

# VILLAGE OF DOWNERS GROVE

## POLICE STATION

ASSET CODE: PS0825

FACILITY CONDITION ASSESSMENT

INSPECTION DATE: MAY 21, 2012





Village of Downers Grove  
Facility Condition Assessment

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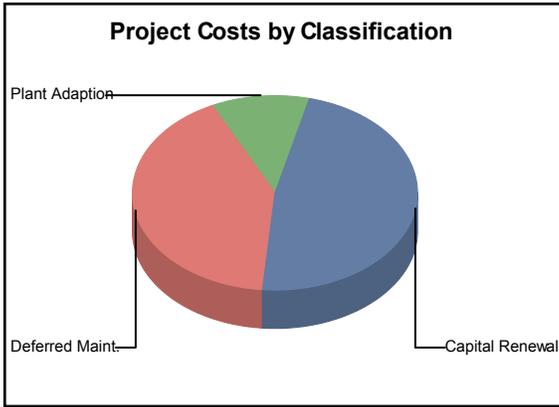
# FACILITY CONDITION ASSESSMENT

## SECTION 1

### GENERAL ASSET INFORMATION



### EXECUTIVE SUMMARY - POLICE STATION

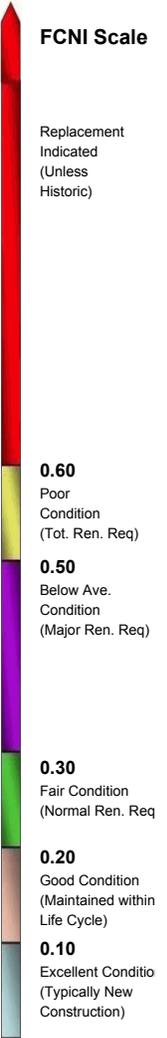


**Building Code:** PS0825  
**Building Name:** POLICE STATION  
**Year Built:** 1979  
**Building Use:** Office / Administrative  
**Square Feet:** 26,730

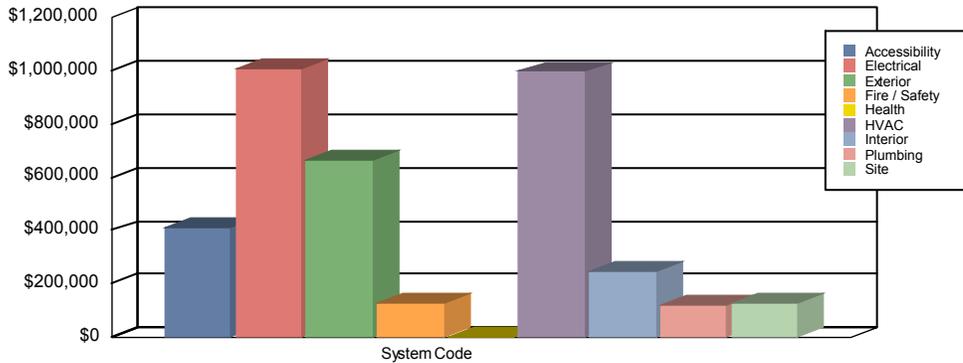
**Project Costs by Priority**

Priority 1:	\$0
Priority 2:	\$273,529
Priority 3:	\$2,162,771
Priority 4:	\$1,263,772
Priority 5:	\$0
<b>Total Project Costs:</b>	<b>\$3,700,071</b>
<b>Current Replacement Value:</b>	<b>\$10,338,000</b>

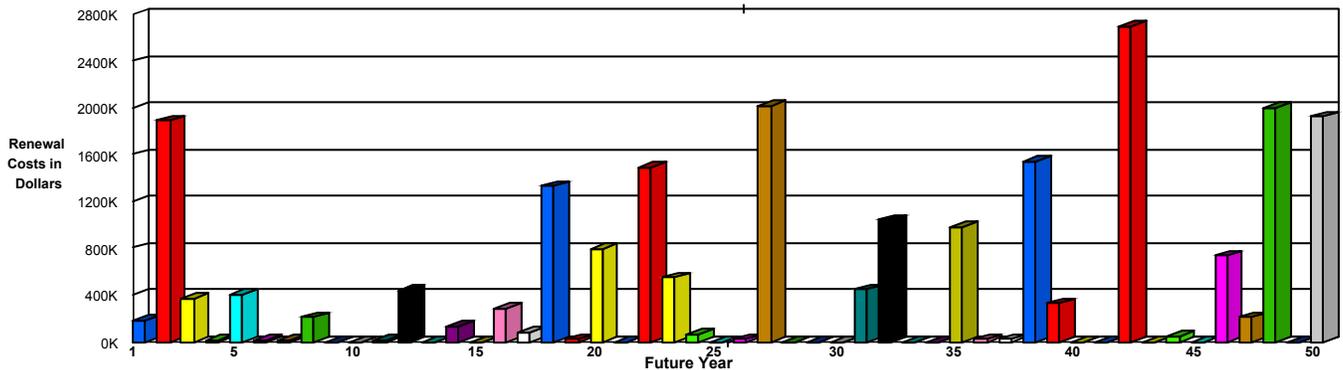
**Facility Condition Needs Index (FCNI): 0.36**  
 (Project Costs / Replacement Cost)



### Project Costs by System Code



### Life Cycle Model Expenditure Projections



**Average Annual Renewal Cost per SqFt \$7.65**



## B. ASSET SUMMARY

Constructed in 1979, the Police Station is a one-story building with a daylight basement. It is mostly used as an office building, with holding cells at the west end of the booking area on the main floor. This rectangular steel-framed structure has a flat, unballasted, single-ply roof. Located near the middle of the community of Village of Downers Grove, Illinois, the Police Station has a listed area of 26,730 gross square feet.

Information for this report was gathered during a site visit that concluded on May 21, 2012.

### SITE

Built on a modest-sized, steeply-sloped site, this building has formal landscaping only at the north and west facades. This consists mostly of turf, with some foundation planting and a few specimen trees. This landscaping is in overall good condition. No upgrades are proposed.

The southwest corner concrete site steps seem to have subsided. The bottom riser is shorter than those above it. This irregularity can create a tripping hazard and a possible area of liability for the Village. It is proposed that these steps be replaced with a new set of concrete steps on a stabilized base and footing.

The asphalt vehicular paving system along the south facade is in overall fair condition and will need a relatively minor upgrade over the next three to five years. This paving is recommended to be sealcoated then restriped to a layout that meets the needs of the end users.

### EXTERIOR STRUCTURE

This generally rectangular shaped building has a brick veneer and a relatively narrow fascia of prefinished metal panels around the edge of the flat roof. There are seven overhead garage doors in the south facade of the daylight basement level, in shallow-arched door openings. The few horizontal bands of windows are in the entry floor level. The exterior veneer and personnel doors are in overall good condition, with no proposed upgrades.

The pyramidal, multi-light skylight reportedly leaks, and there was a relatively high solar gain radiating onto the desks immediately below. Because of the leaks and solar gain, the skylight is now covered with a sheet of translucent plastic and is effectively abandoned-in-place. It is recommended that this leaking skylight be replaced and that it be glazed with insulating glass with a low-e coating. Failure to replace this skylight will eventually result in further leakage and disrepair. Specify similar insulated, curb-mounted applications for the replacement skylights. This work should be coordinated with the separately proposed Exterior category roof replacement to minimize the possibility of a duplication of funding and work scope and for possible economy-of-scale savings.

The single-ply membrane roofing system is not expected to outlast the ten-year scope of this analysis. Future budget modeling should include a provision to replace all failing roofing systems. Install a similar application.

It is recommended that the windows be upgraded to more efficient thermal-pane systems. The improved double-pane systems will help reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary. There is an allowance to further upgrade the glass to bullet-proof glazing.

## INTERIOR FINISHES / SYSTEMS

Except for the few jail cells, sally port, and communications room, the main entry floor of this building is essentially typical office space. The daylight basement level, however, is about one-third vehicular parking garage, one-third meeting and office space, and one-third shooting range. Walls in the building are painted, as are some ceilings. Most of the ceilings are lay-in tile. Routine maintenance should be all that is needed to keep the interior wall and ceiling finishes in an acceptable condition. Interior doors are also in overall good condition.

Interior floor finishes include some sheet vinyl and some vinyl tile, carpeting in most offices and some circulation areas, some ceramic tile, and areas of exposed concrete in the service areas. All of these finishes are in overall good condition, but experience indicates that carpet installations in facilities that have similar traffic patterns tend to need to be replaced every five to seven years. It is recommended that all of the carpeting be replaced in kind within the next three to five years.

The fixtures and finishes in the entry floor public restrooms and the employee restrooms are mostly original to the year of construction or latest renovation. The fixtures are sound but aged and inefficient, and the finishes are outdated. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is recommended.

## ACCESSIBILITY

There is wheelchair accessibility into this building, with at-grade entrances and wheelchair access to the two public restrooms at the main entry lobby. However, additional upgrades are proposed to improve handicapped accessibility in the building.

Interior door systems seem to be suitable for ten more years of useful service, but the knob hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever hardware be installed on all doors that still have knobs. In addition, not all signage to the permanent spaces is ADA compliant. It is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

Accessibility legislation requires that stairs have graspable handrails on both sides, that these handrails have a specific end geometry, and that the handrails continue horizontally at the landings. None of the painted wood handrails meet all of these requirements. The installation of graspable, painted wood handrails is recommended for both stairs.

ADA legislation requires that service counters be generally accessible to all persons. The configuration of the booking area service counter is a barrier to wheelchair accessibility. The creation of a wheelchair accessible section at this service counter is recommended.

Accessibility legislation also requires wheelchair access to all floors in a building over two stories in height. There is a no elevator in this building and no wheelchair access between floor levels. The installation of an interior hydraulic elevator is proposed.

The basement floor locker room fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive locker room renovation, including new fixtures, finishes, partitions, and accessories, is recommended. Locker room expansion may be necessary in order to meet modern minimum fixture count and accessibility requirements. Also, there is a single-user, unisex restroom in the booking area, two showers with curbs at the back of the cell area, and the entry floor employee restrooms have ADA water closet stalls that are too small. Accessibility upgrades should be made to the booking area restroom. The curbs should be removed from the showers at the cell area, and the ADA water closet stalls at the entry floor employee restrooms should be enlarged.

The single level configuration of the drinking fountains in this facility may serve the needs of a wheelchair user or someone who cannot stoop, but not both. These drinking fountains should be replaced with dual level, refrigerated units. Widening of the existing alcoves will probably not be necessary for the new fountains.

## HEALTH

There was no indication of any infestations of insects or vermin in this building. No information or reports were provided regarding the presence of asbestos-containing materials (ACMs). With the age of this building, the presence of ACMs is possible, but not likely. No ACM abatement allowance is proposed.

## FIRE / LIFE SAFETY

There are a sufficient number of exits from this building, and they are all appropriately located. Therefore, no exiting upgrades are recommended at this time. This facility is protected by a central fire alarm system. The point addressable panel was manufactured by Simplex and is located in the entrance lobby. The devices that serve this system include manual pull stations, audible / visible devices, and smoke detectors. Some pull stations were noted to be mounted at an inaccessible height. There are no devices in the restrooms. The fire alarm system is approaching the end of its intended life cycle. It should be anticipated that replacement will be required within the scope of this analysis.

This facility is protected by a comprehensive, automatic wet-pipe fire suppression system. The statistical life cycle for a sprinkler head is approximately twenty years. During this time, scale can accumulate inside the head and cause it to malfunction when needed. It is recommended that the aging sprinkler heads be replaced to ensure that proper protection is available.

The exit signs in this facility are LED illuminated and connected to the emergency power network. Emergency lighting is available through the emergency circuit and through unitary fixtures with battery back-up power. All egress lighting systems are adequate and in good condition. There are no related projects to recommend at this time.

## HVAC

The heating hot water is supplied from Village Hall. The boiler and circulation pumps are addressed in that report. Hot water is circulated to air handling units, perimeter radiators, and unit heaters to provide heating in colder months.

A relatively new air-cooled chiller generates chilled water for building cooling. The capacity of this Carrier unit is approximately 80 tons. This chiller and corresponding circulation pumps are in good condition and, with proper maintenance, will outlast the purview of this analysis.

Rooftop packaged HVAC units and split DX systems are in place for VOC and Records offices. The remainder of this facility is served by perimeter hot water radiators with a forced-air heating and cooling system. The air handling units have hot water heating coils and chilled water cooling coils. One variable air volume system and two constant volume air handling units are in place. The ventilation system provides a mixture of outdoor and return air to the interior spaces. The ventilation system delivers 100 percent outside air to the firing range. Humidification systems once served the interior spaces of this facility, but they have been retired in place. The controls are pneumatic and the control air compressor was replaced within the past five years.

The components of the HVAC system have or will soon have aged beyond their statistical life cycles, and the system is inefficient compared to modern standards. It is recommended that the existing HVAC system be renovated. The budgetary renovation projects include in-kind replacement of the forced air heating and cooling system as well as the packaged / split systems for the VOC and Records offices.

## ELECTRICAL

The 120/208 volt main distribution panel is old and recommended for replacement. The electrical distribution network supplies 120/208 volt power throughout the building. The panels were manufactured predominantly by Kinney. It should be anticipated that the electrical distribution network will no longer be able to support normal loads and expansion. Replace this network within the scope of this analysis.

Interior spaces are illuminated by fixtures that utilize compact and T12 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications. The T12 lamps are being replaced with T8 as they fail. The interior lighting has generally served beyond its expected life cycle and is recommended for replacement. Specify energy-efficient fixtures, and install occupancy sensors where possible. It is recommended that the unitary emergency lighting fixtures be removed and their functionality incorporated into the new interior lighting systems.

The exterior areas adjacent to the building are illuminated by compact fluorescent and stanchion-mounted fixtures. These lighting systems are aged and should be replaced within the scope of this analysis. Install new energy-efficient fixtures, and place them on photocell activation.

Emergency power is produced by two emergency generators. One unit has a capacity of 45 kW and was manufactured by Onan. It has served beyond its intended life cycle. To provide reliable emergency power to the critical systems in this facility, this generator should be replaced. The second unit is diesel-fired and was installed circa 2000. This 100 kW generator is in good condition, with no related projects to recommend at this time.

## PLUMBING

Potable water is distributed throughout this facility via a copper piping network. Sanitary waste and stormwater piping is cast-iron, bell-and-spigot with galvanized steel run-outs and is currently in good condition. The supply piping network is aged and should be replaced. Failures to undertake such an upgrade will likely lead to leaks and other problems that will require costly maintenance. The plumbing fixtures are recommended for replacement as part of proposed interior finish and accessibility upgrades. Domestic water is heated by a natural gas-fired, commercial-grade water heater. This unit is adequate and in good condition. It will likely outlast the purview of this analysis.

Note: The deficiencies outlined in this report were noted from a visual inspection. ISES engineers and architects developed projects with related costs that are needed over the next ten-year period to bring the facility to “like-new” condition. The costs developed do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information. However, existing fixed building components and systems were thoroughly inspected. The developed costs represent correcting existing deficiencies and anticipated life cycle failures (within a ten-year period) to bring the facility to modern standards without any anticipation of change to facility space layout or function. Please refer to Section Three of this report for recommended Specific Project Details.

### C. INSPECTION TEAM DATA

**DATE OF INSPECTION:** May 21, 2012

**INSPECTION TEAM PERSONNEL:**

<u>NAME</u>	<u>POSITION</u>	<u>SPECIALTY</u>
Mike Sabo, PE, CEM, LEED® AP	Project Engineer	Mechanical / Electrical / Plumbing / Energy / Fire Safety / Life Safety / Health
Norm Teahan, RA, AIA, NCARB	Project Architect	Interior Finishes / Exterior / ADA- Handicapped Accessibility / Site / Fire Safety / Life Safety / Health

**CLIENT CONTACT:**

Michael Baker Deputy Village Manager

**REPORT DEVELOPMENT:**

Report Development by: ISES Corporation  
2165 West Park Court  
Suite N  
Stone Mountain, GA 30087

Contact: Norm Teahan, Project Manager  
770-879-7376, ext. 153

## D. FACILITY CONDITION ASSESSMENT - DEFINITIONS

The following information is a clarification of the Asset Report using example definitions.

### 1. MATERIAL AND LABOR COST FACTORS AND ADDITIONAL MARKUPS

The cost summaries and totals are illustrated by detailed projects sorted in multiple formats (shown in Sections 2 and 3). The project costs are adjusted from national averages to reflect conditions in Downers Grove using the R. S. Means City Cost Index for material / labor cost factors (2012). Typical general contractor and professional fees are also included in the project costs.

<u>GLOBAL MARKUP PERCENTAGES</u>		<u>R.S. MEANS</u>
Local Labor Index:	132.4 %	of National Average
Local Materials Index:	98.7 %	of National Average
General Contractor Markup:	20.0 %	Contractor profit and overhead, bonds and insurance
Professional Fees:	16.0 %	Arch. / Eng. Firm design fees and in-house design cost

### 2. FACILITY CONDITION NEEDS INDEX (FCNI) (Shown in Sections 1 and 2)

FCNI = Facility Condition Needs Index, Total Cost vs. Replacement Cost. The FCNI provides a life cycle cost comparison. Current Replacement Value is based on replacement with current construction standards for the facility use type, and not original design parameters. This index gives the client a comparison within all buildings for identifying worst case / best case building conditions.

$$\text{FCNI} = \frac{\text{Deferred Maintenance} + \text{Capital Renewal} + \text{Plant Adaption}}{\text{Current Replacement Value}}$$

### 3. PROJECT NUMBER (Shown in Sections 2 and 3)

Example: Project Number = 0001-EL-04 (unique for each independent project)

- 0001 - Asset Identification Number
- EL - System Code, EL represents Electrical
- 04 - Sequential Assignment Project Number by Category / System

#### 4. PROJECT CLASSIFICATION (Shown in Sections 2 and 3)

- A. Plant / Program Adaption: Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).
- B. Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch up expenses.
- C. Capital Renewal: A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

#### 5. PRIORITY CLASS (Shown in Sections 2 and 3)

##### PRIORITY 1 - Currently Critical (Immediate)

Projects in this category require immediate action to:

- a. return a facility to normal operation
- b. stop accelerated deterioration
- c. correct a cited safety hazard

##### PRIORITY 2 - Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in this category include:

- a. intermittent interruptions
- b. rapid deterioration
- c. potential safety hazards

##### PRIORITY 3 - Necessary - Not Yet Critical (Years Two to Five)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

##### PRIORITY 4 - Recommended (Years Six to Ten)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 4 projects will either improve overall usability and / or reduce long-term maintenance.



**9. DRAWINGS / PROJECT LOCATIONS** (Shown in Section 4)

The drawings for this facility are marked with icons (see legend) denoting the specific location(s) for each project. Within each icon is the last four characters of the respective project number (e.g., 0001IS01 is marked on plan by IS01). There is one set of drawings marked with icons representing all priority classes (1, 2, 3, and 4).

**10. LIFE CYCLE COST MODEL DESCRIPTION AND DEFINITIONS** (Shown in Section 5)

Included in this report is a Life Cycle Cost Model. This model consists of two elements, one is the component listing (starting on page 5.1.1) and the other is the Life Cycle Cost Projections Graph (page 5.2.1). The component list is a summary of all major systems and components within the facility. Each indicated component has the following associated information:

Uniformat Code	This is the standard Uniformat Code that applies to the component
Component Description	This line item describes the individual component
Qty	The quantity of the listed component
Units	The unit of measure associated with the quantity
Unit Cost	The cost to replace each individual component unit (this cost is in today's dollars)
Total Cost	Unit cost multiplied by quantity, also in today's dollars. Note that this is a one-time renewal / replacement cost
Install Date	Year that the component was installed. Where this data is not available, it defaults to the year the asset was constructed
Life Exp	Average life expectancy for each individual component

The component listing forms the basis for the Life Cycle Cost Projections Graph shown on page 5.2.1. This graph represents a projection over a fifty-year period (starting from the date the report is run) of expected component renewals based on each individual item's renewal cost and life span. Some components might require renewal several times within the fifty-year model, while others might not occur at all. Each individual component is assigned a renewal year based on life cycles, and the costs for each item are inflated forward to the appropriate year. The vertical bars shown on the graph represent the accumulated (and inflated) total costs for each individual year. At the bottom of the graph, the average annual cost per gross square foot (\$/GSF) is shown for the facility. In this calculation, all costs are not inflated. This figure can be utilized to assess the adequacy of existing capital renewal and repair budgets.

**11. PHOTO NUMBER** (Shown in Section 6)

A code shown on the Photo Log identifies the asset number, photo sequence, and a letter designation for architect, engineer, or vertical transportation.

Example: 0001006e

<u>Asset Number</u>	<u>Photo Sequence</u>	<u>Arch / Eng / VT</u>
0001	006	e

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
<b>SYSTEM DESCRIPTION: ACCESSIBILITY</b>			
AC1A	SITE	STAIR AND RAILINGS	Includes exterior stairs and railings which are not part of the building entrance points.
AC1B	SITE	RAMPS AND WALKS	Includes sidewalks, grade change ramps (except for a building entrance), curb ramps, etc.
AC1C	SITE	PARKING	Designated parking spaces, including striping, signage, access aisles and ramps, etc.
AC1D	SITE	TACTILE WARNINGS	Raised tactile warnings located at traffic crossing and elevation changes.
AC2A	BUILDING ENTRY	GENERAL	Covers all aspects of entry into the building itself, including ramps, lifts, doors and hardware, power operators, etc.
AC3A	INTERIOR PATH OF TRAVEL	LIFTS/RAMPS/ ELEVATORS	Interior lifts, ramps and elevators designed to accommodate level changes inside a building. Includes both installation and retrofitting.
AC3B	INTERIOR PATH OF TRAVEL	STAIRS AND RAILINGS	Upgrades to interior stairs and handrails for accessibility reasons.
AC3C	INTERIOR PATH OF TRAVEL	DOORS AND HARDWARE	Accessibility upgrades to the interior doors including widening, replacing hardware power, assisted operators, etc.
AC3D	INTERIOR PATH OF TRAVEL	SIGNAGE	Interior building signage upgrades for compliance with THE ADA.
AC3E	INTERIOR PATH OF TRAVEL	RESTROOMS/ BATHROOMS	Modifications to and installation of accessible public restrooms and bathrooms. Bathrooms that are an integral part of residential suites are catalogued under HC4A.
AC3F	INTERIOR PATH OF TRAVEL	DRINKING FOUNTAINS	Upgrading/replacing drinking fountains for reasons of accessibility.
AC3G	INTERIOR PATH OF TRAVEL	PHONES	Replacement/modification of public access telephones.
AC4A	GENERAL	FUNCTIONAL SPACE MODIFICATIONS	This category covers all necessary interior modifications necessary to make the services and functions of a building accessible. It includes installation of assistive listening systems, modification of living quarters, modifications to laboratory workstations, etc. Bathrooms that are integral to efficiency suites are catalogued here.
AC4B	GENERAL	OTHER	All accessibility issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: ELECTRICAL</b>			
EL1A	INCOMING SERVICE	TRANSFORMER	Main building service transformer.
EL1B	INCOMING SERVICE	DISCONNECTS	Main building disconnect and switchgear.
EL1C	INCOMING SERVICE	FEEDERS	Incoming service feeders. Complete incoming service upgrades, including transformers, feeders, and main distribution panels are catalogued here.
EL1D	INCOMING SERVICE	METERING	Installation of meters to record consumption and/or demand.
EL2A	MAIN DISTRIBUTION PANELS	CONDITION UPGRADE	Main distribution upgrade due to deficiencies in condition.
EL2B	MAIN DISTRIBUTION PANELS	CAPACITY UPGRADE	Main distribution upgrades due to inadequate capacity.
EL3A	SECONDARY DISTRIBUTION	STEP-DOWN TRANSFORMERS	Secondary distribution step-down and isolation transformers.
EL3B	SECONDARY DISTRIBUTION	DISTRIBUTION NETWORK	Includes conduit, conductors, sub-distribution panels, switches, outlets, etc. Complete interior rewiring of a facility is catalogued here.
EL3C	SECONDARY DISTRIBUTION	MOTOR CONTROLLERS	Mechanical equipment motor starters and control centers.
EL4A	DEVICES AND FIXTURES	EXTERIOR LIGHTING	Exterior building lighting fixtures, including supply conductors and conduit.
EL4B	DEVICES AND FIXTURES	INTERIOR LIGHTING	Interior lighting fixtures (also system wide emergency lighting), including supply conductors and conduits.
EL4C	DEVICES AND FIXTURES	LIGHTING CONTROLLERS	Motion sensors, photocell controllers, lighting contactors, etc.

Village of Downers Grove  
 Facility Condition Assessment  
 Section One



CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
EL4D	DEVICES AND FIXTURES	GFCI PROTECTION	Ground fault protection, including GFCI receptacles and breakers.
EL4E	DEVICES AND FIXTURES	LIGHTNING PROTECTION	Lightning arrestation systems including air terminals and grounding conductors.
EL5A	EMERGENCY POWER SYSTEM	GENERATION/DISTRIBUTION	Includes generators, central battery banks, transfer switches, emergency power grid, etc.
EL6A	SYSTEMS	UPS/DC POWER SUPPLY	Uninterruptible power supply systems and DC motor-generator sets and distribution systems.
EL7A	INFRASTRUCTURE	ABOVE GROUND TRANSMISSION	Includes poles, towers, conductors, insulators, fuses, disconnects, etc.
EL7B	INFRASTRUCTURE	UNDERGROUND TRANSMISSION	Includes direct buried feeders, ductbanks, conduit, manholes, feeders, switches, disconnects, etc.
EL7C	INFRASTRUCTURE	SUBSTATIONS	Includes incoming feeders, breakers, buses, switchgear, meters, CTs, PTs, battery systems, capacitor banks, and all associated auxiliary equipment.
EL7D	INFRASTRUCTURE	DISTRIBUTION SWITCHGEAR	Stand-alone sectionalizing switches, distribution switchboards, etc.
EL7F	INFRASTRUCTURE	AREA AND STREET LIGHTING	Area and street lighting systems, including stanchions, fixtures, feeders, etc.
EL8A	GENERAL	OTHER	Electrical system components not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: EXTERIOR</b>			
ES1A	FOUNDATION/FOOTING	STRUCTURE	Structural foundation improvements involving structural work on foundation wall/footing, piers, caissons, and piles, including crack repairs, shoring, and pointing
ES1B	FOUNDATION/FOOTING	DAMP/PROOFING/DEWATERING	Foundation/footing waterproofing work, including, damp-proofing, dewatering, insulation, etc.
ES2A	COLUMNS/BEAMS/WALLS	STRUCTURE	Structural work to primary load-bearing structural components aside from floors, including columns, beams, bearing walls, lintels, arches, etc.
ES2B	COLUMNS/BEAMS/WALLS	FINISH	Work involving restoration of the appearance and weatherproof integrity of exterior wall/structural envelope components, including masonry/pointing, expansion joints, efflorescence and stain removal, grouting, surfacing, chimney repairs, etc.
ES3A	FLOOR	STRUCTURE	Work concerning the structural integrity of the load supporting floors, both exposed and unexposed, including deformation, delamination, spalling, shoring, crack repair, etc.
ES4A	ROOF	REPAIR	Work on waterproof horizontal finish (roof) involving repair and/or limited replacement (<40% total), including membrane patching, flashing repair, coping caulk/resetting, PPT wall parging/coating, walkpad installation, skylight and roof hatch R&R, etc.
ES4B	ROOF	REPLACEMENT	Work involving total refurbishment of roofing system, including related component rehab.
ES5A	FENESTRATIONS	DOORS	Work on exterior exit/access door, including storefronts, airlocks, air curtains, vinyl slat doors, all power/manual operating hardware (except handicapped), etc.
ES5B	FENESTRATIONS	WINDOWS	Work on exterior fenestration closure and related components, including glass/metal/wood curtain walls, fixed or operable window sashes, glazing, frames, sills, casings, stools, seats, coatings, treatments, screens, storm windows, etc.
ES6A	GENERAL	ATTACHED STRUCTURE	Work on attached exterior structure components not normally considered in above categories, including porches, stoops, decks, monumental entrance stairs, cupolas, tower, etc.
ES6B	GENERAL	AREAWAYS	Work on attached grade level or below structural features, including subterranean lightwells, areaways, basement access stairs, etc.
ES6C	GENERAL	TRIM	Work on ornamental exterior (generally non-structural) elements, including beltlines, quoins, porticos, soffits, cornices, moldings, trim, etc.
ES6D	GENERAL	SUPERSTRUCTURE	Finish and structural work on non-standard structures with exposed load-bearing elements, such as stadiums, bag houses, bleachers, freestanding towers, etc.
ES6E	GENERAL	OTHER	Any exterior work not specifically categorized elsewhere, including finish and structural work on

CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
			freestanding boiler stacks.
<b>SYSTEM DESCRIPTION: FIRE / LIFE SAFETY</b>			
FS1A	LIGHTING	EGRESS LIGHTING/EXIT SIGNAGE	R&R work on exit signage and packaged AC/DC emergency lighting.
FS2A	DETECTION/ALARM	GENERAL	Repair or replacement of fire alarm/detection system/components, including alarms, pull boxes, smoke/heat detectors, annunciator panels, central fire control stations, remote dialers, fire station communications, etc.
FS3A	SUPPRESSION	SPRINKLERS	Repair or installation of water sprinkler type automatic fire suppressions, including wet-pipe and dry-pipe systems, heads, piping, deflectors, valves, monitors, associated fire pump, etc.
FS3B	SUPPRESSION	STANDPIPE/HOSE	Repair or installation of standpipe system or components, including hardware, hoses, cabinets, nozzles, necessary fire pumping system, etc.
FS3C	SUPPRESSION	EXTINGUISHERS	Repairs or upgrades to F.E. cabinets/wall fastenings and handheld extinguisher testing/replacement.
FS3D	SUPPRESSION	OTHER	Other fire suppression items not specifically categorized elsewhere, including fire blankets, carbon dioxide automatic systems, Halon systems, dry chemical systems, etc.
FS4A	HAZARDOUS MATERIALS	STORAGE ENVIRONMENT	Installation or repair of special storage environment for the safe holding of flammable or otherwise dangerous materials/supplies, including vented flammables storage cabinets, holding pens/rooms, cages, fire safe chemical storage rooms, etc.
FS4B	HAZARDOUS MATERIALS	USER SAFETY	Improvements, repairs, installation, or testing of user safety equipment, including emergency eyewashes, safety showers, emergency panic/shut-down system, etc.
FS5A	EGRESS PATH	DESIGNATION	Installation, relocation or repair of posted diagrammatic emergency evacuation routes.
FS5B	EGRESS PATH	DISTANCE/GEOMETRY	Work involving remediation of egress routing problems, including elimination of dead end corridors, excessive egress distance modifications, and egress routing inadequacies.
FS5C	EGRESS PATH	SEPARATION RATING	Restoration of required fire protective barriers, including wall rating compromises, fire-rated construction, structural fire proofing, wind/safety glazing, transom retrofitting, etc.
FS5D	EGRESS PATH	OBSTRUCTION	Clearance of items restricting the required egress routes.
FS5E	EGRESS PATH	STAIRS RAILING	Retrofit of stair/landing configurations/structure, railing heights/geometries, etc.
FS5F	EGRESS PATH	FIRE DOORS/HARDWARE	Installation/replacement/repair of fire doors and hardware, including labeled fire doors, fire shutters, closers, magnetic holders, panic hardware, etc.
FS5G	EGRESS PATH	FINISH/FURNITURE RATINGS	Remediation of improper fire/smoke ratings of finishes and furniture along egress routes.
FS6A	GENERAL	OTHER	Life/fire safety items not specifically categorized elsewhere.
<b>SYSTEM DESCRIPTION: HEALTH</b>			
HE1A	ENVIRONMENTAL CONTROL	EQUIPMENT AND ENCLOSURES	Temperature control chambers (both hot and cold) for non-food storage. Includes both chamber and all associated mechanical equipment.
HE1B	ENVIRONMENTAL CONTROL	OTHER	General environmental control problems not catalogued elsewhere.
HE2A	PEST CONTROL	GENERAL	Includes all measures necessary to control and destroy insects, rodents, and other pests.
HE3A	REFUSE	GENERAL	Issues related to the collection, handling, and disposal of refuse.
HE4A	SANITATION EQUIPMENT	LABORATORY AND PROCESS	Includes autoclaves, cage washers, steam cleaners, etc.
HE5A	FOOD SERVICE	KITCHEN EQUIPMENT	Includes ranges, grilles, cookers, sculleries, etc.
HE5B	FOOD SERVICE	COLD STORAGE	Includes the cold storage room and all associated refrigeration equipment.
HE6A	HAZARDOUS MATERIAL	STRUCTURAL ASBESTOS	Testing, abatement, and disposal of structural and building finish materials containing asbestos.

Village of Downers Grove  
 Facility Condition Assessment  
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CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HE6B	HAZARDOUS MATERIAL	MECHANICAL ASBESTOS	Testing, abatement, and disposal of mechanical insulation materials containing asbestos.
HE6C	HAZARDOUS MATERIAL	PCBs	Includes testing, demolition, disposal, and cleanup of PCB contaminated substances.
HE6D	HAZARDOUS MATERIAL	FUEL STORAGE	Includes monitoring, removal, and replacement of above and below ground fuel storage and distribution systems. Also includes testing and disposal of contaminated soils.
HE6E	HAZARDOUS MATERIAL	LEAD PAINT	Testing, removal, and disposal of lead-based paint systems.
HE6F	HAZARDOUS MATERIAL	OTHER	Handling, storage, and disposal of other hazardous materials.
HE7A	GENERAL	OTHER	Health related issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: HVAC</b>			
HV1A	HEATING	BOILERS/STACKS/ CONTROLS	Boilers for heating purposes, including their related stacks, flues, and controls.
HV1B	HEATING	RADIATORS/ CONVECTORS	Including cast-iron radiators, fin tube radiators, baseboard radiators, etc.
HV1C	HEATING	FURNACE	Furnaces and their related controls, flues, etc.
HV1D	HEATING	FUEL SUPPLY/STORAGE	Storage and/or distribution of fuel for heating purposes, including tanks and piping networks and related leak detection/monitoring.
HV2A	COOLING	CHILLERS/ CONTROLS	Chiller units for production of chilled water for cooling purposes, related controls (not including mods for CFC compliance).
HV2B	COOLING	HEAT REJECTION	Repair/replacement of cooling towers, dry coolers, air-cooling, and heat rejection. Includes connection of once-through system to cooling tower.
HV3A	HEATING/COOLING	SYSTEM RETROFIT/ REPLACE	Replacement or major retrofit of HVAC systems.
HV3B	HEATING/COOLING	WATER TREATMENT	Treatment of hot water, chilled water, steam, condenser water, etc.
HV3C	HEATING/COOLING	PACKAGE/SELF-CONTAINED UNITS	Repair/replacement of self-contained/package type units, including stand-up units, rooftop units, window units, etc; both air conditioners and heat pumps.
HV3D	HEATING/COOLING	CONVENTIONAL SPLIT SYSTEMS	Repair, installation, or replacement of conventional split systems, both air conditioners and heat pumps, including independent component replacements of compressors and condensers.
HV4A	AIR MOVING/ VENTILATION	AIR HANDLERS/ FAN UNITS	Includes air handlers and coils, fan coil units, unit ventilators, filtration upgrades, etc., not including package/self-contained units, split systems, or other specifically categorized systems.
HV4B	AIR MOVING/ VENTILATION	EXHAUST FANS	Exhaust fan systems, including fans, range and fume hoods, controls, and related ductwork.
HV4C	AIR MOVING/ VENTILATION	OTHER FANS	Supply, return, or any other fans not incorporated into a component categorized elsewhere.
HV4D	AIR MOVING/ VENTILATION	AIR DISTRIBUTION NETWORK	Repair, replacement, or cleaning of air distribution network, including ductwork, terminal reheat/cool, VAV units, induction units, power induction units, insulation, dampers, linkages, etc.
HV5A	STEAM/HYDRONIC DISTRIBUTION	PIPING NETWORK	Repair/replacement of piping networks for heating and cooling systems, including pipe, fittings, insulation, related components, etc.
HV5B	STEAM/HYDRONIC DISTRIBUTION	PUMPS	Repair or replacement of pumps used in heating and cooling systems, related control components, etc.
HV5C	STEAM/HYDRONIC DISTRIBUTION	HEAT EXCHANGERS	Including shell-and-tube heat exchangers and plate heat exchangers for heating and cooling.
HV6A	CONTROLS	COMPLETE SYSTEM UPGRADE	Replacement of HVAC control systems.
HV6B	CONTROLS	MODIFICATIONS/ REPAIRS	Repair or modification of HVAC control system.

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CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
HV6C	CONTROLS	AIR COMPRESSORS/ DRYERS	Repair or modification of control air compressors and dryers.
HV7A	INFRASTRUCTURE	STEAM/HOT WATER GENERATION	Generation of central steam and/or hot water, including boilers and related components.
HV7B	INFRASTRUCTURE	STEAM/HOT WATER DISTRIBUTION	Distribution system for central hot water and/or steam.
HV7C	INFRASTRUCTURE	CHILLED WATER GENERATION	Generation of central chilled water, including chillers and related components.
HV7D	INFRASTRUCTURE	CHILLED WATER DISTRIBUTION	Distribution system for central chilled water.
HV7E	INFRASTRUCTURE	TUNNELS/ MANHOLES/ TRENCHES	Repairs, installation, or replacement of utility system access chambers.
HV7F	INFRASTRUCTURE	OTHER	HVAC infrastructure issues not specifically categorized elsewhere.
HV8A	GENERAL	CFC COMPLIANCE	Chiller conversions/replacements for CFC regulatory compliance, monitoring, etc.
HV8B	GENERAL	OTHER	HVAC issues not catalogued elsewhere.
<b>SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS</b>			
IS1A	FLOOR	FINISHES-DRY	R&R of carpet, hardwood strip flooring, concrete coating, vinyl linoleum and tile, marble, terrazzo, rubber flooring, and underlayment in predominantly dry areas ("dry" includes non-commercial kitchens)
IS1B	FLOOR	FINISHES-WET	Flooring finish/underlayment work in predominantly "wet" areas, including work with linoleum, rubber, terrazzo, concrete coating, quarry tile, ceramic tile, epoxy aggregate, etc.
IS2A	PARTITIONS	STRUCTURE	Structural work on full height permanent interior partitions, including wood/metal stud and drywall systems, CMU systems, structural brick, tile, glass block, etc.
IS2B	PARTITIONS	FINISHES	Work on full height permanent interior partitions, including R&R, to gypsum board, plaster, lath, wood paneling, acoustical panels, wall coverings, column coverings, tile, paint, etc.
IS3A	CEILINGS	REPAIR	Repair of interior ceilings (<40% of total), including tiles, gypsum board, plaster, paint, etc.
IS3B	CEILINGS	REPLACEMENT	Major refurbishments (>40% of total) to interior ceiling systems, including grid system replacements, structural framing, new suspended systems, paint, plastering, etc.
IS4A	DOORS	GENERAL	Any work on interior non-fire-rated doors, roll-up counter doors, mechanical/plumbing access doors, and all door hardware (except for reasons of access improvement).
IS5A	STAIRS	FINISH	Any finish restorative work to stair tower walking surfaces, including replacement of rubber treads, safety grips, nosings, etc. (except as required to accommodate disabled persons).
IS6A	GENERAL	MOLDING	R&R to interior trim/molding systems, including rubber/vinyl/wood base, crown/chair/ornamental moldings, cased openings, etc.
IS6B	GENERAL	CABINETY	R&R work to interior casework systems, including cabinets, countertops, wardrobes, lockers, mail boxes, built-in bookcases, lab/work benches, reagent shelving, etc. (except as required for access by the disabled).
IS6C	GENERAL	SCREENING	Work on temporary or partial height partitioning systems, including toilet partitions, urinal/vanity screens, etc.
IS6D	GENERAL	OTHER	Any work on interior elements not logically or specifically categorized elsewhere, including light covers, phone booths, interior lightwells, etc.
<b>SYSTEM DESCRIPTION: PLUMBING</b>			
PL1A	DOMESTIC WATER	PIPING NETWORK	Repair or replacement of domestic water supply piping network, insulation, hangers, etc.
PL1B	DOMESTIC WATER	PUMPS	Domestic water booster pumps, circulating pumps, related controls, etc.

Village of Downers Grove  
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CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
PL1C	DOMESTIC WATER	STORAGE/TREATMENT	Equipment or vessels for storage or treatment of domestic water.
PL1D	DOMESTIC WATER	METERING	Installation, repair, or replacement of water meters.
PL1E	DOMESTIC WATER	HEATING	Domestic water heaters, including gas, oil, and electric water heaters, shell-and-tube heat exchangers, tank type, and instantaneous.
PL1F	DOMESTIC WATER	COOLING	Central systems for cooling and distributing drinking water.
PL1G	DOMESTIC WATER	FIXTURES	Plumbing fixtures, including sinks, drinking fountains, water closets, urinals, etc.
PL1H	DOMESTIC WATER	CONSERVATION	Alterations made to the water distribution system to conserve water.
PL1I	DOMESTIC WATER	BACKFLOW PROTECTION	Backflow protection devices, including backflow preventers, vacuum breakers, etc.
PL2A	WASTEWATER	PIPING NETWORK	Repair or replacement of building wastewater piping network.
PL2B	WASTEWATER	PUMPS	Pump systems used to lift wastewater, including sewage ejectors and other sump systems.
PL3A	SPECIAL SYSTEMS	PROCESS GAS/FLUIDS	Generation and/or distribution of process steam, compressed air, natural and LP gas, process water, vacuum, etc.
PL4A	INFRASTRUCTURE	POTABLE WATER STORAGE/TREATMENT	Storage and treatment of potable water for distribution.
PL4B	INFRASTRUCTURE	INDUSTRIAL WATER DISTRIBUTION/TREATMENT	Storage and treatment of industrial water for distribution.
PL4C	INFRASTRUCTURE	SANITARY WATER COLLECTION	Sanitary water collection systems and sanitary sewer systems, including combined systems.
PL4D	INFRASTRUCTURE	STORMWATER COLLECTION	Stormwater collection systems and storm sewer systems; storm water only.
PL4E	INFRASTRUCTURE	POTABLE WATER DISTRIBUTION	Potable water distribution network.
PL4F	INFRASTRUCTURE	WASTEWATER TREATMENT	Wastewater treatment plants, associated equipment, etc.
PL5A	GENERAL	OTHER	Plumbing issues not categorized elsewhere.
<b>SYSTEM DESCRIPTION: SITE</b>			
SI1A	ACCESS	PEDESTRIAN	Paved pedestrian surfaces, including walks, site stairs, step ramps, paths, pedestrian signage, sidewalk bridges/canopies, pedestrian plaza/mall areas, etc.
SI1B	ACCESS	VEHICULAR	Paved vehicular surfaces, including roads, paths, curbs, guards, bollards, bridges, skyways, joints, shoulder work, culverts, ditches, vehicular signage, etc.
SI2A	LANDSCAPE	GRADE/FLORA	Landscape related work, including new grass/turf refurbishment, grade improvements, catch basins, swales, berms, pruning, new ornamental flora, etc.
SI3A	HARDSCAPE	STRUCTURE	Permanent hard site features, predominantly ornamental, including terraces, fences, statues, freestanding signage, fountains, benches, etc.
SI4A	GENERAL	OTHER	Other site work not specifically categorized elsewhere.
<b>SYSTEM DESCRIPTION: SECURITY SYSTEMS</b>			
SS1A	LIGHTING	EXTERIOR	Fixtures, stanchions, foliage interference, cleanliness, locations, etc.
SS2A	SITE	FENCING	Perimeter campus fencing, individual building fencing, includes both pedestrian and vehicular control fences.
SS2B	SITE	GENERAL	Hidden areas due to foliage, fencing, parking, walls, etc.



CATEGORY CODE REPORT			
CODE	COMPONENT DESCRIPTION	ELEMENT DESCRIPTION	DEFINITION
SS3A	COMMUNICATIONS	EMERGENCY PHONES	Access, locations, visibility, function, reliability, etc.
SS4A	ACCESS CONTROL	DOORS	Access, locks, keys, two-way speakers, reliability, redundancy, etc.
SS4B	ACCESS CONTROL	WINDOWS	Locks, screens, access, reliability, etc.
SS4C	ACCESS CONTROL	SYSTEMS	Card key, proximity devices, data control, data use, reliability, system design, etc.
SS5A	MONITORING	SYSTEMS	Cameras, audio communication, monitoring stations, locations, system design, etc.
SS6A	CIRCULATION	PEDESTRIAN	On campus as well as to and from off-campus housing and class locations, etc.
SS6B	CIRCULATION	VEHICULAR	Guard gates, access, systems, data control and use, identification, etc.
SS7A	GENERAL	OTHER	General information/projects pertaining to security issues.
<b>SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION</b>			
VT1A	MACHINE ROOM	GENERAL	Machine, worm gear, thrust bearing, brake, motors, sheaves, generator, controller, selector, governor, pump(s), valves, oil, access, lighting, ventilation, and floor.
VT2A	CAR	GENERAL	Position indicator, lighting, floor, gate-doors, operation devices, safeties, safety shoe, light ray/detection, emergency light, fire fighter service, car top, door operator, stop switch, car frame, car guides, sheaves, phone, and ventilation.
VT3A	HOISTWAY	GENERAL	Enclosure, fascia, interlock, doors, hangers, closers, sheaves, rails, hoistway switches, ropes, traveling cables, selector tape, weights, and compensation.
VT4A	HALL FIXTURES	GENERAL	Operating panel, position indicator, hall buttons, lobby panel, hall lanterns, fire fighter service, audible signals, and card/key access.
VT5A	PIT	GENERAL	Buffer(s), guards, sheaves, hydro packing, floor, lighting, and safety controls.
VT6A	OPERATING CONDITIONS	GENERAL	Door open time, door close time, door thrust, acceleration, deceleration, leveling, dwell time, speed, OFR time, and nudging.
VT7A	GENERAL	OTHER	General information/projects relating to vertical transportation system components.



FACILITY CONDITION ANALYSIS

**SECTION 2**

**DETAILED PROJECT SUMMARIES  
AND TOTALS**

**Detailed Project Totals**  
**Facility Condition Assessment**  
**System Code by Priority Class**  
**PS0825 : POLICE STATION**

System Code	System Description	Priority Classes				Subtotal
		1	2	3	4	
AC	ACCESSIBILITY	0	273,529	136,316	0	409,845
EL	ELECTRICAL	0	0	468,583	539,825	1,008,407
ES	EXTERIOR	0	0	60,603	605,140	665,744
FS	FIRE/LIFE SAFETY	0	0	129,063	0	129,063
HV	HVAC	0	0	995,723	0	995,723
IS	INTERIOR FINISHES/SYS	0	0	246,469	0	246,469
PL	PLUMBING	0	0	0	118,806	118,806
SI	SITE	0	0	126,014	0	126,014
<b>TOTALS</b>		<b>\$0</b>	<b>\$273,529</b>	<b>\$2,162,771</b>	<b>\$1,263,772</b>	<b>\$3,700,071</b>

<b>Current Replacement Value</b>	<b>\$10,338,000</b>
<b>Facility Condition Needs Index</b>	<b>0.36</b>

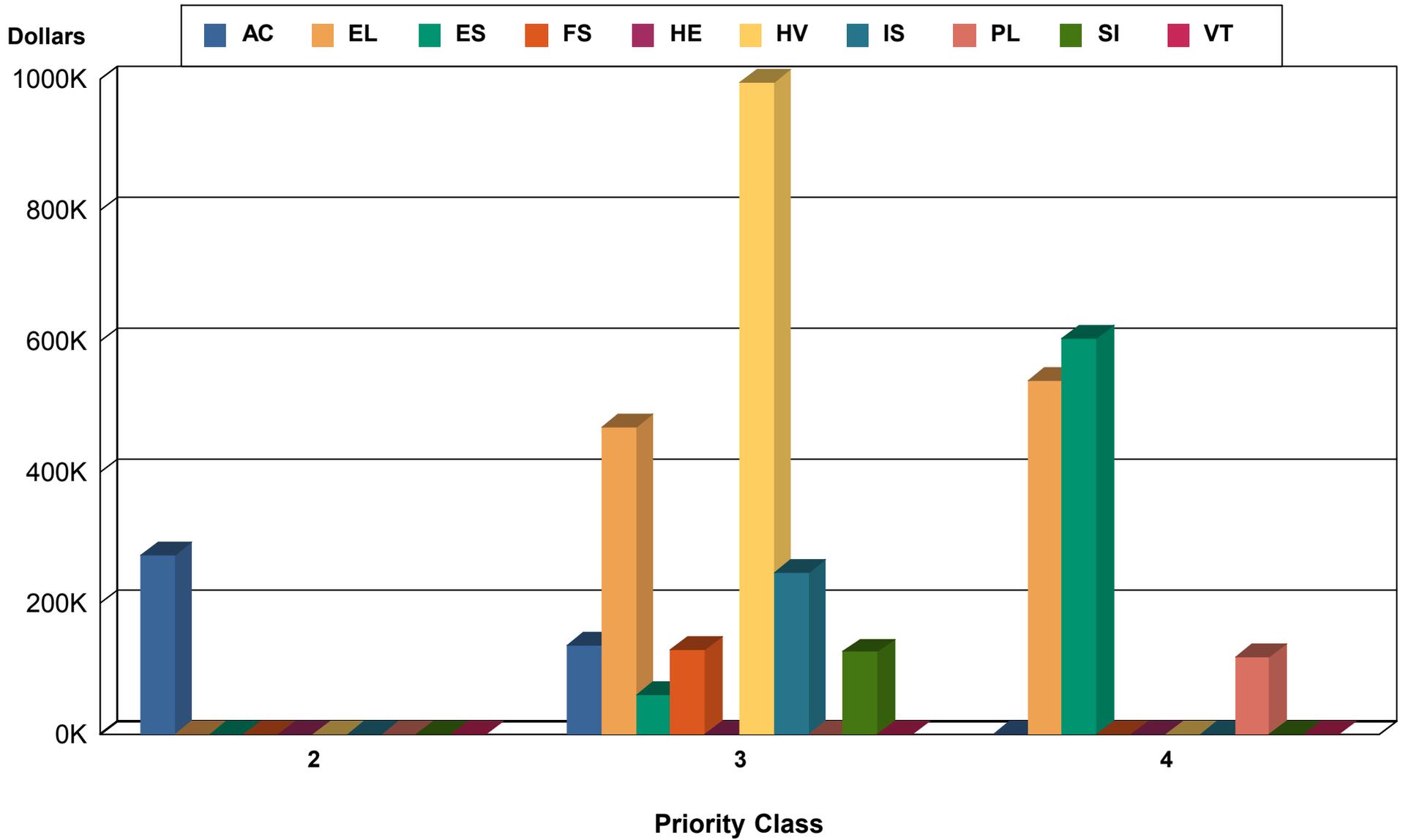
<b>Gross Square Feet</b>	<b>26,730</b>
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<b>Total Cost Per Square Foot</b>	<b>\$138.42</b>
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# FACILITY CONDITION ASSESSMENT

## System Code by Priority Class

PS0825 : POLICE STATION



**Detailed Project Totals  
 Facility Condition Assessment  
 System Code by Project Class  
 PS0825 : POLICE STATION**

System Code	System Description	Project Classes			Subtotal
		Capital Renewal	Deferred Maintenance	Plant Adaption	
AC	ACCESSIBILITY	0	0	409,845	409,845
EL	ELECTRICAL	539,825	468,583	0	1,008,407
ES	EXTERIOR	605,140	60,603	0	665,744
FS	FIRE/LIFE SAFETY	106,178	22,885	0	129,063
HV	HVAC	81,210	914,514	0	995,723
IS	INTERIOR FINISHES/SYS	246,469	0	0	246,469
PL	PLUMBING	118,806	0	0	118,806
SI	SITE	56,280	69,733	0	126,014
<b>TOTALS</b>		<b>\$1,753,909</b>	<b>\$1,536,318</b>	<b>\$409,845</b>	<b>\$3,700,071</b>

<b>Current Replacement Value</b>	<b>\$10,338,000</b>
<b>Facility Condition Needs Index</b>	<b>0.36</b>

<b>Gross Square Feet</b>	<b>26,730</b>
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<b>Total Cost Per Square Foot</b>	<b>\$138.42</b>
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**Detailed Project Summary**  
**Facility Condition Assessment**  
**Project Class by Priority Class**  
**PS0825 : POLICE STATION**

Project Class	Priority Classes				Subtotal
	1	2	3	4	
Capital Renewal	0	0	490,137	1,263,772	1,753,909
Deferred Maintenance	0	0	1,536,318	0	1,536,318
Plant Adaption	0	273,529	136,316	0	409,845
<b>TOTALS</b>	\$0	\$273,529	\$2,162,771	\$1,263,772	\$3,700,071

Current Replacement Value	\$10,338,000
Facility Condition Needs Index	0.36

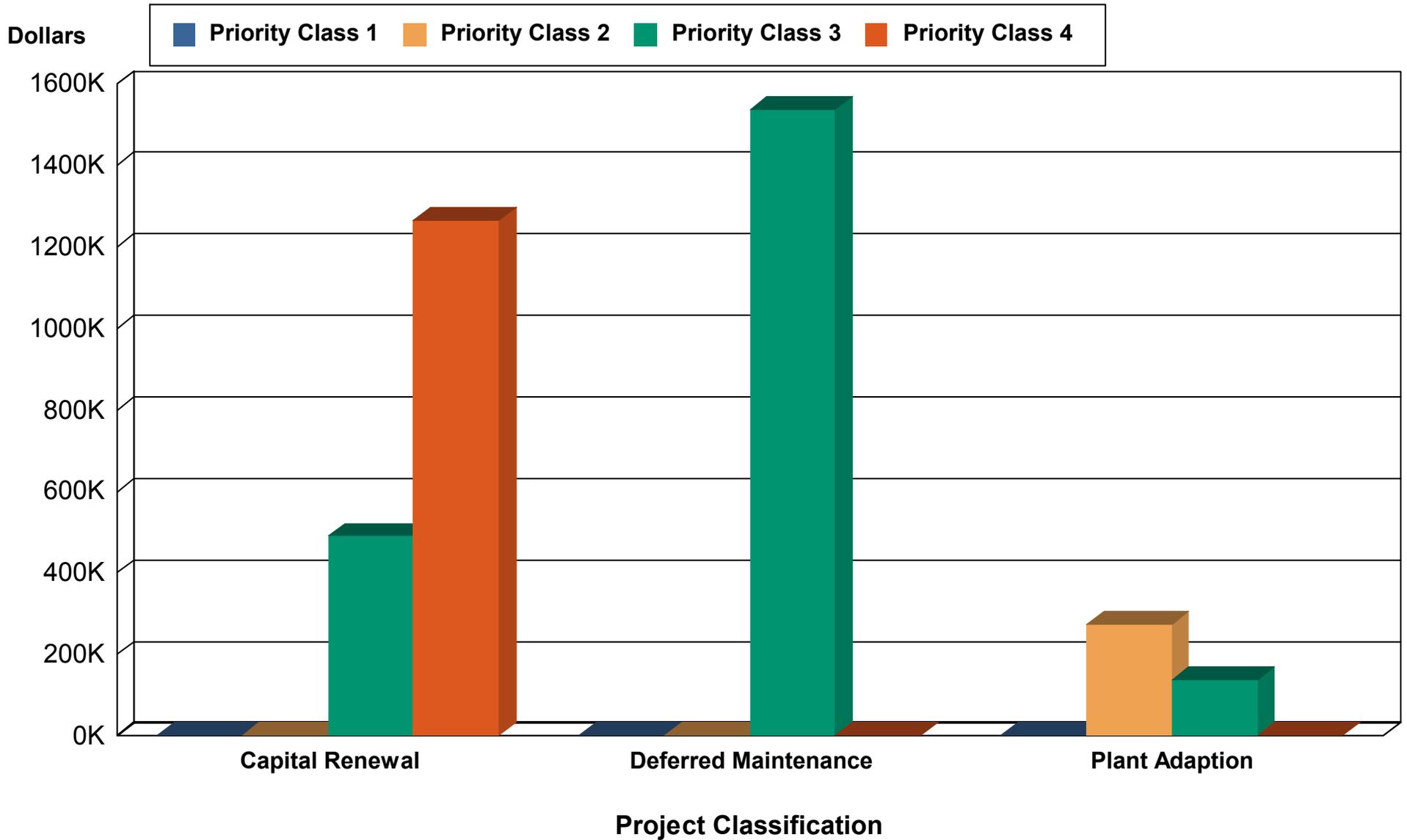
Gross Square Feet	26,730
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Total Cost Per Square Foot	\$138.42
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# FACILITY CONDITION ASSESSMENT

## Project Class by Priority Class

PS0825 : POLICE STATION



**Detailed Project Summary**  
**Facility Condition Assessment**  
**Priority Class - Priority Sequence**  
PS0825 : POLICE STATION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	PS0825AC03	2	1	SIGNAGE AND DOOR HARDWARE UPGRADE	39,625	6,340	45,965
AC3B	PS0825AC05	2	2	UPGRADE STAIR HANDRAILS	5,676	908	6,585
AC4A	PS0825AC06	2	3	MODIFY BOOKING COUNTER FOR WHEELCHAIR ACCESSIBILITY	3,643	583	4,226
AC3A	PS0825AC04	2	4	ELEVATOR INSTALLATION	186,856	29,897	216,754
<b>Totals for Priority Class 2</b>					<b>235,801</b>	<b>37,728</b>	<b>273,529</b>
FS3A	PS0825FS02	3	5	REPLACE SPRINKLER HEADS	19,729	3,157	22,885
FS2A	PS0825FS01	3	6	FIRE ALARM SYSTEM REPLACEMENT	91,532	14,645	106,178
AC3E	PS0825AC02	3	7	LOCKER ROOM AND RESTROOM ADA RENOVATIONS	108,618	17,379	125,997
AC3F	PS0825AC01	3	8	INSTALL DUAL LEVEL DRINKING FOUNTAINS	8,896	1,423	10,319
ES5B	PS0825ES03	3	9	REPLACE CENTRAL SKYLIGHT	52,244	8,359	60,603
HV3A	PS0825HV01	3	10	HVAC SYSTEM REPLACEMENT	788,374	126,140	914,514
HV3A	PS0825HV02	3	11	REPLACE UNITARY HVAC SYSTEMS	70,008	11,201	81,210
EL5A	PS0825EL01	3	12	REPLACE EMERGENCY GENERATOR	33,197	5,311	38,508
EL2A	PS0825EL02	3	13	REPLACE 120/208 VOLT SWITCHGEAR	51,216	8,195	59,411
EL4B	PS0825EL03	3	14	INTERIOR LIGHTING UPGRADE	277,531	44,405	321,935
EL4A	PS0825EL05	3	15	EXTERIOR LIGHTING UPGRADE	42,007	6,721	48,728
IS1A	PS0825IS01	3	16	CARPETING RENEWAL	140,983	22,557	163,541
IS6D	PS0825IS02	3	17	PUBLIC RESTROOM FINISH RENOVATIONS	71,490	11,438	82,928
SI1A	PS0825SI01	3	18	REPAIR SOUTHWEST CORNER SITE STEPS	60,115	9,618	69,733
SI1B	PS0825SI02	3	19	SEALCOAT SOUTH FACADE ASPHALT PAVING	48,518	7,763	56,280
<b>Totals for Priority Class 3</b>					<b>1,864,457</b>	<b>298,313</b>	<b>2,162,771</b>
ES4B	PS0825ES02	4	20	CAPITAL RENEWAL REPLACEMENT OF MEMBRANE ROOF	130,380	20,861	151,241
ES5B	PS0825ES01	4	21	WINDOW REPLACEMENTS	391,293	62,607	453,900
EL3B	PS0825EL04	4	22	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	465,366	74,459	539,825

**Detailed Project Summary**  
**Facility Condition Assessment**  
**Priority Class - Priority Sequence**  
 PS0825 : POLICE STATION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
PL1A	PS0825PL01	4	23	WATER SUPPLY PIPING REPLACEMENT	102,419	16,387	118,806
<b>Totals for Priority Class 4</b>					<b>1,089,458</b>	<b>174,313</b>	<b>1,263,772</b>
<b>Grand Total:</b>					<b>3,189,717</b>	<b>510,355</b>	<b>3,700,071</b>

**Detailed Project Summary**  
**Facility Condition Assessment**  
**Project Classification**  
PS0825 : POLICE STATION

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
FS2A	PS0825FS01	6	Capital Renewal	3	FIRE ALARM SYSTEM REPLACEMENT	106,178
HV3A	PS0825HV02	11	Capital Renewal	3	REPLACE UNITARY HVAC SYSTEMS	81,210
IS1A	PS0825IS01	16	Capital Renewal	3	CARPETING RENEWAL	163,541
IS6D	PS0825IS02	17	Capital Renewal	3	PUBLIC RESTROOM FINISH RENOVATIONS	82,928
SI1B	PS0825SI02	19	Capital Renewal	3	SEALCOAT SOUTH FACADE ASPHALT PAVING	56,280
ES4B	PS0825ES02	20	Capital Renewal	4	CAPITAL RENEWAL REPLACEMENT OF MEMBRANE ROOF	151,241
ES5B	PS0825ES01	21	Capital Renewal	4	WINDOW REPLACEMENTS	453,900
EL3B	PS0825EL04	22	Capital Renewal	4	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	539,825
PL1A	PS0825PL01	23	Capital Renewal	4	WATER SUPPLY PIPING REPLACEMENT	118,806
<b>Totals for Capital Renewal</b>						<b>1,753,909</b>
FS3A	PS0825FS02	5	Deferred Maintenance	3	REPLACE SPRINKLER HEADS	22,885
ES5B	PS0825ES03	9	Deferred Maintenance	3	REPLACE CENTRAL SKYLIGHT	60,603
HV3A	PS0825HV01	10	Deferred Maintenance	3	HVAC SYSTEM REPLACEMENT	914,514
EL5A	PS0825EL01	12	Deferred Maintenance	3	REPLACE EMERGENCY GENERATOR	38,508
EL2A	PS0825EL02	13	Deferred Maintenance	3	REPLACE 120/208 VOLT SWITCHGEAR	59,411
EL4B	PS0825EL03	14	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	321,935
EL4A	PS0825EL05	15	Deferred Maintenance	3	EXTERIOR LIGHTING UPGRADE	48,728
SI1A	PS0825SI01	18	Deferred Maintenance	3	REPAIR SOUTHWEST CORNER SITE STEPS	69,733
<b>Totals for Deferred Maintenance</b>						<b>1,536,318</b>
AC3C	PS0825AC03	1	Plant Adaption	2	SIGNAGE AND DOOR HARDWARE UPGRADE	45,965
AC3B	PS0825AC05	2	Plant Adaption	2	UPGRADE STAIR HANDRAILS	6,585
AC4A	PS0825AC06	3	Plant Adaption	2	MODIFY BOOKING COUNTER FOR WHEELCHAIR ACCESSIBILITY	4,226

**Detailed Project Summary**  
**Facility Condition Assessment**  
**Project Classification**  
 PS0825 : POLICE STATION

<b>Cat. Code</b>	<b>Project Number</b>	<b>Priority Sequence</b>	<b>Project Classification</b>	<b>Priority Class</b>	<b>Project Title</b>	<b>Total Cost</b>
AC3A	PS0825AC04	4	Plant Adaption	2	ELEVATOR INSTALLATION	216,754
AC3E	PS0825AC02	7	Plant Adaption	3	LOCKER ROOM AND RESTROOM ADA RENOVATIONS	125,997
AC3F	PS0825AC01	8	Plant Adaption	3	INSTALL DUAL LEVEL DRINKING FOUNTAINS	10,319
<b>Totals for Plant Adaption</b>						<b>409,845</b>
<b>Grand Total:</b>						<b>3,700,071</b>

Detailed Project Summary  
 Facility Condition Assessment  
 Energy Conservation  
 PS0825 : POLICE STATION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
HV3A	PS0825HV01	3	10	HVAC SYSTEM REPLACEMENT	914,514	1,020	896.58
EL4B	PS0825EL03	3	14	INTERIOR LIGHTING UPGRADE	321,935	7,360	43.74
EL4A	PS0825EL05	3	15	EXTERIOR LIGHTING UPGRADE	48,728	590	82.59
<b>Totals for Priority Class 3</b>					<b>1,285,177</b>	<b>8,970</b>	<b>143.28</b>
ES4B	PS0825ES02	4	20	CAPITAL RENEWAL REPLACEMENT OF MEMBRANE ROOF	151,241	4,000	37.81
ES5B	PS0825ES01	4	21	WINDOW REPLACEMENTS	453,900	1,300	349.15
<b>Totals for Priority Class 4</b>					<b>605,140</b>	<b>5,300</b>	<b>114.18</b>
<b>Grand Total:</b>					<b>1,890,318</b>	<b>14,270</b>	<b>132.47</b>

Detailed Project Summary  
Facility Condition Assessment  
Category/System Code  
PS0825 : POLICE STATION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	PS0825AC03	2	1	SIGNAGE AND DOOR HARDWARE UPGRADE	39,625	6,340	45,965
AC3B	PS0825AC05	2	2	UPGRADE STAIR HANDRAILS	5,676	908	6,585
AC4A	PS0825AC06	2	3	MODIFY BOOKING COUNTER FOR WHEELCHAIR ACCESSIBILITY	3,643	583	4,226
AC3A	PS0825AC04	2	4	ELEVATOR INSTALLATION	186,856	29,897	216,754
AC3E	PS0825AC02	3	7	LOCKER ROOM AND RESTROOM ADA RENOVATIONS	108,618	17,379	125,997
AC3F	PS0825AC01	3	8	INSTALL DUAL LEVEL DRINKING FOUNTAINS	8,896	1,423	10,319
<b>Totals for System Code ACCESSIBILITY</b>					<b>353,314</b>	<b>56,530</b>	<b>409,845</b>
EL5A	PS0825EL01	3	12	REPLACE EMERGENCY GENERATOR	33,197	5,311	38,508
EL2A	PS0825EL02	3	13	REPLACE 120/208 VOLT SWITCHGEAR	51,216	8,195	59,411
EL4B	PS0825EL03	3	14	INTERIOR LIGHTING UPGRADE	277,531	44,405	321,935
EL4A	PS0825EL05	3	15	EXTERIOR LIGHTING UPGRADE	42,007	6,721	48,728
EL3B	PS0825EL04	4	22	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	465,366	74,459	539,825
<b>Totals for System Code ELECTRICAL</b>					<b>869,317</b>	<b>139,091</b>	<b>1,008,407</b>
ES5B	PS0825ES03	3	9	REPLACE CENTRAL SKYLIGHT	52,244	8,359	60,603
ES4B	PS0825ES02	4	20	CAPITAL RENEWAL REPLACEMENT OF MEMBRANE ROOF	130,380	20,861	151,241
ES5B	PS0825ES01	4	21	WINDOW REPLACEMENTS	391,293	62,607	453,900
<b>Totals for System Code EXTERIOR</b>					<b>573,917</b>	<b>91,827</b>	<b>665,744</b>
FS3A	PS0825FS02	3	5	REPLACE SPRINKLER HEADS	19,729	3,157	22,885
FS2A	PS0825FS01	3	6	FIRE ALARM SYSTEM REPLACEMENT	91,532	14,645	106,178
<b>Totals for System Code FIRE/LIFE SAFETY</b>					<b>111,261</b>	<b>17,802</b>	<b>129,063</b>
HV3A	PS0825HV01	3	10	HVAC SYSTEM REPLACEMENT	788,374	126,140	914,514
HV3A	PS0825HV02	3	11	REPLACE UNITARY HVAC SYSTEMS	70,008	11,201	81,210
<b>Totals for System Code HVAC</b>					<b>858,382</b>	<b>137,341</b>	<b>995,723</b>

Detailed Project Summary  
 Facility Condition Assessment  
 Category/System Code  
 PS0825 : POLICE STATION

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
IS1A	PS0825IS01	3	16	CARPETING RENEWAL	140,983	22,557	163,541
IS6D	PS0825IS02	3	17	PUBLIC RESTROOM FINISH RENOVATIONS	71,490	11,438	82,928
<b>Totals for System Code INTERIOR FINISHES/SYS</b>					<b>212,473</b>	<b>33,996</b>	<b>246,469</b>
PL1A	PS0825PL01	4	23	WATER SUPPLY PIPING REPLACEMENT	102,419	16,387	118,806
<b>Totals for System Code PLUMBING</b>					<b>102,419</b>	<b>16,387</b>	<b>118,806</b>
SI1A	PS0825SI01	3	18	REPAIR SOUTHWEST CORNER SITE STEPS	60,115	9,618	69,733
SI1B	PS0825SI02	3	19	SEALCOAT SOUTH FACADE ASPHALT PAVING	48,518	7,763	56,280
<b>Totals for System Code SITE</b>					<b>108,633</b>	<b>17,381</b>	<b>126,014</b>
<b>Grand Total:</b>					<b>3,189,717</b>	<b>510,355</b>	<b>3,700,071</b>

FACILITY CONDITION ANALYSIS

**SECTION 3**

SPECIFIC PROJECT DETAILS  
ILLUSTRATING DESCRIPTION / COST

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825AC03	<b>Title:</b>	SIGNAGE AND DOOR HARDWARE UPGRADE
<b>Priority Sequence:</b>	1		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC3C	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	DOORS AND HARDWARE
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	309.4, 703.1	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

Interior door systems seem to be suitable for ten more years of useful service, but the knob hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever hardware be installed on all doors that still have knobs. In addition, not all signage to the permanent spaces is ADA compliant. It is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825AC03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
ADA compliant signage	EA	82	\$58.04	\$4,759	\$17.07	\$1,400	\$6,159
Lever actuated door hardware	EA	67	\$298	\$19,966	\$76.25	\$5,109	\$25,075
<b>Project Totals:</b>				<b>\$24,725</b>		<b>\$6,508</b>	<b>\$31,234</b>

<b>Material/Labor Cost</b>		<b>\$31,234</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$33,021</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$6,604
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$39,625</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$6,340</u>
<b>Total Project Cost</b>		<u><u><b>\$45,965</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825AC05	<b>Title:</b>	UPGRADE STAIR HANDRAILS
<b>Priority Sequence:</b>	2		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC3B	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	STAIRS AND RAILINGS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	IBC	1003.3	
	ADAAG	505	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Item Only: Floor(s) 1,B		

**Project Description**

Accessibility legislation requires that stairs have graspable handrails on both sides, that these handrails have a specific end geometry, and that the handrails continue horizontally at the landings. None of the painted wood handrails meet all of these requirements. The installation of graspable, painted wood handrails is recommended for both stairs.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825AC05

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Wood dowel handrail, supplies, and paint (2 coats) allowance	LOT	1	\$500	\$500	\$3,200	\$3,200	\$3,700
<b>Project Totals:</b>				<b>\$500</b>		<b>\$3,200</b>	<b>\$3,700</b>

<b>Material/Labor Cost</b>		<b>\$3,700</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$4,730</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$946
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$5,676</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$908</u>
<b>Total Project Cost</b>		<u><u><b>\$6,585</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825AC06	<b>Title:</b>	MODIFY BOOKING COUNTER FOR WHEELCHAIR ACCESSIBILITY
<b>Priority Sequence:</b>	3		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC4A	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	GENERAL
		<b>Element:</b>	FUNCTIONAL SPACE MOD.
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	804	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Item Only: Floor(s) 1		

**Project Description**

Service counters are required to be generally accessible to all persons. The configuration of the booking area service counter is a barrier to wheelchair accessibility. The creation of a wheelchair accessible section at this service counter is recommended.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825AC06

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
ADA compliant service counter modification allowance	LOT	1	\$500	\$500	\$1,920	\$1,920	\$2,420
<b>Project Totals:</b>				<b>\$500</b>		<b>\$1,920</b>	<b>\$2,420</b>

<b>Material/Labor Cost</b>		\$2,420
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$3,036</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$607
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$3,643</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$583</u>
<b>Total Project Cost</b>		<u><u>\$4,226</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825AC04	<b>Title:</b>	ELEVATOR INSTALLATION
<b>Priority Sequence:</b>	4		
<b>Priority Class:</b>	2		
<b>Category Code:</b>	AC3A	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	LIFTS/RAMPS/ELEVATORS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASME            A17.1 ADAAG           407		
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Undefined: Floor(s) 1		

**Project Description**

Accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is a no elevator in this building and no wheelchair access between floor levels. The installation of an interior hydraulic elevator is proposed.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825AC04

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Elevator installation within the current building footprint (two stops)	SYS	1	\$78,986	\$78,986	\$58,727	\$58,727	\$137,713
<b>Project Totals:</b>				<b>\$78,986</b>		<b>\$58,727</b>	<b>\$137,713</b>

<b>Material/Labor Cost</b>		\$137,713
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$155,714</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$31,143
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$186,856</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$29,897</u>
<b>Total Project Cost</b>		<u><u>\$216,754</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825FS02	<b>Title:</b>	REPLACE SPRINKLER HEADS
<b>Priority Sequence:</b>	5		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	FS3A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	SUPPRESSION
		<b>Element:</b>	SPRINKLERS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NFPA	1, 13, 13D, 101	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

The statistical life cycle for a sprinkler head is approximately twenty years. During this time, fouling agents can accumulate inside the head and cause it to malfunction when needed. It is recommended that the aging sprinkler heads be replaced to ensure continued system reliability.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825FS02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Fire sprinkler head replacement	SF	26,730	\$0.10	\$2,673	\$0.39	\$10,425	\$13,098
<b>Project Totals:</b>				<b>\$2,673</b>		<b>\$10,425</b>	<b>\$13,098</b>

<b>Material/Labor Cost</b>		\$13,098
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$16,441</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$3,288
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$19,729</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$3,157</u>
<b>Total Project Cost</b>		<u><u>\$22,885</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825FS01	<b>Title:</b>	FIRE ALARM SYSTEM REPLACEMENT
<b>Priority Sequence:</b>	6		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	FS2A	<b>System:</b>	FIRE/LIFE SAFETY
		<b>Component:</b>	DETECTION ALARM
		<b>Element:</b>	GENERAL
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG        702.1 NFPA         1, 101		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

Upgrade the existing fire alarm system with a modern application. Specify a point addressable supervised main fire alarm panel with an annunciator. This work includes pull stations, audible and visible alarms, smoke and heat detectors, and an associated wiring network. Install all devices in accordance with current NFPA and ADA requirements. The system should be monitored to report activation or trouble to an applicable receiving station.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825FS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	26,730	\$1.59	\$42,501	\$0.97	\$25,928	\$68,429
<b>Project Totals:</b>				<b>\$42,501</b>		<b>\$25,928</b>	<b>\$68,429</b>

<b>Material/Labor Cost</b>		<b>\$68,429</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$76,277</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$15,255
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$91,532</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$14,645</u>
<b>Total Project Cost</b>		<u><u><b>\$106,178</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825AC02	<b>Title:</b>	LOCKER ROOM AND RESTROOM ADA RENOVATIONS
<b>Priority Sequence:</b>	7		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	AC3E	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	RESTROOMS/BATHROOMS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	603, 604, 605, 606, 608	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Room Only: Floor(s) 1,B		

**Project Description**

The basement floor locker room fixtures and finishes are mostly original to the year of construction or latest major renovation. The fixtures are sound but dated and are spaced such that clearances are not ADA compliant. A comprehensive locker room renovation, including new fixtures, finishes, partitions, and accessories, is recommended. Locker room expansion may be necessary in order to meet modern minimum fixture count and accessibility requirements. Also, there is a single-user, unisex restroom in the booking area, two showers with curbs at the back of the cell area, and the entry floor employee restrooms have ADA water closet stalls that are too small. Accessibility upgrades should be made to the booking area restroom. The curbs should be removed from the showers at the cell area, and the ADA water closet stalls at the entry floor employee restrooms should be enlarged.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825AC02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Major restroom renovation including fixtures, finishes, partitions, accessories and expansion if necessary	FIXT	14	\$2,152	\$30,128	\$1,857	\$25,998	\$56,126
Locker room shower renovation allowance	FIXT	3	\$750	\$2,250	\$1,920	\$5,760	\$8,010
Shower curb removal allowance	LOT	1	\$1,500	\$1,500	\$1,280	\$1,280	\$2,780
Restroom ADA water closet stall enlargement	EA	2	\$500	\$1,000	\$1,280	\$2,560	\$3,560
Single-user restroom ADA upgrade allowance	EA	3	\$450	\$1,350	\$1,920	\$5,760	\$7,110
<b>Project Totals:</b>				<b>\$36,228</b>		<b>\$41,358</b>	<b>\$77,586</b>

<b>Material/Labor Cost</b>		<b>\$77,586</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$90,515</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$18,103
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$108,618</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$17,379</u>
<b>Total Project Cost</b>		<u><u>\$125,997</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825AC01	<b>Title:</b>	INSTALL DUAL LEVEL DRINKING FOUNTAINS
<b>Priority Sequence:</b>	8		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	AC3F	<b>System:</b>	ACCESSIBILITY
		<b>Component:</b>	INTERIOR PATH OF TRAVEL
		<b>Element:</b>	DRINKING FOUNTAINS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ADAAG	211, 602	
<b>Project Class:</b>	Plant Adaption		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Item Only: Floor(s) 1,B		

**Project Description**

Current accessibility legislation requires that building amenities, such as drinking fountains, be generally accessible to all persons. The single level configuration of the drinking fountains in this facility may serve the needs of a wheelchair user or someone who cannot stoop, but not both. These drinking fountains should be replaced with dual level, refrigerated units.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825AC01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Dual level drinking fountain	EA	4	\$1,329	\$5,316	\$409	\$1,636	\$6,952
<b>Project Totals:</b>				<b>\$5,316</b>		<b>\$1,636</b>	<b>\$6,952</b>

<b>Material/Labor Cost</b>		\$6,952
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$7,413</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$1,483
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$8,896</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$1,423</u>
<b>Total Project Cost</b>		<u><u>\$10,319</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825ES03	<b>Title:</b>	REPLACE CENTRAL SKYLIGHT
<b>Priority Sequence:</b>	9		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	ES5B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	FENESTRATIONS
		<b>Element:</b>	WINDOWS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Item Only: Floor(s) R		

**Project Description**

The pyramidal, multi-light skylight reportedly leaks, and there was a relatively solar gain radiating onto the desks immediately below. Because of the leaks and solar gain, the skylight is now covered with a sheet of translucent plastic and is effectively abandoned-in-place. It is recommended that this leaking skylight be replaced and that it be glazed with insulating glass with a low-e coating. Failure to replace this skylight will eventually result in further leakage and disrepair. Specify similar insulated, curb-mounted applications for the replacement skylights. This work should be coordinated with the separately proposed Exterior category roof replacement to minimize the possibility of a duplication of funding and work scope and for possible economy-of-scale savings.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825ES03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Existing skylight replacement allowance	SF	350	\$62.60	\$21,910	\$39.83	\$13,941	\$35,851
Low-e coated glazing upgrade allowance	LOT	1	\$3,500	\$3,500	\$0.00	\$0	\$3,500
<b>Project Totals:</b>				<b>\$25,410</b>		<b>\$13,941</b>	<b>\$39,351</b>

<b>Material/Labor Cost</b>		<b>\$39,351</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$43,537</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$8,707
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$52,244</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$8,359</u>
<b>Total Project Cost</b>		<u><u><b>\$60,603</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825HV01	<b>Title:</b>	HVAC SYSTEM REPLACEMENT
<b>Priority Sequence:</b>	10		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	HV3A	<b>System:</b>	HVAC
		<b>Component:</b>	HEATING/COOLING
		<b>Element:</b>	SYSTEM RETROFIT/REPLACE
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Energy Conservation	\$1,020.00	
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B,R		

**Project Description**

A complete redesign and replacement of the HVAC system is recommended. Demolish and dispose of existing equipment. Install a new modern HVAC system with variable air volume and constant volume air distribution as needed. This includes new air handlers, exhaust fans, ductwork, terminal units, heat exchangers, pumps, piping, controls, and related electrical components. Specify direct digital controls for the new equipment. Incorporate variable frequency drives into the new HVAC design as applicable.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825HV01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Air handlers, exhaust fans, ductwork, VAVs, VFDs, DDCs, heat exchangers, pumps, piping, electrical connections, and demolition of existing equipment	SF	20,000	\$12.61	\$252,200	\$15.41	\$308,200	\$560,400
<b>Project Totals:</b>				<b>\$252,200</b>		<b>\$308,200</b>	<b>\$560,400</b>

<b>Material/Labor Cost</b>		\$560,400
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$656,978</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$131,396
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$788,374</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$126,140</u>
<b>Total Project Cost</b>		<u><u>\$914,514</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825HV02	<b>Title:</b>	REPLACE UNITARY HVAC SYSTEMS
<b>Priority Sequence:</b>	11		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	HV3A	<b>System:</b>	HVAC
		<b>Component:</b>	HEATING/COOLING
		<b>Element:</b>	SYSTEM RETROFIT/REPLACE
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	ASHRAE	62-2004	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

Parts of this facility are served by unitary HVAC systems that include split and packaged applications. These systems are recommended for replacement with new systems of the latest energy-efficient design. The project cost includes controls, related ductwork, electrical connections, and testing and balancing of the downstream air distribution system for the package units. For the split systems, project cost includes the condensing unit, evaporator fan unit, refrigeration piping, controls, and connections.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825HV02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Rooftop package unit, controls, all connections, and demolition of existing unit	TON	12	\$1,320	\$15,840	\$1,190	\$14,280	\$30,120
Air distribution system test and balance	SF	4,800	\$0.07	\$336	\$0.39	\$1,872	\$2,208
Replace split DX air conditioning system	TON	9	\$1,307	\$11,764	\$787	\$7,083	\$18,847
<b>Project Totals:</b>				<b>\$27,940</b>		<b>\$23,235</b>	<b>\$51,175</b>

<b>Material/Labor Cost</b>		<b>\$51,175</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$58,340</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$11,668
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$70,008</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$11,201</u>
<b>Total Project Cost</b>		<u><u><b>\$81,210</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825EL01	<b>Title:</b>	REPLACE EMERGENCY GENERATOR
<b>Priority Sequence:</b>	12		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL5A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	EMERGENCY POWER SYSTEM
		<b>Element:</b>	GENERATION/DISTRIBUTION
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	Article 700	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Item Only: Floor(s) B		

**Project Description**

Replace the 45 kW emergency generator set with an appropriately sized unit based on current facility requirements. Replacement costs include the demolition of existing equipment and installation of a new generator, automatic transfer switches (ATS), battery and charger, exhaust system, and necessary piping and electrical connections. Specify a natural gas-fired unit unless otherwise directed by local standards.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825EL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Generator, battery, charger, exhaust, transfer switches, and all connections	KW	45	\$427	\$19,215	\$146	\$6,570	\$25,785
<b>Project Totals:</b>				<b>\$19,215</b>		<b>\$6,570</b>	<b>\$25,785</b>

<b>Material/Labor Cost</b>		\$25,785
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$27,664</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$5,533
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$33,197</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$5,311</u>
<b>Total Project Cost</b>		<u><u>\$38,508</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825EL02	<b>Title:</b>	REPLACE 120/208 VOLT SWITCHGEAR
<b>Priority Sequence:</b>	13		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL2A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	MAIN DISTRIBUTION PANELS
		<b>Element:</b>	CONDITION UPGRADE
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	Article 230	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Item Only: Floor(s) B		

**Project Description**

The 120/208 volt switchgear is recommended for replacement. The existing aged circuit breakers could serve as fire hazards should they fail to interrupt a circuit in an overload or short circuit condition. The switchgear should be replaced in its entirety. New switchgear components should include a ground fault main circuit breaker, digital metering for remote control / monitoring, and transient surge protection.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825EL02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
120/208 V switchgear, includes switchboard, circuit breakers, feeders, digital metering, transient surge protector, and demolition of existing equipment	AMP	1,200	\$16.96	\$20,352	\$14.22	\$17,064	\$37,416
<b>Project Totals:</b>				<b>\$20,352</b>		<b>\$17,064</b>	<b>\$37,416</b>

<b>Material/Labor Cost</b>		\$37,416
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$42,680</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$8,536
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$51,216</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$8,195</u>
<b>Total Project Cost</b>		<u><u>\$59,411</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825EL03	<b>Title:</b>	INTERIOR LIGHTING UPGRADE
<b>Priority Sequence:</b>	14		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	INTERIOR LIGHTING
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Energy Conservation	\$7,360.00	
<b>Code Application:</b>	NEC	Articles 210, 410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

An interior lighting upgrade is recommended. Replace existing aged or inefficient light fixtures with modern fixtures of the latest energy-efficient design. Select lamps with the same color temperature and rendering index for lighting uniformity. Install occupancy sensors in select areas for additional energy conservation.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825EL03

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	26,730	\$3.32	\$88,744	\$4.06	\$108,524	\$197,267
<b>Project Totals:</b>				<b>\$88,744</b>		<b>\$108,524</b>	<b>\$197,267</b>

<b>Material/Labor Cost</b>		\$197,267
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$231,275</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$46,255
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$277,531</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$44,405</u>
<b>Total Project Cost</b>		<u><u>\$321,935</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825EL05	<b>Title:</b>	EXTERIOR LIGHTING UPGRADE
<b>Priority Sequence:</b>	15		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	EL4A	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	DEVICES AND FIXTURES
		<b>Element:</b>	EXTERIOR LIGHTING
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Energy Conservation	\$590.00	
<b>Code Application:</b>	NEC	410	
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Building-wide: Floor(s) 1,B,R		

**Project Description**

The exterior areas adjacent to the building are illuminated by compact fluorescent and stanchion-mounted fixtures. These aged and weathered lighting systems should be replaced within the scope of this analysis. Install new energy-efficient fixtures, and place them on photocell activation.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825EL05

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Compact fluorescent, recessed exterior light and demolition of existing light	EA	10	\$156	\$1,560	\$109	\$1,090	\$2,650
Replace lighting stanchion, including fixture, 12 foot	EA	10	\$1,455	\$14,550	\$1,334	\$13,340	\$27,890
<b>Project Totals:</b>				<b>\$16,110</b>		<b>\$14,430</b>	<b>\$30,540</b>

<b>Material/Labor Cost</b>		<b>\$30,540</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$35,006</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$7,001
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$42,007</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$6,721</u>
<b>Total Project Cost</b>		<u><u><b>\$48,728</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825IS01	<b>Title:</b>	CARPETING RENEWAL
<b>Priority Sequence:</b>	16		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS1A	<b>System:</b>	INTERIOR FINISHES/SYS
		<b>Component:</b>	FLOOR
		<b>Element:</b>	FINISHES-DRY
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

The floor finishes are in overall good condition, but experience indicates that carpet installations in facilities that have similar traffic patterns tend to need to be replaced every five to seven years. It is recommended that all of the carpeting be replaced in kind within the next three to five years.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825IS01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Carpet	SF	13,530	\$5.86	\$79,286	\$2.19	\$29,631	\$108,917
<b>Project Totals:</b>				<b>\$79,286</b>		<b>\$29,631</b>	<b>\$108,917</b>

<b>Material/Labor Cost</b>		\$108,917
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$117,486</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$23,497
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$140,983</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$22,557</u>
<b>Total Project Cost</b>		<u><u>\$163,541</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825IS02	<b>Title:</b>	PUBLIC RESTROOM FINISH RENOVATIONS
<b>Priority Sequence:</b>	17		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	IS6D	<b>System:</b>	INTERIOR FINISHES/SYS
		<b>Component:</b>	GENERAL
		<b>Element:</b>	OTHER
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Room Only: Floor(s) 1		

**Project Description**

The fixtures and finishes in the entry floor public restrooms and the employee restrooms are mostly original to the year of construction or latest renovation. The fixtures are sound but aged and inefficient, and the finishes are outdated. A comprehensive restroom renovation, including new fixtures, finishes, partitions, and accessories, is recommended.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825IS02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Major restroom renovation, including fixtures, finishes, partitions, and accessories	FIXT	13	\$2,152	\$27,976	\$1,857	\$24,141	\$52,117
<b>Project Totals:</b>				<b>\$27,976</b>		<b>\$24,141</b>	<b>\$52,117</b>

<b>Material/Labor Cost</b>		\$52,117
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$59,575</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$11,915
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$71,490</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$11,438</u>
<b>Total Project Cost</b>		<u><u>\$82,928</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825SI01	<b>Title:</b>	REPAIR SOUTHWEST CORNER SITE STEPS
<b>Priority Sequence:</b>	18		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	SI1A	<b>System:</b>	SITE
		<b>Component:</b>	ACCESS
		<b>Element:</b>	PEDESTRIAN
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Deferred Maintenance		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Undefined: Floor(s) B		

**Project Description**

The southwest corner concrete site steps seem to have subsided. The bottom riser is shorter than those above it. This irregularity can create a tripping hazard and a possible area of liability for the Village. It is proposed that these steps be replaced with a new set of concrete steps on a stabilized base and footing.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825SI01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Equipment rental, formwork, reinforcing, concrete, abrasive tread nosings, tools, supplies, and finish allowance	LOT	1	\$25,000	\$25,000	\$19,200	\$19,200	\$44,200
<b>Project Totals:</b>				<b>\$25,000</b>		<b>\$19,200</b>	<b>\$44,200</b>

<b>Material/Labor Cost</b>		<b>\$44,200</b>
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$50,096</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$10,019
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$60,115</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$9,618</u>
<b>Total Project Cost</b>		<u><u><b>\$69,733</b></u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825SI02	<b>Title:</b>	SEALCOAT SOUTH FACADE ASPHALT PAVING
<b>Priority Sequence:</b>	19		
<b>Priority Class:</b>	3		
<b>Category Code:</b>	SI1B	<b>System:</b>	SITE
		<b>Component:</b>	ACCESS
		<b>Element:</b>	VEHICULAR
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Area Wide: Floor(s) B		

**Project Description**

The asphalt vehicular paving system along the south facade is in overall fair condition and will need a relatively minor upgrade over the next three to five years. This paving is recommended to be sealcoated then restriped to a layout that meets the needs of the end users.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825SI02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Sealcoat asphalt vehicular paving system allowance	SY	1,885	\$11.00	\$20,735	\$8.00	\$15,080	\$35,815
<b>Project Totals:</b>				<b>\$20,735</b>		<b>\$15,080</b>	<b>\$35,815</b>

<b>Material/Labor Cost</b>		\$35,815
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$40,431</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$8,086
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$48,518</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$7,763</u>
<b>Total Project Cost</b>		<u><u>\$56,280</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825ES02	<b>Title:</b>	CAPITAL RENEWAL REPLACEMENT OF MEMBRANE ROOF
<b>Priority Sequence:</b>	20		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	ES4B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	ROOF
		<b>Element:</b>	REPLACEMENT
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Energy Conservation	\$4,000.00	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) R		

**Project Description**

The single-ply membrane roofing system is not expected to outlast the ten-year scope of this analysis. Future budget modeling should include a provision to replace all failing roofing systems. Install a similar application. This should be coordinated with the separately proposed Exterior category skylight replacement to help minimize the possibility of a duplication of work scope and funding and for possible economy-of-scale savings.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825ES02

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Membrane roof	SF	13,190	\$5.18	\$68,324	\$2.36	\$31,128	\$99,453
<b>Project Totals:</b>				<b>\$68,324</b>		<b>\$31,128</b>	<b>\$99,453</b>

<b>Material/Labor Cost</b>		\$99,453
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$108,650</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$21,730
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$130,380</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$20,861</u>
<b>Total Project Cost</b>		<u><u>\$151,241</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825ES01	<b>Title:</b>	WINDOW REPLACEMENTS
<b>Priority Sequence:</b>	21		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	ES5B	<b>System:</b>	EXTERIOR
		<b>Component:</b>	FENESTRATIONS
		<b>Element:</b>	WINDOWS
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Energy Conservation	\$1,300.00	
<b>Code Application:</b>	Not Applicable		
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Building-wide: Floor(s) 1		

**Project Description**

It is recommended that the windows be upgraded to more efficient thermal-pane systems. The improved double-pane systems will help reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary. There is an allowance to further upgrade the glass to bullet-proof glazing.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825ES01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Typical standard glazing applications	SF	1,790	\$62.60	\$112,054	\$39.83	\$71,296	\$183,350
Bullet-proof glazing upgrade allowance	SF	1,790	\$35.00	\$62,650	\$25.00	\$44,750	\$107,400
<b>Project Totals:</b>				<b>\$174,704</b>		<b>\$116,046</b>	<b>\$290,750</b>

<b>Material/Labor Cost</b>		\$290,750
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$326,077</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$65,215
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$391,293</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$62,607</u>
<b>Total Project Cost</b>		<u><u>\$453,900</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825EL04	<b>Title:</b>	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
<b>Priority Sequence:</b>	22		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	EL3B	<b>System:</b>	ELECTRICAL
		<b>Component:</b>	SECONDARY DISTRIBUTION
		<b>Element:</b>	DISTRIBUTION NETWORK
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	NEC	Articles 110, 210, 220, 230	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

An upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, could serve as fire hazards if they fail to open a circuit in an overload or short circuit condition. Remove aged electrical components and branch circuitry. Install new power panels, switches, raceways, conductors, and devices. Provide molded case, thermal-magnetic circuit breakers and HACR circuit breakers for HVAC equipment. Redistribute the electrical loads to the appropriate areas to ensure safe and reliable power to building occupants. Provide GFCI protection where required, and clearly label all panels for circuit identification.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825EL04

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	26,730	\$4.88	\$130,442	\$7.32	\$195,664	\$326,106
<b>Project Totals:</b>				<b>\$130,442</b>		<b>\$195,664</b>	<b>\$326,106</b>

<b>Material/Labor Cost</b>		\$326,106
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$387,805</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$77,561
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$465,366</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$74,459</u>
<b>Total Project Cost</b>		<u><u>\$539,825</u></u>

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Description**

<b>Project Number:</b>	PS0825PL01	<b>Title:</b>	WATER SUPPLY PIPING REPLACEMENT
<b>Priority Sequence:</b>	23		
<b>Priority Class:</b>	4		
<b>Category Code:</b>	PL1A	<b>System:</b>	PLUMBING
		<b>Component:</b>	DOMESTIC WATER
		<b>Element:</b>	PIPING NETWORK
<b>Building Code:</b>	PS0825		
<b>Building Name:</b>	POLICE STATION		
<b>Subclass/Savings:</b>	Not Applicable		
<b>Code Application:</b>	IPC	Chapter 6	
<b>Project Class:</b>	Capital Renewal		
<b>Project Date:</b>	05/21/2012		
<b>Project Location:</b>	Floor-wide: Floor(s) 1,B		

**Project Description**

Replacement of the aging water piping network is recommended. Failure to replace the water piping will result in frequent leaks and escalating maintenance costs. Remove the existing water supply network. Install new copper water supply piping with fiberglass insulation. Also install isolation valves, pressure regulators, shock absorbers, backflow preventers, and vacuum breakers as needed.

**Specific Project Details**  
**Facility Condition Assessment**  
**Section Three**

**Project Cost**

Project Number: PS0825PL01

**Task Cost Estimate**

<b>Task Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Material Unit Cost</b>	<b>Total Material Cost</b>	<b>Labor Unit Cost</b>	<b>Total Labor Cost</b>	<b>Total Cost</b>
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	26,730	\$0.74	\$19,780	\$1.86	\$49,718	\$69,498
<b>Project Totals:</b>				<b>\$19,780</b>		<b>\$49,718</b>	<b>\$69,498</b>

<b>Material/Labor Cost</b>		\$69,498
<b>Material Index</b>		98.70
<b>Labor Index</b>		132.40
<b>Material/Labor Indexed Cost</b>		<u>\$85,349</u>
<b>General Contractor Mark Up at 20.0%</b>	+	\$17,070
<b>Inflation</b>	+	<u>\$0</u>
<b>Construction Cost</b>		<u>\$102,419</u>
<b>Professional Fees at 16.0%</b>	+	<u>\$16,387</u>
<b>Total Project Cost</b>		<u><u>\$118,806</u></u>



FACILITY CONDITION ANALYSIS

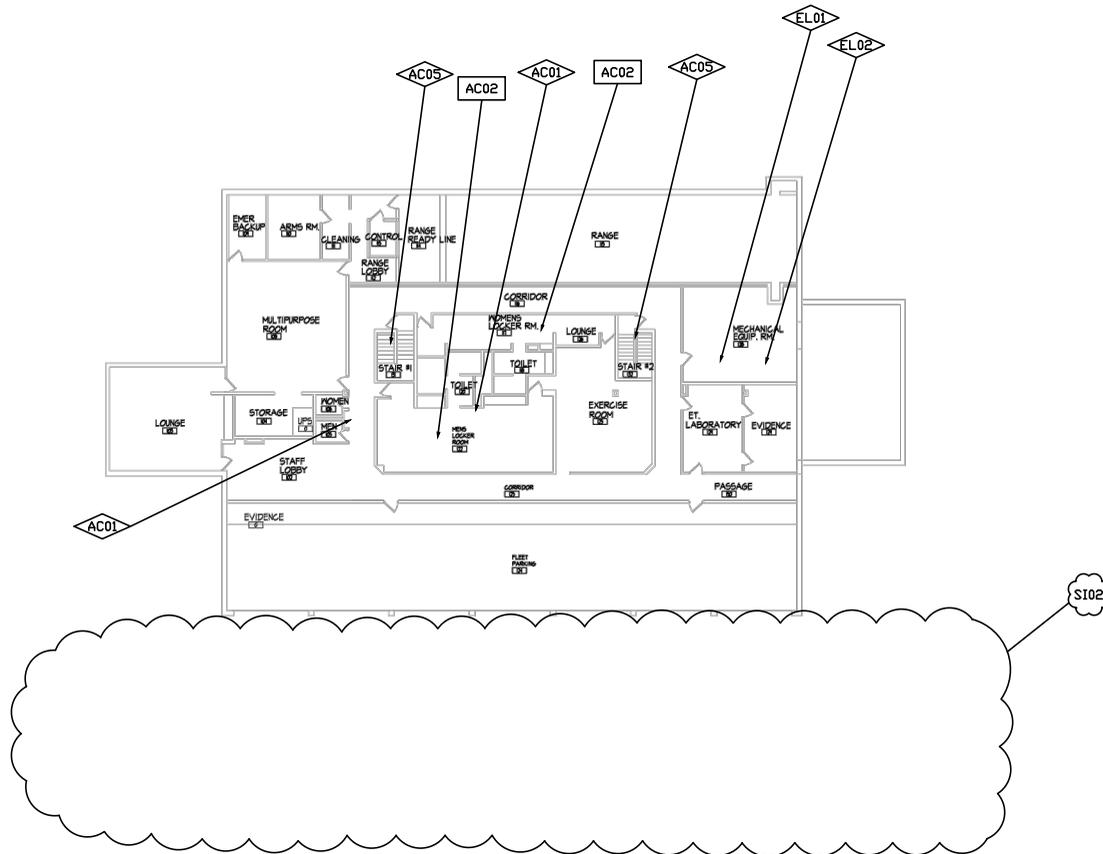
**SECTION 4**

**DRAWINGS  
AND PROJECT LOCATIONS**





FACILITY  
CONDITION  
ASSESSMENT  
2165 West Park Court  
Suite N  
Stone Mountain GA 30087  
770.879.7376



PROJECT NUMBER  
APPLIES TO  
ONE ROOM ONLY

PROJECT NUMBER  
APPLIES TO  
ONE ITEM ONLY

PROJECT NUMBER  
APPLIES TO  
ENTIRE BUILDING

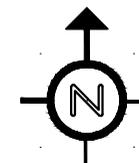
PROJECT NUMBER  
APPLIES TO  
ENTIRE FLOOR

PROJECT NUMBER  
APPLIES TO A SITUATION  
OF UNDEFINED EXTENTS

PROJECT NUMBER  
APPLIES TO AREA  
AS NOTED

SI01

AC03 EL03 EL04 FS01 FS02 HV01  
IS01 PL01



Date: 6/11/2012

Drawn by: J.T.V.

Project No. 12-029

BASEMENT  
FLOOR  
PLAN

Sheet No.



FACILITY CONDITION ANALYSIS

**SECTION 5**

LIFE CYCLE MODEL SUMMARY  
AND PROJECTIONS



**Life Cycle Model**  
**Building Component Summary**  
**PS0825 : POLICE STATION**

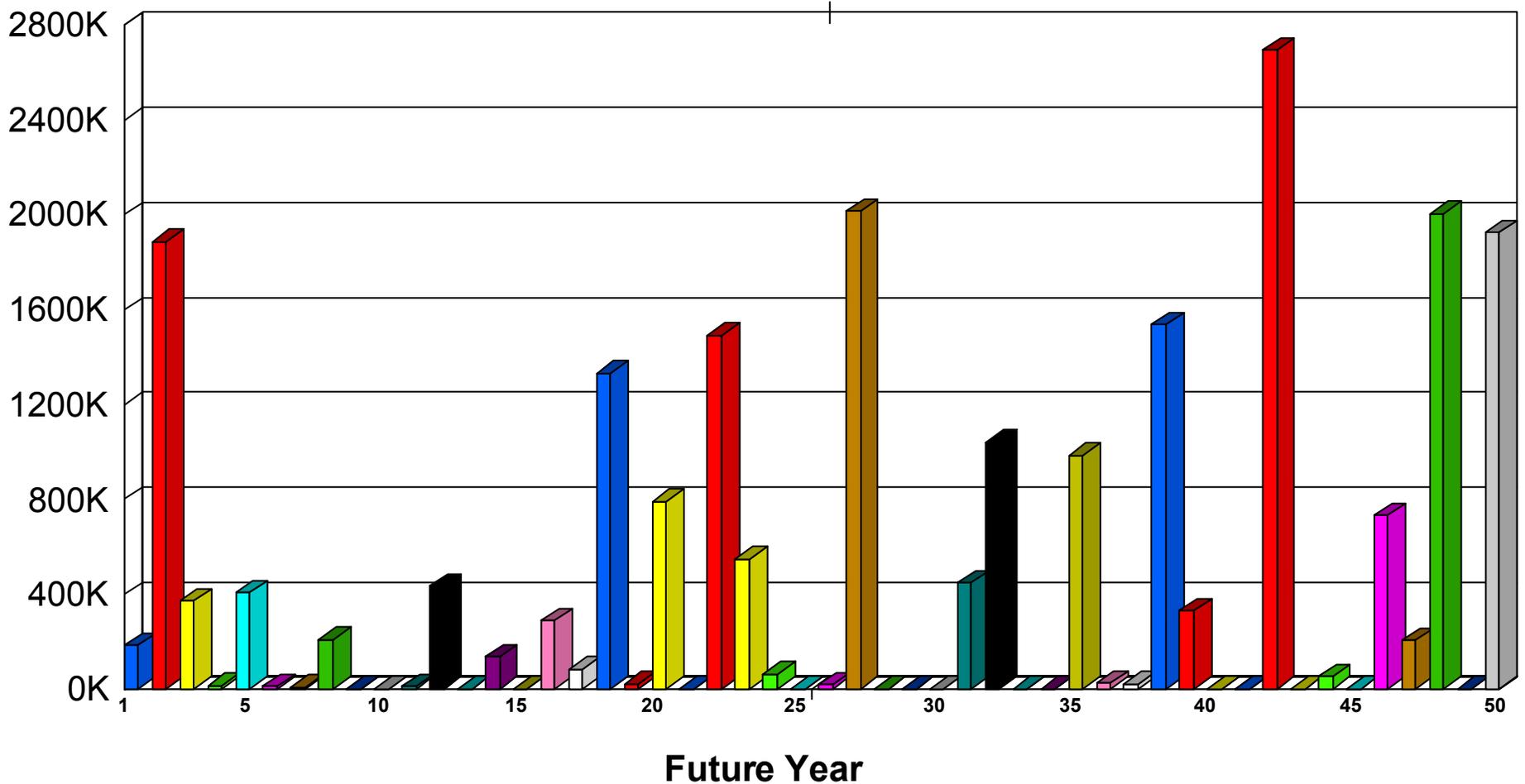
Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	8,810	SF	\$2.78	0.31	\$7,593	1979	10
B2010	PAINTED METAL SIDING	560	SF	\$13.51		\$7,568	1979	35
B2020	STANDARD GLAZING AND CURTAIN WALL	1,790	SF	\$155.74		\$278,766	1979	55
B2030	OVERHEAD GARAGE DOOR	8	EA	\$11,054.23		\$88,434	2001	30
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	\$7,024.84		\$14,050	1995	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	\$4,319.98		\$8,640	1995	40
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	\$4,319.98		\$8,640	1995	40
B3010	MEMBRANE ROOF	13,190	SF	\$8.97		\$118,249	2001	15
B3020	SKYLIGHT	350	SF	\$155.74		\$54,507	1979	30
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	71	LEAF	\$1,320.95		\$93,788	1979	35
C1020	INTERIOR DOOR HARDWARE	71	EA	\$537.51		\$38,163	1979	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	55,900	SF	\$1.84		\$103,092	1979	10
C3020	CARPET	13,530	SF	\$11.79		\$159,586	2001	10
C3020	VINYL FLOOR TILE	7,360	SF	\$10.09		\$74,261	2001	15
C3020	RESURFACE AND SEAL CONCRETE OR TERRAZZO	2,850	SF	\$15.86		\$45,189	1979	50
C3030	ACOUSTICAL TILE CEILING SYSTEM	17,560	SF	\$8.97		\$157,555	2001	15
C3030	PAINTED CEILING FINISH APPLICATION	3,320	SF	\$1.84		\$6,123	1979	15
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	26,730	SF	\$4.81		\$128,659	1979	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	26,730	SF	\$4.15		\$110,902	1979	35
D2020	WATER HEATER (COMMERCIAL, GAS)	70	GPH	\$87.27		\$6,109	2010	20
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	26,730	SF	\$6.20		\$165,785	1979	40
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	\$8,200.35		\$8,200	1997	25
D3030	CHILLER - AIR COOLED (60-100 TONS)	80	TON	\$1,638.98		\$131,118	2009	20
D3030	ROOFTOP HVAC UNIT	12	TON	\$3,914.36		\$46,972	1997	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	2	EA	\$4,552.36		\$9,105	1997	20
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	2	EA	\$4,552.36		\$9,105	1979	20
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	20,000	SF	\$43.13		\$862,640	1979	25
D3040	BASE MTD. PUMP - UP TO 15 HP	6	HP	\$4,680.06		\$28,080	2009	20
D3050	SPLIT DX SYSTEM	9	TON	\$3,171.36		\$28,542	1997	15
D4010	FIRE SPRINKLER SYSTEM	26,730	SF	\$11.94		\$319,144	1979	80
D4010	FIRE SPRINKLER HEADS	26,730	SF	\$0.83		\$22,129	1979	20

**Life Cycle Model  
Building Component Summary  
PS0825 : POLICE STATION**

<b>Uniformat Code</b>	<b>Component Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Cmplx Adj</b>	<b>Total Cost</b>	<b>Install Date</b>	<b>Life Exp</b>
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	26,730	SF	\$21.59		\$576,975	1979	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	1,200	AMP	\$51.36		\$61,628	1979	20
D5020	EMERGENCY LIGHT (BATTERY)	6	EA	\$476.76		\$2,861	2010	20
D5020	EXIT SIGNS (CENTRAL POWER)	14	EA	\$279.03		\$3,906	2010	20
D5020	EXTERIOR LIGHT (HID)	10	EA	\$968.69		\$9,687	1979	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	26,730	SF	\$12.59		\$336,623	1979	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	26,730	SF	\$3.88		\$103,763	1997	15
D5040	GENERATOR, DIESEL (50-100KW)	100	KW	\$911.32		\$91,132	2000	25
D5040	GENERATOR, GAS (30-100 KW)	45	KW	\$835.12		\$37,581	1979	25
G2020	VEHICULAR PAVING SEALCOAT AND STRIPING	1,885	SY	\$3.76		\$7,085	1979	5
G2020	VEHICULAR PAVING WEAR COURSE	1,885	SY	\$15.31		\$28,866	1979	10
G2020	VEHICULAR PAVING BASE REHABILITATION	1,885	SY	\$17.78		\$33,509	1979	20
						<b>\$4,434,310</b>		

# Life Cycle Model Expenditure Projections

PS0825 : POLICE STATION



Average Annual Renewal Cost per SqFt \$7.65



FACILITY CONDITION ANALYSIS

**SECTION 6**

PHOTOGRAPHIC LOG



Photo Log - Facility Condition Assessment  
PS0825 : POLICE STATION

Photo ID No.	Description	Location	Date
PS0825001a	View of northeast corner	Exterior elevation	05/21/2012
PS0825001e	Split DX condensing unit and rooftop package unit	Roof	05/21/2012
PS0825002a	View looking west across roof	Roof	05/21/2012
PS0825002e	Split DX condensing unit, centrifugal exhaust fan	Roof	05/21/2012
PS0825003a	Non-graspable wood handrails lacking recommended end geometry and discontinuous around center wall	First floor, west stair	05/21/2012
PS0825003e	Air handling unit supply fan motor and VFD	Mechanical penthouse	05/21/2012
PS0825004a	Typically soiled and aging carpet	First floor, roll call room	05/21/2012
PS0825004e	Air handling unit ductwork	Mechanical penthouse	05/21/2012
PS0825005a	Booking counter lacking wheelchair height position	First floor, booking	05/21/2012
PS0825005e	Air handling unit coils	Mechanical penthouse	05/21/2012
PS0825006a	Shower with curb	First floor, west cell shower	05/21/2012
PS0825006e	Pneumatic control panel and hot water unit heater	Mechanical penthouse	05/21/2012
PS0825007a	Single level drinking fountain, typical knob hardware, and lack of ADA signage	First floor, restroom vestibule	05/21/2012
PS0825007e	Rusting and corroded air handling unit coil	Mechanical penthouse	05/21/2012
PS0825008a	Lack of wheelchair access to base cabinet sink	First floor, break room	05/21/2012
PS0825008e	Rusting and corroded air handling unit coil	Mechanical penthouse	05/21/2012
PS0825009a	Curb at shower	Basement, women's locker room shower	05/21/2012
PS0825009e	Air handling unit fan motors	Mechanical penthouse	05/21/2012
PS0825010a	View looking northwest along east facade	Exterior elevation	05/21/2012
PS0825010e	Interior lighting fixtures and sprinkler head	Roll call room	05/21/2012
PS0825011a	View looking northwest along south facade	Exterior elevation	05/21/2012
PS0825011e	Typical service sink	Custodial closet	05/21/2012
PS0825012a	View looking east along south facade parking area	Site detail	05/21/2012
PS0825012e	Interior lighting fixture and smoke detector	Booking	05/21/2012
PS0825013a	Subsiding upper southwest corner site steps	Site detail	05/21/2012
PS0825013e	Unit heater and interior lighting	Sally port	05/21/2012
PS0825014a	View of southwest corner	Exterior elevation	05/21/2012
PS0825014e	Lavatory and water closet combination fixture	Cells	05/21/2012
PS0825015a	View of northwest corner	Exterior elevation	05/21/2012

Photo Log - Facility Condition Assessment  
PS0825 : POLICE STATION

Photo ID No.	Description	Location	Date
PS0825015e	Domestic water supply and drain piping	Plumbing chase	05/21/2012
PS0825016e	Smoke detector and interior light fixture	Storage closet	05/21/2012
PS0825017e	Original electrical panels	Corridor	05/21/2012
PS0825018e	Urinals with manual flush valves	Restroom	05/21/2012
PS0825019e	Lavatories with manual faucets	Restroom	05/21/2012
PS0825020e	Water closet with manual flush valve	Restroom	05/21/2012
PS0825021e	Supply diffusers, interior light, and sprinkler head	Open office area	05/21/2012
PS0825022e	Perimeter radiators	Chief's office	05/21/2012
PS0825023e	Supply diffuser and track lighting	VOC	05/21/2012
PS0825024e	Emergency light and exit sign	Corridor	05/21/2012
PS0825025e	Unit heater, exhaust duct, and surface-mounted lighting	Fleet parking	05/21/2012
PS0825026e	Main switchboard	Mechanical equipment room	05/21/2012
PS0825027e	Gas-fired emergency generator	Mechanical equipment room	05/21/2012
PS0825028e	Utility meter, electrical panels, and lighting contactors	Mechanical equipment room	05/21/2012
PS0825029e	Air-cooled chiller	Exterior mechanical enclosure	05/21/2012
PS0825030e	Exhaust fan and gas main	Exterior mechanical enclosure	05/21/2012
PS0825031e	Chilled water pumps	Mechanical equipment room	05/21/2012
PS0825032e	Control air compressor	Mechanical equipment room	05/21/2012
PS0825033e	Domestic water heater with circulation pump	Mechanical equipment room	05/21/2012
PS0825034e	Firing range air handling unit	Mechanical equipment room	05/21/2012
PS0825035e	Domestic water main and meter	Mechanical equipment room	05/21/2012
PS0825036e	Interior track lighting	Firing range	05/21/2012
PS0825037e	UPS backup system and emergency panel	Storage area	05/21/2012
PS0825038e	Emergency generator	Exterior enclosure	05/21/2012
PS0825039e	Exterior light fixtures	South facade	05/21/2012
PS0825040e	Recessed soffit lighting	Exterior	05/21/2012
PS0825041e	Air-cooled chiller	Exterior mechanical enclosure	05/21/2012
PS0825042e	Fire alarm annunciator	Main entrance	05/21/2012

Facility Condition Analysis - Photo Log



PS0825001A.jpg



PS0825001E.jpg



PS0825002A.jpg



PS0825002E.jpg



PS0825003A.jpg



PS0825003E.jpg



PS0825004A.jpg



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PS0825005A.jpg



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PS0825006A.jpg



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PS0825007A.jpg



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PS0825008A.jpg



PS0825008E.jpg



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PS0825009E.jpg



PS0825010A.jpg



PS0825010E.jpg

Facility Condition Analysis - Photo Log



PS0825011A.jpg



PS0825011E.jpg



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Facility Condition Analysis - Photo Log



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