# FACILITY CONDITION ASSESSMENT

*prepared for*

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

FACILITY CONDITION ASSESSMENT

OF

SENIOR CENTER
2250 NORTHEAST MCDANIEL
MCMINNVILLE, OREGON 97128


PREPARED BY:

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EMG PROJECT #:
*132218.18R000-011.354*

DATE OF REPORT:
*February 11, 2019*

ON SITE DATE:
*November 7, 2018*

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# 1. Executive Summary

## Property Overview & Assessment Details

| General Information | |
|---|---|
| **Property Type** | Senior Center |
| **Main Address** | 2250 Northeast McDaniel, McMinnville, Oregon 97128 |
| **Site Developed** | 1995 |
| **Site Area** | 2.0 acres |
| **Parking Spaces** | 72 total spaces all in open lots; 9 of which are accessible |
| **Building Area** | 10,000 SF |
| **Number of Stories** | One |
| **Current Occupants** | Senior Center staff and public seniors |
| **Percent Utilization** | 100% |
| **Date(s) of Visit** | November 7, 2018 |
| **Management Point of Contact** | Mike Bisset,<br>City Engineer<br>503.434.7312 phone<br>Mike.bisset@mcminnvilleoregon.gov email |
| **On-site Point of Contact (POC)** | Anne Lane |
| **Assessment & Report Prepared By** | David Easdon |
| **Reviewed By** | James A. Cave for<br>Matthew Anderson<br>Program Manager<br>manderson@emgcorp.com<br>800.733.0660 x7613 |

# Significant/Systemic Findings or Deficiencies

## Historical Summary

The Senior Center was constructed in 1995, and appears that no major additions, or renovations have occurred since.

## Architectural

The architectural building systems are in generally good to fair condition. There is evidence that some life cycle replacements, including new roofing, have been completed since the building was constructed. Immediate and short term findings limited to replacement of two damaged exterior wood doors.

## Mechanical, Electrical, Plumbing & Fire (MEPF)

Nearly all of the facility's HVAC equipment is original to the 1995 construction and although well maintained, they are well past their estimated useful life, and will require replacement. Fire sprinkler heads have reportedly been identified as a code violation requiring replacement as well as the installation of a kitchen exhaust hood fire suppression system.

## Site

The parking lot is in fair condition and the site appears to be well maintained. Property management reported that the exterior lighting is inadequate for facility needs. Typical life cycle replacements of various site elements are also anticipated.

## Recommended Additional Studies

No additional studies recommended at this time.

# Key Findings

## Exterior Door in Poor condition.

Wood Solid-Core
Senior Center Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

**$**$$$

The exterior doors to the main panel board closets are at the end of their expected useful life, and are currently stuck closed due to broken strike plate. - AssetCALC ID: 1085847

## Sprinkler Heads (per SF) in Poor condition.

Commercial
Senior Center Throughout Building

Uniformat Code: D4019
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:
Performance/Integrity

Cost Estimate: $15,100

**$$**$$

According to Pre Survey Questionnaire, Unresolved building, fire or zoning issues, the sprinkler heads throughout the building require replacement. - AssetCALC ID: 1085814

## Kitchen Fire Suppression System

Commercial
Senior Center Kitchen Exhaust Hood

Uniformat Code: D4091
Recommendation: **Replace in 2018**

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: $5,000

**$**$$$

According to Pre-Survey Questionnaire, the kitchen fire suppression is been identified as a fire code violation. Currently a sprinkler head is installed in place of approved agent. - AssetCALC ID: 1088264

## Pole Light

Exterior
Senior Center Site

Uniformat Code: G4021
Recommendation: **Replace/Install in 2018**

Priority Score: **60.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: $10,500

**$$**$$

According to Pre-Survey Questionnaire, inadequate lighting in parking lot. This is an allowance for the installation of two more pole lights. - AssetCALC ID: 1088265

## 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 & 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** \| Senior Center (10242) | | |
|---|---|---|
| *Replacement Value*<br>*$ 3,318,500* | *Total SF*<br>*10,242* | *Cost/SF*<br>*$ 324* |
| **Current FCI** | $ 33,200 | **1.0 %** |
| 3-Year | $ 199,200 | 6.0 % |
| 5-Year | $ 630,500 | 19.0 % |
| 10-Year | $ 896,000 | 27.0 % |

## Immediate Needs

| Facility/Building | Total Cost | Total Items |
|---|---|---|
| Senior Center | $15,532 | 2 |
| **Total :** | **$15,532** | **2** |

**Senior Center**

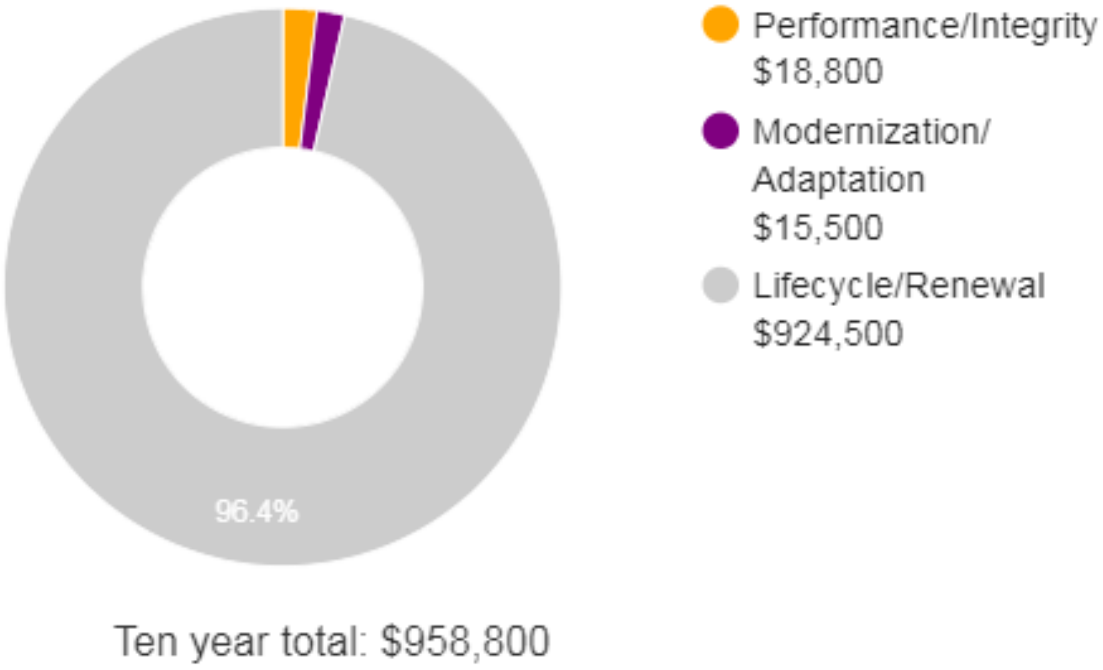
| ID | Location | UF Code | Description | Condition | Plan Type | Cost |
|---|---|---|---|---|---|---|
| 1088265 | Senior Center | G4021 | Pole Light, Exterior, Replace/Install | NA | Modernization/Adaptation | $10,493 |
| 1088264 | Senior Center | D4091 | Kitchen Fire Suppression System, Commercial, Replace | NA | Modernization/Adaptation | $5,039 |

## 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: $958,800

# 2. Building & Site Information

## Systems Summary

| System | Description | Condition |
|---|---|---|
| **Structure** | Conventional wood frame structure on concrete slab | Good |
| **Façade** | Wood siding with vinyl windows | Fair |
| **Roof** | Primary: Gable construction with asphalt shingles | Excellent |
| **Interiors** | Walls: Painted gypsum board<br>Floors: Carpet, VCT<br>Ceilings: Painted gypsum board, ACT | Fair |
| **Elevators** | None | -- |
| **Plumbing** | Copper supply and cast-iron waste & venting<br>Gas water heater | Fair |
| **HVAC** | Individual split-system heat pumps and gas furnaces<br>Rooftop exhaust fans | Fair |
| **Fire Suppression** | Dry-pipe sprinkler system; hydrants, fire extinguishers | Fair |

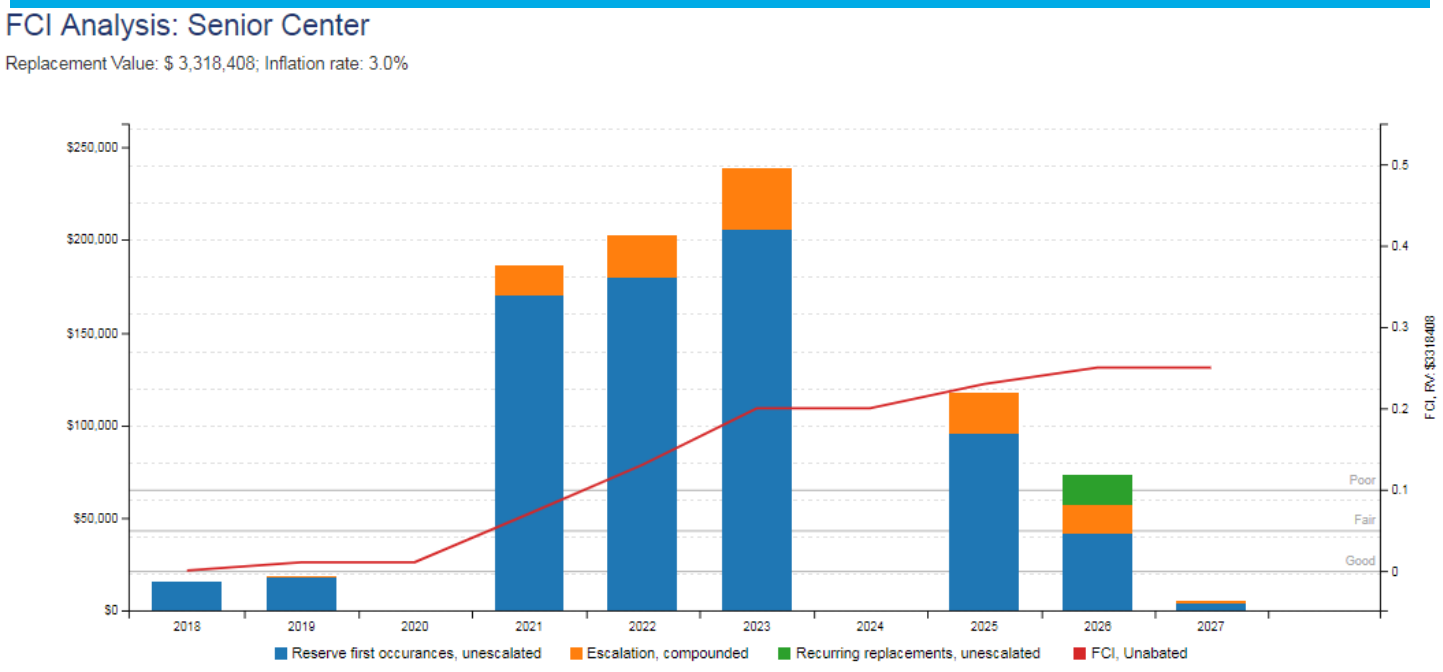
| Systems Summary | | |
|---|---|---|
| **Electrical** | Source & Distribution: Main panel board with individual panel, and copper wiring fed from a pad mounted transformer<br>Interior Lighting: T-8, CFL, LED | Fair |
| **Fire Alarm** | Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| **Equipment/Special** | Commercial kitchen equipment | Fair to Poor |
| **Site Pavement** | Asphalt lots with areas of concrete and concrete sidewalks and curbs | Fair |
| **Site Development** | Property entrance signage, chain link HVAC enclosure. | Fair |
| **Landscaping & Topography** | Limited landscaping features<br>Irrigation present<br>No retaining walls<br>Low to moderate site slopes throughout | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Good |
| **Site Lighting** | Pole-mounted: HPS<br>Building-mounted: CFL, LED | Fair |
| **Ancillary Structures** | None | -- |
| **Accessibility** | Presently it does not appear an accessibility study is needed for this property. See Appendix C. | |
| **Key Issues & Findings** | Fire sprinkler heads require replacement throughout the building.<br>Kitchen hood requires proper fire suppression system installation.<br>HVAC system approaching end of its useful life and will need modernization.<br>Water heater is inadequate for the type and size of the building.<br>Site lighting is not adequate. | |

## Systems Expenditure Forecast

| System | Immediate | Short Term (3 yr) | Near Term (5 yr) | Med Term (10 yr) | Long Term (20 yr) | TOTAL |
|---|---|---|---|---|---|---|
| Facade | - | $25,000 | - | $51,600 | $29,100 | $105,700 |
| Roofing | - | - | $5,300 | - | $7,200 | $12,500 |
| Interiors | - | $59,700 | $57,800 | $58,900 | $129,600 | $306,000 |
| Plumbing | - | $2,900 | $35,600 | $6,400 | $25,800 | $70,700 |
| Fire Suppression | $5,000 | $15,500 | - | - | $7,800 | $28,400 |
| HVAC | - | $84,200 | $1,100 | $5,300 | $72,000 | $162,600 |
| Electrical | - | - | $121,400 | $65,900 | - | $187,300 |
| Fire Alarm & Comm | - | - | $10,900 | - | $17,000 | $27,900 |
| Equipment/Special | - | - | $40,100 | $81,900 | $70,500 | $192,400 |
| Site | $10,500 | $17,500 | $168,300 | $28,000 | $135,300 | $359,600 |
| **TOTALS** | **$15,500** | **$204,800** | **$440,500** | **$298,000** | **$494,300** | **$1,453,100** |

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



# 3. Property Space Use & Observed Areas

## Unit Allocation

All 10,000 square feet of the property are occupied by the Senior Center staff and open to seniors. The spaces within the building are as follows; card room, craft room, library, personal services room, wellness room, dining room, commercial kitchen and supporting restrooms.

## Areas Observed

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.

# 4. 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 1995. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

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

# 5. 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.

# 6. 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.

# 7. Certification

The City of McMinnville (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of the Senior Center, located at 2250 Northeast McDaniel, McMinnville, Oregon 97128, herein referenced as 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.

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# 8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
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 | LEFT ELEVATION |
|---|---|

| #3 | REAR ELEVATION |
|---|---|

| #4 | RIGHT ELEVATION |
|---|---|

| #5 | SIDEWALK |
|---|---|

| #6 | FLATWORK |
|---|---|

| | |
|---|---|
| #7 | PARKING LOTS, ASPHALT PAVEMENT |

| | |
|---|---|
| #8 | SITE FLATWORM AND LANDSCAPING |

| | |
|---|---|
| #9 | PATIO |

| | |
|---|---|
| #10 | LANDSCAPING |

| | |
|---|---|
| #11 | SIGNAGE, PROPERTY, MONUMENT |

| | |
|---|---|
| #12 | HVAC ENCLOSURES |

| | |
|---|---|
| #13 | COMPACT FLUORESCENT LIGHTING FIXTURE |

| | |
|---|---|
| #14 | POLE LIGHT, EXTERIOR |

| | |
|---|---|
| #15 | ROOF, ASPHALT SHINGLE |

| | |
|---|---|
| #16 | ROOF, ASPHALT SHINGLE |

| | |
|---|---|
| #17 | EXTERIOR WALL, PAINTED SURFACE |

| | |
|---|---|
| #18 | EXTERIOR WALL, PAINTED SURFACE |

| | |
|---|---|
| #19 | EXTERIOR WALL, GUTTERS AND DOWNSPOUTS |

| | |
|---|---|
| #20 | EXTERIOR WINDOWS |

| | |
|---|---|
| #21 | EXTERIOR DOOR |

| | |
|---|---|
| #22 | EXTERIOR DOOR, FULLY GLAZED |

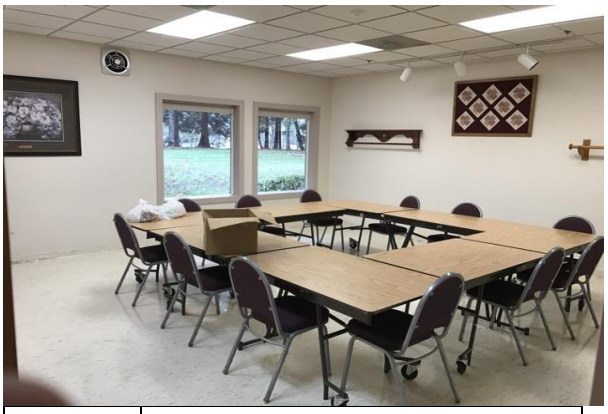
| | |
|---|---|
| #23 | ATTIC, CONVENTIONAL WOOD CONSTRUCTION |

| | |
|---|---|
| #24 | VESTIBULE |

| #25 | LOBBY |
|---|---|

| #26 | DINING ROOM |
|---|---|

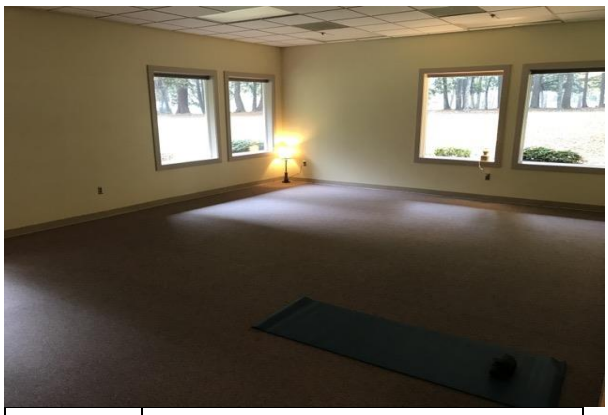
| #27 | CARD ROOM |
|---|---|



| #28 | CRAFT ROOM |
|---|---|

| #29 | LIBRARY |
|---|---|

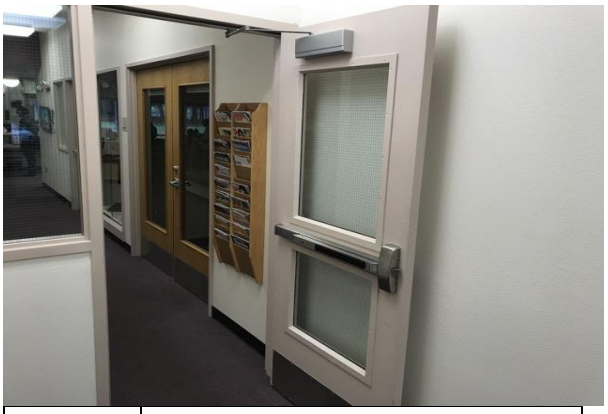
| #30 | PERSONAL SERVICE ROOM |
|---|---|



| | |
|---|---|
| #31 | WELLNESS ROOM |

| | |
|---|---|
| #32 | KITCHEN |

| | |
|---|---|
| #33 | INTERIOR DOOR |



| | |
|---|---|
| #34 | INTERIOR DOOR |

| | |
|---|---|
| #35 | CASEWORK |

| | |
|---|---|
| #36 | INTERIOR FLOOR FINISH, VINYL SHEET |

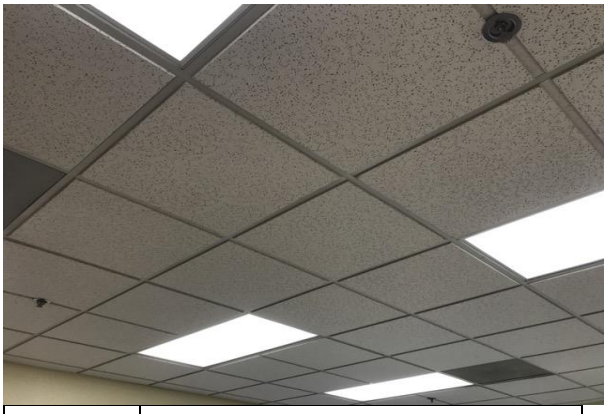
| | |
|---|---|
| #37 | INTERIOR FLOOR FINISH, CARPET |

| | |
|---|---|
| #38 | INTERIOR FLOOR FINISH, WOOD |

| | |
|---|---|
| #39 | INTERIOR FINISHES |

| | |
|---|---|
| #40 | INTERIOR WALL FINISH, GENERIC SURFACE PAINT |

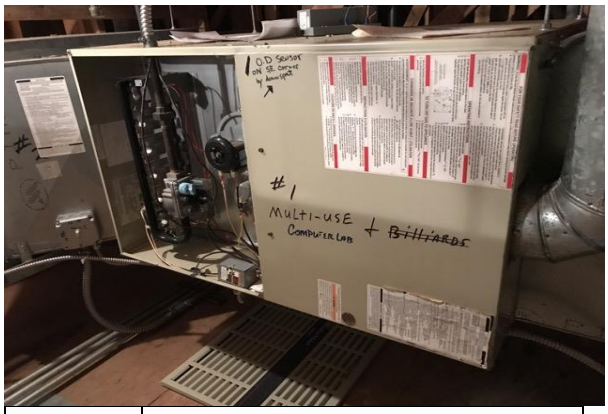
| | |
|---|---|
| #41 | INTERIOR CEILING FINISH, PAINT |



| | |
|---|---|
| #42 | INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT) |

| | |
|---|---|
| #43 | CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEMS |


| | |
|---|---|
| #44 | FURNACE, GAS |




| | |
|---|---|
| #45 | GAS FURNACE |

| | |
|---|---|
| #46 | EXHAUST FAN |

| | |
|---|---|
| #47 | BACKFLOW PREVENTER |

| | |
|---|---|
| #48 | WATER HEATER, GAS |

| | |
|---|---|
| #49 | DRINKING FOUNTAIN |

| | |
|---|---|
| #50 | SINK/LAVATORY, STAINLESS STEEL |

| | |
|---|---|
| #51 | SINK/LAVATORY, VITREOUS CHINA |

| | |
|---|---|
| #52 | SINK/LAVATORY, VITREOUS CHINA |

| | |
|---|---|
| #53 | TOILET, FLUSH TANK |

| | |
|---|---|
| #54 | URINAL, VITREOUS CHINA |

| | |
|---|---|
| #55 | TRANSFORMER |

| | |
|---|---|
| #56 | ELECTRICAL DISTRIBUTION |

| | |
|---|---|
| #57 | SWITCHBOARD, 600 AMP |

| | |
|---|---|
| #58 | DISTRIBUTION PANEL |

| | |
|---|---|
| #59 | DISTRIBUTION PANEL |

| | |
|---|---|
| #60 | INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE |


| | |
|---|---|
| #61 | FIRE ALARM CONTROL PANEL |


| | |
|---|---|
| #62 | FIRE ALARM PULL STATION |

| | |
|---|---|
| #63 | FIRE ALARM STROBE |


| | |
|---|---|
| #64 | FIRE MAIN LINE WITH BACKFLOW AND SIAMESE CONNECTIONS |

| | |
|---|---|
| #65 | SPRINKLER SYSTEM, DRY PIPE |

| | |
|---|---|
| #66 | DRY PIPE AIR COMPRESSOR |

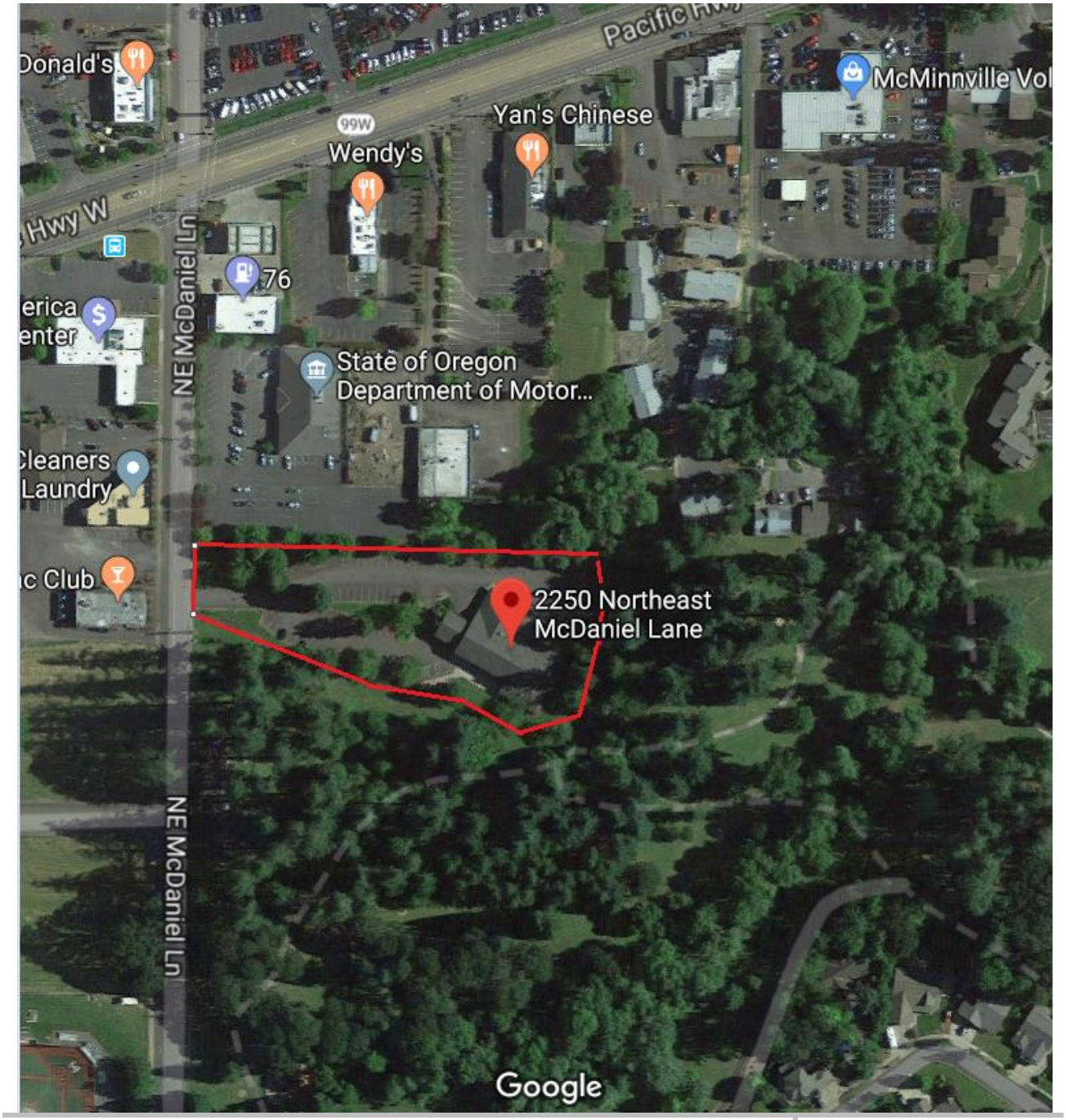
| | |
|---|---|
| #67 | SPRINKLER HEADS |

| | |
|---|---|
| #68 | COMMERCIAL KITCHEN, EQUIPMENT |

| | |
|---|---|
| #69 | COMMERCIAL KITCHEN, EQUIPMENT |

| | |
|---|---|
| #70 | COMMERCIAL KITCHEN, EQUIPMENT |

# Appendix B:
# Site Plan




SOURCE:
Google Maps:

ON-SITE DATE:
November 7, 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:** Anne Lane

**Title / Association with property:** Manager

**Length of time associated w/ property:** 11 years

**Date Completed:** 09/07/2018

**Phone Number:** 503-474-4963

**Building / Station Name:** Senior 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 | 1995 |
| 2 | Building size in SF | 10,000 |
| 3 | Acreage | 2 |
| 4 | Number of parking spaces | 72 |
| 5 | Age of roof (known or estimated); active warranty w/ expiration date? | Re-roofed 8/2018 |
| | **QUESTION** | **RESPONSE** |
| 6 | List all major renovations or rehabilitations since construction (with estimated dates). | Re-roofed 8/2018 |
| 7 | List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed). | Parking lot expansion 2008 |
| 8 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | None |
| 9 | Describe any extremely problematic, historically chronic, or immediate facility needs. | Pin hole leaks in sprinkler main lines |
| 10 | Describe any shared building or site elements or unique arrangements with neighboring properties. | Located within a city park |
| 11 | Does the building have an indoor exhaust removal system. | Yes, in the kitchen |

| 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 building? | | 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 | | | |
| 17 | Are there any problems or inadequacies with exterior lighting? | X | | | | Not enough lighting |
| 18 | Are there any problems with foundations or structures, like excessive settlement? | | X | | | |
| 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 | | | |
| 21 | Are there any plumbing leaks or water pressure problems? | | X | | | |
| 22 | Are any areas of the building inadequately heated, cooled or ventilated? | | X | | | |
| 23 | Are there any poorly insulated areas? | | X | | | |
| 24 | Do any of the HVAC systems use older R-11, 12, or 22 refrigerants? | | | X | | |
| 25 | Has any part of the building ever contained visible suspect mold growth? | | X | | | |
| 26 | Have there been indoor air quality or mold related complaints from building occupants? | | X | | | |

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*) | | | | | | |
|---|---|---|---|---|---|---|
| QUESTION | | RESPONSE | | | | COMMENTS |
| | | Yes | No | Unk | NA | |
| 27 | Are there any known unresolved building, fire, or zoning code issues with the governing municipality? | X | | | | Fire suppression system upgrades for kitchen range hood and sprinkler head replacement throughout facility |
| 28 | Is there any pending litigation concerning the property? | | X | | | |
| 29 | Are there outstanding accessibility issues at the building? | | X | | | |
| 30 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified? | | x | | | |

Anne Lane 09/07/2018

Signature of person interviewed or completing form Date

# Appendix E:
# Replacement Reserves

**Replacement Reserves Report**

**Senior Center**

**2/11/2019**

| Location | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | Total Escalated Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Senior Center | $33,826 | $0 | $180,734 | $196,233 | $231,409 | $0 | $113,547 | $71,339 | $5,137 | $98,747 | $0 | $22,969 | $147,376 | $153,275 | $11,671 | $7,850 | $12,022 | $90,554 | $34,489 | $154,850 | $46,169 | **$1,612,197** |
| **GrandTotal** | **$33,826** | **$0** | **$180,734** | **$196,233** | **$231,409** | **$0** | **$113,547** | **$71,339** | **$5,137** | **$98,747** | **$0** | **$22,969** | **$147,376** | **$153,275** | **$11,671** | **$7,850** | **$12,022** | **$90,554** | **$34,489** | **$154,850** | **$46,169** | **$1,612,197** |

| Uniformat Code | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost | w/ Markup * | Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | Deficiency Repair Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1085872 | Fences & Gates, Chain Link, Replace | 30 | 27 | 3 | 110 | LF | $30.51 | $34.57 | $3,803 | | | | $3,803 | | | | | | | | | | | | | | | | | | **$3,803** |
| B2011 | 1085856 | Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint | 10 | 8 | 2 | 6100 | SF | $2.87 | $3.25 | $19,836 | | | $19,836 | | | | | | | | | | $19,836 | | | | | | | | | **$39,673** |
| B2021 | 1085864 | Window, Vinyl, Large, Replace | 30 | 24 | 6 | 13 | EA | $813.20 | $1,349.95 | $17,549 | | | | | | | $17,549 | | | | | | | | | | | | | | | **$17,549** |
| B2021 | 1085861 | Window, Vinyl, Small, Replace | 30 | 24 | 6 | 19 | EA | $813.20 | $921.40 | $17,507 | | | | | | | $17,507 | | | | | | | | | | | | | | | **$17,507** |
| B2032 | 1085847 | Exterior Door, Wood Solid-Core, Replace | 25 | 25 | 0 | 2 | EA | $1,423.11 | $1,612.45 | $3,225 | $3,225 | | | | | | | | | | | | | | | | | | | | | **$3,225** |
| B2032 | 1085815 | Exterior Door, Steel, Replace | 25 | 19 | 6 | 2 | EA | $950.12 | $1,076.53 | $2,153 | | | | | | | $2,153 | | | | | | | | | | | | | | | **$2,153** |
| B2032 | 1085838 | Exterior Door, Steel, Replace | 25 | 19 | 6 | 4 | EA | $950.12 | $1,076.53 | $4,306 | | | | | | | $4,306 | | | | | | | | | | | | | | | **$4,306** |
| B3011 | 1085824 | Roof, Asphalt Shingle, Replace | 20 | 1 | 19 | 12700 | SF | $3.42 | $3.88 | $49,213 | | | | | | | | | | | | | | | | | | | | $49,213 | | **$49,213** |
| B3016 | 1085848 | Downspouts, Aluminum w/ Fittings, Replace | 10 | 7 | 3 | 500 | LF | $8.37 | $9.48 | $4,742 | | | | $4,742 | | | | | | | | | | $4,742 | | | | | | | | **$9,484** |
| C1021 | 1085866 | Interior Door, Wood Solid-Core, Replace | 20 | 13 | 7 | 8 | EA | $1,423.11 | $1,612.45 | $12,900 | | | | | | | | $12,900 | | | | | | | | | | | | | | **$12,900** |
| C1021 | 1085887 | Interior Door, Wood Solid-Core, Replace | 20 | 13 | 7 | 18 | EA | $1,423.11 | $1,612.45 | $29,024 | | | | | | | | $29,024 | | | | | | | | | | | | | | **$29,024** |
| C1021 | 1085820 | Interior Door, Steel, Replace | 25 | 16 | 9 | 4 | EA | $950.12 | $1,076.53 | $4,306 | | | | | | | | | | $4,306 | | | | | | | | | | | | **$4,306** |
| C1031 | 1085862 | Toilet Partitions, Metal Overhead-Braced, Replace | 20 | 16 | 4 | 4 | EA | $850.00 | $963.09 | $3,852 | | | | | $3,852 | | | | | | | | | | | | | | | | | **$3,852** |
| C3012 | 1085873 | Interior Wall Finish, Generic Surface, Prep & Paint | 8 | 5 | 3 | 10100 | SF | $1.45 | $1.64 | $16,594 | | | | $16,594 | | | | | | | | $16,594 | | | | | | | | | $16,594 | **$49,781** |
| C3024 | 1085870 | Interior Floor Finish, Wood, Refinish | 10 | 7 | 3 | 1750 | SF | $4.53 | $5.13 | $8,982 | | | | $8,982 | | | | | | | | | | $8,982 | | | | | | | | **$17,965** |
| C3024 | 1085844 | Interior Floor Finish, Vinyl Sheeting, Replace | 15 | 11 | 4 | 1200 | SF | $7.01 | $7.94 | $9,531 | | | | | $9,531 | | | | | | | | | | | | | | | $9,531 | | **$19,062** |
| C3024 | 1085875 | Interior Floor Finish, Vinyl Tile (VCT), Replace | 15 | 11 | 4 | 400 | SF | $4.80 | $5.44 | $2,175 | | | | | $2,175 | | | | | | | | | | | | | | | $2,175 | | **$4,351** |
| C3025 | 1085821 | Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace | 10 | 8 | 2 | 6650 | SF | $7.26 | $8.23 | $54,703 | | | $54,703 | | | | | | | | | | $54,703 | | | | | | | | | **$109,405** |
| C3031 | 1085879 | Interior Ceiling Finish, Exposed/Generic, Prep & Paint | 10 | 6 | 4 | 3000 | SF | $2.27 | $2.57 | $7,716 | | | | | $7,716 | | | | | | | | | | $7,716 | | | | | | | **$15,432** |
| C3032 | 1085888 | Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace | 20 | 17 | 3 | 500 | SF | $3.11 | $3.52 | $1,762 | | | | $1,762 | | | | | | | | | | | | | | | | | | **$1,762** |
| D2011 | 1085816 | Toilet, Flush Tank (Water Closet), Replace | 20 | 16 | 4 | 5 | EA | $1,055.15 | $1,195.54 | $5,978 | | | | | $5,978 | | | | | | | | | | | | | | | | | **$5,978** |
| D2012 | 1085868 | Urinal, Vitreous China, Replace | 20 | 17 | 3 | 2 | EA | $1,193.44 | $1,352.23 | $2,704 | | | | $2,704 | | | | | | | | | | | | | | | | | | **$2,704** |
| D2014 | 1085889 | Sink/Lavatory, Vitreous China, Replace | 20 | 17 | 3 | 6 | EA | $861.51 | $976.13 | $5,857 | | | | $5,857 | | | | | | | | | | | | | | | | | | **$5,857** |
| D2014 | 1085890 | Sink/Lavatory, Stainless Steel, Replace | 20 | 11 | 9 | 4 | EA | $1,054.05 | $1,194.29 | $4,777 | | | | | | | | | | $4,777 | | | | | | | | | | | | **$4,777** |
| D2018 | 1085860 | Drinking Fountain, Refrigerated, Replace | 10 | 7 | 3 | 2 | EA | $1,257.51 | $1,424.82 | $2,850 | | | | $2,850 | | | | | | | | | | $2,850 | | | | | | | | **$5,699** |
| D2021 | 1085865 | Backflow Preventer, 2 INCH, Replace | 15 | 12 | 3 | 1 | EA | $2,603.17 | $2,949.52 | $2,950 | | | | $2,950 | | | | | | | | | | | | | | | $2,950 | | | **$5,899** |
| D2021 | 1085812 | Backflow Preventer, 6 INCH, Replace | 15 | 11 | 4 | 1 | EA | $9,528.08 | $10,795.79 | $10,796 | | | | | $10,796 | | | | | | | | | | | | | | | $10,796 | | **$21,592** |
| D2023 | 1085833 | Water Heater, 50 GAL, Replace | 10 | 8 | 2 | 1 | EA | $2,349.48 | $2,662.08 | $2,662 | | | $2,662 | | | | | | | | | | $2,662 | | | | | | | | | **$5,324** |
| D2091 | 1085874 | Air Compressor, .75 HP, Replace | 20 | 4 | 16 | 1 | EA | $6,611.73 | $7,491.42 | $7,491 | | | | | | | | | | | | | | | | | $7,491 | | | | | **$7,491** |
| D3022 | 1085826 | Expansion Tank, 4 - 10 GAL, Replace | 25 | 22 | 3 | 1 | EA | $919.54 | $969.20 | $969 | | | | $969 | | | | | | | | | | | | | | | | | | **$969** |
| D3032 | 1085840 | Condensing Unit/Heat Pump, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $6,439.81 | $7,296.63 | $7,297 | | | $7,297 | | | | | | | | | | | | | | | | $7,297 | | | **$14,593** |
| D3032 | 1085852 | Condensing Unit/Heat Pump, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $6,439.81 | $7,296.63 | $7,297 | | | $7,297 | | | | | | | | | | | | | | | | $7,297 | | | **$14,593** |
| D3032 | 1085813 | Condensing Unit/Heat Pump, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $6,439.81 | $7,296.63 | $7,297 | | | $7,297 | | | | | | | | | | | | | | | | $7,297 | | | **$14,593** |
| D3032 | 1085871 | Condensing Unit/Heat Pump, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $6,439.81 | $7,296.63 | $7,297 | | | $7,297 | | | | | | | | | | | | | | | | $7,297 | | | **$14,593** |
| D3032 | 1085842 | Condensing Unit/Heat Pump, 3 TON, Replace | 15 | 7 | 8 | 1 | EA | $3,578.67 | $4,054.81 | $4,055 | | | | | | | | | $4,055 | | | | | | | | | | | | | **$4,055** |
| D3032 | 1085827 | Condensing Unit/Heat Pump, 3 TON, Replace | 15 | 2 | 13 | 1 | EA | $3,578.67 | $4,054.81 | $4,055 | | | | | | | | | | | | | | $4,055 | | | | | | | | **$4,055** |
| D3042 | 1085869 | Exhaust Fan, Commercial, Replace | 15 | 13 | 2 | 2 | EA | $2,664.18 | $3,018.65 | $6,037 | | | $6,037 | | | | | | | | | | | | | | | | $6,037 | | | **$12,075** |
| D3042 | 1085853 | Exhaust Fan, Commercial, Replace | 15 | 13 | 2 | 1 | EA | $3,072.78 | $3,481.61 | $3,482 | | | $3,482 | | | | | | | | | | | | | | | | $3,482 | | | **$6,963** |
| D3051 | 1085854 | Furnace, 135,000 BTUH, Replace | 20 | 18 | 2 | 1 | EA | $5,644.27 | $6,395.24 | $6,395 | | | $6,395 | | | | | | | | | | | | | | | | | | | **$6,395** |
| D3051 | 1085841 | Furnace, 135,000 MBH, Replace | 20 | 18 | 2 | 1 | EA | $5,644.27 | $6,395.24 | $6,395 | | | $6,395 | | | | | | | | | | | | | | | | | | | **$6,395** |
| D3051 | 1085817 | Furnace, 115,000 BTUH, Replace | 20 | 18 | 2 | 1 | EA | $5,644.27 | $6,395.24 | $6,395 | | | $6,395 | | | | | | | | | | | | | | | | | | | **$6,395** |
| D3051 | 1085819 | Furnace, 135,000 BTUH, Replace | 20 | 18 | 2 | 1 | EA | $5,644.27 | $6,395.24 | $6,395 | | | $6,395 | | | | | | | | | | | | | | | | | | | **$6,395** |

| Uniformat Code | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost | w/ Markup * | Subtotal | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | Deficiency Repair Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D3051 | 1085849 | Furnace, 135,000 BTUH, Replace | 20 | 18 | 2 | 1 | EA | $5,644.27 | $6,395.24 | $6,395 | | | $6,395 | | | | | | | | | | | | | | | | | | | **$6,395** |
| D3051 | 1085845 | Furnace, 115000 MBH, Replace | 20 | 18 | 2 | 1 | EA | $5,644.27 | $6,395.24 | $6,395 | | | $6,395 | | | | | | | | | | | | | | | | | | | **$6,395** |
| D4019 | 1085814 | Sprinkler Heads (per SF), Commercial, Replace | 20 | 20 | 0 | 10000 | SF | $1.33 | $1.51 | $15,070 | $15,070 | | | | | | | | | | | | | | | | | | | | $15,070 | **$30,139** |
| D4091 | 1088264 | Kitchen Fire Suppression System, Commercial, Replace | 15 | 15 | 0 | 1 | EA | $4,447.10 | $5,038.79 | $5,039 | $5,039 | | | | | | | | | | | | | | | $5,039 | | | | | | **$10,078** |
| D5012 | 1085855 | Distribution Panel, 100 AMP, Replace | 30 | 24 | 6 | 1 | EA | $5,079.93 | $5,755.81 | $5,756 | | | | | | | $5,756 | | | | | | | | | | | | | | | **$5,756** |
| D5012 | 1085836 | Switchboard, 600 AMP, Replace | 30 | 24 | 6 | 1 | EA | $24,768.06 | $28,063.45 | $28,063 | | | | | | | $28,063 | | | | | | | | | | | | | | | **$28,063** |
| D5012 | 1085846 | Distribution Panel, 225 AMP, Replace | 30 | 24 | 6 | 1 | EA | $7,951.00 | $9,008.88 | $9,009 | | | | | | | $9,009 | | | | | | | | | | | | | | | **$9,009** |
| D5012 | 1085878 | Distribution Panel, 400 AMP, Replace | 30 | 24 | 6 | 1 | EA | $9,487.85 | $10,750.21 | $10,750 | | | | | | | $10,750 | | | | | | | | | | | | | | | **$10,750** |
| D5029 | 1085883 | Lighting System, Interior, Office Building, Upgrade | 25 | 21 | 4 | 10000 | SF | $9.24 | $10.47 | $104,694 | | | | | $104,694 | | | | | | | | | | | | | | | | | **$104,694** |
| D5037 | 1085885 | Fire Alarm Control Panel, Multiplex, Replace | 15 | 12 | 3 | 1 | EA | $4,284.35 | $4,854.38 | $4,854 | | | | $4,854 | | | | | | | | | | | | | | | $4,854 | | | **$9,709** |
| D5037 | 1085863 | Fire Alarm Control Panel, Multiplex, Replace | 15 | 12 | 3 | 1 | EA | $4,284.35 | $4,854.38 | $4,854 | | | | $4,854 | | | | | | | | | | | | | | | $4,854 | | | **$9,709** |
| E1093 | 1085829 | Commercial Kitchen, Dishwasher, Replace | 10 | 7 | 3 | 1 | EA | $19,661.82 | $22,277.83 | $22,278 | | | | $22,278 | | | | | | | | | | $22,278 | | | | | | | | **$44,556** |
| E1093 | 1085822 | Commercial Kitchen, Range/Oven, 8-Burner, Replace | 15 | 12 | 3 | 1 | EA | $6,708.00 | $7,600.50 | $7,600 | | | | $7,600 | | | | | | | | | | | | | | | $7,600 | | | **$15,201** |
| E1093 | 1085837 | Commercial Kitchen, Freezer, 2-Door Reach-In, Replace | 15 | 3 | 12 | 1 | EA | $4,644.00 | $5,261.88 | $5,262 | | | | | | | | | | | | | $5,262 | | | | | | | | | **$5,262** |
| E1093 | 1085858 | Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace | 15 | 3 | 12 | 1 | EA | $4,256.00 | $4,822.26 | $4,822 | | | | | | | | | | | | | $4,822 | | | | | | | | | **$4,822** |
| E2012 | 1085882 | Kitchen Counter, Plastic Laminate, Postformed, Replace | 10 | 7 | 3 | 115 | LF | $43.90 | $49.74 | $5,720 | | | | $5,720 | | | | | | | | | | $5,720 | | | | | | | | **$11,440** |
| E2012 | 1085831 | Cabinets, Base and Wall Section, Wood, Replace | 20 | 11 | 9 | 70 | LF | $467.63 | $529.85 | $37,089 | | | | | | | | | | $37,089 | | | | | | | | | | | | **$37,089** |
| E2012 | 1085857 | Cabinets, Base and Wall Section, Wood, Replace | 20 | 11 | 9 | 45 | LF | $467.63 | $529.85 | $23,843 | | | | | | | | | | $23,843 | | | | | | | | | | | | **$23,843** |
| G2022 | 1085884 | Parking Lots, Asphalt Pavement, Seal & Stripe | 5 | 3 | 2 | 37350 | SF | $0.38 | $0.43 | $16,081 | | | $16,081 | | | | | $16,081 | | | | | $16,081 | | | | | $16,081 | | | | **$64,326** |
| G2022 | 1085828 | Parking Lots, Asphalt Pavement, Mill & Overlay | 25 | 22 | 3 | 22350 | SF | $3.28 | $3.72 | $83,062 | | | | $83,062 | | | | | | | | | | | | | | | | | | **$83,062** |
| G2022 | 1085818 | Parking Lots, Asphalt Pavement, Mill & Overlay | 25 | 12 | 13 | 15000 | SF | $3.28 | $3.72 | $55,746 | | | | | | | | | | | | | | $55,746 | | | | | | | | **$55,746** |
| G2044 | 1085834 | Signage, Property, Monument, Replace/Install | 20 | 11 | 9 | 2 | EA | $2,500.00 | $2,832.63 | $5,665 | | | | | | | | | | $5,665 | | | | | | | | | | | | **$5,665** |
| G2057 | 1085839 | Irrigation System, Commercial, Replace/Install | 25 | 21 | 4 | 8200 | SF | $3.16 | $3.58 | $29,383 | | | | | $29,383 | | | | | | | | | | | | | | | | | **$29,383** |
| G4021 | 1088265 | Pole Light, Exterior, Replace/Install | 20 | 20 | 0 | 2 | EA | $4,630.42 | $5,246.50 | $10,493 | $10,493 | | | | | | | | | | | | | | | | | | | | $10,493 | **$20,986** |
| G4021 | 1085825 | Pole Light, High Intensity Discharge, Replace/Install | 20 | 16 | 4 | 6 | EA | $4,630.42 | $5,246.50 | $31,479 | | | | | $31,479 | | | | | | | | | | | | | | | | | **$31,479** |
| **Totals, Unescalated** | | | | | | | | | | | **$33,826** | **$0** | **$170,359** | **$179,581** | **$205,604** | **$0** | **$95,093** | **$58,005** | **$4,055** | **$75,681** | **$0** | **$16,594** | **$103,366** | **$104,373** | **$7,716** | **$5,039** | **$7,491** | **$54,787** | **$20,259** | **$88,309** | **$25,563** | **$1,255,701** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$33,826** | **$0** | **$180,734** | **$196,233** | **$231,409** | **$0** | **$113,547** | **$71,339** | **$5,137** | **$98,747** | **$0** | **$22,969** | **$147,376** | **$153,275** | **$11,671** | **$7,850** | **$12,022** | **$90,554** | **$34,489** | **$154,850** | **$46,169** | **$1,612,197** |

* Markup/LocationFactor (1.054) has been included in unit costs. Markup includes a and 7.5% Design and Permitting factors applied to the location adjusted unit cost.

# Appendix F:
# Equipment Inventory List

Equipment Inventory Report

## 2/11/2019

| ID | Location | Description | Manufacturer | Model | Details | Barcode | Asset Tag | Quantity | Unit | Year Installed/In Service | Replacement Year | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1085868 | Senior Center | D2012 - Urinal, Vitreous China, Replace; Lifespan:20 | | | | | | 2 | EA | 1995 | 2022 | $2,566 |
| 1085890 | Senior Center | D2014 - Sink/Lavatory, Stainless Steel, Replace; Lifespan:20 | | | | | | 4 | EA | 1995 | 2028 | $4,532 |
| 1085889 | Senior Center | D2014 - Sink/Lavatory, Vitreous China, Replace; Lifespan:20 | | | | | | 6 | EA | 1995 | 2022 | $5,557 |
| 1085860 | Senior Center | D2018 - Drinking Fountain, Refrigerated, Replace; Lifespan:10 | | | | | | 2 | EA | | 2022 | $2,704 |
| 1085812 | Senior Center | D2021 - Backflow Preventer, 6 INCH, Replace; Lifespan:15 | | | | | | 1 | EA | | 2023 | $10,243 |
| 1085865 | Senior Center | D2021 - Backflow Preventer, 2 INCH, Replace; Lifespan:15 | Watts | Illegible | 53543 | | | 1 | EA | | 2022 | $2,798 |
| 1085833 | Senior Center | D2023 - Water Heater, 50 GAL, Replace; Lifespan:10 | Bradford White | MI5036FBN | GC13098720 | | | 1 | EA | 2010 | 2021 | $2,526 |
| 1085874 | Senior Center | D2091 - Air Compressor, .75 HP, Replace; Lifespan:20 | General Air Products | OL43075ACT | OL43016570302 | | | 1 | EA | 2015 | 2035 | $7,108 |
| 1085826 | Senior Center | D3022 - Expansion Tank, 4 - 10 GAL, Replace; Lifespan:25 | Unknown | Illegible | Illegible | | | 1 | EA | 1995 | 2022 | $920 |
| 1085840 | Senior Center | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace; Lifespan:15 | Carrier | 38YCB060500 | 1895023027 | | | 1 | EA | 1995 | 2021 | $6,923 |
| 1085842 | Senior Center | D3032 - Condensing Unit/Heat Pump, 3 TON, Replace; Lifespan:15 | Carrier | R2H360GHR4 | X121471151 | | | 1 | EA | 2012 | 2027 | $3,847 |
| 1085827 | Senior Center | D3032 - Condensing Unit/Heat Pump, 3 TON, Replace; Lifespan:15 | Carrier | R2H360GHR400 | X14187573 | | | 1 | EA | 2015 | 2032 | $3,847 |
| 1085852 | Senior Center | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace; Lifespan:15 | Carrier | 38YCB060500 | 1895E23034 | | | 1 | EA | 1995 | 2021 | $6,923 |
| 1085813 | Senior Center | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace; Lifespan:15 | Carrier | 38YCAD6053 | 3194E16213 | | | 1 | EA | 1995 | 2021 | $6,923 |
| 1085871 | Senior Center | D3032 - Condensing Unit/Heat Pump, 5 TON, Replace; Lifespan:15 | Carrier | 38YCB060500 | 1895023039 | | | 1 | EA | 1995 | 2021 | $6,923 |
| 1085869 | Senior Center | D3042 - Exhaust Fan, Commercial, Replace; Lifespan:15 | Inaccessible | Inaccessible | Inaccessible | | | 2 | EA | 1995 | 2021 | $5,728 |
| 1085853 | Senior Center | D3042 - Exhaust Fan, Commercial, Replace; Lifespan:15 | Inaccessible | Inaccessible | Inaccessible | | | 1 | EA | 1995 | 2021 | $3,303 |
| 1085854 | Senior Center | D3051 - Furnace, 135,000 BTUH, Replace; Lifespan:20 | Carrier | 58ZAV135 | 4994AO5364 | | 2 | 1 | EA | 1995 | 2021 | $6,068 |
| 1085841 | Senior Center | D3051 - Furnace, 135,000 MBH, Replace; Lifespan:20 | Carrier | 58ZAV135 | 4694AO9557 | | 1 | 1 | EA | 1995 | 2021 | $6,068 |
| 1085817 | Senior Center | D3051 - Furnace, 115,000 BTUH, Replace; Lifespan:20 | Carrier | 58ZAV115 | 4694A09436 | | 4 | 1 | EA | 1995 | 2021 | $6,068 |
| 1085819 | Senior Center | D3051 - Furnace, 135,000 BTUH, Replace; Lifespan:20 | Carrier | 58ZAV135 | 4294A16493 | | 6 | 1 | EA | 1995 | 2021 | $6,068 |
| 1085849 | Senior Center | D3051 - Furnace, 135,000 BTUH, Replace; Lifespan:20 | Carrier | 58ZAV135 | 4294A16502 | | 7 | 1 | EA | 1995 | 2021 | $6,068 |
| 1085845 | Senior Center | D3051 - Furnace, 115000 MBH, Replace; Lifespan:20 | Carrier | 58ZAV115 | 4594AO3851 | | 5 | 1 | EA | 1995 | 2021 | $6,068 |
| 1085814 | Senior Center | D4019 - Sprinkler Heads (per SF), Commercial, Replace; Lifespan:20 | | | | | | 10000 | SF | 1995 | 2019 | $14,298 |
| 1088264 | Senior Center | D4091 - Kitchen Fire Suppression System, Commercial, Replace; Lifespan:15 | | | | | | 1 | EA | | 2019 | $4,781 |
| 1085855 | Senior Center | D5012 - Distribution Panel, 100 AMP, Replace; Lifespan:30 | Square D | NQOD430L100 | | | | 1 | EA | 1995 | 2025 | $5,461 |
| 1085836 | Senior Center | D5012 - Switchboard, 600 AMP, Replace; Lifespan:30 | Square D | 1205637180 | | | | 1 | EA | 1995 | 2025 | $26,626 |
| 1085846 | Senior Center | D5012 - Distribution Panel, 225 AMP, Replace; Lifespan:30 | Square D | NQOD442L225 | | | | 1 | EA | 1995 | 2025 | $8,547 |
| 1085878 | Senior Center | D5012 - Distribution Panel, 400 AMP, Replace; Lifespan:30 | Square D | NQOD442L400 | | | | 1 | EA | 1995 | 2025 | $10,199 |
| 1085883 | Senior Center | D5029 - Lighting System, Interior, Office Building, Upgrade; Lifespan:25 | | | | | | 10000 | SF | 1995 | 2023 | $99,330 |
| 1085885 | Senior Center | D5037 - Fire Alarm Control Panel, Multiplex, Replace; Lifespan:15 | | | | | | 1 | EA | | 2022 | $4,606 |
| 1085863 | Senior Center | D5037 - Fire Alarm Control Panel, Multiplex, Replace; Lifespan:15 | | | | | | 1 | EA | | 2022 | $4,606 |
| 1085837 | Senior Center | E1093 - Commercial Kitchen, Freezer, 2-Door Reach-In, Replace; Lifespan:15 | Intertek | MBF8002 | MBF80020771607140 | | | 1 | EA | 2016 | 2031 | $4,992 |
| 1085858 | Senior Center | E1093 - Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace; Lifespan:15 | Intertek | MBF8005 | MBF80050771604270 | | | 1 | EA | 2016 | 2031 | $4,575 |
| 1085829 | Senior Center | E1093 - Commercial Kitchen, Dishwasher, Replace; Lifespan:10 | Jackson | 200 series | No tag/plate found | | | 1 | EA | | 2022 | $21,136 |
| 1085822 | Senior Center | E1093 - Commercial Kitchen, Range/Oven, 8-Burner, Replace; Lifespan:15 | US Range | No tag/plate found | No tag/plate found | | | 1 | EA | | 2022 | $7,211 |
| **Total** | | | | | | | | | | | | **$336,143** |