VILLAGE OF DOWNERS GROVE

VILLAGE HALL

ASSET CODE: VH0801

FACILITY CONDITION ASSESSMENT

INSPECTION DATE: MAY 21, 2012

ISES CORPORATION

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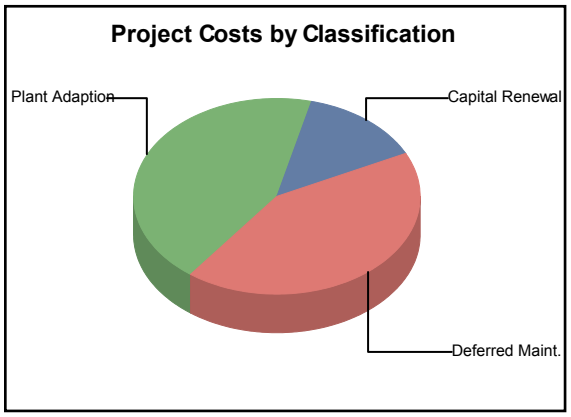
FACILITY CONDITION ASSESSMENT

SECTION 1

GENERAL ASSET INFORMATION

EXECUTIVE SUMMARY - VILLAGE HALL

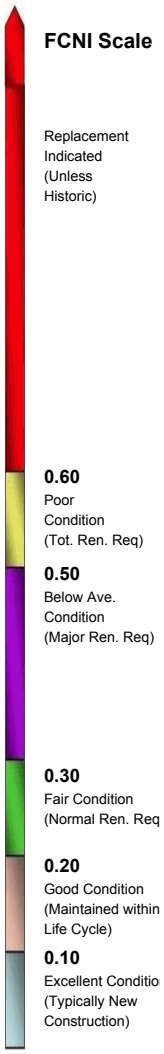


Building Code:	VH0801
Building Name:	VILLAGE HALL
Year Built:	1929
Building Use:	Office / Administrative
Square Feet:	44,000

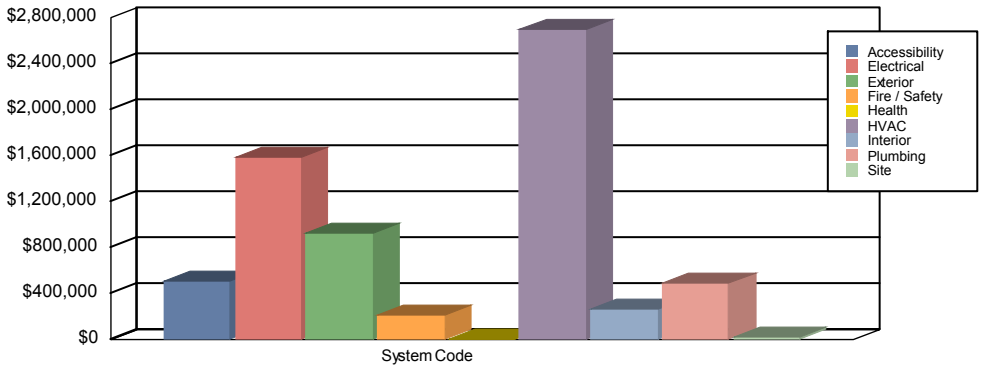
Project Costs by Priority

Priority 1:	$8,347
Priority 2:	$430,352
Priority 3:	$5,890,986
Priority 4:	$403,525
Priority 5:	$0
Total Project Costs:	**$6,733,209**
Current Replacement Value:	**$16,616,000**

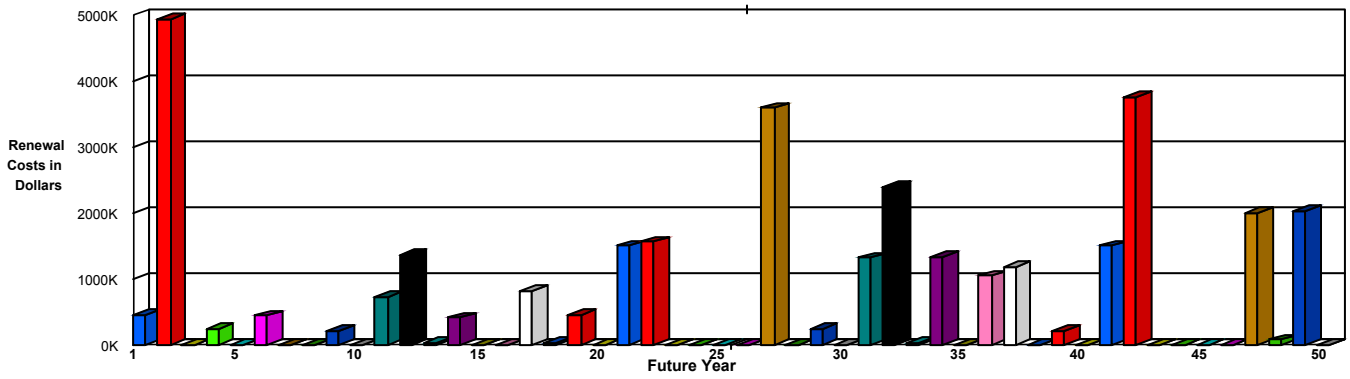
Facility Condition Needs Index (FCNI): **0.41**
(Project Costs / Replacement Cost)



Project Costs by System Code



Life Cycle Model Expenditure Projections



Average Annual Renewal Cost per SqFt **$7.71**

B. ASSET SUMMARY

Originally constructed about 1929, and acquired by the Village about 1969, what is now the Village Hall is an office structure with a small upper floor finished attic, a small mezzanine, a small intermediate level below part of the entry floor, and a small basement storage and garage level below the east wing garage. This masonry, steel, and wood-framed structure has a multi-faceted building footprint, multiple roof shapes, and several different types of roof coverings. Located near the middle of the Village of Downers Grove, Illinois, Village Hall has a listed area of 44,000 gross square feet.

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

SITE

Built on a modest size, flat site that is flanked by railroad tracks along the north facade and the rise of a steep hill along the south facade, the landscaping associated with this building consists of some turf, a good deal of foundation planting, and a few specimen trees. This landscaping is in overall good condition. There are no paved parking areas directly associated with this building. No landscaping or vehicular paving upgrades are proposed.

The northwest corner concrete sidewalk and the south facade masonry planters have deteriorated. The sidewalk should be replaced with new sections of concrete sidewalk, and the two south facade entry planters should be rebuilt.

EXTERIOR STRUCTURE

This irregular shaped, two-story building has a brick veneer for most of the exterior and a thin, prefinished metal fascia at the roof edge. The east wing has a painted masonry east facade and sits at an angle to the remainder of the building mass. It may be an addition to the original building, but could also be original but never received the brick veneer that the remainder of this building reportedly did. There are numerous sections of relatively large punched windows at the entry level and the west facade of the upper floor. The majority of this upper floor level is finished and occupied attic space beneath the central gabled roof area. The multiple roof areas have flat sections of unballasted single-ply membranes and some built-up applications, gabled and shed roof areas with unballasted single-ply membranes, and an older gabled section with asphalt shingles. The exterior masonry veneer is in overall good condition, with no proposed upgrades.

The majority of the building roofing is a flat membrane system, including on the gabled portion of the central roof area, and is in overall good condition. However, experience has shown that this type of installation will be beyond its useful service life within the next ten years. It is recommended that the aging, flat, built-up roofing on the southeast corner and northeast corner wings be replaced, along with the asphalt shingled gable roof elements on the northeast corner wing. The existing stress conditions around the seams and at the perimeter flashing at these two wings will lead to failure if left unattended. The installation of an unballasted membrane system is recommended for all of these roof sections.

Replacement of some of the primary entrance doors, primarily at the eastern end of the building, and all of the overhead roll-up doors is recommended. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications.

It is recommended that the existing windows, especially all of the aging single-glazed units at the east facade, be upgraded to insulated systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

INTERIOR FINISHES / SYSTEMS

Except for the relatively small vehicle garage and storage spaces at the eastern end of the entry floor, this building is mostly typical office space. Walls and some ceilings are painted. The majority of the ceilings are lay-in tile. In addition to the small upper floor, there is a very small mechanical mezzanine level up a short flight of steps just above the middle of the entry floor, a small intermediate floor level down some stairs below the middle of the entry level containing employee locker rooms, and a small daylight basement storage level below the east wing garage space. 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 in the corridors, carpeting in most offices and some circulation areas, ceramic tile in the restrooms, and exposed concrete in many service areas. All of these finishes are in overall good condition, but experience indicates that carpet installations in facilities with similar traffic patterns tend to need replacement every five to seven years. It is recommended that all of the carpeting be replaced in kind within the next two to three years.

ACCESSIBILITY

There is wheelchair accessibility into and through about half of this building by means of at-grade entrances, a wheelchair lift up to the wheelchair accessible public restrooms, some lever door hardware, and some ADA compliant signage. Numerous additional accessibility upgrades are proposed.

While the interior doors seem to be suitable for ten more years of useful service, the knob actuated hardware presents a barrier to accessibility. Most of the interior doors have knob hardware. 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 handle hardware be installed on all interior and exterior doors that still have knob hardware. Additionally, not all of the signage to the permanent spaces is ADA compliant. It is recommended that all non-compliant room and directional signage be upgraded to conform to 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 or metal handrails at the various stairs on each floor meet all of these requirements. The application of graspable, painted wood or metal handrails, as appropriate, is recommended for all of these stairs on each floor.

This legislation also requires wheelchair access to all floors in a building over two stories in height. There is a non-ADA freight elevator in the building, but no wheelchair access to the upper floor or lower levels. The installation of an interior hydraulic elevator is proposed in such a location as to access all floor levels.

Goods and services offered in buildings are required to be generally accessible to all persons. There is no way for a wheelchair user to access the secondary steps within the entry floor Council Chamber seating area, the steps leading down into the printing room at the entry floor, or the steps down to the two locker rooms at the lower level. It is recommended that a wheelchair lift or stair climber be installed at these three locations.

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

The lower level employee 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, accessories, and removal of the curb at the showers, is recommended. Locker room expansion may be necessary in order to meet modern minimum fixture count and accessibility requirements.

The single level configuration of the drinking fountain at the entry floor may serve the needs of a wheelchair user or someone who cannot stoop, but not both. This drinking fountain should be replaced with a dual level, refrigerated unit. Widening of the existing alcove will probably be necessary for the new fountain.

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). However, it is suspected that ACMs are present in mechanical system pipe insulation. Proper abatement of these materials is included in any recommended upgrades of the affected systems. No separate ACM abatement allowance is proposed.

FIRE / LIFE SAFETY

Code requires that there be a guardrail where there is an elevation change in excess of 30 inches. The guardrail should be a minimum of 42 inches high and have sufficient infill to prevent the passage of a specific diameter sphere. The guardrails at the east wing stairs to the basement and at the edge of the public restroom vestibule are too low and lack sufficient infill. A painted wood or metal rail, as appropriate, should be added above and parallel to the existing top rail. The plastic infill at the restroom vestibule may not be able to withstand the impact level mandated by code. Both of these guardrails should be upgraded. The most cost-effective method of complying with the sphere test is the application of a painted, galvanized, expanded metal grillage across the face of the guardrails. 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 Fire-Lite and is located in the basement corridor. The devices that serve this system include manual pull stations and audible / visible devices. The fire alarm system is approaching the end of its intended life cycle. It should be anticipated that it will require replacement 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 fixtures connected to the emergency power network 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

Two local boilers generate steam for building heat. These natural gas-fired Cleaver-Brooks units have a capacity of 4,700 MBH. The steam is converted to hot water for building distribution. These boilers have served beyond their intended life cycles and are recommended for replacement.

There is no central cooling available, and minimal fresh air is introduced to the interior spaces. Install a new modern HVAC system with variable air volume (VAV) and constant volume air distribution as needed. Specify direct digital controls (DDCs) for the new equipment. Install local water-cooled chilled water generation equipment for building cooling. Include an associated cooling tower to perform heat rejection.

A portion of this facility is served by a forced-air HVAC system with multizone air handling units. The air handling units have hot water heating coils and DX cooling coils. Humidification systems serve the interior spaces of this facility. The air distribution network furnishes constant volume air to the occupied spaces. The controls for this system are pneumatic and were manufactured by Powers.

The components of the HVAC system 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 upgraded. It is suspected that the piping is insulated with ACM. Prior to any major work on this system, properly abate all ACM. Supplemental HVAC is provided by split DX systems and rooftop packaged HVAC units. In conjunction with the proposed HVAC system upgrade, it is recommended that these systems be removed and that the areas that they serve be included on the central HVAC system.

ELECTRICAL

Power is supplied to this facility at 277/480 volts via two underground service entrances. Each service entrance has a dry-type transformer that is rated for 150 kVA service to step the incoming power down to 120/208 volts for building distribution. Power is then distributed by a switchgear rated for 400 amp. The aging incoming electrical service and main distribution components are aged and will require an upgrade within the scope of this analysis. Remove the existing transformer, main distribution panel, and

switchgear. Install new and modern equipment that will distribute 277/480 volt power to lighting and HVAC equipment and 120/208 volt power to devices. Perform this work in conjunction with the proposed HVAC system modernization and electrical distribution network upgrade.

The electrical distribution network supplies 120/208 volt power throughout the building. The electrical devices are aged and visibly worn, and the system is undersized to support the current needs of occupants. To maintain reliable service throughout the facility, it is recommended that the electrical distribution network be upgraded.

The interior spaces of this facility are illuminated by fixtures that utilize compact and T8 fluorescent lamps. The fluorescent fixtures are predominantly lay-in applications with acrylic lenses. Energy-efficient ballasts and lamps were retrofitted into the light fixtures. However, there are still some T12 fluorescent lamps in service. 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 building-mounted compact fluorescent and HID fixtures. These are currently in good condition, but their replacement should be scheduled within the next ten years due to predictable wear. Install new energy-efficient fixtures, and place them on photocell activation. However, no project has been prescribed due to the insignificant cost.

Emergency power for this facility is produced by a local natural gas-fired emergency generator and a diesel generator. The gas-fired unit is 15 kW, generates 120/208 volt power, and was manufactured by Onan. It has served beyond its intended life cycle and should be replaced with a slightly large unit to ensure reliable emergency power to the critical systems in this facility. The diesel emergency generator provides 120/208 volt power. This unit is between 50 and 100 kW and is in good condition. There are no related projects to recommend at this time.

PLUMBING

Potable water is distributed throughout this facility via a galvanized steel piping network. Sanitary waste and stormwater piping is cast-iron, bell-and-spigot construction with galvanized steel run-outs. The supply and drain piping networks are aged and should be replaced. Failure to undertake such upgrades will likely lead to leaks, drainage issues, and other problems that will require costly maintenance.

Several of the plumbing fixtures are newer and in good condition. However, many are old and past their recommended service life. The older fixtures are recommended for replacement. This action is detailed in the separately proposed restroom renovation.

Domestic water for this facility is heated by electric water heaters. These units are approaching the end of their expected life cycles. It should be anticipated that they will require replacement within the scope of this analysis.

A sump pump system facilitates the drainage of stormwater from this facility. This system is currently serviceable. However, it should be anticipated that it will require replacement within the purview of this analysis.

VERTICAL TRANSPORTATION

This facility is served by a small service lift that for the purposes of this report is considered a freight elevator. This 1,500 pound capacity unit has a travel of two floors and is operated using proprietary electromechanical controls. No projects have been recommended for this elevator due to limited use. The addition of a passenger elevator is recommended in the Accessibility section of this report.

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:

NAME	POSITION	SPECIALTY
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.

GLOBAL MARKUP PERCENTAGES		R.S. MEANS
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.

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

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.

6. CATEGORY CODE (Shown in Sections 2 and 3)

Example: Category Code = EL5A EL = System Description
5 = Component Description
A = Element Description

CATEGORY CODE*			SYSTEM DESCRIPTION
AC1A	-	AC4B	Accessibility
EL1A	-	EL8A	Electrical
ES1A	-	ES6E	Exterior Structure
FS1A	-	FS6A	Fire / Life Safety
HE1A	-	HE7A	Health
HV1A	-	HV8B	HVAC
IS1A	-	IS6D	Interior Finishes / Systems
PL1A	-	PL5A	Plumbing
SI1A	-	SI4A	Site
SS1A	-	SS7A	Security Systems
VT1A	-	VT7A	Vertical Transportation

*Refer to the Category Code Report starting on page 1.5.1.

7. PRIORITY SEQUENCE BY PRIORITY CLASS

All projects are assigned both a Priority Sequence number and Priority Class number for categorizing and sorting projects based on criticality and recommended execution order.

Example:

PRIORITY CLASS 1

Code	Project No.	Priority Sequence
HV2C	0001HV04	01
PL1D	0001PL02	02

PRIORITY CLASS 2

Code	Project No.	Priority Sequence
IS1E	0001IS06	03
EL4C	0001EL03	04

8. PROJECT SUBCLASS TYPE

A. Energy Conservation: Projects with energy conservation opportunities, based on simple payback analysis.

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

Asset Number	Photo Sequence	Arch / Eng / VT
0001	006	e

CATEGORY CODE REPORT			
CODE	**COMPONENT DESCRIPTION**	**ELEMENT DESCRIPTION**	**DEFINITION**
SYSTEM DESCRIPTION: ACCESSIBILITY			
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.
SYSTEM DESCRIPTION: ELECTRICAL			
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.

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.
SYSTEM DESCRIPTION: EXTERIOR			
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	DAMPPROOFING/ 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.
SYSTEM DESCRIPTION: FIRE / LIFE SAFETY			
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.
SYSTEM DESCRIPTION: HEALTH			
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.

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.
SYSTEM DESCRIPTION: HVAC			
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.

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.
SYSTEM DESCRIPTION: INTERIOR FINISHES / SYSTEMS			
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	CABINETRY	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 coves, phone booths, interior lightwells, etc.
SYSTEM DESCRIPTION: PLUMBING			
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.

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	Alternations 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.
SYSTEM DESCRIPTION: SITE			
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.
SYSTEM DESCRIPTION: SECURITY SYSTEMS			
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.
SYSTEM DESCRIPTION: VERTICAL TRANSPORTATION			
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
VH0801 : VILLAGE HALL

System Code	System Description	Priority Classes 1	2	3	4	Subtotal
AC	ACCESSIBILITY	0	430,352	81,604	0	511,956
EL	ELECTRICAL	0	0	1,588,947	0	1,588,947
ES	EXTERIOR	0	0	528,445	390,563	919,008
FS	FIRE/LIFE SAFETY	8,347	0	212,449	0	220,796
HV	HVAC	0	0	2,702,096	0	2,702,096
IS	INTERIOR FINISHES/SYS	0	0	272,810	0	272,810
PL	PLUMBING	0	0	483,805	12,962	496,767
SI	SITE	0	0	20,829	0	20,829
	TOTALS	$8,347	$430,352	$5,890,986	$403,525	$6,733,209

Current Replacement Value	$16,616,000
Facility Condition Needs Index	0.41

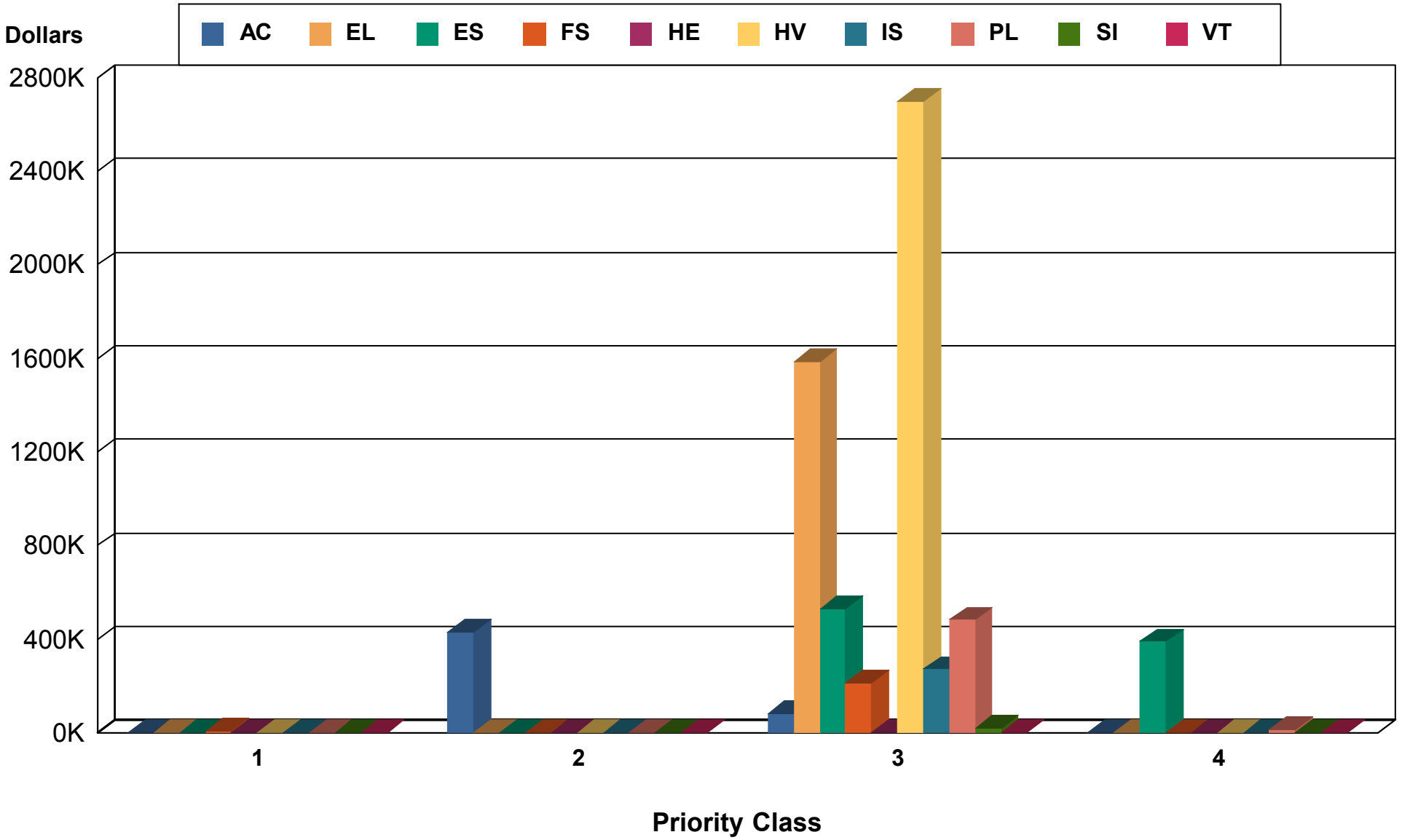
Gross Square Feet	44,000

Total Cost Per Square Foot	$153.03

FACILITY CONDITION ASSESSMENT

System Code by Priority Class

VH0801 : VILLAGE HALL



Detailed Project Totals
Facility Condition Assessment
System Code by Project Class
VH0801 : VILLAGE HALL

System Code	System Description	Project Classes: Capital Renewal	Deferred Maintenance	Plant Adaption	Subtotal
AC	ACCESSIBILITY	0	0	511,956	511,956
EL	ELECTRICAL	0	1,434,019	154,928	1,588,947
ES	EXTERIOR	457,271	461,737	0	919,008
FS	FIRE/LIFE SAFETY	174,778	37,671	8,347	220,796
HV	HVAC	0	433,930	2,268,166	2,702,096
IS	INTERIOR FINISHES/SYS	272,810	0	0	272,810
PL	PLUMBING	28,936	467,831	0	496,767
SI	SITE	0	20,829	0	20,829
	TOTALS	$933,794	$2,856,018	$2,943,397	$6,733,209

Current Replacement Value	$16,616,000
Facility Condition Needs Index	0.41

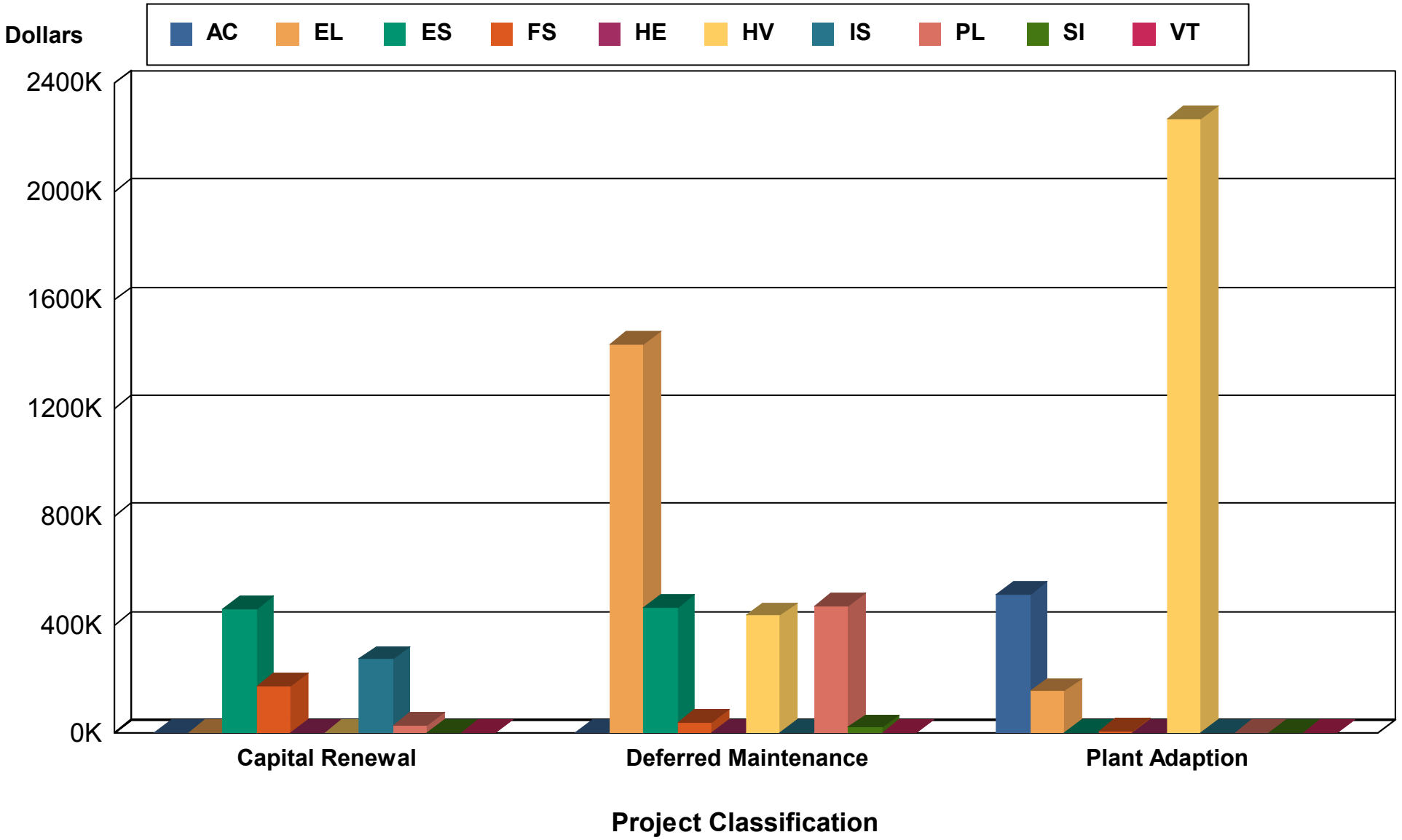
Gross Square Feet	44,000

Total Cost Per Square Foot	$153.03

FACILITY CONDITION ANALYSIS

System Code by Project Class

VH0801 : VILLAGE HALL



Detailed Project Summary
Facility Condition Assessment
Project Class by Priority Class
VH0801 : VILLAGE HALL

Project Class	Priority Classes 1	2	3	4	Subtotal
Capital Renewal	0	0	530,270	403,525	933,794
Deferred Maintenance	0	0	2,856,018	0	2,856,018
Plant Adaption	8,347	430,352	2,504,698	0	2,943,397
TOTALS	$8,347	$430,352	$5,890,986	$403,525	$6,733,209

Current Replacement Value	$16,616,000
Facility Condition Needs Index	0.41

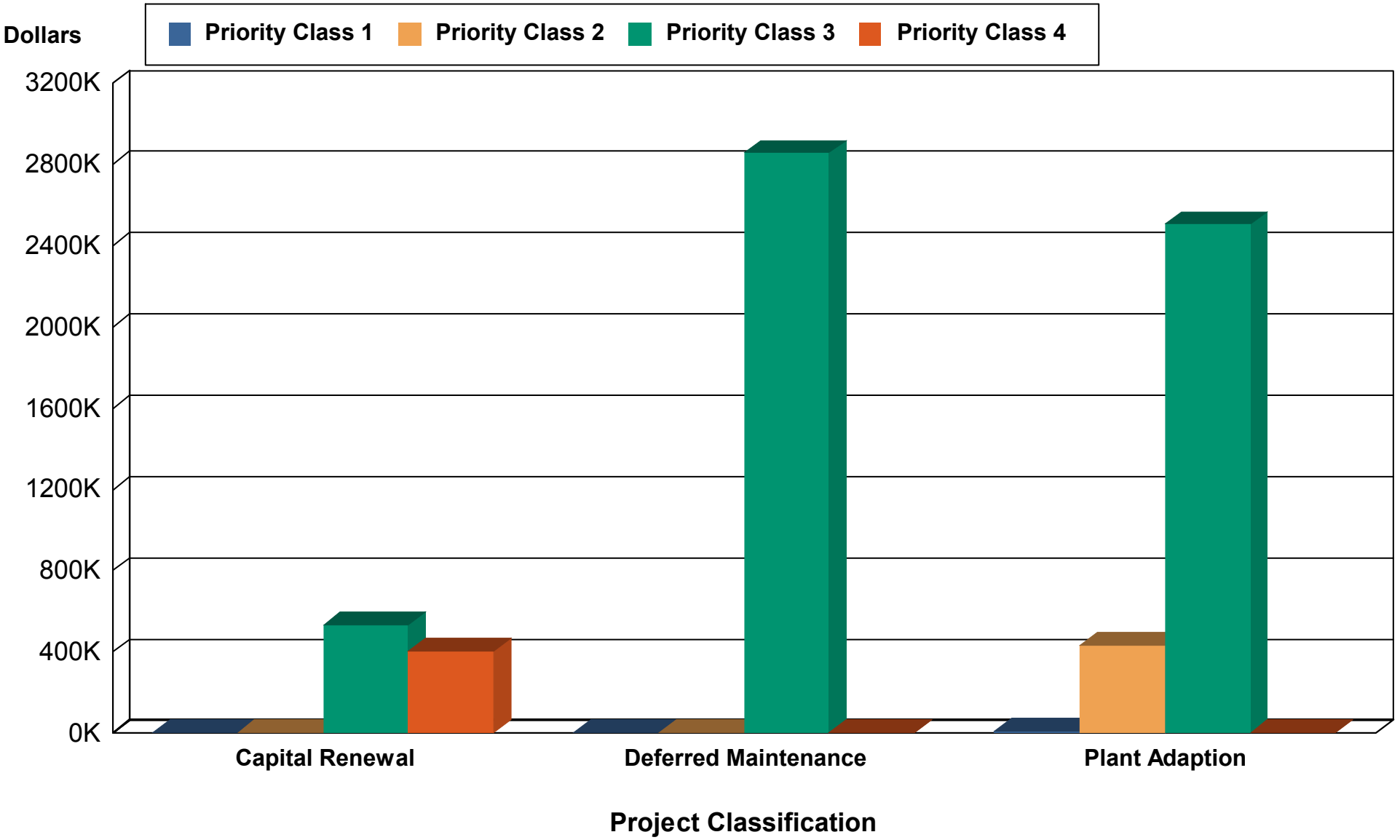
Gross Square Feet	44,000

Total Cost Per Square Foot	$153.03

FACILITY CONDITION ASSESSMENT

Project Class by Priority Class

VH0801 : VILLAGE HALL



Detailed Project Summary

Facility Condition Assessment

Priority Class - Priority Sequence

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
FS5E	VH0801FS01	1	1	GUARDRAIL UPGRADES	7,196	1,151	8,347
				Totals for Priority Class 1	**7,196**	**1,151**	**8,347**
AC3C	VH0801AC04	2	2	LEVER DOOR HARDWARE AND ADA COMPLIANT SIGNAGE INSTALLATIONS	57,587	9,214	66,801
AC3B	VH0801AC07	2	3	ADA UPGRADES TO STAIR HANDRAILS	8,045	1,287	9,332
AC3A	VH0801AC05	2	4	PASSENGER ELEVATOR INSTALLATION	269,453	43,113	312,566
AC3A	VH0801AC01	2	5	WHEELCHAIR STAIR CLIMBER INSTALLATIONS	32,265	5,162	37,427
AC4A	VH0801AC06	2	6	CREATE WHEELCHAIR HEIGHT POSITION AT SERVICE COUNTER	3,643	583	4,226
				Totals for Priority Class 2	**370,993**	**59,359**	**430,352**
FS3A	VH0801FS03	3	7	REPLACE SPRINKLER HEADS	32,475	5,196	37,671
FS2A	VH0801FS02	3	8	FIRE ALARM SYSTEM REPLACEMENT	150,671	24,107	174,778
AC3E	VH0801AC03	3	9	EMPLOYEE LOCKER ROOM RENOVATIONS	60,492	9,679	70,170
AC3F	VH0801AC02	3	10	SINGLE LEVEL DRINKING FOUNTAIN REPLACEMENT	9,857	1,577	11,434
ES4B	VH0801ES03	3	11	ROOFING REPLACEMENTS	398,049	63,688	461,737
ES5A	VH0801ES01	3	12	AGING EXTERIOR DOOR REPLACEMENT	57,507	9,201	66,708
HV3A	VH0801HV01	3	13	HVAC SYSTEM INSTALLATION	1,681,108	268,977	1,950,085
HV2A	VH0801HV03	3	14	INSTALL CHILLED WATER GENERATION EQUIPMENT	274,208	43,873	318,081
HV1A	VH0801HV02	3	15	BOILER REPLACEMENT	374,078	59,852	433,930
EL1A	VH0801EL02	3	16	UPGRADE ELECTRICAL SERVICE	133,559	21,369	154,928
EL5A	VH0801EL01	3	17	REPLACE EMERGENCY GENERATOR	39,150	6,264	45,414
EL3B	VH0801EL04	3	18	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	782,953	125,272	908,225
EL4B	VH0801EL03	3	19	INTERIOR LIGHTING UPGRADE	414,120	66,259	480,380
IS1A	VH0801IS01	3	20	CAPITAL RENEWAL CARPETING UPGRADE	235,181	37,629	272,810
PL1A	VH0801PL02	3	21	WATER SUPPLY PIPING REPLACEMENT	161,435	25,830	187,265
PL2A	VH0801PL03	3	22	DRAIN PIPING REPLACEMENT	241,867	38,699	280,566

Detailed Project Summary

Facility Condition Assessment

Priority Class - Priority Sequence

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
PL1E	VH0801PL01	3	23	DOMESTIC WATER HEATER REPLACEMENT	13,771	2,203	15,974
SI1A	VH0801SI01	3	24	REPLACE DETERIORATING SIDEWALKS AND SITE PLANTER WALLS	17,956	2,873	20,829
				Totals for Priority Class 3	**5,078,436**	**812,550**	**5,890,986**
ES5B	VH0801ES02	4	25	WINDOW UPGRADES	336,692	53,871	390,563
PL2B	VH0801PL04	4	26	REPLACE SUMP PUMP	11,174	1,788	12,962
				Totals for Priority Class 4	**347,866**	**55,659**	**403,525**
				Grand Total:	**5,804,491**	**928,718**	**6,733,209**

Detailed Project Summary

Facility Condition Assessment

Project Classification

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
FS2A	VH0801FS02	8	Capital Renewal	3	FIRE ALARM SYSTEM REPLACEMENT	174,778
ES5A	VH0801ES01	12	Capital Renewal	3	AGING EXTERIOR DOOR REPLACEMENT	66,708
IS1A	VH0801IS01	20	Capital Renewal	3	CAPITAL RENEWAL CARPETING UPGRADE	272,810
PL1E	VH0801PL01	23	Capital Renewal	3	DOMESTIC WATER HEATER REPLACEMENT	15,974
ES5B	VH0801ES02	25	Capital Renewal	4	WINDOW UPGRADES	390,563
PL2B	VH0801PL04	26	Capital Renewal	4	REPLACE SUMP PUMP	12,962
			Totals for Capital Renewal			**933,794**
FS3A	VH0801FS03	7	Deferred Maintenance	3	REPLACE SPRINKLER HEADS	37,671
ES4B	VH0801ES03	11	Deferred Maintenance	3	ROOFING REPLACEMENTS	461,737
HV1A	VH0801HV02	15	Deferred Maintenance	3	BOILER REPLACEMENT	433,930
EL5A	VH0801EL01	17	Deferred Maintenance	3	REPLACE EMERGENCY GENERATOR	45,414
EL3B	VH0801EL04	18	Deferred Maintenance	3	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	908,225
EL4B	VH0801EL03	19	Deferred Maintenance	3	INTERIOR LIGHTING UPGRADE	480,380
PL1A	VH0801PL02	21	Deferred Maintenance	3	WATER SUPPLY PIPING REPLACEMENT	187,265
PL2A	VH0801PL03	22	Deferred Maintenance	3	DRAIN PIPING REPLACEMENT	280,566
SI1A	VH0801SI01	24	Deferred Maintenance	3	REPLACE DETERIORATING SIDEWALKS AND SITE PLANTER WALLS	20,829
			Totals for Deferred Maintenance			**2,856,018**
FS5E	VH0801FS01	1	Plant Adaption	1	GUARDRAIL UPGRADES	8,347
AC3C	VH0801AC04	2	Plant Adaption	2	LEVER DOOR HARDWARE AND ADA COMPLIANT SIGNAGE INSTALLATIONS	66,801
AC3B	VH0801AC07	3	Plant Adaption	2	ADA UPGRADES TO STAIR HANDRAILS	9,332
AC3A	VH0801AC05	4	Plant Adaption	2	PASSENGER ELEVATOR INSTALLATION	312,566

Detailed Project Summary

Facility Condition Assessment

Project Classification

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Priority Sequence	Project Classification	Priority Class	Project Title	Total Cost
AC3A	VH0801AC01	5	Plant Adaption	2	WHEELCHAIR STAIR CLIMBER INSTALLATIONS	37,427
AC4A	VH0801AC06	6	Plant Adaption	2	CREATE WHEELCHAIR HEIGHT POSITION AT SERVICE COUNTER	4,226
AC3E	VH0801AC03	9	Plant Adaption	3	EMPLOYEE LOCKER ROOM RENOVATIONS	70,170
AC3F	VH0801AC02	10	Plant Adaption	3	SINGLE LEVEL DRINKING FOUNTAIN REPLACEMENT	11,434
HV3A	VH0801HV01	13	Plant Adaption	3	HVAC SYSTEM INSTALLATION	1,950,085
HV2A	VH0801HV03	14	Plant Adaption	3	INSTALL CHILLED WATER GENERATION EQUIPMENT	318,081
EL1A	VH0801EL02	16	Plant Adaption	3	UPGRADE ELECTRICAL SERVICE	154,928
			Totals for Plant Adaption			**2,943,397**
			Grand Total:			**6,733,209**

Detailed Project Summary

Facility Condition Assessment

Energy Conservation

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Total Cost	Annual Savings	Simple Payback
ES4B	VH0801ES03	3	11	ROOFING REPLACEMENTS	461,737	2,800	164.91
EL4B	VH0801EL03	3	19	INTERIOR LIGHTING UPGRADE	480,380	12,120	39.64
				Totals for Priority Class 3	**942,117**	**14,920**	63.14
ES5B	VH0801ES02	4	25	WINDOW UPGRADES	390,563	1,800	216.98
				Totals for Priority Class 4	**390,563**	**1,800**	216.98
				Grand Total:	**1,332,680**	**16,720**	79.71

Detailed Project Summary

Facility Condition Assessment

Category/System Code

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
AC3C	VH0801AC04	2	2	LEVER DOOR HARDWARE AND ADA COMPLIANT SIGNAGE INSTALLATIONS	57,587	9,214	66,801
AC3B	VH0801AC07	2	3	ADA UPGRADES TO STAIR HANDRAILS	8,045	1,287	9,332
AC3A	VH0801AC05	2	4	PASSENGER ELEVATOR INSTALLATION	269,453	43,113	312,566
AC3A	VH0801AC01	2	5	WHEELCHAIR STAIR CLIMBER INSTALLATIONS	32,265	5,162	37,427
AC4A	VH0801AC06	2	6	CREATE WHEELCHAIR HEIGHT POSITION AT SERVICE COUNTER	3,643	583	4,226
AC3E	VH0801AC03	3	9	EMPLOYEE LOCKER ROOM RENOVATIONS	60,492	9,679	70,170
AC3F	VH0801AC02	3	10	SINGLE LEVEL DRINKING FOUNTAIN REPLACEMENT	9,857	1,577	11,434
	Totals for System Code			**ACCESSIBILITY**	**441,341**	**70,615**	**511,956**
EL1A	VH0801EL02	3	16	UPGRADE ELECTRICAL SERVICE	133,559	21,369	154,928
EL5A	VH0801EL01	3	17	REPLACE EMERGENCY GENERATOR	39,150	6,264	45,414
EL3B	VH0801EL04	3	18	UPGRADE ELECTRICAL DISTRIBUTION NETWORK	782,953	125,272	908,225
EL4B	VH0801EL03	3	19	INTERIOR LIGHTING UPGRADE	414,120	66,259	480,380
	Totals for System Code			**ELECTRICAL**	**1,369,782**	**219,165**	**1,588,947**
ES4B	VH0801ES03	3	11	ROOFING REPLACEMENTS	398,049	63,688	461,737
ES5A	VH0801ES01	3	12	AGING EXTERIOR DOOR REPLACEMENT	57,507	9,201	66,708
ES5B	VH0801ES02	4	25	WINDOW UPGRADES	336,692	53,871	390,563
	Totals for System Code			**EXTERIOR**	**792,248**	**126,760**	**919,008**
FS5E	VH0801FS01	1	1	GUARDRAIL UPGRADES	7,196	1,151	8,347
FS3A	VH0801FS03	3	7	REPLACE SPRINKLER HEADS	32,475	5,196	37,671
FS2A	VH0801FS02	3	8	FIRE ALARM SYSTEM REPLACEMENT	150,671	24,107	174,778
	Totals for System Code			**FIRE/LIFE SAFETY**	**190,342**	**30,455**	**220,796**
HV3A	VH0801HV01	3	13	HVAC SYSTEM INSTALLATION	1,681,108	268,977	1,950,085
HV2A	VH0801HV03	3	14	INSTALL CHILLED WATER GENERATION EQUIPMENT	274,208	43,873	318,081
HV1A	VH0801HV02	3	15	BOILER REPLACEMENT	374,078	59,852	433,930

Detailed Project Summary

Facility Condition Assessment

Category/System Code

VH0801 : VILLAGE HALL

Cat. Code	Project Number	Pri Cls	Pri Seq	Project Title	Construction Cost	Professional Fee	Total Cost
	Totals for System Code			**HVAC**	**2,329,393**	**372,703**	**2,702,096**
IS1A	VH0801IS01	3	20	CAPITAL RENEWAL CARPETING UPGRADE	235,181	37,629	272,810
	Totals for System Code			**INTERIOR FINISHES/SYS**	**235,181**	**37,629**	**272,810**
PL1A	VH0801PL02	3	21	WATER SUPPLY PIPING REPLACEMENT	161,435	25,830	187,265
PL2A	VH0801PL03	3	22	DRAIN PIPING REPLACEMENT	241,867	38,699	280,566
PL1E	VH0801PL01	3	23	DOMESTIC WATER HEATER REPLACEMENT	13,771	2,203	15,974
PL2B	VH0801PL04	4	26	REPLACE SUMP PUMP	11,174	1,788	12,962
	Totals for System Code			**PLUMBING**	**428,248**	**68,520**	**496,767**
SI1A	VH0801SI01	3	24	REPLACE DETERIORATING SIDEWALKS AND SITE PLANTER WALLS	17,956	2,873	20,829
	Totals for System Code			**SITE**	**17,956**	**2,873**	**20,829**
	Grand Total:				**5,804,491**	**928,718**	**6,733,209**

FACILITY CONDITION ANALYSIS

SECTION 3

SPECIFIC PROJECT DETAILS ILLUSTRATING DESCRIPTION / COST

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801FS01	**Title:**	GUARDRAIL UPGRADES
Priority Sequence:	1		
Priority Class:	1		
Category Code:	FS5E	**System:**	FIRE/LIFE SAFETY
		Component:	EGRESS PATH
		Element:	STAIRS AND RAILING
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 1003.2		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Item Only: Floor(s) 1		

Project Description

Code requires that there be a guardrail where there is an elevation change in excess of 30 inches. The guardrail should be a minimum of 42 inches high and have sufficient infill to prevent the passage of a specific diameter sphere. The guardrails at the east wing stairs to the basement and at the edge of the public restroom vestibule are too low and lack sufficient infill. A painted wood or metal rail, as appropriate, should be added above and parallel to the existing top rail. The plastic infill at the restroom vestibule may not be able to withstand the impact level mandated by code. Both of these guardrails should be upgraded. The most cost-effective method of complying with the sphere test is the application of a painted, galvanized, expanded metal grillage across the face of the guardrails.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801FS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Equipment rental, galvanized, expanded metal grillage, paint (2 coats), and tools allowance	LOT	1	$3,500	$3,500	$1,920	$1,920	$5,420
	Project Totals:			**$3,500**		**$1,920**	**$5,420**

Material/Labor Cost		$5,420
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$5,997
General Contractor Mark Up at 20.0%	+	$1,199
Inflation	+	$0
Construction Cost		$7,196
Professional Fees at 16.0%	+	$1,151
Total Project Cost		**$8,347**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC04	**Title:**	LEVER DOOR HARDWARE AND ADA COMPLIANT SIGNAGE INSTALLATIONS
Priority Sequence:	2		
Priority Class:	2		
Category Code:	AC3C	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 309.4, 703.1		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1,2,B,LL,M		

Project Description

While the interior doors seem to be suitable for ten more years of useful service, the knob actuated hardware presents a barrier to accessibility. Most of the interior doors have knob hardware. 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 handle hardware be installed on all interior and exterior doors that still have knob hardware. Additionally, not all of the signage to the permanent spaces is ADA compliant. It is recommended that all non-compliant room and directional signage be upgraded to conform to 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: VH0801AC04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	121	$58.04	$7,023	$17.07	$2,065	$9,088
Lever actuated door hardware	EA	97	$298	$28,906	$76.25	$7,396	$36,302
	Project Totals:			**$35,929**		**$9,462**	**$45,391**

Material/Labor Cost		$45,391
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$47,989
General Contractor Mark Up at 20.0%	+	$9,598
Inflation	+	$0
Construction Cost		$57,587
Professional Fees at 16.0%	+	$9,214
Total Project Cost		**$66,801**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC07	**Title:**	ADA UPGRADES TO STAIR HANDRAILS
Priority Sequence:	3		
Priority Class:	2		
Category Code:	AC3B	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IBC 1003.3 ADAAG 505		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Item Only: Floor(s) 1,2,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 or metal handrails at the various stairs on each floor meet all of these requirements. The application of graspable, painted wood or metal handrails, as appropriate, is recommended for all of these stairs on each floor.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801AC07

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Equipment rental, handrail extensions, supplies, and paint (2 coats) allowance	LOT	1	$2,500	$2,500	$3,200	$3,200	$5,700
	Project Totals:			**$2,500**		**$3,200**	**$5,700**

Material/Labor Cost		$5,700
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$6,704
General Contractor Mark Up at 20.0%	+	$1,341
Inflation	+	$0
Construction Cost		$8,045
Professional Fees at 16.0%	+	$1,287
Total Project Cost		**$9,332**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC05	**Title:**	PASSENGER ELEVATOR INSTALLATION
Priority Sequence:	4		
Priority Class:	2		
Category Code:	AC3A	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ASME A17.1 ADAAG 407		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is a non-ADA freight elevator in the building, but no wheelchair access to the upper floor or lower levels. The installation of an interior hydraulic elevator is proposed in such a location as to access all floor levels.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801AC05

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator installation within the current building footprint (two stops)	SYS	1	$78,986	$78,986	$58,727	$58,727	$137,713
Each additional stop	FLR	1	$18,210	$18,210	$38,412	$38,412	$56,622
	Project Totals:			**$97,196**		**$97,139**	**$194,335**

Material/Labor Cost		$194,335
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$224,544
General Contractor Mark Up at 20.0%	+	$44,909
Inflation	+	$0
Construction Cost		$269,453
Professional Fees at 16.0%	+	$43,113
Total Project Cost		**$312,566**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC01	**Title:**	WHEELCHAIR STAIR CLIMBER INSTALLATIONS
Priority Sequence:	5		
Priority Class:	2		
Category Code:	AC3A	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 410		

Project Class:	Plant Adaption
Project Date:	05/21/2012
Project Location:	Item Only: Floor(s) 1,LL

Project Description

Accessibility legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to access the secondary steps within the entry floor Council Chamber seating area, the steps leading down into the printing room at the entry floor, or the steps down to the two locker rooms at the lower level. It is recommended that a wheelchair lift or stair climber be installed at these three locations.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801AC01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift / stair climber, conduit, wiring, tools, and supplies	EA	3	$7,126	$21,378	$1,457	$4,371	$25,749
	Project Totals:			**$21,378**		**$4,371**	**$25,749**

Material/Labor Cost		$25,749
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$26,887
General Contractor Mark Up at 20.0%	+	$5,377
Inflation	+	$0
Construction Cost		$32,265
Professional Fees at 16.0%	+	$5,162
Total Project Cost		**$37,427**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC06	**Title:**	CREATE WHEELCHAIR HEIGHT POSITION AT SERVICE COUNTER
Priority Sequence:	6		
Priority Class:	2		
Category Code:	AC4A	**System:**	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 804		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Item Only: Floor(s) 1		

Project Description

Service counters are required to be generally accessible to all persons. The configuration of one of the two entry floor reception area service counters 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: VH0801AC06

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter modification allowance	LOT	1	$500	$500	$1,920	$1,920	$2,420
	Project Totals:			**$500**		**$1,920**	**$2,420**

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

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801FS03	**Title:**	REPLACE SPRINKLER HEADS
Priority Sequence:	7		
Priority Class:	3		
Category Code:	FS3A	**System:**	FIRE/LIFE SAFETY
		Component:	SUPPRESSION
		Element:	SPRINKLERS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NFPA 1, 13, 13D, 101		

Project Class:	Deferred Maintenance
Project Date:	05/21/2012
Project Location:	Floor-wide: Floor(s) 1,2,B,LL

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: VH0801FS03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire sprinkler head replacement	SF	44,000	$0.10	$4,400	$0.39	$17,160	$21,560
Project Totals:				**$4,400**		**$17,160**	**$21,560**

Material/Labor Cost		$21,560
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$27,063
General Contractor Mark Up at 20.0%	+	$5,413
Inflation	+	$0
Construction Cost		$32,475
Professional Fees at 16.0%	+	$5,196
Total Project Cost		**$37,671**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801FS02	**Title:**	FIRE ALARM SYSTEM REPLACEMENT
Priority Sequence:	8		
Priority Class:	3		
Category Code:	FS2A	**System:**	FIRE/LIFE SAFETY
		Component:	DETECTION ALARM
		Element:	GENERAL
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702.1 NFPA 1, 101		
Project Class:	Capital Renewal		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1,2,B,LL		

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: VH0801FS02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm control panel(s), annunciator, smoke and heat detectors, manual pull stations, audible and visual alarms, wiring, raceways, cut and patching materials	SF	44,000	$1.59	$69,960	$0.97	$42,680	$112,640
Project Totals:				**$69,960**		**$42,680**	**$112,640**

Material/Labor Cost		$112,640
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$125,559
General Contractor Mark Up at 20.0%	+	$25,112
Inflation	+	$0
Construction Cost		$150,671
Professional Fees at 16.0%	+	$24,107
Total Project Cost		**$174,778**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC03	**Title:**	EMPLOYEE LOCKER ROOM RENOVATIONS
Priority Sequence:	9		
Priority Class:	3		
Category Code:	AC3E	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 603, 604, 605, 606, 608		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Room Only: Floor(s) LL		

Project Description

The lower level employee 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, accessories, and removal of the curb at the showers, is recommended. Locker room expansion may be necessary in order to meet modern minimum fixture count and accessibility requirements.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801AC03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Major restroom renovation including fixtures, finishes, partitions, accessories and expansion if necessary	FIXT	11	$2,152	$23,672	$1,857	$20,427	$44,099
	Project Totals:			**$23,672**		**$20,427**	**$44,099**

Material/Labor Cost		$44,099
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$50,410
General Contractor Mark Up at 20.0%	+	$10,082
Inflation	+	$0
Construction Cost		$60,492
Professional Fees at 16.0%	+	$9,679
Total Project Cost		**$70,170**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801AC02	**Title:**	SINGLE LEVEL DRINKING FOUNTAIN REPLACEMENT
Priority Sequence:	10		
Priority Class:	3		
Category Code:	AC3F	**System:**	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 211, 602		

Project Class:	Plant Adaption
Project Date:	05/21/2012
Project Location:	Item Only: Floor(s) 1

Project Description

Current ADA legislation requires that building amenities, such as drinking fountains, be generally accessible to all persons. The single level configuration of the drinking fountain at the entry floor may serve the needs of a wheelchair user or someone who cannot stoop, but not both. This drinking fountain should be replaced with a dual level, refrigerated unit. Widening of the existing alcove will probably be necessary for the new fountain.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801AC02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	$1,329	$1,329	$409	$409	$1,738
Alcove construction, including finishes	EA	1	$958	$958	$4,090	$4,090	$5,048
	Project Totals:			**$2,287**		**$4,499**	**$6,786**

Material/Labor Cost		$6,786
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$8,214
General Contractor Mark Up at 20.0%	+	$1,643
Inflation	+	$0
Construction Cost		$9,857
Professional Fees at 16.0%	+	$1,577
Total Project Cost		**$11,434**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801ES03	**Title:**	ROOFING REPLACEMENTS
Priority Sequence:	11		
Priority Class:	3		
Category Code:	ES4B	**System:**	EXTERIOR
		Component:	ROOF
		Element:	REPLACEMENT
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Energy Conservation	$2,800.00	
Code Application:	Not Applicable		

Project Class:	Deferred Maintenance
Project Date:	05/21/2012
Project Location:	Floor-wide: Floor(s) R

Project Description

The majority of the building roofing is a flat membrane system, including on the gabled portion of the central roof area, and is in overall good condition. However, experience has shown that this type of installation will be beyond its useful service life within the next ten years. It is recommended that the aging, flat, built-up roofing on the southeast corner and northeast corner wings be replaced, along with the asphalt shingled gable roof elements on the northeast corner wing. The existing stress conditions around the seams and at the perimeter flashing at these two wings will lead to failure if left unattended. The installation of an unballasted membrane system is recommended for all of these roof sections.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801ES03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Membrane roof	SF	40,269	$5.18	$208,593	$2.36	$95,035	$303,628
Project Totals:				**$208,593**		**$95,035**	**$303,628**

Material/Labor Cost		$303,628
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$331,708
General Contractor Mark Up at 20.0%	+	$66,342
Inflation	+	$0
Construction Cost		$398,049
Professional Fees at 16.0%	+	$63,688
Total Project Cost		**$461,737**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801ES01	**Title:**	AGING EXTERIOR DOOR REPLACEMENT
Priority Sequence:	12		
Priority Class:	3		
Category Code:	ES5A	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	DOORS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	05/21/2012		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Replacement of some of the primary entrance doors, primarily at the eastern end of the building, and all of the overhead roll-up doors is recommended. The replacement units should maintain the architectural design aspects of this facility and be modern, energy-efficient applications.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801ES01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High traffic door system	LEAF	2	$2,162	$4,324	$2,185	$4,370	$8,694
Commercial-grade overhead garage door	EA	5	$2,788	$13,940	$3,642	$18,210	$32,150
	Project Totals:			**$18,264**		**$22,580**	**$40,844**

Material/Labor Cost		$40,844
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$47,922
General Contractor Mark Up at 20.0%	+	$9,584
Inflation	+	$0
Construction Cost		$57,507
Professional Fees at 16.0%	+	$9,201
Total Project Cost		**$66,708**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801HV01	**Title:**	HVAC SYSTEM INSTALLATION
Priority Sequence:	13		
Priority Class:	3		
Category Code:	HV3A	**System:**	HVAC
		Component:	HEATING/COOLING
		Element:	SYSTEM RETROFIT/REPLACE
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 62-2004		
	EPA 40 CFR 61.M, 763		
	OSHA 29 CFR 1910.1001, 1926.1101		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1,2,B,LL,R		

Project Description

It is recommended that a central HVAC system be installed to serve this facility. 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, pumps, piping, controls, and related electrical components. Coordinate this project with the proposed chilled water generation system installation. Specify direct digital controls for the new equipment. Incorporate variable frequency drives into the new HVAC design as applicable. It is suspected that the HVAC piping is insulated with ACM. Prior to replacement, properly abate all ACM.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801HV01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Air handlers, exhaust fans, ductwork, VAVs, VFDs, DDCs, pumps, piping, electrical connections, and demolition of existing equipment	SF	44,000	$10.99	$483,560	$13.43	$590,920	$1,074,480
Allowance for abatement of suspected ACM	SF	22,000	$1.10	$24,200	$4.03	$88,660	$112,860
	Project Totals:			**$507,760**		**$679,580**	**$1,187,340**

Material/Labor Cost		$1,187,340
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$1,400,923
General Contractor Mark Up at 20.0%	+	$280,185
Inflation	+	$0
Construction Cost		$1,681,108
Professional Fees at 16.0%	+	$268,977
Total Project Cost		**$1,950,085**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801HV03	**Title:**	INSTALL CHILLED WATER GENERATION EQUIPMENT
Priority Sequence:	14		
Priority Class:	3		
Category Code:	HV2A	**System:**	HVAC
		Component:	COOLING
		Element:	CHILLERS/CONTROLS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ASHRAE 15-2004		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Undefined: Floor(s) 1		

Project Description

In conjunction with the proposed HVAC system installation, it is recommended that local chilled water generation equipment be installed. This includes an appropriately sized chiller with an associated cooling tower. Specify new energy-efficient systems that contain the latest non-CFC refrigerant. This project cost includes electrical and piping connections and related controls and programming. Install refrigeration safety systems in accordance with the ASHRAE safety code for mechanical refrigeration. This includes refrigerant leak detection equipment and an interconnected emergency exhaust system. Specify a cooling tower with a galvanized steel enclosure. The project cost includes all piping, balancing valves, condenser control system, programming, and start-up.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801HV03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of water-cooled chiller, to include mounting and connections	TON	140	$630	$88,238	$378	$52,927	$141,165
Install new galvanized cooling tower	TON	180	$194	$34,895	$155	$27,869	$62,764
	Project Totals:			**$123,133**		**$80,796**	**$203,929**

Material/Labor Cost		$203,929
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$228,506
General Contractor Mark Up at 20.0%	+	$45,701
Inflation	+	$0
Construction Cost		$274,208
Professional Fees at 16.0%	+	$43,873
Total Project Cost		**$318,081**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801HV02	**Title:**	BOILER REPLACEMENT
Priority Sequence:	15		
Priority Class:	3		
Category Code:	HV1A	**System:**	HVAC
		Component:	HEATING
		Element:	BOILERS/STACKS/CONTROLS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IMC Chapters 7, 10		
Project Class:	Deferred Maintenance		
Project Date:	05/21/2012		
Project Location:	Item Only: Floor(s) 1		

Project Description

Replacement of the boilers is recommended. Remove and dispose of the existing units. Install new boilers that are appropriately sized to meet the current heating load. Specify energy-efficient boilers that meet the requirements for allowable emissions.

Project Cost

Project Number: VH0801HV02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Boiler, vent stack, pipe and fittings, controls, demolition, and disposal	MBH	9,400	$18.20	$171,080	$11.48	$107,912	$278,992
	Project Totals:			**$171,080**		**$107,912**	**$278,992**

Material/Labor Cost		$278,992
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$311,731
General Contractor Mark Up at 20.0%	+	$62,346
Inflation	+	$0
Construction Cost		$374,078
Professional Fees at 16.0%	+	$59,852
Total Project Cost		**$433,930**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801EL02	**Title:**	UPGRADE ELECTRICAL SERVICE
Priority Sequence:	16		
Priority Class:	3		
Category Code:	EL1A	**System:**	ELECTRICAL
		Component:	INCOMING SERVICE
		Element:	TRANSFORMER
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Articles 230 and 450		
Project Class:	Plant Adaption		
Project Date:	05/21/2012		
Project Location:	Room Only: Floor(s) B		

Project Description

An upgrade of the electrical service is recommended. Remove existing electric service equipment. Install new transformers, switchgear, conductors, connections, and terminations. The new service should provide 277/480 volt power for lighting and mechanical equipment and 120/208 volt power for receptacles and other power needs. Main 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: VH0801EL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
480 V service transformer, switchgear, and all connections and terminations	AMP	600	$55.00	$33,000	$32.00	$19,200	$52,200
120/208 V step-down transformer, main distribution, and all connections and terminations	AMP	800	$38.00	$30,400	$22.00	$17,600	$48,000
	Project Totals:			**$63,400**		**$36,800**	**$100,200**

Material/Labor Cost		$100,200
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$111,299
General Contractor Mark Up at 20.0%	+	$22,260
Inflation	+	$0
Construction Cost		$133,559
Professional Fees at 16.0%	+	$21,369
Total Project Cost		**$154,928**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801EL01	**Title:**	REPLACE EMERGENCY GENERATOR
Priority Sequence:	17		
Priority Class:	3		
Category Code:	EL5A	**System:**	ELECTRICAL
		Component:	EMERGENCY POWER SYSTEM
		Element:	GENERATION/DISTRIBUTION
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Article 700		
Project Class:	Deferred Maintenance		
Project Date:	05/21/2012		
Project Location:	Item Only: Floor(s) 1		

Project Description

Replace the existing gas-fired 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: VH0801EL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Generator, battery, charger, exhaust, transfer switches, and all connections	KW	30	$745	$22,350	$266	$7,980	$30,330
	Project Totals:			**$22,350**		**$7,980**	**$30,330**

Material/Labor Cost		$30,330
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$32,625
General Contractor Mark Up at 20.0%	+	$6,525
Inflation	+	$0
Construction Cost		$39,150
Professional Fees at 16.0%	+	$6,264
Total Project Cost		**$45,414**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801EL04	**Title:**	UPGRADE ELECTRICAL DISTRIBUTION NETWORK
Priority Sequence:	18		
Priority Class:	3		
Category Code:	EL3B	**System:**	ELECTRICAL
		Component:	SECONDARY DISTRIBUTION
		Element:	DISTRIBUTION NETWORK
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	NEC Articles 110, 210, 220, 230		
Project Class:	Deferred Maintenance		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1,2,B,LL		

Project Description

An upgrade of the building electrical system is recommended. Aging components, such as the circuit breakers, 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. Configure the system to provide 277/480 volt power to lighting and major mechanical systems and 120/208 volt power to devices.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801EL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Power panels, conductors, raceways, devices, demolition, and cut and patching materials	SF	44,000	$4.99	$219,560	$7.48	$329,120	$548,680
	Project Totals:			**$219,560**		**$329,120**	**$548,680**

Material/Labor Cost		$548,680
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$652,461
General Contractor Mark Up at 20.0%	+	$130,492
Inflation	+	$0
Construction Cost		$782,953
Professional Fees at 16.0%	+	$125,272
Total Project Cost		**$908,225**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801EL03	**Title:**	INTERIOR LIGHTING UPGRADE
Priority Sequence:	19		
Priority Class:	3		
Category Code:	EL4B	**System:**	ELECTRICAL
		Component:	DEVICES AND FIXTURES
		Element:	INTERIOR LIGHTING
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Energy Conservation	$12,120.00	
Code Application:	NEC	Articles 210, 410	

Project Class:	Deferred Maintenance
Project Date:	05/21/2012
Project Location:	Floor-wide: Floor(s) 1,2,B,LL

Project Description

An interior lighting upgrade is recommended. Replace existing aged and 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: VH0801EL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
High efficiency fluorescent fixtures, occupancy sensors, and demolition of existing lighting	SF	44,000	$3.01	$132,440	$3.68	$161,920	$294,360
	Project Totals:			**$132,440**		**$161,920**	**$294,360**

Material/Labor Cost		$294,360
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$345,100
General Contractor Mark Up at 20.0%	+	$69,020
Inflation	+	$0
Construction Cost		$414,120
Professional Fees at 16.0%	+	$66,259
Total Project Cost		**$480,380**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801IS01	**Title:**	CAPITAL RENEWAL CARPETING UPGRADE
Priority Sequence:	20		
Priority Class:	3		
Category Code:	IS1A	**System:**	INTERIOR FINISHES/SYS
		Component:	FLOOR
		Element:	FINISHES-DRY
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Capital Renewal		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1,2		

Project Description

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

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801IS01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Carpet	SF	22,570	$5.86	$132,260	$2.19	$49,428	$181,689
	Project Totals:			**$132,260**		**$49,428**	**$181,689**

Material/Labor Cost		$181,689
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$195,984
General Contractor Mark Up at 20.0%	+	$39,197
Inflation	+	$0
Construction Cost		$235,181
Professional Fees at 16.0%	+	$37,629
Total Project Cost		**$272,810**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801PL02	**Title:**	WATER SUPPLY PIPING REPLACEMENT
Priority Sequence:	21		
Priority Class:	3		
Category Code:	PL1A	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	PIPING NETWORK
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapter 6		

Project Class:	Deferred Maintenance
Project Date:	05/21/2012
Project Location:	Floor-wide: Floor(s) 1,2,B,LL

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: VH0801PL02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Copper pipe and fittings, valves, backflow prevention devices, insulation, hangers, demolition, and cut and patching materials	SF	44,000	$0.71	$31,240	$1.78	$78,320	$109,560
Project Totals:				**$31,240**		**$78,320**	**$109,560**

Material/Labor Cost		$109,560
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$134,530
General Contractor Mark Up at 20.0%	+	$26,906
Inflation	+	$0
Construction Cost		$161,435
Professional Fees at 16.0%	+	$25,830
Total Project Cost		**$187,265**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801PL03	**Title:**	DRAIN PIPING REPLACEMENT
Priority Sequence:	22		
Priority Class:	3		
Category Code:	PL2A	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PIPING NETWORK
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapters 7-11		
Project Class:	Deferred Maintenance		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1,2,B,LL		

Project Description

Replacement of the aging drain piping is recommended throughout the facility. Failure to replace the old piping will result in frequent leaks and escalating maintenance costs. Remove sanitary and storm drain piping as needed. Install new cast-iron drain piping networks with copper run-outs to the fixtures. Also install new floor drains, roof drains, and traps.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801PL03

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Cast-iron drain piping and fittings, copper pipe and fittings, floor / roof drains, traps, hangers, demolition, and cut and patching materials	SF	44,000	$1.14	$50,160	$2.61	$114,840	$165,000
Project Totals:				**$50,160**		**$114,840**	**$165,000**

Material/Labor Cost		$165,000
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$201,556
General Contractor Mark Up at 20.0%	+	$40,311
Inflation	+	$0
Construction Cost		$241,867
Professional Fees at 16.0%	+	$38,699
Total Project Cost		**$280,566**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801PL01	**Title:**	DOMESTIC WATER HEATER REPLACEMENT
Priority Sequence:	23		
Priority Class:	3		
Category Code:	PL1E	**System:**	PLUMBING
		Component:	DOMESTIC WATER
		Element:	HEATING
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IPC Chapters 5, 607		
Project Class:	Capital Renewal		
Project Date:	05/21/2012		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Replacement of the domestic water heating equipment is recommended to maintain a reliable supply of domestic hot water. Remove the old water heating equipment and related piping. Install new water heating equipment to meet the present needs of this facility.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801PL01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Electric, commercial-grade water heater replacement, including demolition	GAL	90	$110	$9,878	$10.34	$931	$10,809
Electric, point-of-use water heater, all connections, demolition	EA	1	$297	$297	$151	$151	$448
	Project Totals:			**$10,175**		**$1,082**	**$11,257**

Material/Labor Cost		$11,257
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$11,476
General Contractor Mark Up at 20.0%	+	$2,295
Inflation	+	$0
Construction Cost		$13,771
Professional Fees at 16.0%	+	$2,203
Total Project Cost		**$15,974**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801SI01	**Title:**	REPLACE DETERIORATING SIDEWALKS AND SITE PLANTER WALLS
Priority Sequence:	24		
Priority Class:	3		
Category Code:	SI1A	**System:**	SITE
		Component:	ACCESS
		Element:	PEDESTRIAN
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		

Project Class:	Deferred Maintenance
Project Date:	05/21/2012
Project Location:	Undefined: Floor(s) 1

Project Description

The northwest corner concrete sidewalk and the south facade masonry planters have deteriorated. The sidewalk should be replaced with new sections of concrete sidewalk, and the two south facade entry planters should be rebuilt.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801SI01

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete sidewalk repair allowance	LOT	1	$1,500	$1,500	$1,920	$1,920	$3,420
Masonry planter repair allowance	LOT	1	$2,500	$2,500	$6,400	$6,400	$8,900
	Project Totals:			**$4,000**		**$8,320**	**$12,320**

Material/Labor Cost		$12,320
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$14,964
General Contractor Mark Up at 20.0%	+	$2,993
Inflation	+	$0
Construction Cost		$17,956
Professional Fees at 16.0%	+	$2,873
Total Project Cost		**$20,829**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801ES02	**Title:**	WINDOW UPGRADES
Priority Sequence:	25		
Priority Class:	4		
Category Code:	ES5B	**System:**	EXTERIOR
		Component:	FENESTRATIONS
		Element:	WINDOWS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Energy Conservation	$1,800.00	
Code Application:	Not Applicable		

Project Class:	Capital Renewal
Project Date:	05/21/2012
Project Location:	Building-wide: Floor(s) 1

Project Description

It is recommended that the existing windows, especially all of the aging single-glazed units at the east facade, be upgraded to insulated systems, which will reduce the energy required to operate the building. Repair or replacement of the windowsills and trim may also be necessary.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801ES02

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Typical standard glazing applications	SF	2,450	$62.60	$153,370	$39.83	$97,584	$250,954
Project Totals:				**$153,370**		**$97,584**	**$250,954**

Material/Labor Cost		$250,954
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$280,577
General Contractor Mark Up at 20.0%	+	$56,115
Inflation	+	$0
Construction Cost		$336,692
Professional Fees at 16.0%	+	$53,871
Total Project Cost		**$390,563**

Specific Project Details

Facility Condition Assessment

Section Three

Project Description

Project Number:	VH0801PL04	**Title:**	REPLACE SUMP PUMP
Priority Sequence:	26		
Priority Class:	4		
Category Code:	PL2B	**System:**	PLUMBING
		Component:	WASTEWATER
		Element:	PUMPS
Building Code:	VH0801		
Building Name:	VILLAGE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IPC 712		
Project Class:	Capital Renewal		
Project Date:	05/21/2012		
Project Location:	Item Only: Floor(s) 1		

Project Description

A sump pump system transfers stormwater from this facility into the local storm drainage network. In order to maintain reliable service, it is recommended that this unit be replaced. Install a new duplex sump pump system, to include pit, pumps, alternating controls, alarms, piping, and electrical connections.

Specific Project Details

Facility Condition Assessment

Section Three

Project Cost

Project Number: VH0801PL04

Task Cost Estimate

Task Description	Unit	Qnty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sump pump system, including pit, pumps, controls, connections, and demolition of existing system	SYS	1	$4,860	$4,860	$3,410	$3,410	$8,270
	Project Totals:			**$4,860**		**$3,410**	**$8,270**

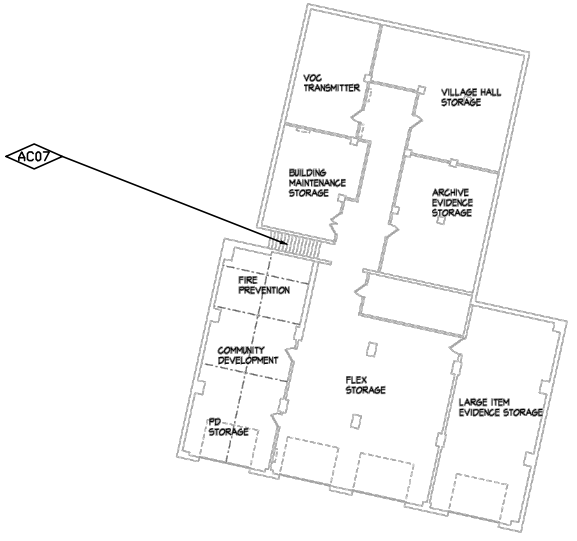
Material/Labor Cost		$8,270
Material Index		98.70
Labor Index		132.40
Material/Labor Indexed Cost		$9,312
General Contractor Mark Up at 20.0%	+	$1,862
Inflation	+	$0
Construction Cost		$11,174
Professional Fees at 16.0%	+	$1,788
Total Project Cost		**$12,962**

FACILITY CONDITION ANALYSIS

SECTION 4

DRAWINGS AND PROJECT LOCATIONS

VILLAGE OF DOWNERS GROVE



AC04 EL03 EL04 FS02 FS03 HV01
PL02 PL03

LOWER LEVEL

AC04 EL03 EL04 FS02 FS03 HV01
PL02 PL03 AC01 AC03 AC03

N

VILLAGE HALL

BLDG NO. VH0801

ISES CORPORATION

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

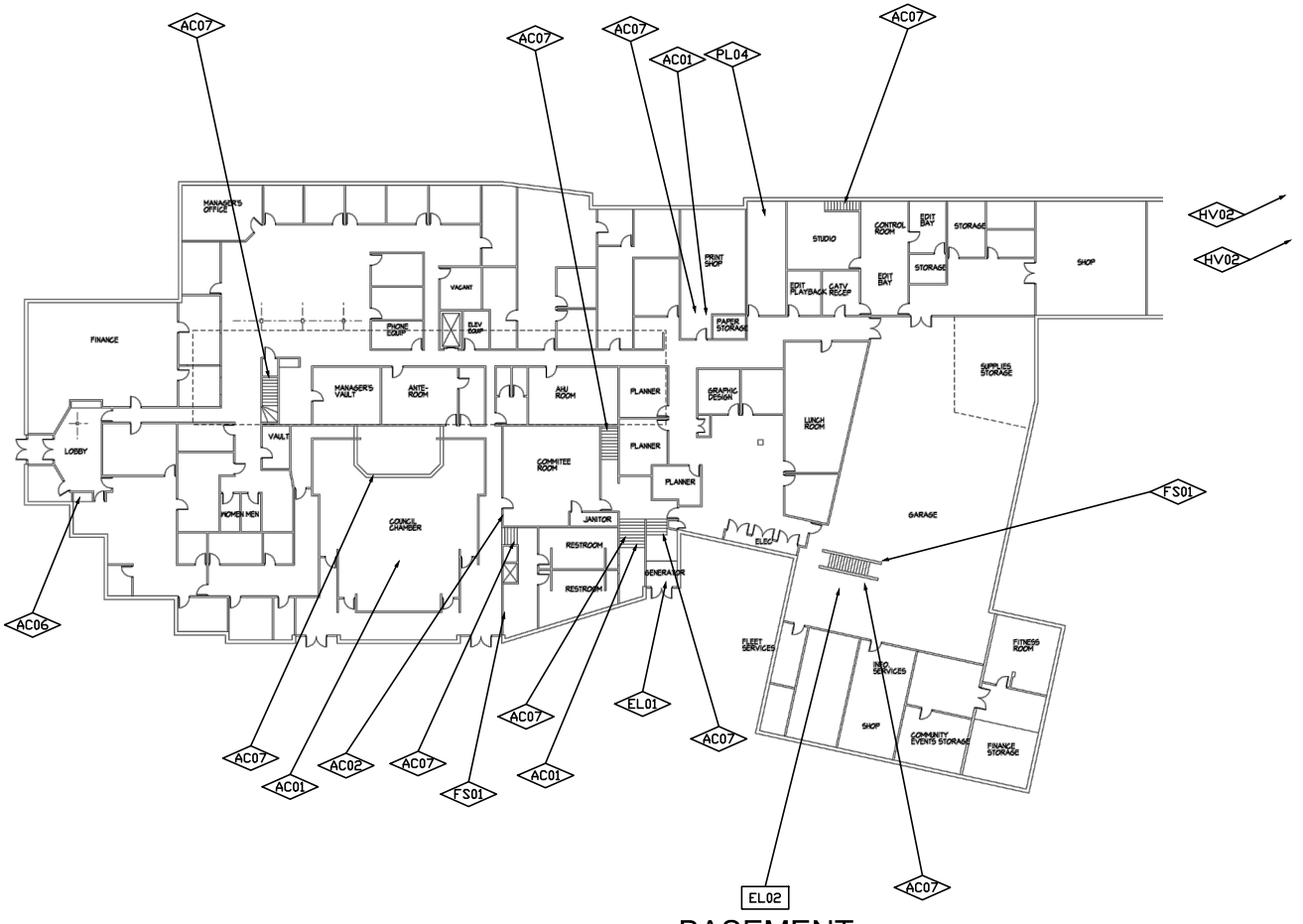
PROJECT NUMBER APPLIES TO AREA AS NOTED

Date: 6/11/2012
Drawn by: J.T.V.
Project No. 12-029

BASEMENT FLOOR PLAN

Sheet No.
1 of 3

VILLAGE OF DOWNERS GROVE



BASEMENT

AC05 HV03 SI01 ES01 ES02

AC04 EL03 EL04 FS02 FS03 HV01

IS01 PL01 PL02 PL03

MEZZANINE

AC04

N

VILLAGE HALL

BLDG NO. VH0801

ISES CORPORATION

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

Date: 6/11/2012
Drawn by: J.T.V.
Project No. 12-029

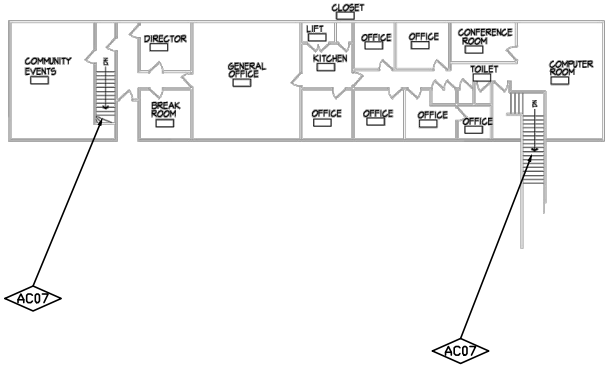
FIRST FLOOR PLAN

Sheet No.
2 of 3

VILLAGE OF DOWNERS GROVE

ROOF

ES03 HV01



AC04 EL03 EL04 FS02 FS03 HV01

IS01 PL02 PL03

N

VILLAGE HALL

BLDG NO. VH0801

ISES CORPORATION

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

Date: 6/11/2012
Drawn by: J.T.V.
Project No. 12-029

SECOND FLOOR PLAN

Sheet No.
3 of 3

FACILITY CONDITION ANALYSIS

SECTION 5

LIFE CYCLE MODEL SUMMARY AND PROJECTIONS

Life Cycle Model

Building Component Summary

VH0801 : VILLAGE HALL

Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
B2010	EXTERIOR FINISH RENEWAL	4,470	SF	$2.78	0.31	$3,853	1970	10
B2010	EXTERIOR FINISH RENEWAL	6,430	SF	$2.78	0.31	$5,542	1990	10
B2010	PAINTED METAL SIDING	1,080	SF	$13.51		$14,596	1990	35
B2020	STANDARD GLAZING AND CURTAIN WALL	660	SF	$155.74		$102,785	1970	55
B2020	STANDARD GLAZING AND CURTAIN WALL	1,790	SF	$155.74		$278,766	1990	55
B2030	OVERHEAD GARAGE DOOR	5	EA	$11,054.23		$55,271	1990	30
B2030	HIGH TRAFFIC EXTERIOR DOOR SYSTEM	2	LEAF	$7,024.84		$14,050	1990	20
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	7	LEAF	$4,319.98		$30,240	1990	40
B2030	LOW TRAFFIC EXTERIOR DOOR SYSTEM	1	LEAF	$4,319.98		$4,320	1990	40
B3010	FIBERGLASS / ASPHALT SHINGLE ROOF	1,610	SF	$10.39		$16,733	1970	30
B3010	BUILT-UP ROOF	5,640	SF	$11.54		$65,109	1985	20
B3010	BUILT-UP ROOF	3,620	SF	$11.54		$41,790	1985	20
B3010	MEMBRANE ROOF	7,250	SF	$8.97		$64,997	1990	15
B3010	MEMBRANE ROOF	22,150	SF	$8.97		$198,576	1995	15
C1020	STANDARD DOOR AND FRAME INCLUDING HARDWARE	114	LEAF	$1,320.95		$150,589	1990	35
C1020	INTERIOR DOOR HARDWARE	114	EA	$537.51		$61,276	1990	15
C3010	STANDARD WALL FINISH (PAINT, WALL COVERING, ETC.)	93,280	SF	$1.84		$172,029	2002	10
C3020	CARPET	22,570	SF	$11.79		$266,212	2002	10
C3020	VINYL FLOOR TILE	7,520	SF	$10.09		$75,876	2002	15
C3020	CERAMIC FLOOR TILE	2,770	SF	$31.54		$87,373	2002	20
C3020	RESURFACE AND SEAL CONCRETE OR TERRAZZO	6,730	SF	$15.86		$106,710	1929	50
C3030	ACOUSTICAL TILE CEILING SYSTEM	30,490	SF	$8.97		$273,568	2002	15
C3030	PAINTED CEILING FINISH APPLICATION	5,540	SF	$1.84		$10,217	2002	15
D1010	ELEVATOR MODERNIZATION - HYDRAULIC	1	EA	$272,481.56		$272,482	1970	25
D2010	PLUMBING FIXTURES - OFFICE / ADMINISTRATION	44,000	SF	$4.81		$211,785	1929	35
D2020	WATER PIPING - OFFICE / ADMINISTRATION	44,000	SF	$4.15		$182,554	1929	35
D2020	WATER HEATER (COMMERCIAL, ELECTRIC)	40	GAL	$165.93		$6,637	1992	20
D2020	WATER HEATER (COMMERCIAL, ELECTRIC)	50	GAL	$165.93		$8,296	2000	20
D2020	WATER HEATER (ELECTRIC, INSTANTANEOUS)	1	EA	$671.23		$671	2010	10
D2030	DRAIN PIPING - OFFICE / ADMINISTRATION	44,000	SF	$6.20		$272,897	1929	40
D2030	SUMP PUMP SYS (2 PUMPS, CONTROLS)	1	SYS	$12,662.25		$12,662	2000	20
D2050	AIR COMPRESSOR PACKAGE (AVERAGE SIZE)	1	SYS	$8,200.35		$8,200	1975	25

Life Cycle Model

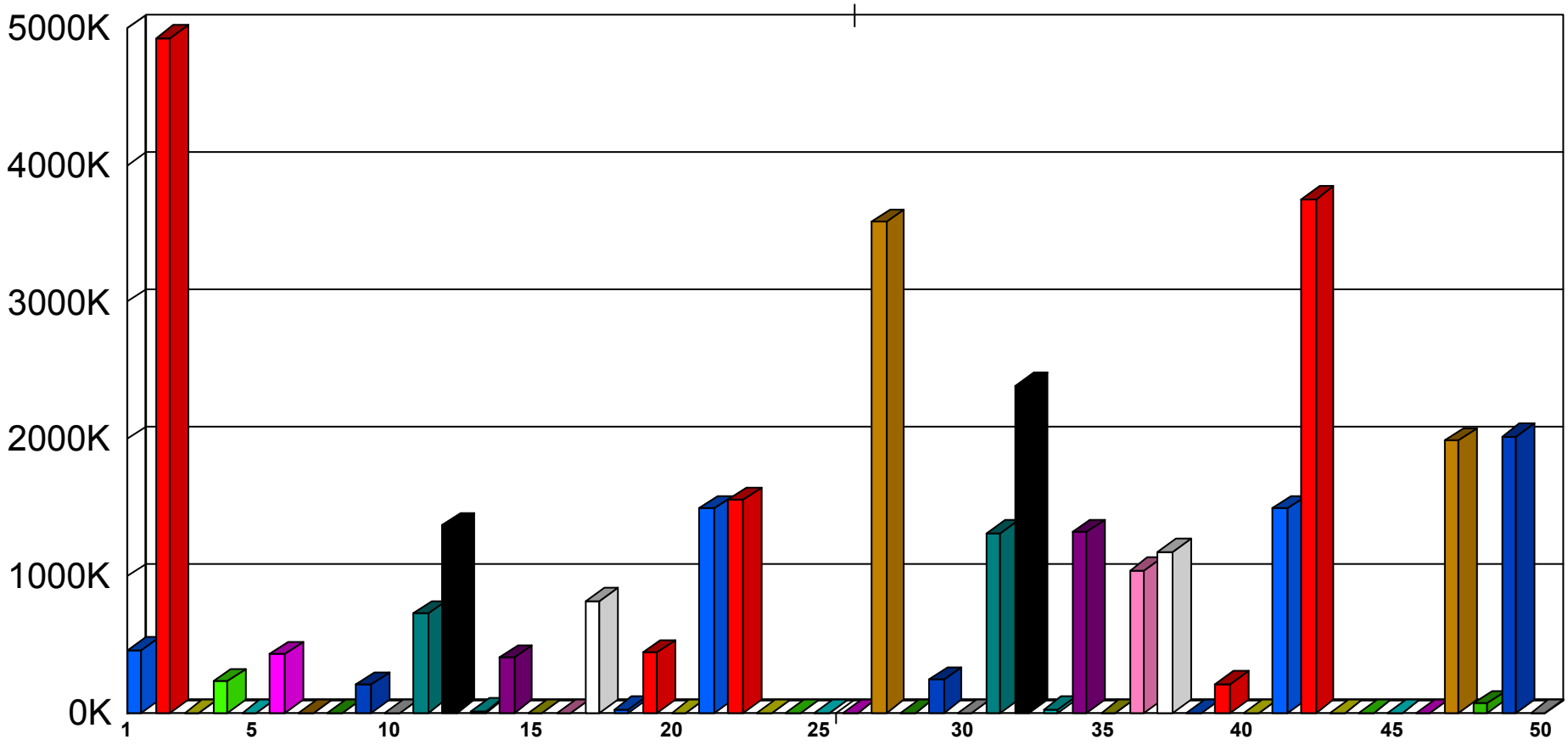
Building Component Summary

VH0801 : VILLAGE HALL

Uniformat Code	Component Description	Qty	Units	Unit Cost	Cmplx Adj	Total Cost	Install Date	Life Exp
D2050	MED / LAB AIR COMPRESSOR SYS. INC. DRYER	10	HP	$6,473.74		$64,737	2000	20
D3020	BOILER (2000-10,000 MBH)	9,400	MBH	$45.09		$423,852	1950	30
D3020	HEATING SYSTEM, STEAM OR HYDRONIC	22,000	SF	$13.14		$289,019	1929	25
D3030	ROOFTOP HVAC UNIT	12	TON	$3,914.36		$46,972	2000	15
D3040	EXHAUST FAN - CENTRIFUGAL ROOF EXHAUSTER OR SIMILAR	11	EA	$4,552.36		$50,076	1929	20
D3040	HVAC SYSTEM - OFFICE / ADMINISTRATION	22,000	SF	$43.13		$948,904	1950	25
D3050	SPLIT DX SYSTEM	50	TON	$3,171.36		$158,568	2000	15
D4010	FIRE SPRINKLER SYSTEM	44,000	SF	$11.94		$525,340	1929	80
D4010	FIRE SPRINKLER HEADS	44,000	SF	$0.83		$36,426	1929	20
D5010	ELECTRICAL SYSTEM - OFFICE / ADMINISTRATION	44,000	SF	$21.59		$949,753	1929	50
D5010	ELECTRICAL SWITCHGEAR 120/208V	400	AMP	$51.36		$20,543	1929	20
D5010	ELECTRICAL SWITCHGEAR 120/208V	400	AMP	$51.36		$20,543	1929	20
D5020	EMERGENCY LIGHT (BATTERY)	16	EA	$476.76		$7,628	2000	20
D5020	EXIT SIGNS (CENTRAL POWER)	40	EA	$279.03		$11,161	2010	20
D5020	EXTERIOR LIGHT (HID)	10	EA	$968.69		$9,687	2000	20
D5020	LIGHTING - OFFICE / ADMINISTRATION	44,000	SF	$12.59		$554,112	1929	20
D5030	FIRE ALARM SYSTEM, POINT ADDRESSABLE	44,000	SF	$3.88		$170,803	1996	15
D5040	GENERATOR, DIESEL (UP TO 50 KW)	50	KW	$1,430.50		$71,525	1929	25
D5040	GENERATOR, GAS (UP TO 30 KW)	15	KW	$1,480.05		$22,201	1929	25
G2030	CONCRETE PEDESTRIAN PAVING	1,000	SF	$11.18		$11,183	2004	20
						$7,469,695		

Life Cycle Model Expenditure Projections

VH0801 : VILLAGE HALL



Average Annual Renewal Cost per SqFt $7.71

FACILITY CONDITION ANALYSIS

SECTION 6

PHOTOGRAPHIC LOG

Photo ID No.	Description	Location	Date
VH0801001a	View looking northeast across northeast corner wing showing aging shingled gabled roof pop-ups	Roof	05/21/2012
VH0801001e	Broken HID exterior light	Exterior	05/21/2012
VH0801002a	View looking southeast across sloped sheet asphalt roofing at southeast wing	Roof	05/21/2012
VH0801002e	Pole-mounted parking lot lighting	Exterior	05/21/2012
VH0801003a	View looking southwest across main roof	Roof	05/21/2012
VH0801003e	Pole-mounted parking lot lighting	Exterior	05/21/2012
VH0801004a	View looking east down upper floor, central corridor, showing knob hardware	Second floor, central corridor	05/21/2012
VH0801004e	Pole-mounted parking lot lighting	Exterior	05/21/2012
VH0801005a	Non-graspable handrail and lack of second wall handrail	Second floor, east stair	05/21/2012
VH0801005e	Void	Void	05/21/2012
VH0801006a	Lack of wheelchair access to base cabinet sink	First floor, lunchroom kitchen	05/21/2012
VH0801006e	Split system condensing unit and exhaust fan	Roof	05/21/2012
VH0801007a	Painted metal guardrail that is too low and lacks sufficient infill	First floor, garage	05/21/2012
VH0801007e	Split system condensing unit and exhaust fan	Roof	05/21/2012
VH0801008a	Lack of wheelchair access due to steps and non-graspable wood handrails	First floor, print shop	05/21/2012
VH0801008e	Rooftop package HVAC units and condensing units	Roof	05/21/2012
VH0801009a	Curb at showers	Lower level, men`s locker room	05/21/2012
VH0801009e	Rooftop package HVAC units	Roof	05/21/2012
VH0801010a	Single level drinking fountain	First floor, southeast entry lobby	05/21/2012
VH0801010e	Rooftop package HVAC units and exhaust fans	Roof	05/21/2012
VH0801011a	Wood guardrail that is too low and has a sheet plastic infill	Mezzanine level, restroom vestibule	05/21/2012
VH0801011e	Rooftop package HVAC units and exhaust fans	Roof	05/21/2012
VH0801012a	Podium steps lacking handrails	First floor, Council Chamber	05/21/2012
VH0801012e	Split system condensing units and exhaust flue	Roof	05/21/2012
VH0801013a	Lack of wheelchair access between tiers	First floor, Council Chamber	05/21/2012
VH0801013e	Window air conditioning unit and utility meter	Roof	05/21/2012
VH0801014a	Void	Void	05/21/2012

Photo ID No.	Description	Location	Date
VH0801014e	Exit sign, thermostat, sprinkler head, and interior lighting	Second floor, conference room	05/21/2012
VH0801015a	Service counter lacking wheelchair height position	First floor, main entry lobby	05/21/2012
VH0801015e	Typical smoke detector and interior lights	Second floor, conference room	05/21/2012
VH0801016a	Deteriorated northwest corner exit sidewalk	Site detail	05/21/2012
VH0801016e	Air handling unit	Mechanical attic	05/21/2012
VH0801017a	View looking southeast across west facade	Exterior elevation	05/21/2012
VH0801017e	Air handling unit coil	Mechanical attic	05/21/2012
VH0801018a	View of southwest corner	Exterior elevation	05/21/2012
VH0801018e	Heating hot water piping and air handling unit	Mechanical attic	05/21/2012
VH0801019a	View looking northeast across south facade, west half	Exterior elevation	05/21/2012
VH0801019e	Refrigerant compressor and piping	Mechanical attic	05/21/2012
VH0801020a	One of two south facade raised planter areas that are deteriorating	Site detail	05/21/2012
VH0801020e	Corridor lighting, smoke detector, and sprinkler head	Second floor	05/21/2012
VH0801021a	West facade, southeast wing	Exterior elevation	05/21/2012
VH0801021e	Instantaneous water heater	Second floor, custodial closet	05/21/2012
VH0801022a	South facade, southeast wing, showing deteriorating overhead doors	Exterior elevation	05/21/2012
VH0801022e	Split system fan coil	Second floor, computer room	05/21/2012
VH0801023a	East facade, southeast wing	Exterior elevation	05/21/2012
VH0801023e	Void	Void	05/21/2012
VH0801024a	View looking northwest along east facade, central building, and south facade, northeast wing	Exterior elevation	05/21/2012
VH0801024e	Hot water unit heater	Garage	05/21/2012
VH0801025a	View looking northeast along west facade	Exterior elevation	05/21/2012
VH0801025e	Automatic transfer switch and secondary transformer	Garage	05/21/2012
VH0801026e	Electrical disconnects	Electrical closet	05/21/2012
VH0801027e	Electrical panels	Electrical closet	05/21/2012
VH0801028e	Steel and copper domestic water piping	Garage	05/21/2012
VH0801029e	Fire alarm control panel	Basement	05/21/2012
VH0801030e	Fire sprinkler riser	Basement	05/21/2012
VH0801031e	Storm drain piping in poor condition	Garage	05/21/2012
VH0801032e	Laundry sink	Shop	05/21/2012

Photo ID No.	Description	Location	Date
VH0801033e	Lay-in interior lighting and supply diffuser	Lunchroom	05/21/2012
VH0801034e	Sump pump system	Office	05/21/2012
VH0801035e	Electric water heater	Restroom	05/21/2012
VH0801036e	Gas-fired emergency generator	Generator room	05/21/2012
VH0801037e	Galvanized steel water supply piping	Custodial closet	05/21/2012
VH0801038e	Interior light fixtures	Council Chamber	05/21/2012
VH0801039e	Air handling unit	Mechanical room	05/21/2012
VH0801040e	Domestic water main and utility meter	Storage room	05/21/2012
VH0801041e	Machine for elevator lift	Elevator equipment room	05/21/2012
VH0801042e	Lay-in office lighting and sprinkler heads	Open office area	05/21/2012
VH0801043e	Typical electrical receptacle and perimeter radiator	Private office	05/21/2012
VH0801044e	Wall-mounted exterior lights	Exterior	05/21/2012
VH0801045e	Wall-mounted exterior lights	Exterior	05/21/2012
VH0801046e	Emergency generator	Exterior	05/21/2012
VH0801047e	Heating hot water pumps	Boiler room	05/21/2012
VH0801048e	Steam to heating water converters	Boiler room	05/21/2012
VH0801049e	Condensate return tank	Boiler room	05/21/2012
VH0801050e	Motor starters and heating water backflow preventer	Boiler room	05/21/2012
VH0801051e	Gas-fired boilers	Boiler room	05/21/2012
VH0801052e	Wall-mounted HID lights	Exterior	05/21/2012

VH0801001A.jpg

VH0801001E.jpg

VH0801002A.jpg

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