



Building Condition Assessment

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Building Condition Assessment

Region: _Work in Progress

Agency: DHS FY2023 Hayat Brown TO09

Building: The Aston Residence Hall



Building Condition Assessment

Region: _Work in Progress

Agency: DHS FY2023 Hayat Brown TO09

Building: The Aston Residence Hall-N/A

Currency: USD

Statistics

FCI Cost:	155,795	FCI:	0.00
RI Cost:	3,767,999,654	RI:	1.21
Total Requirements Cost:	3,767,999,657		
Current Replacement Value:	3,106,465,620	Date of most Recent Assessment:	-

Building Description

Aston Hall is a residential multistory building located at 1119 New Hampshire Ave NW Washington DC. The building consists of a 10-story floor area with an underground parking space. It is assumed to have been constructed in 1965 with a gross floor area of 83,640 square foot.

Architecture

The building consists of a cast in place concrete structure with a clay brick masonry exterior, steel framed windows and aluminum frame storefront at the main entrance.

MECHANICAL

HVAC

Heating is provided by a hydronic 2 pipe hot water system. The system consists of 3 gas-fired 1,500 MBH Gas-fired boilers, circulation pumps, cabinet heaters and fan-coil units. Cooling is provided hydronic 2 pipe chilled water system. The system consists of two chillers and cooling towers each with an approximate capacity of 255 Ton. In addition, rooftop units provide air-conditioned air.

PLUMBING

Domestic water is supplied at City pressure to a network of copper pipes. Domestic hot water is provided by a storage-tank gas-fired water heater. Sanitary piping and storm water piping both consist of cast iron.

FIRE PROTECTION

The building is served by a fire suppression sprinkler system.

ELEVATORS

The building is served by two elevators.

ELECTRICAL

It has a main electrical capacity of 2000A 208/120VAC 3PH 4W and 2500A 208/120VAC 3PH 4W.

Type	Building	Construction Type	
Area	67,080 SF	Historical Category	
Use	Residential/Dormitory/Shelter		
Floors	10		
Address 1	1129 New Hampshire Ave NW	City	Washington
Address 2	-	State/Province/Region	-
Year Constructed	1960	Zip/Postal Code	20052
Year Renovated	2007	Architect	-
Ownership	-	Commission Date	-
		Decommission Date	-

Active Assessment?:

No

Power Meter Number:

KZD351642002

Systems

System Name: Foundation Wall and Footings 12-Ft - Full Basement



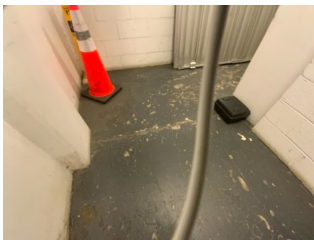
Foundation Wall

System EID:	SYS-178220	Year Installed:	1,965
Description:	The substructure includes full basement wall and foundation with up to 12-Ft. height to include strip footing, foundation wall and damp proofing. Also included are the underdrains.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Good	Lifetime:	75
System Group:	Exterior Enclosure	Modeled Renewal FY:	2040
Quantity:	68	Modeled Renewal Cost:	3,887.82
Unit Cost:	914.78	% Renew:	6.25
Replacement Cost:	62,205.04	Renewal Action FY:	2040
Unit of Measure:	LF	Renewal Action Cost:	3,887.82
Years Remaining:	17 (Observed)	Age:	58
% Used:	0.77333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Structural Slab on Grade - Non-Industrial



Slab on grade

System EID:	SYS-178231	Year Installed:	1,965
Description:	The substructure includes a non-industrial type structural slab on grade.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Good	Lifetime:	75
System Group:	Exterior Enclosure	Modeled Renewal FY:	2040
Quantity:	11,693	Modeled Renewal Cost:	14,133.91
Unit Cost:	19.34	% Renew:	6.25
Replacement Cost:	226,142.62	Renewal Action FY:	2040
Unit of Measure:	SF	Renewal Action Cost:	14,133.91
Years Remaining:	17 (Observed)	Age:	58
% Used:	0.77333333 (Observed)		

Systems

Requirements

Requirement Name	Repair Parking Driveway	Action Date	May 15, 2024
Requirement ID	REQ-152670	Date Inspected	May 15, 2023
Linked System	Structural Slab on Grade - Non-Industrial	Finish Date	
Category	Maintenance	Status	Open
Prime System	A - Substructure	Actual Cost	0
Priority	1 - Due within 1 Year of Inspection	Estimated Cost	31,020
Inspector	HB - ADest		

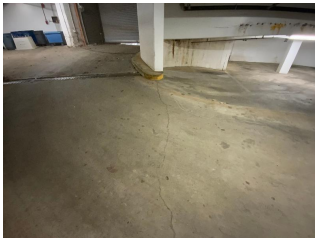
Requirement Description

The driveway leading to the parking lot has extensive cracks and patches. Remove the affected area and perform slab on grade repair.

Linked Photos



Driveway Condition



Parking lot Cracks

B10 - Superstructure

System Name: Multi-Story - Cast-in-Place Concrete



Superstructure

System EID:	SYS-178225	Year Installed:	1,965
Description:	The building superstructure includes multi-story lightweight structure with reinforced cast-in-place concrete construction.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	75
:		Modeled Renewal FY:	2040
System Group:	Shell	Modeled Renewal Cost:	392,760.89
Quantity:	83,640	% Renew:	6.25
Unit Cost:	75.13		

Systems

Replacement Cost:	6,284,174.3	Renewal Action FY:	2040
Unit of Measure:	SF	Renewal Action Cost:	392,760.89
Years Remaining:	17 (Observed)	Age:	58
% Used:	0.77333333 (Observed)		

Requirements

Requirement Name	Structural Strength Study	Action Date	May 3, 2024
Requirement ID	REQ-152678	Date Inspected	May 3, 2023
Linked System	Multi-Story - Cast-in-Place Concrete	Finish Date	
Category	Lifecycle	Status	Open
Prime System	B10 - Superstructure	Actual Cost	0
Priority	1 - Due within 1 Year of Inspection	Estimated Cost	50,000
Inspector	HB - ADesta		

Requirement Description

Major cracks on beams at the parking level were observed. The cracks exposed and corroded the reinforcement bars. The effects of these cracks on the stability of the stability of the building need to be examined by a qualified structural firm.

Linked Photos



Crack along Beam



Exposed and Rusted Reinforcement

B1010 - Floor Construction

B1014 - Ramps

System Name: Exterior Ramp - Accessible - Concrete



Ramp

System EID:	SYS-178218	Year Installed:	1,965
Description:	Exterior ramps include concrete-in-place (CIP) handicapped ramp with railings both sides. The ramp is deteriorating and needs resurfacing in the near future. Note: Based on the condition of the	Inspector:	HB - ADesta

Systems

system its remaining useful life (RUL) has been extended.

Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	50
:		Modeled Renewal FY:	2033
System Group:	Site	Modeled Renewal Cost:	172,654.2
Quantity:	72	% Renew:	125.00
Unit Cost:	1,918.38	Renewal Action FY:	2033
Replacement Cost:	138,123.36	Renewal Action Cost:	172,654.20
Unit of Measure:	LF	Age:	58
Years Remaining:	10 (Observed)		
% Used:	0.8 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Exterior Ramp - Accessible - Concrete Renewal</i>	<i>Action Date</i>	<i>May 15, 2033</i>
<i>Requirement ID</i>	<i>REQ-152558</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Exterior Ramp - Accessible - Concrete</i>	<i>Finish Date</i>	<i></i>
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>B1014 - Ramps</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Estimated Cost</i>	<i>172,654</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Exterior Ramp - Accessible - Concrete. System Description: Exterior ramps include concrete-in-place (CIP) handicapped ramp with railings both sides. The ramp is deteriorating and needs resurfacing in the near future. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Exterior Ramp - Accessible - Concrete Ramp

B1015 - Exterior Stairs and Fire Escapes

System Name: Exterior Stairs - Concrete - Medium



Exterior Stair

System EID:	SYS-178219	Year Installed:	1,965
Description:	Exterior stairs include medium concrete stairs with landing and metal railing. The stairs are in good condition relative to its age and the remaining useful life had extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	50

Systems

System Group:	Site	Modeled Renewal FY:	2033
Quantity:	1	Modeled Renewal Cost:	7,134.9
Unit Cost:	5,707.92	% Renew:	125.00
Replacement Cost:	5,707.92	Renewal Action FY:	2033
Unit of Measure:	Each	Renewal Action Cost:	7,134.90
Years Remaining:	10 (Observed)	Age:	58
% Used:	0.8 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Exterior Stairs - Concrete - Medium Renewal</i>		
<i>Requirement ID</i>	<i>REQ-152559</i>	<i>Action Date</i>	<i>May 15, 2033</i>
<i>Linked System</i>	<i>Exterior Stairs - Concrete - Medium</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>B1015 - Exterior Stairs and Fire Escapes</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>7,135</i>

Requirement Description

Auto generated renewal for Exterior Stairs - Concrete - Medium. System Description: Exterior stairs include medium concrete stairs with landing and metal railing. The stairs are in good condition relative to its age and the remaining useful life had extended.

Linked Photos



Exterior Stairs - Concrete - Medium Exterior Stair

B20 - Exterior Enclosure

B2010 - Exterior Walls

System Name: Architectural Elements - Limestone



Exterior Limestone Wall Finish

System EID:	SYS-178211	Year Installed:	2,007
Description:	Exterior wall enclosures include decorative limestone architectural elements such as entrance surrounds, copings, cornices, sills, bands and columns.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	75
System Group:	Exterior Enclosure	Modeled Renewal FY:	2082

Systems

Quantity:	2,400	Modeled Renewal Cost:	366,951
Unit Cost:	244.63	% Renew:	62.50
Replacement Cost:	587,121.6	Renewal Action FY:	2082
Unit of Measure:	SF	Renewal Action Cost:	366,951.00
Years Remaining:	59 (Observed)	Age:	16
% Used:	0.21333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Solid Brick Walls



Brick Wall

System EID:	SYS-179035	Year Installed:	1,965
Description:	The exterior walls consist of solid brick construction.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating:	Good	Lifetime:	75
System Group:	Exterior Enclosure	Modeled Renewal FY:	2040
Quantity:	28,800	Modeled Renewal Cost:	530,928
Unit Cost:	147.48	% Renew:	12.50
Replacement Cost:	4,247,424	Renewal Action FY:	2040
Unit of Measure:	SF	Renewal Action Cost:	530,928.00
Years Remaining:	17 (Observed)	Age:	58
% Used:	0.77333333 (Observed)		

Requirements

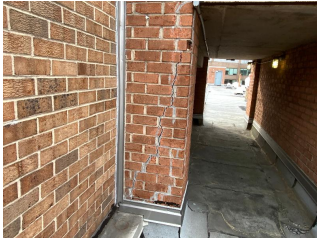
<i>Requirement Name</i>	<i>Repair Brick Wall</i>	<i>Action Date</i>	<i>Jun 15, 2024</i>
<i>Requirement ID</i>	<i>REQ-152679</i>	<i>Date Inspected</i>	<i>Jun 15, 2023</i>
<i>Linked System</i>	<i>Solid Brick Walls</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Maintenance</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>B2010 - Exterior Walls</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>1 - Due within 1 Year of Inspection</i>	<i>Estimated Cost</i>	<i>23,584</i>
<i>Inspector</i>	<i>HB - ADesta</i>		

Requirement Description

Cracks and missing bricks were observed on the brick wall system.

Linked Photos

Systems



Crack on Brickwall

B2013 - Exterior Louvers, Screens, and Fencing

System Name: Metal Wall Louvers



Metal Louver

System EID:	SYS-178223	Year Installed:	1,965
Description:	Exterior louvers include pre-finished metal ventilation louvers with interior screen. The metal louvers are in good conditions and hence the remaining useful life had extended.	Inspector:	HB - ADesto
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	60
System Group:	Exterior Enclosure	Modeled Renewal FY:	2028
Quantity:	98	Modeled Renewal Cost:	24,416.7
Unit Cost:	199.32	% Renew:	125.00
Replacement Cost:	19,533.36	Renewal Action FY:	2028
Unit of Measure:	SF	Renewal Action Cost:	24,416.70
Years Remaining:	5 (Observed)	Age:	58
% Used:	0.91666667 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Metal Wall Louvers Renewal</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Requirement ID</i>	<i>REQ-152561</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Metal Wall Louvers</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>B2013 - Exterior Louvers, Screens, and Fencing</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Estimated Cost</i>	<i>24,417</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Metal Wall Louvers. System Description: Exterior louvers include pre-finished metal ventilation louvers with interior screen. The metal louvers are in good conditions and hence the remaining useful life had extended.

Linked Photos

Systems



*Metal Wall Louvers
Metal Cover*

B2020 - Exterior Windows

System Name: Aluminum Windows



System EID:	SYS-179038	Year Installed:	2,007
Description:	Exterior windows include aluminum framed exterior units with insulating glass.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Exterior Enclosure	Modeled Renewal FY:	2037
Quantity:	4,456	Modeled Renewal Cost:	1,214,371.4
Unit Cost:	218.02	% Renew:	125.00
Replacement Cost:	971,497.12	Renewal Action FY:	2037
Unit of Measure:	SF	Renewal Action Cost:	1,214,371.40
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

B2030 - Exterior Doors

System Name: Door Assembly - Single - Aluminum Storefront



Storefront Door Assembly

System EID:	SYS-179039	Year Installed:	2,007
Description:	Exterior doors include a swinging aluminum and glass storefront door and frame assembly. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).	Inspector:	HB - ADest

Systems

Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
:			
System Group:	Exterior Enclosure	Modeled Renewal FY:	2037
Quantity:	4	Modeled Renewal Cost:	85,369.7
Unit Cost:	17,073.94	% Renew:	125.00
Replacement Cost:	68,295.76	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	85,369.70
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Overhead Rolling Doors - Electric Operation - Large

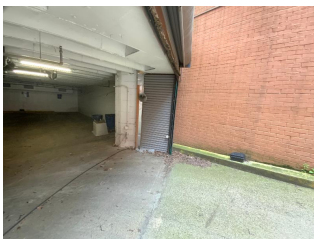


System EID:	SYS-178419	Year Installed:	2,007
Description:	Exterior doors include a commercial duty, metal overhead rolling doors, electric operation.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
:			
System Group:	Exterior Enclosure	Modeled Renewal FY:	2037
Quantity:	2	Modeled Renewal Cost:	38,677.4
Unit Cost:	15,470.96	% Renew:	125.00
Replacement Cost:	30,941.92	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	38,677.40
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Overhead Rolling Doors - Electric Operation - Small



System EID:	SYS-178420	Year Installed:	2,007
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Systems

Description:	Exterior doors include a commercial duty, metal overhead rolling doors, electric operation.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating:	Fair - Good	Lifetime:	30
System Group:	Exterior Enclosure	Modeled Renewal FY:	2037
Quantity:	1	Modeled Renewal Cost:	8,889.5
Unit Cost:	7,111.6	% Renew:	125.00
Replacement Cost:	7,111.6	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	8,889.50
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

B30 - Roofing

System Name: Modified Bitumen



Modified Bitumen Roof

System EID:	SYS-178224	Year Installed:	2,007
Description:	The roof coverings include modified bitumen system with deck insulation. The roof has a lot of patching and water ponding's. No leak reported but the deterioration is visible and needs immediate replacement.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating:	Poor - Fair	Lifetime:	20
System Group:	Exterior Enclosure	Modeled Renewal FY:	2027
Quantity:	7,768	Modeled Renewal Cost:	246,839.85
Unit Cost:	25.42	% Renew:	125.00
Replacement Cost:	197,471.88	Renewal Action FY:	2027
Unit of Measure:	SF	Renewal Action Cost:	246,839.85
Years Remaining:	4 (Observed)	Age:	16
% Used:	0.8 (Observed)		

Requirements

Requirement Name	Modified Bitumen Renewal		
Requirement ID	REQ-152562	Action Date	May 15, 2027
Linked System	Modified Bitumen	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	B30 - Roofing	Status	Open
Priority	3 - Due within 5 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	246,840

Requirement Description

Systems

Auto generated renewal for Modified Bitumen. System Description: The roof coverings include modified bitumen system with deck insulation. The roof has a lot of patching and water ponding's. No leak reported but the deterioration is visible and needs immediate replacement.

Linked Photos

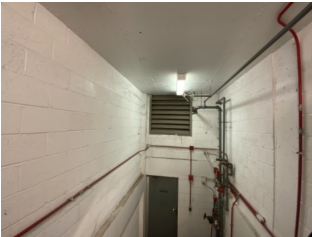


Modified Bitumen
Modified Bitumen Roof

C10 - Interior Construction

C1010 - Partitions

System Name: CMU Block Partitions



CMU Block Wall

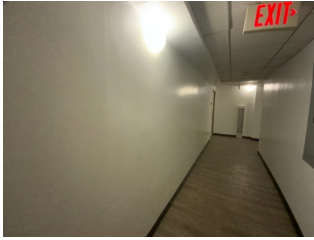
System EID:	SYS-178216	Year Installed:	1,965
Description:	Interior partitions include hollow core concrete masonry unit walls.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	75
:		Modeled Renewal FY:	2040
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	15,532.4
Quantity:	2,320	% Renew:	25.00
Unit Cost:	26.78	Renewal Action FY:	2040
Replacement Cost:	62,129.6	Renewal Action Cost:	15,532.40
Unit of Measure:	SF	Age:	58
Years Remaining:	17 (Observed)		
% Used:	0.77333333 (Observed)		

Requirements

No Requirement Data Available

System Name: GWB Partitions - Standard

Systems



GWB Partition Wall

System EID:	SYS-178222	Year Installed:	2,007
Description:	Interior partitions include standard gypsum wall board (GWB) partitions, taped and finished without insulation and paint finish.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Good	Lifetime:	50
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2057
Quantity:	38,160	Modeled Renewal Cost:	105,130.8
Unit Cost:	11.02	% Renew:	25.00
Replacement Cost:	420,523.2	Renewal Action FY:	2057
Unit of Measure:	SF	Renewal Action Cost:	105,130.80
Years Remaining:	34 (Observed)	Age:	16
% Used:	0.32 (Observed)		

Requirements

No Requirement Data Available

C1020 - Interior Doors

System Name: Swinging Doors - Commercial - All-Glass



Glass Door

System EID:	SYS-178232	Year Installed:	2,007
Description:	Interior door at the common area of the building entrance include a commercial duty swinging all-glass door and frame assembly; laminate glazing. The assembly cost includes includes high end hardware (e.g. hinges, lockset, closer).	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Good	Lifetime:	50
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2057
Quantity:	2	Modeled Renewal Cost:	28,342.05
Unit Cost:	11,336.82	% Renew:	125.00
Replacement Cost:	22,673.64	Renewal Action FY:	2057
Unit of Measure:	Each	Renewal Action Cost:	28,342.05
Years Remaining:	34 (Observed)	Age:	16
% Used:	0.32 (Observed)		

Systems

Requirements

No Requirement Data Available

System Name: Swinging Doors - Commercial - Hollow Metal

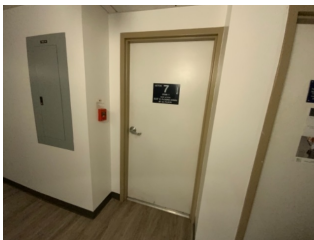


System EID:	SYS-179034	Year Installed:	2,007
Description:	Interior doors include a commercial duty swinging hollow metal door and frame assembly; painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). System quantity reflects door leaf count.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Good	Lifetime:	50
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2057
Quantity:	2	Modeled Renewal Cost:	13,676.65
Unit Cost:	5,470.66	% Renew:	125.00
Replacement Cost:	10,941.32	Renewal Action FY:	2057
Unit of Measure:	Each	Renewal Action Cost:	13,676.65
Years Remaining:	34 (Observed)	Age:	16
% Used:	0.32 (Observed)		

Requirements

No Requirement Data Available

System Name: Swinging Doors - Commercial - Wood



Interior Wood Door

System EID:	SYS-178233	Year Installed:	1,965
Description:	The Interior doors looks original to the building and include a commercial duty swinging wood door and wood or hollow metal frame; stained or painted. The assembly cost includes standard hardware (e.g. hinges, lockset, hardware, closer). System quantity reflects door leaf count. The doors are in good conditions and hence the remaining useful life had extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	50
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2029
Quantity:	278	Modeled Renewal Cost:	1,167,634.75

Systems

Unit Cost:	3,360.1	% Renew:	125.00
Replacement Cost:	934,107.8	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	1,167,634.75
Years Remaining:	6 (Observed)	Age:	58
% Used:	0.88 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Install Door Knobs</i>	<i>Action Date</i>	<i>May 15, 2024</i>
<i>Requirement ID</i>	<i>REQ-153240</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Swinging Doors - Commercial - Wood</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Maintenance</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>C1020 - Interior Doors</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>1 - Due within 1 Year of Inspection</i>	<i>Estimated Cost</i>	<i>3,053</i>
<i>Inspector</i>	<i>HB - ADest</i>		

Requirement Description

Missing door knobs were observed during the walkthrough.

Linked Photos



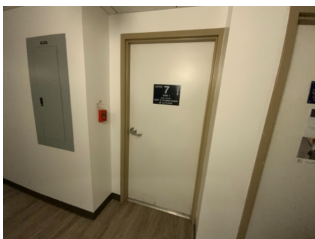
Missing Door Knob

<i>Requirement Name</i>	<i>Swinging Doors - Commercial - Wood Renewal</i>	<i>Action Date</i>	<i>May 15, 2029</i>
<i>Requirement ID</i>	<i>REQ-152570</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Swinging Doors - Commercial - Wood</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>C1020 - Interior Doors</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Estimated Cost</i>	<i>1,167,635</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Swinging Doors - Commercial - Wood. System Description: The Interior doors looks original to the building and include a commercial duty swinging wood door and wood or hollow metal frame, stained or painted. The assembly cost includes standard hardware (e.g. hinges, lockset, hardware, closer). System quantity reflects door leaf count. The doors are in good conditions and hence the remaining useful life had extended.

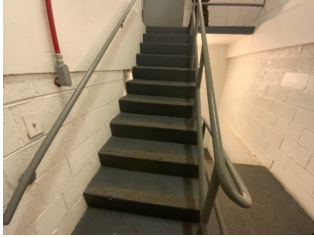
Linked Photos



Swinging Doors - Commercial - Wood Interior Wood Door

Systems

System Name: Stairs - Concrete



Concrete Stair

System EID:	SYS-178229	Year Installed:	1,965
Description:	The interior stairs include concrete steps with approx. 12 risers per flight with landing and 2 flights per story. Railing included in cost estimate. Quantity per flight. See separate floor finish system for stair finish.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	75
:		Modeled Renewal FY:	2040
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	145,814.4
Quantity:	40	% Renew:	25.00
Unit Cost:	14,581.44	Renewal Action FY:	2040
Replacement Cost:	583,257.6	Renewal Action Cost:	145,814.40
Unit of Measure:	Each	Age:	58
Years Remaining:	17 (Observed)		
% Used:	0.77333333 (Observed)		

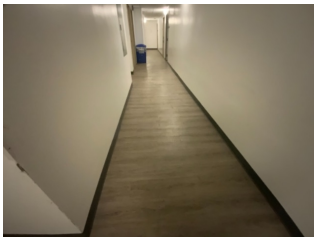
Requirements

No Requirement Data Available

C30 - Interior Finishes

C3010 - Wall Finishes

System Name: Painted Finish - Standard



Painted Finish

System EID:	SYS-178226	Year Installed:	2,007
Description:	The Interior wall finishes include standard paint finish. The paint is in good condition and hence the remaining useful life had extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	15
:		Modeled Renewal FY:	2028
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	101,200
Quantity:	40,480	% Renew:	125.00
Unit Cost:	2	Renewal Action FY:	2028
Replacement Cost:	80,960	Renewal Action Cost:	101,200.00
Unit of Measure:	SF	Age:	16
Years Remaining:	5 (Observed)		

Systems

% Used: 0.6666667 (Observed)

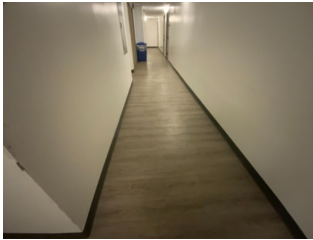
Requirements

Requirement Name	Painted Finish - Standard Renewal	Action Date	May 15, 2028
Requirement ID	REQ-152564	Date Inspected	May 15, 2023
Linked System	Painted Finish - Standard	Finish Date	
Category	Lifecycle	Status	Open
Prime System	C3010 - Wall Finishes	Actual Cost	0
Priority	3 - Due within 5 Years of Inspection	Estimated Cost	101,200
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Painted Finish - Standard. System Description: The Interior wall finishes include standard paint finish. The paint is in good condition and hence the remaining useful life had extended.

Linked Photos



Painted Finish - Standard
Painted Finish

C3020 - Floor Finishes

System Name: **Carpeting - Broadloom - Standard**



Carpet Flooring

System EID:	SYS-178214	Year Installed:	2,007
Description:	Floor finishes include standard medium range moderate cost broadloom carpeting and base. The carpet flooring completes its useful life and deteriorating. It requires replacement in the near future.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Poor - Fair	Lifetime:	10
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2026
Quantity:	57,800	Modeled Renewal Cost:	874,947.5
Unit Cost:	12.11	% Renew:	125.00
Replacement Cost:	699,958	Renewal Action FY:	2026
Unit of Measure:	SF	Renewal Action Cost:	874,947.50
Years Remaining:	3 (Observed)	Age:	16
% Used:	0.7 (Observed)		

Systems

Requirements

Requirement Name	Carpeting - Broadloom - Standard Renewal		
Requirement ID	REQ-152555	Action Date	May 15, 2026
Linked System	Carpeting - Broadloom - Standard	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	3 - Due within 5 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	874,948

Requirement Description

Auto generated renewal for Carpeting - Broadloom - Standard. System Description: Floor finishes include standard medium range moderate cost broadloom carpeting and base. The carpet flooring completes its useful life and deteriorating. It requires replacement in the near future.

Linked Photos



Carpeting - Broadloom - Standard
Carpet Flooring

System Name:

Ceramic Floor Tile



Ceramic Flooring

System EID:	SYS-178215	Year Installed:	2,007
Description:	Floor finishes include thin set ceramic tiles and base.	Inspector:	HB - ADESTA
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	40
:		Modeled Renewal FY:	2047
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	25,477.26
Quantity:	732	% Renew:	125.00
Unit Cost:	27.84	Renewal Action FY:	2047
Replacement Cost:	20,381.81	Renewal Action Cost:	25,477.26
Unit of Measure:	SF	Age:	16
Years Remaining:	24 (Observed)		
% Used:	0.4 (Observed)		

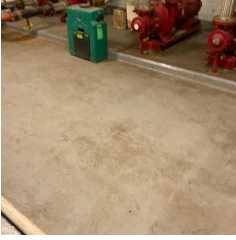
Requirements

No Requirement Data Available

System Name:

Painted Finish or Sealer on Concrete

Systems



System EID:	SYS-179033	Year Installed:	2,007
Description:	The mechanical room Floor finishes include typical paint finish and/or sealer on concrete with and without abrasive textured additive to prevent slipping. The system is in good condition and hence the remaining useful life has extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	10
:		Modeled Renewal FY:	2028
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	6,275
Quantity:	1,452	% Renew:	125.00
Unit Cost:	3.46	Renewal Action FY:	2028
Replacement Cost:	5,020	Renewal Action Cost:	6,275.00
Unit of Measure:	SF	Age:	16
Years Remaining:	5 (Observed)		
% Used:	0.5 (Observed)		

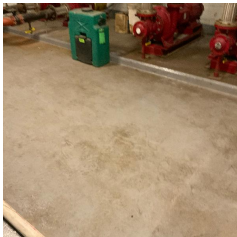
Requirements

<i>Requirement Name</i>	<i>Painted Finish or Sealer on Concrete Renewal</i>		
<i>Requirement ID</i>	<i>REQ-153236</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Linked System</i>	<i>Painted Finish or Sealer on Concrete</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>C3020 - Floor Finishes</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>6,275</i>

Requirement Description

Auto generated renewal for Painted Finish or Sealer on Concrete. System Description: The mechanical room Floor finishes include typical paint finish and/or sealer on concrete with and without abrasive textured additive to prevent slipping. The system is in good condition and hence the remaining useful life has extended.

Linked Photos



Concrete Flooring

System Name: Terrazzo - Precast

Systems



Terrazzo Flooring

System EID:	SYS-178234	Year Installed:	2,007
Description:	Floor finishes include precast terrazzo tile flooring and related base.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	50
:		Modeled Renewal FY:	2057
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	170,228.06
Quantity:	1,186	% Renew:	125.00
Unit Cost:	114.83	Renewal Action FY:	2057
Replacement Cost:	136,182.45	Renewal Action Cost:	170,228.06
Unit of Measure:	SF	Age:	16
Years Remaining:	34 (Observed)		
% Used:	0.32 (Observed)		

Requirements

No Requirement Data Available

System Name: Vinyl Plank Flooring



Vinyl Plank Flooring

System EID:	SYS-178235	Year Installed:	2,020
Description:	Floor finishes include areas of vinyl plank flooring, wood pattern, and related base.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	12
:		Modeled Renewal FY:	2032
System Group:	Interior Construction and Conveyance	Modeled Renewal Cost:	569,773.88
Quantity:	21,054	% Renew:	125.00
Unit Cost:	21.65	Renewal Action FY:	2032
Replacement Cost:	455,819.1	Renewal Action Cost:	569,773.88
Unit of Measure:	SF	Age:	3
Years Remaining:	9 (Observed)		
% Used:	0.25 (Observed)		

Requirements

Requirement Name	Vinyl Plank Flooring Renewal	Action Date	May 15, 2032
Requirement ID	REQ-152571		

Systems

Linked System	Vinyl Plank Flooring	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	569,774

Requirement Description

Auto generated renewal for Vinyl Plank Flooring. System Description: Floor finishes include areas of vinyl plank flooring, wood pattern, and related base.

Linked Photos



Vinyl Plank Flooring
Vinyl Plank Flooring

C3030 - Ceiling Finishes

System Name: ACT System - Economy



Acoustic Ceiling

System EID:	SYS-178209	Year Installed:	2,007
Description:	Interior ceiling finishes include economy suspended ACT ceiling system set in T-bar grids. The ceiling is in good condition and hence the remaining useful life had extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	20
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2030
Quantity:	7,246	Modeled Renewal Cost:	121,008.2
Unit Cost:	13.36	% Renew:	125.00
Replacement Cost:	96,806.56	Renewal Action FY:	2030
Unit of Measure:	SF	Renewal Action Cost:	121,008.20
Years Remaining:	7 (Observed)	Age:	16
% Used:	0.65 (Observed)		

Requirements

Requirement Name	ACT System - Economy Renewal	Action Date	May 15, 2030
Requirement ID	REQ-152551	Date Inspected	May 15, 2023
Linked System	ACT System - Economy	Finish Date	
Category	Lifecycle	Status	Open
Prime System	C3030 - Ceiling Finishes	Actual Cost	0
Priority	4 - Due within 10 Years of Inspection		

Systems

Inspector	System Renewal	Estimated Cost	121,008
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Requirement Description

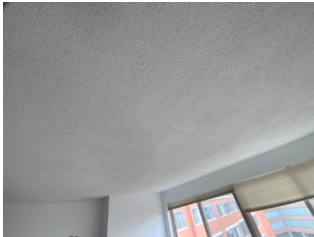
Auto generated renewal for ACT System - Economy. System Description: Interior ceiling finishes include economy suspended ACT ceiling system set in T-bar grids. The ceiling is in good condition and hence the remaining useful life had extended.

Linked Photos



ACT System - Economy
Acoustic Ceiling

System Name: **GWB Ceiling System - Painted**



GWB Ceiling

System EID:	SYS-178221	Year Installed:	2,007
Description:	Interior ceiling finishes include GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal or wood furring.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Good	Lifetime:	50
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2057
Quantity:	70,800	Modeled Renewal Cost:	890,310
Unit Cost:	10.06	% Renew:	125.00
Replacement Cost:	712,248	Renewal Action FY:	2057
Unit of Measure:	SF	Renewal Action Cost:	890,310.00
Years Remaining:	34 (Observed)	Age:	16
% Used:	0.32 (Observed)		

Requirements

No Requirement Data Available

D10 - Conveying

D1010 - Elevators and Lifts

System Name: **Cable Traction Elevator Machine Drive - 10 Stories**

Systems



System EID: SYS-181972
 Description: There is a cable traction elevator that includes the motor and machine drive. This does not include the cables or controls.
 Comments:
 System Condition Rating: Fair - Good
 System Group: Services

Year Installed: 2,007
 Inspector: VFA.auditor
 Date Inspected: May 15, 2023 12:00:00 AM
 Lifetime: 30
 Modeled Renewal FY: 2037

Systems

Quantity:	2	Modeled Renewal Cost:	436,950
Unit Cost:	174,780	% Renew:	125.00
Replacement Cost:	349,560	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	436,950.00
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

D1011 - Passenger Elevators

System Name: Traction Geared Passenger Elevator - 10Story - 2,000lb



System EID:	SYS-181995	Year Installed:	2,007
Description:	The building's conveying system includes traction geared passenger elevator with a capacity of 2,000 pounds, serves 10 stories.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Good	Lifetime:	35
System Group:	Services	Modeled Renewal FY:	2042
Quantity:	1	Modeled Renewal Cost:	637,128.3
Unit Cost:	509,702.64	% Renew:	125.00
Replacement Cost:	509,702.64	Renewal Action FY:	2042
Unit of Measure:	Each	Renewal Action Cost:	637,128.30
Years Remaining:	19 (Observed)	Age:	16
% Used:	0.45714286 (Observed)		

Requirements

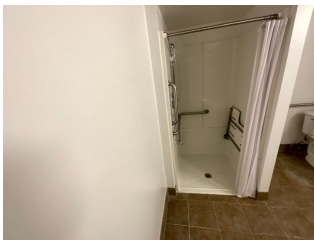
Systems

No Requirement Data Available

D20 - Plumbing

D2010 - Plumbing Fixtures

System Name: Restroom Fixtures



System EID: SYS-178987
 Description: The restroom fixtures include vitreous china water closets and urinals, and vitreous china. Refer to line items for quantities.
 Comments:
 System Condition Rating Fair - Good
 :
 System Group: Plumbing System
 Quantity: 1
 Unit Cost: 1,944,404.52

Year Installed: 2,007
 Inspector: HB - GDegefie
 Date Inspected: May 15, 2023 8:30:00 PM
 Lifetime: 30
 Modeled Renewal FY: 2037
 Modeled Renewal Cost: 2,430,505.65
 % Renew: 125.00

Systems

Replacement Cost: 1,944,404.52
 Unit of Measure: Each
 Years Remaining: 14 (Observed)
 % Used: 0.53333333 (Observed)

Renewal Action FY: 2037
 Renewal Action Cost: 2,430,505.65
 Age: 16

Requirements

No Requirement Data Available

System Name: Restroom Fixtures (water closets, bathtub and lavatories) *



System EID: SYS-181989
 Description: Restroom fixtures include vitreous China, stainless steel water closets, bathtub lavatories. System Quantity represents quantity of total fixture quantity of fixtures with similar vintage.
 Comments: *System quantity represents total number of restroom fixtures (WC+BT+LAV) in aggregate.
 System Condition Rating: Fair - Good
 System Group: Plumbing System
 Quantity: 124
 Unit Cost: 4,040.06
 Replacement Cost: 500,967.44
 Unit of Measure: Each
 Years Remaining: 14 (Observed)
 % Used: 0.53333333 (Observed)

Year Installed: 2,007
 Inspector: VFA.auditor
 Date Inspected: May 15, 2023 12:00:00 AM
 Lifetime: 30
 Modeled Renewal FY: 2037
 Modeled Renewal Cost: 626,209.3
 % Renew: 125.00
 Renewal Action FY: 2037
 Renewal Action Cost: 626,209.30
 Age: 16

Requirements

No Requirement Data Available

System Name: Restroom Fixtures (water closets, shower and lavatories) **

Systems



System EID:	SYS-181990	Year Installed:	2,007
Description:	Restroom fixtures include vitreous China, stainless steel water closets, shower and lavatories. System Quantity represents quantity of total fixture quantity of fixtures with similar vintage.	Inspector:	VFA.auditor
Comments:	*System quantity represents total number of restroom fixtures (WC+SW+LAV) in aggregate.	Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Plumbing System	Modeled Renewal FY:	2037
Quantity:	1	Modeled Renewal Cost:	5,050.08
Unit Cost:	4,040.06	% Renew:	125.00
Replacement Cost:	4,040.06	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	5,050.08
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Sinks



Systems

System EID:	SYS-178991	Year Installed:	2,007
Description:	Plumbing fixtures include stainless steel sinks with faucets and trim.	Inspector:	HB - GDegefie
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Plumbing System	Modeled Renewal FY:	2037
Quantity:	125	Modeled Renewal Cost:	770,437.5
Unit Cost:	4,930.8	% Renew:	125.00
Replacement Cost:	616,350	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	770,437.50
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Water Coolers - Wall-Mounted



System EID:	SYS-178984	Year Installed:	2,007
Description:	Plumbing fixtures include wall hung wheelchair type individual water coolers. The remaining useful life (RUL) is extended because the unit is in fair condition.	Inspector:	HB - GDegefie
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	20
System Group:	Plumbing System	Modeled Renewal FY:	2028
Quantity:	1	Modeled Renewal Cost:	6,991.9
Unit Cost:	5,593.52	% Renew:	125.00
Replacement Cost:	5,593.52	Renewal Action FY:	2028
Unit of Measure:	Each	Renewal Action Cost:	6,991.90
Years Remaining:	5 (Observed)	Age:	16
% Used:	0.75 (Observed)		

Requirements

Requirement Name	Water Coolers - Wall-Mounted Renewal	Action Date	May 15, 2028
Requirement ID	REQ-153212	Date Inspected	May 15, 2023
Linked System	Water Coolers - Wall-Mounted	Finish Date	
Category	Lifecycle	Status	Open
Prime System	D2010 - Plumbing Fixtures	Actual Cost	0
Priority	3 - Due within 5 Years of Inspection	Estimated Cost	6,992
Inspector	System Renewal		

Requirement Description

Systems

Auto generated renewal for Water Coolers - Wall-Mounted. System Description: Plumbing fixtures include wall hung wheelchair type individual water coolers. The remaining useful life (RUL) is extended because the unit is in fair condition.

Linked Photos



Water Coolers - Wall-Mounted

D2020 - Domestic Water Distribution

System Name: Domestic Water - Backflow Preventer 4"



System EID:	SYS-181974	Year Installed:	2,007
Description:	The building domestic water distribution system includes a 4" backflow preventer located in room	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	30
System Group:	Plumbing System	Modeled Renewal FY:	2037
Quantity:	1	Modeled Renewal Cost:	17,246.55
Unit Cost:	15,678.68	% Renew:	110.00
Replacement Cost:	15,678.68	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	17,246.55
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Domestic Water Distribution Piping

Systems

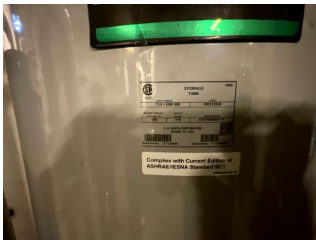


System EID:	SYS-181975	Year Installed:	2,008
Description:	The building water distribution system includes Single main feed, filtration, reduced pressure zone backflow preventer, water meter, and insulated metal distribution piping with rough ins.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Group:	Plumbing System	Lifetime:	30
Quantity:	67,080	Modeled Renewal FY:	2038
Unit Cost:	7.72	Modeled Renewal Cost:	579,786.17
Replacement Cost:	517,666.22	% Renew:	112.00
Unit of Measure:	SF	Renewal Action FY:	2038
Years Remaining:	15 (Observed)	Renewal Action Cost:	579,786.17
% Used:	0.5 (Observed)	Age:	15

Requirements

No Requirement Data Available

System Name: Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X)



System EID:	SYS-181976	Year Installed:	2,007
Description:	HVAC loop water is distributed through a two-pipe hydronic	Inspector:	VFA.auditor

Systems

	distribution system with loop water supply and return piping, valves, fittings, insulation, and pumps.		
Comments:	Adjust capacity	Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating :	Fair	Lifetime:	20
System Group:	Plumbing System	Modeled Renewal FY:	2029
Quantity:	2	Modeled Renewal Cost:	10,421.81
Unit Cost:	4,652.59	% Renew:	112.00
Replacement Cost:	9,305.18	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	10,421.81
Years Remaining:	6 (Observed)	Age:	16
% Used:	0.7 (Observed)		

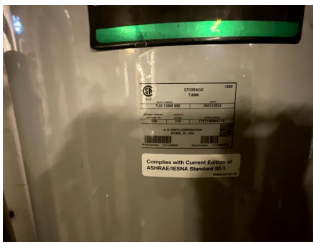
Requirements

<i>Requirement Name</i>	<i>Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X) Renewal</i>		
<i>Requirement ID</i>	<i>REQ-155862</i>	<i>Action Date</i>	<i>May 15, 2029</i>
<i>Linked System</i>	<i>Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X)</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D2020 - Domestic Water Distribution</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>10,422</i>

Requirement Description

Auto generated renewal for Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X). System Description: HVAC loop water is distributed through a two-pipe hydronic distribution system with loop water supply and return piping, valves, fittings, insulation, and pumps.

Linked Photos



Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X)



Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X)



Domestic Water Storage Tank - Galvanized Steel - 120 Gal (2X)

Systems

System Name: Water Heater - Gas - Comm - 700 MBH (x2)*



System EID:	SYS-181996	Year Installed:	2,017
Description:	The domestic hot water is provided by a gas-fired, 700 MBH, commercial-grade water heater.	Inspector:	VFA.auditor
Comments:	Adjust capacity	Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	15
System Group:	Plumbing System	Modeled Renewal FY:	2032
Quantity:	2	Modeled Renewal Cost:	189,885.29
Unit Cost:	84,770.22	% Renew:	112.00
Replacement Cost:	169,540.44	Renewal Action FY:	2032
Unit of Measure:	Each	Renewal Action Cost:	189,885.29
Years Remaining:	9 (Observed)	Age:	6
% Used:	0.4 (Observed)		

Requirements

Requirement Name	Water Heater - Gas - Comm - 700 MBH (x2)* Renewal	Action Date	May 15, 2032
Requirement ID	REQ-155880	Date Inspected	May 15, 2023
Linked System	Water Heater - Gas - Comm - 700 MBH (x2)*	Finish Date	
Category	Lifecycle		

Systems

Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	189,885

Requirement Description

Auto generated renewal for Water Heater - Gas - Comm - 700 MBH (x2)*. System Description: The domestic hot water is provided by a gas-fired, 700 MBH, commercial-grade water heater.

Linked Photos



Water Heater - Gas - Comm - 700 MBH (x2)*



Water Heater - Gas - Comm - 700 MBH (x2)*



Water Heater - Gas - Comm - 700 MBH (x2)*



Water Heater - Gas - Comm - 700 MBH (x2)*

System Name:

Water Heater -Instantaneous Electric *



Systems



System EID:	SYS-181997	Year Installed:	2,007
Description:	The domestic hot water is provided by a electric water heater. Input is 1275000 BTU/H.	Inspector:	VFA.auditor
Comments:	Adjust based on the capacity	Date Inspected:	Jun 5, 2023 2:27:15 PM
System Condition Rating :	Fair - Good	Lifetime:	10
System Group:	Plumbing System	Modeled Renewal FY:	2029
Quantity:	1	Modeled Renewal Cost:	5,841.79
Unit Cost:	5,215.88	% Renew:	112.00
Replacement Cost:	5,215.88	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	5,841.79
Years Remaining:	6 (Observed)	Age:	16
% Used:	0.4 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Water Heater -Instantaneous Electric * Renewal</i>	<i>Action Date</i>	<i>Jun 5, 2029</i>
<i>Requirement ID</i>	<i>REQ-155881</i>	<i>Date Inspected</i>	<i>Jun 5, 2023</i>
<i>Linked System</i>	<i>Water Heater -Instantaneous Electric *</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D2020 - Domestic Water Distribution</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Estimated Cost</i>	<i>5,842</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

*Auto generated renewal for Water Heater -Instantaneous Electric *. System Description: The domestic hot water is provided by a electric water heater. Input is 1275000 BTU/H.*

Linked Photos



*Water Heater -Instantaneous Electric **

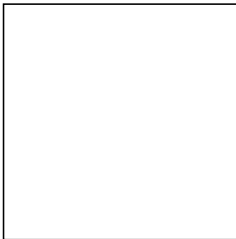


*Water Heater -Instantaneous Electric **

Systems

D2030 - Sanitary Waste

System Name: Sanitary Waste – Gravity Disch



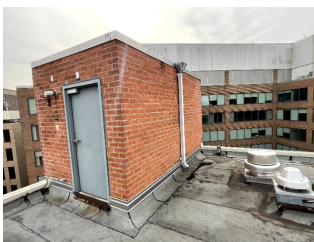
System EID:	SYS-181992	Year Installed:	2,007
Description:	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.	Inspector:	VFA.auditor
Comments:		Date Inspected:	Jun 5, 2023 2:34:09 PM
System Condition Rating	Good	Lifetime:	50
:		Modeled Renewal FY:	2057
System Group:	None Selected	Modeled Renewal Cost:	517,638.84
Quantity:	67,080	% Renew:	125.00
Unit Cost:	6.17	Renewal Action FY:	2057
Replacement Cost:	414,111.07	Renewal Action Cost:	517,638.84
Unit of Measure:	SF	Age:	16
Years Remaining:	34 (Observed)		
% Used:	0.32 (Observed)		

Requirements

No Requirement Data Available

D2040 - Rain Water Drainage

System Name: Roof Drainage - Gravity



System EID:	SYS-181991	Year Installed:	2,007
Description:	Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Good	Lifetime:	50
:			

Systems

System Group: Plumbing System
 Quantity: 67,080
 Unit Cost: 2.49
 Replacement Cost: 167,180.4
 Unit of Measure: SF
 Years Remaining: 34 (Observed)
 % Used: 0.32 (Observed)

Modeled Renewal FY: 2057
 Modeled Renewal Cost: 208,975.5
 % Renew: 125.00
 Renewal Action FY: 2057
 Renewal Action Cost: 208,975.50
 Age: 16

Requirements

No Requirement Data Available

D30 - HVAC

D3020 - Heat Generating Systems

D3021 - Boilers

System Name: Boiler - HW - Gas-Fired - 800 MBH (x2)*



System EID: SYS-181971
 Description: Heating water is heated by a gas-fired hydronic boiler with an output capacity of approximately 800 MBH with integral boiler controls. System includes boiler, boiler vent, boiler piping and fittings, boiler circulator, and electrical connections. Line items limited. Some installed materials may vary from listed line items used to approximate value.
 Comments: Adjust capacity with cost estimator.
 System Condition Rating: Good
 System Group: HVAC System
 Quantity: 2
 Unit Cost: 0
 Replacement Cost: 0

Year Installed: 2,019
 Inspector: VFA.auditor
 Date Inspected: May 15, 2023 12:00:00 AM
 Lifetime: 30
 Modeled Renewal FY: 2049
 Modeled Renewal Cost: 0
 % Renew: 125.00
 Renewal Action FY: 2049

Systems

Unit of Measure: Each
 Years Remaining: 26 (Observed)
 % Used: 0.13333333 (Observed)
 Renewal Action Cost: 0.00
 Age: 4

Requirements

No Requirement Data Available

D3030 - Cooling Generating Systems

System Name: Cooling Tower - Galvanized Steel - 250 Ton



System EID:	SYS-181973	Year Installed:	2,007
Description:	Cooling tower with an nominal capacity of 250 Tons. Cooling tower is located roof top.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	28
System Group:	HVAC System	Modeled Renewal FY:	2035
Quantity:	1	Modeled Renewal Cost:	238,952.4
Unit Cost:	191,161.92	% Renew:	125.00
Replacement Cost:	191,161.92	Renewal Action FY:	2035
Unit of Measure:	Each	Renewal Action Cost:	238,952.40
Years Remaining:	12 (Observed)	Age:	16
% Used:	0.57142857 (Observed)		

Requirements

No Requirement Data Available

D3040 - Distribution Systems

System Name: Exhaust System - General Building and Restroom

Systems



System EID:	SYS-181977	Year Installed:	2,007
Description:	The HVAC ventilation system includes roof-mounted exhaust fans with ducting and Garage ventilation fan.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	25
:		Modeled Renewal FY:	2032
System Group:	HVAC System	Modeled Renewal Cost:	281,831.27
Quantity:	67,080	% Renew:	125.00
Unit Cost:	3.36	Renewal Action FY:	2032
Replacement Cost:	225,465.02	Renewal Action Cost:	281,831.27
Unit of Measure:	SF	Age:	16
Years Remaining:	9 (Observed)		
% Used:	0.64 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Exhaust System - General Building and Restroom Renewal</i>		
<i>Requirement ID</i>	<i>REQ-155863</i>	<i>Action Date</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Exhaust System - General Building and Restroom</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D3040 - Distribution Systems</i>	<i>Status</i>	<i>Open</i>

Systems

Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	281,831

Requirement Description

Auto generated renewal for Exhaust System - General Building and Restroom. System Description: The HVAC ventilation system includes roof-mounted exhaust fans with ducting and Garage ventilation fan.

Linked Photos



Exhaust System - General Building and Restroom



Exhaust System - General Building and Restroom



Exhaust System - General Building and Restroom



Exhaust System - General Building and Restroom

System Name:

HVAC Pump - Closed Loop Condenser Water - Base-Mounted - 20 HP (P-3 and P-4)



Systems



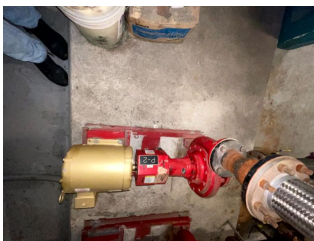
System EID:	SYS-181985	Year Installed:	2,007
Description:	Condenser water circulation is provided by a 20 HP base-mounted centrifugal pump, with 275 GPM capacity.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	30
System Group:	HVAC System	Modeled Renewal FY:	2037
Quantity:	2	Modeled Renewal Cost:	125,405.05
Unit Cost:	50,162.02	% Renew:	125.00
Replacement Cost:	100,324.04	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	125,405.05
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: HVAC Pump - Open Loop Condenser Water - Base-Mounted - 7.5 HP (P-1 and P-2)

Systems



System EID: SYS-181986
 Description: Condenser water circulation is provided by a 7.5 HP base-mounted centrifugal pump, with 275 GPM capacity.
 Comments:
 System Condition Rating Fair - Good
 :
 System Group: HVAC System
 Quantity: 2
 Unit Cost: 31,766.08
 Replacement Cost: 63,532.16
 Unit of Measure: Each
 Years Remaining: 14 (Observed)
 % Used: 0.53333333 (Observed)

Year Installed: 2,007
 Inspector: VFA.auditor
 Date Inspected: May 23, 2023 12:00:00 AM
 Lifetime: 30
 Modeled Renewal FY: 2037
 Modeled Renewal Cost: 79,415.2
 % Renew: 125.00
 Renewal Action FY: 2037
 Renewal Action Cost: 79,415.20
 Age: 16

Requirements

No Requirement Data Available

System Name: Heat Exchanger - Condenser Water

Systems



System EID:	SYS-181983	Year Installed:	2,008
Description:	A plate and frame heat exchanger, piping and pump with variable frequency drive are provided for a condenser water free cooling system.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Group:	HVAC System	Lifetime:	25
Quantity:	67,080	Modeled Renewal FY:	2032
Unit Cost:	7.86	Modeled Renewal Cost:	658,705.81
Replacement Cost:	526,964.65	% Renew:	125.00
Unit of Measure:	SF	Renewal Action FY:	2032
Years Remaining:	9 (Observed)	Renewal Action Cost:	658,705.81
% Used:	0.64 (Observed)	Age:	15

Requirements

Requirement Name	Heat Exchanger - Condenser Water Renewal	Action Date	May 15, 2032
Requirement ID	REQ-155869	Date Inspected	May 15, 2023
Linked System	Heat Exchanger - Condenser Water	Finish Date	
Category	Lifecycle	Status	Open
Prime System	D3040 - Distribution Systems	Actual Cost	0
Priority	4 - Due within 10 Years of Inspection	Estimated Cost	658,706
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Heat Exchanger - Condenser Water. System Description: A plate and frame heat exchanger, piping and pump with variable frequency drive are provided for a condenser water free cooling system.

Systems

Linked Photos



Heat Exchanger - Condenser Water

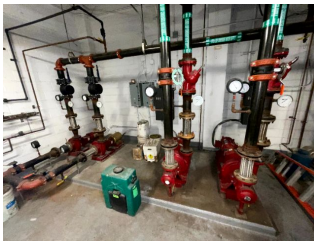


Heat Exchanger - Condenser Water



Heat Exchanger - Condenser Water

System Name: Piping Distribution - 2-Pipe - Closed Loop Condenser Water



System EID:	SYS-181987	Year Installed:	2,007
Description:	HVAC loop water is distributed through a two-pipe hydronic distribution system with loop water supply and return piping, valves, fittings, insulation, and pumps.	Inspector:	VFA.auditor
Comments:		Date Inspected:	Jun 1, 2023 9:41:52 AM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	HVAC System	Modeled Renewal Cost:	1,427,484.44
Quantity:	67,080		

Systems

Unit Cost:	17.02	% Renew:	125.00
Replacement Cost:	1,141,987.56	Renewal Action FY:	2037
Unit of Measure:	SF	Renewal Action Cost:	1,427,484.44
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Piping Distribution - 2-Pipe - Hot Water



System EID:	SYS-181988	Year Installed:	2,007
Description:	HVAC heating hot water is distributed through a two-pipe hydronic distribution system with hot water supply and return piping, valves, fittings, insulation, and pumps.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	30
System Group:	HVAC System	Modeled Renewal FY:	2037
Quantity:	9.999	Modeled Renewal Cost:	212,782.01
Unit Cost:	17.02	% Renew:	125.00
Replacement Cost:	170,225.6	Renewal Action FY:	2037
Unit of Measure:	SF	Renewal Action Cost:	212,782.01
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

D3050 - Terminal and Package Units

System Name: Air-Cooled Heat Pump - 3 Ton - New



Systems



System EID:	SYS-181970	Year Installed:	2,017
Description:	HVAC systems include an air-cooled heat pump with 3.5 Tons of cooling capacity. This heat pump provides cooling and heating for a remotely located load via a dedicated refrigerant piping circuit. Refrigerant piping is included with this System.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair	Lifetime:	15
:		Modeled Renewal FY:	2032
System Group:	HVAC System	Modeled Renewal Cost:	10,603.33
Quantity:	1	% Renew:	125.00
Unit Cost:	8,482.66	Renewal Action FY:	2032
Replacement Cost:	8,482.66	Renewal Action Cost:	10,603.33
Unit of Measure:	Each	Age:	6
Years Remaining:	9 (Observed)		
% Used:	0.4 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Air-Cooled Heat Pump - 3 Ton - New Renewal</i>		
<i>Requirement ID</i>	<i>REQ-155857</i>	<i>Action Date</i>	<i>May 15, 2032</i>
<i>Linked System</i>	<i>Air-Cooled Heat Pump - 3 Ton - New</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D3050 - Terminal and Package Units</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>10,603</i>

Requirement Description

Auto generated renewal for Air-Cooled Heat Pump - 3 Ton - New. System Description: HVAC systems include an air-cooled heat pump with 3.5 Tons of cooling capacity. This heat pump provides cooling and heating for a remotely located load via a dedicated refrigerant piping circuit. Refrigerant piping is included with this System.

Linked Photos



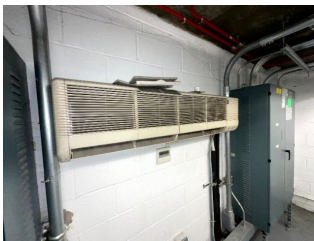
Air-Cooled Heat Pump - 3 Ton

Systems



Air-Cooled Heat Pump - 3 Ton

System Name: Fan Coil Unit - DX Cooling - 2 Ton



System EID:	SYS-181978	Year Installed:	2,007
Description:	The HVAC systems includes a ducted fan coil unit with 2 Tons of cooling/heating capacity. Remotely located dedicated condensing unit and ductwork are not included in this System.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Group:	None Selected	Lifetime:	25
Quantity:	1	Modeled Renewal FY:	2032
Unit Cost:	3,029.12	Modeled Renewal Cost:	3,786.4
Replacement Cost:	3,029.12	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2032
Years Remaining:	9 (Observed)	Renewal Action Cost:	3,786.40
% Used:	0.64 (Observed)	Age:	16

Requirements

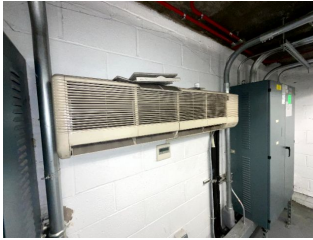
Requirement Name	Fan Coil Unit - DX Cooling - 2 Ton Renewal	Action Date	May 15, 2032
Requirement ID	REQ-155864	Date Inspected	May 15, 2023
Linked System	Fan Coil Unit - DX Cooling - 2 Ton	Finish Date	
Category	Lifecycle	Status	Open
Prime System	D3050 - Terminal and Package Units	Actual Cost	0
Priority	4 - Due within 10 Years of Inspection	Estimated Cost	3,786
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Fan Coil Unit - DX Cooling - 2 Ton. System Description: The HVAC systems includes a ducted fan coil unit with 2 Tons of cooling/heating capacity. Remotely located dedicated condensing unit and ductwork are not included in this System.

Linked Photos

Systems



Fan Coil Unit - DX Cooling - 2 Ton

System Name:

Fan Coil Unit - DX Cooling - 3.5 Ton



System EID:	SYS-181979	Year Installed:	2,007
Description:	The HVAC systems includes a ducted fan coil unit with 3.5Tons of cooling capacity. Remotely located dedicated condensing unit and ductwork are not included in this System.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	25
System Group:	HVAC System	Modeled Renewal FY:	2032
Quantity:	1	Modeled Renewal Cost:	4,926.55
Unit Cost:	3,941.24	% Renew:	125.00
Replacement Cost:	3,941.24	Renewal Action FY:	2032
Unit of Measure:	Each	Renewal Action Cost:	4,926.55
Years Remaining:	9 (Observed)	Age:	16
% Used:	0.64 (Observed)		

Requirements

Requirement Name	Fan Coil Unit - DX Cooling - 3.5 Ton Renewal		
Requirement ID	REQ-155865	Action Date	May 15, 2032
Linked System	Fan Coil Unit - DX Cooling - 3.5 Ton	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	D3050 - Terminal and Package Units	Status	Open
Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	4,927

Requirement Description

Systems

Auto generated renewal for Fan Coil Unit - DX Cooling - 3.5 Ton. System Description: The HVAC systems includes a ducted fan coil unit with 3.5Tons of cooling capacity. Remotely located dedicated condensing unit and ductwork are not included in this System.

Linked Photos



Fan Coil Unit - DX Cooling - 3.5 Ton



Fan Coil Unit - DX Cooling - 3.5 Ton

System Name:

Heat Pump - Water Source



System EID: SYS-181984
 Description: The HVAC system includes water source heat pumps, with cooling tower and pumps.since the unit is in fair conditions,it's RUL is extended accordingly
 Comments:
 System Condition Rating Fair
 :
 System Group: HVAC System
 Quantity: 100,000,000
 Unit Cost: 30.08
 Replacement Cost: 3,007,911,600
 Unit of Measure: SF
 Years Remaining: 5 (Observed)

Year Installed: 2,008
 Inspector: VFA.auditor
 Date Inspected: May 15, 2023 12:00:00 AM
 Lifetime: 18
 Modeled Renewal FY: 2028
 Modeled Renewal Cost: 3,759,889,500
 % Renew: 125.00
 Renewal Action FY: 2028
 Renewal Action Cost: 3,759,889,500.00
 Age: 15

Systems

% Used: 0.72222222 (Observed)

Requirements

Requirement Name	Heat Pump - Water Source Renewal	Action Date	May 15, 2028
Requirement ID	REQ-155870	Date Inspected	May 15, 2023
Linked System	Heat Pump - Water Source	Finish Date	
Category	Lifecycle	Status	Open
Prime System	D3050 - Terminal and Package Units	Actual Cost	0
Priority	3 - Due within 5 Years of Inspection	Estimated Cost	3,759,889,500
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Heat Pump - Water Source. System Description: The HVAC system includes water source heat pumps, with cooling tower and pumps. since the unit is in fair conditions, it's RUL is extended accordingly

Linked Photos



Heat Pump - Water Source



Heat Pump - Water Source

System Name:

Split System Heat Pump - 3/4 Ton



System EID: SYS-181993

Year Installed: 2,007

Systems

Description:	Local zone heating and cooling are provided by a single zone ductless mini split heat pump system. System includes indoor section.	Inspector:	VFA.auditor
Comments:		Date Inspected:	Jun 5, 2023 5:21:20 PM
System Condition Rating:	Poor	Lifetime:	15
System Group:	HVAC System	Modeled Renewal FY:	2025
Quantity:	1	Modeled Renewal Cost:	7,107.8
Unit Cost:	6,769.33	% Renew:	105.00
Replacement Cost:	6,769.33	Renewal Action FY:	2025
Unit of Measure:	Each	Renewal Action Cost:	7,107.80
Years Remaining:	2 (Observed)	Age:	16
% Used:	0.8666667 (Observed)		

Requirements

Requirement Name	Split System Heat Pump - 3/4 Ton Renewal	Action Date	Jun 5, 2025
Requirement ID	REQ-155877	Date Inspected	Jun 5, 2023
Linked System	Split System Heat Pump - 3/4 Ton	Finish Date	
Category	Lifecycle	Status	Open
Prime System	D3050 - Terminal and Package Units	Actual Cost	0
Priority	2 - Due within 2 Years of Inspection	Estimated Cost	7,108
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Split System Heat Pump - 3/4 Ton. System Description: Local zone heating and cooling are provided by a single zone ductless mini split heat pump system. System includes indoor section.

Linked Photos



Split System Heat Pump - 3/4 Ton



Split System Heat Pump - 3/4 Ton

D3060 - Controls and Instrumentation

System Name: Variable Frequency Drive - 20 HP -1

Systems



System EID:	SYS-178260	Year Installed:	2,007
Description:	Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2029
Quantity:	1	Modeled Renewal Cost:	16,193.88
Unit Cost:	12,955.1	% Renew:	125.00
Replacement Cost:	12,955.1	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	16,193.88
Years Remaining:	6 (Observed)	Age:	16
% Used:	0.7 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Variable Frequency Drive - 20 HP -1 Renewal</i>		
<i>Requirement ID</i>	<i>REQ-152595</i>	<i>Action Date</i>	<i>May 15, 2029</i>
<i>Linked System</i>	<i>Variable Frequency Drive - 20 HP -1</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D3060 - Controls and Instrumentation</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>16,194</i>

Requirement Description

Auto generated renewal for Variable Frequency Drive - 20 HP -1. System Description: Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Variable Frequency Drive - 20 HP -1

System Name: Variable Frequency Drive - 20 HP -2

Systems



System EID:	SYS-178261	Year Installed:	2,007
Description:	Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	20
:		Modeled Renewal FY:	2029
System Group:	Electrical System	Modeled Renewal Cost:	16,193.88
Quantity:	1	% Renew:	125.00
Unit Cost:	12,955.1	Renewal Action FY:	2029
Replacement Cost:	12,955.1	Renewal Action Cost:	16,193.88
Unit of Measure:	Each	Age:	16
Years Remaining:	6 (Observed)		
% Used:	0.7 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Variable Frequency Drive - 20 HP -2 Renewal</i>		
<i>Requirement ID</i>	<i>REQ-152596</i>	<i>Action Date</i>	<i>May 15, 2029</i>
<i>Linked System</i>	<i>Variable Frequency Drive - 20 HP -2</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D3060 - Controls and Instrumentation</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>16,194</i>

Requirement Description

Auto generated renewal for Variable Frequency Drive - 20 HP -2. System Description: Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Variable Frequency Drive - 20 HP -2

System Name: Variable Frequency Drive - 20 HP -3

Systems



System EID:	SYS-178262	Year Installed:	2,007
Description:	Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	20
:		Modeled Renewal FY:	2029
System Group:	Electrical System	Modeled Renewal Cost:	16,193.88
Quantity:	1	% Renew:	125.00
Unit Cost:	12,955.1	Renewal Action FY:	2029
Replacement Cost:	12,955.1	Renewal Action Cost:	16,193.88
Unit of Measure:	Each	Age:	16
Years Remaining:	6 (Observed)		
% Used:	0.7 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Variable Frequency Drive - 20 HP -3 Renewal</i>		
<i>Requirement ID</i>	<i>REQ-152597</i>	<i>Action Date</i>	<i>May 15, 2029</i>
<i>Linked System</i>	<i>Variable Frequency Drive - 20 HP -3</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D3060 - Controls and Instrumentation</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>16,194</i>

Requirement Description

Auto generated renewal for Variable Frequency Drive - 20 HP -3. System Description: Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Variable Frequency Drive - 20 HP -3

System Name: Variable Frequency Drive - 20 HP -4

Systems



System EID:	SYS-178263	Year Installed:	2,007
Description:	Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2029
Quantity:	1	Modeled Renewal Cost:	16,193.88
Unit Cost:	12,955.1	% Renew:	125.00
Replacement Cost:	12,955.1	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	16,193.88
Years Remaining:	6 (Observed)	Age:	16
% Used:	0.7 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Variable Frequency Drive - 20 HP -4 Renewal</i>		
<i>Requirement ID</i>	<i>REQ-152598</i>	<i>Action Date</i>	<i>May 15, 2029</i>
<i>Linked System</i>	<i>Variable Frequency Drive - 20 HP -4</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Finish Date</i>	
<i>Prime System</i>	<i>D3060 - Controls and Instrumentation</i>	<i>Status</i>	<i>Open</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Actual Cost</i>	<i>0</i>
<i>Inspector</i>	<i>System Renewal</i>	<i>Estimated Cost</i>	<i>16,194</i>

Requirement Description

Auto generated renewal for Variable Frequency Drive - 20 HP -4. System Description: Motor speed modulation and control is provided via a variable frequency drive (VFD). Installed in Mechanical Room. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Variable Frequency Drive - 20 HP -4

D40 - Fire Protection

System Name: Fire Extinguishers - Dry Chem w/Cabinet (SF)

Systems



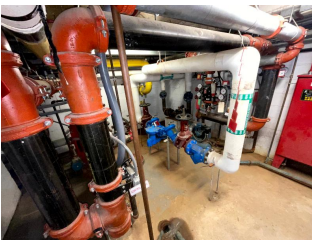
System EID:	SYS-181980	Year Installed:	2,007
Description:	Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.	Inspector:	VFA.auditor
Comments:	Price per 1000 SF of building area.	Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Fire Protection	Modeled Renewal FY:	2037
Quantity:	64,080	Modeled Renewal Cost:	2,347.07
Unit Cost:	0.03	% Renew:	105.00
Replacement Cost:	2,235.31	Renewal Action FY:	2037
Unit of Measure:	SF	Renewal Action Cost:	2,347.07
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

D4010 - Sprinklers

System Name: Sprinkler System



Systems

System EID:	SYS-179041	Year Installed:	2,007
Description:	The fire protection systems include an ordinary hazard, wet fire sprinkler system. This System includes double check valve assembly backflow protection and standpipes.	Inspector:	HB - GDegefie
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Good	Lifetime:	35
System Group:	Fire Protection	Modeled Renewal FY:	2048
Quantity:	83,640	Modeled Renewal Cost:	2,095,529.32
Unit Cost:	20.04	% Renew:	125.00
Replacement Cost:	1,676,423.45	Renewal Action FY:	2048
Unit of Measure:	SF	Renewal Action Cost:	2,095,529.32
Years Remaining:	25 (Observed)	Age:	16
% Used:	0.28571429 (Observed)		

Requirements

No Requirement Data Available

D4011 - Sprinkler Water Supply

System Name: Sprinkler System - Backflow Preventer 6"



System EID:	SYS-181994	Year Installed:	2,007
Description:	The building sprinkler water distribution system includes a 6" backflow preventer located in room.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Fire Protection	Modeled Renewal FY:	2037
Quantity:	1	Modeled Renewal Cost:	15,339.7
Unit Cost:	13,945.18	% Renew:	110.00
Replacement Cost:	13,945.18	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	15,339.70
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

D4012 - Sprinkler Pumping Equipment

System Name: Fire Pump - Electric - 55.7 HP*

Systems



System EID:	SYS-181981	Year Installed:	2,007
Description:	Fire protection systems include a 55.7 HP electric motor-driven fire pump with an estimated flow of 750 GPM. Includes controller and electric jockey pump.	Inspector:	VFA.auditor
Comments:	*Backflow preventer should be addressed via the separate fire sprinkler System.	Date Inspected:	Jun 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	Fire Protection	Modeled Renewal Cost:	116,490.58
Quantity:	1	% Renew:	125.00
Unit Cost:	93,192.46	Renewal Action FY:	2037
Replacement Cost:	93,192.46	Renewal Action Cost:	116,490.58
Unit of Measure:	Each	Age:	16
Years Remaining:	14 (Observed)		
% Used:	0.53333333 (Observed)		

Requirements

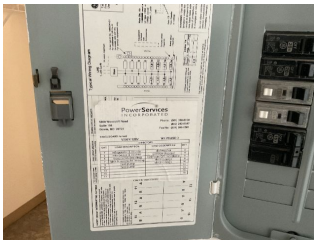
No Requirement Data Available

D50 - Electrical

D5010 - Electrical Service and Distribution

D5012 - Low Tension Service and Dist.

System Name: Electrical Distribution Panel Board - 100A 208Y/120V



Systems

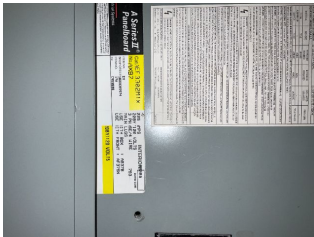


System EID:	SYS-178242	Year Installed:	2,007
Description:	The buildings electrical distribution system includes a 125A 208Y/120V panel board with supply feeder cabling included.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Electrical System	Modeled Renewal FY:	2037
Quantity:	124	Modeled Renewal Cost:	696,889.3
Unit Cost:	4,496.06	% Renew:	125.00
Replacement Cost:	557,511.44	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	696,889.30
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Electrical Distribution Panel Board - 225A 208Y/120V



System EID:	SYS-178243	Year Installed:	2,007
Description:	The buildings electrical distribution system includes a 225A 208Y/120V panel board with supply feeder cabling included.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Electrical System	Modeled Renewal FY:	2037
Quantity:	10	Modeled Renewal Cost:	225,195.5
Unit Cost:	18,015.64	% Renew:	125.00
Replacement Cost:	180,156.4	Renewal Action FY:	2037

Systems

Unit of Measure: Each
 Years Remaining: 14 (Observed)
 % Used: 0.53333333 (Observed)

Renewal Action Cost: 225,195.50
 Age: 16

Requirements

No Requirement Data Available

System Name: Electrical Distribution Panel Board - 600A 208Y/120V - 1



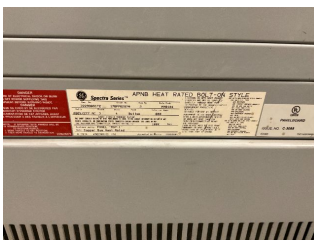
System EID: SYS-178244
 Description: The buildings electrical distribution system includes a 600A 208Y/120V panel board with supply feeder cabling included.
 Comments:
 System Condition Rating Fair - Good
 :
 System Group: Electrical System
 Quantity: 1
 Unit Cost: 54,663.3
 Replacement Cost: 54,663.3
 Unit of Measure: Each
 Years Remaining: 14 (Observed)
 % Used: 0.53333333 (Observed)

Year Installed: 2,007
 Inspector: HB - FAbayneh
 Date Inspected: May 15, 2023 8:30:00 PM
 Lifetime: 30
 Modeled Renewal FY: 2037
 Modeled Renewal Cost: 68,329.13
 % Renew: 125.00
 Renewal Action FY: 2037
 Renewal Action Cost: 68,329.13
 Age: 16

Requirements

No Requirement Data Available

System Name: Electrical Distribution Panel Board - 800A 208Y/120V - 1



Systems

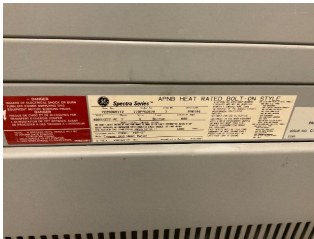


System EID:	SYS-178245	Year Installed:	2,007
Description:	The buildings electrical distribution system includes a 800A 208Y/120V panel board with supply feeder cabling included.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	Electrical System	Modeled Renewal Cost:	86,319.53
Quantity:	1	% Renew:	125.00
Unit Cost:	69,055.63	Renewal Action FY:	2037
Replacement Cost:	69,055.63	Renewal Action Cost:	86,319.53
Unit of Measure:	Each	Age:	16
Years Remaining:	14 (Observed)		
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Electrical Distribution Panel Board - 800A 208Y/120V - 2



System EID:	SYS-178246	Year Installed:	2,007
Description:	The buildings electrical distribution system includes a 800A 208Y/120V panel board with supply feeder cabling included.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	Electrical System	Modeled Renewal Cost:	86,319.53
Quantity:	1	% Renew:	125.00
Unit Cost:	69,055.63	Renewal Action FY:	2037
Replacement Cost:	69,055.63		

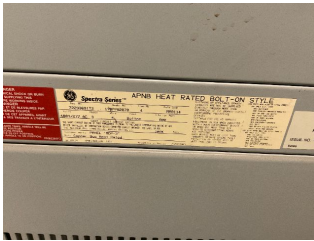
Systems

Unit of Measure:	Each	Renewal Action Cost:	86,319.53
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Electrical Distribution Panel Board - 800A 208Y/120V - 3

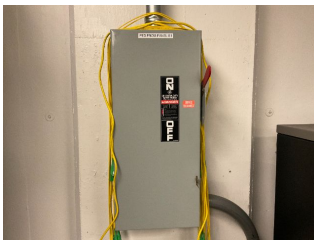


System EID:	SYS-178247	Year Installed:	2,007
Description:	The buildings electrical distribution system includes a 800A 208Y/120V panel board with supply feeder cabling included.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
System Group:	Electrical System	Modeled Renewal FY:	2037
Quantity:	1	Modeled Renewal Cost:	86,319.53
Unit Cost:	69,055.63	% Renew:	125.00
Replacement Cost:	69,055.63	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	86,319.53
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Electrical Distribution Safety Disconnect - 100A



Systems

System EID:	SYS-178236	Year Installed:	2,007
Description:	The buildings electrical distribution system includes 240V 100A safety disconnect.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	Electrical System	Modeled Renewal Cost:	5,120.78
Quantity:	3	% Renew:	125.00
Unit Cost:	1,365.54	Renewal Action FY:	2037
Replacement Cost:	4,096.62	Renewal Action Cost:	5,120.78
Unit of Measure:	Each	Age:	16
Years Remaining:	14 (Observed)		
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

System Name: Electrical Distribution Safety Disconnect - 30A



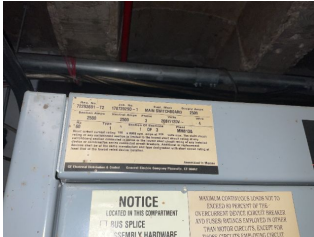
System EID:	SYS-178237	Year Installed:	2,007
Description:	The buildings electrical distribution system includes 240V 30A safety disconnect.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	Electrical System	Modeled Renewal Cost:	9,359.63
Quantity:	11	% Renew:	125.00
Unit Cost:	680.7	Renewal Action FY:	2037
Replacement Cost:	7,487.7	Renewal Action Cost:	9,359.63
Unit of Measure:	Each	Age:	16
Years Remaining:	14 (Observed)		
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

Systems

System Name: Main Distribution Switchboard - 2500A 208Y/120V 3 Phase



System EID: SYS-178257
 Description: The building includes a 2500A, 208Y/120V, 3 phase] distribution switchboard located in Electrical Room. System includes a main disconnecting means circuit breaker, distribution feeder circuit breakers, and switchboard sections.
 Comments:
 System Condition Rating : Good
 System Group: Electrical System
 Quantity: 1
 Unit Cost: 211,237.28
 Replacement Cost: 211,237.28
 Unit of Measure: Each
 Years Remaining: 24 (Observed)
 % Used: 0.4 (Observed)

Year Installed: 2,007
 Inspector: HB - FAbayneh
 Date Inspected: May 15, 2023 8:30:00 PM
 Lifetime: 40
 Modeled Renewal FY: 2047
 Modeled Renewal Cost: 264,046.6
 % Renew: 125.00
 Renewal Action FY: 2047
 Renewal Action Cost: 264,046.60
 Age: 16

Requirements

No Requirement Data Available

System Name: Motor Starter 7.5HP



Systems



System EID:	SYS-178238	Year Installed:	2,007
Description:	The buildings electrical distribution system includes 7.5HP Motor Starter.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Electrical System	Modeled Renewal FY:	2037
Quantity:	3	Modeled Renewal Cost:	1,437.08
Unit Cost:	383.22	% Renew:	125.00
Replacement Cost:	1,149.66	Renewal Action FY:	2037
Unit of Measure:	Each	Renewal Action Cost:	1,437.08
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available

D5020 - Lighting and Branch Wiring

System Name: Lighting Fixtures - Exterior - HID Wall Packs



System EID:	SYS-178254	Year Installed:	2,007
Description:	Exterior lighting consists of HID and fluorescent wall pack units. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2029
Quantity:	2	Modeled Renewal Cost:	3,163.75
Unit Cost:	1,265.5	% Renew:	125.00
Replacement Cost:	2,531	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	3,163.75
Years Remaining:	6 (Observed)	Age:	16
% Used:	0.7 (Observed)		

Requirements

Systems

Requirement Name	Lighting Fixtures - Exterior - HID Wall Packs Renewal		
Requirement ID	REQ-152590	Action Date	May 15, 2029
Linked System	Lighting Fixtures - Exterior - HID Wall Packs	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	D5020 - Lighting and Branch Wiring	Status	Open
Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	3,164

Requirement Description

Auto generated renewal for Lighting Fixtures - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID and fluorescent wall pack units. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

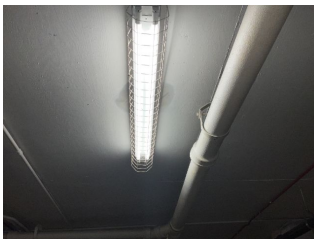
Linked Photos



Lighting Fixtures - Exterior - HID Wall Packs

System Name:

Lighting Fixtures - Interior



System EID: SYS-178255

Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Note: Almost all the interior lights has been well maintained and most of the bulbs were replaced with LEDs in the units. Therefore, based on the condition of the system its remaining useful life (RUL) has been extended.

Comments:

System Condition Rating: Fair - Good

System Group: Electrical System

Quantity: 76,640

Unit Cost: 12.31

Replacement Cost: 943,228.41

Year Installed: 2,007

Inspector: HB - FAbayneh

Date Inspected: May 15, 2023 8:30:00 PM

Lifetime: 20

Modeled Renewal FY: 2031

Modeled Renewal Cost: 1,179,035.51

% Renew: 125.00

Renewal Action FY: 2031

Systems

Unit of Measure:	SF	Renewal Action Cost:	1,179,035.51
Years Remaining:	8 (Observed)	Age:	16
% Used:	0.6 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Lighting Fixtures - Interior Renewal</i>	<i>Action Date</i>	<i>May 15, 2031</i>
<i>Requirement ID</i>	<i>REQ-152591</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Lighting Fixtures - Interior</i>	<i>Finish Date</i>	<i>Open</i>
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>0</i>
<i>Prime System</i>	<i>D5020 - Lighting and Branch Wiring</i>	<i>Actual Cost</i>	<i>1,179,036</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Estimated Cost</i>	
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Lighting Fixtures - Interior. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Note: Almost all the interior lights has been well maintained and most of the bulbs were replaced with LEDs in the units. Therefore, based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos

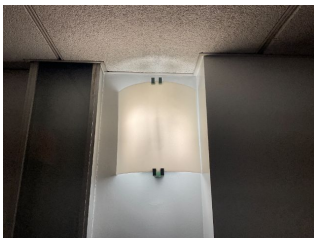


Lighting Fixtures - Interior



Lighting Fixtures - Interior

System Name: Lighting Fixtures - Interior - LED



Systems



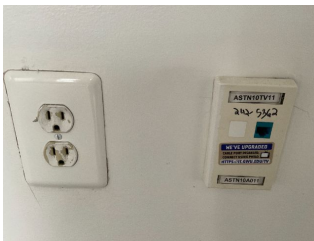
System EID:	SYS-178256	Year Installed:	2,018
Description:	The building includes a average density LED lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2038
Quantity:	7,000	Modeled Renewal Cost:	88,949.53
Unit Cost:	10.17	% Renew:	125.00
Replacement Cost:	71,159.62	Renewal Action FY:	2038
Unit of Measure:	SF	Renewal Action Cost:	88,949.53
Years Remaining:	15 (Observed)	Age:	5
% Used:	0.25 (Observed)		

Requirements

No Requirement Data Available

D5021 - Branch Wiring Devices

System Name: Branch Wiring - Equipment & Devices



System EID:	SYS-178241	Year Installed:	2,007
Description:	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair - Good	Lifetime:	30
System Group:	Electrical System	Modeled Renewal FY:	2037
Quantity:	83,640	Modeled Renewal Cost:	807,880.85

Systems

Unit Cost:	7.73	% Renew:	125.00
Replacement Cost:	646,304.68	Renewal Action FY:	2037
Unit of Measure:	SF	Renewal Action Cost:	807,880.85
Years Remaining:	14 (Observed)	Age:	16
% Used:	0.53333333 (Observed)		

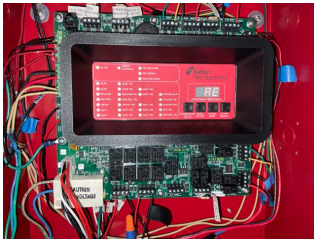
Requirements

No Requirement Data Available

D5030 - Communications and Security

D5037 - Fire Alarm Systems

System Name: Fire Alarm System - FACP



System EID:	SYS-178250	Year Installed:	2,018
Description:	This building includes a fire alarm system control panel. Located in the garage hub room.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Poor - Fair	Lifetime:	15
System Group:	Electrical System	Modeled Renewal FY:	2033
Quantity:	1	Modeled Renewal Cost:	38,389.03
Unit Cost:	30,711.22	% Renew:	125.00
Replacement Cost:	30,711.22	Renewal Action FY:	2033
Unit of Measure:	Each	Renewal Action Cost:	38,389.03
Years Remaining:	10 (Observed)	Age:	5
% Used:	0.33333333 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Fire Alarm System - FACP Renewal</i>	<i>Action Date</i>	<i>May 15, 2033</i>
<i>Requirement ID</i>	<i>REQ-152586</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Fire Alarm System - FACP</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D5037 - Fire Alarm Systems</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>4 - Due within 10 Years of Inspection</i>	<i>Estimated Cost</i>	<i>38,389</i>
<i>Inspector</i>	<i>System Renewal</i>		

Systems

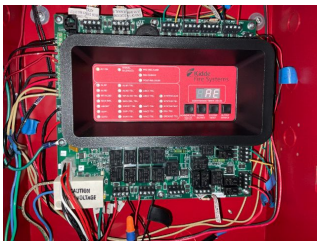
Requirement Description

Auto generated renewal for Fire Alarm System - FACP. System Description: This building includes a fire alarm system control panel. Located in the garage hub room.

Linked Photos



Fire Alarm System - FACP



Fire Alarm System - FACP

System Name:

Fire Alarm System - Initiating & Alarm Devices



Systems



System EID:	SYS-178251	Year Installed:	2,018
Description:	The building is equipped with an addressable fire alarm system which includes head end control panel, remote annunciator panel and locations, pull stations, smoke detectors, heat detectors, duct smoke detectors, sprinkler flow and tamper switches as initiating devices, and audio/visual, visual only alarm devices. This system includes the initiating and alarm devices stated above and mounting boxes only.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating :	Fair	Lifetime:	10
System Group:	Electrical System	Modeled Renewal FY:	2028
Quantity:	83,640	Modeled Renewal Cost:	176,999.18
Unit Cost:	1.69	% Renew:	125.00
Replacement Cost:	141,599.34	Renewal Action FY:	2028
Unit of Measure:	SF	Renewal Action Cost:	176,999.18
Years Remaining:	5 (Observed)	Age:	5
% Used:	0.5 (Observed)		

Requirements

Requirement Name	Fire Alarm System - Initiating & Alarm Devices Renewal		
Requirement ID	REQ-152587	Action Date	May 15, 2028
Linked System	Fire Alarm System - Initiating & Alarm Devices	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	D5037 - Fire Alarm Systems	Status	Open
Priority	3 - Due within 5 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	176,999

Requirement Description

Auto generated renewal for Fire Alarm System - Initiating & Alarm Devices. System Description: The building is equipped with an addressable fire alarm system which includes head end control panel, remote annunciator panel and locations, pull stations, smoke detectors, heat detectors, duct smoke detectors, sprinkler flow and tamper switches as initiating devices, and audio/visual, visual only alarm devices. This system includes the initiating and alarm devices stated above and mounting boxes only.

Linked Photos

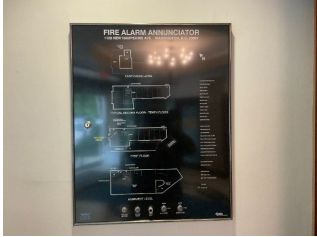


Fire Alarm System - Initiating & Alarm Devices

Systems



Fire Alarm System - Initiating & Alarm Devices



Fire Alarm System - Initiating & Alarm Devices



Fire Alarm System - Initiating & Alarm Devices

D5038 - Security and Detection Systems

System Name:

Security System - Access Control System



Systems

System EID:	SYS-178258	Year Installed:	2,018
Description:	The building utilizes an average density, facility wide access control security system using credentials that include proximity keys with corresponding key readers, for access within the building. The system includes head end control panel, with data base management software, strategically located access control authentication devices, electric door release hardware, conduit and wire. Authentication devices are located entrances to the building.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	10
:		Modeled Renewal FY:	2028
System Group:	Electrical System	Modeled Renewal Cost:	341,873.73
Quantity:	83,640	% Renew:	125.00
Unit Cost:	3.27	Renewal Action FY:	2028
Replacement Cost:	273,498.99	Renewal Action Cost:	341,873.73
Unit of Measure:	SF	Age:	5
Years Remaining:	5 (Observed)		
% Used:	0.5 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Security System - Access Control System Renewal</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Requirement ID</i>	<i>REQ-152593</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Security System - Access Control System</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D5038 - Security and Detection Systems</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Estimated Cost</i>	<i>341,874</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Security System - Access Control System. System Description: The building utilizes an average density, facility wide access control security system using credentials that include proximity keys with corresponding key readers, for access within the building. The system includes head end control panel, with data base management software, strategically located access control authentication devices, electric door release hardware, conduit and wire. Authentication devices are located entrances to the building.

Linked Photos



Security System - Access Control System



Security System - Access Control System

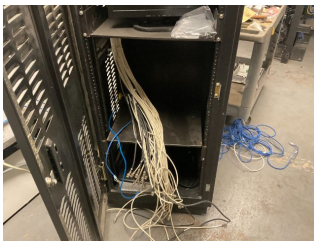
Systems



Security System - Access Control System

System Name:

Security System - CCTV Video



System EID: SYS-178259

Year Installed: 2,018

Description: The building includes a CCTV, video, security camera system of average-density monitoring. The system monitors both exterior and interior designated areas for security, screening and alerts. The CCTV, video security camera system includes head end control, monitoring, screening equipment, various camera types for different video requirements, conduit and wiring.

Inspector: HB - FAbayneh

Comments:

Date Inspected: May 15, 2023 8:30:00 PM

System Condition Rating Fair

Lifetime: 10

:

System Group: Electrical System

Modeled Renewal FY: 2028

Quantity: 83,640

Modeled Renewal 311,238.66

Systems

Unit Cost:	2.98	Cost:	
Replacement Cost:	248,990.93	% Renew:	125.00
Unit of Measure:	SF	Renewal Action FY:	2028
Years Remaining:	5 (Observed)	Renewal Action Cost:	311,238.66
% Used:	0.5 (Observed)	Age:	5

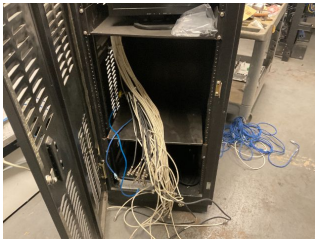
Requirements

<i>Requirement Name</i>	<i>Security System - CCTV Video Renewal</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Requirement ID</i>	<i>REQ-152594</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Security System - CCTV Video</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D5038 - Security and Detection Systems</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Estimated Cost</i>	<i>311,239</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Security System - CCTV Video. System Description: The building includes a CCTV, video, security camera system of average-density monitoring. The system monitors both exterior and interior designated areas for security, screening and alerts. The CCTV, video security camera system includes head end control, monitoring, screening equipment, various camera types for different video requirements, conduit and wiring.

Linked Photos



Security System - CCTV Video - Average Density - New



Security System - CCTV Video - Average Density - New



Security System - CCTV Video - Average Density - New

Systems

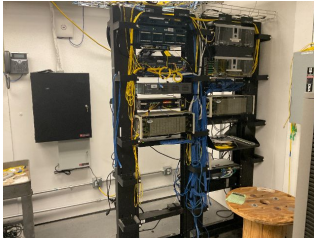


Security System - CCTV Video - Average Density - New

D5039 - Local Area Networks

System Name:

LAN & VoIP System



System EID: SYS-178253

Year Installed: 2,007

Description: System includes LAN and VoIP infrastructure emanating from the point of provider demarcation typically located in IT Closets to the end user access points. System includes outlet devices access points, ethernet cable, fiber optic cable link, converters, backbone, cable support hardware cable tray, J-hooks and electrical power distribution. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Inspector: HB - FAbayneh

Comments: System Condition Rating Fair

Date Inspected: May 15, 2023 8:30:00 PM

Lifetime: 15

Systems

System Group:	Electrical System	Modeled Renewal FY:	2028
Quantity:	83,640	Modeled Renewal Cost:	722,428.48
Unit Cost:	6.91	% Renew:	125.00
Replacement Cost:	577,942.78	Renewal Action FY:	2028
Unit of Measure:	SF	Renewal Action Cost:	722,428.48
Years Remaining:	5 (Observed)	Age:	16
% Used:	0.6666667 (Observed)		

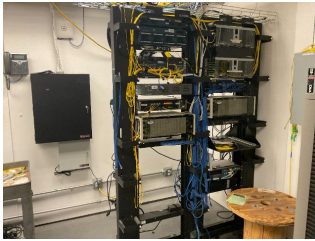
Requirements

<i>Requirement Name</i>	<i>LAN & VoIP System Renewal</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Requirement ID</i>	<i>REQ-152589</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>LAN & VoIP System</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D5039 - Local Area Networks</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Estimated Cost</i>	<i>722,428</i>
<i>Inspector</i>	<i>System Renewal</i>		

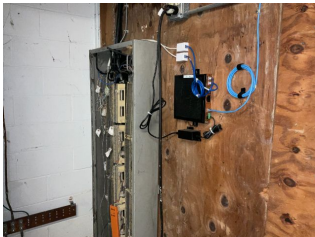
Requirement Description

Auto generated renewal for LAN & VoIP System. System Description: System includes LAN and VoIP infrastructure emanating from the point of provider demarcation typically located in IT Closets to the end user access points. System includes outlet devices access points, ethernet cable, fiber optic cable link, converters, backbone, cable support hardware cable tray, J-hooks and electrical power distribution. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



LAN & VoIP Syste67080



LAN & VoIP Syste67080



LAN & VoIP Syste67080

Systems

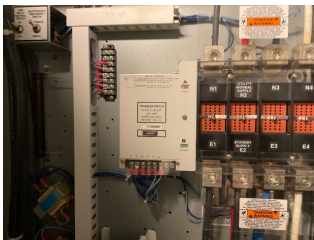


LAN & VoIP System 67080

D5090 - Other Electrical Systems

D5092 - Emergency Light and Power Systems

System Name: Automatic Transfer Switch - 200 Amp



System EID:	SYS-178239	Year Installed:	2,007
Description:	The emergency power system includes an automatic transfer switch. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating:	Fair	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2029
Quantity:	1	Modeled Renewal Cost:	7,174.15
Unit Cost:	5,739.32	% Renew:	125.00
Replacement Cost:	5,739.32	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	7,174.15
Years Remaining:	6 (Observed)	Age:	16
% Used:	0.7 (Observed)		

Requirements

Requirement Name	Automatic Transfer Switch - 200 Amp Renewal		
Requirement ID	REQ-152575	Action Date	May 15, 2029
Linked System	Automatic Transfer Switch - 200 Amp	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	D5092 - Emergency Light and Power Systems	Status	Open
Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	7,174

Systems

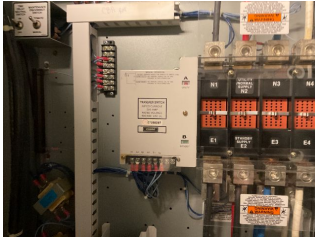
Requirement Description

Auto generated renewal for Automatic Transfer Switch - 200 Amp. System Description: The emergency power system includes an automatic transfer switch. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Automatic Transfer Switch - 200 Amp



Automatic Transfer Switch - 200 Amp

System Name: Automatic Transfer Switch - 400 Amp



System EID:	SYS-178240	Year Installed:	2,007
Description:	The emergency power system includes an automatic transfer switch. Installed in Main Electric Room B010.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2029
Quantity:	1	Modeled Renewal Cost:	28,891.25
Unit Cost:	23,113	% Renew:	125.00
Replacement Cost:	23,113	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	28,891.25
Years Remaining:	6 (Observed)	Age:	16

Systems

% Used: 0.7 (Observed)

Requirements

Requirement Name	Automatic Transfer Switch - 400 Amp Renewal	Action Date	May 15, 2029
Requirement ID	REQ-152576	Date Inspected	May 15, 2023
Linked System	Automatic Transfer Switch - 400 Amp	Finish Date	
Category	Lifecycle	Status	Open
Prime System	D5092 - Emergency Light and Power Systems	Actual Cost	0
Priority	4 - Due within 10 Years of Inspection	Estimated Cost	28,891
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Automatic Transfer Switch - 400 Amp. System Description: The emergency power system includes an automatic transfer switch. Installed in Main Electric Room B010.

Linked Photos



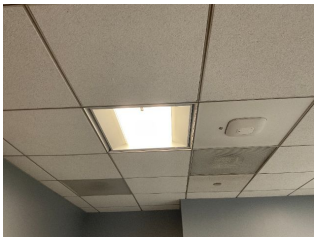
Automatic Transfer Switch - 400 Amp



Automatic Transfer Switch - 400 Amp

System Name:

Emergency Battery Lamp Ballast



System EID: SYS-178248

Year Installed: 2,018

Systems

Description:	The emergency lighting system includes select fluorescent lamped light fixtures with emergency battery pack ballasts within the fixture body. System includes emergency battery pack ballasts, test switch and charging indicator lamps.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	10
:		Modeled Renewal FY:	2028
System Group:	Electrical System	Modeled Renewal Cost:	102,090.98
Quantity:	83,640	% Renew:	125.00
Unit Cost:	0.98	Renewal Action FY:	2028
Replacement Cost:	81,672.79	Renewal Action Cost:	102,090.98
Unit of Measure:	SF	Age:	5
Years Remaining:	5 (Observed)		
% Used:	0.5 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Emergency Battery Lamp Ballast Renewal</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Requirement ID</i>	<i>REQ-152584</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Emergency Battery Lamp Ballast</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D5092 - Emergency Light and Power Systems</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Estimated Cost</i>	<i>102,091</i>
<i>Inspector</i>	<i>System Renewal</i>		

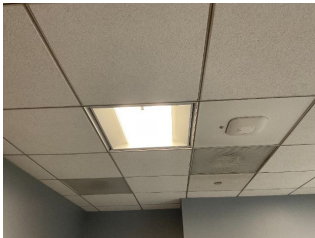
Requirement Description

Auto generated renewal for Emergency Battery Lamp Ballast. System Description: The emergency lighting system includes select fluorescent lamped light fixtures with emergency battery pack ballasts within the fixture body. System includes emergency battery pack ballasts, test switch and charging indicator lamps.

Linked Photos



Emergency Battery Lamp Ballast



Emergency Battery Lamp Ballast

System Name: Emergency Generator - 150 kW

Systems



System EID:	SYS-178249	Year Installed:	2,008
Description:	The emergency power system includes a 150kW natural gas powered emergency generator. This system includes emergency generator, ATS, battery charger, muffler, feeder, and wiring. The generator located at grade in a weatherproof enclosure at grade, on the north side of the easternmost leg of the building.	Inspector:	HB - FAbayneh
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	20
System Group:	Electrical System	Modeled Renewal FY:	2028
Quantity:	1	Modeled Renewal Cost:	245,450
Unit Cost:	196,360	% Renew:	125.00
Replacement Cost:	196,360	Renewal Action FY:	2028
Unit of Measure:	Each	Renewal Action Cost:	245,450.00
Years Remaining:	5 (Observed)	Age:	15
% Used:	0.75 (Observed)		

Requirements

<i>Requirement Name</i>	<i>Emergency Generator - 150 kW Renewal</i>	<i>Action Date</i>	<i>May 15, 2028</i>
<i>Requirement ID</i>	<i>REQ-152585</i>	<i>Date Inspected</i>	<i>May 15, 2023</i>
<i>Linked System</i>	<i>Emergency Generator - 150 kW</i>	<i>Finish Date</i>	
<i>Category</i>	<i>Lifecycle</i>	<i>Status</i>	<i>Open</i>
<i>Prime System</i>	<i>D5092 - Emergency Light and Power Systems</i>	<i>Actual Cost</i>	<i>0</i>
<i>Priority</i>	<i>3 - Due within 5 Years of Inspection</i>	<i>Estimated Cost</i>	<i>245,450</i>
<i>Inspector</i>	<i>System Renewal</i>		

Requirement Description

Auto generated renewal for Emergency Generator - 150 kW. System Description: The emergency power system includes a 150kW natural gas powered emergency generator. This system includes emergency generator, ATS, battery charger, muffler, feeder, and wiring. The generator located at grade in a weatherproof enclosure at grade, on the north side of the easternmost leg of the building.

Linked Photos

Systems

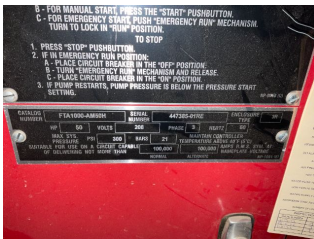


Emergency Generator - 150 kW



Emergency Generator - 150 kW

System Name: Fire Pump Controller



System EID: SYS-178252
 Description: Fire pump controller, electric, 50 HP, including controller, fittings and relief valve.
 Comments:
 System Condition Rating: Fair - Good
 System Group: Electrical System
 Quantity: 1
 Unit Cost: 69,142.18
 Replacement Cost: 69,142.18
 Unit of Measure: Each
 Years Remaining: 15 (Observed)
 % Used: 0.25 (Observed)

Year Installed: 2,018
 Inspector: HB - FAbayneh
 Date Inspected: May 15, 2023 8:30:00 PM
 Lifetime: 20
 Modeled Renewal FY: 2038
 Modeled Renewal Cost: 86,427.73
 % Renew: 125.00
 Renewal Action FY: 2038
 Renewal Action Cost: 86,427.73
 Age: 5

Requirements

No Requirement Data Available

Systems

E10 - Equipment

E1090 - Other Equipment

E1093 - Food Service Equipment

System Name: Trash Compactor - Large



System EID: SYS-179042
 Description:
 Comments:
 System Condition Rating Poor - Fair
 System Group: Equipment
 Quantity: 1
 Unit Cost: 29,884.6
 Replacement Cost: 29,884.6
 Unit of Measure: Each
 Years Remaining: 4 (Observed)
 % Used: 0.8 (Observed)

Year Installed: 2,007
 Inspector: HB - GDegefie
 Date Inspected: May 15, 2023 8:30:00 PM
 Lifetime: 20
 Modeled Renewal FY: 2027
 Modeled Renewal Cost: 37,355.75
 % Renew: 125.00
 Renewal Action FY: 2027
 Renewal Action Cost: 37,355.75
 Age: 16

Requirements

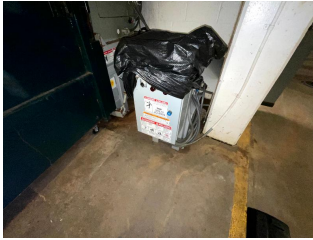
Requirement Name	Trash Compactor - Large Renewal	Action Date	May 15, 2027
Requirement ID	REQ-153244	Date Inspected	May 15, 2023
Linked System	Trash Compactor - Large	Finish Date	
Category	Lifecycle	Status	Open
Prime System	E1093 - Food Service Equipment	Actual Cost	0
Priority	3 - Due within 5 Years of Inspection	Estimated Cost	37,356
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Trash Compactor - Large. System Description: N/A

Linked Photos

Systems



Trash Compactor - Large



Trash Compactor - Large

G20 - Site Improvements

G2010 - Roadways

G2014 - Guardrails and Barriers

System Name: Bumpers - Bollards



Bollards

System EID:	SYS-178213	Year Installed:	2,007
Description:	The site has concrete filled steel pipe bollards. Note: Best RS Means line items and quantity selected for budgetary purposes.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair - Good	Lifetime:	25
:		Modeled Renewal FY:	2032
System Group:	Site	Modeled Renewal Cost:	7,479.1
Quantity:	8	% Renew:	62.50
Unit Cost:	1,495.82	Renewal Action FY:	2032
Replacement Cost:	11,966.56	Renewal Action Cost:	7,479.10
Unit of Measure:	Each	Age:	16
Years Remaining:	9 (Observed)		
% Used:	0.64 (Observed)		

Requirements

Requirement Name	Bumpers - Bollards Renewal	Action Date	May 15, 2032
Requirement ID	REQ-152554	Date Inspected	May 15, 2023
Linked System	Bumpers - Bollards	Finish Date	
Category	Lifecycle	Status	Open
Prime System	G2014 - Guardrails and Barriers		

Systems

Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	7,479

Requirement Description

Auto generated renewal for Bumpers - Bollards. System Description: The site has concrete filled steel pipe bollards. Note: Best RS Means line items and quantity selected for budgetary purposes.

Linked Photos



Bumpers - Bollards
Bollards

G2020 - Parking Lots

System Name: Parking Equipment - Ticket Spitter and Gates



Parking Equipment

System EID:	SYS-178227	Year Installed:	2,007
Description:	The building includes parking equipment - parking control system that allows for control of entering and exiting vehicles including ticket spitter, barrier gate and controller. The system looks in good condition and hence the remaining useful life had extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	15
System Group:	Site	Modeled Renewal FY:	2028
Quantity:	1	Modeled Renewal Cost:	43,358.03
Unit Cost:	34,686.42	% Renew:	125.00
Replacement Cost:	34,686.42	Renewal Action FY:	2028
Unit of Measure:	Each	Renewal Action Cost:	43,358.03
Years Remaining:	5 (Observed)	Age:	16
% Used:	0.66666667 (Observed)		

Requirements

Requirement Name	Parking Equipment - Ticket Spitter and Gates Renewal	Action Date	May 15, 2028
Requirement ID	REQ-152565	Date Inspected	May 15, 2023
Linked System	Parking Equipment - Ticket Spitter and Gates	Finish Date	
Category	Lifecycle	Status	Open
Prime System	G2020 - Parking Lots	Actual Cost	0
Priority	3 - Due within 5 Years of Inspection	Estimated Cost	43,358
Inspector	System Renewal		

Systems

Requirement Description

Auto generated renewal for Parking Equipment - Ticket Spitter and Gates. System Description: The building includes parking equipment - parking control system that allows for control of entering and exiting vehicles including ticket spitter, barrier gate and controller. The system looks in good condition and hence the remaining useful life had extended.

Linked Photos



Parking Equipment - Ticket Spitter and Gates
Parking Equipment

System Name: Service Parking Lot - Concrete



Concrete Parking Lot

System EID:	SYS-178228	Year Installed:	1,965
Description:	The Service parking area is an 8" reinforced cast-in-place concrete surface course over 12" aggregate base. The parking area is deteriorating. Major cracks are developing and the previous epoxy treatment is drying and shows signs of distress. Full depth restoration is recommended. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Poor - Fair	Lifetime:	25
System Group:	Site	Modeled Renewal FY:	2026
Quantity:	4,900	Modeled Renewal Cost:	104,632.89
Unit Cost:	34.17	% Renew:	62.50
Replacement Cost:	167,412.63	Renewal Action FY:	2026
Unit of Measure:	SF	Renewal Action Cost:	104,632.89
Years Remaining:	3 (Observed)	Age:	58
% Used:	0.88 (Observed)		

Requirements

Requirement Name	Service Parking Lot - Concrete Renewal	Action Date	May 15, 2026
Requirement ID	REQ-152566	Date Inspected	May 15, 2023
Linked System	Service Parking Lot - Concrete	Finish Date	
Category	Lifecycle	Status	Open
Prime System	G2020 - Parking Lots	Actual Cost	0
Priority	3 - Due within 5 Years of Inspection	Estimated Cost	104,633
Inspector	System Renewal		

Requirement Description

Systems

Auto generated renewal for Service Parking Lot - Concrete. System Description: The Service parking area is an 8" reinforced cast-in-place concrete surface course over 12" aggregate base. The parking area is deteriorating. Major cracks are developing and the previous epoxy treatment is drying and shows signs of distress. Full depth restoration is recommended. Note: Based on the condition of the system its remaining useful life (RUL) has been extended.

Linked Photos



Service Parking Lot - Concrete
Concrete Parking Lot

G2040 - Site Development

G2041 - Fences and Gates

System Name: Site Development - Fencing - Chain Link



System EID:	SYS-179040	Year Installed:	2,007
Description:	Site development includes 10' high chain link fencing with 2" post.	Inspector:	HB - ADest
Comments:		Date Inspected:	May 15, 2023 8:30:00 PM
System Condition Rating	Fair	Lifetime:	20
:		Modeled Renewal FY:	2030
System Group:	Site	Modeled Renewal Cost:	10,380
Quantity:	96	% Renew:	125.00
Unit Cost:	86.5	Renewal Action FY:	2030
Replacement Cost:	8,304	Renewal Action Cost:	10,380.00
Unit of Measure:	LF	Age:	16
Years Remaining:	7 (Observed)		
% Used:	0.65 (Observed)		

Requirements

Requirement Name	Site Development - Fencing - Chain Link Renewal		
Requirement ID	REQ-153243	Action Date	May 15, 2030
Linked System	Site Development - Fencing - Chain Link	Date Inspected	May 15, 2023
Category	Lifecycle	Finish Date	
Prime System	G2041 - Fences and Gates	Status	Open
Priority	4 - Due within 10 Years of Inspection	Actual Cost	0
Inspector	System Renewal	Estimated Cost	10,380

Requirement Description

Systems

Auto generated renewal for Site Development - Fencing - Chain Link. System Description: Site development includes 10' high chain link fencing with 2" post.

Linked Photos



Chain Link Fencing

G2043 - Terrace and Perimeter Walls

System Name: Perimeter Walls/Screen Walls - Brick



System EID:	SYS-179037	Year Installed:	1,965
Description:	The Perimeter brick walls and/or screen walls, up to 5-ft. high consisting of brick masonry on concrete footing, with copings. Note: Best RS Means line items selected for budgetary purposes. The wall is intact and is in good condition and hence the remaining useful life had extended.	Inspector:	HB - ADesta
Comments:		Date Inspected:	Oct 5, 2015 8:30:00 PM
System Condition Rating	Fair	Lifetime:	40
System Group:	Site	Modeled Renewal FY:	2023
Quantity:	180	Modeled Renewal Cost:	105,795
Unit Cost:	470.2	% Renew:	125.00
Replacement Cost:	84,636	Renewal Action FY:	2023
Unit of Measure:	LF	Renewal Action Cost:	105,795.00
Years Remaining:	7 (Observed)	Age:	58
% Used:	0.825 (Observed)		

Requirements

Requirement Name	Perimeter Walls/Screen Walls - Brick Renewal	Action Date	Oct 5, 2022
Requirement ID	REQ-153239	Date Inspected	Oct 5, 2015
Linked System	Perimeter Walls/Screen Walls - Brick	Finish Date	
Category	Lifecycle	Status	Open
Prime System	G2043 - Terrace and Perimeter Walls	Actual Cost	0
Priority	4 - Due within 10 Years of Inspection	Estimated Cost	105,795
Inspector	System Renewal		

Requirement Description

Systems

Auto generated renewal for Perimeter Walls/Screen Walls - Brick. System Description: The Perimeter brick walls and/or screen walls, up to 5-ft. high consisting of brick masonry on concrete footing, with copings. Note: Best RS Means line items selected for budgetary purposes. The wall is intact and is in good condition and hence the remaining useful life had extended.

Linked Photos



Brick Exterior Fence

G30 - Site Mechanical Utilities

G3060 - Fuel Distribution

G3061 - Fuel Piping

System Name: Fuel Distribution - Gas Service Piping - 3" Steel**



System EID:	SYS-181982	Year Installed:	2,007
Description:	Fuel distribution includes direct buried gas service piping.	Inspector:	VFA.auditor
Comments:		Date Inspected:	May 15, 2023 12:00:00 AM
System Condition Rating	Fair - Good	Lifetime:	30
:		Modeled Renewal FY:	2037
System Group:	None Selected	Modeled Renewal Cost:	70,440,395.41
Quantity:	67,080	% Renew:	105.00
Unit Cost:	1,000.09	Renewal Action FY:	2037
Replacement Cost:	67,086,090.86	Renewal Action Cost:	70,440,395.41
Unit of Measure:	LF	Age:	16
Years Remaining:	14 (Observed)		
% Used:	0.53333333 (Observed)		

Requirements

No Requirement Data Available