FACILITY CONDITION ASSESSMENT

prepared for

City of McMinnville
231 Northeast Fifth Street
McMinnville, Oregon 97128
Mike Bisset

FACILITY CONDITION ASSESSMENT

OF

COMMUNITY CENTER
600 NORTHEAST EVANS STREET
MCMINNVILLE, OREGON 97128

PREPARED BY:

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EMG PROJECT #:

132218.18R000-001.354

DATE OF REPORT:

February 8, 2019

ON SITE DATE:

September 17, 2018

TABLE OF CONTENTS

1. Executive Summary

Property Overview & Assessment Details

General Information	
Property Type	Community Center
Main Address	600 Northeast Evans Street, McMinnville, Oregon 97128
Site Developed	1924 - Original Construction 1980 - Renovation to Community Center 1994 – Seismic Upgrade
Site Area	1.3 acres (estimated)
Parking Spaces	52 total spaces all in open lots; 3 of which are accessible
Building Area	54,592 SF
Number of Stories	2 plus basement
Current Occupants	City of McMinnville
Percent Utilization	100%
Date(s) of Visit	September 17, 2018
Management Point of Contact	Mike Bisset, City Engineer 503.434.7312 phone Mike.bisset@mcminnvilleoregon.gov email
On-site Point of Contact (POC)	Ron Ponto, 503.434.2335 Phone
Assessment and Report Prepared By	James A. Cave
Reviewed By	Matthew Anderson Program Manager manderson@emgcorp.com 800.733.0660 x7613

Significant/Systemic Findings or Deficiencies

Historical Summary

The property was initially constructed circa 1924 as an armory. The building was substantially renovated in 1980 converting the entire site to its current use as a community center. A seismic upgrade was completed in 1994.

Architectural

Most of the building systems appear to date back to the 1980 renovation including the exterior windows and doors which are nearing the end of their useful life and showing evidence of wear and deterioration. The age of the roofing membrane is unknown but is in fair to poor condition with a reported history of numerous leaks and spot repairs. There are indications throughout the exterior wall surfaces of deferred maintenance and including a modest amount of masonry grout deterioration, peeling stucco surfacing, and spalling concrete. The exterior exit stairs are all showing significant evidence of rust in the metal pans, especially on the southwest exit stair which appears to be especially severe. Wall and ceiling surfaces in the Men's Locker room appear are peeling and stained indicating potential water leaks through the basement wall. The interior finishes mostly date from the 1980 renovation but there appears to have been partial periodical replacement at various times in the intervening years.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Nearly all of the MEP and FP improvements date from the 1980 renovation. The central heating and cooling system is nearing the end of its estimated useful life and is reportedly no longer providing adequate heating cooling and ventilation throughout the property. Replacement of nearly all of the central system HVAC components will be required during the evaluation period. The domestic water piping consists of galvanized steel and is showing some signs of potential internal corrosion evidenced by low water pressure in the Men's Locker room. Replacement of the remaining galvanized domestic water piping is recommended. During the onsite visit one of the two domestic water heaters was leaking water and is presumed to require replacement.

Site

The asphalt parking areas are in fair condition with some evidence of cracking and surface deterioration especially on the southeast parking lot, sealcoating and restriping will be required throughout. There was some cracking observed in the sidewalks and site ramps requiring repairs and sectional replacements during the evaluation period. The landscaped irrigation is reportedly no longer functioning normally and require replacement. There were areas along the west side of the building where the existing grade slopes towards the building causing, or exacerbating, leaking into portions of the basement.

Recommended Additional Studies

No additional studies recommended at this time.

2. Key Findings

Structural Flooring/Decking in Failed condition.

Concrete
Community Center Southwest Exit Stair

Uniformat Code: B1012
Recommendation: **Replace in 2018**

Priority Score: **99.0**

Plan Type: Safety

Cost Estimate: $9,500

**$**$$$

Metal pans on stair landings have corroded and failed and require immediate replacement - AssetCALC ID: 1018477

Exterior Wall in Poor condition.

Stucco, 1-2 Stories
Community Center Building Exterior, Lower Floor

Uniformat Code: B2011
Recommendation: **Replace in 2018**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $5,100

**$**$$$

Stucco textured surface failing at several locations - AssetCALC ID: 1018459

Exterior Windows in Poor condition.

Joint Caulking 0" to 1/2", 1-2 Stories
Community Center Building Exterior

Uniformat Code: B2011
Recommendation: **Replace in 2018**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

**$**$$$

Caulking notice to be missing and certain locations and some leaking reported - AssetCALC ID: 1018458

Exterior Wall in Poor condition.

Brick or Brick Veneer
Community Center Exterior Walls, Concentrated on North elevation

Uniformat Code: B2011
Recommendation: **Repoint in 2018**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $292,300

$$$$

Mortar on north face was not repointed when other sides were repaired. Fern observed growing in mortar cracks on top floor. - AssetCALC ID: 1018546

Roof in Poor condition.

Built-Up
Community Center Joint of Barrel Vault and Flat Roof

Uniformat Code: B3011
Recommendation: **Repair in 2018**

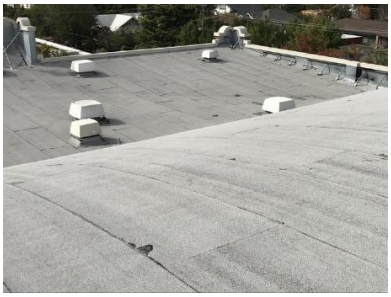
Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $6,600

**$**$$$

Apply overall covering to replace temporary patches, possibly metal flashing at joint of vault and flat roof. - AssetCALC ID: 1032245



Roof in Poor condition.

Modified Bituminous
Community Center Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type: Performance/Integrity

Cost Estimate: $237,100

$$$$

POC reported that there were a number of previous leaks and repairs - AssetCALC ID: 1018552

Basement Wall in Failed condition.

Concrete
Community Center Men's Locker Room 112

Uniformat Code: A2021
Recommendation: **Prep and amp; Paint in 2018**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,300

**$$**$$

Peeling paint indicate the presence of moisture or moisture vapor. Condition located nearby other areas of previous water intrusion - AssetCALC ID: 1018485

Exterior Wall in Poor condition.

Painted Surface, 1-2 Stories
Community Center Building Exterior

Uniformat Code: B2011
Recommendation: **Prep and amp; Paint in 2020**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $14,600

**$$**$$

paint coating are stained and peeling - AssetCALC ID: 1018492

LED Lighting Fixtures in Failed condition.

Exterior, Ground Mounted
Community Center Front Entrance Plaza

Uniformat Code: D5022
Recommendation: **Replace in 2018**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$**$$$

Fixture below and around the bench appears to be damaged - AssetCALC ID: 1018502

Overhead Door in Poor condition.

Steel Roll-Up 144 SF
Community Center Building Exterior, Southeast Corner

Uniformat Code: B2034
Recommendation: **Replace in 2020**

Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $3,200

**$**$$$

Severe corrosion and daylight visible - AssetCALC ID: 1018531

Flood Light in Poor condition.

Exterior, HID
Community Center Exterior Walls

Uniformat Code: D5022
Recommendation: **Replace in 2020**

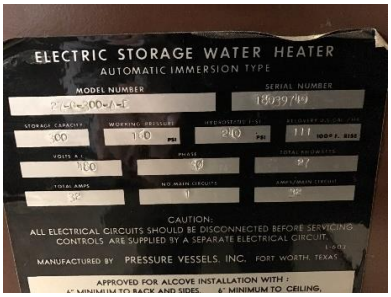
Priority Score: **88.0**

Plan Type: Performance/Integrity

Cost Estimate: $9,000

**$**$$$

Lighting appears to be near the end of its useful life - AssetCALC ID: 1018534



Boiler in Failed condition.

Electric, 271 to 300 kW
Community Center Mechanical Room 121

Uniformat Code: D3021
Recommendation: **Replace in 2018**

Priority Score: **87.0**

Plan Type: Performance/Integrity

Cost Estimate: $65,800

**$$$**$

Unit currently not operating due to heavy leaks - AssetCALC ID: 1018493

Plumbing System in **Poor** condition.

Priority Score **89**

Domestic Supply (Uniformat Code: D2029)

Community Center Mens Locker Room

Recommendation: **Replace** in 2018.

Plan Type: Performance/Integrity

Cost Estimate: $ 1,847

$ $ $ $

Low water pressure noted in Mens Shower. Domestic supply piping serving these fixtures require replacement in order to restore proper water pressure

AssetCALC ID: 1031725

HVAC System Piping Repairs in **Poor** condition.

Priority Score **88**

Copper (Uniformat Code: D3049)

Community Center Boiler room

Recommendation: **Replace** in 2018.

Plan Type: Performance/Integrity

Cost Estimate: $ 4,616

$ $ $ $

Piping and valves are currently leaking and have significant rusted pipe locations.

AssetCALC ID: 1032247

Overhead Door in **Poor** condition.

Priority Score **88**

Steel Roll-Up 144 SF (Uniformat Code: B2034)

Community Center Building Exterior, Southeast Corner

Recommendation: **Replace** in 2020.

Plan Type: Performance/Integrity

Cost Estimate: $ 3,217

$ $ $ $

Severe corrosion and daylight visible

AssetCALC ID: 1018531

Irrigation System in **Failed** condition.

Priority Score **87**

Underground (Uniformat Code: G2057)

Community Center Site

Recommendation: **Replace** in 2018.

Plan Type: Performance/Integrity

Cost Estimate: $ 25,979

$ $ $ $

POC reported that the landscape irrigation system is not operating

AssetCALC ID: 1018537

Parking Lots in **Poor** condition.

Asphalt Pavement (Uniformat Code: G2022)

Community Center Site

Recommendation: **Seal & Stripe** in 2020.

Paint striping is faded

AssetCALC ID: 1018549

Priority Score **87**

Plan Type: Performance/Integrity

Cost Estimate: $ 6,815

$ $ $ $

Parking Lots in **Poor** condition.

Asphalt Pavement (Uniformat Code: G2022)

Community Center Site

Recommendation: **Mill & Overlay** in 2020.

Portions of the parking areas exhibit damage requiring mill and overlay

AssetCALC ID: 1018495

Priority Score **87**

Plan Type: Performance/Integrity

Cost Estimate: $ 8,735

$ $ $ $

Plumbing System in **Poor** condition.

Domestic Supply (Uniformat Code: D2029)

Community Center Throughout Building

Recommendation: **Replacement Allowance** in 2020.

blah

AssetCALC ID: 1031726

Priority Score **87**

Plan Type: Performance/Integrity

Cost Estimate: $ 132,340

$ $ $ $

HVAC System Hydronic Piping in **Poor** condition.

2-Pipe (Uniformat Code: D3049)

Community Center Throughout building

Recommendation: **Replace** in 2020.

POC reported a history of leaking indicating that piping reach the ends of its useful life

AssetCALC ID: 1018547

Priority Score **86**

Plan Type: Performance/Integrity

Cost Estimate: $ 402,061

$ $ $ $

Chiller in **Poor** condition.

Carrier 30 HR080 CG00 (Uniformat Code: D3031)

Community Center Mechanical Room 134

Recommendation: **Replace** in 2020.

Priority Score **86**

Plan Type: Performance/Integrity

Cost Estimate: $ 161,435

$ $ $ $

POC reported that one of the 3 compressors was not working but that chiller still satisfies actual demand

AssetCALC ID: 1018519

Exterior Wall in **Poor** condition.

Painted Surface, 1-2 Stories (Uniformat Code: B2011)

Community Center Building Exterior

Recommendation: **Prep & Paint** in 2020.

paint coating are stained and peeling

AssetCALC ID: 1018492

Priority Score **75**

Plan Type: Performance/Integrity

Cost Estimate: $ 14,637

$ $ $ $

Facility Condition Index (FCI)

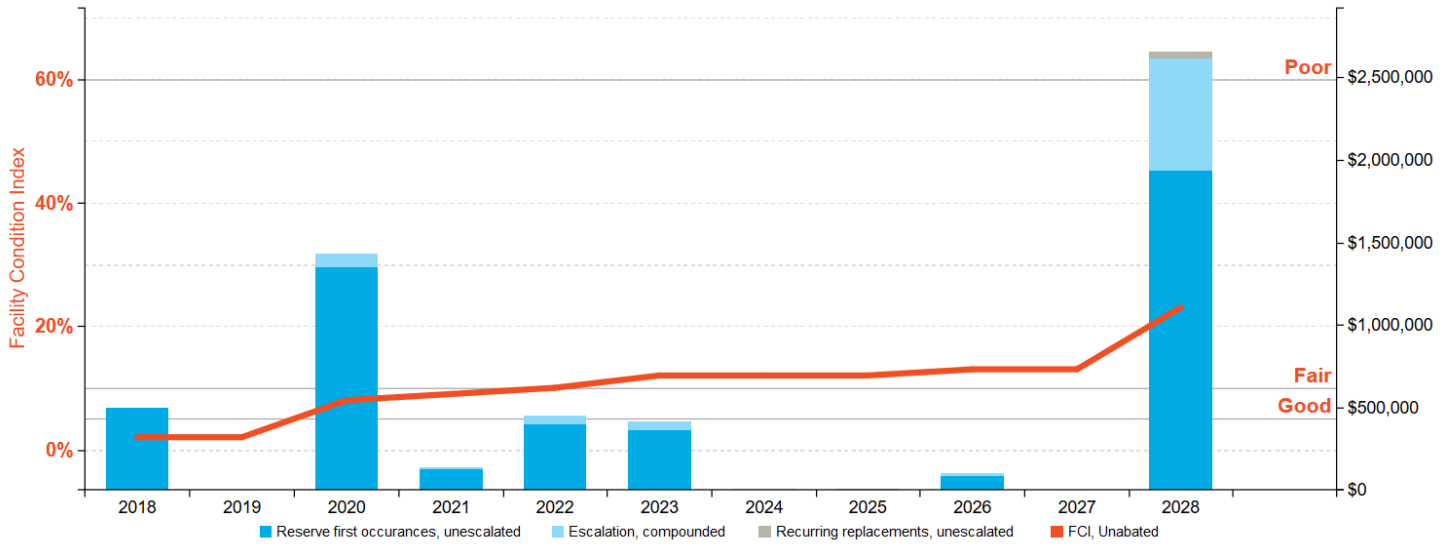
One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis: Community Center

Replacement Value: $ 24,184,256; Inflation rate: 3.0%



Immediate Needs

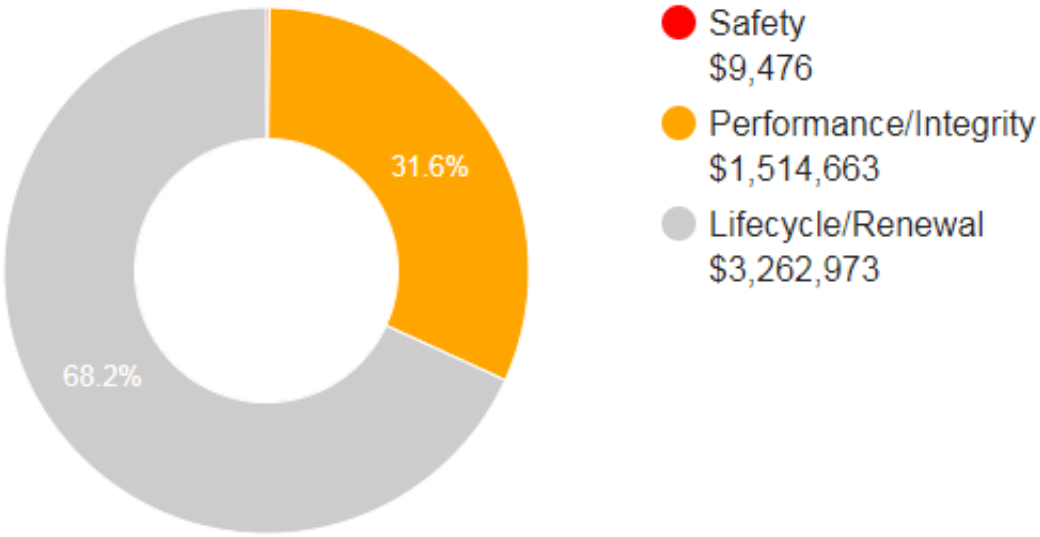
Location	UF Code	Description	Condition	Plan Type	Cost
Community Center	D3049	HVAC System Piping Repairs, Copper, Replace	Poor	Performance/Integrity	$4,380
Community Center	B2011	Exterior Wall, Stucco, 1-2 Stories, Replace	Poor	Performance/Integrity	$4,885
Community Center	C3021	Exterior Stair and Landing Finish, Elastomeric Coating, Prep & Paint	Failed	Performance/Integrity	$38,283
Community Center	A2021	Basement Wall, Concrete, Prep & Paint	Failed	Performance/Integrity	$9,798
Community Center	D3051	Unit Heater Cabinet, Hydronic, Replace	Failed	Performance/Integrity	$16,005
Community Center	G2052	Landscaping, Flat Areas, Re-slope, Reslope-allowance	NA	Performance/Integrity	$6,467
Community Center	B2011	Exterior Windows, Joint Caulking 0" to 1/2", 1-2 Stories, Replace	Poor	Performance/Integrity	$4,775
Community Center	D2029	Plumbing System, Domestic Supply, Replace	Poor	Performance/Integrity	$1,752
Community Center	B2011	Exterior Wall, Brick or Brick Veneer, Repoint	Poor	Performance/Integrity	$277,367
Community Center	D3021	Boiler, Electric, 271 to 300 kW, Replace	Failed	Performance/Integrity	$62,407
Community Center	B1012	Structural Flooring/Decking, Concrete, Replace	Failed	Safety	$8,990
Community Center	G2057	Irrigation System, Underground, Replace	Failed	Performance/Integrity	$24,648
Community Center	B3011	Roof, Built-Up, Repair	Poor	Performance/Integrity	$6,269
Community Center	D5022	LED Lighting Fixtures, Exterior, Ground Mounted, Replace	Failed	Performance/Integrity	$1,130

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

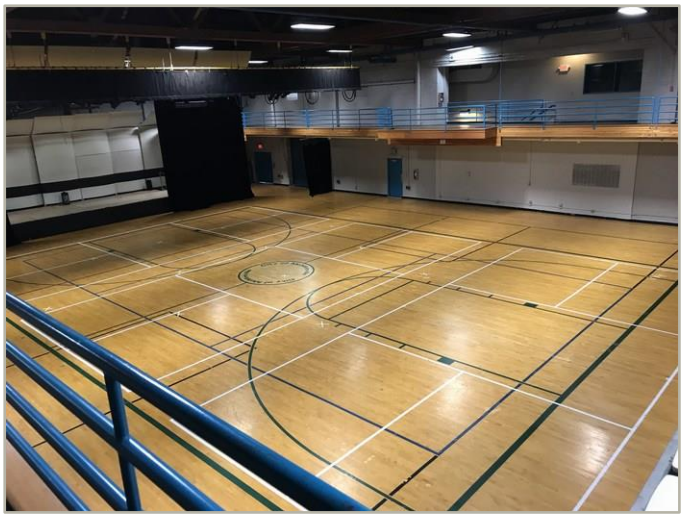
Plan Type Descriptions	
Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



Ten year total: $4,565,566

3. Building & Site Information



Systems Summary

System	*Description*	*Condition*
Structure	Unreinforced masonry bearing walls with wood-framed roof structure on concrete slab with raised floors	Fair
Façade	Brick masonry and stucco surfaced concrete/CMU	Fair
Roof	Primary: Low-sloped and barrel vault construction with modified bitumen roofing Secondary: Flat construction with single-ply TPO/PVC membrane	Poor
Interiors	Walls: Painted gypsum board, brick, and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile and unfinished Ceilings: Painted gypsum board, ACT, and unfinished/exposed	Good
Elevators	Hydraulic: 1 car serving all three floors	Fair
Plumbing	Galvanized supply and cast-iron waste and venting Electric domestic boilers	Fair
HVAC	Central system with boilers, chillers, air handlers, and cooling tower feeding hydronic baseboard radiators and cabinets, and terminal units Individual packaged heat pump unit Supplemental components: ductless split-system	Fair

Systems Summary		
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: T-8 and CFL Emergency: Diesel generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots and concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted signage Playgrounds and sports courts with bleachers, fencing, and site lights Limited park benches	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present No retaining walls Generally flat site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: HPS Accent landscaping lighting	Poor
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix C.	

Systems Summary

Key Issues and Findings

Basement wall concrete repairs are required to prevent leaking. Repairs were completed recently at one basement area.

The exterior grade sloped towards building on the west side and is likely contributing to the leaks into the basement.

The roof has leaked in the recent past. Immediate repairs to the roof are recommended in the short term until full replacement can be accomplished.

The older domestic water boiler leaked and reportedly in failed condition.

Domestic water piping is aging and appears that the piping may becoming corroded

There is low water pressure in areas of the building.

There is leaking and failing hydronic piping in the boiler room and possibly other areas hidden within the walls. Unit heater cabinets are no longer working.

The HVAC controls and components are antiquated.

There is damaged masonry grout on the North side of the building and repointing is recommended. The fern growing on the upper floor wall should be removed.

Caulking at windows is failing and some is missing.

Peeling of the plaster skim coat was observed.

The site irrigation piping has failed.

There is significant damage to the exterior exit stair landings.

There are aged interior finishes in poor condition.

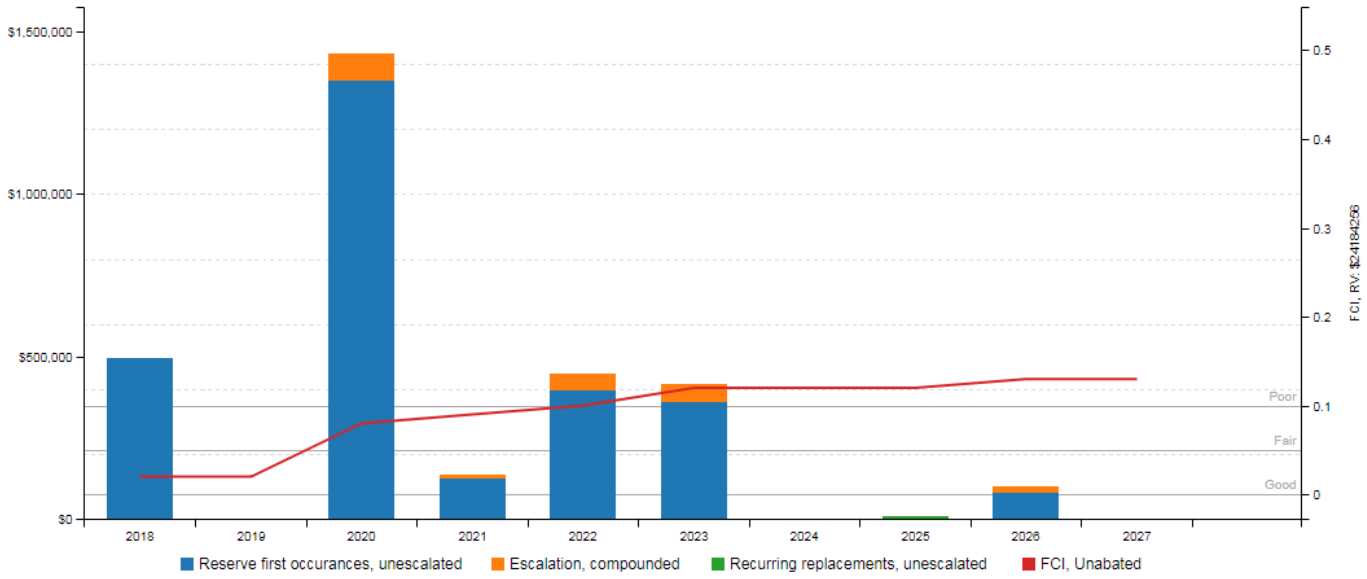
Site ground mounted light fixtures are in poor condition.

Systems Expenditure Forecast

System	Immediate	Short Term (yr 1-2)	Near Term (yr 3-5)	Med Term (yr 6-10)	Long Term (yr 11-20)	TOTAL
Structure	$20,400	-	-	-	-	$20,400
Facade	$302,700	$47,300	$65,211	$24,500	$20,900	$460,600
Roofing	$6,600	$251,400	-	-	-	$258,000
Interiors	$42,700	-	$317,117	$450,000	$568,000	$1,377,900
Elevators	-	-	$189,785	-	-	$189,800
Plumbing	$2,000	$140,400	$4,954	$98,700	$41,600	$287,700
Fire Suppression	-	-	-	$5,300	-	$5,300
HVAC	$88,200	$957,400	$337,811	-	$535,800	$1,919,300
Electrical	$1,200	$9,600	-	$1,732,400	$2,100	$1,745,300
Fire Alarm & Comm	-	-	-	$196,100	-	$196,100
Equipment/Special	-	-	$60,727	$52,100	$87,300	$200,200
Pavement	-	$23,900	$24,823	$75,800	$21,000	$145,500
Landscaping	$33,100	-	-	-	-	$33,100
Site Development	-	-	-	$135,000	-	$135,000
TOTALS	**$496,900**	**$1,430,000**	**$1,000,428**	**$2,769,900**	**$1,276,700**	**$6,974,200**

The graph below indicates the capital expenditure needs of each year (reference left axis). The purple line forecasts what would happen to the FCI over time, assuming zero capital expenditures (reference right axis).

Needs by Year with Unaddressed FCI Over Time



4. Property Space Use & Observed Areas

Unit Allocation

All 54,592 square feet of the property are occupied by the City of McMinnville. The spaces are mostly combination of classrooms, a gymnasium, offices, activity spaces with supporting restrooms, locker rooms, and mechanical and other utility spaces.

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1924. The facility was significantly renovated in 1980. Complaints about accessibility issues have not been regularly received by the property management. The property does not have associated pending litigation related to existing barriers or previously removed barriers.

Although no significant issues were identified, a comprehensive ADA Compliance Survey could reveal specific aspects of the property that are not in full compliance.

City is planning to conduct an ADA assessment of all of its facilities in the next few years.

6. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Definition of Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing “very old” systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as *Exceedingly Aged*. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property’s compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property’s overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

8. Certification

The City of McMinnville (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Community Center, 600 Northeast Evans Street, McMinnville, Oregon 97128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: James A. Cave,
Project Manager

Reviewed by:

Matthew Anderson,
Program Manager
manderson@emgcorp.com
800.733.0660 x7613

9. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Accessibility Review
Appendix D: Pre-Survey Questionnaire
Appendix E: Replacement Reserves
Appendix F: Equipment Inventory List

Appendix A:
Photographic Record

#1	FRONT ELEVATION

#2	FRONT ELEVATION

#3	LEFT BUILDING ELEVATION

#4	RIGHT BUILDING ELEVATION

#5	REAR ELEVATION

#6	REAR ELEVATION

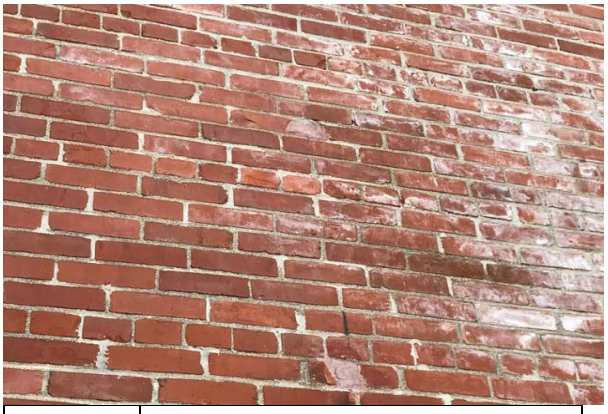
#7	PARKING AREA SOUTH PROPERTY EDGE

#8	PARKING AREA EAST PROPERTY EDGE

#9	PUBLIC SIDEWALK ALONG EVANS

#10	PEDESTRIAN ENTRY PLAZA

#11	EXTERIOR WALL



#12	DEGRADED MASONRY

#13	DAMAGED MASONRY GROUT

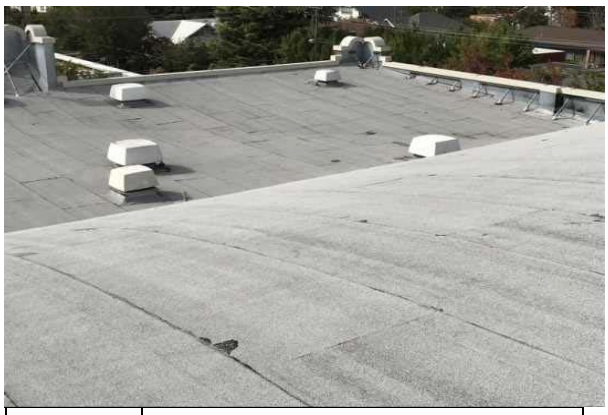
#14	DAMAGED STUCCO TEXTURE

#15	EXTERIOR WINDOW

#16	OVERHEAD DOOR

#17	EXTERIOR DOORS, MAIN ENTRANCE

#18	WATER LEAK IN MEN'S LOCKER ROOM



#19	ROOF, MODIFIED BITUMINOUS

#20	ROOF, MODIFIED BITUMINOUS

#21	ROOF DRAINAGE

#22	ROOF STRUCTURE

#23	FAILED STAIR LANDING

#24	EXIT STAIR

#25	EXIT STAIR

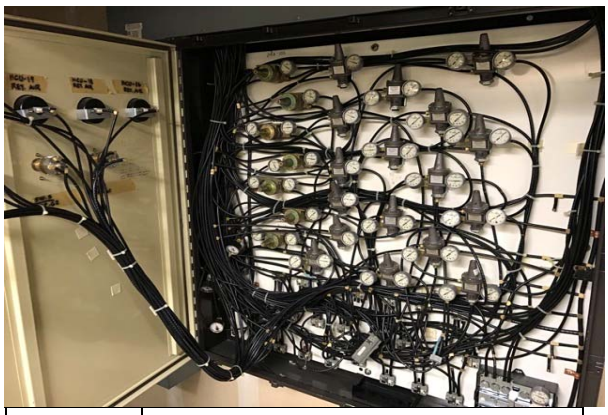
#26	HVAC BOILER

#27	FAN COIL

#28	HVAC CHILLER

#29	COOLING TOWER

#30	PACKAGED UNIT



#31	HVAC CONTROLS

#32	HVAC SYSTEM HYDRONIC PIPING

#33	ELECTRICAL DISTRIBUTION

#34	FIRE ALARM CONTROL PANEL

#35	BACK-FLOW PREVENTER

#36	EMERGENCY GENERATOR

#37	DOMESTIC WATER HEATER

#38	FAILED DOMESTIC WATER HEATER

#39	ELEVATOR MACHINE

#40	ELEVATOR INTERIOR

#41	COMMERCIAL KITCHEN EQUIPMENT

#42	COMMERCIAL KITCHEN, FREEZER

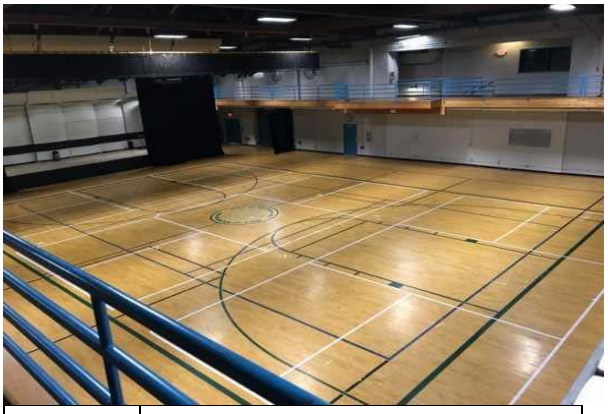
#43	COMMERCIAL KITCHEN, DISHWASHER

#44	KITCHEN INTERIOR

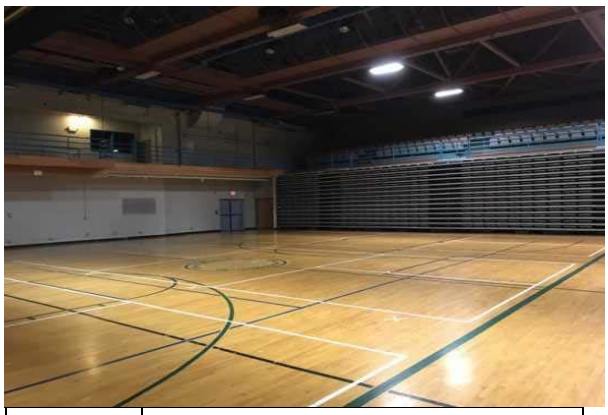
#45	KITCHEN FLOORING

#46	LOBBY INTERIOR

#47	LOBBY INTERIOR

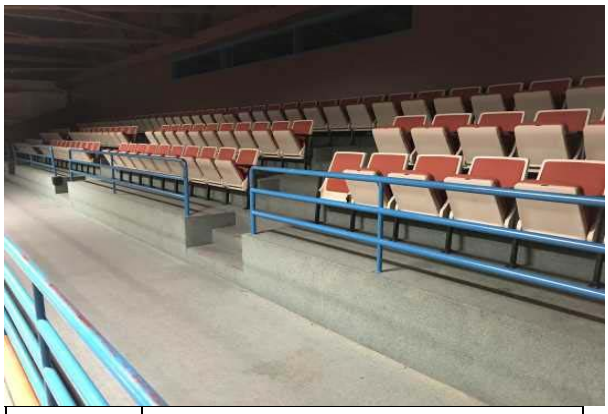


#48	GYMNASIUM



#49	GYMNASIUM

#50	STAGE

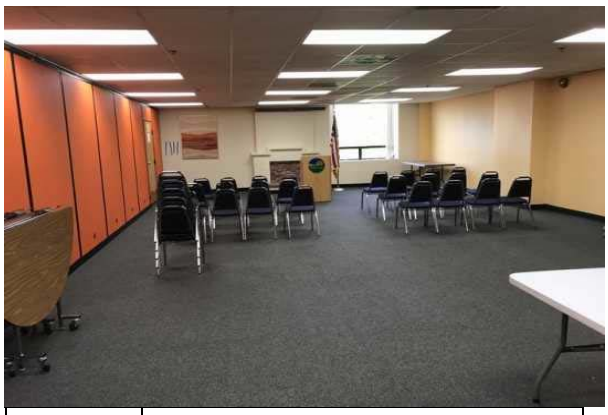


#51	BLEACHERS

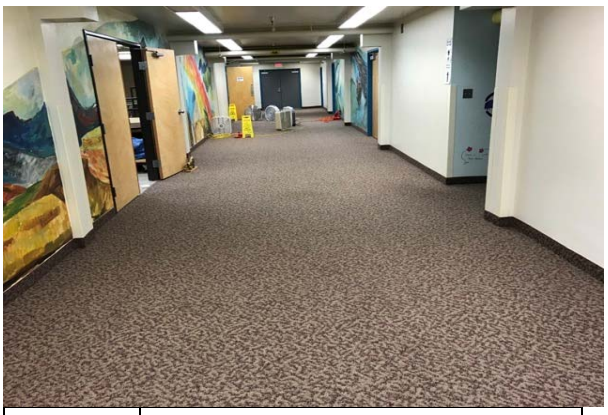
#52	CLASSROOM INTERIOR

#53	CLASSROOM INTERIOR

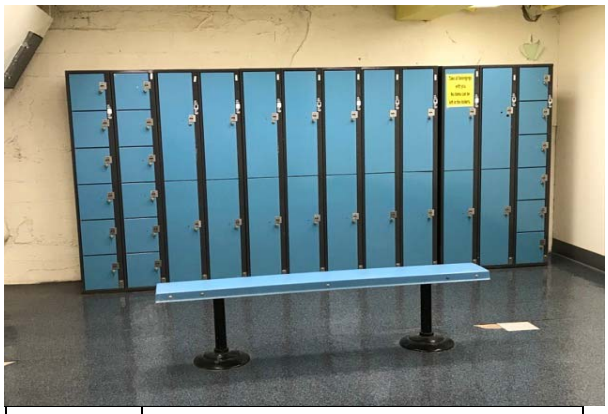
#54	ACTIVITY ROOM INTERIOR



#55	CLASSROOM INTERIOR



#56	BASEMENT HALLWAY



#57	LOCKER ROOM

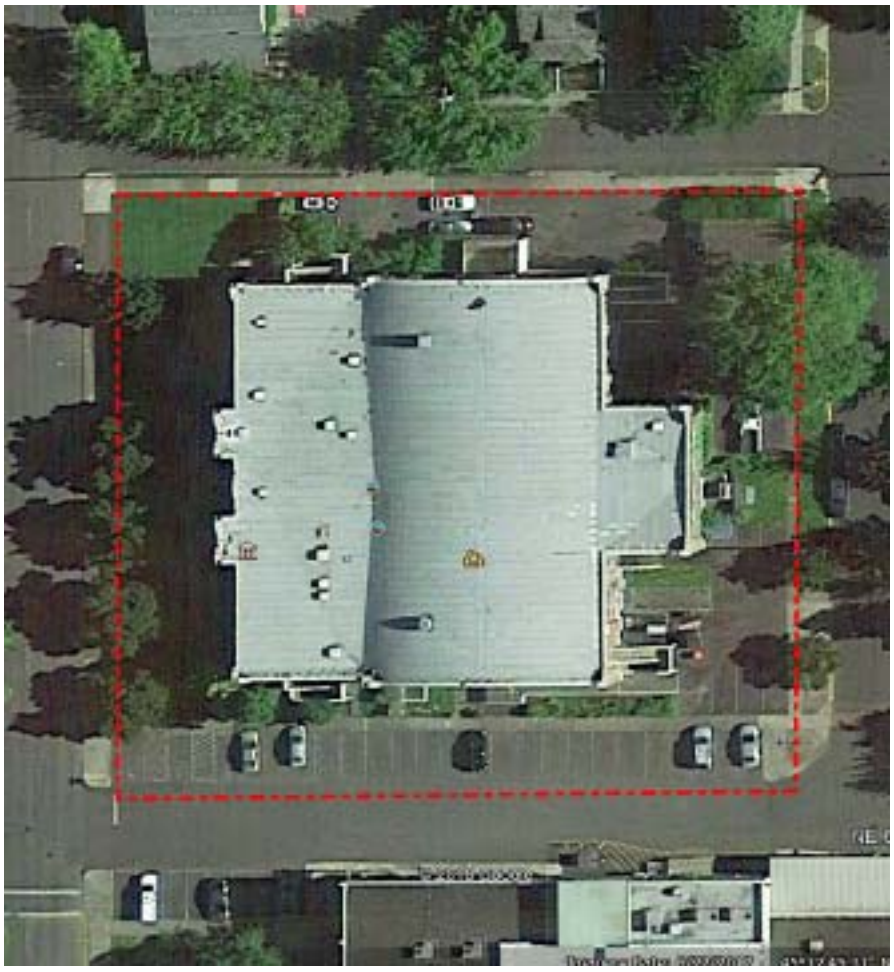
#58	SHOWER ROOM FLOORING

#59	RESTROOM INTERIOR

#60	RESTROOM INTERIOR

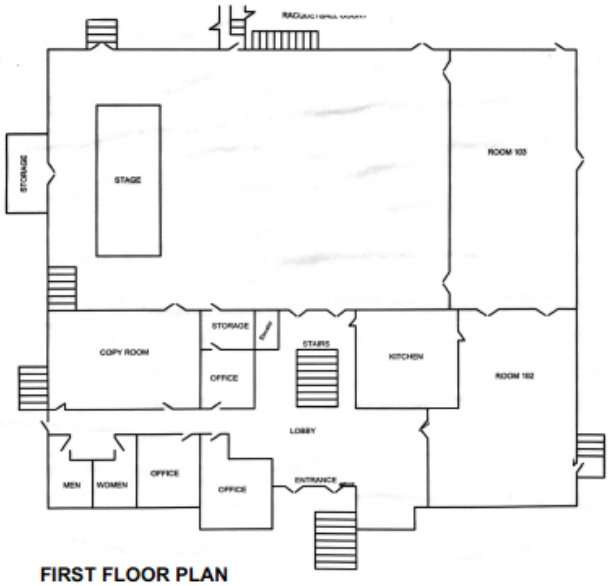
Appendix B:
Site and Floor Plans

SITE PLAN

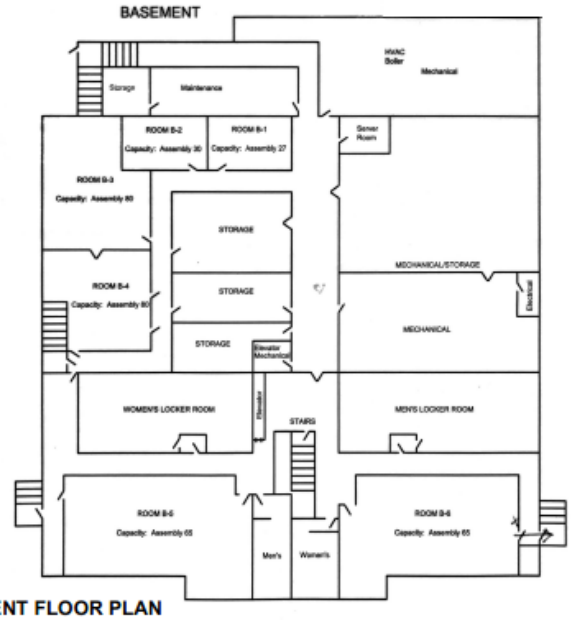


SOURCE:
Google Earth

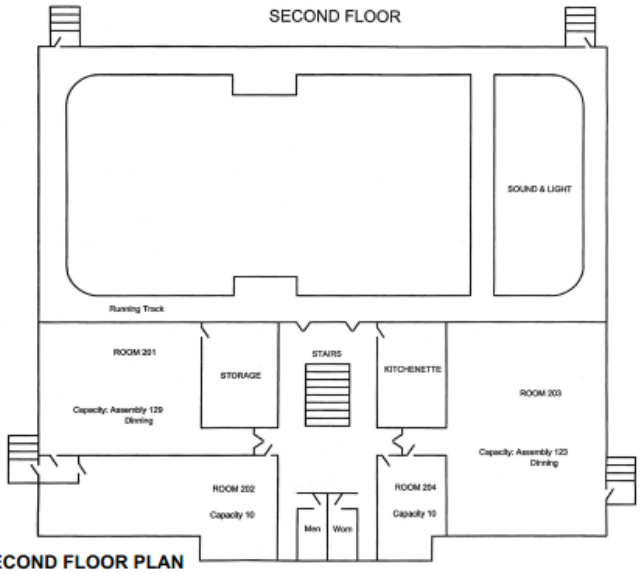
ON-SITE DATE:
September 17, 2018



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN

SOURCE:
Owner provided Information

ON-SITE DATE:
September 17, 2018

Appendix C:
Accessibility Review

Accessibility Issues

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor/No Issues
Parking	☐	☐	☒
Exterior Accessible Route	☐	☐	☒
Interior Accessible Route	☐	☐	☒
Public Use Restrooms	☐	☐	☒
Elevators	☐	☐	☒
Kitchens/Kitchenettes	☐	☐	☒

Appendix D:
Pre-Survey Questionnaire

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must be presented to EMG's Field Observer on the day of the site visit***. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing form: **Ronald Ponto / Katie Noyd**

Title / Association with property: **Maintenance / Building Manager**

Length of time associated w/ property: **Ron 9mos Katie 3years**

Date Completed: **9-13-18**

Phone Number: **Ron 503-437-6240 / Katie 503-434-7310**

Building / Station Name: **Community Center**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE
1	Year constructed	1922
2	Building size in SF	54592
3	Acreage	1.3
4	Number of parking spaces	52
5	Age of roof (known or estimated); active warranty w/ expiration date?	Rolled roofing hot mop Unknown
QUESTION		**RESPONSE**
6	List all major renovations or rehabilitations since construction (with estimated dates).	1979 major Remodel, 1994 Seismic upgrade
7	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	2018 Remediation of Mold in B6 at the foundation Wall 2018 Elevator pit water damage. Removed water, repaired damage, resealed floor and walls, repaired drain and replaced pump
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
9	Describe any extremely problematic, historically chronic, or immediate facility needs.	Asbestos in floor tile and mastic, HVAC air conditioner one compressor of three dead, Cooling tower end of life, HVAC control system not functioning as designed (HVAC system installed in 1979) HVAC chilled and heating water piping badly deteriorated. Hot water heater (1980) shows evidence of leaking. Boiler 1979. Ground floor is served by individual air handlers which are not in service. Roof leaks every year
10	Describe any shared building or site elements or unique arrangements with neighboring properties.	
11	Does the Station have an indoor exhaust removal system.	Kitchen Exhaust Hood

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
11	Are there any unusable or "down" areas, units, or spaces within the station?		X			
12	Is the station served by a private water well, septic system or other special waste treatment system?		X			
13	Are there any problems with the utilities, such as inadequate pressure or capacities?		X			
14	Have there been any leaks or pressure problems with natural gas service?		X			
15	Are there any problems with erosion or areas with storm water drainage issues?		X			
16	Are there any problems with the landscape irrigation systems?	X				(1990) Clock and wiring issues, valve failures, branch lines broken
17	Are there any problems or inadequacies with exterior lighting?	X				Lighting being replaced with LED Fall 2018
18	Are there any problems with foundations or structures, like excessive settlement?	X				Foundation water infiltration
19	Are there any known issues with termites or other wood-boring pests?			X		
20	Are there any wall, window, basement or roof leaks?	X				Window casements leaking and deteriorating
21	Are there any plumbing leaks or water pressure problems?	X				Pressure issues in shower rooms, galvanized piping probable cause, rusted water noticed
22	Are any areas of the station inadequately heated, cooled or ventilated?	X				All areas especially the gym and conference rooms. Basement individual heating/ventilation units in each room. All are not operational
23	Are there any poorly insulated areas?	X				
24	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?	X				R-22
25	Has any part of the station ever contained visible suspect mold growth?	X				Foundation wall west wall of B6
26	Have there been indoor air quality or mold related complaints from building occupants?	X				Men's and Ladies locker/shower rooms

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
27	Are there any known unresolved building, fire, or zoning code issues with the governing municipality?		X			
28	Is there any pending litigation concerning the property?		X			
29	Are there outstanding accessibility issues at the station?	X				Restrooms and Locker rooms
30	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified?		X			

Signature of person interviewed or completing form Date

RED FLAG CHECKLIST & MATRIX

Mark the **single** column corresponding to the most appropriate situation. (**PSQ only** indicates POC acknowledged presence during interview but item was not observed on-site; **OBS only** indicates the item was observed but not identified as known to be present during interview process; **PSQ & OBS** indicates item was both verbally identified and physically observed; **NOT EVID** indicates the item was neither observed during limited visual assessment nor identified as present during discussions**).**

RED FLAG ISSUE		OBSERVED?				GUIDANCE
		PSQ only	OBS only	PSQ & OBS	NOT EVID	most prevalent time of potential use
1	Fire Retardant Plywood (FRT)					1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure
2	Engineered / Hardboard Wood Siding					any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS)					any time; water penetration and premature failure (looks like stucco but feels “lighter”)
4	Galvanized Water Piping					prior to early 1980’s; common in1970’s; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping					1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall					1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall					1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana)					1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior)					1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels					prior to 1986; potential fire hazards
11	Fused Electrical Panels					prior to early 1960’s; easily tampered with, as such potential fire hazard
12	Low Unit Amperage					any time; relevant to housing
13	Fire Sprinkler Head Recalls					1960-2001; more heavily 1990’s; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls					1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

REQUEST FOR DOCUMENTATION

On the day of the site visit, provide EMG's Field Observer the documents listed below. Signify which documents will be copied, available for review at the site, not available, or not applicable by placing a check mark in the appropriate columns. Also provide this completed checklist.

		Copies Provided	Reviewed at Site	Not Available	Not Applicable
1	**Maintenance Contractor List.** Provide the company name, phone number, and contact person of all maintenance contractors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler and fire alarm testing contractors, and elevator contractors.	X			
2	**Construction Documents (Blueprints).** Provide all available construction documents for the original construction of the building or for any tenant improvement work or other recent construction work.	X			
3	**Site plan.** Provide a site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.	X			
4	**Certificates of Occupancy** and original **Building Permits**.				
5	**Tenant List.** if there are any tenants, provide a tenant list, which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).				X
7	**Occupancy Percentage.** Provide the current occupancy percentage and typical turnover rate records (for commercial and apartment properties).				
8	**Inspection Documents and Certificates.** Fire, building, and health department inspection reports and elevator inspection certificates.		X		
9	**Warranties.** Roof and HVAC warranties, or any other similar relevant documents.				
10	**Utility Companies.** The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.				
11	**Capital Improvement Summary.** A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the cost of the improvements.				
12	**Proposed Improvements.** Pending contracts or proposals for future improvements.				
13	**Historical Costs.** Costs for repairs, improvements, and replacements.				
14	**Records.** Records of system & material ages (roof, MEP, paving, finishes, furnishings).				
15	**Brochures or Marketing Information.**				
16	**Appraisal**, either current or previously prepared.				
17	**Previous reports** pertaining to the physical condition of property.				
18	**ADA survey** and status of improvements implemented.				
19	**Litigation.** Current / pending litigation related to property condition.				X

Appendix E:
Replacement Reserves

Replacement Reserves Report

Community Center

10/3/2018

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Deficiency Repair Estimate
Community Center	A2021	1018485	Basement Wall, Concrete, Prep & Paint	50	50	0	250	SF	$29.58	$41.31	$10,327	$10,327																				**$10,327**
Community Center	B1012	1018477	Structural Flooring/Decking, Concrete, Replace	50	50	0	100	SF	$29.24	$94.76	$9,476	$9,476																				**$9,476**
Community Center	B2011	1018546	Exterior Wall, Brick or Brick Veneer, Repoint	25	25	0	6250	SF	$41.28	$46.78	$292,345	$292,345																				**$292,345**
Community Center	B2011	1018458	Exterior Windows, Joint Caulking 0" to 1/2", 1-2 Stories, Replace	15	15	0	816	LF	$2.82	$6.17	$5,033	$5,033																				**$5,033**
Community Center	B2011	1018459	Exterior Wall, Stucco, 1-2 Stories, Replace	40	40	0	250	SF	$18.18	$20.60	$5,149	$5,149																				**$5,149**
Community Center	B2011	1018492	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	4500	SF	$2.87	$3.25	$14,637			$14,637										$14,637								**$29,274**
Community Center	B2021	1019106	Window, Aluminum Fixed 24 SF, 1-2 Stories, Replace	30	28	2	18	EA	$1,311.24	$1,485.70	$26,743			$26,743																		**$26,743**
Community Center	B2021	1018508	Window, 24 SF, Replace	30	26	4	9	EA	$3,472.74	$4,849.85	$43,649					$43,649																**$43,649**
Community Center	B2021	1018460	Window, Aluminum,12 SF, Replace	30	26	4	12	EA	$804.61	$1,123.67	$13,484					$13,484																**$13,484**
Community Center	B2023	1018479	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	20	10	4	EA	$2,106.57	$2,386.85	$9,547											$9,547										**$9,547**
Community Center	B2023	1018500	Storefront, Aluminum-Framed Windows, Replace	30	20	10	160	SF	$48.00	$54.39	$8,702											$8,702										**$8,702**
Community Center	B2034	1018531	Overhead Door, Steel Roll-Up 144 SF, Replace	35	33	2	1	EA	$2,839.33	$3,217.10	$3,217			$3,217																		**$3,217**
Community Center	B3011	1032245	Roof, Built-Up, Repair	0	0	0	300	SF	$19.44	$22.03	$6,608	$6,608																				**$6,608**
Community Center	B3011	1018552	Roof, Modified Bituminous, Replace	20	18	2	23250	SF	$9.00	$10.19	$237,001			$237,001																		**$237,001**
Community Center	C1021	1018555	Interior Door, Steel, Replace	25	15	10	15	EA	$950.12	$1,076.53	$16,148											$16,148										**$16,148**
Community Center	C1021	1018505	Interior Door, Wood Solid-Core, Replace	20	10	10	70	EA	$1,423.11	$1,612.46	$112,872											$112,872										**$112,872**
Community Center	C1031	1018498	Toilet Partitions, Metal, Replace	20	12	8	8	EA	$850.00	$963.09	$7,705									$7,705												**$7,705**
Community Center	C1031	1018462	Toilet Partitions, Metal Overhead-Braced, Replace	20	8	12	5	EA	$850.00	$963.09	$4,815													$4,815								**$4,815**
Community Center	C1033	1018528	Lockers, Steel Baked Enamel, Replace	20	5	15	24	LF	$482.50	$546.70	$13,121															$13,121						**$13,121**
Community Center	C3012	1018544	Interior Wall Finish, Generic Surface, Prep & Paint	8	3	5	71650	SF	$1.45	$1.64	$117,715						$117,715								$117,715							**$235,431**
Community Center	C3012	1018559	Interior Wall Finish, Ceramic Tile, Replace	25	14	11	800	SF	$16.55	$18.76	$15,005												$15,005									**$15,005**
Community Center	C3021	1030186	Exterior Stair and Landing Finish, Elastomeric Coating, Prep & Paint	10	10	0	2750	SF	$12.95	$14.67	$40,351	$40,351										$40,351										**$80,701**
Community Center	C3024	1018475	Interior Floor Finish, Linoleum, Replace	15	15	0	500	SF	$3.33	$4.66	$2,328	$2,328														$2,328						**$4,655**
Community Center	C3024	1018504	Interior Floor Finish, Linoleum, Replace	15	12	3	1825	SF	$3.33	$4.66	$8,496				$8,496															$8,496		**$16,992**
Community Center	C3024	1018489	Interior Floor Finish, Linoleum, Replace	15	7	8	500	SF	$3.33	$4.66	$2,328									$2,328												**$2,328**
Community Center	C3024	1018464	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	8200	SF	$4.80	$10.50	$86,093											$86,093										**$86,093**
Community Center	C3024	1018524	Interior Floor Finish, Wood Composite, Replace	20	10	10	4250	SF	$3.35	$3.80	$16,133											$16,133										**$16,133**
Community Center	C3024	1018515	Interior Floor Finish, Ceramic Tile, Replace	50	39	11	350	SF	$15.76	$17.85	$6,248												$6,248									**$6,248**
Community Center	C3025	1018513	Interior Floor Finish, Carpet Standard, Older, Replace	10	7	3	11150	SF	$7.26	$8.22	$91,673				$91,673										$91,673							**$183,345**
Community Center	C3031	1018512	Interior Ceiling Finish, Generic, Prep & Paint	10	6	4	24550	SF	$2.27	$2.57	$63,143					$63,143										$63,143						**$126,286**
Community Center	C3032	1018467	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	12	8	15250	SF	$3.11	$3.52	$53,755									$53,755												**$53,755**
Community Center	D1011	1018507	Elevator, Hydraulic, 3 Floors, Renovate	30	25	5	1	EA	$144,487.20	$163,711.22	$163,711						$163,711															**$163,711**
Community Center	D2011	1018503	Toilet, Tankless (Water Closet), Replace	20	10	10	19	EA	$842.97	$955.12	$18,147											$18,147										**$18,147**
Community Center	D2012	1018522	Urinal, Vitreous China, Replace	20	10	10	5	EA	$1,193.44	$1,352.23	$6,761											$6,761										**$6,761**
Community Center	D2014	1018468	Sink/Lavatory, Porcelain Enamel, Stainless, Replace	20	10	10	7	EA	$1,167.28	$1,322.59	$9,258											$9,258										**$9,258**
Community Center	D2018	1018514	Drinking Fountain, Refrigerated, Replace	10	5	5	3	EA	$1,257.51	$1,424.82	$4,274						$4,274										$4,274					**$8,549**
Community Center	D2021	1018517	Backflow Preventer, 6", Replace	15	0	15	1	EA	$9,528.08	$10,795.80	$10,796																$10,796					**$10,796**
Community Center	D2023	1018529	Domestic Circulator or Booster Pump, 5 to 7.5 HP, Replace	20	10	10	2	EA	$11,641.34	$13,190.22	$26,380											$26,380										**$26,380**
Community Center	D2023	1018521	Water Heater, Electric, Commercial, 119 GAL, Replace	15	3	12	1	EA	$11,218.35	$12,710.95	$12,711													$12,711								**$12,711**
Community Center	D2029	1031725	Plumbing System, Domestic Supply, Replace	40	40	0	75	SF	$5.84	$24.62	$1,847	$1,847																				**$1,847**
Community Center	D2029	1031726	Plumbing System, Domestic Supply, Replacement Allowance	40	38	2	20000	SF	$5.84	$6.62	$132,340			$132,340																		**$132,340**
Community Center	D2091	1018526	Compressed Air Dryer, Commercial, Replace	15	7	8	1	EA	$5,077.01	$5,752.51	$5,753									$5,753												**$5,753**
Community Center	D2091	1018484	Air Compressor, Commercial, Replace	20	10	10	1	EA	$6,611.73	$7,491.42	$7,491											$7,491										**$7,491**
Community Center	D3021	1018493	Boiler, Electric, 271 to 300 kW, Replace	20	20	0	1	EA	$47,099.66	$65,777.03	$65,777	$65,777																				**$65,777**
Community Center	D3021	1018558	Boiler, Electric, 271 to 300 kW, Replace	20	16	4	1	EA	$47,099.66	$53,366.27	$53,366					$53,366																**$53,366**
Community Center	D3022	1018499	Expansion Tank, 101 to 175 GAL, Replace	25	20	5	2	EA	$3,998.56	$4,530.57	$9,061						$9,061															**$9,061**
Community Center	D3031	1018519	Chiller, Air-Cooled, 91 to 100 Ton, Replace	25	23	2	1	EA	$142,478.23	$161,434.96	$161,435			$161,435																		**$161,435**
Community Center	D3031	1018476	Cooling Tower, 75 Ton, Replace	20	17	3	1	EA	$22,586.75	$25,591.92	$25,592				$25,592																	**$25,592**
Community Center	D3032	1018474	Condensing Unit/Heat Pump, Split System, 4.5 Ton, Replace	15	13	2	1	EA	$6,439.81	$7,296.63	$7,297			$7,297																$7,297			**$14,593**
Community Center	D3032	1018538	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	11	4	1	EA	$3,578.67	$4,054.81	$4,055					$4,055															$4,055	**$8,110**

Location Name	Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Deficiency Repair Estimate
Community Center	D3041	1018482	Fan Coil Unit, Hydronic, 12,001 to 20,000 CFM, Replace	15	11	4	1	EA	$36,131.96	$40,939.32	$40,939					$40,939															$40,939	**$81,879**
Community Center	D3041	1018469	Fan Coil Unit, Hydronic, 4,001 to 12,000 CFM, Replace	15	11	4	1	EA	$23,034.63	$26,099.39	$26,099					$26,099															$26,099	**$52,199**
Community Center	D3041	1018487	Fan Coil Unit, Varies, Replace	15	11	4	15	EA	$4,099.53	$4,644.97	$69,675					$69,675															$69,675	**$139,349**
Community Center	D3041	1018527	Fan Coil Unit, Hydronic, 2,401 to 3,200 CFM, Replace	15	11	4	1	EA	$5,597.27	$6,341.99	$6,342					$6,342															$6,342	**$12,684**
Community Center	D3041	1018557	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	11	4	1	EA	$3,235.37	$3,665.84	$3,666					$3,666															$3,666	**$7,332**
Community Center	D3041	1018501	Fan Coil Unit, Hydronic, 4,001 to 12,000 CFM, Replace	15	11	4	1	EA	$23,034.63	$26,099.39	$26,099					$26,099															$26,099	**$52,199**
Community Center	D3041	1018478	Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	11	4	1	EA	$3,235.37	$3,665.84	$3,666					$3,666															$3,666	**$7,332**
Community Center	D3041	1018497	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	15	11	4	1	EA	$5,268.44	$5,969.41	$5,969					$5,969															$5,969	**$11,939**
Community Center	D3041	1018520	Fan Coil Unit, Hydronic, 4,001 to 12,000 CFM, Replace	15	11	4	1	EA	$23,034.63	$26,099.39	$26,099					$26,099															$26,099	**$52,199**
Community Center	D3049	1032247	HVAC System Piping Repairs, Copper, Replace	30	30	0	420	SF	$9.70	$10.99	$4,616	$4,616																				**$4,616**
Community Center	D3049	1018547	HVAC System Hydronic Piping, 2-Pipe, Replace	30	28	2	54592	SF	$6.50	$7.36	$402,061			$402,061																		**$402,061**
Community Center	D3051	1018491	Unit Heater Cabinet, Hydronic, Replace	20	20	0	7	EA	$2,126.92	$2,409.90	$16,869	$16,869																				**$16,869**
Community Center	D3068	1018545	HVAC Controls, Building Automation System (BAS), Upgrade	20	18	2	54592	SF	$5.36	$6.08	$331,700			$331,700																		**$331,700**
Community Center	D4094	1018530	Fire Suppression System, Special/Chemical, Replace	15	5	10	1	EA	$3,488.87	$3,953.06	$3,953											$3,953										**$3,953**
Community Center	D5011	1018488	Primary Transformer, Dry, 500 kVA, Replace	30	20	10	1	EA	$63,933.06	$72,439.35	$72,439											$72,439										**$72,439**
Community Center	D5012	1018463	Transfer Switch, Automatic (ATS), 104 Amp, Replace	18	10	8	1	EA	$7,671.31	$8,691.98	$8,692									$8,692												**$8,692**
Community Center	D5012	1018472	Building/Main Switchgear, 2,000 Amp, Replace	30	20	10	1	EA	$278,729.78	$315,814.78	$315,815											$315,815										**$315,815**
Community Center	D5012	1018486	Distribution Panel, 208 Y, 120 V, 800 Amp, Replace	30	20	10	1	EA	$12,023.82	$13,623.58	$13,624											$13,624										**$13,624**
Community Center	D5012	1018525	Building/Main Switchgear, 1,600 Amp, Replace	30	20	10	1	EA	$228,881.46	$259,334.14	$259,334											$259,334										**$259,334**
Community Center	D5022	1018502	LED Lighting Fixtures, Exterior, Ground Mounted, Replace	20	20	0	5	EA	$210.19	$238.15	$1,191	$1,191																				**$1,191**
Community Center	D5022	1018534	Flood Light, Exterior, HID, Replace	20	18	2	8	EA	$995.47	$1,127.92	$9,023			$9,023																		**$9,023**
Community Center	D5029	1018532	Lighting System, Interior, Upgrade	25	15	10	54592	SF	$9.24	$10.47	$571,668											$571,668										**$571,668**
Community Center	D5037	1018539	Fire Alarm System, Commercial, Upgrade	20	10	10	54592	SF	$2.36	$2.67	$145,948											$145,948										**$145,948**
Community Center	D5092	1018490	Generator, Diesel, 10 to 30 kW, Replace	25	15	10	1	EA	$42,337.67	$47,970.69	$47,971											$47,971										**$47,971**
Community Center	E1093	1018496	Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	1	EA	$8,643.00	$9,792.95	$9,793					$9,793										$9,793						**$19,586**
Community Center	E1093	1018511	Commercial Kitchen, Range/Oven, 2-Burner w/ Griddle, Replace	15	10	5	1	EA	$6,127.50	$6,942.76	$6,943						$6,943															**$6,943**
Community Center	E1093	1018553	Commercial Kitchen, Steamer, Freestanding, Replace	10	5	5	1	EA	$9,516.00	$10,782.10	$10,782						$10,782										$10,782					**$21,564**
Community Center	E1093	1018554	Commercial Kitchen, Dishwasher, Replace	10	5	5	1	EA	$19,661.82	$22,277.82	$22,278						$22,278										$22,278					**$44,556**
Community Center	E1093	1018470	Commercial Kitchen, Icemaker, Tabletop, Replace	10	4	6	1	EA	$2,196.00	$2,488.18	$2,488							$2,488										$2,488				**$4,976**
Community Center	E1093	1018518	Commercial Kitchen, Freezer, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,838.00	$3,215.60	$3,216									$3,216												**$3,216**
Community Center	E1093	1018506	Commercial Kitchen, Steam Kettle, Replace	20	10	10	1	EA	$6,160.00	$6,979.59	$6,980											$6,980										**$6,980**
Community Center	E1093	1018535	Commercial Kitchen, Walk-In Freezer, Evaporator, Replace	15	5	10	1	EA	$4,160.70	$4,714.28	$4,714											$4,714										**$4,714**
Community Center	E1093	1018480	Commercial Kitchen, Walk-In Freezer, Replace	20	10	10	1	EA	$12,255.00	$13,885.53	$13,886											$13,886										**$13,886**
Community Center	E2012	1018471	Kitchen Counter, Plastic Laminate, Braced, Replace	10	5	5	25	LF	$101.62	$115.14	$2,879						$2,879										$2,879					**$5,757**
Community Center	E2012	1029700	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	10	10	15	LF	$467.63	$529.85	$7,948											$7,948										**$7,948**
Community Center	G2022	1018495	Parking Lots, Asphalt Pavement, Mill & Overlay	25	23	2	2350	SF	$3.28	$3.72	$8,735			$8,735																		**$8,735**
Community Center	G2022	1018549	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	15850	SF	$0.38	$0.43	$6,815			$6,815					$6,815					$6,815				$6,815				**$27,262**
Community Center	G2022	1030185	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	13500	SF	$3.28	$3.72	$50,178											$50,178										**$50,178**
Community Center	G2031	1018550	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	28	2	325	SF	$19.00	$21.53	$6,997			$6,997																		**$6,997**
Community Center	G2031	1018543	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Select Panel Replacement	30	25	5	450	SF	$19.00	$21.53	$9,688						$9,688															**$9,688**
Community Center	G2031	1018494	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	25	5	1150	SF	$9.00	$10.20	$11,727						$11,727															**$11,727**
Community Center	G2047	1018548	Sports Apparatus, Bleachers, Steel Frame w/ Wood Seats, Replace	25	15	10	450	EA	$197.00	$223.21	$100,445											$100,445										**$100,445**
Community Center	G2052	1031727	Landscaping, Flat Areas, Re-slope, Reslope-allowance	25	25	0	650	SF	$3.24	$10.49	$6,816	$6,816																				**$6,816**
Community Center	G2057	1018537	Irrigation System, Underground, Replace	25	25	0	7250	SF	$3.16	$3.58	$25,979	$25,979																				**$25,979**
Totals, Unescalated												**$494,711**	**$0**	**$1,348,000**	**$125,760**	**$396,045**	**$359,058**	**$2,488**	**$6,815**	**$81,447**	**$0**	**$1,972,786**	**$21,253**	**$38,979**	**$209,388**	**$72,936**	**$66,457**	**$2,488**	**$14,112**	**$8,496**	**$212,610**	**$5,433,831**
Totals, Escalated (3.0% inflation, compounded annually)												**$494,711**	**$0**	**$1,430,093**	**$137,422**	**$445,752**	**$416,247**	**$2,971**	**$8,382**	**$103,175**	**$0**	**$2,651,259**	**$29,419**	**$55,574**	**$307,493**	**$110,322**	**$103,538**	**$3,993**	**$23,325**	**$14,464**	**$372,813**	**$6,710,954**

Appendix F:
Equipment Inventory List

Equipment Inventory Report

10/3/2018

ID	Location	Description	Manufacturer	Model	Details	Barcode	Asset Tag	Quantity	Unit	Year Installed/In Service	Replacement Year	Total Cost
1018507	Community Center	D1011 - Elevator, Hydraulic, 3 Floors, Renovate; Lifespan:30	Dover	Dover	Not Available			1	EA		2023	$155,324
1018522	Community Center	D2012 - Urinal, Vitreous China, Replace; Lifespan:20						5	EA		2028	$6,415
1018468	Community Center	D2014 - Sink/Lavatory, Porcelain Enamel, Stainless, Replace; Lifespan:20						7	EA		2028	$8,784
1018514	Community Center	D2018 - Drinking Fountain, Refrigerated, Replace; Lifespan:10						3	EA		2023	$4,055
1018517	Community Center	D2021 - Backflow Preventer, 6", Replace; Lifespan:15						1	EA	2018	2033	$10,243
1018529	Community Center	D2023 - Domestic Circulator or Booster Pump, 5 to 7.5 HP, Replace; Lifespan:20					Chilled water pump motor	2	EA		2028	$25,029
1018521	Community Center	D2023 - Water Heater, Electric, Commercial, 119 GAL, Replace; Lifespan:15	Bradford White	MII-120-18-3SF-42	DK-31-641			1	EA	2015	2030	$12,060
1031726	Community Center	D2029 - Plumbing System, Domestic Supply, Replacement Allowance; Lifespan:40						20000	SF		2020	$125,560
1031725	Community Center	D2029 - Plumbing System, Domestic Supply, Replace; Lifespan:40						75	SF		2018	$1,752
1018526	Community Center	D2091 - Compressed Air Dryer, Commercial, Replace; Lifespan:15	Speedaire	SUZ84	MMMH053028			1	EA		2026	$5,458
1018484	Community Center	D2091 - Air Compressor, Commercial, Replace; Lifespan:20	Curtis Climate Control Systems	B364414-01	BT11 185			1	EA		2028	$7,108
1018493	Community Center	D3021 - Boiler, Electric, 271 to 300 kW, Replace; Lifespan:20						1	EA		2018	$62,407
1018558	Community Center	D3021 - Boiler, Electric, 271 to 300 kW, Replace; Lifespan:20	Precision Electric Boilers	T-19RS2	8021			1	EA	1979	2022	$50,632
1018499	Community Center	D3022 - Expansion Tank, 101 to 175 GAL, Replace; Lifespan:25	Not Available	Not Available	Not Available			2	EA		2023	$8,597
1018519	Community Center	D3031 - Chiller, Air-Cooled, 91 to 100 Ton, Replace; Lifespan:25	Carrier	30 HR080 CG00	P038899		Chiller	1	EA		2020	$153,164
1018476	Community Center	D3031 - Cooling Tower, 75 Ton, Replace; Lifespan:20	Baltimore Aircoil of California	VXT-55 0	79-0919 M		Calling Tower	1	EA	1979	2021	$24,281
1018538	Community Center	D3032 - Condensing Unit/Heat Pump, Split System, 3 Ton, Replace; Lifespan:15	York	ZH2RC036S06A	SWNMM023074			1	EA	2007	2022	$3,847
1018474	Community Center	D3032 - Condensing Unit/Heat Pump, Split System, 4.5 Ton, Replace; Lifespan:15	Trane	SACB-B504-A	C80C-27299			1	EA		2020	$6,923
1018482	Community Center	D3041 - Fan Coil Unit, Hydronic, 12,001 to 20,000 CFM, Replace; Lifespan:15	Pace	A33 AF	79-37326-01		HCU-15	1	EA	1979	2022	$38,842
1018469	Community Center	D3041 - Fan Coil Unit, Hydronic, 4,001 to 12,000 CFM, Replace; Lifespan:15	Pace	A-14/12	79-37326-00		HCU-18	1	EA	1979	2022	$24,762
1018487	Community Center	D3041 - Fan Coil Unit, Varies, Replace; Lifespan:15						15	EA	1979	2022	$66,105
1018527	Community Center	D3041 - Fan Coil Unit, Hydronic, 2,401 to 3,200 CFM, Replace; Lifespan:15	Pace	A-14/12	79-37326-05		HCU-19	1	EA	1979	2022	$6,017
1018557	Community Center	D3041 - Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace; Lifespan:15	Pace	A-8-FC	79-37326-02		HVU-16	1	EA	1979	2022	$3,478
1018501	Community Center	D3041 - Fan Coil Unit, Hydronic, 4,001 to 12,000 CFM, Replace; Lifespan:15	Pace	A-22 FC	79-37326-08		HVU-23	1	EA	1979	2022	$24,762
1018478	Community Center	D3041 - Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace; Lifespan:15	Pace	A8FC TH CCW	79-37326-03		HCU-17	1	EA	1979	2022	$3,478
1018497	Community Center	D3041 - Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace; Lifespan:15	Pace	A-11F TH CW	79-37326-07		HVU-21	1	EA	1979	2022	$5,664
1018520	Community Center	D3041 - Fan Coil Unit, Hydronic, 4,001 to 12,000 CFM, Replace; Lifespan:15	Pace	A-10FC	79-37326-08		HVU-20	1	EA	1979	2022	$24,762
1018547	Community Center	D3049 - HVAC System Hydronic Piping, 2-Pipe, Replace; Lifespan:30						54592	SF		2020	$381,462
1032247	Community Center	D3049 - HVAC System Piping Repairs, Copper, Replace; Lifespan:30						420	SF		2018	$4,380
1018491	Community Center	D3051 - Unit Heater Cabinet, Hydronic, Replace; Lifespan:20						7	EA		2018	$16,005
1018545	Community Center	D3068 - HVAC Controls, Building Automation System (BAS), Upgrade; Lifespan:20						54592	SF		2020	$314,706
1018530	Community Center	D4094 - Fire Suppression System, Special/Chemical, Replace; Lifespan:15		C100A	Not Available			1	EA		2028	$3,751
1018488	Community Center	D5011 - Primary Transformer, Dry, 500 kVA, Replace; Lifespan:30		500T3H	36349-17212-020			1	EA		2028	$68,728
1018472	Community Center	D5012 - Building/Main Switchgear, 2,000 Amp, Replace; Lifespan:30	Square D	Not Available	Not Available		Main SWBD MDP	1	EA	1979	2028	$299,635
1018486	Community Center	D5012 - Distribution Panel, 208 Y, 120 V, 800 Amp, Replace; Lifespan:30	Square D	Not Available	Not Available		Panel SPD-2	1	EA		2028	$12,926
1018525	Community Center	D5012 - Building/Main Switchgear, 1,600 Amp, Replace; Lifespan:30	Square D	SW2	47-256993-2		Main Breaker	1	EA		2028	$246,048
1018463	Community Center	D5012 - Transfer Switch, Automatic (ATS), 104 Amp, Replace; Lifespan:18	Asco	Series 300	322564-001 RE			1	EA		2026	$8,247
1018502	Community Center	D5022 - LED Lighting Fixtures, Exterior, Ground Mounted, Replace; Lifespan:20						5	EA		2018	$1,130
1018534	Community Center	D5022 - Flood Light, Exterior, HID, Replace; Lifespan:20						8	EA		2020	$8,561
1018532	Community Center	D5029 - Lighting System, Interior, Upgrade; Lifespan:25						54592	SF		2028	$542,380
1018539	Community Center	D5037 - Fire Alarm System, Commercial, Upgrade; Lifespan:20						54592	SF		2028	$138,471
1018490	Community Center	D5092 - Generator, Diesel, 10 to 30 kW, Replace; Lifespan:25	Katolight	SP Series	Not available			1	EA		2028	$45,513
1018506	Community Center	E1093 - Commercial Kitchen, Steam Kettle, Replace; Lifespan:20	Market Forge	Illegible	Illegible			1	EA		2028	$6,622
1018518	Community Center	E1093 - Commercial Kitchen, Freezer, 1-Door Reach-In, Replace; Lifespan:15	M3	Not available	Not available			1	EA		2026	$3,051
1018535	Community Center	E1093 - Commercial Kitchen, Walk-In Freezer, Evaporator, Replace; Lifespan:15						1	EA		2028	$4,473
1018480	Community Center	E1093 - Commercial Kitchen, Walk-In Freezer, Replace; Lifespan:20	Vollrath					1	EA		2028	$13,174

1018511	Community Center	E1093 - Commercial Kitchen, Range/Oven, 2-Burner w/ Griddle, Replace; Lifespan:15	US Range	Illegible	Illegible			1	EA		2023	$6,587
1018553	Community Center	E1093 - Commercial Kitchen, Steamer, Freestanding, Replace; Lifespan:10	Market Forge	3500	220332			1	EA	2005	2023	$10,230
1018496	Community Center	E1093 - Commercial Kitchen, Convection Oven, Double, Replace; Lifespan:10	Market Forge	Illegible	Illegible			1	EA		2022	$9,291
1018554	Community Center	E1093 - Commercial Kitchen, Dishwasher, Replace; Lifespan:10	American Dish Service	L90-3DW	44976			1	EA		2023	$21,136
1018470	Community Center	E1093 - Commercial Kitchen, Icemaker, Tabletop, Replace; Lifespan:10	Koolaire	Not avail	Not avail			1	EA		2024	$2,361
Total												**$3,038,371**