Total</b>	<b>\$142,707</b>

### Total Capital Needs By System and Year



Year	Building System							Total
	A Sub-Structure	B Shell	C Interiors	D Services	E Equip. & Furnishings	F Spec. Const. & Demolition	G Bldg. Site Work	
2015	\$0	\$2,874	\$3,720	\$111,313	\$0	\$0	\$24,800	\$142,707
2017	\$0	\$0	\$50,312	\$9,403	\$0	\$0	\$0	\$59,715
2019	\$0	\$379,016	\$173,020	\$602,849	\$0	\$0	\$96,393	\$1,251,278
2020	\$0	\$0	\$349,712	\$2,360	\$0	\$0	\$0	\$352,072
2024	\$0	\$0	\$0	\$335,759	\$0	\$0	\$12,608	\$348,367
<b>Total</b>	<b>\$0</b>	<b>\$381,890</b>	<b>\$576,764</b>	<b>\$1,061,684</b>	<b>\$0</b>	<b>\$0</b>	<b>\$133,801</b>	<b>\$2,154,139</b>

### CURRENT REPLACEMENT VALUE

The Current Replacement Value has been determined as \$15,977,318 for the 4th District Court of Appeal Building (331). The Current Replacement Value is the existing building SF multiplied by the Cost per SF to construct a new, similar building. As noted previously, the basis of the Cost per SF amount is the Marshall & Swift Cost Valuation system. A copy of the cost calculation is included in Appendix H of this report.

Building Area	Cost/SF	Current Replacement Value
42,000 GSF	\$380	\$15,977,318

### FACILITY CONDITION INDEX

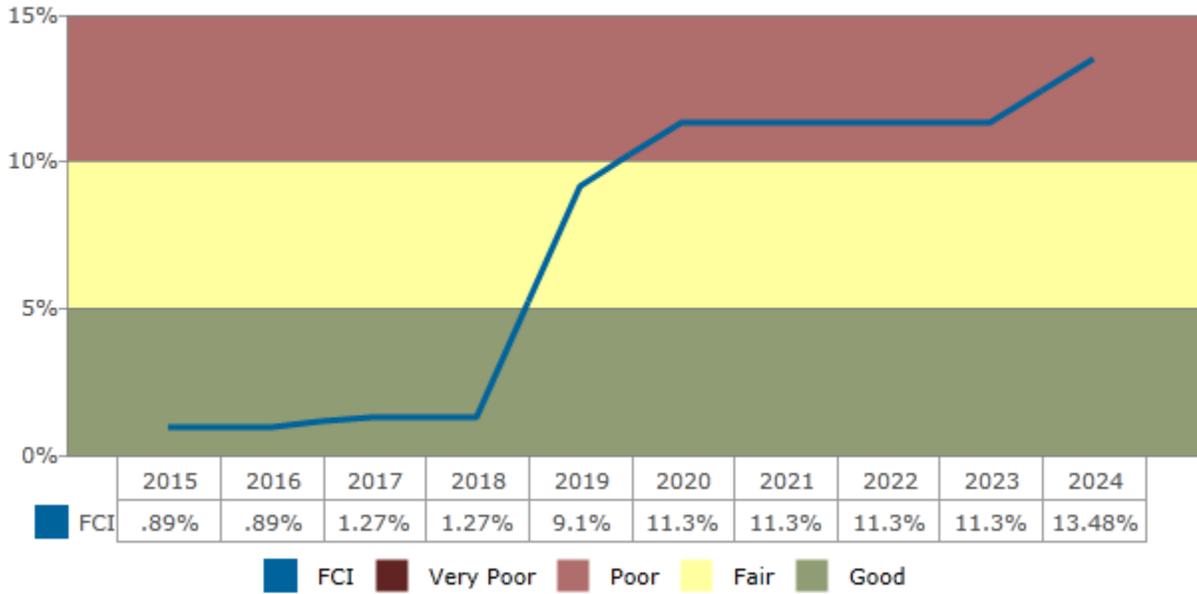
The FCI<sup>1</sup> is an indication of a building’s current and future overall condition. According to industry standards an FCI ratio of 65 percent, or the “rule of two-thirds,” is the threshold for identifying potential candidates for replacement or divestment.<sup>2</sup> Once the FCI ratio reaches 65 percent, or roughly two-thirds of the Current Replacement Value of the estimated cost to replace a building, 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.

Condition	Definition	Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	Greater than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10% to 65%
Very Poor	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.	Greater than 65%

<sup>2</sup> Sean C. Rush (1991). *Managing the Facilities Portfolio: a Practical Approach to Institutional Facility Renewal and Deferred Maintenance*. National Association of College and University Business Officers. pp. 26–66. ISBN 978-0-915164-59-2.

The chart below indicates the cumulative effects of the FCI ratio over the ten-year study period assuming the required funds are NOT provided to address the identified repairs and replacements for each year.

**Cumulative Effects of FCI over the Study Period**



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# APPENDICES

## APPENDIX A: ACCESSIBILITY ISSUES

Item	Description
C1014 Site Built Toilet Partitions	C1014 - Toilet Partitions
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	First Floor Common Restrooms

Item	Description
C3005 ADA Renovations	C3005 - ADA Renovations
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Elevator

Item	Description
D2018 Drinking Fountains and Coolers	D2018 - Drinking Fountains and Coolers
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Interior Commons

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1014	C1010 Non compliant partition doors	2.0 - EA	19326.8	CC - Accessibility	Priority 3	2019	38,654
C3005	Replace C3005 - ADA Renovations	1.0 - EA	3720.0	CC - Accessibility	Priority 1	2015	3,720
D2018	Replace D2018 - Drinking Fountains and Coolers	2.0 - EA	2876.6	CC - Accessibility	Priority 1	2015	5,753

**Cost Summary:**

Year	Total Expenditures
2015	\$9,473
2019	\$38,654

**APPENDIX B: GENERAL ASSESSMENT INFORMATION**

**A Substructure Systems**

**A10 FOUNDATIONS**

Item	Description
A1031 Standard Slab on Grade	A1031 Standard Slab on Grade
Condition	Fair
Qty / UOM	21,300 / SF
RUL (years)	25
Location	Concrete Slab

OBSERVATIONS/COMMENTS:

Based on its current condition and Remaining Useful Life (RUL), no further action is recommended.

**B Shell Systems**

**B20 EXTERIOR ENCLOSURE**

Item	Description
B2011 Exterior Wall Construction	B2031 - Glazed Doors & Entrances
Condition	Fair
Qty / UOM	6 / EA
RUL (years)	24
Location	Entrance Doors

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
<b>B2011 Exterior Wall Construction</b>	B2011 Exterior Wall Construction
<b>Condition</b>	Poor
<b>Qty / UOM</b>	4 / CSF
<b>RUL (years)</b>	0
<b>Location</b>	Parapet Trim

OBSERVATIONS/COMMENTS:

Portions of the exterior insulation and finishing system (EIFS) located at the raised parapets were observed to be deteriorated, damaged, and exposed. Foam base material was visible. Based on current condition and RUL, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace B2011 Exterior Wall Construction	4.0 - CSF	718.4	IN - Beyond Rated Life	Priority 1	2015	2,874

Item	Description
<b>B2011 Exterior Wall Construction</b>	B2011 - Exterior Insulating Finishing System (EIFS)
<b>Condition</b>	Fair
<b>Qty / UOM</b>	215 / CSF
<b>RUL (years)</b>	14
<b>Location</b>	Exterior Walls

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
<b>B2011 Exterior Wall Construction</b>	B2011 - Exterior Wall Painting
<b>Condition</b>	Fair
<b>Qty / UOM</b>	21,500 / SF
<b>RUL (years)</b>	4
<b>Location</b>	Exterior Walls

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, repainting the exterior walls is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	B2010 Repainting of exterior	21,500.0 - SF	4.1	IN - Appearance	Priority 3	2019	88,043

Item	Description
<b>B2021 Windows</b>	B2021 Aluminum Windows
<b>Condition</b>	Fair
<b>Qty / UOM</b>	84 / EA
<b>RUL (years)</b>	15
<b>Location</b>	Facility Windows
<b>Window Type</b>	Fixed
<b>Windows Material</b>	Aluminum
<b>Windows Glazing</b>	Double Glazed
<b>Window Operation</b>	Fixed

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

COST SUMMARY:

Type	Year	Total Expenditures
B20 Exterior Enclosure	2015	\$2,874
B20 Exterior Enclosure	2019	\$88,043

**B30 ROOFING**

Item	Description
B3011 Roof Finishes	B3011 Built-Up Roofing
Condition	Fair
Qty / UOM	213 / SQ
RUL (years)	4
Location	Roof

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace B3011 Built-Up Roofing	213.0 - SQ	1366.1	IN - Beyond Rated Life	Priority 3	2019	290,974

COST SUMMARY:

Type	Year	Total Expenditures
B30 Roofing	2019	\$290,974

# C Interiors Systems

## C10 INTERIOR CONSTRUCTION

Item	Description
<b>C1014 Site Built Toilet Partitions</b>	C1014 - Toilet Partitions
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	4
<b>Location</b>	First Floor Common Restrooms

**OBSERVATIONS/COMMENTS:**

The common area ADA accessible restroom stalls do not allow for the required 18 inch minimum clearance on the "pull" side of the door. Partition doors are recommended to be replaced/modified to allow for an inward swing of the doors, allowing for an 18 inch clear space.

**COST RECOMMENDATIONS:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1014	C1010 Non compliant partition doors	2.0 - EA	19326.8	CC - Accessibility	Priority 3	2019	38,654

Item	Description
<b>C1021 Interior Doors</b>	C1021 - Interior Doors
<b>Condition</b>	Fair
<b>Qty / UOM</b>	127 / EA
<b>RUL (years)</b>	20
<b>Location</b>	Interior Doors

**OBSERVATIONS/COMMENTS:**

Based on current condition and RUL, no further action is recommended.

**COST SUMMARY:**

Type	Year	Total Expenditures
C10 Interior Construction	2019	\$38,654

**C20 STAIRS**

Item	Description
C2012 Curved Stairs	C2012 - Curved Stairs
Condition	Fair
Qty / UOM	600 / SF
RUL (years)	24
Location	Stairs
Stairs Frame	Wood
Stair Riser	Closed
Stair Treads	Wood
Stair Railings	Wood
Stair Soffit Finishes	Drywall
Stair Handrail Finishes	Painted

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

**C30 INTERIOR FINISHES**

Item	Description
C3005 ADA Renovations	C3005 - ADA Renovations
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Elevator

OBSERVATIONS/COMMENTS:

The elevators' communication equipment has a non-accessible handled hatch. The covering needs to be removed and the equipment modified, along with the controls and paneling.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3005	Replace C3005 - ADA Renovations	1.0 - EA	3720.0	CC - Accessibility	Priority 1	2015	3,720

Item	Description
<b>C3012 Wall Finishes to Interior Walls</b>	C3012 - Paint Interior Walls, Drywall
<b>Condition</b>	Fair
<b>Qty / UOM</b>	63,000 / SF
<b>RUL (years)</b>	4
<b>Location</b>	Interior Walls

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, repainting the interior walls is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3012	Replace C3012 - Paint Interior Walls, Drywall	63,000.0 - SF	2.1	IN - Appearance	Priority 3	2019	134,366

Item	Description
<b>C3024 Flooring</b>	C3024 - Ceramic flooring
<b>Condition</b>	Fair
<b>Qty / UOM</b>	4,200 / SF
<b>RUL (years)</b>	14
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
<b>C3024 Flooring</b>	C3024 - Vinyl Tile
<b>Condition</b>	Fair
<b>Qty / UOM</b>	400 / SY
<b>RUL (years)</b>	2
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Replace C3024 - Vinyl Tile	400.0 - SY	125.8	IN - Appearance	Priority 3	2017	50,312

Item	Description
<b>C3024 Flooring</b>	C3024 - Marble Flooring
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2,000 / SF
<b>RUL (years)</b>	34
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
<b>C3025 Carpeting</b>	C3025 - Carpeting
<b>Condition</b>	Fair
<b>Qty / UOM</b>	3,620 / SY
<b>RUL (years)</b>	5
<b>Location</b>	Interior Flooring

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3025	Replace C3025 - Carpeting	3,620.0 - SY	96.6	IN - Appearance	Priority 4	2020	349,712

Item	Description
<b>C3032 Suspended Ceilings</b>	C3032 - Acoustical Ceiling Tile
<b>Condition</b>	Fair
<b>Qty / UOM</b>	315 / CSF
<b>RUL (years)</b>	14
<b>Location</b>	Interior Ceilings

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

COST SUMMARY:

Type	Year	Total Expenditures
C30 Interior Finishes	2015	\$3,720
C30 Interior Finishes	2017	\$50,312
C30 Interior Finishes	2019	\$134,366
C30 Interior Finishes	2020	\$349,712

## D Services Systems

### D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	D1011 Hydraulic Elevators, 3500 LB
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Throughout Facility
Elevator Style	Passenger
Elevator Type	Traction
Machinery Location	Room Adjacent To The Shaft
Elevator Cab Finishes	Plastic-Laminated Wood
Elevator Doors	Electronic Safety Stops
Elevator Light Fixtures	Recessed Ceiling
Certificate of Inspection Location	Elevator Cab
Certificate of Inspection Expired	No

OBSERVATIONS/COMMENTS:

ADA accessibility modifications recommended in addition to elevator modernization. Based on current condition and remaining useful life (RUL), upgrade of controls is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	D1010 Upgrade controls to comply with current ADA requirements	1.0 - EA	105560.0	FN - Modernization	Priority 1	2015	105,560

COST SUMMARY:

Type	Year	Total Expenditures
D10 Conveying Systems	2015	\$105,560

**D20 PLUMBING**

Item	Description
D2011 Water Closets	D2011 - Water Closets
Condition	Fair
Qty / UOM	22 / EA
RUL (years)	9
Location	Restrooms

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2011	Replace D2011 - Water Closets	22.0 - EA	1232.5	IN - Beyond Rated Life	Priority 4	2024	27,115

Item	Description
D2012 Urinals	D2012 - Urinals
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	9
Location	Men's Restrooms

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2012	Replace D2012 - Urinals	4.0 - EA	2250.7	IN - Beyond Rated Life	Priority 4	2024	9,003

Item	Description
D2013 Lavatories	D2013 - Lavatories
Condition	Fair
Qty / UOM	17 / EA
RUL (years)	19
Location	Restrooms

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D2017 Showers	D2017 - Showers
Condition	Fair
Qty / UOM	4 / EA
RUL (years)	4
Location	Shower Rooms

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2017	Replace D2017 - Showers	4.0 - EA	4059.2	IN - Beyond Rated Life	Priority 3	2019	16,237

Item	Description
<b>D2018 Drinking Fountains and Coolers</b>	D2018 - Drinking Fountains and Coolers
<b>Condition</b>	Poor
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	0
<b>Location</b>	Interior Commons

OBSERVATIONS/COMMENTS:

The existing drinking fountains do not have accessible side actuators and do not meet current accessibility code. Based on current condition, replacement is recommended.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2018	Replace D2018 - Drinking Fountains and Coolers	2.0 - EA	2876.6	CC - Accessibility	Priority 1	2015	5,753

Item	Description
<b>D2023 Domestic Water Supply Equipment</b>	D2023 Domestic Water Booster Pump Station
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	4
<b>Location</b>	Pump Room

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D2023	Replace D2023 Domestic Water Booster Pump Station	2.0 - EA	33700.8	IN - Beyond Rated Life	Priority 3	2019	67,402

**COST SUMMARY:**

Type	Year	Total Expenditures
D20 Plumbing	2015	\$5,753
D20 Plumbing	2019	\$83,638
D20 Plumbing	2024	\$36,118

**D30 HVAC**

Energy Supply	
Item	Description
Fuel Oil Type	N/A
Fuel Gas Type	Natural Gas
Solid Fuel Type	N/A
District Heat Type	N/A
District Cooling Type	N/A
Solar Thermal	No
Fuel Tank Type	N/A
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	N/A
Gas Meter Location	Southwest Corner of Building
Electrical Meter Location	Electrical Room at First Floor Northwest Corner
Water Meter Location	Northwest Corner of building

Item	Description
D3021 Boilers	D3021 Water Boiler, Gas 150 MBH
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	14
Location	Rooftop Mechanical Room
Boiler Draft Type	Atmospheric/Gravity Draft
Boiler Location	Roof Outside

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D3021 Boilers	D3021 Water Boiler, Gas 860 MBH
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	14
Location	Rooftop Mechanical Room
Boiler Draft Type	Atmospheric/Gravity Draft
Boiler Location	Roof Outside

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D3022.1 Circulating Pumps	D3022 HVAC Heating Water Circulation Pumps 1.5 HP
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Rooftop Mechanical Room
Piping Type	Copper
Piping Diameter	2
Piping Insulation	Fiberglass
Pump HP	1.5

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace D3022 HVAC Heating Water Circulation Pumps 1.5 HP	2.0 - EA	12202.8	IN - Beyond Rated Life	Priority 3	2019	24,406

Item	Description
D3041.2 Terminal Units VAV	D3041 VAV Boxes
Condition	Fair
Qty / UOM	12 / EA
RUL (years)	14
Location	Throughout Facility
Terminal Units VAV Boxes	Electric Reheat
Terminal Units Control	Building System
Terminal Units Units	Cfm
Terminal Heating Medium	Hot Water

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
<b>D3042 Exhaust Ventilation Systems</b>	D3042 Exhaust Fan 2500 CFM
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	4
<b>Location</b>	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3042	Replace D3042 Exhaust Fan 2500 CFM	2.0 - EA	3450.4	IN - Beyond Rated Life	Priority 3	2019	6,901

Item	Description
<b>D3051 Terminal Self-Contained Units</b>	D3051 Split-Systems
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	10
<b>Location</b>	Rooftop

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D3052 Package Units	D3052 Rooftop Package Unit 30000 CFM
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	4
Location	Rooftop
Package Unit Location	Rooftop
Package Unit Controls	Building System

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Rooftop Package Unit 30000 CFM	2.0 - EA	217545.6	IN - Beyond Rated Life	Priority 3	2019	435,091

Item	Description
D3052 Package Units	D3052 Computer/Sever Room AC, 6 Tons
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	4
Location	Rooftop
Package Unit Location	Rooftop
Package Unit Controls	Integral Thermostats

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3052	Replace D3052 Computer/Sever Room AC, 6 Tons	1.0 - EA	18440.8	IN - Beyond Rated Life	Priority 3	2019	18,441

Item	Description
D3068 Building Automation Systems	D3068 DDC Controls
Condition	Fair
Qty / UOM	42,000 / SF
RUL (years)	4
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3068	Replace D3068 DDC Controls	42,000.0 - SF	0.8	IN - Beyond Rated Life	Priority 3	2019	34,373

COST SUMMARY:

Type	Year	Total Expenditures
D30 HVAC	2019	\$519,211

**D40 FIRE PROTECTION SYSTEMS**

<b>Fire and Life Safety System</b>	
<b>Item</b>	<b>Description</b>
<b>Fire Alarm System Components Present</b>	
Smoke detectors	Yes
Pull stations	Yes
Audible alarms	Yes
Strobe lights	Yes
Central fire alarm panel	Yes
Annunciator panel	Yes
Smoke Detectors Power Supply	Hardwired Electric with Battery Backup
Carbon Monoxide Detectors	N/A
Heat Detector	Yes
Central Fire Alarm Panel Location	Security Desk
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	September 9, 2014
Distance to Nearest Fire Hydrant (ft)	100
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	No
Halon Gas Systems	No
Smoke Evacuation Systems	No
Fire-rated Stairwells	No
Fire-rated Stairwell Finish	N/A
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	No
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	Boiler Room
Fire Alarm Service Company	Cintas Fire Protection
Date of Last Fire Alarm Service	February 1, 2015
Are the individual office unit fire alarm systems monitored?	Yes
Are the common area fire alarm systems monitored?	Yes
Types of Common Areas Monitored	Throughout
Fire Alarm Monitoring Company	Unknown

Item	Description
D4011 Sprinkler Water Supply	D4011 Sprinkler Heads
Condition	Fair
Qty / UOM	42,000 / SF
RUL (years)	9
Location	Throughout Facility
Fire Sprinkler Type	Wet Sprinkler
Fire Sprinkler Pipe Material	Malleable Iron
Recalled Sprinkler Heads (Omega or Central brands)	No
Sprinkler Standpipes	Yes
Backflow Preventer	Yes
Date of Last Sprinkler Inspection	2/2015

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4011	Replace D4011 Sprinkler Heads	42,000.0 - SF	2.2	CC - Life Safety	Priority 4	2024	93,173

Item	Description
D4012 Sprinkler Pumping Equipment	D4015 Fire Pump Motor/Engine Driven
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	9
Location	Fire Pump Room
Fire Pump Delivery Rate (GPM)	500
Check Valve	Yes

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4012	Replace D4015 Fire Pump Motor/Engine Driven	1.0 - EA	57787.9	CC - Life Safety	Priority 4	2024	57,788

Item	Description
D4024 Fire Hose Equipment	D4024 - Fire Hose Equipment
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	5
Location	Siamese Fire Connection

OBSERVATIONS/COMMENTS:

A violation on the most recent fire inspection report stated minimum clearances must be maintained around the building's siamese connections. Although the maintenance staff stated the vegetation had been cut-back, it was impeding easy access. A cost has been included to permanently clear the plantings in the future and maintain proper access.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4024	Replace D4024 - Fire Hose Equipment	1.0 - EA	2360.0	CC - Life Safety	Priority 3	2020	2,360

COST SUMMARY:

Type	Year	Total Expenditures
D40 Fire Protection Systems	2020	\$2,360
D40 Fire Protection Systems	2024	\$150,961

**D50 ELECTRICAL SYSTEMS**

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 30 kVA
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	24
Location	Main Electrical Room
Service Voltage	277/480
Service Voltage Type	Three-Phase Four-Wire Alternating Current (Ac)
Step Down Transformers	Yes
Electrical Distribution Panel Type	Circuit Breakers
Site Electrical Transformer Location	Pad-Mounted
Electrical Wiring in Metal Conduit	Yes

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D5012 Low Tension Service & Dist.	D5010 Switchgear, Mainframe, 1000 Amps
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	14
Location	Main Electrical Room
Service Size (Amperage)	1000
Service Voltage	277/480
Service Voltage Type	Three-Phase Four-Wire Alternating Current (Ac)
Electrical Distribution Panel Type	Circuit Breakers
Main Electrical Distribution Lines	Underground
Electrical Wiring in Metal Conduit	Yes

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D5012 Low Tension Service & Dist.	D5012 Secondary Dry Transformer 75 kVA
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	24
Location	Utility Areas/Closets
Service Voltage	277/480
Service Voltage Type	Three-Phase Four-Wire Alternating Current (Ac)
Step Down Transformers	Yes
Electrical Distribution Panel Type	Circuit Breakers
Main Electrical Distribution Lines	Underground
Site Electrical Transformer Location	Pad-Mounted
Electrical Wiring in Metal Conduit	Yes

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm Panel
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	2
Location	Security Office

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace D5037 Fire Alarm Panel	1.0 - EA	9402.5	CC - Life Safety	Priority 1	2017	9,403

Item	Description
D5037 Fire Alarm Systems	D5037 Fire Alarm System
Condition	Fair
Qty / UOM	42,000 / SF
RUL (years)	9
Location	Throughout Facility

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace D5037 Fire Alarm System	42,000.0 - SF	3.5	CC - Life Safety	Priority 4	2024	148,680

COST SUMMARY:

Type	Year	Total Expenditures
D50 Electrical Systems	2017	\$9,403
D50 Electrical Systems	2024	\$148,680

# G Building Sitework Systems

## G20 SITE IMPROVEMENTS

Site Information	
Item	Description
Main Ingress and Egress	12th Street
Access from	S
Additional Entrances	N/A
Access from	N/A
Parking Count: Open lot	29
Parking Count: Sheltered by carports	12
Parking Count: Private garages	N/A
Parking Count: Subterranean garage	N/A
Parking Count: Freestanding parking structure	N/A
Number of ADA Compliant Spaces	2
Number of ADA Compliant Spaces for Vans	1
Method of obtaining parking count	Physical count
Property Identification Sign-Primary	Structure mounted
Property Identification Sign- Secondary	N/A
Illuminated Identification Signage	No
Building Identification Sign	Yes
Illuminated Sign	No
Location of Property ID Sign	Front elevation of building
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	Yes
Flower beds Present	Yes
Decorative Rocks Present	No
Lava Rocks Present	No
Ponds Present	No
Fountains Present	Yes
Topography	Flat

Item	Description
G2012 Paving & Surfacing	G2012 Asphalt Seal Coat
Condition	Good
Qty / UOM	16,400 / SF
RUL (years)	9
Location	Asphalt Parking Lot

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, replacement is recommended during the assessment term. Cracksealing, sealing and striping are recommended for five years post-asphalt replacement. Asphalt mill/removal and reinstallation are recommended for four years. See additional G2012 asset for full details.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Replace G2012 Asphalt Seal Coat	16,400.0 - SF	0.8	IN - Beyond Rated Life	Priority 4	2024	12,608

Item	Description
G2012 Paving & Surfacing	G2012 Asphalt Paving
Condition	Fair
Qty / UOM	16,400 / SF
RUL (years)	4
Location	Asphalt Parking Lot

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, this asset is recommended to be milled, and a new asphalt parking lot installed during the assessment term.

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Replace G2012 Asphalt Paving	16,400.0 - SF	5.9	IN - Beyond Rated Life	Priority 3	2019	96,393

Item	Description
G2023 Curbs, Rails & Barriers	G2023 - Concrete Curbs
Condition	Poor
Qty / UOM	100 / LF
RUL (years)	0
Location	Parking Lot Curbs

OBSERVATIONS/COMMENTS:

A portion of concrete curbing was cracked and displaced. Based on current condition and RUL, replacement is recommended

COST RECOMMENDATIONS:

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2023	Replace G2023 - Concrete Curbs	100.0 - LF	248.0	IN - Beyond Rated Life	Priority 1	2015	24,800

Item	Description
G2042 Retaining Walls	G2042 - Retaining Walls
Condition	Fair
Qty / UOM	340 / LF
RUL (years)	34
Location	Site Exterior, Northwest Side

OBSERVATIONS/COMMENTS:

Based on current condition and RUL, no further action is recommended.

COST SUMMARY:

Type	Year	Total Expenditures
G20 Site Improvements	2015	\$24,800
G20 Site Improvements	2019	\$96,393
G20 Site Improvements	2024	\$12,608

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	70
Weather Conditions	Clear
Snow Covering Ground	No
Wind Conditions	Light Winds

The documentation provided at the time of the assessment is as:

Item	Description
Site Plan Reviewed	Yes
Floor Plan Reviewed	Yes
Construction Drawings Reviewed	Yes
Termite Inspection Report Reviewed	No
Boiler Certificates Reviewed	No
Document Year Built Information Obtained From	Client



**APPENDIX C: CERTIFICATION**

EMG has completed a 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 with ASTM E2018-08, 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 FCA 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 E2018-08 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.

**Prepared By:** Tony DeFabritis, Field Observer

**Reviewed By:**   
Matt Anderson, Program Manager

**APPENDIX D: PHOTOS**



:- Mechanical building elevation



:- Typical elevation



:- Typical elevation



:- Typical elevation



B2011 - Exterior Insulating Finishing System (EIFS)



B2011 Exterior Wall Construction:- Damaged EIFS trim



B2011 Exterior Wall Construction :- Damaged EIFS trim



B2011 - Exterior Wall Painting



B2021 Aluminum Windows



B2031 - Glazed Doors & Entrances:- Store front wall



B2031 - Glazed Doors & Entrances



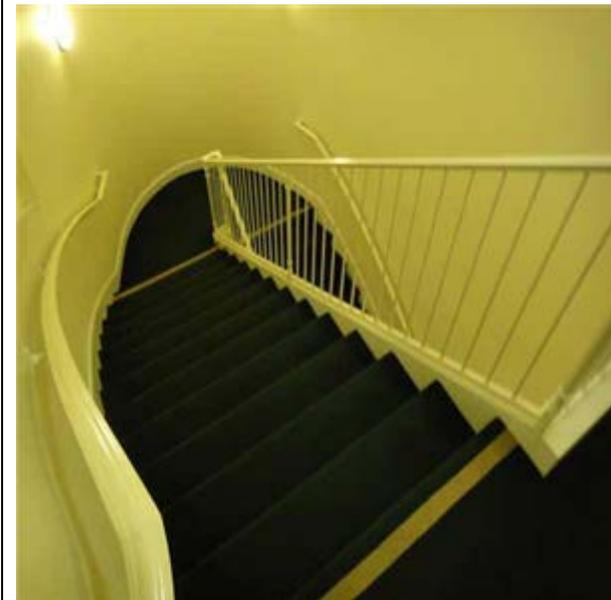
B3011 Built-Up Roofing



B3011 Built-Up Roofing



C1014 - Toilet Partitions



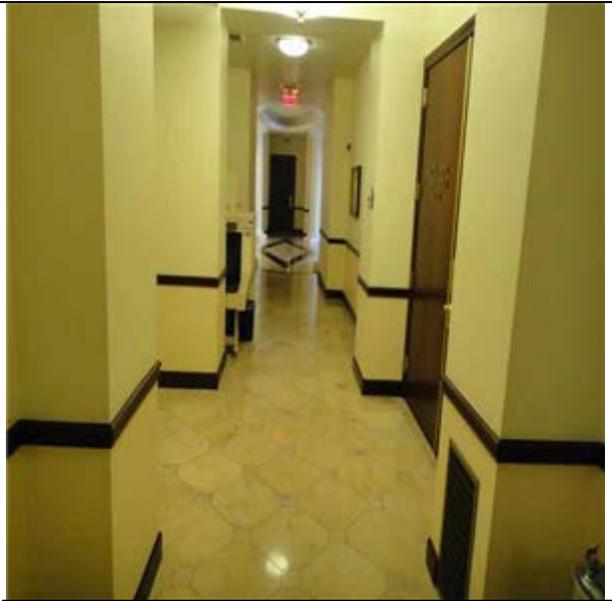
C2012 - Curved Stairs



C3005 - ADA Renovations



C3012 - Paint Interior Walls, Drywall



C3024 - Marble Flooring



C3024 - Ceramic flooring



C3025 - Carpeting



D1011 Hydraulic Elevators, 3500 LB :- Elevator Capacity



D1011 Hydraulic Elevators, 3500 LB:- Elevator Controls



D1011 Hydraulic Elevators, 3500 LB :- Elevator Room with Equipment



D2011 - Water Closets



D2012 - Urinals



D2013 - Lavatories



D2018 - Drinking Fountains and Coolers



D2023 Domestic Water Booster Pump Station:-  
Domestic Water Pumps



D3021 Water Boiler, Gas 860 MBH :- Heating Boiler For Mechanical System



D3021 Water Boiler, Gas 860 MBH:- Expansion Tank for Heating Bolier



D3021 Water Boiler, Gas 150 MBH :- Domestic Hot Water Boiler



D3021 Water Boiler, Gas 150 MBH:- Domestic Hot Water Storage Tank



D3021 Water Boiler, Gas 150 MBH :- Domestic Hot Water Circulation Pump



D3022 HVAC Heating Water Circulation Pumps 1.5 HP:- Hot Water Circulation Pumps



D3042 Exhaust Fan 2500 CFM :- Typical Roof Exhaust Fan



D3051 Split-Systems:- Mini Split System for Communication Closet



D3052 Rooftop Package Unit 30000 CFM :- Typical Packaged A/C Unit



D3052 Rooftop Package Unit 30000 CFM:- Typical Packaged Unit



D3052 Computer/Sever Room AC, 6 Tons :- Split system unit for Computer Room



D4011 Sprinkler Heads:- Sprinkler Head



D4015 Fire Pump Motor/Engine Driven :- Fire Pump



D4015 Fire Pump Motor/Engine Driven:- Fire Pump Control Panel



D4015 Fire Pump Motor/Engine Driven :- Jockey Pump



D4015 Fire Pump Motor/Engine Driven:- Jockey Pump Controller



D4024 - Fire Hose Equipment



D5012 Secondary Dry Transformer 75 kVA:- Second floor 75 kVA Dry Transformer



D5012 Secondary Dry Transformer 75 kVA :- First floor 75kVA Dry Transformer



D5012 Secondary Dry Transformer 30 kVA:- 30 kVA Dry Transformer



D5010 Switchgear, Mainframe, 1000 Amps :- Main Meter Section



D5010 Switchgear, Mainframe, 1000 Amps:- One of 3 Panels in Main Electrical Room



G2012 Asphalt Paving :- Asphalt paving cracks



G2012 Asphalt Paving:- Asphalt paving cracks



G2023 - Concrete Curbs :- Damaged curbing



G2042 - Retaining Walls



## **APPENDIX E: TERMINOLOGY AND ABBREVIATIONS**

<b>TERMINOLOGY and ABBREVIATIONS</b>	
Actual Knowledge	Information or observations known first hand by EMG.
ADA	The Americans with Disabilities Act
AHU	Air Handling Unit
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
ASTM	American Society for Testing and Materials
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Property 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
CBC	California Building Code
Component	A piece of equipment or element in its entirety that is part of a system.
CFM	Cubic Feet per Minute, usually referring to air flow in a heating or cooling system.
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.
DHW	Domestic Hot Water
DDC	Direct Digital Controls, for HVAC systems
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
EPDM	Ethylene propylene diene terpolymer, a single ply roofing material, usually black
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.

<b>TERMINOLOGY and ABBREVIATIONS</b>	
FEMA	Federal Emergency Management Agency
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
FRT	Fire Retardant Treated
Guide	A series of options or instructions that do not recommend a specific course of action.
HP	Horse Power, a unit of measure for pumps and motors.
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.
kVA	Kilo Volt Amps, a measurement used for electrical devices where Amps is the plural of Amperage, a measure of electrical force.
kW	One thousand Watts, a measure of electrical output.
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.
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.
PVC	Poly Vinyl Chloride

<b>TERMINOLOGY and ABBREVIATIONS</b>	
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, Contractor, 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)	<p>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.</p> <p>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.</p>
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 <i>Means</i> and <i>Dodge</i> , EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
RTU	Rooftop Unit
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 Property Condition Assessment.

<b>TERMINOLOGY and ABBREVIATIONS</b>	
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 employ 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.
Term	Reserve Term: The number of years that Capital Reserves are projected for as specified in the Expenditure Forecast.
TPO	Thermoplastic polyolefin, a white single ply roofing material, usually white
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 F: BUILDING FACT SHEET**

**RIVERSIDE 4TH DISTRICT COURT OF APPEALS BUILDING FACT SHEET**

3389 12th Street

Riverside

Riverside County

**Category 5 - Buildings with Special Circumstances**

**BUILDING INFORMATION**

- Age: 15 years (built in 1999)
- Size:\* 2-story  
42,000 GSF      42,000 NUSF      42,000 Assigned NSF  
1.32 Acre Parcel  
Surface parking spaces  
Capacity - 26 occupants
- Financial: Riverside County Public Financing Authority, Joint Power Authority  
Lease-Revenue Bonds 1997A, Due December 2022  
Original Balance \$13,470,000 - Balance as of 6/30/2012 \$8,125,000  
This is a partial services building, with the bond paid directly by the Courts.
- LEED Status: TBD
- Tenants: 1 Agency



SPI Structure #: 4898  
 Real Property #: 10389  
 BPM #: 331

**COMPLETED STUDIES AND SIGNIFICANT FINDINGS**

None

**ADDITIONAL BUILDING ISSUES**

None

**CURRENT UTILIZATION PROJECTS**

N/A

**RECENTLY COMPLETED PROJECTS**

None

**Cost**

**ACTIVE PROJECTS**

TBD

**Cost**

**PLANNED SPECIAL REPAIRS BY FISCAL YEAR**

TBD

**Estimated Cost**

**DGS STRATEGY:** No capital outlay work is required at this location at this time.

\* Source: Statewide Property Inventory

## **APPENDIX G: COST TABLES**

10 YEAR EXPENDITURE FORECAST



4th District Court of Appeals Building  
3389 12th Street  
Riverside, California

Useful Life <sup>1</sup>	Estimated Useful Life
	Remaining Useful Life

Plan Type <sup>2</sup>	OP: Operations	CC: Code Compliance
	EN: Environmental	FN: Functionality
	IN: Integrity	

Legend	Deferred
	Scheduled

Element #	Component Description	Asset	Location	Action	EUL (Yrs)	RUL (Yrs)	Qty.	Unit of Meas.	Unit Cost	Plan Type	Priority <sup>2</sup>	2015 Year 0	2016 Year 1	2017 Year 2	2018 Year 3	2019 Year 4	2020 Year 5	2021 Year 6	2022 Year 7	2023 Year 8	2024 Year 9	Total - Deferred	Total - Scheduled												
<b>A. SUBSTRUCTURE</b>																																			
Substructure Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>B. SHELL</b>																																			
<b>B20 EXTERIOR ENCLOSURE</b>																																			
B2011	Exterior Insulating Finishing System (EIFS)	B2011 Exterior Wall Construction	Parapet Trim	Replace B2011 Exterior Wall Construction	15	0	4.00	CSF	\$718.43	IN - Beyond Rated Life	Priority 1	\$2,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,874	\$0											
B2011	Exterior Insulating Finishing System (EIFS)	B2011 - Exterior Wall Painting	Exterior Walls	B2010 Repainting of exterior	10	4	21,500.00	SF	\$4.10	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$88,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,043	\$0										
<b>B30 ROOFING</b>																																			
B3011	Built-Up Roofing, Total Roof	B3011 Built-Up Roofing	Roof	Replace B3011 Built-Up Roofing	20	4	213.00	SQ	\$1,366.07	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$290,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290,974	\$0										
Shell Subtotal												\$2,874	\$0	\$0	\$0	\$379,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,874	\$379,016		
<b>C. INTERIORS</b>																																			
<b>C10 INTERIOR CONSTRUCTION</b>																																			
C1014	Cubicle - Including Fixtures - One	C1014 - Toilet Partitions	First Floor Common Restrooms	C1010 Non compliant partition doors	20	4	2.00	EA	\$19,326.79	CC - Accessibility	Priority 3	\$0	\$0	\$0	\$0	\$38,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,654	\$0										
<b>C30 INTERIOR FINISHES</b>																																			
C3005	C3005 ADA Renovations	C3005 - ADA Renovations	Elevator	Replace C3005 - ADA Renovations	10	0	1.00	EA	\$3,720.00	CC - Accessibility	Priority 1	\$3,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,720	\$0											
C3012	Paint Interior Walls, Drywall	C3012 - Paint Interior Walls, Drywall	Interior Walls	Replace C3012 - Paint Interior Walls, Drywall	10	4	63,000.00	SF	\$2.13	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$134,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,366	\$0										
C3024	Vinyl Tile	C3024 - Vinyl Tile	Interior Flooring	Replace C3024 - Vinyl Tile	18	2	400.00	SY	\$125.78	IN - Appearance	Priority 3	\$0	\$0	\$50,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,312	\$0										
C3025	Carpet, Standard Commercial, Medium Traffic	C3025 - Carpeting	Interior Flooring	Replace C3025 - Carpeting	10	5	3,620.00	SY	\$96.61	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$349,712	\$0	\$0	\$0	\$0	\$0	\$0	\$349,712	\$0										
Interiors Subtotal												\$3,720	\$0	\$50,312	\$0	\$173,020	\$349,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,720	\$573,044		
<b>D. SERVICES</b>																																			
<b>D10 CONVEYING SYSTEMS</b>																																			
D1011	Elevator Hydraulic System, 3,500 Lb Capacity	D1011 Hydraulic Elevators, 3500 LB	Throughout Facility	D1010 Upgrade controls to comply with current ADA requirements	25	0	1.00	EA	\$105,560.00	FN - Modernization	Priority 1	\$105,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,560	\$0											
<b>D20 PLUMBING</b>																																			
D2011	Flush Valve & Water Closet	D2011 - Water Closets	Restrooms	Replace D2011 - Water Closets	25	9	22.00	EA	\$1,232.51	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,115	\$27,115											
D2012	Urinal with 1.0 Gpf Model	D2012 - Urinals	Men's Restrooms	Replace D2012 - Urinals	25	9	4.00	EA	\$2,250.73	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,003	\$9,003											
D2017	Stall Shower and Faucet	D2017 - Showers	Showers	Replace D2017 - Showers	20	4	4.00	EA	\$4,059.18	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$16,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,237	\$0										
D2018	Drinking Fountain	D2018 - Drinking Fountains and Coolers	Interior Commons	Replace D2018 - Drinking Fountains and Coolers	15	0	2.00	EA	\$2,876.60	CC - Accessibility	Priority 1	\$5,753	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,753	\$0										
D2023	Hydronic Circulating Pump, 5 HP	D2023 Domestic Water Booster Pump Station	Pump Room	Replace D2023 Domestic Water Booster Pump Station	20	4	2.00	EA	\$33,700.80	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$67,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,402	\$0										
<b>D30 HVAC</b>																																			
D3022.1	Circulation Pump 1.5 HP	D3022 HVAC Heating Water Circulation Pumps 1.5 HP	Rooftop Mechanical Room	Replace D3022 HVAC Heating Water Circulation Pumps 1.5 HP	20	4	2.00	EA	\$12,202.79	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$24,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,406	\$0										
D3042	Exhaust Fan 2000 CFM	D3042 Exhaust Fan 2500 CFM	Rooftop	Replace D3042 Exhaust Fan 2500 CFM	20	4	2.00	EA	\$3,450.37	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$6,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,901	\$0										
D3052	Air Conditioner, Dx Package (Liebert) 5-Ton	D3052 Computer/Sever Room AC, 6 Tons	Rooftop	Replace D3052 Computer/Sever Room AC, 6 Tons	20	4	1.00	EA	\$18,440.78	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$18,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,441	\$0										
D3052	Multi-Zone Roof Top Heating and Cooling, 25 Ton,	D3052 Rooftop Package Unit 30000 CFM	Rooftop	Replace D3052 Rooftop Package Unit 30000 CFM	20	4	2.00	EA	\$217,545.60	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$435,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435,091	\$0										
D3068	Direct Digital Controls (DDC) Extensive	D3068 DDC Controls	Throughout Facility	Replace D3068 DDC Controls	20	4	42,000.00	SF	\$0.82	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$34,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,373	\$0										
<b>D40 FIRE PROTECTION SYSTEMS</b>																																			
D4011	Sprinkler Head	D4011 Sprinkler Heads	Throughout Facility	Replace D4011 Sprinkler Heads	25	9	42,000.00	SF	\$2.22	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,173	\$93,173											
D4012	Fire Pump Diesel 500 Gpm 27 HP	D4015 Fire Pump Motor/Engine Driven	Fire Pump Room	Replace D4015 Fire Pump Motor/Engine Driven	25	9	1.00	EA	\$57,787.86	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,788	\$57,788											
D4024	D4024 Fire Hose Equipment	D4024 - Fire Hose Equipment	Siamese Fire Connection	Replace D4024 - Fire Hose Equipment	20	5	1.00	EA	\$2,360.00	CC - Life Safety	Priority 3	\$0	\$0	\$0	\$0	\$0	\$2,360	\$0	\$0	\$0	\$0	\$0	\$0	\$2,360	\$0										
<b>D50 ELECTRICAL SYSTEMS</b>																																			
D5037	Fire Alarm Panel	D5037 Fire Alarm Panel	Security Office	Replace D5037 Fire Alarm Panel	15	2	1.00	EA	\$9,402.52	CC - Life Safety	Priority 1	\$0	\$0	\$9,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,403	\$0										
D5037	Fire Alarm System, Install New	D5037 Fire Alarm System	Throughout Facility	Replace D5037 Fire Alarm System	25	9	42,000.00	SF	\$3.54	CC - Life Safety	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,680	\$148,680											
Services Subtotal												\$111,313	\$0	\$9,403	\$0	\$602,849	\$2,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,313	\$950,371		
<b>E. EQUIPMENT &amp; FURNISHING</b>																																			
Equipment & Furnishing Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>																																			
Special Construction And Demolition Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>G. BUILDING SITWORK</b>																																			
<b>G20 SITE IMPROVEMENTS</b>																																			
G2012	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	G2012 Asphalt Paving	Asphalt Parking Lot	Replace G2012 Asphalt Paving	20	4	16,400.00	SF	\$5.88	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$96,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,393	\$0										
G2012	Asphalt- Seal Coat- Roadways	G2012 Asphalt Seal Coat	Asphalt Parking Lot	Replace G2012 Asphalt Seal Coat	5	9	16,400.00	SF	\$0.77	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,608	\$12,608										
G2023	Concrete Curbs	G2023 - Concrete Curbs	Parking Lot Curbs	Replace G2023 - Concrete Curbs	10	0	100.00	LF	\$248.00	IN - Beyond Rated Life	Priority 1	\$24,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,800	\$0										
Building Sitework Subtotal												\$24,800	\$0	\$0	\$0	\$96,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,800	\$109,001	
<b>Z. GENERAL</b>																																			
General Subtotal												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditure Totals per Year												\$142,707	\$0	\$59,715	\$0	\$1,251,278	\$352,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost (Inflated @ 5% per Yr.)												\$142,707	\$0	\$65,835	\$0	\$1,520,937	\$449,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

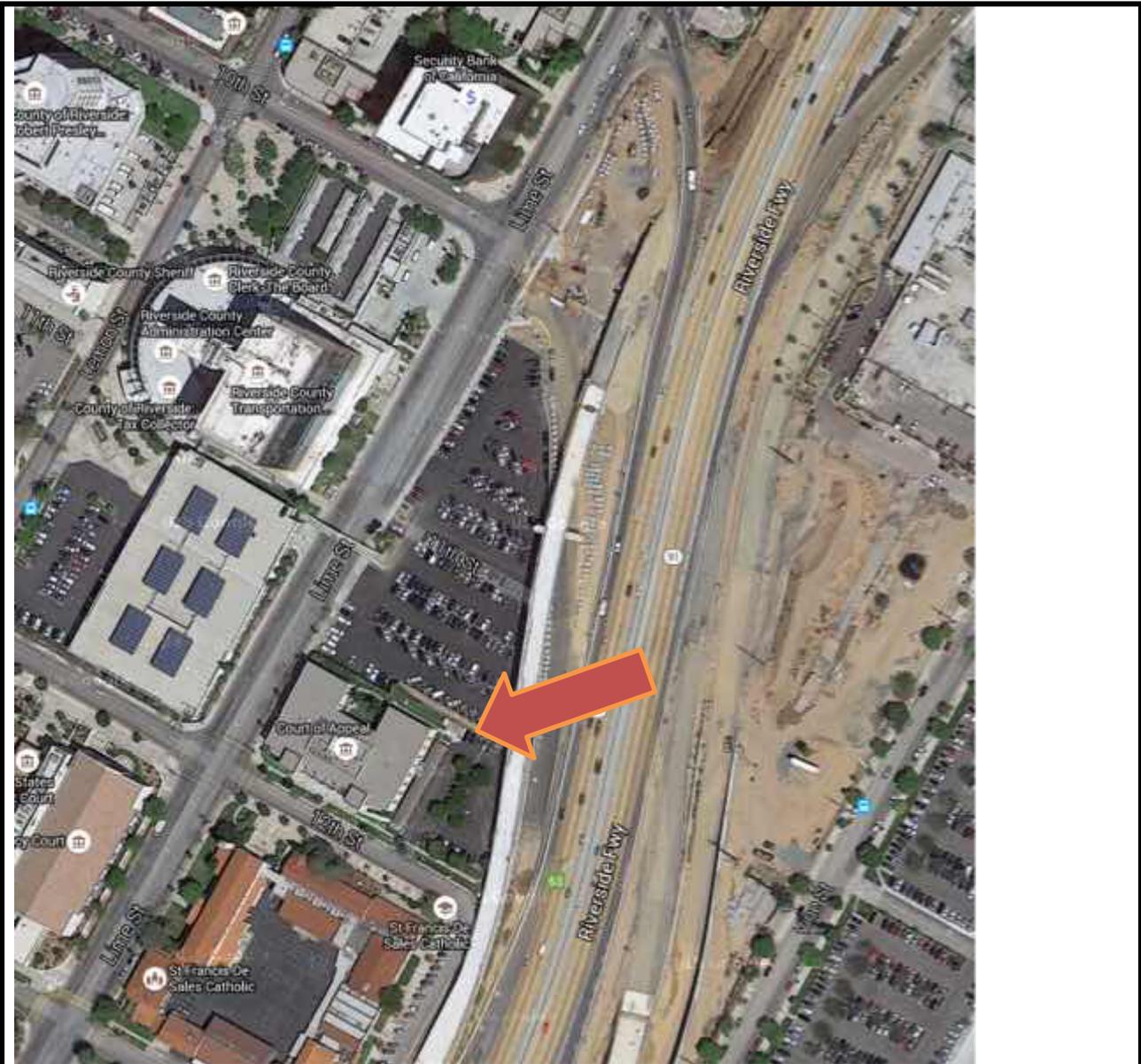
\* - Present Value Currency

Footnotes

- 1 Detailed descriptions for Useful Life and Plan Type can be found in the Appendices of the Facility Condition
- 2 Detailed Descriptions of the Priorities can be found in the Appendices of the Facility Condition Assessment

Current Repl.Value \$15,977,318

### APPENDIX H: SUPPORTING DOCUMENTATION



**Source:**  
The north arrow indicator is an approximation of 0° North.

**Project Number:**  
111326.14R-051.305  
**Project Name:**  
4th District Court of Appeal

**On-Site Date:**  
February 26, 2015



<b>Expected Useful Life (EUL) Table</b>	
<b>SITE SYSTEM ITEMS</b>	
<b>ROADWAYS/ PARKING/ WALKWAYS</b>	
Asphalt pavement	25
Asphalt seal coat	5
Concrete pavement	50
Curbing, asphalt	25
Curbing, concrete	50
Parking, stall striping	5
Parking, gravel surfaced	15
Security gate- rolling gate	10
Security gate- lift arm	10
Sidewalk, asphalt	25
Sidewalk, brick paver	30
Sidewalk, concrete	50
<b>STORM SEWER, DRAINAGE AND EROSION CONTROL</b>	
Catch basins, inlets, culverts	50
Earthwork, grading and erosion control	50
Storm drain lines	40
<b>LANDSCAPING, TOPOGRAPHY AND FENCING</b>	
Fencing, chain-link (4' height)	40
Fencing, dumpster enclosure (wood)	12
Fencing, Tennis Court (10' height)-Chain link	40
Fencing, wood privacy (6' height)	15
Fencing, wrought iron (4-6' height and decorative)	50
Fencing, concrete masonry unit (CMU)	30
Irrigation System	30
Retaining walls, 80 lb block type	50
Retaining walls, concrete masonry unit (CMU) with brick face	40
Fencing, PVC (6' height)	25
Retaining walls, timber (railroad tie)	25
<b>SITE SYSTEM ITEMS</b>	
<b>GENERAL SITE IMPROVEMENTS</b>	
Lighting (pole mounted)	25
Mail kiosk	10
Pool deck	15
Pool/ spa plaster liner	8
Signage, monument	20
Signage, roadway/ parking	10
Tennis court / basketball court surface (paint markings)	5

<b>GENERAL SITE IMPROVEMENTS</b>	
Tennis court Surface (acrylic emulsion)	10
Tot-lot (playground equipment)	10
<b>SITE SANITARY AND WATER</b>	
Domestic Hot Water (DHW) - supply / return	30
Lift station	50
Sanitary lines	50
Sanitary treatment	40
Water main	40
Water supply lines	50
Water tower	50
<b>SITE MECHANICAL / ELECTRICAL</b>	
Compactors	15
Dumpsters	10
Electrical distribution center	40
Electric main	40
Emergency Generator	25
Gas lines	40
Gas main	40
Heating supply/ return	40
Power distribution	40
Transformer	30
<b>BUILDING ARCHITECTURAL ITEMS</b>	
Wood Decks	20
Storage Sheds	30
Carports	40
Garages	50
Basement Stairs	50
Building mounted exterior lighting	10
Building mounted High Intensity Discharge (HID) lighting	10
Bulkhead	10
Canopy, concrete	50
Canopy, wood / metal	40
Ceilings, open or exterior	30
Chimney	40
Common area doors, interior (solid wood/ metal clad)	30
Common area floors, ceramic / quarry tile, terrazzo	50+
Common area floors, wood (strip or parquet)	30
Common area floors, resilient tile or sheet	15
Common area floors, carpet	8
Common area floors, concrete	50+

<b>BUILDING ARCHITECTURAL ITEMS</b>	
Common area railing	20
Common area ceiling, concrete	50+
Common area ceiling, acoustic tile (drop ceiling),	15
Common area countertop and sink	20
Common area dishwasher	15
Common area disposal	5
Common area kitchen cabinets, wood	15
Common area wall coverings	15
Caps, copings (aluminum/ terra-cotta) - Parapet	25
Exterior common door, aluminum and glass	30
Exterior common door, solid core wood or metal clad	25
Exterior stairs, wood	15
Exterior stairs, metal pan- concrete filled	30
Exterior stairs, concrete	50
Exterior unit door, solid wood/ metal clad	25
<b>EXTERIOR CLADDING</b>	
Aluminum Siding	40
Brick or block	40
Brownstone or stone veneer	40
Exterior Insulation Finishing Systems (EIFS)	20
Glass block	40
Granite block	40
Metal/ glass curtain wall	30
Precast concrete panel (tilt-up)	40
Vinyl siding	25
Wood shingle/ clapboard/ plywood, stucco, composite wood	20
Cement-board siding (Hardi-plank)/ non integral color	45
Fire Escapes	40
Foundations	50+
Roof hatch	30
Roof skylight	30
Insulation, wall	50+
Interior lighting	15
Interior railings	20
Mail facility, interior	20
Parapet wall,	50+
Penthouse	50
Railing, roof	25

<b>INTERIORS</b>	
Public bathroom accessories	7
Public bathroom fixtures	15
Refrigerator, common area	10
<b>BUILDING ARCHITECTURAL ITEMS</b>	
<b>ROOF COVERINGS</b>	
Built-up roof - Ethylene Propylene Diene Monomer (EPDM) / Thermoplastic Polyolefin (TPO)	20
Asphalt shingle (3-tab)	20
Wood shingles (cedar shake)	25
Slate, clay, concrete tile	40
Metal	40
Roof drainage exterior (gutter/ downspout)	10
Roof drainage interior (drain covers)	30
Roof structure	50+
Slab	50+
Service door	25
Soffits (wood/ stucco)	20
Soffits (aluminum or vinyl)	25
Stair structures	50+
Storm/ screen doors	7
Storm/ screen windows	10
Waterproofing (foundations)	50+
Windows (frames and glazing), vinyl or aluminum	30
Wood floor frame	50+
<b>BOILER ROOM EQUIPMENT</b>	
Blowdown and Water Treatment	25
Boiler Room Pipe Insulation	Included in boiler
Boiler Room Piping	Included in boiler
Boiler Room Valves	15
Boiler Temperature Controls	Included in boiler
Oil-fired, sectional	22
Gas/ dual fuel, sectional	25
Oil/ gas/ dual fired, low MBH	30
<b>BOILERS</b>	
Oil/ gas/ dual fired, high MBH	40
Gas fired atmospheric	25
Electric	20

<b>BUILDING HEATING WATER TEMPERATURE CONTROLS</b>	
Common area	15
Buzzer/Intercom, central panel	20
Central Unit Exhaust, roof mounted	15
Chilled Water Distribution	50+
Chilling Plant	15
Cooling Tower	25
Combustion Air, Duct with fixed louvers	30
Combustion Air, Motor louver and duct	25
<b>CONDENSATE, FEEDWATER, WATER</b>	
Feedwater only (hydronic)	10
Cooling Tower	25
DHW Circulating Pumps	by size
Tank only, dedicated fuel	10
Exchanger in storage tank	15
Exchanger in boiler	15
External tankless	15
Instantaneous (tankless type)	10
Domestic Hot Water Storage Tanks, Small (up to 150 gallons)	15
Domestic Hot Water Storage Tanks, Large (over 150 gallons)	15
Domestic Cold Water Pumps	15
<b>ELECTRICAL &amp; ELEVATOR</b>	
Electrical Switchgear	50+
Electrical Wiring	30
Elevator, Controller, dispatcher	15
Elevator, Cab	15
Elevator, Machinery	30
Elevator, Shaft-way Doors	20
Elevator, Shaft-way Hoist rails, cables, traveling	25
Elevator, Shaft-way Hydraulic piston and leveling	25
<b>EMERGENCY ALARM AND FIRE PROTECTION</b>	
Call station	10
Emergency Generator	25
Emergency Lights	8
Evaporative Cooler	15
Fire Extinguisher	10
Fire Pumps	20
Fire Suppression	50+
Flue Exhaust	w/boiler
Free Standing Chimney	50+
Fuel Oil Storage	25

<b>EMERGENCY ALARM AND FIRE PROTECTION</b>	
Fuel Transfer System	25
Gas Distribution	50+
Heat Sensors	15
Heat Exchanger	35
Heating Risers and Distribution	50+
<b>MECHANICAL – ELECTRIC – PLUMBING ITEMS</b>	
Heating Water Circulating Pumps	by size
Heating Water Controller	15
Hot and Cold Water Distribution	50
<b>HVAC</b>	
Pad/ roof condenser	20
A/C window unit or through wall	10
Fan coil unit, electric	20
Fan coil unit, hydronic	30
Furnace (electric heat with A/C)	20
Furnace (electric heat with A/C)	20
Furnace (gas heat with A/C)	20
Packaged terminal air conditioner ( PTAC)	15
Packaged HVAC (roof top units)	20
Heat pump condensing component	20
Heater, electric baseboard	25
Heater, wall mounted electric or gas	20
Hydronic heat/ electric A/C	20
Line Dryers	15
Master TV System	10
Motorized Valves	12
Outdoor Temperature Sensor	10
Pneumatic lines and Controls	30
<b>POWER VENTILATOR</b>	
Purchased Steam Supply Station	50+
Sanitary Waste and Vent System	50+
Sewage Ejectors	50
Smoke and Fire Detection System, central panel	15
Solar Hot Water	20
<b>SUMP PUMP</b>	
Commercial Sump Pump	15
Water Softening and Filtration	15
Water Tower	50+

## **PLAN TYPE DEFINITION**

Within the report text a Plan Type is assigned to the various cost categories. The following is a brief description of the Plan Types that may be used in the report.

### **Code Compliance (CC)**

- **Accessibility:** Conditions that are not in conformance with the American Disabilities Act Accessibility Guidelines
- **Building Code:** Conditions that are not in conformance with the Building codes
- **Life Safety:** Conditions that are not in conformance with the NFPA 101 Life Safety Code

### **Operations (OP)**

- **Energy:** Conditions that adversely affect energy use or will decrease water or energy usage
- **Maintenance:** Components or systems that can usually be accomplished by the current maintenance staff
- **Security:** Conditions that compromise the protection of the asset or its occupants

### **Environmental (EN)**

- **Air/ Water Quality:** Conditions that affect air or water quality
- **Asbestos:** Reported or suspected asbestos-containing material(ACM)
- **Lead:** Reported lead based paint
- **PCB:** Reported PCB containing equipment

### **Functionality (FN)**

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

### **Integrity (IN)**

- **Appearance:** Problems with the material or system appearance that are not functional in nature
- **Reliability:** Components or systems which cannot be depended on to function as designed
- **Beyond Rated Life:** A component or system that has exceeded its rated life



**APPENDIX I: PRE-SURVEY QUESTIONNAIRE**

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

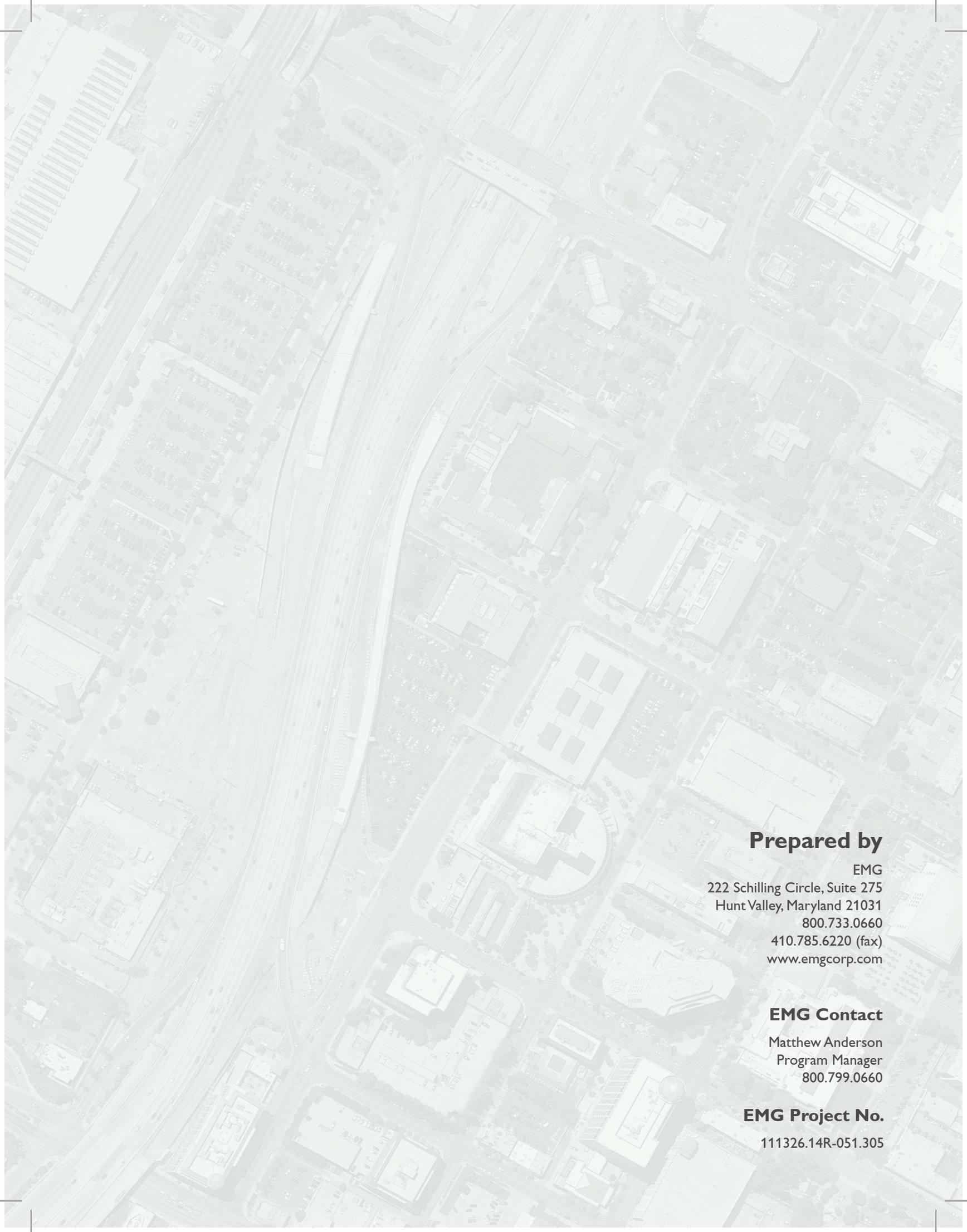
QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
9	Are there any unresolved building, fire, or zoning code issues?		x			
10	Are there any "down" or unusable units?		x			
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?		x			
12	Is the property served by a private water well?		x			
13	Is the property served by a private septic system or other waste treatment systems?		x			
14	Are there any problems with foundations or structures?		x			
15	Is there any water infiltration in basements or crawl spaces?		x			
16	Are there any wall, or window leaks?		x			
17	Are there any roof leaks?			x		
18	Is the roofing covered by a warranty or bond?	x				
19	Are there any poorly insulated areas?		x			
20	Is Fire Retardant Treated (FRT) plywood used?	x				
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?			x		
22	Are there any problems with the utilities, such as inadequate capacities?		x			
23	Are there any problems with the landscape irrigation systems?		x			
24	Has a termite/wood boring insect inspection been performed within the last year?		x			
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?		x			

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

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
26	Has any part of the property ever contained visible suspect mold growth?		x			
27	Is there a mold Operations and Maintenance Plan?		x			
28	Have there been indoor air quality or mold related complaints from tenants?	x				Resolved by maintenance to "Weep Screed"
29	Is polybutylene piping used?		x			
30	Are there any plumbing leaks or water pressure problems?		x			
31	Are there any leaks or pressure problems with natural gas service?		x			
32	Does any part of the electrical system use aluminum wiring?		x			
33	Do Residential units have a less than 60-Amp service?				x	
34	Do Commercial units have less than 200-Amp service?		x			
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?		x			
36	Is there any pending litigation concerning the property?		x			
37	Has the management previously completed an ADA review?		x			
38	Have any ADA improvements been made to the property?	x				Added handicap access parking
39	Does a Barrier Removal Plan exist for the property?		x			
40	Has the Barrier Removal Plan been approved by an arms-length third party?		x			
41	Has building ownership or management received any ADA related complaints?		x			
42	Does elevator equipment require upgrades to meet ADA standards?			x		

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

	QUESTION	RESPONSE				COMMENTS
		Y	N	Unk	NA	
43	Are there any problems with exterior lighting?		x			
44	Are there any other significant issues/hazards with the property?		x			
45	Are there any unresolved construction defects at the property?		x			



**Prepared by**

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111326.14R-051.305



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